

Department of Conservation and Development

County Planning Commission

Tuesday, May 24, 2016 – 7:30 .P.M.

STAFF REPORT

Agenda Item # _____

Project Title: Alamo Glen Trail 4-Lot Minor Subdivision and Rezoning

County File(s): # MS15-0002/RZ15-3229

Applicant/Owner: Alamo Glen, LLC

Zoning/General Plan: General Agricultural (A-2) Zoning District/Single-Family Residential, Low (SL)

Site Address/Location: 20 Alamo Glen Trail/APN: 193-210-008, 193-861-022

California Environmental Quality Act (CEQA) Status: Mitigated Negative Declaration

Project Planner: Sharon Gong, (925) 674-7802

Staff Recommendation: Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant seeks approval of: 1) rezoning the 2.41-acre site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district; 2) a tentative map to subdivide the lot into four parcels; and 3) a tree permit to remove 48 trees from the site and work within the drip lines of 26 trees on adjacent properties; for the future development of each resultant parcel with a single-family residence.

II. RECOMMENDATION

Staff recommends that the County Planning Commission:

- A. FIND that on the basis of the whole record before the County (Department of Conservation and Development) that there is no substantial evidence that the project will have a significant effect on the environment, and that the March 1, 2016, Mitigated Negative Declaration prepared for the project reflects the County's independent judgment and analysis;

- B. ADOPT the March 1, 2016, Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the project;
- C. APPROVE the Tentative Map prepared by Apex Civil Engineering and Land Surveying, dated December 1, 2015 and received by the CDD on December 2, 2015; and
- D. ADOPT a motion recommending that the Board of Supervisors:
 - 1. FIND that on the basis of the whole record before the County that there is no substantial evidence that the project will have a significant effect on the environment, and that the March 1, 2016, Mitigated Negative Declaration prepared for the project reflects the County's independent judgment and analysis;
 - 2. ADOPT the March 1, 2016, Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the project; and
 - 3. APPROVE the rezoning of the lots from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district.

III. GENERAL INFORMATION

- A. General Plan: Single-Family Residential, Low Density (SL). The SL designation has a density range of 1.0 to 2.9 units per net acre.
- B. Zoning: General Agricultural (A-2). The A-2 zoning district requires a minimum lot size of 5 acres.
- C. California Environmental Quality Act (CEQA) Status: A Mitigated Negative Declaration (MND) has been prepared for the application. The public review comment period for the MND began on March 1, 2016 and ended on March 21, 2016. One comment letter was received, and is addressed with a staff response in section VII, Environmental Review.
- D. Lot Creation: The property, APN: 193-210-008, is Lot #8 in the Portion of the Northeast $\frac{1}{4}$ of Section 17, Township 1 South, Range 1 West, Mount Diablo Base and Meridian. APN 193-861-022 was created on January 25, 1989, as Parcel B of Tract 7063.
- E. Prior County Files Related to the Subject Property:
 - 1. County File #20-68: This land use permit was approved on February 13, 1968, to allow the construction of a second residence with a 10-foot side yard for the detached garage.
- E. Regulatory Programs: No special regulatory programs apply to the site.

IV. SITE/AREA DESCRIPTION

The project site consists of a 2.36-acre parcel and a 0.05-acre parcel in Alamo (2.41 acres total). The site is surrounded on all sides by single-family, low density residential developments. Undeveloped lands occur further north and east of the site. The property is accessed by two public roads – Royal Oaks Drive on the west side, and Alamo Glen Trail on the east side. The project site is currently occupied by two houses, three detached accessory buildings, a barn, and four stables structures. Forty-eight (48) code-protected trees (mostly non-native, with a handful of native trees) exist on the property. The site generally slopes up from the southwest corner to the northeast corner, with mostly minor slopes of less than 15%. Some moderate slopes of 15% to 26% occur in the middle portion and the northern areas of the site, and steeper slopes, greater than 26%, occur in the middle portion and on the northeast corner of the site.

V. PROJECT DESCRIPTION

The project proposes to rezone the 2.41-acre site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide the lot into four parcels (ranging in area from 20,687 to 28,877 square feet) with the intent to develop each resultant parcel with a single-family residence in the future. The project includes a dedication of land to the County for the completion of improvements to the public road, Royal Oaks Drive, from which proposed Parcels A, B, and C will be accessed. Parcel D will be accessed from Alamo Glen Trail, a fully-improved public road. The project proposes to remove 48 code-protected trees from the site, and to work within the drip line of 26 trees that are located on adjacent properties. A significant amount of grading is proposed to prepare the site for the future construction of four residences (one on each parcel) – 8,137 cubic yards of cut, 5,376 cubic yards of fill, and a net export total of 2,761 cubic yards of soil. The house designs will be submitted at a later date, and will be reviewed separately from this minor subdivision approval.

VI. AGENCY COMMENTS – All correspondence are included in the “Agency Comment” section of this staff report for reference.

- A. Building Inspection Division: On June 19, 2015, the Division returned an Agency Comment Request advising that the project shall comply with current building codes, and that a soils report is required.
- B. Grading Division: In email correspondence dated September 15, 2015, the Division advised that a grading permit and a soils report are required, and that a NOI permit from the regional board will be needed.
- C. Housing Division: On June 3, 2015, the Division returned an Agency Comment Request form indicating no comments.

- D. Public Works Department: In a memo dated December 23, 2015, the Department provided comments for the proposed project, and provided recommended conditions of approval.
- E. San Ramon Unified School District: In a letter dated June 12, 2015, the District advised that due to overcrowding, students residing in this subdivision may be diverted to the designated schools for this area. Also, school fees will be applied upon issuance of building permits.
- F. Central Contra Costa Sanitary District (CCCSD): In email correspondence dated June 12, 2015, the District advised that the project is not expected to produce an unmanageable added capacity demand on the wastewater system, nor interfere with existing facilities. The developer will be required to submit plans to CCCSD for review and pay fees at the time of connection.
- G. Contra Costa Environmental Health: In a letter dated June 16, 2015, the Department advised that standard procedures regarding abandoned wells and septic tanks must be followed and that a permit is required prior to construction for any well or soil boring that is proposed. The Department noted that soil boring permits have been issued previously for the subject site.
- H. East Bay Municipal Utility District (EBMUD): In a letter dated June 16, 2015, the District advised that after the subdivision, separate meters for each lot will be required, and that a main extension may be required. Also, the standard procedures for requesting water service should be observed.
- I. California Historical Resources Information System (CHRIS): In a letter dated June 19, 2015, CHRIS advised contacting the local Native American tribes regarding traditional and related values. CHRIS also advised that if the property contains structures 45 years or older, that a qualified professional should conduct a formal CEQA evaluation.
- J. San Ramon Valley Fire Protection District: In a letter dated June 23, 2015, the District listed conditions for District approval of the project. Stated conditions pertain to District standards for fire apparatus roadways, fire hydrants, weed abatement, and fire flow in buildings. The developer shall submit plans for District review prior to obtaining a building permit.
- K. Alamo Municipal Advisory Council (AMAC): This project was approved by AMAC, with a request that special attention be paid to mitigation for tree removal. Meeting notes for the March 25, 2014 AMAC meeting were received on March 28, 2014.
- L. No comments were received from the following agencies prior to the preparation of this report.
- Local Agency Formation Commission

- East Bay Regional Park District
- California Department of Fish and Wildlife

VII. ENVIRONMENTAL REVIEW

Staff has determined that although the proposed project could have potentially significant adverse environmental impacts, these impacts would be less than significant if the mitigation measures that have been agreed to by the applicant are implemented. Thus, a Mitigated Negative Declaration (MND) has been prepared for the project. The public review comment period for the MND began on October 2, 2015 and ended on November 2, 2015. One letter, dated March 9, 2016, was received by staff from the East Bay Municipal Utility District (EBMUD) in response to the publication of the MND. A summary of the comments and the staff response follows:

Letter Summary: EBMUD advises that after the subdivision, separate meters for each lot will be required. When development plans are finalized, the project sponsor should request a water service estimate to determine the costs and conditions for obtaining service, and provide for them in the project development planning. EBMUD also requests that the County require the project comply with the state Model Water Efficient Landscape Ordinance. Water service shall not be furnished unless all applicable water efficiency measures contained in the ordinance are installed at the project sponsor's expense.

Staff Response: The project sponsor has been provided a copy of EBMUD's comment letter, and is aware of the necessity to plan for water service connection requirements. Staff is recommending Condition of Approval #20, which requires that all newly proposed landscaping be compliant with the state/county Model Water Efficient Landscape Ordinance. If applicable, the project sponsor shall submit landscape plans for staff review for compliance prior to the landscape installation.

VIII. STAFF ANALYSIS

- A. General Plan: The subject property is located within a Single-Family Residential – Low Density (SL) General Plan land use designation and within a General Agricultural (A-2) zoning district. The SL land use designation primarily allows detached single-family homes and their accessory structures, whereas the A-2 district, though it allows one single-family home for each lot, is intended for agricultural uses. According to Table 3-5 in the General Plan, "Consistency between the General Plan and the Zoning Ordinance", the SL designation is mainly compatible with the R-15, R-20, and R-40 (and residential P-1) zoning districts. Thus, the A-2 zoning for the site is not consistent with the SL General Plan land use. Approval of the rezoning from A-2 to R-20 will bring the site into consistency with the Single-Family Residential General Plan land use designation for the area.

In terms of density, the SL designation allows between 1.0 and 2.9 single family units per net acre on lots up to 43,560 square feet. Based on a net acreage of 1.81 acres for the subject lot (75% of the gross acreage of 2.41 acres), the density range for the site was calculated to be between 1.81 units and 5.25 units. Thus, the proposal of 4 units to be developed in the future on this site will be consistent with the existing density in the area and with the General Plan.

- B. Zoning/Appropriateness of Use: As previously mentioned, the subject property is located within a General Agricultural (A-2) zoning district. The project proposes dividing the property into four parcels, each to be developed later with a detached single-family residence. Though the A-2 district allows one single-family home for each lot, the district is intended for agricultural uses and not for residential uses. Additionally, the developments surrounding the subject site are all in single-family residential zoning districts. By rezoning from A-2 to R-20, the proposed lots will become consistent with zoning districts in the area (R-20 and residential P-1), and with the underlying SL General Plan land use designation.

The R-20 zoning district allows for a detached single-family dwelling, and the accessory structures and uses normally auxiliary to it, on each lot in the district. As proposed in the minor subdivision tentative map, all four resultant parcels comply with the minimum requirements for lot size (20,000 square feet), average width (120 feet) and depth (120 feet) in the R-20 zoning district.

<u>R-20 Standards:</u>	Area (20,000 s.f. min.)	Average Width (120 ft min.)	Depth (120 ft min.)
Parcel A	20,687 s.f.	122.2 ft	169.3 ft
Parcel B	21,677 s.f.	121.1 ft	179 ft
Parcel C	25,979 s.f.	125 ft	207.8 ft
Parcel D	28,877 s.f.	132.6 ft	217.7 ft

Future development on the lots must comply with all R-20 zoning district requirements and will be subject to separate review by CDD staff.

- C. Tree Protection and Preservation Ordinance: The project proposes the removal of 48 code-protected trees (all of the trees on the site), and drip line impact to 26 trees on adjacent properties, in order to carry out site improvements and grading in preparation for the subdivision. Because of the large amount of grading that must be done to create four building pads with access from Royal Oaks Drive (Parcels A, B, and C) and Alamo Glen Trail (Parcel D), none of the trees on the site will be retained. Mitigation measures and corresponding conditions of approval are recommended by staff to mitigate the tree removals and tree impact, and are detailed in the attached conditions of approval and CEQA sections of this staff report.

- D. Traffic and Circulation: The subject property is addressed on Alamo Glen Trail but also abuts Royal Oaks Drive, both County-maintained roads. The project includes a dedication of land to the County for the completion of improvements to the public road, Royal Oaks Drive, from which proposed Parcels A, B, and C will be accessed. The partial improvement of Royal Oaks Drive, to date, indicates that the roadway was intended to support circulation for the future addition of residential units along the road. Thus, adding three single-family residential parcels to Royal Oaks Drive, especially with the proposed expansion of roadway width, is not expected to overburden circulation routes to the western part of the site. The applicant is required by conditions of approval to construct and repair all necessary roadway improvements for Royal Oaks Drive.

The proposed Parcel D will be accessed from Alamo Glen Trail. Though it is a fully-improved public road, and no further improvements are proposed with the project, the two existing homes on the site already gain access from this roadway, and the subdivision would reduce the road usage to access for only one single-family home.

Recommended conditions of approval will restrict on-street parking on both streets to one side of the street only.

- E. Drainage: Division 914 of the County Ordinance Code requires that all stormwater 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 stormwaters to an adequate natural watercourse.

The existing drainage pattern for this site is east to west, with existing infrastructure in Royal Oaks Drive collecting runoff from the site and conveying them through the adjacent subdivision, and ultimately to Stone Valley Creek.

An existing 30-inch storm drain within an easement traverses portions of Parcels C and D. Verification as to the adequacy of this storm drain, as well as the downstream facilities, will be necessary to comply with the requirements outlined above in Division 914. The applicant has submitted a copy of the hydrology and hydraulic calculations for Subdivision 7062, which is downstream of the proposed project. Conditions of approval will require the applicant to construct improvements to make the system adequate, if it is found to be inadequate to support the existing plus project conditions.

- F. Stormwater Management and Discharge Control Ordinance: A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 10,000 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) and National Pollutant Discharge Elimination System (NPDES) Permit. The Preliminary SWCP submitted has been deemed complete.

The applicant generally intends to meet C.3 requirements by directing site runoff to bioretention areas located throughout the site for treatment prior to discharge to area storm drains. Due to the downstream location of the new paving on Royal Oaks Drive relative to the project site, the applicant proposes to treat the runoff from an equivalent amount of area on Alamo Glen Drive in an on-site bioretention basin as an alternative.

Recommended conditions of approval require 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 issuance of a building permit.

IX. CONCLUSION

Staff finds that the proposed rezoning of the subject site from A-2 to R-20 will make its zoning designation compatible with its underlying Single Family Residential – Low Density (SL) General Plan land use designation, while also making it consistent with the residential P-1 and R-20 zoning designations of the surrounding properties. Staff also finds that with the approval of the rezoning, the tentative map will be consistent with the intent and purpose of the Single Family Residential (R-20) zoning district.

Therefore, after reviewing the whole of the record for the rezoning and the four-lot subdivision, including a detailed analysis of the project geotechnical issues and aesthetic impacts, based on the attached findings, conditions of approval and mitigation monitoring program, staff recommends that the County Planning Commission approve the tentative map, adopt the Mitigated Negative Declaration and Mitigation Monitoring Program, and adopt a recommendation that the Board of Supervisors approve the rezoning from A-2 to R-20.

GROWTH MANAGEMENT STANDARDS, FINDINGS, AND CONDITIONS OF APPROVAL FOR COUNTY FILE #MS15-0002/RZ15-3229; ALAMO GLEN, LLC (APPLICANT & OWNER) – APN #193-210-008, 193-861-022.

I. FINDINGS

A. Growth Management Performance Standards

1. **Traffic:** The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, and subdivide the lot into four parcels, for future development with a single-family home on each parcel. Policy 4-c under the Growth Management Program (GMP) of the County General Plan requires a traffic impact analysis be conducted for any project that is estimated to generate 100 or more AM or PM peak-hour trips. The proposed project would not create 100 additional peak hour traffic trips to and from the site. Therefore, a traffic impact analysis is not required.

Temporary impacts on traffic may occur during the construction phase of the project. The project will be required, with a condition of approval, to provide a Traffic Control Plan for review and approval by the Public Works Department.

2. **Water:** The GMP requires new development to demonstrate that adequate water quantity and quality can be provided. The proposed project has been reviewed by the East Bay Municipal Utility District (EBMUD). EBMUD requires that each new lot have a separate meter, and has advised that a main extension may be required.

Planting and irrigation plans required as mitigation for tree removal and impact will be subject to staff review and approval for compliance with the State/County Model Water Efficient Landscape Ordinance.

3. **Sanitary Sewer:** The GMP requires that new development demonstrate that adequate sanitary sewer quantity and quality can be provided. The proposed project has been reviewed by the Central Contra Costa Sanitary District (CCCSD). The District has advised that the project is not expected to produce an unmanageable added capacity demand on the wastewater system, nor interfere with existing facilities. The developer will also be required to submit plans to CCCSD for review and pay the appropriate fees.
4. **Fire Protection:** Fire protection standards under the GMP require that a fire station be within one and one-half miles of development in urban, suburban and central business district areas. The closest fire station to the subject property is located approximately 1.8 miles away at 1101 Stone Valley Road, in Alamo. The proposed project has been reviewed by the San Ramon Valley Fire Protection District, and is required to obtain approval from the district prior to any building permit issuance.
5. **Public Protection:** Public protection standards under the GMP require that a Sheriff facility standard of 155 square feet of station area and support facilities per 1,000 in population shall be maintained. The proposed project consists of subdividing the subject property into four parcels, for future development with a single-family home on each parcel. The

construction of four dwelling units at the project site would not induce a significant population increase within the county that would equal or exceed 1,000 persons. Therefore, the proposed project will not increase the sheriff or support facility requirements for the area. To mitigate the minor increase in demand for police services, the applicant will be required to pay a police services fee at the time of building permit issuance for each new single-family residence.

6. Parks & Recreation: Parks and recreation standards under the GMP require three acres of neighborhood park area per 1,000 in population. The proposed project consists of subdividing the subject property into four parcels, for future development with a single-family home on each parcel. The construction of four dwelling units at the project site would not induce a significant population increase within the county that would equal or exceed 1,000 people. Therefore, the proposed project would not increase park and recreation facility requirements for the area. To mitigate the minor increase in demand for parks created by the project, the applicant will be required to pay a park dedication fee at the time of building permit issuance for each new single family residence.
7. Flood Control & Drainage: The Flood Control and Drainage section of the GMP provides standards for "major new development" and for development in flood-prone areas. No portion of the subject property is located within a 100-year flood area, as determined by the Federal Emergency Management Agency. Further, the proposed project does not involve the removal, construction, or alteration of any dams or levees within the County. Therefore, further analysis in relation to increased flood risks as a result of the proposed project is not required.

If approved, the proposed subdivision would result in further development at the subject property, which may impact drainage patterns at the site, and possibly increase the total amount of impervious surface area for the site. However, when a building permit is required for any physical or structural improvements, the Building Inspection Division will review the proposal for compliance with drainage standards. In addition, projects of a certain scale are also subject to review by the Public Works Department for compliance with C.3 standards.

B. Tentative Map Approval Findings

1. *The advisory agency shall not approve a tentative map unless it shall find that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the applicable general and specific plans required by law.*

Project Finding: The subject property is located within a Single Family Residential – Low Density (SL) General Plan Land Use designation. The SL designation allows between 1.0 and 2.9 single family units per net acre on lots up to 43,560 square feet. Based on a net acreage of 1.81 acres for the subject lot (75% of the gross acreage of 2.41 acres), the density range for the site was calculated to be between 1.81 units and 5.25 units. Thus, the

proposal of 4 units to be developed in the future on this site will be consistent with the existing density in the area and with the General Plan.

The subject property is located within a General Agricultural (A-2) zoning district. The project proposes rezoning the property from A-2 to R-20, and subdividing the property into four parcels, each to be developed later with a detached single-family home. Upon rezoning the property from A-2 to R-20, the zoning designation will become consistent with those of the other properties in the area, and with the underlying SL General Plan land use designation in the area. As proposed in the tentative map, all resultant parcels comply with the use, lot size, average width and average depth requirements for the R 20 zoning district. Any future development must comply with all R-20 zoning district requirements, and is subject to separate review and approval by CDD staff.

2. *The advisory agency shall make findings as required concerning the fulfillment of construction requirements.*

Project Finding: The applicant will be required to comply with all requirements for access and drainage improvements that have been provided by the Public Works Department as conditions of approval for the project. Additionally, the applicant will need to comply with any construction/development requirements imposed by the San Ramon Valley Fire Protection District, the Building Inspection Division, the East Bay Municipal Utility District, the Central Contra Costa Sanitary District, and other appropriate agencies prior to building permit issuance. Relevant agencies were solicited for their comments on the proposed minor subdivision and none have responded in opposition to the project.

C. Tree Permit Findings

Required Factors for Granting Permit. The Zoning Administrator is satisfied that the following factors as provided by County Code Section 816-6.8010 for granting a tree permit have been satisfied:

1. Reasonable development of the property would require the alteration or removal of the tree and this development could not be reasonably accommodated on another area of the lot.
2. Where the arborist or forester report has been required, and the Deputy Director, Community Development Division is satisfied that the issuance of a permit will not negatively affect the sustainability of the resource.

D. Rezoning Findings

1. *The change proposed will substantially comply with the general plan.*

Project Finding: The subject property is located within a Single-Family Residential, Low (SL) General Plan land use designated area, and within a General Agricultural (A-2) zoning

district. The current zoning district for the site is not consistent with its General Plan land use designation. Approval of the rezoning from A-2 to R-20 (Single-Family Residential) will bring the site into consistency with the Single-Family Residential land use designation for the area. No other applicable General Plan policies are affected by the project.

2. *The uses authorized or proposed in this land use district are compatible within the district and with uses authorized in adjacent districts.*

Project Finding: The subject property is currently located within a General Agricultural (A-2) zoning district. The project proposes dividing the property into four parcels, each to be developed later with a detached single-family home. Though the A-2 district allows one single-family home for each lot, the district is intended for agricultural uses and not for residential uses. Additionally, the developments surrounding the subject site are all in single-family residential zoning districts. By rezoning from A-2 to R-20, the proposed lots will become consistent with zoning districts in the area (R-20 and residential P-1), and with the underlying SL General Plan land use designation. As proposed in the minor subdivision tentative map, all four resultant parcels comply with the use, lot size, average width and average depth requirements for the R-20 zoning district.

3. *Community need has been demonstrated for the use proposed, but this does not require demonstration of future financial success.*

Project Finding: The subject site is surrounded on all sides by single-family residential zoning districts (P-1 and R-20) and single-family residential developments – a demonstration of the continuing need for such a use in the area for the foreseeable future. Rezoning the subject site from A-2 to R-20, to be consistent with the surrounding zoning district designations, will further fulfill this demonstrated need in the community.

II. CONDITIONS OF APPROVAL FOR COUNTY FILE #MS15-0002/RZ15-3229

Approval

1. A Tentative Map approval is GRANTED, based on the revised Tentative Map by Apex, dated December 1, 2015 and received on December 2, 2015 by the Community Development Division (CDD).
2. A Tree Permit to remove (48) code-protected trees (7" to 25" in diameter) and work within the drip lines of (26) code-protected trees (6" to 23" in diameter) is GRANTED, based on the following documents received by CDD:
 - a. Tree Preservation Report, prepared by Ed Brennan, certified arborist #WE-0105A received by CDD on August 26, 2015.
 - b. Tree Plan by Apex, dated December 1, 2015 and received on December 2, 2015.

3. **Approval of the tentative map is contingent upon the approval of the rezoning, RZ15-3229, by the Board of Supervisors.**
4. The maximum number of lots approved for this subdivision is four (4) parcels.
5. No buildings or structures (including retaining walls) are approved with this tentative map approval. If this tentative map is approved, the developer shall submit plans for Parcels A, B, C, and D separately for review and approval by CDD.

Application Costs

6. This application is subject to an initial application deposit of \$6,000, which was paid with the application submittal, plus time and materials costs if the application review expenses exceed 100% if the initial deposit. **Any additional costs due must be paid within 60 days of the permit effective date or prior to use of the permit, whichever occurs first.** The applicant may obtain current costs by contacting the project planner. If you owe additional fees, a bill will be sent to you shortly after permit issuance.

Indemnification

7. Pursuant to Government Code Section 66474.9, the applicant (including the subdivider or any agent thereof) shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the Agency (the County) or its agents, officers, or employees to attack, set aside, void, or annul, the Agency's approval concerning this subdivision map application, which action is brought within the time period provided in Section 66499.37. The County will promptly notify the subdivider of any such claim, action, or proceeding and cooperate fully in the defense.

Compliance Report

8. **Prior to filing the Parcel Map**, the applicant shall provide a permit compliance report to the CDD for review and approval. The report shall identify all conditions of approval that are administered by the CDD. The report shall document the measures taken by the applicant to satisfy all relevant conditions. Copies of the permit conditions may be obtained from the CDD. Unless otherwise indicated, the applicant will be required to demonstrate compliance with the conditions of this report prior to filing the Parcel Map.

The permit compliance review is subject to staff time and materials charges, with an initial deposit of \$1,000 which shall be paid at the time of submittal of the compliance report.

Air Quality

9. The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project construction and shall be included on all construction plans. **MM AQ-1.**

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Biology

10. A preconstruction survey for Alameda Whipsnake (AWS) shall be conducted by a qualified biologist not more than 48 hours prior to the start of construction. All suitable habitat features (e.g. wood piles, debris piles, etc.) that may be used by AWS shall be identified, marked and mapped during the preconstruction survey. **MM BIO-1.**
11. Potentially suitable habitat features identified during the preconstruction survey shall be removed under the direct supervision of a qualified biologist prior to the start of any other construction activities. If AWS is detected, site disturbance shall be halted until the snake has been relocated by a 10(a)(1)(A)-permitted biologist as approved and directed by the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife. **MM BIO-2.**
12. Following the completion of the preconstruction survey and the removal of potentially suitable habitat, a snake exclusion fence not less than four feet in height, and buried at least four inches

in the ground shall be installed around the perimeter of the project site and maintained during the duration of construction. **MM BIO-3.**

13. All construction personnel shall attend an informational training session conducted by a qualified biologist prior to the start of any site disturbance activities, including demolition. This session will cover identification of the species and procedures to be followed if an individual is found on site, as well as biology and habitat needs of this species. Handouts shall be provided and extra copies will be retained on site. Construction workers shall sign a form stating that they attended the program and understand all protection measures for the AWS. Additional training sessions shall be provided to new construction personnel during the course of construction. **MM BIO-4.**
14. A preconstruction survey for nesting birds shall be conducted if construction begins between February 1 and July 31. The preconstruction survey will be conducted by a qualified biologist no more than 14 days prior to the initiation of construction related activity (i.e., staging, clearing, grading, tree trimming or removal). **MM BIO-5.**
15. If an active bird nest(s) are found on the site, a buffer zone shall be established around the nest as specified by the qualified biologist. The size of the buffer will be dependent on the location of the nest and the nesting species. All buffer zones shall be monitored periodically (e.g., weekly) to determine the status of the nesting effort. The buffer zones shall remain in place until the young have fledged and are foraging independently as determined by a qualified biologist. **MM BIO-6.**

Tree Permit

16. **Prior to filing the Parcel Map**, the applicant shall submit a proposed deed disclosure statement for the review and approval of the CDD. The disclosure statement shall be used to notify prospective buyers of parcels that prior to issuance of a building permit, they will be required to carry out their parcel's equal portion (21 trees per parcel) of the required restitution for the subdivision tree removals (see COA #17). The approved deed disclosure shall be recorded concurrently with the deeds for each approved parcel, and shall include the text of COA #17.
17. Required Restitution for Tree Removal – The following measures are intended to provide restitution for the removal of (48) code-protected trees. **MM BIO-7.**
 - a. Planting and Irrigation Plan: **Prior to the issuance of a building or grading permit (whichever occurs first) for the development of each resultant parcel**, the parcel developer shall submit a tree planting and irrigation plan for that parcel, prepared by a licensed arborist or landscape architect for the review and approval of the Department of Conservation and Development, Community Development Division (CDD). The plan shall provide for the planting of **(21) TWENTY-ONE trees for one parcel**, minimum 15 gallons in size – 25% of the (83) EIGHTY-THREE trees total for the subdivision. The plan shall

comply with the State's Model Water Efficient Landscape Ordinance or the County's Water Efficient Landscape Ordinance, if the County's ordinance has been adopted, and verification of such shall accompany the plan. The plan shall also include an estimate prepared by a licensed landscape architect, arborist, or landscape contractor for the materials and labor costs to complete the improvements (accounting for supply, delivery, and installation of trees and irrigation) *for the 21 trees on the parcel to be developed.*

- b. Required Security to Assure Completion of Plan Improvements: A security shall be provided to ensure that the approved planting and irrigation plan is implemented. **Prior to the issuance of a building or grading permit, whichever occurs first**, the applicant shall submit a security that is acceptable to the CDD. The security shall be the amount of the approved cost estimate described in Section a above, *plus* a 20% inflation surcharge.
- c. Initial Deposit for Processing of Security: The County ordinance requires that the applicant pay fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, *each parcel developer* shall pay a deposit of \$100.00.
- d. Duration of Security: When the replacement trees and irrigation have been installed, the parcel developer shall submit a letter to the CDD, composed by a licensed landscape architect, landscape contractor, or arborist, verifying that the installation has been done in accordance with the approved planting and irrigation plan. The CDD will retain the security for a minimum of 12 months up to 24 months beyond the date of receipt of this letter. As a prerequisite of releasing the bond between 12 and 24 months, following completion of the installation, the parcel developer shall arrange for the consulting arborist to inspect the replacement trees and to prepare a report on the trees' health. The report shall be submitted for the review of the CDD and shall include any additional measures necessary for preserving the health of the trees. These measures shall be implemented by the parcel developer.

Any replacement tree that dies within the first year of being planted shall be replaced by another tree of the same species and size. If the CDD determines that the parcel developer has not been diligent in ensuring the replacement trees' health, then all or part of the security may be used by the County to ensure that the approved restitution plan is successfully implemented.

18. Tree Preservation Requirements – The following measures are intended to provide mitigation for work within the drip line of (26) twenty-six code-protected trees. **MM BIO-8.**

Security for Possible Damage to Trees Intended for Preservation: Pursuant to the requirements of Section 816-6.1204 of the Tree Protection and Preservation Ordinance, to address the possibility that construction activity damages trees that are to be preserved, the applicant shall provide the County with a security to allow for replacement of trees that are significantly damaged or destroyed by construction activity. **Prior to submittal for grading permits or building permits for subdivision improvements, whichever occurs first**, the applicant shall

provide a security that is acceptable to the Department of Conservation and Development, Community Development Division (CDD).

- a. Amount of Security: The security shall be an amount sufficient to cover:
 - i. Preparation of a tree planting and irrigation plan by a licensed landscape architect, arborist, or landscape contractor. The plan shall provide for the planting and irrigation of **(48) FORTY-EIGHT** trees, minimum 15 gallons in size, or an equivalent planting contribution as determined appropriate by the CDD. The plan shall comply with the State's Model Water Efficient Landscape Ordinance or the County's Water Efficient Landscape Ordinance, if the County's ordinance has been adopted, and verification of such shall accompany the plan. **If deemed necessary by the CDD, the plan shall be implemented prior to the release of Public Works subdivision improvement bonds.**
 - ii. The estimated materials and labor costs to complete the improvements shown on the approved planting and irrigation plan (accounting for supply, delivery, and installation of trees and irrigation).
 - iii. An *additional* 20% above the costs described in Sections a.i and a.ii above to account for inflation potential.
 - b. Initial Deposit for Processing of Security: The County ordinance requires that the applicant pay fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, the applicant shall pay an initial deposit of \$100.
 - c. Duration of Security: After the subdivision improvements have been completed, the applicant shall submit a letter to the CDD, composed by a consulting arborist, describing any construction impacts to trees intended for preservation. The security shall be retained by the County for a minimum of 12 months up to 24 months beyond the date of receipt of this letter. As a prerequisite of releasing the bond between 12 and 24 months, the applicant shall arrange for the consulting arborist to inspect the trees and to prepare a report on the trees' health. The report shall be submitted to the CDD for review, and it shall include any additional measures necessary for preserving the health of the trees. These measures shall be implemented by the applicant. In the event that the CDD determines that trees intended for preservation have been damaged by development activity, and that the applicant has not been diligent in providing reasonable restitution of the damaged trees, then the CDD may require that all or part of the security be used to provide for mitigation of the trees damaged, including replacement of any trees that have died.
19. The Tree Preservation Guidelines provided by the project arborist, Ed Brennan, in the Tree Preservation Report dated received August 26, 2015 shall be implemented. **MM BIO-9.**

- a. A Tree Protection Plan consistent with the Tree Preservation Report shall be submitted by the applicant **prior to submittal for building or grading permits**. Tree protection fencing shall be 6-foot high chain link, shall be installed prior to all construction-related activities and shall remain in place until all demolition, grading and construction is completed.
 - b. The Tree Preservation Guidelines shall be shown on the Tree Protection Plan.
20. Any proposed tree alteration, removal, or encroachment within a drip line of code-protected trees that are not identified with this permit approval will require submittal of another Tree Permit application for review and consideration by the DCD. **MM BIO-10.**
21. Arborist Expenses: The applicant shall be responsible for all arborist expenses related to the work authorized by the tree permit.

Water Efficient Landscape Ordinance

22. Future new landscaping shall conform to the State's Model Water Efficient Landscape Ordinance or the County's Water Efficient Landscape Ordinance, if the County's ordinance has been adopted, and verification of such shall accompany the plan. If applicable, the applicant shall submit a Model Water Landscape Ordinance compliance review application for County review and approval. The plan shall be prepared by a licensed landscape architect and shall be certified to be in compliance with the County Water Conservation Ordinance.

Archaeology

23. Since the California 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 architecture and history of Contra Costa County conduct a formal CEQA evaluation.
24. The following mitigation measures shall be implemented during project construction-related ground disturbance, and shall be included on all construction plans. **MM CUL-1.**
- a. If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery should be redirected and a qualified archaeologist contacted to evaluate the finds and make recommendations. It is recommended that such deposits be avoided by further ground disturbance activities. If such deposits cannot be avoided, they should be evaluated for their significance in accordance with the California Register of Historical resources.

If the deposits are not eligible, avoidance is not necessary. If eligible, deposits will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods,

results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

- b. Prehistoric materials can include flake-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.
- c. If human remains are encountered, work within 50 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation. If the human remains are of a Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the property and provide recommendations for the proper treatment of the remains and associated grave goods.

Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report should be submitted to the Northwest Information Center and appropriate Contra Costa agencies.

Geology

25. **Prior to filing the Parcel Map**, the applicant shall submit a proposed deed disclosure statement, to be recorded with the deed for each parcel, for the review and approval of the CDD. The deed disclosure statement shall acknowledge the geotechnical report (see COA #26) by title, author (firm), and date, call attention to conclusions, including the long-term maintenance requirements, and note that the report is available to prospective buyers from seller of the parcel. **MM GEO-1.**
26. **Prior to filing the Parcel Map**, the applicant shall submit a wet-signed and stamped, updated geology, soil, and foundation report meeting the requirements of Subdivision Ordinance Section 94-4.420 (Soil Report) for review and approval of the Peer Review Geologist. Improvement, grading, and building plans shall carry out the recommendations of the approved report. This report shall include the following: a) California Building Code seismic parameters that are based on the prevailing code, b) site specific data on the orientation of bedding, c) evaluation of the design of water quality basins and their locations with respect to planned improvements, d) evaluation of the potential for slope creep to adversely affect planned improvements, e) recommendations that address monitoring clearing and backfilling

depressions created by removal of tree trunks and their major roots, f) evaluation of the grading plan with respect for the potential for seismic settlement and seismically-induced ground failure by recognized methods appropriate to soil conditions discovered during subsurface investigation, g) characterization of the expansivity of the soils and bedrock on the site and h) the specification of measures to avoid/control damage to minimize expansive soil effects on structures. (Potential foundation systems include pier and grade beam; use of structural concrete mats and post-tensioned slabs; pad overcutting to provide uniform swell potential; and soil subgrade moisture treatment.) The report should also identify recommended geotechnical monitoring services during grading and foundation-related work.

MM GEO-2.

27. During grading, the project geotechnical engineer shall observe and approve: keyway excavations deemed necessary; the removal of any existing fill materials down to stable bedrock or in-place material; and the installation of all subdrains including their connections. All fill slope construction shall be observed and tested by the project geotechnical engineer, and the density test results and reports submitted to the Department of Conservation and Development (DCD) to be kept on file. Cut slopes and keyways shall be periodically observed and mapped by the project geotechnical engineer/engineering geologist who will provide any required slope modification recommendations based on the actual geologic conditions encountered during grading. Written approval from the County Building Inspection Division shall be obtained prior to any modification. **MM GEO-3.**
28. **Prior to the issuance of residential building permits**, the applicant shall submit a geotechnical monitoring and testing report. That report shall include evidence of testing and observation services performed during grading, including: a) a map showing the as graded cut/ fill contact, along with geologic mapping of all bedrock cut slopes and cut pad areas, b) results of chemical testing of each building pad (performed after rough grading), to determine the level of corrosion protection required for steel and concrete materials used for construction, and c) results of all compaction test data gathered during grading. **MM GEO-4.**
29. **Prior to requesting a final building inspection for each residence**, the applicant shall submit a geotechnical letter/report documenting inspections made by the project geotechnical engineer during foundation-related work and final grading, and provide the geotechnical engineer's opinion of the consistency of the as-built improvements with recommendations in the approved geotechnical report. This can be submitted as individual reports on a lot-by-lot basis or one report for all four parcels. **MM GEO-5.**
30. Grading, improvement, erosion control and building plans shall employ, as appropriate, the following surface drainage measures: a) positive grading of building pads for removal of surface water from foundation areas, b) individual pad drainage, c) collection of downspout water from roof gutters, d) avoidance of planted areas adjacent to structures, e) avoidance of sprinkler systems (as opposed to drip irrigation systems) in the immediate vicinity of foundations, f) grading of slopes to control erosion from "over-the-bank" runoff, and g) re-vegetation of permanent slopes. Interim protective measures for runoff shall be followed

during the construction phases when slopes are most susceptible to erosion. The final design shall incorporate subsurface drainage measures, including the installation of subsurface drains, where their use is recommended by the project geotechnical engineer. **MM GEO-6.**

Childcare

31. **Prior to filing the Parcel Map**, the applicant shall submit a proposed deed disclosure statement for the review and approval of the CDD. The disclosure statement shall be used to notify prospective buyers of parcels which are not occupied by existing legally-established residences at the time of filing the Parcel Map, that prior to issuance of a building permit, they will be required to pay a per parcel fee toward childcare facility needs in the area as established by the Board of Supervisors. The current childcare fee is \$400 per parcel. However, the actual fee amount collected will be that which is applicable at the time of building permit issuance. The approved deed disclosure shall be recorded concurrently with the deeds for each approved parcel.

Park Dedication

32. **Prior to filing the Parcel Map**, the applicant shall submit a proposed deed disclosure statement for the review and approval of the CDD. The disclosure statement shall be used to notify prospective buyers of parcels which are not occupied by existing legally-established residences at the time of filing the Parcel Map, that prior to issuance of a building permit, they will be required to pay a park dedication fee. The current park dedication fee is \$7,238.00 per residential unit. However, the actual fee amount collected will be that which is applicable at the time of building permit issuance. The approved deed disclosure shall be recorded concurrently with the deed for each approved parcel.

Police Services

33. **Prior to filing the Parcel Map**, the applicant shall submit a proposed deed disclosure statement for the review and approval of the CDD. The approved statement shall be used to notify prospective buyers of parcels which are not occupied by existing legally-established residences at the time of filing the Parcel Map, that prior to issuance of a building permit, they will be required to contribute \$1,000.00 to the County for police services mitigation. The fee may be paid to the Contra Costa County Application and Permit Center. The approved deed disclosure shall be recorded concurrently with the deed for each approved parcel.
34. **Prior to issuance of a building or grading permit on any parcel that is not occupied by a legal residence**; the applicant shall contribute \$1,000.00 to the County for police services mitigation. The fee shall be paid to the Contra Costa County Application and Permit Center.

Debris Recovery Program

35. **At least 15 days prior to submittal for a building or grading permit** the developer shall demonstrate compliance with the debris recovery program, which requires at least 50 percent

of the jobsite debris generated by construction projects of 5,000 square feet or greater to be recycled, or otherwise diverted from landfill disposal.

Construction Restrictions

36. The applicant shall comply with the following restrictions and requirements, *which shall be stated on the face of all construction drawings*.

- a. All construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below:

New Year's Day (State and Federal)
Birthday of Martin Luther King, Jr. (State and Federal)
Washington's Birthday (Federal)
Lincoln's Birthday (State)
President's Day (State and Federal)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (State and Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For details on the actual day the state and federal holidays occur, please visit the following websites:

Federal Holidays:

<http://www.sos.ca.gov/holidays.htm>

California Holidays:

<http://www.sos.ca.gov/holidays.htm>

- b. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
- c. The project sponsor shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors and concrete pumps as far away from sensitive receptors as possible.

- d. The applicant shall make a good-faith effort to avoid interference with existing neighborhood traffic flows.
- e. Transporting of heavy equipment and trucks shall be limited to the hours of 8:00 A.M. to 4:00 P.M., Monday through Friday, and is prohibited on state and federal holidays.
- f. Unnecessary idling of internal combustion engines is prohibited.

PUBLIC WORKS CONDITIONS OF APPROVAL FOR SUBDIVISION MS15-0002/RZ15-3229

Applicant shall comply with the requirements of Title 8, Title 9 and Title 10 of the Ordinance Code. Any exception(s) must be stipulated in these Conditions of Approval. Conditions of Approval are based on the site plan and tentative map submitted to Department of Conservation and Development, Community Development Division, on August 27, 2014.

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO FILING OF THE PARCEL MAP.

General Requirements

- 37. In accordance with Section 92-2.006 of the County 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 shall require the review and approval of the Public Works Department and are based on the Vesting Tentative Map received by the Department of Conservation and Development, Community Development Division, on December 2, 2015.
- 38. Improvement plans prepared by a registered civil engineer shall be submitted to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the County 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 (Frontage)

- 39. Applicant shall construct curb, necessary longitudinal and transverse drainage, and pavement widening and transitions along the frontage of Royal Oaks Drive. Applicant shall construct the face of curb four feet from the road ultimate right-of-way line, except around the cul-de-sac where the face of curb shall be constructed ten feet from the ultimate right-of-way line.
- 40. Any cracked and displaced curb, gutter, and sidewalk shall be removed and replaced along the project frontage of Alamo Glen Trail. 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.

41. Proof of Access: Applicant shall furnish 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.
42. Encroachment Permit: Applicant shall obtain an encroachment permit from the Application and Permit Center, if necessary, for construction of driveways or other improvements within the right-of-way of Royal Oaks Drive and Alamo Glen Trail.

Road Dedications

43. Property owner shall convey to the County, by Offer of Dedication, the right-of-way necessary for the planned future width of 46 feet along the frontage of Royal Oaks Drive and the right-of-way necessary for the planned future radius of 45 feet along the cul-de-sac frontage of Royal Oaks Drive.

Street Lights

44. Applicant shall annex into 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.

Pedestrian Facilities

45. Driveways and driveway ramps shall be designed and constructed in accordance with current County standards.
46. Applicant shall design all public and private pedestrian facilities in accordance with Title 24 (Handicap Access) and the Americans with Disabilities Act. This shall include all sidewalks, paths, driveway depressions, and curb ramps.

Parking

47. "No Parking" signs shall be installed along the east side of Royal Oaks Drive and the west side of Alamo Glen Trail along the project frontages subject to the review of the Public Works Department and the review and approval of the Board of Supervisors.

Utilities/Undergrounding

48. All new utility distribution services shall be installed underground.

Construction

49. Prior to the start of construction-related activities, the applicant shall prepare a Traffic Control Plan (TCP), including a haul route, for the review and approval of the Public Works Department.
50. The applicant shall submit a survey of the pavement condition of roadways to be used as part of the haul route prior to the commencement of any work on-site, for Public Works Department approval. After completion of grading activities, the applicant shall submit a second survey of the pavement condition of roadways used as part of the haul route, which shall be used to identify remedial work to be completed by the applicant. The surveys shall each include a video of the roadways. The applicant shall be responsible for any costs associated with performance of the remedial work. The applicant shall complete any remedial work prior to initiation of use; OR, provide a bonded agreement assuring completion of the remedial work, the amount of which shall be deemed sufficient by the Public Works Department.

Drainage Improvements

51. Collect and Convey: The applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage facility, to a natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwaters to a natural watercourse, in accordance with Division 914 of the County Ordinance Code. Applicant shall verify the adequacy at any downstream drainage facility accepting stormwater from this project prior to discharging runoff. If the downstream system(s) is inadequate to handle the existing plus project condition for the required design storm; improvements shall be constructed to make the system adequate. The applicant shall obtain access rights to make any necessary improvements to off-site facilities.
52. Applicant shall design and construct all storm drainage facilities in compliance with the County Ordinance Code and Public Works Department design standards.

Miscellaneous Drainage Requirements

53. Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.
54. A private storm drain easement, conforming to the width specified in Section 914-14.004 of the County Ordinance Code, shall be dedicated over the proposed storm drain line traversing the site.
55. To reduce the impact of additional stormwater run off from this development on San Ramon Creek, one cubic yard of channel excavation material will be removed from the inadequate portion of San Ramon Creek 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 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)

56. 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).
57. 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:
 - a. Offer pavers for household driveways and/or walkways as an option to buyers.
 - b. Minimize the amount of directly connected impervious surface area.
 - c. Place advisory warnings on all catch basins and storm drains using current storm drain markers.
 - d. 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.
 - e. Other alternatives comparable to the above as approved by the Public Works Department.
 - f. Distribute public information items regarding the Clean Water Program and lot-specific IMPs to buyers.

Stormwater Management and Discharge Control Ordinance

58. 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 issuance of a building permit. To the extent required by the NPDES Permit, the Final Stormwater Control Plan and the O+M Plan will be required to comply with NPDES Permit requirements that have recently become

effective that may not be reflected in the preliminary SWCP and O+M Plan. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.

59. 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).
60. Stormwater management facilities shall be subject to inspection by the Public Works Department staff; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.
61. Prior to issuance of a building permit, the property owner(s) shall enter into a standard Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for and related to operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.
62. Prior to issuance of a building permit, 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.
63. 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

ADVISORY NOTES ARE NOT CONDITIONS OF APPROVAL; THEY ARE PROVIDED TO ALERT THE APPLICANT TO ADDITIONAL ORDINANCES, STATUTES, AND LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES THAT MAY BE APPLICABLE TO THIS PROJECT.

- A. NOTICE OF OPPORTUNITY TO PROTEST FEES, ASSESSMENTS, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

Pursuant to California Government Code Section 66000, et seq., the applicant has the opportunity to protest fees, dedications, reservations or exactions required as part of this project approval. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and must be delivered to the Community Development Division within a 90-day period that begins on the date that this project is approved. If the 90th day falls on a day that the Community Development Division is closed, then the protest must be submitted by the end of the next business day.

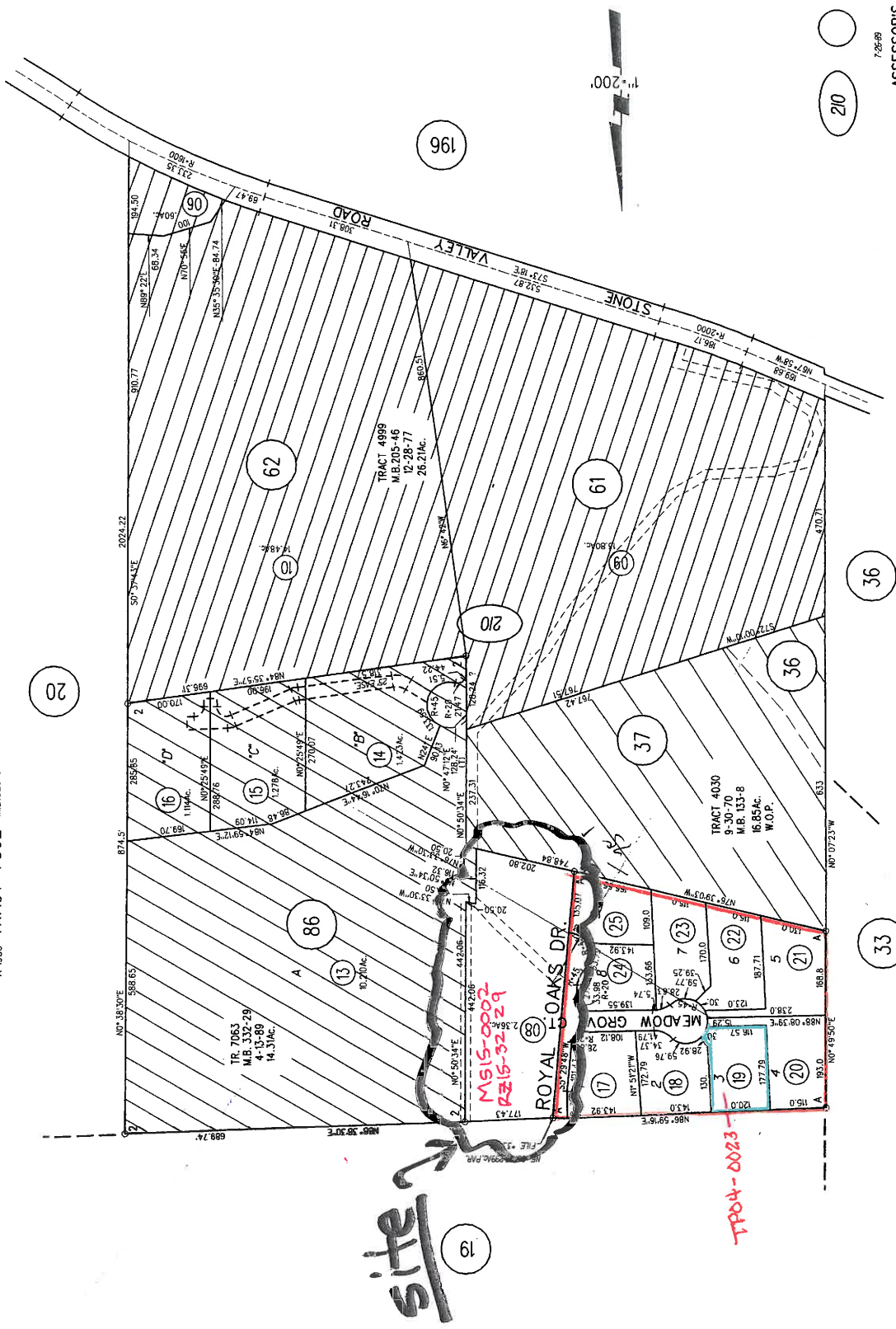
- B. The applicant should be aware of the expiration dates and renewing requirements prior to recording the Parcel Map.
- C. Prior to applying for a building permit, the applicant is strongly encouraged to contact the following agencies to determine if additional requirements and/or additional permits are necessary as part of the proposed project:
- Contra Costa County Public Works Department
 - Contra Costa County Building Inspection Division
 - Contra Costa County Grading Division
 - Contra Costa Environmental Health
 - Central Contra Costa Sanitary District
 - East Bay Municipal Utility District
 - San Ramon Valley Fire Protection District
- D. The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Alamo, Southern Contra Costa Regional, and Tri-Valley Areas of Benefit, as adopted by the Board of Supervisors.

Maps and Plans

TAX CODE AREA

POR. NE 1/4 SEC. 17 T1S R1W MDBM

A-1989 TRACT 7062 M.B.323-5



site

M515-0002
R215-322a

TP04-0023

ASSESSOR'S MAP
BOOK 193 PAGE 21
CONTRA COSTA COUNTY, CALIF.

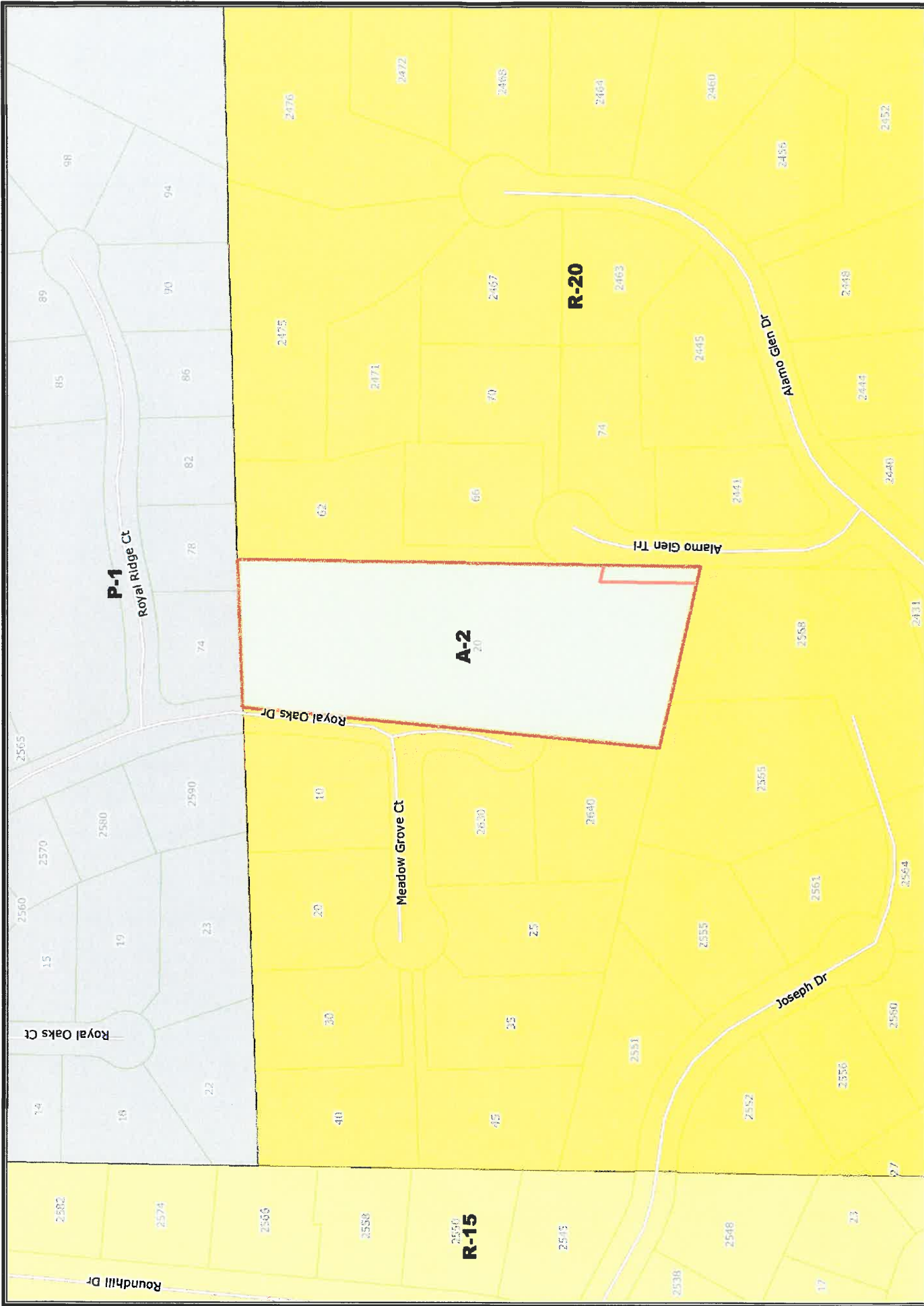
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Scale 1:1,811
 Contra Costa Internet GIS Map
 Printed: Apr 5, 2016 11:07:05 AM

General Plan: Single-Family, Low Density





Zoning: A-2





Scale 1:1,811
Contra Costa Internet GIS Map
Printed: Apr 5, 2016 11:06:00 AM

Aerial Photo, 2011



OWNER/DEVELOPER

ALAMO GLEN, LLC
1840 SAN MIGUEL DRIVE, SUITE 206
WALNUT CREEK, CA 94596
(925) 939-3010

CIVIL ENGINEER

APEX CIVIL ENGINEERING & LAND SURVEYING
817 ARNOLD DRIVE, SUITE 50
MARTINEZ, CA 94553
(925) 476-8499

SOILS ENGINEER

CALGEO TECH ENGINEERING CONSULTANTS, INC.
3329 PINE VALLEY ROAD
SAN RAMON, CA 94583
(925) 551-0774

BASIS OF BEARINGS

BEARINGS ARE BASED ON CENTERLINE OF ROYAL OAKS DRIVE AS SHOWN ON THE MAP OF SUB 7062 (329 M 5) TAKEN AS NORTH 05°29'48" EAST BETWEEN FOUND MONUMENTS

GENERAL

ASSESSORS PARCEL NO(s): 193-210-008 & 193-861-022
PROJECT ADDRESS: 20 ALAMO GLEN TRAIL, ALAMO, CA 94507
TOTAL GROSS AREA: 2.41 ACRES
TOTAL NET AREA: 2.41 ACRES
EXISTING USE: SINGLE FAMILY RESIDENTIAL
EXISTING ZONING: A2 (GENERAL AGRICULTURAL DISTRICT)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: R-20 (SINGLE FAMILY RESIDENTIAL LOW)
NUMBER OF UNITS: 4 PARCELS
DENSITY: 1.7 UNITS/AC (GROSS); 1.8 UNITS/AC (NET)
FEMA FLOOD DESIGNATION: ZONE "X" (FIRM PANEL 0432F, DATED 06-16-2009)

FACILITIES

WATER: EAST BAY MUNICIPAL UTILITY DISTRICT
SEWER: CENTRAL CONTRA COSTA SANITARY DISTRICT
STORM DRAIN: CONTRA COSTA COUNTY
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
FIRE PROTECTION: SAN RAMON VALLEY FIRE PROTECTION DISTRICT

NOTES

- NO PUBLIC AREAS ARE PROPOSED.
- ALL EXISTING STRUCTURES, CONCRETE AND TREES ON-SITE ARE TO BE REMOVED.

**TENTATIVE MAP
"ALAMO GLEN"
MINOR SUBDIVISION MS 15-0002**
TOWN OF ALAMO
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

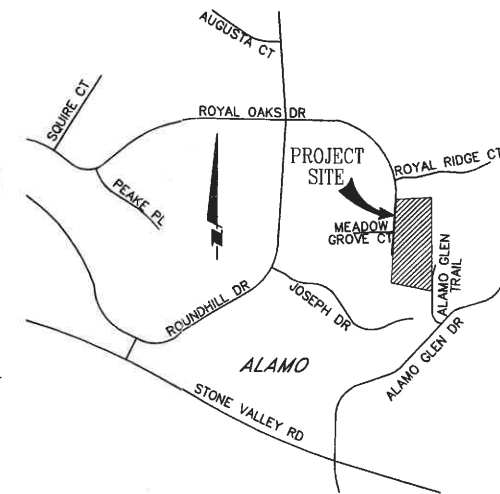
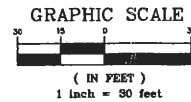
CONTRA COSTA COUNTY

2015 DEC -2 P 3

DEPARTMENT OF
CONSERVATION
AND RECREATION

MS15-0002

RE15-3229



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

- CB - CATCH BASIN
- CCC - CONTRA COSTA COUNTY
- CCCSD - CENTRAL CONTRA COSTA SANITARY DISTRICT
- CL - CENTER LINE
- DET - DETAIL
- DWY - DRIVEWAY
- ELEV - ELEVATION
- ESMT - EASEMENT
- FF - FINISH FLOOR ELEVATION
- GL - GARAGE LIP ELEVATION
- MAX - MAXIMUM
- MIN - MINIMUM
- P - PAD ELEVATION
- PSDE - PRIVATE STORM DRAIN ESMT
- PL - PROPERTY LINE
- R/W - RIGHT OF WAY
- S - SLOPE
- SD - STORM DRAIN
- SDMH - STORM DRAIN MANHOLE
- SF - SQUARE FEET
- SS - SANITARY SEWER
- SSMH - SANITARY SEWER MANHOLE
- STD - STANDARD
- TYP - TYPICAL
- W - WATER

LEGEND

- LOT BOUNDARY
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- PROPOSED HOUSE
- EXISTING HOUSE
- DEDICATION
- EXISTING ASPHALT
- NEW ASPHALT
- NEW CONCRETE
- FINISHED GRADE SLOPE
- DIRECTION OF DRAINAGE FLOW
- EX. TREE
- STORM DRAIN LINE
- KEYSTONE RETAINING WALL OR APPROVED EQUAL

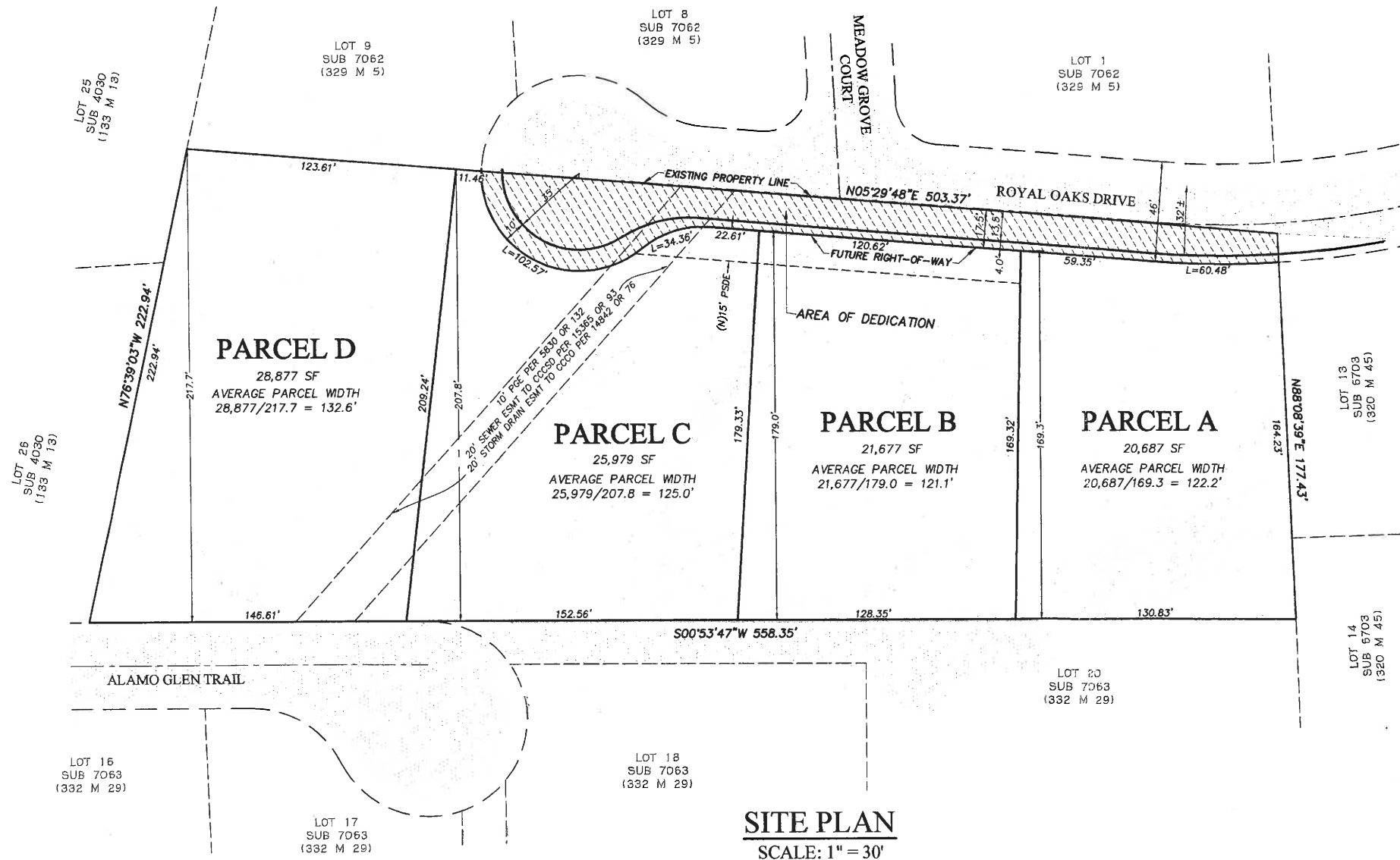
SHEET INDEX

SHEET No.	DESCRIPTION
1	TENTATIVE MAP TITLE SHEET
2	TOPOGRAPHIC SURVEY, DEMOLITION PLAN & TREE PRESERVATION PLAN
3	DIMENSIONED SITE PLAN & SECTIONS
4	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
5	PRELIMINARY C.3 STORM WATER CONTROL PLAN

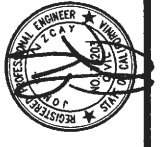


NOTE:

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION. CALL USA - 811 AT LEAST 48 HOURS BEFORE DIGGING. HAND DIG NEAR UNDERGROUND UTILITIES.



SITE PLAN
SCALE: 1" = 30'



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NO.	REVISIONS	BY	APP	DATE

TENTATIVE MAP
TITLE SHEET
"ALAMO GLEN" (MS 15-0002)
20 ALAMO GLEN TRAIL, ALAMO, CA

SHEET
1 OF 5
DATE
12-01-2015

PROJECT #: 14042

ALAMO GLEN - TENTATIVE MAP - 12-01-2015

TOPOGRAPHIC SURVEY, DEMOLITION PLAN & TREE PRESERVATION PLAN

"ALAMO GLEN" MINOR SUBDIVISION MS 15-0002

GENERAL DEMOLITION NOTES:

- DEMOLITION PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION. A COPY OF THE DEMOLITION PERMIT IS REQUIRED TO BE ON SITE AT ALL TIMES.
- NOISE-PRODUCING CONSTRUCTION ACTIVITY (INCLUDING PLAYING OF RADIO OR MUSIC) AND GRADING OPERATION SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY) EXCEPT COUNTY HOLIDAYS AND FROM THE HOURS OF 7:00AM TO 5:00PM, SATURDAY AND SUNDAY; NONE, AND SHALL BE PROHIBITED ON STATE AND FEDERAL HOLIDAYS. ALL EQUIPMENT SHALL BE ADEQUATELY MUFFLED AND MAINTAINED. NO CHANGES SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE COUNTY. ALL REQUESTS FOR CHANGES MUST BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE REQUEST FOR CHANGE.
- THE CONSTRUCTION CONTRACTOR AGREES, THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL AND COUNTY HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS AT THE JOB SITE.
- THE CONTRACTOR SHALL CONTROL DUST BY WATERING EXPOSED SURFACES AS NEEDED. INCREASED WATERING SHALL BE REQUIRED WHEN WIND SPEEDS EXCEED 10 MPH.
- THE PROJECT APPLICANT SHALL SWEEP STREETS DAILY, OR AS NECESSARY, WITH WATER SWEEPERS IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION DRIVES TO PREVENT THE TRACKING OF SOIL, DUST, MUD, OR CONSTRUCTION DEBRIS ON PUBLIC STREETS.
- MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY, STREET SHALL BE SWEEPED WITH A POWER SWEEPER (NOT PRESSURE WASHED) AS DIRECTED BY THE COUNTY.
- REMOVE ALL EXISTING GAS AND ELECTRICAL LINES WITH EXTREME CAUTION. CALL USA - 811 AT LEAST 48 HOURS BEFORE DIGGING.

BENCHMARK

ELEVATIONS ARE BASED ON CCCC BM 3576 SET NAIL AND TAG IN INLET SOUTHEAST CORNER OF THE INTERSECTION OF ROUNDHILL DR. AND ACCESS TO STONE VALLEY RD ELEV.=407.23 (NGVD 29)






BASIS OF BEARINGS

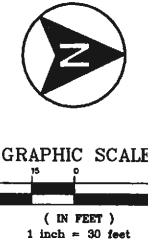
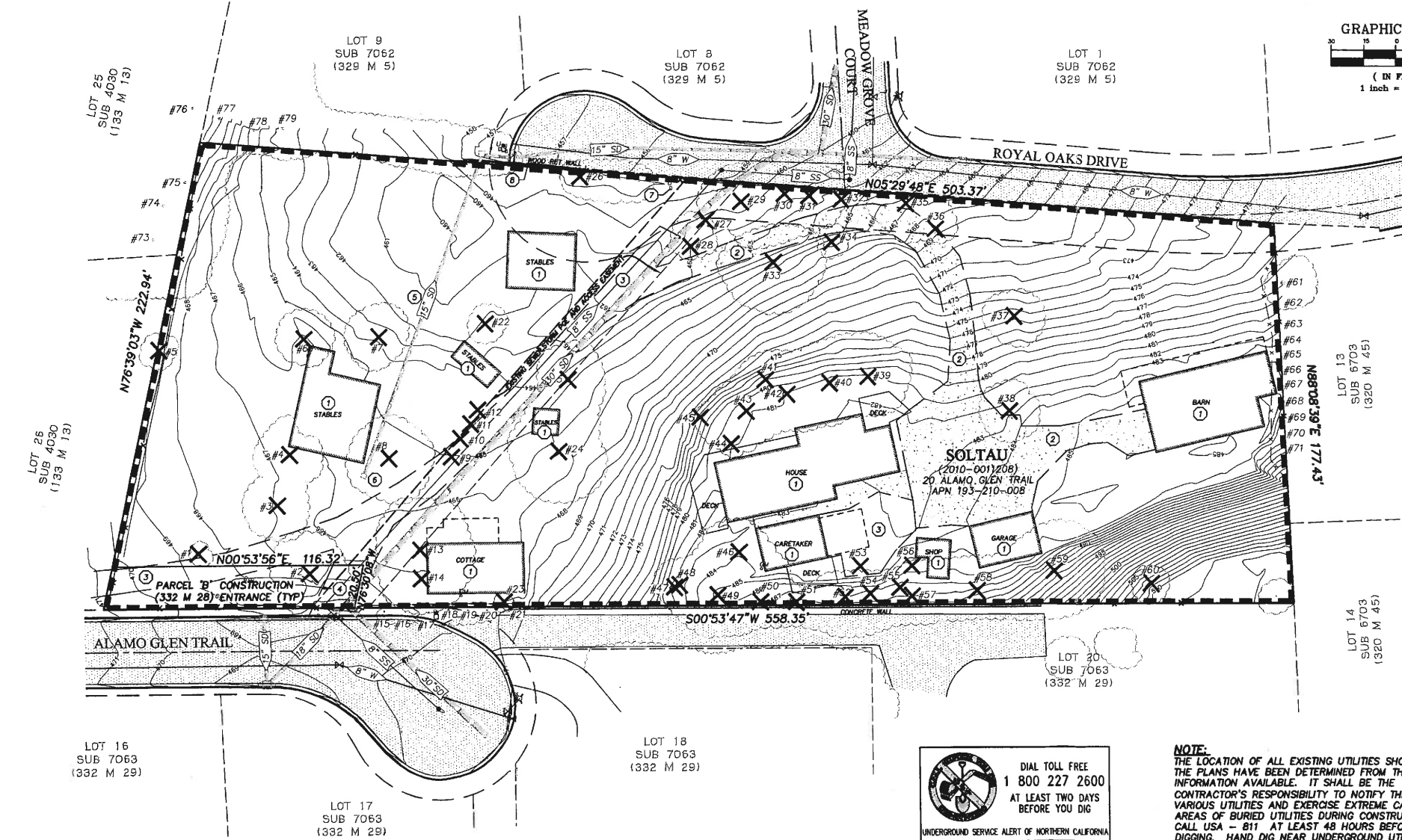
BEARINGS ARE BASED ON CENTERLINE OF ROYAL OAKS DRIVE AS SHOWN ON THE MAP OF SUB 7062 (329 M 5) TAKEN AS NORTH 05°29'48" EAST BETWEEN FOUND MONUMENTS

DEMOLITION KEY LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- EXISTING ASPHALT TO REMAIN AS ALL-WEATHER CONSTRUCTION ENTRANCE
- EXISTING 15" STORM DRAIN PIPE TO BE REMOVED
- EXISTING CATCH BASIN TO BE REMOVED
- EXISTING UTILITY BOX TO BE RELOCATED
- EXISTING WOOD RETAINING WALL TO BE REMOVED AS-NEEDED TO CONSTRUCT COMPLETE CUL-DE-SAC

LEGEND

-  EX. ASPHALT DRIVEWAY TO SERVE AS ALL-WEATHER CONSTRUCTION ENTRANCE
-  FIBER ROLL WATTLES
-  TREE TO BE REMOVED
-  DRIPLINE(S)
-  EX. TREE TO REMAIN PROTECTIVE FENCING (6' CHAINLINK FENCE)



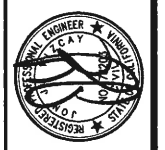
TREE PRESERVATION NOTES

- THE CONSTRUCTION SUPERINTENDENT SHALL MEET WITH THE CONSULTING ARBORIST BEFORE BEGINNING WORK TO DISCUSS WORK PROCEDURES AND TREE PROTECTION.
- FENCE TREES TO ENCLOSE THE TREE PROTECTION ZONE. FENCE SHALL BE 6' CHAINLINK FENCE. FENCES ARE TO REMAIN UNTIL ALL GRADING AND CONSTRUCTION IS COMPLETED.
- PROTECTION FENCING SHALL EXTEND TO THE DRIPLINE OF THE PROTECTED TREES, IF POSSIBLE.
- GRADING WITHIN THE DRIPLINE OF ANY TREE SHALL BE MONITORED BY THE CONSULTING ARBORIST.
- ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF, AND BE SUPERVISED BY, THE CONSULTING ARBORIST.
- IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE CONSULTING ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
- NO EXCESS SOIL, CHEMICALS, DEBRIS, EQUIPMENT OR OTHER MATERIALS SHALL BE DUMPED OR STORED WITHIN THE TREE PROTECTION ZONE.
- ANY ADDITIONAL TREE PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
- AS TREES WITHDRAW WATER FROM THE SOIL, EXPANSIVE SOILS MAY SHRINK WITHIN THE ROOT AREA. THEREFORE, FOUNDATIONS, FOOTINGS AND PAVEMENTS ON EXPANSIVE SOILS NEAR TREES SHOULD BE DESIGNED TO WITHSTAND DIFFERENTIAL PLACEMENT.

ON-SITE TREE SUMMARY

TAG #	SPECIES	TRUNK DIA.	STATUS
1	MEXICAN FAN PALM	18"	TO BE REMOVED
2	VALLEY OAK	18"	TO BE REMOVED
3	FRUITLESS MULBERRY	15"	TO BE REMOVED
4	FRUITLESS MULBERRY	14"	TO BE REMOVED
5	FRUITLESS MULBERRY	19"	TO BE REMOVED
6	WEEPING WILLOW	25"	TO BE REMOVED
7	FRUITLESS MULBERRY	11"	TO BE REMOVED
8	FRUITLESS MULBERRY	16"	TO BE REMOVED
9	WINDMILL PALM	9"	TO BE REMOVED
10	WINDMILL PALM	9"	TO BE REMOVED
11	WINDMILL PALM	8"	TO BE REMOVED
12	WINDMILL PALM	7"	TO BE REMOVED
13	FRUITLESS MULBERRY	21"	TO BE REMOVED
14	SILVER MAPLE	14"	TO BE REMOVED
22	FRUITLESS MULBERRY	16"	TO BE REMOVED
23	ALMOND	8"	TO BE REMOVED
24	FRUITLESS MULBERRY	17"	TO BE REMOVED
25	WEEPING WILLOW	19"	TO BE REMOVED
26	HONEY LOCUST	8"	TO BE REMOVED
27	PLUM	8"	TO BE REMOVED
28	COAST REDWOOD	21"	TO BE REMOVED
29	SILVER MAPLE	11"	TO BE REMOVED
30	SIBERIAN ELM	6"	TO BE REMOVED
31	SIBERIAN ELM	17"	TO BE REMOVED
32	SIBERIAN ELM	16"	TO BE REMOVED
33	SIBERIAN ELM	16"	TO BE REMOVED
34	ALMOND	7"	TO BE REMOVED
35	SIBERIAN ELM	9"	TO BE REMOVED
36	ARIZONA CYPRESS	9"	TO BE REMOVED
37	VALLEY OAK	11"	TO BE REMOVED
38	BRADFORD PEAR	15"	TO BE REMOVED
39	LONDON PLANE	15"	TO BE REMOVED
40	LONDON PLANE	15"	TO BE REMOVED
41	VALLEY OAK	18"	TO BE REMOVED
42	LONDON PLANE	13"	TO BE REMOVED
43	FRUITLESS MULBERRY	12"	TO BE REMOVED
44	FRUITLESS MULBERRY	18"	TO BE REMOVED
45	VALLEY OAK	7"	TO BE REMOVED
46	CALIF. PEPPER	13"	TO BE REMOVED
47	VALLEY OAK	17"	TO BE REMOVED
48	VALLEY OAK	7"	TO BE REMOVED
49	VALLEY OAK	6"	TO BE REMOVED
50	COAST LIVE OAK	19"	TO BE REMOVED
51	COAST LIVE OAK	7"	TO BE REMOVED
52	VALLEY OAK	12"	TO BE REMOVED
53	FRUITLESS MULBERRY	6"	TO BE REMOVED
54	CA BLACK WALNUT	7"	TO BE REMOVED
55	FRUITLESS MULBERRY	11"	TO BE REMOVED
56	GLOSSY PRIVET	7"	TO BE REMOVED
57	EVERGREEN PEPPER	6"	TO BE REMOVED
58	CALIF. PEPPER	10"	TO BE REMOVED
59	CALIF. PEPPER	19"	TO BE REMOVED
60	CALIF. PEPPER	11"	TO BE REMOVED

NOTE:
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NO.	REVISIONS	BY	APP.	DATE

TOPOGRAPHIC SURVEY, DEMOLITION PLAN
& TREE PRESERVATION PLAN
"ALAMO GLEN" (MS 15-0002)
20 ALAMO GLEN TRAIL, ALAMO, CA

SHEET
2 OF 5
DATE
12-01-2015
PROJECT #: 14042

DIMENSIONED SITE PLAN & SECTIONS

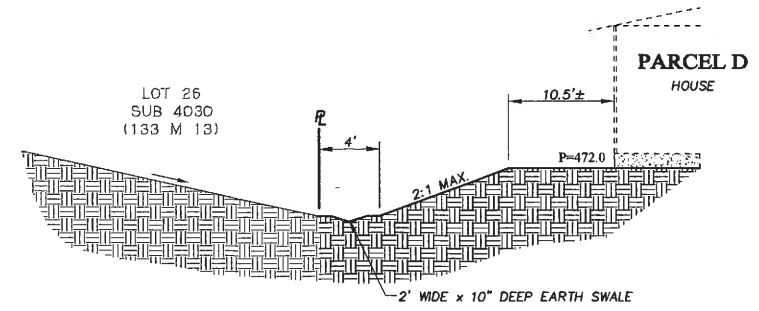
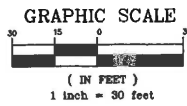
"ALAMO GLEN"

MINOR SUBDIVISION MS 15-0002

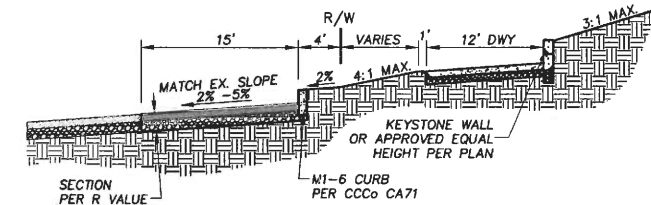
TOWN OF ALAMO
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

PLANNING DATA TABLE

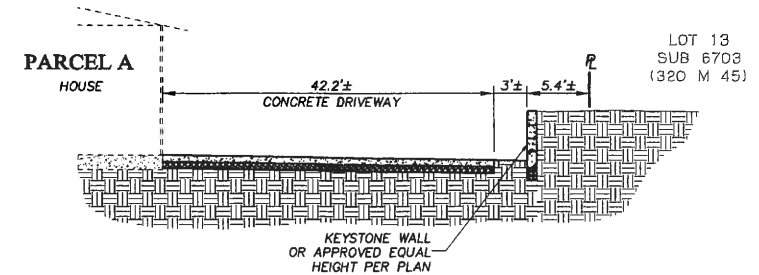
PARCEL NUMBER	PARCEL AREA	GROSS BLDG AREA	BLDG COVERAGE	PRIVATE OPEN SPACE	PARKING	
					COVERED	UNCOVERED
A	20,687 SF	3,191 SF	15.4%	17,496 SF	3	3
B	21,677 SF	3,029 SF	14.0%	18,648 SF	3	3
C	25,979 SF	4,491 SF	17.3%	21,488 SF	3	3
D	28,877 SF	3,545 SF	12.2%	25,332 SF	3	3



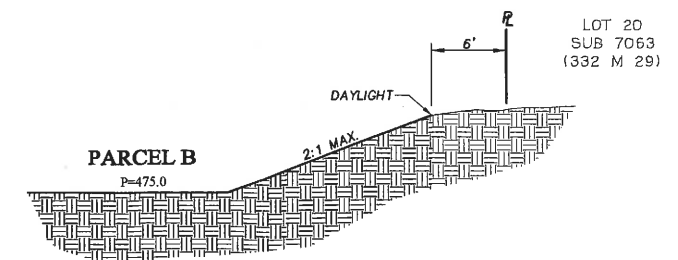
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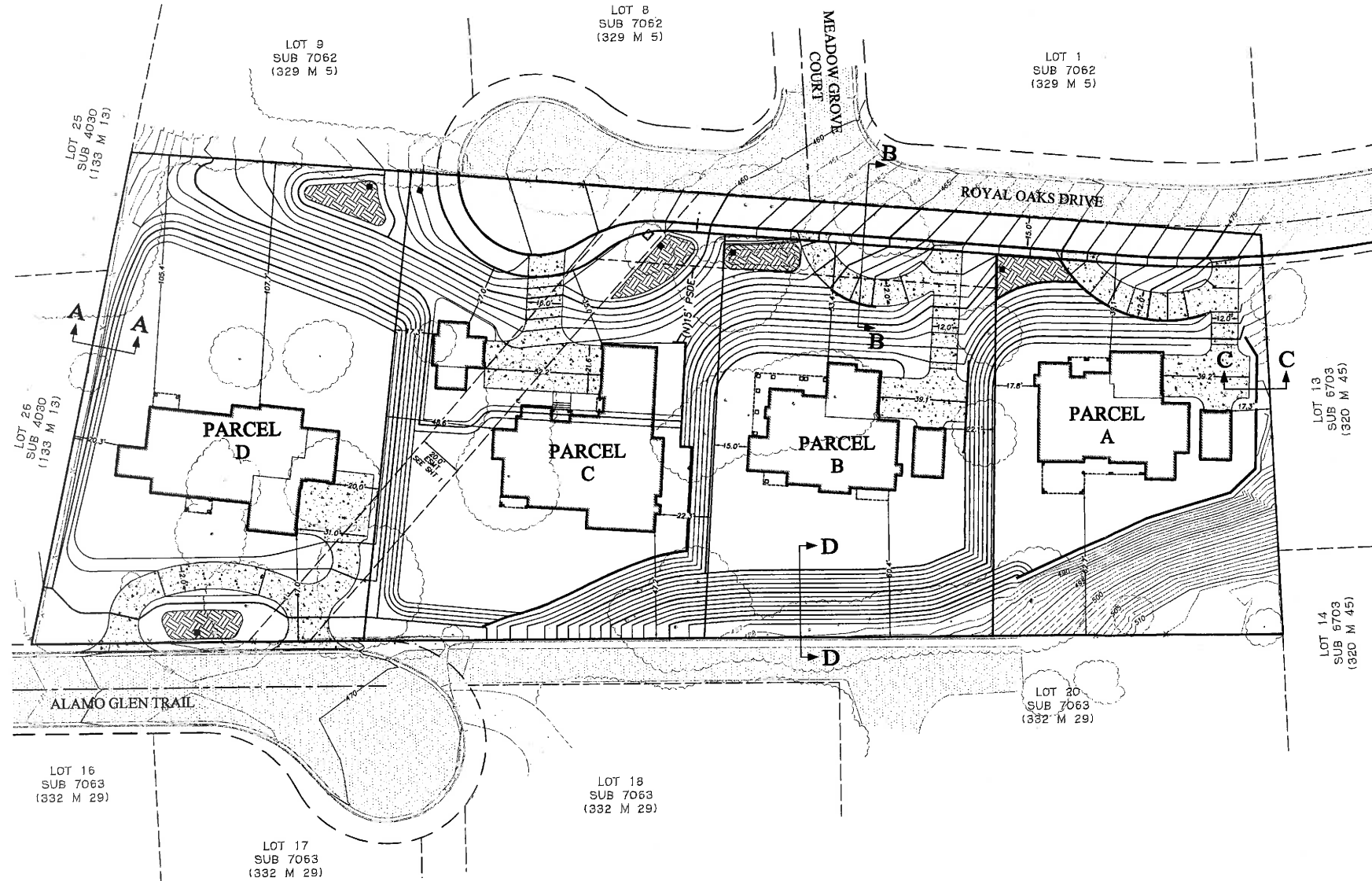
SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



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DIMENSIONED SITE PLAN & SECTIONS
 "ALAMO GLEN" (MS 15-0002)
 20 ALAMO GLEN TRAIL, ALAMO, CA

SHEET
3 OF 5

DATE
12-01-2015

PROJECT #: 14042

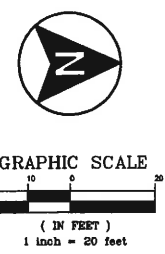


PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

"ALAMO GLEN"

MINOR SUBDIVISION MS 15-0002

TOWN OF ALAMO
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA.



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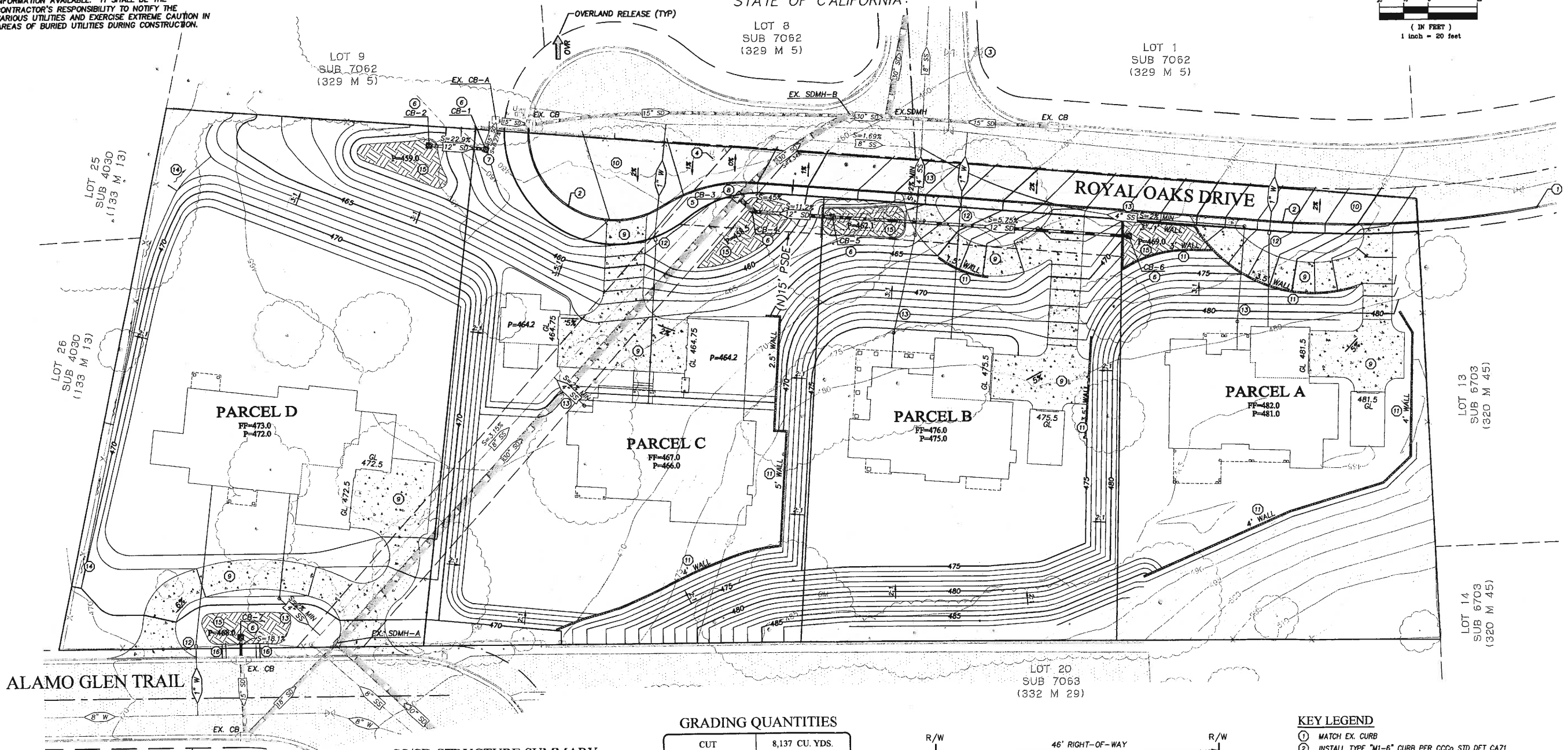
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NO.	REVISIONS	BY	APP	DATE

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
 "ALAMO GLEN" (MS 15-0002)
 20 ALAMO GLEN TRAIL, ALAMO, CA

SHEET
 4 OF 5
DATE
 12-01-2015
 PROJECT #: 14042



- GENERAL NOTES**
- DRIVEWAYS AS SHOWN MEET THE DESIGN REQUIREMENTS FOR ASCENDING DRIVEWAYS PER CCCo STD DET CA20.
 - THE ROYAL OAKS DRIVE STREET WIDENING SECTION SHALL BE CAPABLE OF SUPPORTING A 75,000 LB. GROSS VEHICLE WEIGHT).
 - THERE ARE NO KNOWN SOIL GEOLOGICAL HAZARD AREAS ON THE PROJECT SITE.
 - ALL DRAINAGE FOR EACH LOT SHALL BE DIRECTED TO THE ASSOCIATED BIO-RETENTION AREA. SEE SHEET 5 AND THE STORM WATER CONTROL PLAN REPORT FOR ADDITIONAL INFORMATION.

SS/SD STRUCTURE SUMMARY

STRUCTURE #	GRATE/RIM ELEVATION	FLOW LINE ELEVATION
EX. SSMH-A	469.16±	460.50±
EX. SSMH-B	458.48±	451.78±
EX. SSMH-C	461.37±	450.77±
EX. SDMH-A	469.24±	460.44±
EX. SDMH-B	459.37±	447.50±
EX. CB-A	456.58±	450.88±
CB-1	457.50	451.68±
CB-2	459.50	456.90
CB-3	459.20	453.08
CB-4	459.00	456.40
CB-5	462.60	460.00
CB-6	469.50	466.90
CB-7	468.50	465.90

GRADING QUANTITIES

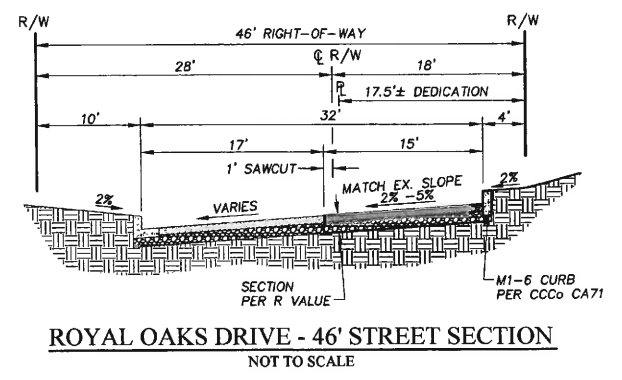
CUT	8,137 CU. YDS.
FILL	5,376 CU. YDS.
2,761 CU. YDS EXPORT	

TOTAL DISTURBED AREA: 97,868 SF

PRELIMINARY STRUCTURAL PAVEMENT SECTION

PAVEMENT AREA	R-VALUE	TI	AC	AB
ROYAL OAKS DRIVE	11	5	2.0"	12.0"

PAVEMENT SECTION TO MATCH EXISTING SECTION OF 2" AC/12" AB FOR ROYAL OAKS DRIVE PER AS-BUILT IMPROVEMENT PLAN FOR SUBDIVISION 7062 BY BABBIT CIVIL ENGINEERING INC. DATED JULY 1988



- KEY LEGEND**
- MATCH EX. CURB
 - INSTALL TYPE "M1-6" CURB PER CCCo STD DET CA71
 - EXISTING FIRE HYDRANT TO REMAIN
 - EXISTING UTILITIES TO BE RELOCATED
 - INSTALL TYPE "C" INLET PER CCCo STD DET CD22
 - INSTALL NEW CHRISTY V64 CATCH BASIN OR EQUAL
 - INSTALL OVER EXISTING 15" STORM DRAIN PIPE. MATCH FL
 - INSTALL OVER EXISTING 30" STORM DRAIN PIPE. MATCH FL CONCRETE DRIVEWAY (TYP)
 - MATCH EX. STREET SECTION. SEE PAVEMENT CHART ON THIS SHEET
 - INSTALL KEYSTONE RETAINING WALL OR EQUAL
 - NEW 1" WATER SERVICE
 - NEW 4" SANITARY SEWER AT 2% MIN SLOPE
 - EARTH SWALE AT 1% MIN SLOPE (TYP)
 - PROPOSED BIO-RETENTION AREA. SEE DETAIL ON SHEET 5
 - REMOVE EX. CURB FOR 18" CURB CUT. DRAIN TO BIO-RETENTION AREA

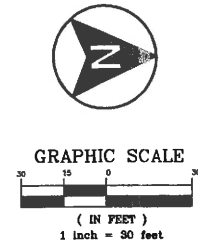
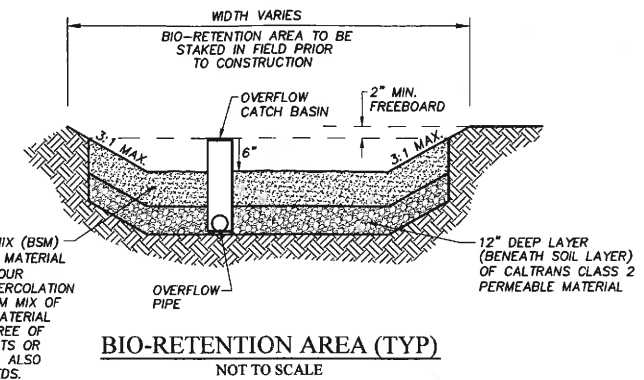
PRELIMINARY C.3 STORM WATER CONTROL PLAN "ALAMO GLEN" MINOR SUBDIVISION MS 15-0002

TOWN OF ALAMO
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BIO-RETENTION AREA SUMMARY

IMP AREA NAME	DMA NAME	DMA AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	IMP SIZING FACTOR	MINIMUM AREA (SF)	REQUIRED IMP AREA (SF)	PROPOSED IMP AREA (SF)
BR-1	C1	3,057	1.0	3,057	0.04	122	345	374
	R1	4,290	1.0	4,290	0.04	172		
	L1	12,664	0.1	1,266	0.04	51		
BR-2	C2	3,199	1.0	3,199	0.04	128	345	365
	R2	4,052	1.0	4,052	0.04	162		
	L2	13,708	0.1	1,371	0.04	55		
BR-3	C3	2,617	1.0	2,617	0.04	104	379	440
	R3	5,296	1.0	5,296	0.04	212		
	L3	15,655	0.1	1,566	0.04	63		
BR-4	C4	2,248	1.0	2,248	0.04	90	320	430
	R4	4,211	1.0	4,211	0.04	168		
	L4	15,534	0.1	1,553	0.04	62		
BR-5	C5	1,712	1.0	1,712	0.04	69	421	425
	L5	3,354	0.1	335	0.04	13		
	P/C5(s)	8,313	1.0	8,313	0.04	333		
	L5(s)	1,604	0.1	160	0.04	6		

UNTREATED AREA (UT) CONSISTS OF: IMPERVIOUS = 7,544 SF LANDSCAPE = 1,767 SF
IN LIEU OF TREATING THIS AREA (UT), AN EQUIVALENT AREA (AREA ON ALAMO GLEN TRAIL) WILL BE TREATED IN BR-5
SUBSTITUTE AREA (s) CONSISTS OF: IMPERVIOUS = 8,313 SF LANDSCAPE = 1,604 SF
SUBSTITUTE AREA (s) TREATS A GREATER AREA THAN WHAT WAS REQUIRED BY THE UNTREATED AREA (UT) ✓
SELF-TREATING AREA (ST-1) = 2,673 SF



C.3 COMPLIANCE

REFER TO STORM WATER CONTROL PLAN REPORT FOR ADDITIONAL INFORMATION

C.3 STORM WATER CONTROL LEGEND

DRAINAGE MANAGEMENT AREAS (DMA):

LANDSCAPE AREA	L
SELF-TREATING LANDSCAPE AREA	ST
NEW IMPERVIOUS AREA (PAVEMENT/CONCRETE)	P / C
NEW IMPERVIOUS AREA (ROOFTOP)	R
BIO-RETENTION AREA	BR-1
IMPROVED AREA TO HAVE SUBSTITUTE TREATMENT AREA	UT

BMP TRIBUTARY BOUNDARY:

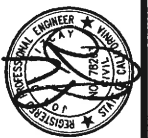
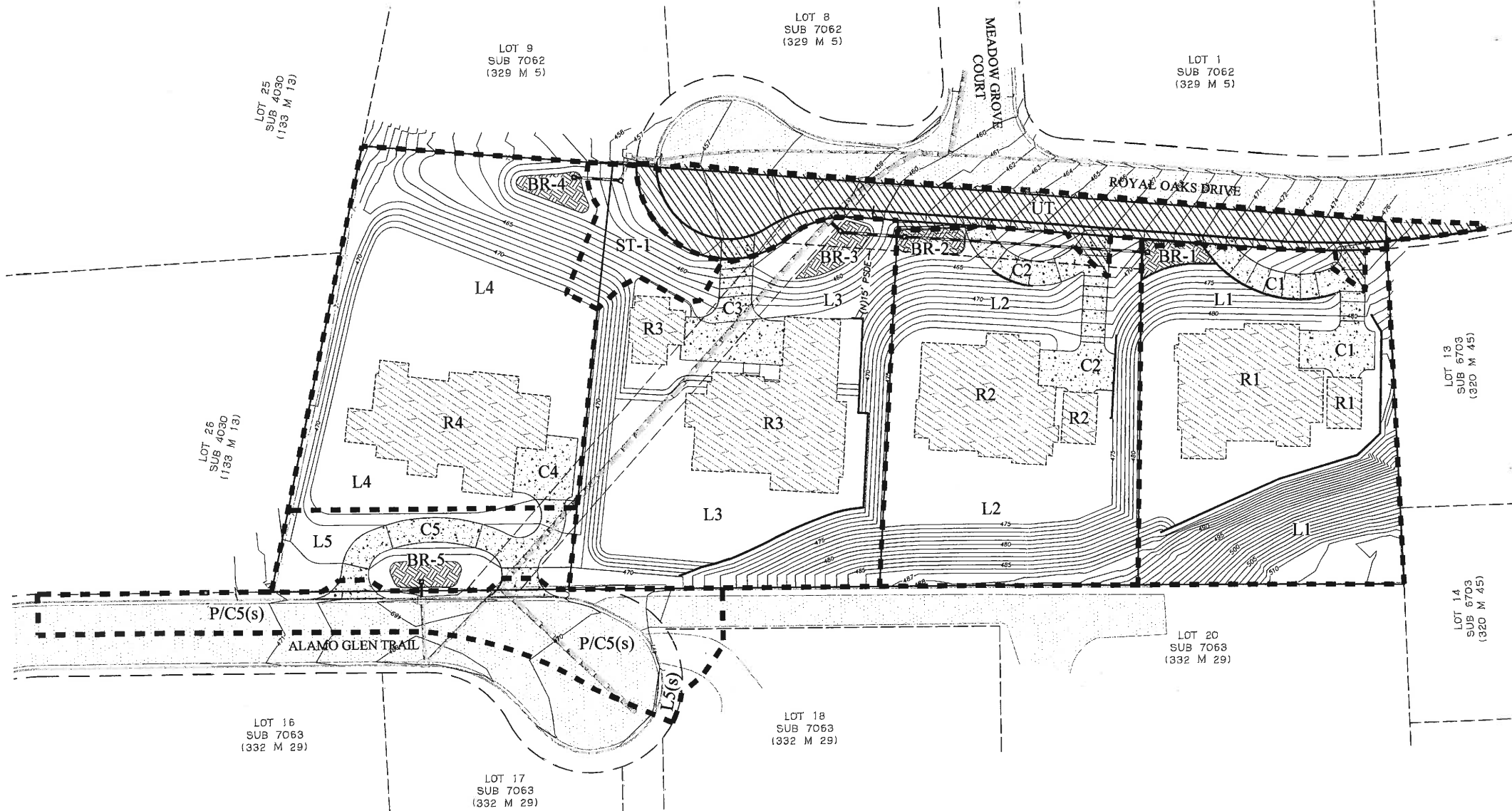
PROJECT DATA FORM

PROJECT NAME/NUMBER	ALAMO GLEN
PROJECT LOCATION	20 ALAMO GLEN TRAIL, ALAMO, CA
NAME OF DEVELOPER	ALAMO GLEN, LLC
PROJECT TYPE AND DESCRIPTION	4 PARCELS (SINGLE FAMILY RESIDENTIAL)
PROJECT WATERSHED	SAN RAMON CREEK WATERSHED
TOTAL PROJECT SITE AREA (ACRES)	2.41 ACRES (105,087 SF)
TOTAL NEW IMPERVIOUS SURFACE AREA (SQ. FT.)	30,431 SF
TOTAL REPLACED IMPERVIOUS SURFACE AREA	8,564 SF
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA	22,999 SF
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	38,995 SF
RUNOFF REDUCTION MEASURES SELECTED	<input checked="" type="checkbox"/> 1. DISPERSE RUNOFF TO VEGETATED AREA <input type="checkbox"/> 2. PERVIOUS PAVEMENT (PAVERS) <input type="checkbox"/> 3. CISTERNS OR RAIN BARRELS <input checked="" type="checkbox"/> 4. BIO-RETENTION FACILITY OR PLANTER BOX

THE PROJECT WILL DRAIN TO BIO-RETENTION AREAS (BR-1 TO BR-6). FROM THESE BMPs, THE OVERFLOW STORM DRAIN WILL TIE INTO THE EXISTING STORM DRAIN SYSTEMS IN ROYAL OAKS DRIVE AND ALAMO GLEN TRAIL.

THE PROJECT PROPOSES LESS THAN 1 ACRE OF NEW IMPERVIOUS SURFACES AND THEREFORE IS EXEMPT FROM HAVING TO SATISFY THE HYDROMODIFICATION (HM) REQUIREMENTS OF THE CONTRA COSTA COUNTY CLEAN WATER PROGRAM.

AS A RESULT, THE BIO-RETENTION AREA IS DESIGNED FOR TREATMENT ONLY, USING THE 4% METHOD.



817 Arnold Drive, Ste. 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net



NO.	REVISIONS	BY	APP	DATE

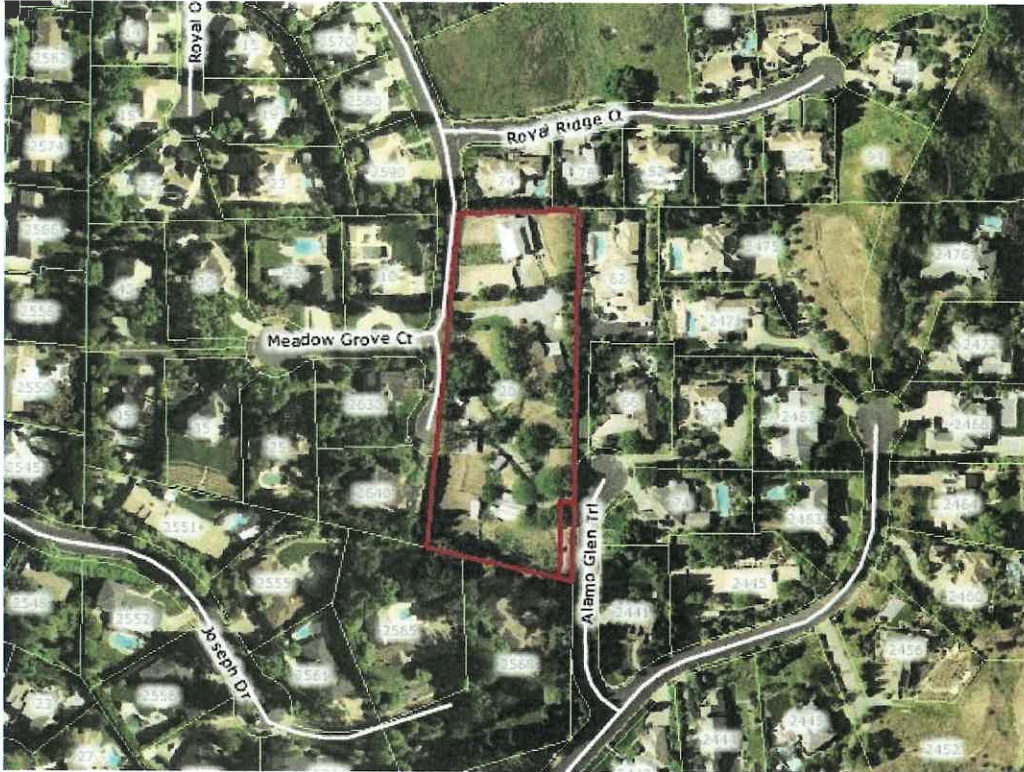
PRELIMINARY C.3 STORM WATER CONTROL PLAN
 "ALAMO GLEN" (MS 15-0002)
 20 ALAMO GLEN TRAIL, ALAMO, CA

SHEET
 5 OF 5
DATE
 12-01-2015
 PROJECT #: 14042

Photos

FILE # MS15-0002/RZ15-3229 PHOTOS

A. Aerial View of Site



B. View on Alamo Glen Trail, Looking North (Site is on left)



C. View on Royal Oaks Drive, Looking South (Site is on left)



D. View of Existing Barn on Site, Looking North



Agency Comments



Contra Costa County
Public Works
D e p a r t m e n t

Julia R. Bueren, Director

Deputy Directors
Brian M. Balbas
Stephen Kowalewski
Stephen Silveira
Joe Yee

CONTRA COSTA COUNTY

Memo

DEC 31 A 9 10

DEPARTMENT OF CONSERVATION
AND DEVELOPMENT

December 23, 2015

TO: Sharon Gong, Planner, Department of Conservation and Development
FROM: Kara Schuh-Garibay, Civil Engineer, Engineering Services Division
SUBJECT: **SUBDIVISION MS15-0002 / RZ15-3229**
STAFF REPORT and CONDITIONS OF APPROVAL
(Alamo Glen LLC /Alamo Glen Trail/Alamo/APNs 193-210-008 and 193-861-022)
FILE: MS15-0002

Kara Schuh-Garibay

MESSAGE:

We have reviewed the revised application for Minor Subdivision MS15-0002/RZ15-3229 received by your office on December 2, 2015, and submit the following staff report and conditions of approval.

Background:

The applicant requests to rezone two parcels totaling 2.4 acres from A-2 (General Agriculture) to R-20 (Single Family Residential – Low Density) and subdivide the property into four lots.

The property has a significant slope from east to west and is currently occupied by a single-family residence and several out buildings (stables, barn, etc.). All of the existing structures are to be removed. The applicant proposes to re-grade the property to allow for building pads on each lot for future home construction.

Traffic and Circulation

The subject property is addressed from Alamo Glen Trail but also abuts Royal Oaks Drive, both County-maintained roads.

Alamo Glen Trail terminates 175 feet north of the southeast property corner and is the proposed access to the most southerly of the proposed parcels. The other three parcels will obtain access from Royal Oaks Drive, which ends 350 feet south of the northwest corner of the site.

"Accredited by the American Public Works Association"

255 Glacier Drive • Martinez, CA 94553-4825

TEL: (925) 313-2000 • FAX: (925) 313-2333

www.cccpublicworks.org

Alamo Glen Trail appears to be fully improved to the minimum acceptable County public road standards of the time (28 feet of pavement within a 40-foot right-of-way), including curbs and a fully paved cul-de-sac at the terminus. No additional improvements or right-of-way are proposed.

Royal Oaks Drive is only partially improved along the project frontage. An approximate half-width was constructed by the adjacent subdivision. The subject subdivision will be required to complete the improvements, as shown on the tentative map, to match the existing full-width street section to the north, an unusual 32 feet of pavement in a 46-foot wide right-of-way. As shown, the pavement is offset within the right-of-way with a standard 10-foot wide buffer behind the face of curb on the west side of the road, but only a 4-foot wide right-of-way strip behind the east face of curb. The cul-de-sac should have a standard curb radius of 35 feet with a concentric 45-foot radius right-of-way.

The applicant should be required to remove and replace any broken and/or cracked and displaced curb, gutter, and sidewalk along the project frontages of both public streets. 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.

Take note that on-street parking on both streets will be limited to one side of the street only. Parking along both sides of the street would require a minimum curb-to-curb width of 36 feet.

Drainage

Division 914 of the County Ordinance Code requires that all stormwater 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 stormwaters to an adequate natural watercourse.

The existing drainage pattern for this site is east to west with existing infrastructure in Royal Oaks Drive collecting runoff from the site and conveying them through the adjacent subdivision and ultimately to Stone Valley Creek.

An existing 30-inch storm drain within an easement traverses portions of Lots 3 and 4. Verification as to the adequacy of this storm drain, as well as the downstream facilities, will be necessary to comply with the requirements outlined above in Division 914. The applicant has submitted a copy of the hydrology and hydraulic calculations for Subdivision 7062, which is downstream of the proposed project. Hydrology and hydraulic calculations are not checked during the application phase of development. The applicant will need to re-submit any necessary hydrology and hydraulic calculations in the processing phase.

Construction

Due to the relatively large amount of grading work this project will require, the applicant will be required to define the haul route for spoils being removed from the property, monitor the pavement condition along the haul route, and repair any damage done to the pavement as a result of construction operations.

Stormwater Management and Discharge Control Ordinance

A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 10,000 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) and National Pollutant Discharge Elimination System (NPDES) Permit. The Preliminary SWCP submitted has been deemed complete.

The applicant generally intends to meet C.3 requirements by directing site runoff to bioretention areas located throughout the site for treatment prior to discharge to area storm drains. Due to the downstream location of the new paving on Royal Oaks Drive relative to the project site, the applicant proposes to treat the runoff from an equivalent amount of area on Alamo Glen Drive in an on-site bioretention basin as an alternative.

Floodplain

The project does not lie within the 100-year flood boundary as designated on the FEMA Flood Insurance Rate Maps.

Annexation Into Lighting District

The subject property is **not** currently annexed into a lighting district. The applicant will be required, as a condition of approval, to annex into the CFD 2010-1 formed for 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, Southern Contra Costa Regional, and Tri-Valley Areas of Benefit, as adopted by the Board of Supervisors. These fees shall be paid prior to issuance of building permits.

Drainage Area Fee and Creek Mitigation

The subject property is located in Drainage Area 58, an "unformed" drainage area, i.e. there are no Drainage Area fees adopted by the Board of Supervisors to finance construction of sub-regional drainage facilities.

A portion of San Ramon Creek is inadequate. To reduce the impact of additional stormwater run-off from this development on San Ramon Creek, one cubic yard of channel excavation material will need to be removed from the inadequate portion of San Ramon Creek for each 50 square feet of new impervious surface area created by the development. The applicant will be responsible to dispose of, at the applicant's expense, all excavated material off-site. The site selection, land rights, and construction staking will be by the Contra Costa County Flood Control and Water Conservation District (FC District).

As an alternative and upon written request, the applicant may make 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 FC District's standard impervious surface area ordinance. The FC District will use these funds to work on the creek annually.

KSG:tr
\\PW-DATA\grpdata\engsvc\Land Dev\MS\MS 15-0002\MS15-0002 Staff Report & COAs.docx

c: W. Lai, Engineering Services
 J. LaRocque, Engineering Services
 Alamo Glen, LLC – Applicant & Owner
 1840 San Miguel Drive, #206
 Walnut Creek, CA 94596
 Bob Lezcano – Contact Person
 Apex Civil Engineering & Land Surveying
 817 Arnold Drive, #50
 Martinez, CA 94553

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT MS15-0002/RZ15-3229**

Applicant shall comply with the requirements of Title 8, Title 9 and Title 10 of the County Ordinance Code. Any exception(s) must be stipulated in these Conditions of Approval. Conditions of Approval are based on the vesting tentative map submitted to the Department of Conservation and Development, Community Development Division, on December 2, 2015.

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 County 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 shall require the review and approval of the Public Works Department and are based on the Vesting Tentative Map received by the Department of Conservation and Development, Community Development Division, on December 2, 2015.
- Improvement plans prepared by a registered civil engineer shall be submitted to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the County 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 (Frontage):

- Applicant shall construct curb, necessary longitudinal and transverse drainage, and pavement widening and transitions along the frontage of Royal Oaks Drive. Applicant shall construct the face of curb four feet from the road ultimate right-of-way line, except around the cul-de-sac where the face of curb shall be constructed ten feet from the ultimate right-of-way line.
- Any cracked and displaced curb, gutter, and sidewalk shall be removed and replaced along the project frontage of Alamo Glen Trail. 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.

Proof of Access

- Applicant shall furnish 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 Application and Permit Center, if necessary, for construction of driveways or other improvements within the right-of-way of Royal Oaks Drive and Alamo Glen Trail.

Road Dedications:

- Property owner shall convey to the County, by Offer of Dedication, the right-of-way necessary for the planned future width of 46 feet along the frontage of Royal Oaks Drive and the right-of-way necessary for the planned future radius of 45 feet along the cul-de-sac frontage of Royal Oaks Drive.

Street Lights:

- Applicant shall annex into 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.

Pedestrian Facilities:

- Driveways and driveway ramps shall be designed and constructed in accordance with current County standards.
- Applicant shall design all public and private pedestrian facilities in accordance with Title 24 (Handicap Access) and the Americans with Disabilities Act. This shall include all sidewalks, paths, driveway depressions, and curb ramps.

Parking:

- "No Parking" signs shall be installed along the east side of Royal Oaks Drive and the west side of Alamo Glen Trail along the project frontages subject to the review of the Public Works Department and the review and approval of the Board of Supervisors.

Utilities/Undergrounding:

- All new utility distribution services shall be installed underground.

Construction:

- Prior to the start of construction-related activities, the applicant shall prepare a Traffic Control Plan (TCP), including a haul route, for the review and approval of the Public Works Department.
- The applicant shall submit a survey of the pavement condition of roadways to be used as part of the haul route prior to the commencement of any work on-site, for Public Works Department approval. After completion of grading activities, the applicant shall submit a second survey of the pavement condition of roadways used as part of the haul route, which shall be used to identify remedial work to be completed by the applicant. The surveys shall each include a video of the roadways. The applicant shall be responsible for any costs associated with performance of the remedial work. The applicant shall complete any remedial work prior to initiation of use; OR, provide a bonded agreement assuring completion of the remedial work, the amount of which shall be deemed sufficient by the Public Works Department.

Drainage Improvements:

Collect and Convey

- The applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage facility, to a natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwaters to a natural watercourse, in accordance with Division 914 of the County Ordinance Code. Applicant shall verify the adequacy at any downstream drainage facility accepting stormwater from this project prior to discharging runoff. If the downstream system(s) is inadequate to handle the existing plus project condition for the required design storm; improvements shall be constructed to make the system adequate. The applicant shall obtain access rights to make any necessary improvements to off-site facilities.
- Applicant shall design and construct all storm drainage facilities in compliance with the County Ordinance Code and Public Works Department design standards.

Miscellaneous Drainage Requirements:

- Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.
- A private storm drain easement, conforming to the width specified in Section 914-14.004 of the County Ordinance Code, shall be dedicated over the proposed storm drain line traversing the site.
- To reduce the impact of additional stormwater run-off from this development on San Ramon Creek, one cubic yard of channel excavation material will be

removed from the inadequate portion of San Ramon Creek 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 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:
 - Offer pavers for household driveways and/or walkways as an option to buyers.
 - Minimize the amount of directly connected impervious surface area.
 - 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.
 - Distribute public information items regarding the Clean Water Program and lot-specific IMPs to buyers.

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 issuance of a building permit. To the extent required by the NPDES Permit, the Final Stormwater Control Plan and the O+M Plan will be required to comply with NPDES Permit requirements that have recently become effective that may not be reflected in the preliminary SWCP and O+M Plan. 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 staff; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.
- Prior to issuance of a building permit, the property owner(s) shall enter into a standard Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for and related to operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.
- Prior to issuance of a building permit, 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

- The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Alamo, Southern Contra Costa Regional, and Tri-Valley Areas of Benefit, as adopted by the Board of Supervisors.



November 5, 2015

Sharon Gong, Planner
Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA 94553

Subject: Geologic Peer Review – CEQA – Geology & Soils
MS15-0002 & RZ15-3229/ Alamo Glen, LLC (applicant & owner)
20 Alamo Glen Trail / APN 193-210-008 & 193-861-022 (2.35 acres +/-)
Alamo Area, Contra Costa County
DMA Project # 3060.15

Dear Sharon,

At your request we have prepared a draft of a “Geology & Soils” Chapter for the CEQA document that is being prepared for the captioned project. Our scope of work included review of our previous letter on this project, along with review of the following documents submitted by the project proponent: (a) Tentative Parcel Map prepared by Apex,¹ (b) geotechnical report prepared by Calgeotech,² and Storm Water Control Plan.³ Additionally we analyzed stereo pairs of historic aerial photographs using a mirror stereoscope equipped with 3x and 8x binoculars,⁴ published geologic mapping and we reviewed the geologic and seismic hazard maps in the Safety Element of the County General Plan and the associated ground failure and liquefaction policies.

Understanding of Project

The applications associated with this project include a request for rezoning on the site from A-2 to R-20, approval of a 4-lot residential subdivision, along with a request for removal of code protected trees. For this project the Department of Conservation and Development required submittal of a geotechnical report. The County requires sufficient data on site conditions to allow: (a) delineation the potential geologic hazards based on adequate subsurface data, and (b) the data must be sufficient to serve as the primary basis for preparation of the “Geology and Soils” chapter of the CEQA document. Appendix G of the CEQA Guidelines issued by the State of California identifies the potential geologic and seismic hazards that must be evaluated by the CEQA document. The application has been deemed complete, and staff is now commencing work on the CEQA Initial Study.

¹ Apex Civil Engineering & Land Surveying, 2015, *Tentative Map “Alamo Glen”, MS xxx-xx, Town of Alamo, County of Contra Costa*, Apex Job #14042 (5 Sheets, dated Mar 18, 2015).

² Calgeotech Engineering Consultants, Inc., 2015, *Final Geotechnical Engineering Report, Alamo Glen Trail Project, 20 Alamo Glen Trail, Alamo, California, Alamo, California*, CECI Job #227-15-113G (dated May 18, 2015).

³ Apex Civil Engineering & Land Surveying, 2015, *Storm Water Control Plan for C.3 Compliance, 2015, Alamo, CA.*, Apex Job #14042, (13 Pages, dated May 18, 2015).

⁴ Pacific Aerial Surveys, 1973, CC3526-3-27 & -28 (scale 1 inch= 1,000 ft.; flown May 2, 1973)

Purpose and Limitations

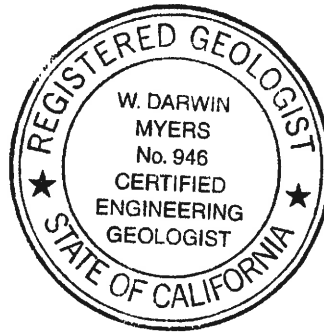
This review has been performed to provide technical advice to assist the Department of Conservation & Development with discretionary permit decisions. Our services have been limited to review of the documents identified in this letter in combination with a field reconnaissance. Our opinions and conclusions 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. Please feel free to edit the draft CEQA Section to conform to style being used for the CEQA document, and call me to discuss any questions or clarifications that may be needed.

Sincerely,
DARWIN MYERS ASSOCIATES



Darwin Myers, CEG 946
Principal





Contra Costa County
Public Works
Department

Julia R. Bueren, Director
Deputy Directors
Brian M. Balbas
Stephen Kowalewski
Stephen Silveira
Joe Yee

Memo

OCT 27 P 4: 33

October 21, 2015

TO: Sharon Gong, Planner, Department of Conservation and Development

FROM: Kara Schuh-Garibay, Civil Engineer, Engineering Services Division

SUBJECT: **SUBDIVISION MS 15-0002 / RZ 15-3229**

30-DAY COMMENTS - INCOMPLETE

(Alamo Glen LLC /Alamo Glen Trail/Alamo/APNs 193-210-008 & 193-861-022)

FILE: MS15-0002

MESSAGE:

We have reviewed the revised application for Subdivision MS15-0002 & RZ15-3229 received by your office on August 26, 2015, and submit the following comments:

Setting

The applicant requests to rezone two parcels totaling 2.4 acres from A-2 (General Agriculture) to R-20 (Single Family Residential – Low Density) and subdivide the property into four lots.

The property has a significant slope from east to west and is currently occupied by a single family residence and several out-buildings (stables, barn, etc.). All of the existing structures are to be removed. The applicant proposes to re-grade the property to allow for building pads on each lot for future home construction.

Traffic and Circulation

The subject property is addressed from Alamo Glen Trail but also abuts Royal Oaks Drive, both County-maintained roads.

Alamo Glen Trail terminates 175 feet north of the southeast property corner and is the proposed access to the most southerly of the proposed parcels. The other three parcels will obtain access from Royal Oaks Drive which ends 350 feet south of the northwest corner of the site.

Alamo Glen Trail appears to be fully improved to the minimum acceptable County public road standards of the time (28 feet of pavement within a 40-foot right-of-way), including curbs and a fully paved cul-de-sac at the terminus. No additional improvements or right-of-way are proposed.

Royal Oaks Drive is only partially improved along the project frontage. An approximate half-width was constructed by the adjacent subdivision. The subject subdivision will be required to complete the improvements as shown on the tentative map to match the existing full-width street section to the north, an unusual 32 feet of pavement in a 46-foot wide right-of-way. As shown, the pavement is offset within the right-of-way with a standard 10-foot wide buffer behind the face of curb on the west side of the road, but only a 4-foot wide right-of-way strip behind the east face of curb. The cul-de-sac should have a standard curb radius of 35 feet with a concentric 45-foot radius right-of-way.

The applicant should be required to remove and replace any broken and/or cracked and displaced curb, gutter, and sidewalk along the project frontages of both public streets. Concrete shall be saw cut prior to removal. Existing lines and grade shall be maintained. New curb and gutter shall be doweled into existing improvements.

Take note that on-street parking on both streets will be limited to one side of the street only. Parking along both sides of the street would require a minimum curb-to-curb width of 36 feet.

On Sheet 3, the arrows on the plan view notation for Sections B-B and D-D are facing the wrong direction relative to the section views shown. The arrows should be corrected.

Drainage

Division 914 of the County Ordinance Code requires that all stormwater 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 waters to an adequate natural watercourse.

The existing drainage pattern for this site is east to west with existing infrastructure in Royal Oaks Drive collecting runoff from the site and conveying them through the adjacent subdivision and ultimately to Stone Valley Creek.

An existing 30-inch storm drain within an easement traverses portions of Lots 3 and 4. Verification as to the adequacy of this storm drain, as well as the downstream facilities, will be necessary to comply with the requirements outlined above in Division 914. The applicant has submitted a copy of the hydrology and hydraulic calculations for Subdivision 7062 which is downstream of the proposed project. Hydrology and hydraulic

calculations are not checked during the application phase of development. The applicant will need to re-submit any necessary hydrology and hydraulic calculations in the processing phase.

The tentative map needs to indicate to what entity the 30-foot wide sanitary sewer and storm drain easement is dedicated and by what official document the easement was created.

Construction

Due to the relatively large amount of grading work this project will require, the applicant should be aware that they will be required to define the haul route for spoils being removed from the property, monitor the pavement condition along the haul route, and repair any damage done to the pavement as a result of construction operations.

Stormwater Management and Discharge Control Ordinance

A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 10,000 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) and National Pollutant Discharge Elimination System (NPDES) Permit.

The applicant generally intends to meet C.3 requirements by directing site runoff to bioretention areas located throughout the site for treatment prior to discharge to area storm drains.

A SWCP was submitted as part of this application, but it has been deemed to be incomplete:

1. The SWCP needs to follow the latest SWCP template available from the Contra Costa Clean Water Program's web site. This helps ensure that the SWCP includes all the information required to meet all permitting requirements.
2. Treatment of the a portion of Alamo Glen Trail instead of treating runoff from the new pavement on Royal Oaks Drive is an acceptable means of alternative compliance. However, the project needs to provide a reasonable plan showing how runoff from Alamo Glen Trail will enter the proposed bio-retention basin. The current submittal is not clear on how road runoff will enter the bio-retention basin.

3. In Table 1 on page 7, it is unclear how "common driveways and public roads" are permanent BMPs for the potential pollutant source of litter and debris. This needs to be explained.
4. In what is currently labeled section VI.A.1, Alamo Glen LLC also needs to agree to annex into a fee mechanism per local requirements. The applicant will be required to annex into a Community Facilities District (CFD) for SWCP facilities inspection purposes.
5. In what is currently labeled section VI.A.2, option (1) should be removed. The County will not accept maintenance responsibility for the proposed bio-retention basins.
6. The Storm Water Facilities Operations & Maintenance Plan will need to be submitted with the Public Works Improvement Plans, not with Building Permits. Building Inspection does not review the SWCP and related documents with minor subdivisions. Therefore, section VI.A.3, as currently labeled, needs to be revised.
7. The bio-retention basins should be referred to as bio-retention basins. Referencing them as "filters" is confusing.

Floodplain

The project does not lie within the 100-year flood boundary as designated on the Federal Emergency Flood Rate Maps.

Annexation to Lighting District

The subject property is **not** currently annexed into a lighting district. The applicant will be required, as a condition of approval, to annex into the CFD 2010-1 formed for 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, SCC Regional, and Tri-Valley Areas of Benefit, as adopted by the Board of Supervisors. These fees shall be paid prior to issuance of building permits.

Drainage Area Fee and Creek Mitigation

The subject property is located in Drainage Area 58, an "unformed" drainage area, i.e. there are no adopted Drainage Area fees adopted by the Board of Supervisors to finance construction of sub-regional drainage facilities.

A portion of San Ramon Creek is inadequate. To reduce the impact of additional stormwater run-off from this development on San Ramon Creek, one cubic yard of channel excavation material will need to be removed from the inadequate portion of San Ramon Creek for each 50 square feet of new impervious surface area created by the development. The applicant will be responsible to dispose of, at the applicant's expense, all excavated material off-site. The site selection, land rights, and construction staking will be by the Contra Costa County Flood Control and Water Conservation District (FC District).

As an alternative and upon written request, the applicant may make 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 FC District's standard impervious surface area ordinance. The FC District will use these funds to work on the creek annually.

The submitted application should be considered incomplete. Before accepting the application as complete, the following concerns should be addressed:

- Any revised submittal needs to include adequate information on the existing 30 foot sanitary sewer and storm drain easement. A record document reference number should be provided and the map should indicate who owns the easement or who it was offered to. The map should also correct the direction of the arrows on the Section B-B and D-D notations on the plan view on Sheet 3.
- Any revised submittal should be accompanied by a revised preliminary SWCP addressing the comments in the **Stormwater Management and Discharge Control Ordinance** section above.

KSG:tr
\\PW-DATA\grpdata\engsvc\Land Dev\MS\MS 15-0002\MS15-0002 Incomplete 2.docx

c: W. Lai, Engineering Services
J. LaRocque, Engineering Services
Alamo Glen, LLC – Applicant & Owner
1840 San Miguel Drive, #206
Walnut Creek, CA 94596
Bob Lezcano – Contact Person
Apex Civil Engineering & Land Surveying
817 Arnold Drive, #50
Martinez, CA 94553

Sharon Gong

From: John Osborne
Sent: Thursday, October 08, 2015 2:51 PM
To: Jen Quallick
Cc: Sharon Gong
Subject: RE: MAC Heard #MS15-0002 and Rezoning application #RZ15-3229.

Thanks Jen.

From: Jen Quallick
Sent: Thursday, October 08, 2015 2:47 PM
To: John Osborne
Subject: MAC Heard #MS15-0002 and Rezoning application #RZ15-3229.

Hi John,

The MAC also heard Minor Subdivision application #MS15-0002 and Rezoning application #RZ15-3229.

They motioned the following:

Motion moved by Struthers and a second by Best to support the project with a Condition of Approval that special attention be made to tree mitigation for those being removed. Ayes: Struthers, Best, Barclay, Rock, DeFerrari, and McDonald. Nays: None. Recusal: Winspear

Jen

Jennifer Quallick
Field Representative
Office of Supervisor Candace Andersen
Contra Costa County, District 2



309 Diablo Road
Danville, CA 94526
(925) 957-8860 voice
(925) 820-3785 fax
jen.quallick@bos.cccounty.us

Click [here](#) to sign up for Supervisor Andersen's e-Newsletter



This message is being sent on a public e-mail system and may be subject to disclosure under the California Public Records Act.

Sharon Gong

From: Nestor Baligod
Sent: Tuesday, September 15, 2015 2:27 PM
To: Sharon Gong
Subject: RE: MS15-0002 Alamo Glen Trail

Follow Up Flag: Follow up
Flag Status: Flagged

A grading permit will be required and a soils report will be needed and a NOI permit from the regional board.

Thank you,

Nestor Baligod
925.674.7720

From: Sharon Gong
Sent: Tuesday, September 15, 2015 2:20 PM
To: Nestor Baligod
Subject: MS15-0002 Alamo Glen Trail

Hi Nestor,

Did you have any comments for this project? There's quite a bit of grading involved, and portions of the site are over 15% and over 26% slope.

Thanks,

Sharon

Sharon Gong, Planner
CONTRA COSTA COUNTY
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
(925) 674-7802—Direct
(925) 674-7205—Main
(925) 674-7258—Fax



P.O. BOX 156 • ALAMO, CALIFORNIA 94507

August 23, 2015

By E-mail to sharon.gong@dcd.cccounty.us

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

Attn: Sharon Gong
Re: MS 15-0002/RZ 15-3229
Site: 20 Alamo Glen Trail

Dear Sharon:

This application is a request for approval of a rezoning from A-2 to R-20 and a tentative parcel map to divide 2.36 acres into four. The application was reviewed at the AIA Planning Committee's August 20, 2015 meeting. The applicants and the neighbors were notified and were present. Based on the review and the discussions AIA recommends the **Approval** of this application.

The committee was pleased that the applicant has planned the subdivision and the placement of the proposed homes in a manner that does not result in substandard lots and would not require variances.

The grading, street widening and the building foot prints necessitate removal of a number of protected trees that, as has been the practice of the County, need to be replaced at a ratio of 3 new trees for every tree removed. To mitigate the visual impact of the buildings on the surrounding neighbors and the loss of so many existing trees, we recommend that a condition be placed on the approval of the building permits for the homes on these lots that these replacement trees be provided (and prorated over the lots) as native species trees of substantial ultimate size.

As always, thank you for the opportunity to review and comment upon this application. Please feel free to contact Jack Behseresht at (925) 256-9055 or me at (925) 831-9660 if you have questions.

Sincerely,

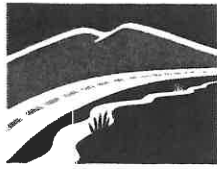


Ed Moran
Chair,
Planning Committee

Community Development Dept.
Attn: Sharon Gong
August 23, 2015
Page 2

cc:


Applicant	(jeff@portfoliodevco.com)
Supervisor Andersen	(by e-mail)
Alamo MAC Chair	(“)
Alamo MAC (for packet), c/o Jennifer Quallick	(“)
AIA Board & Planning Committee	(“)
AIA File	(“)



Memo

July 7, 2015

TO: Sharon Gong, Planner, Department of Conservation and Development

FROM: Jocelyn LaRocque, Associate Civil Engineer 
Engineering Services Division
By: Larry Gossett, Consulting Engineer, Engineering

SUBJECT: **SUBDIVISION MS 15-0002 / RZ 15-3229**
30-DAY COMMENTS - INCOMPLETE
(Alamo Glen LLC /Alamo Glen Trail/Alamo/193-210-008 & 193-861-022)

FILE: MS 15-0002

MESSAGE:

We have reviewed the application for Subdivision MS15-0002 & RZ15-3229 received by your office on May 28, 2015 and submit the following comments:

Setting

The applicant requests to rezone two parcels totaling 2.4 acres from A-2 (General Agriculture) to R-20 (Single Family Residential – Low Density) and subdivide the property into four lots.

The property has a significant slope from east to west and is currently occupied by a single family residence and several out-buildings (stables, barn, etc.). All of the existing structures are to be removed. The applicant proposes to re-grade the property to allow for building pads on each lot for future home construction

Traffic and Circulation

The subject property is addressed from Alamo Glen Trail but also abuts Royal Oaks Drive, both County maintained roads.

Alamo Glen Trail terminates 175 feet north of the southeast property corner and is the proposed access to the most southerly of the proposed parcels. The other three parcels will obtain access from Royal Oaks Drive which ends 350 feet south of the northwest

corner of the site.

Alamo Glen Trail appears to be fully improved to the minimum acceptable County public road standards of the time (28 feet of pavement within a 40-foot right of way), including curbs and a fully paved cul-de-sac at the terminus. No additional improvements or right of way are proposed.

Royal Oaks Drive is only partially improved along the project frontage. An approximate half-width was constructed by the adjacent subdivision. The subject subdivision will be required to complete the improvements as shown on the tentative to match the exiting full width street section to the north, an unusual 32 feet of pavement in a 46-foot wide right of way. As shown, the pavement is offset within the right of way with a standard 10-foot wide buffer behind the face of curb on the west side of the road, but only a 4-foot wide right of way strip behind the east face of curb. The cul-de-sac should have a standard curb radius of 35 feet with a concentric 45-foot radius right of way.

The applicant should be required to remove and replace any broken, any cracked and displaced curb, gutter, and sidewalk along the project frontages of both public streets. 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.

Take note that on-street parking both streets will be limited to one side of the street only. Parking along both sides of the street would require a minimum curb to curb width of 36 feet.

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 waters to an adequate natural watercourse.

The existing drainage pattern for this site is east to west with existing infrastructure in Royal Oaks Drive collecting runoff from the site and conveying them through the adjacent subdivision and ultimately to Stone Valley Creek.

An existing 30-inch storm drain encumbered by an easement traverses portions of Lots 3 and 4. Verification as to the adequacy of this storm drain as well as the downstream facilities will be necessary to comply with the requirements outlined above in Division 914.

Stormwater Management and Discharge Control Ordinance

A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 10,000 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) and National Pollutant Discharge Elimination System (NPDES) Permit.

The applicant generally intends to meet C.3 requirements by directing site runoff to bioretention areas located throughout the site for treatment prior to discharge to area storm drains.

A SWCP was submitted as part of this application, but it has been deemed to be incomplete:

1. The "Project Data" table from the SWCP template (available from the Contra Costa Clean Water Program's web site) was not included.
2. The widened pavement along Royal Oaks Drive was not accounted for as part of the area subject to treatment.
3. The proposed bio-retention basin serving Lot 3 encroaches into the stormwater and sanitary sewer easement. Further information is needed from the easement holders to verify the proposed construction and operation of stormwater treatment facilities within their right of way will be acceptable.

Floodplain

The project does not lie within the 100-year flood boundary as designated on the Federal Emergency Flood Rate Maps.

Annexation to Lighting District

The subject property is **not** currently annexed into a lighting district. The applicant will be required, as a condition of approval, to annex into the Community Facilities District (CFD) 2010-1 formed for 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, SCC Regional, and Tri-Valley Areas of Benefit, as adopted by the Board of Supervisors. These fees shall be paid prior to issuance of building permits.

Drainage Area Fee and Creek Mitigation

The subject property is located in Drainage Area 58, an "unformed" drainage area, i.e. there are no adopted Drainage Area fees adopted by the Board of Supervisors to finance construction of sub-regional drainage facilities.

A portion of San Ramon Creek is inadequate. To reduce the impact of additional stormwater run-off from this development on San Ramon Creek, one cubic yard of channel excavation material will need to be removed from the inadequate portion of San Ramon Creek for each 50 square feet of new impervious surface area created by the development. The applicant will be responsible to dispose of, at the applicant's expense, all excavated material off-site. The site selection, land rights, and construction staking will be by the Contra Costa County Flood Control and Water Conservation District (FC District).

As an alternative and upon written request, the applicant may make 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 FC District's standard impervious surface area ordinance. The FC District will use these funds to work on the creek annually.

The submitted application should be considered incomplete. Before accepting the application as complete, the following concerns should be addressed:

- Inadequate information on existing property information, right of ways, easements, etc. which may affect the design.
- Inadequate preliminary SWCP.

JLR:mr

\\pw-data\grpdata\engsvc\Land Dev\MS\MS 15-0002\MS15-0002 Incomplete.docx

c: W. Lai, Engineering Services
 J. LaRocque, Engineering Services
 Alamo Glen, LLC – Applicant & Owner
 1840 San Miguel Dr., #206
 Walnut Creek, CA 94596
 Bob Lezcano – Contact Person
 Apex Civil Engineering & Land Surveying
 817 Arnold Drive #50
 Martinez, CA 94553



June 26, 2015

Sharon Gong, Planner
Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA 94553

Subject: Geologic Peer Review – 30 Day Comments
MS15-0002 & RZ15-3229/ Alamo Glen, LLC (applicant & owner)
20 Alamo Glen Trail / APN 193-210-008 & 193-861-022 (2.35 acres +/-)
Alamo Area, Contra Costa County
DMA Project # 3033.15

Dear Sharon,

Based on your authorization, we have reviewed the geotechnical report submitted by the applicant for the captioned project. This letter is organized to first outline the purpose and scope of our review. We then provide background information on the geologic and seismic setting of the site, followed by a summary of the documents reviewed. Finally, we present our evaluation and recommendation.

Purpose

The purpose of our review was to provide a professional opinion on the adequacy of the geotechnical report for the full processing of the pending application, which is a request for approval of a 4-lot residential subdivision, along with rezoning on the site from A-2 to R-20. The Tentative Parcel Map was prepared by Apex,¹ and the geotechnical report was prepared by Calgeotech.² The County requires sufficient data on site conditions to allow: (a) delineation the potential geologic hazards based on adequate subsurface data, and (b) the data must be sufficient to serve as the primary basis for preparation of the “Geology and Soils” chapter of the CEQA document. Appendix G of the CEQA Guidelines issued by the State of California identifies the potential geologic and seismic hazards that must be evaluated by the CEQA document.

Scope

The scope of our review included (a) geologic analysis of vertical angle aerial photographs using a mirror stereoscope equipped with 3x and 8x binoculars,³ (b) review of pertinent published geologic reports and maps, (c) review of the Soil Survey of Contra Costa County, and (d) review of Safety Element geologic

¹ Apex Civil Engineering & Land Surveying, 2015, *Tentative Map “Alamo Glen”*, MS xxx-xx, Town of Alamo, County of Contra Costa, Apex Job #14042 (5 Sheets, dated Mar 18, 2015).

² Calgeotech Engineering Consultants, Inc., 2015, *Final Geotechnical Engineering Report, Alamo Glen Trail Project, 20 Alamo Glen Trail, Alamo, California, Alamo, California*, CECI Job #227-15-113G (dated May 18, 2015).

³ Pacific Aerial Surveys, 1973, CC3526-3-27 & -28 (scale 1 inch= 1,000 ft.; flown May 2, 1973)

hazard maps and geologic-related Safety Element policies. With this background we reviewed the documents submitted in support of the application, including the Storm Water Control Plan.⁴

Background

1. Active Faults

Figure 1 is a Vicinity Map. It shows the local road network and nearby freeways. It also shows the nearest faults that are considered active by the California Geological Survey (CGS). They are the Calaveras, Concord and Hayward faults. The CGS has delineated Alquist-Priolo (A-P) Earthquake Fault Zones along the known active faults in California. The official A-P zones are shown with a tan color in Figure 1. The Concord fault A-P zone is located 3-miles north of the site. The A-P Zones along the Calaveras and Hayward faults pass approximately 3-miles south and 10-miles southwest of the site, respectively. According to the State, recently active and potentially active traces of the active faults may be present anywhere in the A-P Zone. The location of surface rupture generally can be assumed to be along recently active major fault traces. The site is not within the A-P Zone. Therefore, the probability of the project site experiencing surface rupture can be considered very low.

It should be recognized that the CGS does not delineate an A-P zone unless it believes that there is clear evidence of surface fault rupture has occurred during Holocene time (i.e. during the last 11,000 years). In the case of the Calaveras fault, review of technical data by CGS geologists determined that the northern portion of the Calaveras fault has no proven Holocene offset. So, although geologic maps have confirmed that the Calaveras fault closely coincides with the toe of Las Trampas Ridge, the segment of the fault in the northern portion of Danville and further north has not been placed in an A-P Zone because of the absence of proven Holocene displacement.

In summary, the ancestral trace of the Calaveras fault is generally considered to pass approximately 2½ miles west of the site. Although this segment of the Calaveras fault is not considered to be an active fault in the Alamo area, it is a potential seismic source. Specifically, a 1998 report prepared by Geomatrix found evidence of activity during the Late Quaternary on this fault system within the Walnut Creek area (minor offset with a right-normal-oblique sense of displacement). The alluvium that was offset was dated 31,410 radio-carbon years before present.⁵

An investigation of Lettis & Associates just north of Danville was funded by the USGS and was intended to provide information on the displacement history of the northern Calaveras fault in the Alamo area during the Holocene Epoch (i.e. last 11,000 years). This 2002 investigation found no evidence of fault displacement in their 16 ft. deep trench. Nevertheless, radiocarbon age dating was performed on two sample collected from the walls of the trench. This analysis yielded dates of 3,600-4,000 years before present (ybp) and 5,600-6,000 ybp.⁶ Consequently, the exposures in the walls of the exploratory trench likely did not span all of Holocene time.

⁴ Apex Civil Engineering & Land Surveying, 2015, *Storm Water Control Plan for C.3 Compliance*, 2015, Alamo, CA., Apex Job #14042, (13 Pages, dated May 18, 2015).

⁵ Geomatrix, 1998. *Final report, Walnut Creek Water Treatment Plant Expansion, Seismic Study - Phase II*. Geomatrix Job #3970 (report dated October 30, 1998).

⁶ Unruh, J.R. & K. I. Kelson, 2002, *Critical Evaluation of the Northern Terminus of the Calaveras Fault, Eastern San Francisco Bay Region, California*, William Lettis & Associates, in support by USGS 1434-HQ-97-GR-03146.

2. Bedrock Geology

The most recent geologic map of Contra Costa County is a color, digitized bedrock geology map that was published by the U.S. Geological Survey. This map is based on the compilation of previous geologic mapping. It indicates that the site is east of the floor of the San Ramon Valley, within an area of rolling terrain (see Figure 2).⁷ Features that can be seen on the map can be summarized as follows: (a) the floor of upland valleys (e.g. Stone Valley Creek) and some drainage swales are mantled by Quaternary alluvium, undivided (Qu). These are chiefly stream channel deposits, floodplain and fluvial fan deposits; (b) the hilly upland area east of the San Ramon Valley, including the project site, are within the outcrop belt of the Green Valley- Tassajara Group (Tgvt). This formation is of Late Miocene- Pliocene age, and consists of non-marine sandstone, siltstone and claystone, with interbedded conglomerate. Volcanic tuff units within this formation have radiometric (K/Ar) age dates of 4 ± 1 million years before present. Other tuff beds lower in the formation have been dated 5.7 ± 0.5 and 6.1 ± 0.1 million years, respectively.

With regard to geologic structure, bedrock of the Tgvt has been folded into a series of synclines and anticlines that typically trend approximate $N60^{\circ}W$. Bedding tends to be very steeply dipping (typically 70 to 80^{+}), and is locally overturned. In the site vicinity the orientation of bedding appears to be influenced by the bedrock fault that is mapped approximately 1,000 ft. southwest of the site (see Figure 2). It is a thrust fault that is dipping to the northeast. It is generally agreed by geologists that the thrust faults in the flanks of Mt. Diablo are associated with regional folding and on-going uplift of the Mount Diablo region. The thrust fault is considered inactive by the CGS and USGS. Nevertheless, it must be considered a potential source of strong ground shaking in the site vicinity based on its proximity. A study by Unruh and Sawyer (1997) suggests the Mount Diablo thrust fault could be capable of producing an earthquake with a moment magnitude of 6.75. Surface rupture is unlikely as this fault is considered a "blind" thrust fault in which displacements do not reach the surface. There is a historic record of earthquake swarms (i.e. seismic activity) with epicenters in the general vicinity of the site, but these seismic events have been relatively low magnitude. Such seismic events may be associated with minor fault displacement occurring at depth on the blind thrust fault. The likelihood that the site will experience strong ground shaking from one of the known active faults in the region is considered greater than from an event on the Mount Diablo thrust fault.

3. Landslides

In 1975 the U.S. Geological Survey issued photointerpretive maps of Contra Costa County that show the distribution landslide and other surficial deposits.⁸ These maps, which were published at a scale of 1 inch = 2,000 feet, were based solely on geologic interpretation of aerial photographs, without the benefit of a site visit or any subsurface data. Moreover, they do not show landslides that may have formed since 1975. The landslides shown are not classified on the basis of the activity status (i.e. active or dormant), depth of slide plane (shallow or deep seated), or type of landslide deposit (e.g. earthflow, debris flow or slump). Nevertheless, the map serves its intended purpose which was to serve as screening criteria. In areas where landslides are mapped of a site or where there is a concentration of slides, detailed site specific investigations are warranted to fully evaluate landslide hazards.

⁷ 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.

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 Report 75-277-14.

It should be recognized that the USGS map was prepared by an experienced geologist who interpreted geomorphic features shown on historic aerial photographs. Clearly there are limitations to this method, but it was not intended to be a substitute for a detailed site-specific geologic/ geotechnical investigation. The slides identified in the USGS map were included in the Safety Element of the County General Plan (page 10-24). Figure 3 presents the USGS landslide map of the site and surrounding area. To enhance readability the map, it has been enlarged to a scale of 1 inch= 400 feet. The base map for Figure 3 is an aerial photograph that shows topography (20 ft. contour interval) and creeks; the boundary of the site is outlined in green. According to Figure 3 there are no USGS photointerpretative landslides on or near the project site.

4. Liquefaction Potential

Liquefaction is a phenomenon in which saturated, cohesionless soils are subject to a temporary loss of shear strength because of pore pressure build-up under the cyclic shear stresses associated with earthquakes. The consequences of liquefaction include the following: (a) slope failure involving the soils that overlie the layer that liquefies, (b) settlement due to the consolidation of the layer that is subject to liquefaction, (c) lateral spreading, and (d) ground cracking/ sand boils.

The Safety Element also includes a Liquefaction Potential Map on page 10-15. This map is used as a “screening criteria” by Contra Costa County during the processing of land development applications. This map divides the County into three categories: “generally high”, “generally moderate to low”, and “generally low”. The County requires rigorous evaluation of liquefaction potential in areas rated “generally high”; and qualitative investigations for sites rated “moderate to low”; and requirements for geotechnical evaluation of sites rated “generally low” are minimal. The map attempts to be conservative of the side of safety. Where geologically young alluvial deposits are shown on soils maps of the County, the General Plan considers the site to be in the “generally high” category. Site specific investigations are needed to determine if liquefiable sands are present and to provide stabilization measures where loose, potentially liquefiable sands are confirmed. In the experience of the County peer review geologist, only 1 acre of every 1,000 acres in the “generally moderate to low” category have clean, weakly consolidated sands below the water table. It is these sands that are candidates for liquefaction. According to Figure 3 the site is classified *Generally Low* liquefaction potential. Along the channel of Stone Valley Creek, about 800 ft. south of the site, there are alluvial deposits that are rated *Generally High* liquefaction potential.

5. Soils

According to the Soil Survey of Contra Costa County the soils on the site are the designated the Alo clay, 15 to 30 percent slopes (AaE). This soil is a Class VI (non prime) agricultural soils, with a Storie Index rating of 23. With regard to engineering properties, these soils are considered to be “highly” expansive and “highly” corrosive. Special design features will be needed to avoid or control damage to improvements.

6. Seismicity

Significant faults within a radius of 35 miles from the site include the Mt. Diablo thrust, Greenville, Calaveras, Concord-Green Valley, Hayward, Great Valley and San Andreas. The project site is located in the eastern portion of the seismically active San Francisco Bay area. Although the project sites are not crossed by active faults, there are known active faults sufficiently near to be the source of strong earthquake shaking. Potential seismic hazards at the project site resulting from a nearby moderate to major earthquake can be classified as “primary” and “secondary.” The primary seismic hazard is ground

rupture, and groundshaking. Common secondary seismic hazards include earthquake-triggered soil liquefaction, lateral spreading, landsliding and land subsidence. USGS Open-File Report 03-214 predicts a 62 percent chance of a magnitude 6.7 or greater earthquake on one of the active faults U.S. Geological Survey Open-File Report 03-214 predicts a 62 percent chance of a magnitude 6.7 or greater earthquake on one of the active faults which exist within the San Francisco Bay Area during the 30 year period. The study estimates an 11, 4 and 27 percent probability that a magnitude 6.7 earthquake will occur on the Calaveras, Concord-Green Valley and Hayward faults, respectively, during this period. Similarly, there is a 21 percent chance of such an event occurring on the San Andreas fault; and the probability of such an event on the Greenville and Mount Diablo faults are rated 3 percent each, respectively.

The Safety Element includes a figure titled “Seismic Ground Response” (General Plan, page 10-13). This map classifies sites where bedrock is inferred to be at/ near the surface as *lowest damage susceptibility*. The risk of structural damage from earthquake ground shaking is controlled by building and grading regulations. According to the 2013 California Building Code (CBC), structures requiring building permits (including the proposed residence, retaining walls over 3 ft. in height and most types of accessory structures) require the design take into account both foundation conditions and proximity of active faults and their associated ground shaking characteristics. Design-level geotechnical reports must include CBC seismic design parameters. Those parameters are used by the structural engineer in the design of civil engineering structures. Compliance with building and grading regulations can be expected to keep risks within generally accepted limits.

CECI Investigation

1. Purpose and Scope

The stated purpose of the Calgeotech Engineering Consultants, Inc. (CECI) investigation was to characterize site geologic and soils conditions, and provide specific standards and criteria to guide site grading, drainage and foundation design. The scope of the study was limited to (a) review of readily available geologic/geotechnical literature, (b) logging of four exploratory borings (each 19½ ft. deep), (c) laboratory testing of selected samples, (d) geotechnical analysis of the data gathered, and (e) preparation of a report documenting the investigation and presenting CECI’s findings and recommendations.

2. Subsurface Conditions

The “soils” encountered during subsurface exploration by CECI are not divided into fill, A-horizon soil, B-horizon soil, severely weathered rock, and moderately- to slightly weathered rock. Instead, the logs of borings provide a empirical descriptions of texture, color, and stiffness, along with field data e.g. STP blow counts, compressive strength) and laboratory data (e.g. dry density). Briefly summarized the logs indicate medium stiff to very stiff clays and sandy clay to a depths ranging from 5½ to 9 ft. Below that depth the logs indicate chiefly clayey sand (severely weathered sandstone bedrock?). Laboratory testing indicates moisture contents ranging from 18 to 25%. No groundwater was encountered in the borings at the time of the field investigation. CECI notes that fluctuations in groundwater levels are expected to occur seasonally in response to changes in precipitation, irrigation and other factors.

1. Geologic Hazards Assessment

CECI provides a preliminary assessment of geologic and seismic hazards. They conclude that the risk of surface fault rupture is relatively low; and the materials encountered in the borings indicate that soils on

The site are not candidates for liquefaction. The report does not specifically comment on landslide hazards. The primary geologic hazard is considered to be earthquake shaking associated with a large magnitude event on the Hayward fault. The primary geotechnical hazard is the moderately expansive soils. In summary, the report does not directly address the range of potential hazards listed in Appendix G of the State CEQA Guidelines. No reference is made to corrosive soils.

2. Findings

CECI concludes that the site is suitable for the proposed residential development provided that their recommendations are incorporated into the final design and construction of the project. The report goes on to indicate that they have reviewed the grading plans but the date of the plans reviewed was not referenced in the CECI report.

It should be recognized that there is no evidence that CECI has reviewed the arborist report. The arborist has recommended preservation of 11 Coast redwood and 7 Strawberry trees. Some of trees are within the area proposed for grading. The protection of the trees and their roots may trigger modification to the grading plan set reviewed by CECI. Additionally, CECI does not reference the Storm Water Control Plan, which provides design criteria for roof and lot drainage, as well as for the location and design of four bioretention basins (i.e. areas where surface runoff is to be detained adjacent to Royal Oaks Drive improvements, and immediately adjacent to planned concrete driveways serving Parcels 1, 2 and 3). The drainage concepts in that plan and the proposed drainage improvements have not been reviewed by CECI.

3. Recommendations

Commencing on page 7, CECI presents its design recommendations. They address a) grading, b) foundation design (footings at least 12 in. wide and at least 18 in. below lowest adjacent finished grade, c) lateral earth pressure, d) secondary slab-on-grade construction, e) retaining walls, e) expansive soils, f) surface drainage, g) seismic design criteria. There are some items that do not appear to be addressed by CECI's recommendations, including the following: gradient of engineered slopes, pavement design, landscape irrigation, utility trenches, cut/fill transition lots, keying in fills, installation of subdrains, and differential fill thickness/ settlement. On page 8 the last paragraph states that *engineered fill, if used, should be non-expansive and consist of relatively granular material having a Plastic Index of less than 15 and a maximum rock size of 3 inches*. This seems to imply that the cut material on site would not be suitable for use as engineered fill. (Would import fill be utilized for all areas of the site requiring use of engineered fill?) For the seismic design criteria, CECI references the 2010 California Building Code (CBC), not the 2013 CBC that has been adopted by the County.

CECI identifies the recommended construction observation services on page 18 of their report. The outlined services are observation and testing (as necessary) during the earthwork and foundation phases to (a) view exposed conditions to ensure they do not substantially deviate from those that were the basis of the CECI's design recommendations, (b) ensure that their recommendations are properly implemented in the field by the contractor, and (c) allow for field changes in response to exposed conditions.

DMA Evaluation

1. Geotechnical Report

In our opinion the report of CECI requires clarification before it can be deemed to be adequate for the processing of the application for a proposed marina. Specifically, the geotechnical report addresses

potential geologic, geotechnical and seismic hazards, but the evaluation is abbreviated and does not address the full range of potential hazards listed in Appendix G of the State CEQA Guidelines. Additional comments on the geotechnical report are as follows:

- The review copy of the CECI report was not wet signed and stamped by the project engineer. Furthermore, on page 20 of the report (the signature page) the signatory is identified as Manny Saleminik, Project Manager. The role of the project manager is not clear. (For this investigation the logging of boreholes was performed by others. Normally, exploratory borings are logged by qualified/ licensed professional staff who can determine how deep borings need to be, and make other determinations in the field. In this case the logs do not identify the bedrock. (e.g. the sandy silt at the bottom boring B-2 could be interpreted as weathered siltstone; or clayey silty sand within an alluvial fan; or a landslide deposit.) This interpretation appears to be unresolved/ unclear. Ultimately, there is a question that needs to be clarified: was the project manager in *responsible charge* of the investigation or was his role to review a report written by others before wet signing and stamping the report? We request that CECI explain the role of the Project Manager.
- The grading plans indicate cut slopes along the east flank of proposed Lots #2 and 3 that ranges up to 16 ft. high, with a proposed gradient of 2:1 (horizontal to vertical). No information is provided by CECI on the orientation of bedding, depth to bedrock or engineering properties of the material exposed in the cut slope. Figure 4 of the CECI report indicates that bedding in the site vicinity dips to the west/ southwest at 13 to 35°. If bedding dips west at less than about 25°, it would “daylight” in the cut slope. (In that case, it may be necessary to perform slope stability analysis or perhaps consideration could be given to over-excavation and rebuilding the slope as a buttress fill.) We request that CECI provide information on the orientation of bedding.
- The project includes four bioretention basins. The Preliminary Storm water Control Plan indicates that overland flow to the basins is proposed, rather than use of closed conduits (i.e. roof gutters discharge to spatter plates, runoff to travel by sheet flow to the bioretention basins, including sheet flow over the proposed 2:1 and 3:1 graded slopes. This implies that there will be water on the building pads, adjacent to foundations. Care/ design recommendations will be needed to ensure that water does not make its way to foundations. The basins are to be located at the toe of a fill slope that ranges from 8 to 15 ft. in height, and adjacent to Royal Oaks Drive and to the driveways to Lots #1, 2 and 3. The basins are designed to slow runoff, encourage infiltration and improve the water quality prior to it exiting the site. The drainage plan and the design details will require review and approval of the project geotechnical engineer to ensure that these facilities do not threaten to damage improvements. The typical section for the basins indicate a standpipe will serve as the (primary spillway). In our experience, these pipes can be clogged by floating debris (woody plans, mulch, litter, etc.) These facilities are generally maintained by private property owners, so the design should strive to minimize maintenance requirements.
- The arborist provides recommendations to protect many of the existing trees. Retaining trees near foundations may conflict with geotechnical recommendations. The geotechnical engineer should be involved in evaluation of the arborist’s recommendations by the project proponents team. In some instances it may be prudent to remove a code protected tree that poses a substantial risk to the planned residences (foundation or drainage improvements). There is a Tree Protection and Preservation Ordinance that allows removal of a code protected tree if there is adequate justification. In that case the planting of approved replacement trees is provided by the Tree Ordinance.)

2. Grading Plan

It is our recommendation that the project proponent provide (a) color cut and fill map, and (b) grading volume calculations. We also note that there are retaining walls are shown on the grading plans, but the heights of the walls are not specified. We request information on wall heights and we wish to know if all walls are to be engineered/ permanent walls that are built with building permits, with drainage behind each wall.

With regard to drainage, roof gutter water is to be discharged on the pad adjacent to the foundation, and sheetflow to the bioretention basin. It is our concern that on a level/ nearly level pad runoff will flow instead to the foundation area. Provide information on how it can be assured that roof gutter water on the will efficiently be conveyed away from foundations.

Purpose and Limitations

The purpose of our review was to provide a professional opinion on compliance of the documents provided by the applicant for deeming the application complete. Specifically, we provide technical advice to assist the Community Development Department with discretionary permit decisions. Our services have been limited to interpretation of 1973 aerial photographs and review of the referenced reports. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the engineering geology profession.

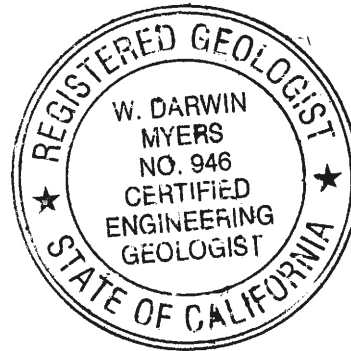
We trust this letter provides the evaluation and comments that you requested. Please call if you have any questions.

Sincerely,

DARWIN MYERS ASSOCIATES

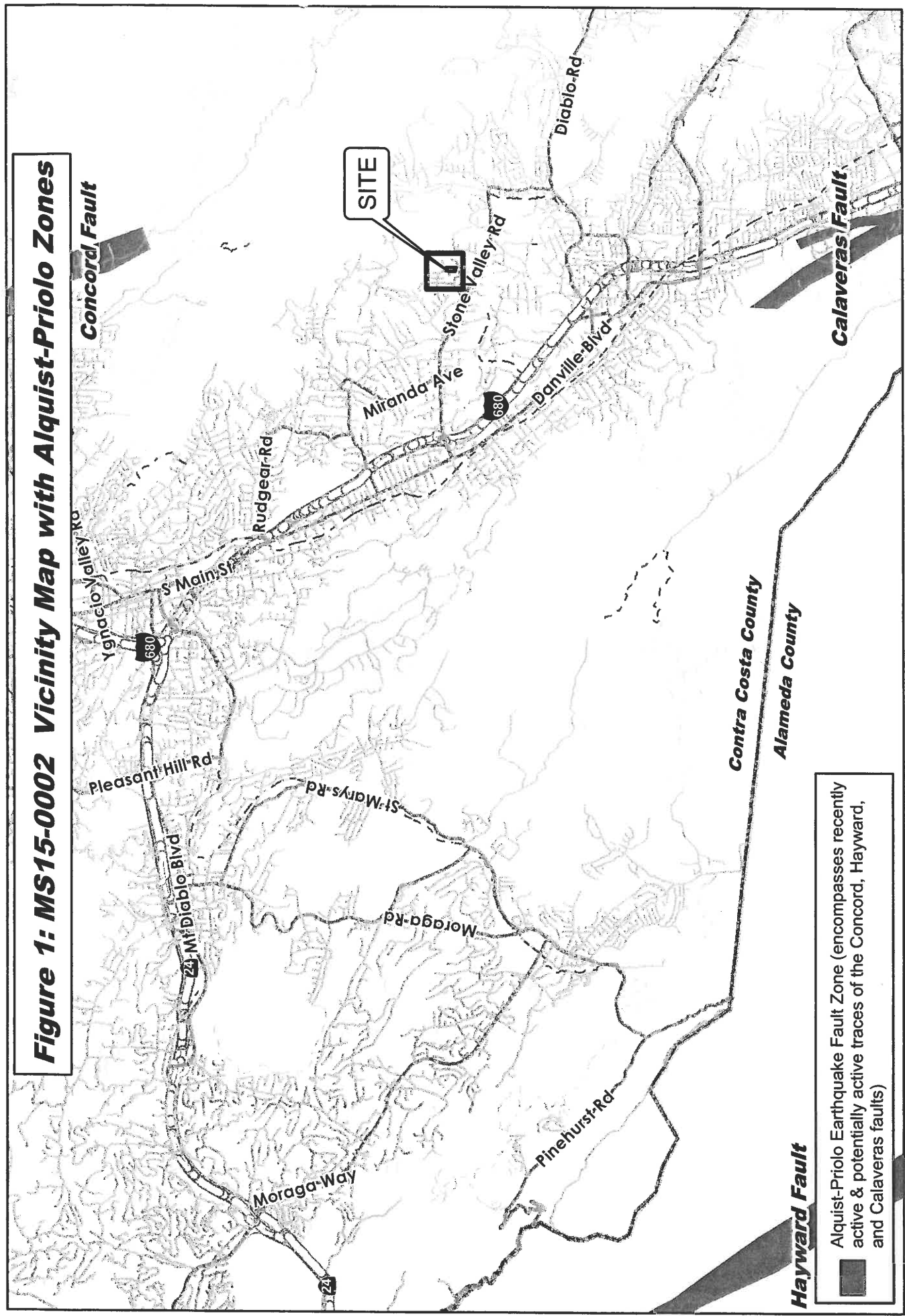


Darwin Myers, CEG 946
Principal



cc. Alamo Glen, LLC, 1840 San Miguel Drive, #206, Walnut Creek, CA 94596
Manny Saleminik, CECI, 3329 Pine Valley Rd., San Ramon, CA 9458
Apex Civil Engineering, 817 Arnold Drive, Suite 50, Martinez, CA 94553

Figure 1: MS15-0002 Vicinity Map with Alquist-Priolo Zones



Alquist-Priolo Earthquake Fault Zone (encompasses recently active & potentially active traces of the Concord, Hayward, and Calaveras faults)

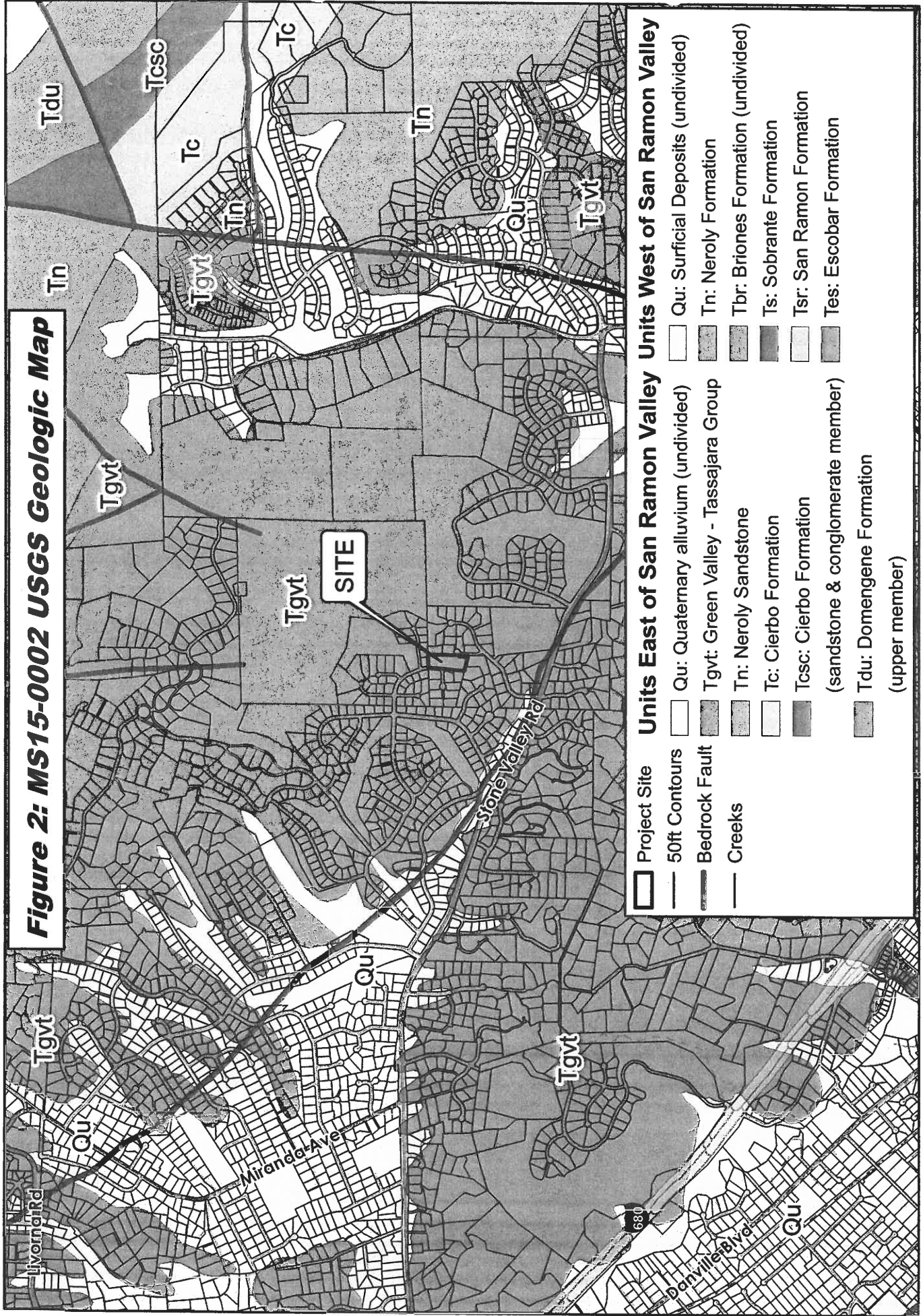


Map Created 4/15/2015
 by Contra Costa County Department of
 Conservation and Development, GIS Group
 30 Muir Road, Martinez, CA 94553
 37.5941, 79.111220703, 756W

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Figure 2: MS15-0002 USGS Geologic Map



- | | | | | | |
|--|---------------------|--|--|--|---------------------------------------|
| | Project Site | | Units East of San Ramon Valley | | Units West of San Ramon Valley |
| | 50ft Contours | | Qu: Quaternary alluvium (undivided) | | Qu: Surficial Deposits (undivided) |
| | Bedrock Fault | | Tgvt: Green Valley - Tassajara Group | | Tn: Neroly Formation |
| | Creeks | | Tn: Neroly Sandstone | | Tbr: Briones Formation (undivided) |
| | | | Tc: Cierbo Formation | | Ts: Sobrante Formation |
| | | | Tcsc: Cierbo Formation (sandstone & conglomerate member) | | Tsr: San Ramon Formation |
| | | | Tdu: Domengene Formation (upper member) | | Tes: Escobar Formation |



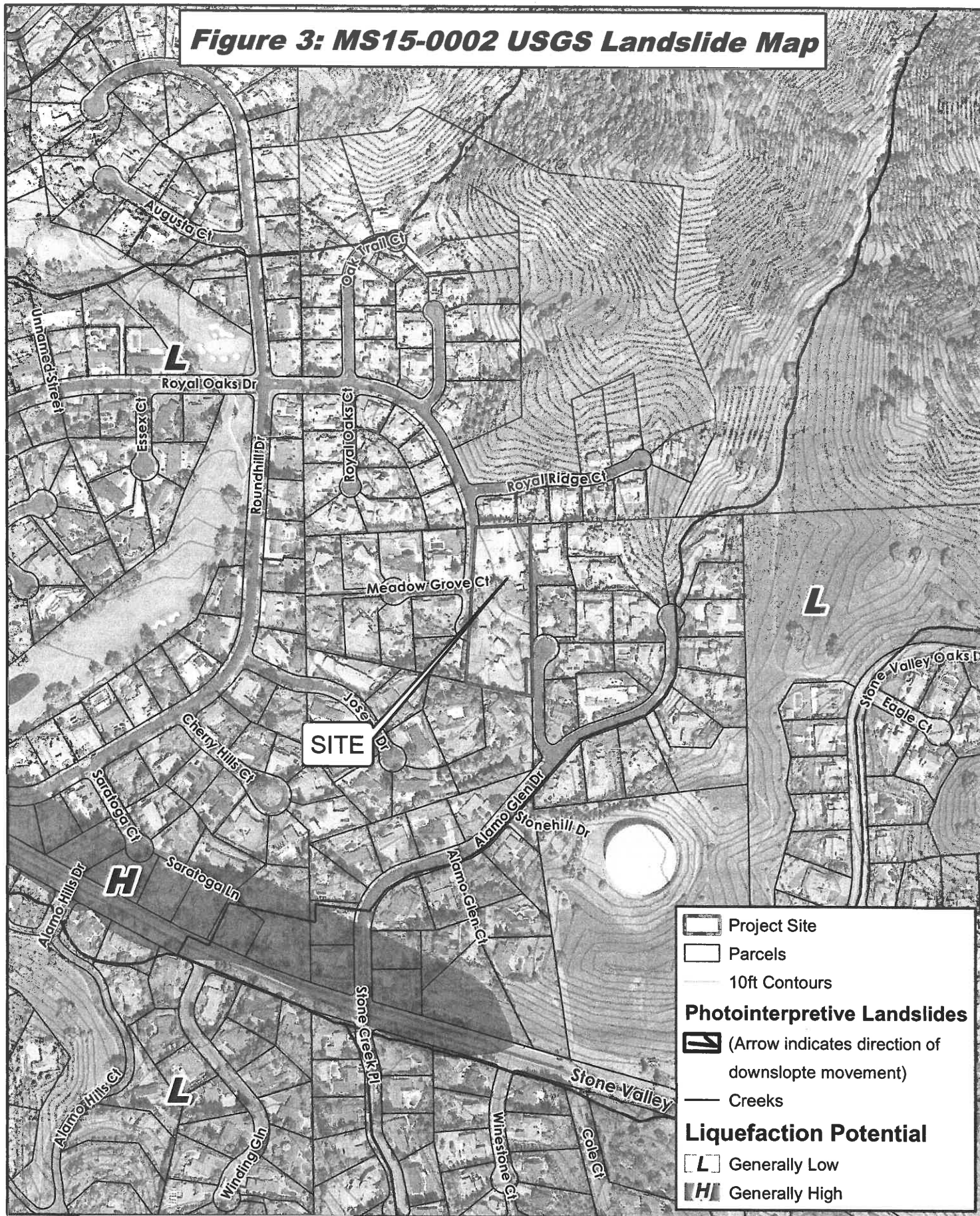
Source: USGS Open File Report 94-622

Map Created 4/15/2015
 by Contra Costa County Department of
 Conservation and Development, GIS Group
 30 Muir Road, Martinez, CA 94553
 37:59:41.791N 122:07:03.759W

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 accept the County of Contra Costa disclaimer of liability for geographic information.



Figure 3: MS15-0002 USGS Landslide Map



Project Site
 Parcels
 10ft Contours
Photointerpretable Landslides
 (Arrow indicates direction of downslope movement)
 Creeks
Liquefaction Potential
 Generally Low
 Generally High



0 185 370 740 Feet

Map Created 4/15/2015
 by Contra Costa County Department of
 Conservation and Development, GIS Group
 30 Muir Road, Martinez, CA 94553
 37.59:41.791N 122:07:03.766W

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Source: Safety Element, County General Plan (p10-15 & 10-24)



SAN RAMON VALLEY FIRE PROTECTION DISTRICT

06/23/2015

Permit: CP154441456 - Submitted Plan: Planning and site development review

Project: MS 15-0002/RZ 15-3229 (4) Lot Subdivision - Business: null

Name unavailable

**RE: PLANNING APPLICATION REVIEW AT
20 Alamo Glen TRL
Alamo, CA 94507
APN: 193210008**

Dear Name unavailable

The District has reviewed the planning application for the above address. Based upon the information provided, comments and requirements have been made as conditions of approval (see the attached report).

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 me at (925) 838-6682 or dstevens@srvfire.ca.gov

Sincerely,

A handwritten signature in black ink, appearing to read "David Stevens".

David Stevens
Deputy Fire Marshal

1500 Bollinger Canyon Road, San Ramon, CA 94583
Phone: (925) 838-6600 Fax: (925) 838-6696
www.firedepartment.org

San Ramon Valley Fire Protection District Planning Application Review

Submittal Information

Permit Number	CP154441456	Submittal Number	SN3335541
Submittal Type	Planning and site development review	Submitted Date	06/18/2015 12:26:18

Condition #	Category	Condition
5504280	Access & Water	Fire apparatus roadways (public, private streets, roads, and in some instances driveways used for vehicle access) shall have a minimum unobstructed width of 20 feet (6 m) and an unobstructed vertical clearance of not less than 13 feet 6 inches (4 m). Streets under 36 feet (11 m) shall have red curbs and be posted with signs or red curbs and stenciled on one side and under 28 feet (8.5 m) on both sides of the street. Stencil and signs shall read as follows: "NO STOPPING FIRE LANE CVC 22500.1".
5504281	Access & Water	Fire apparatus roadways (public, private streets, roads and in some instances driveways used for vehicle access) shall be capable of supporting the imposed weight of fire apparatus (40,000 pounds) and shall be provided with an all weather driving surface. [Only paved, concrete, or engineered paver system surfaces are considered to be all weather driving surfaces]
5504282	Access & Water	The maximum grade for a fire apparatus roadway is 20%. Roadways with grades of 16-20% shall be grooved concrete. Grooved concrete shall be 1/2" wide, 1/2" deep, and spaced 1 1/2" on center. If alternate surfacing is proposed, provide a letter stamped by the civil engineer documenting that the skid resistance is better than or equal to the grooved concrete specification. The alternate surfacing must also be approved by the appropriate city, town or county department.
5504283	Access & Water	NOTE ON FIELD PLAN: Identify the fire hydrant locations by installing reflective "blue dot" markers adjacent to the hydrant 6" (152.4 mm) off center from the middle of the street.
5504284	Access & Water	Fire hydrant(s) are required. All hydrants shall be wet barrel EBMUD standard steamer type (1) 4 1/2" (114.3 mm) and (1) 2 1/2" (63.5 mm) outlet).
5504285	Access & Water	Fire apparatus roadways in excess of 150 ft. (45.72 m) in length shall make provisions for approved fire apparatus turnarounds.
5504286	Access & Water	NOTE ON FIELD PLAN: Provide a weed abatement program before, during and after construction. Maintain grass or brush clearance of 100 ft. (30.48 m) from combustible construction and 30 feet (9.144 m) from street and property lines.
5504287	Planning	Fire flow requirements for buildings or portions of buildings and facilities shall be in accordance with CFC or other approved methods. Provide flow data from appropriate water purveyor to demonstrate that the fire flow is adequate.
5504288	Planning	Prior to the issuance of a Building Permit, submit (3) full sets of building plans to the San Ramon Valley Fire Protection District for review and approval.

Permit Number: CP154441456

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
CONTRA COSTA COUNTY
Rohnert Park, California 94928-3609
Tel: 707-588-1155
nwic@sonoma.edu
http://www.sonoma.edu/nwic
PARTNERSHIP OF CONSERVATION
AND DEVELOPMENT

June 19, 2015

File No.: 14-1723

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

re: MS 15-0002; RZ 15-3229 / 20 Alamo Glen Trail / Apex Engineering

Dear Ms. Gong,

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 This office has no record of any previous cultural resource studies for the proposed project area (see *recommendation below*).

Archaeological and Native American Resources Recommendations:

XX The proposed project area has the possibility of containing unrecorded archaeological sites. A study is recommended prior to commencement of project activities.

XX We recommend you contact the local Native American tribes 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.

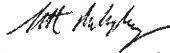
Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that 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.

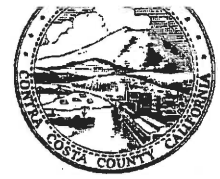
Sincerely,



Scott McGaughey
Researcher

cc: Apex Engineering
Bob Lezcano
817 Arnold Dr. #50
Martinez, CA 94553

6/19/15
 16



AGENCY COMMENT REQUEST

Date June 1, 15

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

<p style="text-align: center;">DISTRIBUTION</p> <p><u>Internal</u></p> <p><input checked="" type="checkbox"/> Building Inspection <input checked="" type="checkbox"/> Grading Inspection <input type="checkbox"/> Advance Planning <input checked="" type="checkbox"/> Housing Programs ^{Kristin Sheck} <input type="checkbox"/> Trans. Planning <input type="checkbox"/> Telecom Planner <input type="checkbox"/> ALUC Staff <input type="checkbox"/> HCP/NCCP Staff <input type="checkbox"/> APC Floodplain Tech <input checked="" type="checkbox"/> County Geologist</p> <p><u>Health Services Department</u></p> <p><input checked="" type="checkbox"/> Environmental Health <input type="checkbox"/> Hazardous Materials</p> <p><u>Public Works Department</u></p> <p><input checked="" type="checkbox"/> Engineering Services (Full-size) <input type="checkbox"/> Traffic <input type="checkbox"/> Flood Control (Full-size) <input type="checkbox"/> Special Districts</p> <p><u>Local</u></p> <p><input checked="" type="checkbox"/> Fire District <u>San Ramon Valley</u> <input checked="" type="checkbox"/> Sanitary District <u>Central Sanitary</u> <input checked="" type="checkbox"/> Water District <u>East Bay MUD</u> <input type="checkbox"/> City of _____ <input checked="" type="checkbox"/> School District(s) <u>San Ramon Unified</u></p> <p><input checked="" type="checkbox"/> LAFCO <input type="checkbox"/> Reclamation District # _____ <input checked="" type="checkbox"/> East Bay Regional Park District <input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD <input checked="" type="checkbox"/> MAC/TAC <u>Alamo</u> <input checked="" type="checkbox"/> Improvement/Community Association <u>AIA</u></p> <p><u>Others/Non-local</u></p> <p><input checked="" type="checkbox"/> CHRIS - Sonoma State <input checked="" type="checkbox"/> CA Fish and Wildlife, Region 3 - Bay Delta</p> <p><u>Additional Recipients</u></p> <p>_____ _____ _____ _____ _____</p>	<p>Please submit your comments to:</p> <p>Project Planner <u>Sharon Gong</u> Phone # <u>925 674-7802</u> E-mail <u>sharon.gong@dcd.cccounty.us</u> County File # <u>MS 15-0002 / RZ 15-3229</u></p> <p>Prior to <u>June 24, 2015</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p><u>NO</u> Active Fault Zone (Alquist-Priolo) <input checked="" type="checkbox"/> Flood Hazard Area, Panel # _____ <u>NO</u> 60-dBA Noise Control <u>NO</u> CA EPA Hazardous Waste Site</p> <p style="text-align: center;">*****</p> <p>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.</p> <p>Comments: <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/> Below <input type="checkbox"/> Attached</p> <p><u>1. ALL WORK TO BE DONE PER CURRENT BLDG CODES</u></p> <p><u>2. SOIL REPORT IS REQUIRED</u></p> <p>_____ _____ _____ _____ _____</p> <p>Print Name <u>ABED CHOWDHURY</u> <u>Abed Chowdhury</u> <u>6/19/15</u> Signature DATE</p> <p>Agency phone # <u>925-674-7740</u></p>
---	--



REVIEW OF AGENCY PLANNING APPLICATION

PART OF CONSERVATION
AGREEMENT
15 JUN 29 PM 2:58
CONTRA COSTA COUNTY

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: 06/16/2015	EBMUD MAP(S): 1566B494	EBMUD FILE: S-99
AGENCY: Contra Costa County Community Development Department Attn: Sharon Gong 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: MS15-0002 / RZ15-3229	FILE TYPE: Tentative Map
APPLICANT: Alamo Glen, LLC 1840 San Miguel Dr., # 206 Walnut Creek, CA 94596	OWNER: Alamo Glen, LLC 1840 San Miguel Dr., # 206 Walnut Creek, CA 94596	

DEVELOPMENT DATA

ADDRESS/LOCATION: 20 Alamo Glen Trail City: ALAMO Zip Code: 94507

ZONING: R-20 PREVIOUS LAND USE: A-2 Agricultural

DESCRIPTION: Request approval of a tentative map to subdivide subject property into four lots. There are proposed single family house structures. TOTAL ACREAGE: 2.41 ac.

TYPE OF DEVELOPMENT: Single Family Residential: 4 Units

WATER SERVICES DATA

PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 457-476	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 450-512
--------------------	---	---

All of development may be served from existing main(s)
Location of Main(s): Royal Oaks Drive and Alamo Glen Trail

None from main extension(s)
Location of Existing Main(s):

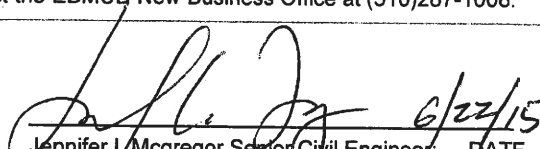
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE	SERVICE ELEVATION RANGE
F5B	450-650		

COMMENTS

Once the property is subdivided, separate meters for each lot will be required. 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. 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. No water meters are allowed to be located in driveways. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.

AMM

CHARGES & OTHER REQUIREMENTS FOR SERVICE:
Contact the EBMUD New Business Office at (510)287-1008.


 Jennifer L. McGregor, Senior Civil Engineer, DATE 6/22/15
 WATER SERVICE PLANNING SECTION

WILLIAM B. WALKER, M.D.
HEALTH SERVICES DIRECTOR
RANDALL L. SAWYER
CHIEF ENVIRONMENTAL HEALTH & HAZMAT OFFICER
MARILYN C. UNDERWOOD, PH.D. REHS
DIRECTOR OF ENVIRONMENTAL HEALTH



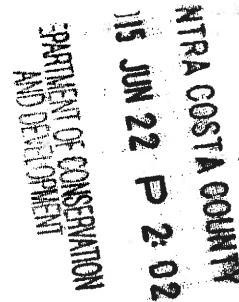
CONTRA COSTA
ENVIRONMENTAL HEALTH

2120 Diamond Blvd., Suite 200
Concord, California 94520
Ph (925) 692-2500
Fax (925) 692-2502
www.cchealth.org/eh/

June 16, 2015

Sharon Gong
Department of Conservation and Development
Community Development Division
30 Muir Rd.
Martinez, CA 94553-4601

RE: MS15-0002 and RZ15-3229 (Proposed minor subdivision)
20 Alamo Glen Trail, Alamo
APN 193-210-008 and 193-861-022



Dear Ms. Gong:

The Contra Costa Environmental Health Division (CCEHD) has received a request for agency comments for the above referenced project. The following are our comments if the project is served by public sewer and public water:

1. Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEHD. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these should be clearly marked, kept secure, and destroyed pursuant to CCEHD requirements.
2. A permit from CCEHD is required for any well or soil boring prior to commencing drilling activities, including those associated with environmental investigation and cleanup, and geotechnical investigation. Note: CCEHD soil boring permits have been issued previously for this location.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If you should have any questions, please do not hesitate to call me at (925) 692-2535.

Sincerely,

Joseph G. Doser, R.E.H.S.
Supervising Environmental Health Specialist

cc: Kristian Lucas, Contra Costa Environmental Health

JGD:tf



Sharon Gong

From: Russ Leavitt <RLeavitt@centralsan.org>
Sent: Friday, June 12, 2015 4:26 PM
To: Sharon Gong
Subject: MS 15-0002/RZ 15-3229; four-lot SFR subdivision, 20 Alamo Glen Trailm Alamo
Attachments: RUSSELL B LEAVITT.vcf

According to Central Contra Costa Sanitary District (CCCSD) records, the project site is within CCCSD's service area and sanitary sewer service is available to the project site. Existing public main sewers can already serve each of the proposed lots. The proposed project would not be expected to produce an unmanageable added capacity demand on the wastewater system, nor interfere with existing facilities. To connect the new residences to the public main sewer, the developer will need to pay CCCSD's residential connection fees and obtain sewer connection permits. For details, contact CCCSD's Permit Section at 925-229-7371. Thanks!

Russ Leavitt

RUSSELL B. LEAVITT
Engineering Assistant III
v: (925) 229-7255 f: (925) 228-4624
RLEAVITT@centralsan.org



**Central Contra Costa
Sanitary District**

5019 Imhoff Place, Martinez, California 94553-4392

See
 6/2/15
 16



AGENCY COMMENT REQUEST

Date June 1, 15

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

<p style="text-align: center;">DISTRIBUTION</p> <p><u>Internal</u></p> <p><input checked="" type="checkbox"/> Building Inspection <input checked="" type="checkbox"/> Grading Inspection <input type="checkbox"/> Advance Planning <input checked="" type="checkbox"/> Housing Programs <small>Kristin Sheck</small> <input type="checkbox"/> Trans. Planning <input type="checkbox"/> Telecom Planner <input type="checkbox"/> ALUC Staff <input type="checkbox"/> HCP/NCCP Staff <input type="checkbox"/> APC Floodplain Tech <input checked="" type="checkbox"/> County Geologist</p> <p><u>Health Services Department</u></p> <p><input checked="" type="checkbox"/> Environmental Health <input type="checkbox"/> Hazardous Materials</p> <p><u>Public Works Department</u></p> <p><input checked="" type="checkbox"/> Engineering Services (Full-size) <input type="checkbox"/> Traffic <input type="checkbox"/> Flood Control (Full-size) <input type="checkbox"/> Special Districts</p> <p><u>Local</u></p> <p><input checked="" type="checkbox"/> Fire District <u>San Ramon Valley</u> <input checked="" type="checkbox"/> Sanitary District <u>Central Sanitary</u> <input checked="" type="checkbox"/> Water District <u>East Bay MUD</u> City of _____ <input checked="" type="checkbox"/> School District(s) <u>San Ramon Unified</u></p> <p><input checked="" type="checkbox"/> LAFCO</p> <p>Reclamation District # _____</p> <p><input checked="" type="checkbox"/> East Bay Regional Park District</p> <p><input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD</p> <p><input checked="" type="checkbox"/> MAC/TAC <u>Alamo</u></p> <p><input checked="" type="checkbox"/> Improvement/Community Association <u>AIA</u></p> <p><u>Others/Non-local</u></p> <p><input checked="" type="checkbox"/> CHRIS - Sonoma State</p> <p><input checked="" type="checkbox"/> CA Fish and Wildlife, Region 3 - Bay Delta</p> <p><u>Additional Recipients</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Please submit your comments to:</p> <p>Project Planner <u>Sharon Gong</u> Phone # <u>925 674-7802</u> E-mail <u>sharon.gong@dcd.cccounty.us</u> County File # <u>MS 15-0002 / RZ 15-3229</u></p> <p>Prior to <u>June 24, 2015</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p><u>NO</u> Active Fault Zone (Alquist-Priolo) <input checked="" type="checkbox"/> Flood Hazard Area, Panel # _____ <u>NO</u> 60-dBA Noise Control <u>NO</u> CA EPA Hazardous Waste Site</p> <p style="text-align: center;">*****</p> <p>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.</p> <p>Comments: <input type="checkbox"/> None <input type="checkbox"/> Below <input checked="" type="checkbox"/> Attached</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">JUN - 8 2015</p> <p style="text-align: center;">Facilities Development</p> <p>Print Name <u>Karen DeJesus</u> <u>Karen DeJesus</u> 6/2/15 Signature DATE Agency phone # <u>(925) 552-2962</u></p>
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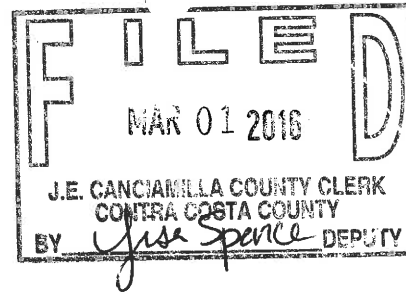
CEQA Documents
Mitigated Negative Declaration
Initial Study
Mitigation Monitoring Program
CEQA Comments

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

March 1, 2016

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

County File #MS15-0002/RZ15-3229

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 on the following project:

Project Location: 20 Alamo Glen Trail
Alamo, CA 94507
APN: 193-210-008, 193-861-022

Applicant and Owner: Alamo Glen, LLC
1840 San Miguel Drive, #206
Walnut Creek, CA 94596

Project Description

The project proposes to rezone the 2.41-acre site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide the lot into four parcels (ranging in area from 20,687 to 28,877 square feet) with the intent to develop each resultant parcel with a single-family residence. The project includes a dedication of land to the County for the completion of improvements to the public road, Royal Oaks Drive, from which proposed Parcels A, B, and C are accessed. The proposed Parcel D will be accessed from Alamo Glen Trail, a fully-improved public road. The project proposes to remove 48 code-protected trees from the site, and to work within the drip line of 26 trees that are located on adjacent properties. A significant amount of grading is proposed to prepare the site for the future construction of four residences (one on each parcel) – 8,137 cubic yards of cut, 5,376 cubic yards of fill, and a net export total of 2,761 cubic yards of soil.

Site Description & Surrounding Land Uses

The project site consists of a 2.36-acre parcel and a 0.17-acre parcel in Alamo. The site is surrounded on all sides by single-family, low density residential developments. Undeveloped lands occur further north and east of the site. The property is accessed by two public roads – Royal Oaks Drive from the west, and Alamo Glen Trail from the east. The project site is currently occupied by one house, with three detached accessory buildings, a small cottage, a barn, and four stables structures. Forty-eight (48) code-protected trees (mostly non-native, with a handful of native trees) exist on the property. The site generally slopes up from the southwest corner to the northeast corner, with mostly minor slopes of less than 15%. Some moderate slopes of 15% to 26% occur in the middle portion and the northern areas of the site, and steeper slopes, greater than 26%, occur in the middle portion and on the northeast corner of the site.

Determination

The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/initial study during a 20-day public comment period.

A copy of the Negative Declaration, Initial Study, Environmental Checklist and all documents referenced therein may be reviewed in the offices of the Department of Conservation & Development during normal business hours, located at 30 Muir Road in Martinez.

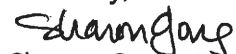
Public Comment Period

The period for accepting comments on the adequacy of the environmental documents extends to **5:00 P.M., Monday, March 21, 2016**. Any comments should be in writing and submitted to the following address:

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

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. While a date for this hearing has not yet been set, it is anticipated to occur in May of 2016. The hearing will be held at 30 Muir Road in Martinez.

Sincerely,



Sharon Gong, Project Planner

CC: County Clerk-Recorder's Office (2 copies)

Att: Parcel Map
Vicinity Map

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: County File #MS15-0002/RZ15-3229
2. Lead Agency Name and Address: Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553
3. Contact Person and Phone Number: Sharon Gong, Planner, (925) 674-7802
4. Project Location: 20 Alamo Glen Trail
Alamo, CA 94507
APN: 193-210-008, 193-861-022
5. Project Sponsor's Name and Address: Alamo Glen, LLC
1840 San Miguel Drive, #206
Walnut Creek, CA 94596
6. General Plan Designation: The subject site has a Single-Family, Low Density (SL) General Plan land use designation.
7. Zoning: The subject site is located in a General Agricultural (A-2) zoning district.
8. Site Description & Surrounding Land Uses: The project site consists of a 2.36-acre parcel and a 0.17-acre parcel in Alamo. The site is surrounded on all sides by single-family, low density residential developments. Undeveloped lands occur further north and east of the site. The property is accessed by two public roads – Royal Oaks Drive from the west, and Alamo Glen Trail from the east. The project site is currently occupied by one house, with three detached accessory buildings, a small cottage, a barn, and four stables structures. Forty-eight (48) code-protected trees (mostly non-native, with a handful of native trees) exist on the property. The site generally slopes up from the southwest corner to the northeast corner, with mostly minor slopes of less than 15%. Some moderate slopes of 15% to 26% occur in the middle portion and the northern areas of the site, and steeper slopes, greater than 26%, occur in the middle portion and on the northeast corner of the site.

Project Description: The project proposes to rezone the 2.41-acre site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide the lot into four parcels (ranging in area from 20,687 to 28,877 square feet) with the intent to develop each resultant parcel with a single-family residence. The project includes a dedication of land to the County for the completion of improvements to the public road, Royal Oaks Drive, from which proposed Parcels A, B, and C are accessed. The proposed Parcel D will be accessed from Alamo Glen Trail, a fully-improved public road. The project proposes to remove 48 code-protected trees from the site, and to work within the drip line of 26 trees that are located on adjacent properties. A significant amount of grading is proposed to prepare the site for the future construction of four residences (one on each parcel) – 8,137 cubic yards of cut, 5,376 cubic yards of fill, and a net export total of 2,761 cubic yards of soil.

10. Other Public Agencies Whose Approval is Required (e.g. permits, financing, approval or participation agreement):

- Contra Costa County Building Inspection Division
- Contra Costa County Grading Division
- Contra Costa County Public Works Department
- Central Costa County Sanitary District
- San Ramon Valley Fire Protection District

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Services Systems |

Environmental Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to by, the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Signature



Date

3/1/16

Sharon Gong
Contra Costa County
Department of Conservation and Development

ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. AESTHETICS – <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>SUMMARY: Less than Significant</u></p> <p>a-c) According to the Scenic Routes Plan (Figure 5-4) in the County General Plan, the subject site is in the vicinity of the Stone Valley Road scenic route (0.19 mile away). However, the project site mostly not visible from Stone Valley Road, because of the generally moderate slope of the topography in the area, and the amount of mature trees of significant height in the area. There may be a noticeable reduction of greenery at the project site due to the number of mature trees proposed to be removed. However, the planting of replacement trees will be included with the conditions of approval for the project, and the reduction of greenery caused by the project will be less than significant with these requirements.</p> <p>d) At this stage of development, no lighting plans have been submitted for the project. Because of the site's proximity to the Stone Valley Road scenic route, new lighting proposed at the time of the development of each parcel in the subdivision may impact nighttime views from the scenic route and in the area. The project will be conditioned to require the submission of lighting plans for each parcel for DCD review and approval.</p>				
<p>2. AGRICULTURAL AND FOREST RESOURCES: <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.</i></p> <p><i>Would the project:</i></p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant

- a) The project site is not being used for agricultural purposes. Also, according to the *2012 Important Farmland Map of Contra Costa County*, the property is categorized as “Urban and Built-up Land”, and is not considered farmland. Therefore, the proposed project will not convert existing farmland, as categorized by the California Resources Agency, to a non-agricultural use.
- b) The property is located in a General Agricultural (A-2) zoning district. However, the underlying General Plan designation is Single-Family, Low Density (SL), and no agricultural uses currently exist on site. The rezoning from an A-2 to an R-20 zoning district will reduce the aggregate amount of land in the County that is designated agricultural, and will disallow certain agricultural uses on the subject site that are allowed “by right” on an A-2 district property. Some examples of uses allowed by right in an A-2 district include general farming, wholesale horticulture and floriculture, dairying, livestock production, poultry raising, forestry, and other similar uses. Agricultural uses such as crop and tree farming, horticulture, small farming, and keeping livestock (minimum 40,000-square-foot lot) would still be permissible on an R-20 district property. However, no agricultural uses are proposed with the project, and the applicant intends to build single-family homes on each resultant subdivision parcel. No Williamson Act contract is associated with this property.
- c-e) The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide two parcels into four, with the intent to develop each resultant parcel with a single-family residence. According to County GIS data, the site is not identified as “forest land”, and no such uses currently exist on the site. Thus no “forest land” or “timberland” will be lost because of the rezoning and subdivision of the land, nor from the intended single-family residential development.

3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant with Mitigations

a-c) The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide two parcels into four, with the intent to develop each resultant parcel with a single-family residence. The project is not expected to have significant air quality impacts that would conflict with, violate, or cumulatively affect air quality standards.

d-e) The only potential impacts to air quality which may affect sensitive receptors or the general public would be from exhaust emissions from equipment related to pre-development improvements on the site (e.g. demolition and grading), and the future construction of houses, which would occur over limited periods of time. The Bay Area Air Quality Management District (BAAQMD) is the agency responsible for maintaining federal and state air quality standards within the San Francisco Bay Area Air Basin. Exhaust emissions and particulate matter (such as those from demolition equipment) produced by construction activities are regarded by BAAQMD as less than significant if dust and particulate control measures are implemented. The following air quality management mitigations are recommended to ensure that air quality standards are maintained during construction activities related to the project.

Potential Impact: Exhaust emissions and particulate produced by construction activities related to the project may cause exposure of the public or sensitive receptors to significant amounts of pollutants or objectionable odors.

AQ-1: The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project construction and shall be included on all construction plans:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

4. BIOLOGICAL RESOURCES – *Would the project:*

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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SUMMARY: Less than Significant with Mitigation

Biological Resources Assessment

The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide two parcels into four, with the intent to develop each resultant parcel with a single-family residence. To identify potentially significant impacts that could occur to sensitive biological resources from the proposed project on the site, a Biological Resources Assessment was conducted by LSA Associates, Inc. (LSA), and a report was submitted on October 29, 2015. The purpose of the assessment was to identify existing biological resources at the site, evaluate the site's potential to support special-status plant and/or animal species, and to determine if any other sensitive resources are present.

Biological resources on the project site may fall under the jurisdictions and regulations of the agencies listed below.

- *U.S. Fish and Wildlife Service (USFWS)*. Species listed under the federal Endangered Species Act.
- *California Department of Fish and Wildlife (CDFW)*. Species listed under the State Endangered Species Act. Species of Special Concern, Streambed Alteration Agreements.
- *U.S. Army Corps of Engineers (Corps)*. Fill of waters/wetlands subject to Section 404 of the Clean Water Act.
- *Regional Water Quality Control Board (RWQCB)*. Water quality certification under Section 401 of the Clean Water Act, Porter-Cologne water quality standards.
- *National Marine Fisheries Service (NMFS)*. Marine and anadromous species listed under the federal Endangered Species Act.

a) **Special-Status Plant Species**

Vegetation on the site has been significantly altered from its natural condition as a result of its use as a stable and construction of two homes and other structures. The majority of the property has a vegetative cover of herbaceous annual plants that is regularly mowed.

Databases used by LSA to locate records of special-status species and sensitive communities/habitats in the general vicinity of the project site report 24 special-status plant species have been found in the Alamo vicinity. LSA concluded that most of these species have no potential to occur because the micro habitat components (such as serpentine or siliceous soils) necessary to support them do not occur within the site. No special-status plant species are expected on the site due to the extensive disturbance that currently occurs and has occurred in the past and the non-native, weedy plant cover that is currently present.

Special-Status Animal Species

Databases used by LSA to locate records of special-status species and sensitive communities/habitats in the general vicinity of the project site report 19 special-status animal species have been found in the Alamo vicinity. LSA concludes that the trees on the site provide suitable habitat for nesting birds, and the buildings and other structures provide roosting sites for bats. Also, the only listed species known to be present within dispersal distance of the site is the Alameda whipsnake.

Alameda whipsnake - The Alameda whipsnake (AWS) is a state and federally listed threatened species. Suitable AWS habitat is located 0.2 miles northeast of the property. However, LSA states that the site is separated from this potential habitat by residential development which forms a barrier to whipsnake movement, and it is unlikely that an Alameda whipsnake present in this area would move through existing residential development to reach the project site. LSA concluded that development of the site would not impact AWS habitat.

However, in a peer review of the LSA's report, dated November 19 2015, Mosaic Associates states that extensive open space with suitable AWS habitat is present in close proximity to the project site, including an approximately 176-acre open space preserve owned by the East Bay Regional Park District (EBRPD), and that the single row of homes and street that separate the open space from the project site *reduce the likelihood for, but would not prevent AWS from dispersing to the site*. In order to reduce or avoid potential impact to special status species, the County will accept Mosaic's more conservative impact assessment, and recommends the adoption of the AWS mitigation measures proposed by Mosaic, which are included in the mitigation measures following the species impact discussion.

Nesting birds - Active bird nests are protected by the State Fish and Game Code and the federal Migratory Bird Treaty Act. The trees on the site provide suitable nesting habitat for numerous bird species. At least six old bird nests were observed in the Siberian elm trees along the main entrance road. These nests were not active on the date of the site visit as the survey was conducted outside of the bird nesting season. LSA states that the presence of old nests indicates nesting is likely to occur in these trees in the future. Mitigation measures (see mitigation measures following the species impact discussion) proposed by LSA for project impact on nesting birds are recommended to be adopted.

Roosting bats - Like bird nests, active bat roosts are protected by CDFW. Several species of bats including Pallid bat and Townsend's big-eared bat are known to roost in attics and other covered structures. The buildings on the site do not appear suitable for bats to roost in. All structures were evaluated for potential bat use. No physical evidence of bat use was detected, and it is unlikely that bats would roost in the thin crevices provided by the barn and other structures. The existing residences are occupied and bats are infrequently found in occupied homes. Their presence is easily detected and the residents report no bat activity. LSA states that bats are not expected to use the structures on the site for roosts. No mitigations are necessary for this species.

Mitigation Measures

Potential Impact: The project may endanger any Alameda whipsnake present on the site during construction.

BIO-1: A preconstruction survey for AWS shall be conducted by a qualified biologist not more than 48 hours prior to the start of construction. All suitable habitat features (e.g. wood piles, debris piles, etc.) that may be used by AWS shall be identified, marked and mapped during the preconstruction survey.

BIO-2: Potentially suitable habitat features identified during the preconstruction survey shall be removed under the direct supervision of a qualified biologist prior to the start of any other construction activities. If AWS is detected, site disturbance shall be halted until the snake has been relocated by a 10(a)(1)(A)-permitted biologist as approved and directed by the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife.

BIO-3: Following the completion of the preconstruction survey and the removal of potentially suitable habitat, a snake exclusion fence not less than four feet in height, and buried at least four inches in the ground shall be installed around the perimeter of the project site and maintained during the duration of construction.

BIO-4: All construction personnel shall attend an informational training session conducted by a qualified biologist prior to the start of any site disturbance activities, including demolition. This session will cover identification of the species and procedures to be followed if an individual is found on site, as well as biology and habitat needs of this species. Handouts shall be provided and extra copies will be retained on site. Construction workers shall sign a form stating that they attended the program and understand all protection measures for the AWS. Additional training sessions shall be provided to new construction personnel during the course of construction.

Potential Impact: The trees on the site are used by nesting birds. Birds could initiate nesting in the trees at any time during the nesting season (February 1-July 31). Development activities on the property could destroy active bird nests or cause birds to abandon eggs or young.

BIO-5: A preconstruction survey for nesting birds shall be conducted if construction begins between February 1 and July 31. The preconstruction survey will be conducted by a qualified biologist no more than 14 days prior to the initiation of construction related activity (i.e., staging, clearing, grading, tree trimming or removal).

BIO-6: If an active bird nest(s) are found on the site, a buffer zone shall be established around the nest as specified by the qualified biologist. The size of the buffer will be dependent on the location of the nest and the nesting species. All buffer zones shall be monitored periodically (e.g., weekly) to determine the status of the nesting effort. The buffer zones shall remain in place until the young have fledged and are foraging independently as determined by a qualified biologist.

- b) No riparian habitat or other sensitive natural communities exist on the project site.
- c) An underground 30-inch storm drain the site. There are no above-ground drainages crossing the property, and no depressions that could hold water seasonally are present. Hydrophytic plants and soil conditions are also absent. No features that would be regulated as waters or wetlands by the Corps, RWQCB or CDFW were observed on the site.

- d) Since the site does not contain, nor is the site adjacent to a water source, the project will not substantially interfere with the movement of native resident fish. The potential impact of the project on the Alameda whipsnake is discussed in 4a, and mitigation measures BIO-1, BIO-2, BIO-3, and BIO-4 are recommended to reduce this impact to be less than significant.
- e) The Tree Protection and Preservation Ordinance (County Code, Chapter 816-6) protects tree resources in the County. All of the 48 trees proposed to be removed from the site are considered to be code-protected, according to this ordinance. In addition, 26 off-site trees that are to remain, are anticipated to be impacted by project construction. The following mitigations are recommended to ensure compliance with the County Tree Protection and Preservation Ordinance.

Potential Impact: The trees on the site that will be removed, or that will be impacted by project-related construction are protected by the County Tree Protection and Preservation Ordinance, and require preservation and restitution measures to mitigate the project impact on this resource.

BIO-7: The following measures are intended to provide restitution for the removal of (48) code-protected trees:

- a. Planting and Irrigation Plan: Prior to issuance of a grading or building permit, whichever occurs first, the applicant shall submit a tree planting and irrigation plan prepared by a licensed arborist or landscape architect for the review and approval of the Department of Conservation and Development, Community Development Division (DCD). The plan shall provide for the planting of (83) EIGHTY-THREE trees, minimum 15 gallons in size. The plan shall comply with the State's Model Water Efficient Landscape Ordinance or the County's Water Efficient Landscape Ordinance, if the County's ordinance has been adopted, and verification of such shall accompany the plan. The plan shall also include an estimate prepared by a licensed landscape architect, arborist, or landscape contractor for the materials and labor costs to complete the improvements (accounting for supply, delivery, and installation of trees and irrigation).
- b. Required Security to Assure Completion of Plan Improvements: A security shall be provided to ensure that the approved planting and irrigation plan is implemented. Prior to issuance of a grading or building permit, whichever occurs first, the applicant shall submit a security that is acceptable to the DCD. The security shall be the amount of the approved cost estimate described in Section a above, *plus* a 20% inflation surcharge.
- c. Initial Deposit for Processing of Security: The County ordinance requires that the applicant pay fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, the applicant shall pay an initial deposit of \$100.00.
- d. Duration of Security: When the replacement trees and irrigation have been installed, the applicant shall submit a letter to the DCD, composed by a licensed landscape architect, landscape contractor, or arborist, verifying that the installation has been done in accordance with the approved planting and irrigation plan. The DCD will retain the security for a minimum of 12 months

up to 24 months beyond the date of receipt of this letter. As a prerequisite of releasing the bond between 12 and 24 months, following completion of the installation, the applicant shall arrange for the consulting arborist to inspect the replacement trees and to prepare a report on the trees' health. The report shall be submitted for the review of the DCD and shall include any additional measures necessary for preserving the health of the trees. These measures shall be implemented by the applicant.

Any replacement tree that dies within the first year of being planted shall be replaced by another tree of the same species and size. If the DCD determines that the applicant has not been diligent in ensuring the replacement trees' health, then all or part of the security may be used by the County to ensure that the approved restitution plan is successfully implemented.

BIO-8: Security for Possible Damage to Trees Intended for Preservation: Pursuant to the requirements of Section 816-6.1204 of the Tree Protection and Preservation Ordinance, to address the possibility that construction activity damages trees that are to be preserved, the applicant shall provide the County with a security to allow for replacement of trees that are significantly damaged or destroyed by construction activity. Prior to issuance of grading permits or building permits, whichever occurs first, the applicant shall provide a security that is acceptable to the Department of Conservation and Development, Community Development Division (DCD).

- a. Amount of Security: The security shall be an amount sufficient to cover:
 - i. Preparation of a tree planting and irrigation plan by a licensed landscape architect, arborist, or landscape contractor. The plan shall provide for the planting and irrigation of (48) FORTY-EIGHT trees, minimum 15 gallons in size, or an equivalent planting contribution as determined appropriate by the DCD. The plan shall comply with the State's Model Water Efficient Landscape Ordinance or the County's Water Efficient Landscape Ordinance, if the County's ordinance has been adopted, and verification of such shall accompany the plan. If deemed necessary by the DCD, the plan shall be implemented prior to final building inspection.
 - ii. The estimated materials and labor costs to complete the improvements shown on the approved planting and irrigation plan (accounting for supply, delivery, and installation of trees and irrigation).
 - iii. An *additional* 20% above the costs described in Sections a.i and a.ii above to account for inflation potential.
- b. Initial Deposit for Processing of Security: The County ordinance requires that the applicant pay fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, the applicant shall pay an initial deposit of \$100.
- c. Duration of Security: After the final building inspection has been completed, the applicant shall submit a letter to the DCD, composed by a consulting arborist, describing any construction impacts to trees intended for preservation. The security shall be retained by the County for a minimum of 12 months up to 24 months beyond the date of receipt of this letter. As a prerequisite of releasing

the bond between 12 and 24 months, the applicant shall arrange for the consulting arborist to inspect the trees and to prepare a report on the trees' health. The report shall be submitted to the DCD for review, and it shall include any additional measures necessary for preserving the health of the trees. These measures shall be implemented by the applicant. In the event that the DCD determines that trees intended for preservation have been damaged by development activity, and that the applicant has not been diligent in providing reasonable restitution of the damaged trees, then the DCD may require that all or part of the security be used to provide for mitigation of the trees damaged, including replacement of any trees that have died.

BIO-9: The Tree Preservation Guidelines provided by the project arborist, Ed Brennan, in the Tree Preservation Report dated received August 26, 2015 shall be implemented:

- a. A Tree Protection Plan consistent with the Tree Preservation Report shall be submitted by the project proponent prior to submittal for building or grading permits. Tree protection fencing shall be 6-foot high chain link, shall be installed prior to all construction-related activities and shall remain in place until all demolition, grading and construction is completed.
- b. The Tree Preservation Guidelines shall be shown on the Tree Protection Plan.

BIO-10: Any proposed tree alteration, removal, or encroachment within a drip line of code-protected trees that are not identified with this permit approval will require submittal of another Tree Permit application for review and consideration by the DCD.

- f) The County has adopted the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP), which provides a framework to protect natural resources in eastern Contra Costa County. The subject site is located outside of the areas covered by the HCP/NCCP. Therefore, the project does not conflict with the provisions of the HCP/NCCP.

5. CULTURAL RESOURCES – *Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant with Mitigations

- a-d) Neither the site nor the existing structures on it are listed in the County Historical Resources Inventory. Also, according to the *Archaeological Sensitivities* map (Figure 9-2) of the County General Plan, the subject site is located in an area that is considered “largely urbanized”, and is generally not considered to be a location with significant archaeological resources. The California Historical Resources Information System (CHRIS) does not have

any record of previous cultural resource studies for the project area. Nevertheless, to ensure that any significant cultural resources that are discovered upon disturbance of the site will be studied and preserved, the following mitigations are recommended.

Potential Impact: The proposed development will cause ground disturbance which may impact heretofore undocumented cultural resources.

CUL-1: The following mitigation measures shall be implemented during project construction-related ground disturbance, and shall be included on all construction plans:

- a. If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery should be redirected and a qualified archaeologist contacted to evaluate the finds and make recommendations. It is recommended that such deposits be avoided by further ground disturbance activities. If such deposits cannot be avoided, they should be evaluated for their significance in accordance with the California Register of Historical resources.

If the deposits are not eligible, avoidance is not necessary. If eligible, deposits will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

- b. Prehistoric materials can include flake-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.
- c. If human remains are encountered, work within 50 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation. If the human remains are of a Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the property and provide recommendations for the proper treatment of the remains and associated grave goods.

Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report should be submitted to the Northwest Information Center and appropriate Contra Costa agencies.

6. GEOLOGY AND SOILS – <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY: Less than Significant with Mitigation

- a.i) Because the subject property is not located within an Alquist-Priolo Fault Zone, according to County GIS data, the risk of fault rupture is generally regarded as very low. The nearest faults considered active by the California Geological Survey are Concord and Calaveras faults pass approximately 3 miles north and 3 miles south of the site, respectively; and Hayward fault passes 10 miles southwest of the site.
- a.ii) According to the Estimated Seismic Ground Response map (Figure 10-4) in the County General Plan, the project site is located in an area that is rated as having “moderately low damage susceptibility” from seismic movement. The risk of structural damage from ground shaking is regulated by the building codes and County Grading Ordinance. The County has adopted the 2013 California Building Code (CBC), which requires use of seismic parameters in the design of all structures requiring building permits. The project geotechnical engineers, Calgeotech Engineering Consultants, Inc. (CECI), submitted a geotechnical report, dated received on May 28, 2015, that provides seismic parameters based on an earlier version of the CBC. These parameters will require updating by the project geotechnical engineer prior to design of improvements by the project structural engineer. A provision to address this issue is included in the mitigation measures following this discussion.
- a.iii) According to the Estimated Liquefaction Potential map (Figure 10-5) in the County General Plan, the subject property is located on soil with a “generally low” liquefaction potential.

The material encountered in soil borings by CECI consisted of 5½ to 9 ft. of medium stiff to very stiff clayey soils and clayey colluvium that overlie severely weathered bedrock. These stiff, clayey materials are not candidates for liquefaction. CECI considers liquefaction potential of these surficial deposits and rock to be very low, which is consistent with the Liquefaction Potential Map in the Safety Element.

- a.iv) According to the Geological (Landslide) Hazards map (Figure 10-6) in the County General Plan, the area that includes the site is pock-marked with landslide scars. However, no landslides are identified on the site, and there are no suspected landslides within 1,000 feet of the site. The project geotechnical engineers, CECI, issued a report that evaluated potential geologic, seismic and geotechnical hazards. CECI does not report any evidence of landslides on the property. Based on this discussion, landsliding is not a potential hazard for this site.
- b-c) According to Soil Survey of Contra Costa County, the soils on the site are classified as the Alo clay (AaE, 15 to 30 % slopes). This soil is described as a Class VI (non-prime) agricultural soil, with a Storie Index rating of 23, with regard to engineering properties. The typical soil profile is 24 to 30 inches thick and underlain by light yellowish brown sandstone, soft shale and mudstone. Runoff is medium and the hazard of erosion moderate, where bare soil is exposed at the surface. Consequently, there is a risk of erosion. In a properly designed project where erosion control measures are in-place at the beginning of the winter rainy season, and maintained throughout the rainy season, these risks can be kept to a practical minimum. A provision to address erosion is included in the mitigation measures following this discussion.
- d) With regard to engineering properties, the Alo clay soil on the site is considered highly expansive and highly corrosive. The CECI geotechnical report confirms that soils on the site are highly expansive. The geotechnical report contains foundation recommendations intended to avoid/ minimize damage from expansive soils. In the future, testing of graded building pads will be needed to determine if soils on the pads are corrosive, and if corrosive soils are confirmed to be present, the geotechnical engineer will provide specific criteria and standards to avoid/ minimize damage from these adverse soil conditions. Provisions to address highly expansive and corrosive soils are included in the mitigation measures following this discussion.
- e) The project site is served by the Central Contra Costa Sanitary District. The use of a septic tank or other on-site wastewater system is not required.

Mitigation Measures

Potential Impact: The project site is located in a hillside area with slopes up to 50 percent. Soil conditions on the site cause concerns for erosion, sloughing, or earthflows, and slope creep. Additionally, the soils are known to be expansive, and may be corrosive. Soil conditions on the site also cause concern for geotechnical hazards from cut/ fill transitions or differentials in fill thicknesses.

Geotechnical concerns related to five proposed water quality basins include: a) providing suitable support for roads, driveways and curbs constructed near the water quality basins, and b) potential for subsurface water from a water quality basin to migrate (and possibly build up) beneath pavements and graded slopes.

GEO-1: Concurrently with recordation of the Parcel Map, the applicant shall record a statement to run with deeds to the properties acknowledging the geotechnical report by title, author (firm), and date, calling attention to conclusions, including the long-term maintenance requirements, and noting that the report is available to prospective buyers from seller of the parcel.

GEO-2: At least 45 days prior to requesting recordation of the Parcel Map, the applicant shall submit a wet-signed and stamped, updated geology, soil, and foundation report meeting the requirements of Subdivision Ordinance Section 94-4.420 (Soil Report) for review and approval of the Peer Review Geologist. Improvement, grading, and building plans shall carry out the recommendations of the approved report. This report shall include the following: a) California Building Code seismic parameters that are based on the prevailing code, b) site specific data on the orientation of bedding, c) evaluation of the design of water quality basins and their locations with respect to planned improvements, d) evaluation of the potential for slope creep to adversely affect planned improvements, e) recommendations that address monitoring clearing and backfilling depressions created by removal of tree trunks and their major roots, f) evaluation of the grading plan with respect for the potential for seismic settlement and seismically-induced ground failure by recognized methods appropriate to soil conditions discovered during subsurface investigation, g) characterization of the expansivity of the soils and bedrock on the site and h) the specification of measures to avoid/control damage to minimize expansive soil effects on structures. (Potential foundation systems include pier and grade beam; use of structural concrete mats and post-tensioned slabs; pad overcutting to provide uniform swell potential; and soil subgrade moisture treatment.) The report should also identify recommended geotechnical monitoring services during grading and foundation-related work.

GEO-3: During grading, the project geotechnical engineer shall observe and approve: keyway excavations deemed necessary; the removal of any existing fill materials down to stable bedrock or in-place material; and the installation of all subdrains including their connections. All fill slope construction shall be observed and tested by the project geotechnical engineer, and the density test results and reports submitted to the Department of Conservation and Development (DCD) to be kept on file. Cut slopes and keyways shall be periodically observed and mapped by the project geotechnical engineer/ engineering geologist who will provide any required slope modification recommendations based on the actual geologic conditions encountered during grading. Written approval from the Contra Costa County Building Inspection Division shall be obtained prior to any modification.

GEO-4: Prior to the issuance of residential building permits, the applicant shall submit a geotechnical monitoring and testing report. That report shall include evidence of testing and observation services performed during grading, including: a) a map showing the as graded cut/ fill contact, along with geologic mapping of all bedrock cut slopes and cut pad areas, b) results of chemical testing of each building pad (performed after rough grading), to determine the level of corrosion protection required for steel and concrete materials used for construction, and c) results of all compaction test data gathered during grading.

GEO-5: Prior to requesting a final building inspection for each residence, the applicant shall submit a geotechnical letter/report documenting inspections made by the project

geotechnical engineer during foundation-related work and final grading, and provide the geotechnical engineer's opinion of the consistency of the as-built improvements with recommendations in the approved geotechnical report. This can be submitted as individual reports on a lot-by-lot basis or one report for all four parcels.

GEO-6: Grading, improvement, erosion control and building plans shall employ, as appropriate, the following surface drainage measures: a) positive grading of building pads for removal of surface water from foundation areas, b) individual pad drainage, c) collection of downspout water from roof gutters, d) avoidance of planted areas adjacent to structures, e) avoidance of sprinkler systems (as opposed to drip irrigation systems) in the immediate vicinity of foundations, f) grading of slopes to control erosion from "over-the-bank" runoff, and g) re-vegetation of permanent slopes. Interim protective measures for runoff shall be followed during the construction phases when slopes are most susceptible to erosion. The final design shall incorporate subsurface drainage measures, including the installation of subsurface drains, where their use is recommended by the project geotechnical engineer.

7. GREENHOUSE GAS EMISSIONS – *Would the project:*

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant

a) The Bay Area Air Quality Management District (BAAQMD) is the agency responsible for maintaining federal and state air quality standards within the San Francisco Bay Area Air Basin. BAAQMD California Environmental Quality Act (CEQA) guidelines (Updated, 2011) provide screening criteria with which agencies can derive a conservative indication of whether the proposed project could result in potentially significant air quality impacts. If the screening criteria are met by the proposed project, then the project will not exceed greenhouse gas emissions (GHG) thresholds of significance, and the lead agency or applicant would not need to perform a detailed air quality assessment of their project's air pollutant emissions. According to BAAQMD guidelines, the screening level size for operational GHG for a single-family land use is 56 dwelling units. The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide two parcels into four, with the intent to develop each resultant parcel with a single-family residence. Thus, the proposal of 4 dwelling units would produce operational emissions that are well below a significant level. The screening level size for the construction-related criteria pollutant, reactive organic gases (ROG), is 114 dwelling units. Here too, the project proposal of 4 dwelling units would produce construction-related emissions that are well below a significant level.

The rezoning from an A-2 to an R-20 zoning district will generally allow *fewer* uses which may generate direct GHG emissions. Uses that are permissible by right and by a land use permit – such as fruit and vegetable packing plants, agricultural cold storage plants,

recycling facilities, and commercial kitchens – would not be allowed in the R-20 district. Such uses in the A-2 district would generate much more direct GHG emissions than uses permissible in the R-20 district. Thus, the rezoning would *reduce* the potential amount of GHG emissions at the site.

- b) BAAQMD guidelines also considers a project less than significant if it is consistent with an adopted qualified GHG Reduction Strategy. The County Climate Action Plan (CAP), adopted in December, 2015, contains a GHG Reduction Strategy to achieve the state-recommended reduction target of 15% below 2005 emissions levels by 2020. The project does not conflict with any of the land use and planning policies in the CAP.

8. HAZARDS AND HAZARDOUS MATERIALS – *Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant

- a-b) The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide two parcels into four, with the intent to

develop each resultant parcel with a single-family residence. No hazardous materials are used on the site with the current land uses, and the project does not propose any use that involves the use, transport, or disposal of a significant amount of hazardous materials, nor will it introduce routine exposure nor cause new exposure to hazardous materials.

The rezoning from an A-2 to an R-20 zoning district will allow fewer uses which may involve hazardous materials. Uses that are permissible by right or by a land use permit, such as fruit and vegetable packing plants, agricultural cold storage plants, recycling facilities, canneries, boat storage, and junkyards, would not be allowed in the R-20 district. Such uses in the A-2 district are more likely to involve hazardous materials than uses permissible in the R-20 district. Thus, the rezoning would *reduce* the potential for exposure to hazardous materials.

- c) There are no schools within a quarter mile of the site. The schools nearest to the subject site are Monte Vista Nursery School and Monte Vista High School (0.67 miles away). No hazardous materials are used on the site with the current land uses, and the intended single-family residential development after the subdivision will not introduce new exposure to hazardous materials. As discussed above, the rezoning from an A-2 to an R-20 zoning district would reduce the potential for exposure to hazardous materials, because the uses permissible in the R-20 district are *less* likely to involve hazardous materials. Some uses which are more likely to involve hazardous materials that are permissible by land use permit in the A-2 district, but are not at all permissible in the R-20 district are wineries, canneries, boat storage, recycling facilities and junkyards.
- d) The subject property is not identified as hazardous materials site, according to Hazardous Waste and Substances Site List (Cortese List) maintained by the California Department of Toxic Substances Control.
- e-f) The property is not located within an area covered by the Contra Costa Airport Land Use Compatibility Plan, nor is it located within two miles of a public airport, public use airport, or private airstrip.
- g) The rezoning and the subdivision with the intended single-family residential development do not propose any unusual parcel access, and will conform with the existing neighborhood emergency and evacuation plans. There is no indication that the proposed project would have impact on any emergency response plan or emergency evacuation plan that may exist in relation to the project site. Any future proposals for new development other than the residential development proposed with this project which may impact emergency and evacuation plans would be subject to a separate CEQA review at the time of submittal of the proposal.
- h) The project site is served by the San Ramon Valley Fire Protection District (SRVFPD). The SRVFPD has reviewed the project plans, has made recommendations for the project to comply with current fire codes. Separate approval of the proposal by the SRVFPD will be required prior to the issuance of building permits. SRVFPD approval will reduce to a less than significant level the potential of the project to introduce new exposure of people or structures to significant loss, injury, or death involving wildland fire or other types of fire danger. Additionally, the project site is largely surrounded by urbanized lands, and is not adjacent to any wildlands.

9. HYDROLOGY AND WATER QUALITY – <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant

a-b) The project site is served by the East Bay Municipal Utility District (EBMUD) and the Contra Costa Central Sanitary District (CCCS). Both EBMUD and CCCS indicate that service for the proposed subdivision is available, and will provide water and sanitary services that are compliant with current standards. No ground water wells are required or proposed, and the project is not expected to impact groundwater resources in the area. Any future proposals for new development other than the residential development proposed with this project which may impact these resources would be subject to a separate CEQA review at the time of submittal of the proposal.

c-f) The proposed subdivision and residential development will alter the existing drainage patterns on the site and impact drainage facilities in the area. The project will also impact

the existing 30-inch storm drain that traverses the site. The County Public Works Department has reviewed the project and the preliminary Storm Water Control Plan for the project, and has recommended conditions of approval which will mitigate project impact on the existing drainage facilities in the area to ensure compliance with federal pollutant discharge and county storm water management regulations.

Additionally, according to the geotechnical report by the project engineer, runoff is medium and the hazard of erosion moderate, where bare soil is exposed at the surface. Consequently, there is a risk of erosion. If erosion control measures are in-place at the beginning of the winter rainy season, and maintained throughout the rainy season, erosion risks can be kept to a minimum. Mitigation measures GEO-1 through GEO-6 which are proposed in the Geology section (6), will mitigate any potential impact to drainage patterns or erosion on the site.

The proposed rezoning from an A-2 to an R-20 zoning district will allow uses on the site which will potentially require more impervious surface to be built on the site. Any future proposals for new development other than the residential development proposed with this project which may impact site hydrology and water quality would be subject to a separate CEQA review at the time of submittal of the proposal.

- g-h) The subject property is not located within a 100-year or 500-year flood hazard area as determined by the Federal Emergency Management Agency.
- i) The proposed project does not consist of the removal, creation, or alteration of any dam or levee that exists in the County.
- j) According to Figure 3 in the “Community Exposure to Tsunami Hazards in California, Scientific Investigations Report 2012–5222”, prepared by the U.S. Department of the Interior and U.S. Geological Survey, the subject site is not located in the area that is considered inside the “Landward Extent of the Tsunami-Inundation Zone”.

Seiches are associated with large, semi or fully enclosed bodies of water. The subject site is not proximate to any significant enclosed water body that would impact the site due to a seiche occurrence.

A mudflow is a flooding condition where a river of liquid and flowing mud moves on the surface of normally dry land areas, and are associated with flood events. Since the subject site is not located within a 100-year or 500-year flood hazard area (see g-h response section above), the site is unlikely to experience a mudflow event.

Thus, there is little potential for the subject site to be impacted by seiche, tsunami, and mudflow events.

10. LAND USE AND PLANNING – *Would the project:*

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

for the purpose of avoiding or mitigating an environmental effect?				
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY: Less than Significant

- a) The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide two parcels into four, with the intent to develop each resultant parcel with a single-family residence. The site is one remaining parcel that carries agricultural zoning in an area that otherwise carries residential zoning, and is largely developed with single-family residences. Rather than divide an existing established community, the project would bridge the single-family residential communities that it currently divides with its large areas of undeveloped land under the current zoning.
- b) Aside from the County policies related to Biological Resources and Geology/Soils that are discussed in the respective sections of this Initial Study, the project does not conflict with County General Plan policies, nor with County zoning ordinances. No other known regulatory plans or policies adopted to mitigate environmental effects apply to the site.
- c) The County has adopted the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP), which provides a framework to protect natural resources in eastern Contra Costa County. This plan covers areas within the Cities of Brentwood, Clayton, Oakley, Pittsburg, as well as unincorporated areas of Eastern Contra Costa County. The project site is not located in an area which is covered by the plan.

11. MINERAL RESOURCES – *Would the project:*

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY: Less than Significant

- a-b) According to the *Mineral Resource Areas* map (Figure 8-4) of the County General Plan, the subject property is not located County-designated mineral resource area. There is no indication that known mineral resources would be affected by the proposal.

12. NOISE – *Would the project result in:*

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY: Less than Significant

a-d) The project site is located in a General Agricultural (A-2) zoning district, and is proposed to be rezoned to a Single-Family Residential (R-20) zoning district. According to the *Land Use Compatibility for Community Noise Environments* chart (Figure 11-6) of the County General Plan, 75 decibels (dBA) is the maximum noise level considered to be “Normally Acceptable” for agricultural district areas, and 60 decibels is the maximum noise level considered to be “Normally Acceptable” for single-family residential district areas. Thus, the rezoning from A-2 to R-20 would *reduce* the potential noise exposure level on the site. According to the table, *Future Noise Levels Along Freeways and Major Arterials* (Table 11-2), the nearest major circulation arterial is Stone Valley Road which has noise levels up to 61 dBA, within 130 feet of the roadway. The project site is more than 1000 feet from Stone Valley Road, and therefore is not subject to excessive noise from the road.

There may be a temporary increase in noise levels from the demolition and construction phases for the subdivision site improvements, and from the proposed future residential development. The project will be conditioned with standard mitigations, such as limited construction hours, designed to mitigate noise impact in the area due to construction related to the project. Haul routes for soil and debris transport during construction have been designated, and minimize the use of smaller residential neighborhood streets to mitigate noise impact to the area.

e-f) The property is not located within an area covered by the Contra Costa Airport Land Use Compatibility Plan, nor is it located within two miles of a public airport, public use airport, or private airstrip.

13. POPULATION AND HOUSING – *Would the project:*

a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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SUMMARY: Less than Significant

a) The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide two parcels into four, with the intent to develop each resultant parcel with a single-family residence. Thus, the project is expected to increase the amount of housing for the area. Moreover, the rezoning from an A-2 to an R-20 zoning district would allow the potential for further increase in housing from what is possible if the site remains in an A-2 district, because an R-20 district allows a second residence with land use permit approval, in addition to the one single-family residence and one second unit that are permissible in both zoning districts. However, this increase in housing is not considered a significant growth in population.

The rezoning of the site to an R-20 district would generally allow uses which are less intensive than those permissible in an A-2 district, and so would *decrease* the potential for population growth in the area. Future proposals for uses other than the residential development proposed with this project which may cause significant population growth would require a separate land use permit approval, at which time, a separate CEQA review would be conducted.

b-c) As discussed above in 13a, the project proposal is expected to *increase* the amount of housing for the area, not decrease it.

14. PUBLIC SERVICES – *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant

a-e) As discussed above in 13a, the project proposal is not expected to cause a substantial increase in population, and generally would not require any new public service facilities. Additionally, the project proposal has been reviewed by local public agencies and there is no indication that additional facilities are necessary.

15. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

recreational facilities, which might have an adverse physical effect on the environment?				
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SUMMARY: No Impact

a-b) As discussed above in 13a, the project proposal is not expected to cause a substantial increase in population, and thus, is not expected to increase the use or deterioration of existing recreational facilities, nor require new or expanded recreational facilities in the area.

16. TRANSPORTATION/TRAFFIC – *Would the project:*

a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in general policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY: Less than Significant

a-b) The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide two parcels into four, with the intent to develop each resultant parcel with a single-family residence. Policy 4-c of the Growth Management Element of the General Plan requires a traffic impact analysis for any project that is estimated to generate 100 or more AM or PM peak-hour trips. The uses allowed in an R-20 zoning district are generally less intensive than uses allowed in an A-2 district, and therefore, traffic is expected to *decrease* as a result of the rezoning. Future proposals for uses other than the residential development proposed with this project which may cause significant traffic increases would be subject to a separate CEQA review at the time of submittal of the proposal.

The subdivision of the two parcels into four, and the proposed development of four new single-family residences is not expected to generate 100 or more AM or PM peak-hour trips, and thus would not require further analysis of traffic impact.

- c) As discussed above in 13a, the project proposal is not expected to cause a substantial increase in population, and thus, is not expected to cause an increase in air traffic levels.
- d) Design features proposed with the subdivision include site improvements such as grading, repairs and new connections to public roadways. These improvements will be reviewed by the appropriate County agencies for compliance with established standards to prevent the construction of improvements which may cause safety hazards. Future house designs will be reviewed by the Department of Conservation and Development prior to issuance of building permits.
- e) The project has been reviewed by the San Ramon Valley Fire Protection District, and recommendations were made for the project to ensure adequate emergency access. The District's approval will be required prior to the issuance of building permits.
- f) There is no indication that the project would impact public transit, bicycle, or pedestrian facilities.

17. UTILITIES AND SERVICE SYSTEMS – *Would the project:*

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY: Less than Significant

- a-b) The project site is served by the Central Contra Costa Sanitary District. The District has reviewed the project proposal and has indicated that the existing wastewater system can

adequately accommodate the added capacity demand from the proposed development. Future proposals for uses other than the residential development proposed with this project which may cause significant traffic increases would be subject to a separate CEQA review at the time of submittal of the proposal.

- c) The County Public Works Department has reviewed the project and the preliminary Storm Water Control Plan for the project, and has recommended conditions of approval which will mitigate project impact on the existing drainage facilities in the area. The construction of new drainage facilities is not required. The potential for minor excavation of material from nearby San Ramon Creek to reduce the impact of additional storm water run-off from the project is not expected to cause any significant environmental effect. Future proposals for uses other than the residential development proposed with this project which may cause significant traffic increases would be subject to a separate CEQA review at the time of submittal of the proposal.
- d) The project site is served by the East Bay Municipal Utility District. The District has reviewed the project proposal and has indicated that water service is available for the site, and that the existing water supply can adequately accommodate the added demand from the proposed development. Future proposals for uses other than the residential development proposed with this project which may cause significant traffic increases would be subject to a separate CEQA review at the time of submittal of the proposal.
- e) Please see the response for 17a and 17b in this section.
- f-g) Two residences already exist on the site and will be removed. The project proposal for four new single-family residences on the site is not expected to significantly increase the amount of solid waste over what is currently generated by the residential neighborhood in the vicinity. The project is expected to conform with the same federal, state or local solid waste regulations which apply to the entire residential neighborhood. Future proposals for uses other than the residential development proposed with this project which may cause significant traffic increases would be subject to a separate CEQA review at the time of submittal of the proposal.

18. MANDATORY FINDINGS OF SIGNIFICANCE

<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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SUMMARY: Less than Significant with Mitigations

- a) As discussed in individual sections of this initial study, the project proposal to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences on the site, and to subdivide two parcels into four, with the intent to develop each parcel with a single-family residence, has the potential to impact the quality of the environment (Air Quality, Cultural Resources, Geology/Soils) and reduce the habitat of wildlife species (Biological Resources), but the impact will be reduced to a less than significant level with the adoption of the recommended mitigation measures that are specified in the respective sections of this initial study.
- b) Staff is unaware of other significant development projects in the vicinity that would be “cumulatively considerable” in relation to the subject project proposal. The mitigation measures recommended for the subject project proposal will serve to minimize any cumulative impacts that may result from the project, and reduce the potential cumulative impact of future projects.
- c) As shown in this initial study, the project is not expected to have significant environmental effects if the recommended mitigation measures are adopted. There is no evidence showing that the project would cause substantial adverse effects on human beings, either directly or indirectly, if the recommended mitigation measures are adopted and implemented.

REFERENCES

1. Project application, description and plans for County File MS15-0002/RZ15-3229
2. Staff Field Visit (3/13/15)
3. California Environmental Quality Act (CEQA) Guidelines
4. Contra Costa County General Plan (2005 – 2020)
5. Contra Costa County Ordinance (Title 4, Title 7, Title 8)
6. Contra Costa County Geographic Information System
7. Contra Costa County Department of Conservation and Development Accela System
8. 2012 Contra Costa County Important Farmland Map
<http://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2012/con12.pdf>
9. East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (ECCC HCP/NCCP)
10. California Public Resources Code (2012)
<http://law.justia.com/codes/california/2012/prc/>
11. Clean Water Act
<http://www2.epa.gov/laws-regulations/summary-clean-water-act>
12. California Department of Fish and Wildlife, Website
<http://www.dfg.ca.gov/>
13. United States Fish & Wildlife Service, Website
<http://www.fws.gov/>
14. Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines (updated May 2011)
<http://www.baaqmd.gov>
15. Contra Costa County Climate Action Plan (December, 2015)
16. California Department of Toxic Substances, Hazardous Waste and Substances Site List – Site Cleanup (Cortese List)
http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm
17. Contra Costa County Airport Land Use Compatibility Plan (12/13/00)
18. “Soil Survey of Contra Costa County”, United States Department of Agriculture, Soil Conservation Service, 1977
http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/CA013/0/contracosta.pdf
19. Federal Aviation Administration, Website
<http://www.faa.gov/>

20. "Community Exposure to Tsunami Hazards in California, Scientific Investigations Report 2012–5222", United States Department of the Interior and U.S. Geological Survey
http://resilience.abag.ca.gov/wp-content/documents/Community%20Exposure%20to%20Tsunami%20Hazards%20in%20California_USGS.pdf
21. Biological Resources Assessment, prepared by LSA, Associates, Inc., received October 29, 2015
22. Peer Review of LSA Biological Resources Assessment, prepared by Mosaic Associates, LLC, received November 19, 2015
23. Tree Preservation Report, prepared by Ed Brennan, arborist, received August 26, 2015
24. Agency Comment Letter, California Historical Resources Information System (CHRIS), received June 25, 2015
25. Final Geotechnical Engineering Investigative Report, prepared by Calgeotech Engineering Consultants, Inc. (CECI), received May 28, 2015
26. Agency Comment Letter, San Ramon Valley Fire Protection District (SRVFPD), received June 23, 2015
27. Agency Comment Letter, East Bay Municipal Utility District (EBMUD), received June 16, 2015
28. Agency Comment Email, Contra Costa Central Sanitary District, received June 12, 2015
29. Memo, Contra Costa County Public Works Department, received October 21, 2015

ATTACHMENTS

- 1) Mitigation Monitoring Program
- 2) County Parcel Page
- 3) Subject Property and Surrounding General Plan Designations
- 4) Subject Property and Surrounding Zoning Districts
- 5) Aerial View of Subject Property and Vicinity
- 6) Site Plan

Alamo Glen, LLC (Applicant/Owner)

**Mitigation Monitoring Program
County File #MS15-0002/RZ15-3229**

20 Alamo Glen Trail
Alamo, CA 94507

March 1, 2016

Potentially Significant Impact	Mitigation Measure	Implementing Action	Timing of Verification	Responsible Department or Agency	Compliance Verification
	<p>soon as possible after grading unless seeding or soil binders are used.</p> <p>f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</p> <p>g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.</p> <p>h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall</p>				

Potentially Significant Impact	Mitigation Measure	Implementing Action	Timing of Verification	Responsible Department or Agency	Compliance Verification
	<p>BIO-3: Following the completion of the preconstruction survey and the removal of potentially suitable habitat, a snake exclusion fence not less than four feet in height, and buried at least four inches in the ground shall be installed around the perimeter of the project site and maintained during the duration of construction.</p>	COA	Following the completion of the preconstruction survey (BIO-1) and the removal of habitat (BIO-2), and prior to the start of construction-related activity (i.e., staging, clearing, demolition, grading, tree trimming or removal).	Project proponent and consulting biologist.	Field verification and report by project biologist to be submitted to DCD prior to the start of construction-related activity.
	<p>BIO-4: All construction personnel shall attend an informational training session conducted by a qualified biologist prior to the start of any site disturbance activities, including demolition. This session will cover identification of the species and procedures to be followed if an individual is found on site, as well as biology and habitat needs of this species. Handouts shall be provided and extra copies will be retained on site. Construction workers shall sign a form stating that they attended the program and understand all protection measures for the AWS.</p>	COA	Following the completion of the preconstruction survey and the removal of potentially suitable habitat, and prior to the start of construction-related activity (i.e., staging, clearing, demolition, grading, tree trimming or removal).	Project proponent and consulting biologist.	Field verification and report by project biologist to be submitted to DCD prior to the start of construction-related activity.

Potentially Significant Impact	Mitigation Measure	Implementing Action	Timing of Verification	Responsible Department or Agency	Compliance Verification
<p>The trees on the site that will be removed, or that will be impacted by project-related construction are protected by the County Tree Protection and Preservation Ordinance, and require preservation and restitution measures to mitigate the project impact on this resource.</p>	<p>BIO-7: The following measures are intended to provide restitution for the removal of (48) code-protected trees:</p> <p>a. <u>Planting and Irrigation Plan:</u> Prior to the issuance of a building or grading permit (whichever occurs first) for the development of each resultant parcel, the parcel developer shall submit a tree planting and irrigation plan for that parcel, prepared by a licensed arborist or landscape architect for the review and approval of the Department of Conservation and Development, Community and Development Division (CDD). The plan shall provide for the planting of (21) TWENTY-ONE trees for one parcel, minimum 15 gallons in size – 25% of the (83) EIGHTY-THREE trees total for the subdivision. The plan shall comply with the State’s Model Water Efficient Landscape Ordinance or the County’s Water Efficient Landscape Ordinance, if the County’s ordinance has been adopted, and verification of such shall</p>	COA	<p>Prior to DCD approval of construction documents. Security to be held 12 to 24 months after installation of planting and irrigation.</p>	Project proponent, project arborist, and DCD.	DCD review and approval of construction documents. DCD review of arborist report prior to release of security.

Potentially Significant Impact	Mitigation Measure	Implementing Action	Timing of Verification	Responsible Department or Agency	Compliance Verification
	<p>fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, <i>each parcel developer</i> shall pay a deposit of \$100.00.</p> <p>d. <u>Duration of Security</u>: When the replacement trees and irrigation have been installed, the parcel developer shall submit a letter to the CDD, composed by a licensed landscape architect, landscape contractor, or arborist, verifying that the installation has been done in accordance with the approved planting and irrigation plan. The CDD will retain the security for a minimum of 12 months up to 24 months beyond the date of receipt of this letter. As a prerequisite of releasing the bond between 12 and 24 months, following completion of the installation, the parcel developer shall arrange for the consulting arborist to inspect the replacement trees and to prepare a report on the trees' health. The report shall be submitted for the review of the CDD and shall include any</p>				

Potentially Significant Impact	Mitigation Measure	Implementing Action	Timing of Verification	Responsible Department or Agency	Compliance Verification
	<p>Prior to issuance of grading permits or building permits for subdivision improvements, whichever occurs first, the applicant shall provide a security that is acceptable to the Department of Conservation and Development, Community Development Division (DCD).</p> <p>a. <u>Amount of Security</u>: The security shall be an amount sufficient to cover:</p> <p>i. Preparation of a tree planting and irrigation plan by a licensed landscape architect, arborist, or landscape contractor. The plan shall provide for the planting and irrigation of (48) FORTY-EIGHT trees, minimum 15 gallons in size, or an equivalent planting contribution as determined appropriate by the DCD. The plan shall comply with the State's Model Water Efficient Landscape Ordinance or the County's Water Efficient Landscape Ordinance, if the County's ordinance has been</p>				

Potentially Significant Impact	Mitigation Measure	Implementing Action	Timing of Verification	Responsible Department or Agency	Compliance Verification
	<p>c. <u>Duration of Security:</u> After the subdivision improvements have been completed, the applicant shall submit a letter to the DCD, composed by a consulting arborist, describing any construction impacts to trees intended for preservation. The security shall be retained by the County for a minimum of 12 months up to 24 months beyond the date of receipt of this letter. As a prerequisite of releasing the bond between 12 and 24 months, the applicant shall arrange for the consulting arborist to inspect the trees and to prepare a report on the trees' health. The report shall be submitted to the DCD for review, and it shall include any additional measures necessary for preserving the health of the trees. These measures shall be implemented by the applicant. In the event that the DCD determines that trees intended for preservation have been damaged by development activity, and that the applicant has not been diligent in providing reasonable restitution</p>				

Potentially Significant Impact	Mitigation Measure	Implementing Action	Timing of Verification	Responsible Department or Agency	Compliance Verification
	BIO-10: Any proposed tree alteration, removal, or encroachment within a drip line of code-protected trees that are not identified with this permit approval will require submittal of another Tree Permit application for review and consideration by the DCD.	COA	Prior to issuance of building permits to develop each individual parcel.	Project proponent and DCD.	Submittal to DCD of necessary tree permits.
5. CULTURAL RESOURCES					
The proposed development will cause ground disturbance which may impact heretofore undocumented cultural resources	CUL-1: The following mitigation measures shall be implemented during project construction-related ground disturbance, and shall be included on all construction plans: a. If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery should be redirected and a qualified archaeologist contacted to evaluate the finds and make recommendations. It is recommended that such deposits be avoided by further ground disturbance activities. If such deposits cannot be avoided, they should be evaluated for their significance in accordance with the	COA	Prior to DCD approval of construction documents and throughout construction-related activity.	Project proponent and DCD.	DCD review and approval of construction documents.

Potentially Significant Impact	Mitigation Measure	Implementing Action	Timing of Verification	Responsible Department or Agency	Compliance Verification
	<p>structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.</p> <p>c. If human remains are encountered, work within 50 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation. If the human remains are of a Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the property and provide recommendations for the proper treatment of the remains and associated grave goods.</p> <p>Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results, and provide</p>				

Potentially Significant Impact	Mitigation Measure	Implementing Action	Timing of Verification	Responsible Department or Agency	Compliance Verification
<p>proposed water quality basins include:</p> <ul style="list-style-type: none"> a) providing suitable support for roads, driveways and curbs constructed near the water quality basins, and b) potential for subsurface water from a water quality basin to migrate (and possibly build up) beneath pavements and graded slopes. 	<p>Subdivision Ordinance Section 94-4.420 (Soil Report) for review and approval of the Peer Review Geologist. Improvement, grading, and building plans shall carry out the recommendations of the approved report. This report shall include the following: a) California Building Code seismic parameters that are based on the prevailing code, b) site specific data on the orientation of bedding, c) evaluation of the design of water quality basins and their locations with respect to planned improvements, d) evaluation of the potential for slope creep to adversely affect planned improvements, e) recommendations that address monitoring clearing and backfilling depressions created by removal of tree trunks and their major roots, f) evaluation of the grading plan with respect for the potential for seismic settlement and seismically-induced ground failure by recognized methods appropriate to soil conditions discovered during subsurface investigation, g) characterization of the expansivity of the soils and bedrock on the site and h) the specification of measures to avoid/control damage to</p>				<p>for the recording of the Parcel Map. The geotechnical report may be subject to a peer review by the County Geologist prior to approval.</p>

Potentially Significant Impact	Mitigation Measure	Implementing Action	Timing of Verification	Responsible Department or Agency	Compliance Verification
	<p>recommendations based on the actual geologic conditions encountered during grading. Written approval from the County Building Inspection Division shall be obtained prior to any modification.</p> <p>GEO-4: Prior to the issuance of residential building permits, the applicant shall submit a geotechnical monitoring and testing report. That report shall include evidence of testing and observation services performed during grading, including: a) a map showing the as graded cut/ fill contact, along with geologic mapping of all bedrock cut slopes and cut pad areas, b) results of chemical testing of each building pad (performed after rough grading), to determine the level of corrosion protection required for steel and concrete materials used for construction, and c) results of all compaction test data gathered during grading.</p> <p>GEO-5: Prior to requesting a final building inspection for each residence, the applicant shall submit a geotechnical letter/report documenting inspections made by the project geotechnical engineer</p>	COA	<p>Prior to the issuance of residential building permits.</p> <p>Prior to requesting a final building inspection for each residence.</p>	<p>Project proponent and project geotechnical engineer.</p> <p>Project proponent and project geotechnical engineer.</p>	<p>Document submitted to DCD with the condition of approval compliance review prior to the development of each individual parcel. The geotechnical report may be subject to a peer review by the County Geologist prior to approval.</p> <p>Document submitted to DCD for review. The geotechnical report may be subject to a peer review by the</p>

Potentially Significant Impact	Mitigation Measure	Implementing Action	Timing of Verification	Responsible Department or Agency	Compliance Verification
	design shall incorporate subsurface drainage measures, including the installation of subsurface drains, where their use is recommended by the project geotechnical engineer.				

4/27/2015 10:35:00 AM

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COUNTY

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DEPARTMENT OF
CONSERVATION AND DEVELOPMENT

March 9, 2016

Sharon Gong, Project Planner
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Re: Notice of Intent to Adopt a Proposed Mitigated Negative Declaration –
20 Alamo Glen Trail Rezoning and Subdivision Project
(County File #MS15-0002/RZ15-3229), Alamo

Dear Ms. Gong:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Mitigated Negative Declaration for the four-lot minor subdivision located at 20 Alamo Glen Trail in the unincorporated Town of Alamo. EBMUD has the following comments.

WATER SERVICE

EBMUD's Diablo Pressure Zone, with a service elevation range between 450 and 650 feet, will serve the proposed development. Once the property is subdivided, separate meters for each lot will be required. Parcels A through C have frontage on and will receive service from the water main located in Royal Oaks Drive, and Parcel D has frontage on and will receive water service from the water main located in Alamo Glen Terrace. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions for providing water service to the proposed development. Engineering and installation of water services require 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 requests that the County include in its conditions of approval a requirement that the project sponsor comply with Assembly Bill 325, "Model Water Efficient Landscape Ordinance," (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). 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.

Sharon Gong, Project Planner
March 9, 2016
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If you have any questions concerning this response, please contact Timothy R. McGowan, Senior Civil Engineer, Major Facilities Planning Section at (510) 287-1981.

Sincerely,

A handwritten signature in cursive script, appearing to read "David J. Rehnstrom".

David J. Rehnstrom
Manager of Water Distribution Planning

DJR:AMM:dks
sb16_048

cc: Alamo Glen, LLC
1840 San Miguel Drive, #206
Walnut Creek, CA 94596