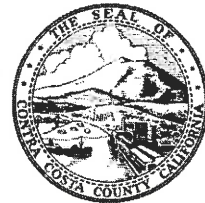


Agency Comments

Sem
2/19/16
(18)



AGENCY COMMENT REQUEST

Date 2/17/16

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

DISTRIBUTION	Please submit your comments to:
<p><u>Internal</u></p> <p><input checked="" type="checkbox"/> Building Inspection <input checked="" type="checkbox"/> Grading Inspection</p> <p><input type="checkbox"/> Advance Planning <input checked="" type="checkbox"/> Housing Programs</p> <p><input checked="" type="checkbox"/> Trans. Planning <input type="checkbox"/> Telecom Planner</p> <p><input type="checkbox"/> ALUC Staff <input type="checkbox"/> HCP/NCCP Staff</p> <p><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 checked="" type="checkbox"/> Traffic</p> <p><input type="checkbox"/> Flood Control (Full-size) <input type="checkbox"/> Special Districts</p> <p><u>Local</u> <u>fire@cccfd.org</u></p> <p><input checked="" type="checkbox"/> Fire District <u>Consolidated Fire</u></p> <p><input checked="" type="checkbox"/> Sanitary District <u>Central Sanitary</u></p> <p><input checked="" type="checkbox"/> Water District <u>EBMUD</u></p> <p><input checked="" type="checkbox"/> City of <u>Pleasant Hill/Lafayette</u></p> <p><input checked="" type="checkbox"/> School District(s) <u>Lafayette Elementary</u></p> <p><input checked="" type="checkbox"/> LAFCO <u>Academes High</u></p> <p><input type="checkbox"/> Reclamation District # _____</p> <p><input type="checkbox"/> East Bay Regional Park District</p> <p><input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD</p> <p><input type="checkbox"/> MAC/TAC _____</p> <p><input type="checkbox"/> Improvement/Community Association</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>_____</p>	<p>Project Planner <u>Francisco Avila</u></p> <p>Phone # <u>925-674-7801</u></p> <p>E-mail <u>francisco.avila</u> @dcd.cccounty.us</p> <p>County File # <u>SD16-9429</u></p> <p>Prior to <u>March 11, 2016</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p><input type="checkbox"/> Active Fault Zone (Alquist-Priolo)</p> <p><input checked="" type="checkbox"/> Flood Hazard Area, Panel # _____</p> <p><input type="checkbox"/> 60-dBA Noise Control</p> <p><input type="checkbox"/> 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 type="checkbox"/> Below <input type="checkbox"/> Attached</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Print Name <u>ARON CHAUDHURY</u></p> <p><u>Arondhury</u> <u>3/4/16</u></p> <p>Signature DATE</p> <p>Agency phone # <u>925-674-7740</u></p>

Kristin Sherk

From: Kristin Sherk
Sent: Monday, February 22, 2016 8:27 AM
To: Francisco Avila
Subject: SD16-9429 - Agency Comments (Inclusionary Housing)
Attachments: Housing Plan checklist.docx; Fee calculator_2010.xls

Francisco,

The applicant is required to submit the attached Inclusionary Housing Plan indicating how they propose to fulfill the requirements of the Inclusionary Housing Ordinance. The project project/application should not be "deemed complete" until the Inclusionary Housing Plan has been approved.

I have also attached the current in-lieu fee calculator.

Thanks,
Kristin

Kristin Sherk
Housing Planner
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
(925) 674-7887
<http://www.cccounty.us/affordablehousing>

Applicant _____
Subdivision Name _____
Subdivision # _____

Contra Costa County Department of Conservation and Development Inclusionary Housing Plan

There are five different ways of complying with the Inclusionary Ordinance: on site, off site, land conveyance, in lieu fees, and other. The Housing Plan is required to identify which option the applicant is proposing to fulfill the inclusionary housing requirement. Complete the checklist for the appropriate option.

For more information on the Inclusionary Housing Ordinance (including links to the ordinance, the guideline and the in-lieu fee calculator), please go to the Developing Affordable Housing webpage found here: <http://www.co.contra-costa.ca.us/4881/Developing-Affordable-Housing>

Section A - On Site

The inclusionary housing plan must include the following:

- A project description including the number of market rate units and inclusionary units proposed, and the basis of the calculation;
- A site plan indicating the location of the inclusionary units in relationship to the market rate units. (Unit mix, location, and size, and # of bedrooms);
- The targeted income levels;
- A phasing plan, if needed, indicating the timely development of the inclusionary units as the residential development is completed;
- If desired, a density bonus of 15 percent, which would equal the inclusionary unit percentage.

Comments: _____

Section B - Off-Site

The inclusionary housing plan must include the following:

- A project description including the number of on site market rate units and off site inclusionary units proposed, and the basis of the calculation;
- The targeted income levels;
- A vicinity map indicating where the proposed off-site development is in relationship to the proposed on-site development;
- Parcel numbers, acreage, zoning, general plan designation, phase one environmental report for the proposed off site development;
- A phasing plan, if needed, indicating the timely development of the inclusionary units as the residential development is completed;
- Indicate whether the off site development is new construction or acquisition/rehabilitation.
- If desired, a density bonus of 15 percent, which would equal the inclusionary unit percentage.

Applicant _____
Subdivision Name _____
Subdivision # _____

Comments: _____

Section C - Land Conveyance

The inclusionary housing plan must include the following:

- A project description including the number of on site market rate units and off site inclusionary units proposed, and the basis of the calculation;
- The targeted income levels;
- Parcel numbers, acreage, zoning, general plan designation, phase one environmental report for the proposed off site development.
- Proposed recipient of land conveyance.
- A vicinity map indicating where the proposed off-site development is in relationship to the proposed on-site development.

Comments: _____

Section D - In Lieu Fee

- A payment plan for in-lieu fee, if applicant intends to satisfy affordable unit requirement via this method, as well as, a statement and a calculation of the total in-lieu fee payment required.
Note: Only applicable for projects with 5 to 125 units.

Comments: _____

Section E - Other

- If an alternative compliance method is proposed, information sufficient to allow the County to determine that the alternative would provide equivalent or greater benefit than would result from providing those inclusionary units on site.

Comments: _____

Insert total number of units in project in yellow highlighted cell
 Fee will calculate automatically

Proposed Fee Schedule - For-sale Units	
Moderate income unit in-lieu fee	\$0
Lower income unit in-lieu fee	\$129,163

Proposed Development	
Total number of units	
15% of total	0.00
80% moderate income units	0.00
20% lower income units	0.00

Moderate income unit in-lieu fee/ \$0 x B9	\$0
Lower income unit in-lieu fee \$129,163 x B10	\$0
Total in-lieu fee	\$0
Or, \$3,874.89 x B7 =	\$0

Effective date: January 15, 2010



CONTRA COSTA COUNTY
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
Telephone: 925.674.7887 Fax: 925.674.7258

DATE: November 3, 2016
TO: Francisco Avila, Project Planner
FROM: Christine Louie, Housing Planner
SUBJECT: **Response to Inclusionary Housing Plan for the Gloria Terrace 9-Lot Subdivision in Lafayette, County File #SD16-9429**

Housing staff is in receipt of the proposed Inclusionary Housing Plan received via e-mail on October 24, 2016, from Mr. David Langon. Mr. Langon has agreed to pay an in-lieu fee for the proposed 9-lot Subdivision.

Number of new units proposed: 9

Proposed Type of compliance: Payment of in-lieu fee

Comments:

The total in-lieu fee owed is \$34,874.00 or \$3,874.89 per parcel. Housing staff is recommending approval of the proposed inclusionary housing plan, with the recommended conditions of approval below.

Recommended Condition of Approval:

Prior to recordation of the Final Map, the application shall pay to the County the Inclusionary Housing Ordinance in-lieu fee of \$3,874.89 per unit, a total of \$34,874.00 for the proposed project.

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/

2016 MAR 14 P 2:52

DEPARTMENT OF
CONSERVATION
AND DEVELOPMENT

March 8, 2016

Francisco Avila
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553-4601

RE: SD16-9429 (Proposed subdivision)
Gloria Terrace, Lafayette
APN 166-200-032 and 166-210-008

Dear Mr. Avila:

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. A permit from CCEHD is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
2. 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 must be clearly marked, kept secure, and destroyed pursuant to CCEHD requirements.

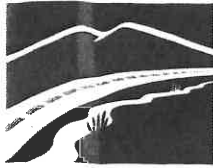
These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If you should have any questions, please do not hesitate to call me at (925) 692-2535.

Sincerely,

Joseph G. Doser, REHS
Supervising Environmental Health Specialist

JGD:tf





Contra Costa County
Public Works
Department

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

2016 AUG -1 P 4: 01

Memo

July 28, 2016

TO: Francisco Avila, Senior Planner, Department of Conservation and Development

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

SUBJECT: **SUBDIVISION SD16-9429**
STAFF REPORT & CONDITIONS OF APPROVAL
(Gloria Terrace LLC/Gloria Terrace/Lafayette/APN 166-200-032 & 166-210-008)

FILE: SD16-9429

We have reviewed the application for Subdivision SD16-9429 received by your office on June 16, 2016 and submit the following comments:

ISSUES:

Setting

The applicant proposes to subdivide 7.7 acres into 9 lots. The property is located along the north side of Gloria Terrace west of Surmont Drive. It is zoned R-20.

Traffic and Circulation

§96-14.002 of the County Ordinance Code requires construction of frontage improvements and dedication of the associated right-of-way for said improvements as part of the subdivision process. Five feet of additional right-of-way will be required along the frontage of the subject property.

Curb and sidewalk already exists along many of the properties in the area. The face of curb should be located 20 feet from the centerline of the Gloria Terrace right-of-way. Additional grading and possible tree removal will be required to accommodate these road improvements.

The on-site roadway is proposed to be a private 22 foot wide road within a 30 foot easement. The road as proposed generally meets County private road standards. This configuration will need to be coordinated with both the Fire District and Public Works Department. Note that on-street parking will not be allowed along the private road due to insufficient road width. A minimum of 28 feet of pavement will be necessary to allow parking on one side of the street.

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 applicant has provided analysis and calculations relative to the adequacy of the proposed on-site storm drainage infrastructure, including an evaluation as to the adequacy of the existing storm drain in Gloria Terrace. Based on this analysis, the existing downstream facilities have adequate capacity to convey storm water runoff from this subdivision in conformance with County Code.

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 (5,000 square feet for projects that include parking lots, restaurants, automotive service facilities and gas stations) in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014) and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. A preliminary SWCP dated June 24, 2016 was submitted with the application which meets the requirements set forth in the County's Stormwater management Ordinance.

Annexation to a Lighting District

The subject parcel is **not** annexed into the lighting district. The applicant shall annex into the Community Facilities District (CFD) 2010-1 formed for the Countywide Street Light Financing.

Area of Benefit Fee

The applicant shall comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Central County Area of Benefit as adopted by the Board of Supervisors. This fee shall be paid prior to building permit issuance.

Drainage Area Fee

The applicant shall to comply with the drainage fee requirements for Drainage Area 46 as adopted by the Board of Supervisors.

JL:LG:nt
\\PW-DATA\grpdata\engsvc\Land Dev\SD\SD 9429\Application\SD16-9429 Staff Report & COAs.docx

c: W. Lai, Engineering Services
J. LaRocque, Engineering Services
Gloria Terrace LLC, (Applicant-Owner)
3189 Danville Blvd., #245, Alamo, CA 94507

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR SUBDIVISION SD16-9429**

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/(vesting) tentative map submitted to Department of Conservation and Development, Community Development Division, on June 16, 2016.

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

General Requirements:

- In accordance with Section 92-2.006 of the 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 June 16, 2016.

Roadway Improvements (Frontage):

- Applicant shall construct curb, 4.5 foot sidewalk, necessary longitudinal and transverse drainage, and pavement widening and transitions along the frontage of Gloria Terrace. Applicant shall construct face of curb 20 feet from the ultimate centerline of the right of way line.

Access to Adjoining Property:

Proof of Access

- Applicant shall furnish proof to 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 Gloria Terrace.

Abutter's Rights:

- Applicant shall relinquish abutter's rights of access along Gloria Terrace with the exception of the proposed private road intersection.

Sight Distance:

- Provide sight distance at the intersection of the new private roadway and Gloria Terrace for a design speed of 30 miles per hour.

Private Roads:

- Applicant shall construct a (paved) turnaround at the end of the proposed private road.
- Applicant shall construct an on-site roadway system to current County private road standards with a minimum traveled width of 20 feet and a 5 foot sidewalk within a 30-foot access easement as shown on the Vesting Tentative Map.
- Any proposed roadway over 15.9% in grade shall be surfaced with grooved concrete or open-graded asphalt.

Road Dedications:

- Property Owner shall convey to the County, by Offer of Dedication, 5 feet of additional right of way necessary for the planned future width of 60 feet along the frontage of Gloria Terrace.

Street Lights:

- Applicant shall annex to 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.

Bicycle - Pedestrian Facilities:

Pedestrian Access

- Curb ramps and driveways shall be designed and constructed in accordance with current County standards. A detectable warning surface (e.g. truncated domes) shall be installed on all curb ramps. Adequate right of way shall be dedicated at the curb returns to accommodate the returns and curb ramps; accommodate a minimum 4-foot landing on top of any curb ramp proposed.

Parking:

- Parking shall be prohibited both sides of on-site roadways. "No Parking" signs shall be installed along these portions of the roads subject to the review and approval of Public Works Department.

Utilities/Undergrounding:

- Applicant shall underground all new and existing utility distribution facilities, including the service lines to the neighboring home to the northwest along the frontage of Gloria Terrace.

The developer shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.

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 system, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the storm waters to an adequate natural watercourse, in accordance with Division 914 of the Ordinance Code.

Miscellaneous Drainage Requirements:

- The applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Department design standards.
- 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 any portions of the proposed storm drains system on the site that serve or traverse more than one lot.

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 storm water 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 storm water drainage:

- 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 Public Works.
- Shallow roadside and on-site swales.
- 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 filing of the final map. 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).
- Storm water management facilities shall be subject to inspection by Public Works Department staff; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.
- Prior to filing of the final map, 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 filing of the final map, 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 shall comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Central County Area of Benefit as adopted by the Board of Supervisors.
- The applicant shall comply with the drainage fee requirements for Drainage Area 46 as adopted by the Board of Supervisors.
- This project may be subject to the requirements of the Department of Fish and Game. It is the applicant's responsibility to notify the Department of Fish and Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.
- This project may be subject to the requirements of the Army Corps of Engineers. It is the applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.

CONTRA COSTA COUNTY
 DEPARTMENT OF CONSERVATION AND DEVELOPMENT
 COMMUNITY DEVELOPMENT DIVISION
 30 Muir Road
 Martinez, CA 94553-4601
 Phone: 925-674-7205
 Fax: 925-674-7258

CONTRA COSTA COUNTY

See 2/19/16
 (18)



AGENCY COMMENT REQUEST

Date 2/17/16

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

DISTRIBUTION

Internal

- Building Inspection
- Advance Planning
- Trans. Planning
- ALUC Staff
- APC Floodplain Tech
- Grading Inspection
- Housing Programs
- Telecom Planner
- HCP/NCCP Staff
- County Geologist

Health Services Department

- Environmental Health
- Hazardous Materials

Public Works Department

- Engineering Services (Full-size)
- Traffic
- Flood Control (Full-size)
- Special Districts

Local fire@cccfd.org

- Fire District Consolidated Fire
- Sanitary District Central Sanitary
- Water District EBMVD
- City of Pleasant Hill/Lafayette
- School District(s) Lafayette Elementary
- LAFCO Acalanes High

- Reclamation District # _____
- East Bay Regional Park District _____
- Diablo/Discovery Bay/Crockett CSD _____
- MAC/TAC _____
- Improvement/Community Association _____

Others/Non-local

- CHRIS - Sonoma State
- CA Fish and Wildlife, Region 3 - Bay Delta

Additional Recipients

Please submit your comments to:

Project Planner Francisco Avila
 Phone # 925-674-7801
 E-mail francisco.avila@dcd.cccounty.us
 County File # SD16-9429

Prior to March 11, 2016

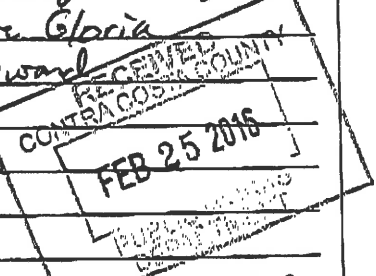
We have found the following special programs apply to this application:

- Active Fault Zone (Alquist-Priolo)
- Flood Hazard Area, Panel # _____
- 60-dBA Noise Control
- CA EPA Hazardous Waste Site

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.

Comments: None Below Attached

- Adequate turn-around shall be constructed to ensure vehicles unable to enter gated roadway can turn around and re-enter Gloria Terrace in forward direction w/o blocking public roadway.



Print Name MONISH SEN - TRAFFIC
 Signature [Signature] DATE 2/29/16
 Agency phone # 313-2187

Contra Costa County



CONTRA COSTA COUNTY Fire Protection District

March 16, 2016

Mr. Francisco Avila
Contra Costa County
Community Development Division
30 Muir Road
Martinez, CA 94553

Subject: 9-Lot Subdivision; SD16-9429
3198 Gloria Terrace, Lafayette
APN 166-200-032 and 166-210-008
CCCFPD Project No.: P-2016-01162

Dear Mr. Avila:

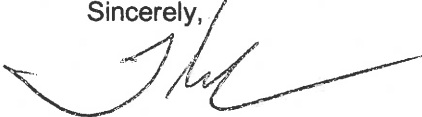
We have reviewed the vesting tentative map application to establish a 9-lot residential subdivision at the subject location. The following is required in accordance with the 2013 California Fire Code (CFC), the 2013 California Residential Code (CRC), County Ordinances and adopted standards:

1. The 22-foot wide access roadway shall have a vertical clearance of not less than 13 feet 6 inches. Grades exceeding 16% shall be constructed of grooved concrete per CCCFPD standard FPS-001-D3. (503) CFC, (D103.2) County Ordinance 2013-22
2. The 22-foot wide access roadway and turnaround shall have signs posted or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked on both sides of the roadway. (503.3) CFC
3. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1,500 GPM. Required flow must be delivered from not more than one (1) hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
4. The developer shall provide two (2) hydrants of the East Bay type. (C103.1) CFC
5. The developer shall submit a minimum of two (2) copies of site improvement plans indicating proposed hydrant locations and fire apparatus access for review and approval prior to obtaining building permits. The improvement plans shall include an approved grooved concrete detail and a signage and striping plan indicating the location and method of fire lane (no parking) designation. **Final placement of hydrants shall be determined by this office.** (501.3) CFC
6. **Emergency apparatus access and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.** (501.4) CFC
7. All proposed homes shall be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13D or Section R313.3 of the 2013 California Residential Code. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ted Leach', with a long horizontal flourish extending to the right.

Ted Leach
Fire Inspector

c: Gloria Terrace, LLC
3189 Danville Boulevard, Suite 245
Alamo, CA 94507

Humann Company, Inc.
1021 Brown Avenue
Lafayette, CA 94549

File:P-2016-01162.ltr

Francisco Avila

From: Russ Leavitt <RLeavitt@centralsan.org>
Sent: Wednesday, February 24, 2016 3:33 PM
To: Francisco Avila
Subject: SD16-942; nine-lot residential subdivision, 3198 Gloria Terrace & 0 Gloria Terrace; 166-200-032 & 166-210-008
Attachments: RUSSELL B LEAVITT.vcf

According to Central Contra Costa Sanitary District (CCCSD) records, the project sites are within CCCSD's service area and sanitary sewer service is available to the project site via an eight-inch diameter public main sewer on Gloria Terrace . The developer would need to construct a set of on-site public main sewers and private laterals. The proposed project would not be expected to produce an unmanageable added capacity demand on the wastewater system, nor interfere with existing facilities. The developer will be required to submit full-size mainline sewer plans for CCCSD Mainline review in advance and to pay fees and charges at the time of mainline plan submission, sewer permit issuance and residential connection to the sewer system. For details, contact CCCSD's Permit Section at 925-229-7371. Thanks!

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



CONTRA COSTA COUNTY

REVIEW OF AGENCY PLANNING APPLICATION

2016 MAR 16 P 4:57

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: 03/03/2016	EBMUD MAP(S): 1539B528, 1539B526	EBMUD FILE: S-10079
AGENCY: Contra Costa County Community Development Department Attn: Francisco Avila 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: SD16-9429	FILE TYPE: Development Plan
APPLICANT: Gloria Terrace, LLC--Attn: H.F. Layton 3189 Danville Blvd, #245 Alamo, CA 94507	OWNER: Gloria Terrace, LLC--Attn: H.F. Layton 3189 Danville Blvd, #245 Alamo, CA 94507	

DEVELOPMENT DATA

ADDRESS/LOCATION: 3198 Gloria Terrace	City: LAFAYETTE	Zip Code: 94549
ZONING: R-20 PREVIOUS LAND USE: vacant land		
DESCRIPTION: SUBDIVISION: subdivide 2 existing vacant parcels into 9 single family lots.	TOTAL ACREAGE: 7.64 ac.	
TYPE OF DEVELOPMENT:	Single Family Residential: 9 Units	

WATER SERVICES DATA

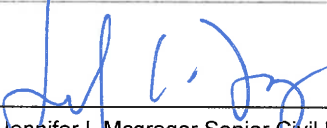
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 322-463	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 322-463								
None from existing main(s) Location of Main(s): Gloria Terrace	All of development must be served from main extension(s) Location of Existing Main(s): Gloria Terrace									
<table border="1"> <thead> <tr> <th>PRESSURE ZONE</th> <th>SERVICE ELEVATION RANGE</th> </tr> </thead> <tbody> <tr> <td>E3A</td> <td>250-450</td> </tr> </tbody> </table>	PRESSURE ZONE	SERVICE ELEVATION RANGE	E3A	250-450	<table border="1"> <thead> <tr> <th>PRESSURE ZONE</th> <th>SERVICE ELEVATION RANGE</th> </tr> </thead> <tbody> <tr> <td>E3A</td> <td>250-450</td> </tr> </tbody> </table>	PRESSURE ZONE	SERVICE ELEVATION RANGE	E3A	250-450	
PRESSURE ZONE	SERVICE ELEVATION RANGE									
E3A	250-450									
PRESSURE ZONE	SERVICE ELEVATION RANGE									
E3A	250-450									

COMMENTS

A main extension at the project sponsor's expense will be required to serve the proposed development. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a 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. Once the property is subdivided, separate meters for each lot will be required. No water meters are allowed to be located in driveways. 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. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.

CW

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

 3/11/16
 Jennifer L. McGregor, Senior Civil Engineer; DATE
 WATER SERVICE PLANNING SECTION