Agency Comments

Contra Costa County
Public Works
Department

Julia R. Bueren, Director
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Memo

June 15, 2017

TO: Sean Tully, Senior Planner, Department of Conservation and Development

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

SUBJECT: **SUBDIVISION SD13-9359/DP13-3035/RZ13-3224/GP13-0003**
"Saranap Village"
STAFF REPORT & CONDITIONS OF APPROVAL
(Hall Equities/Boulevard Way/Walnut Creek/ APNs 184-010-046 & 035, 184-480-025, 185-370-010, 012, 018, 033)

FILE: SD 13-9359

MESSAGE:

We have reviewed the application for "Saranap Village" received by your office dated January 27, 2017. The attached conditions of approval, based on the site plan, include road and drainage requirements. The Applicant shall comply with the Ordinance Code requirements as they pertain to this development. The following issues should be carefully considered with this project:

ISSUES:

The Applicant requests a General Plan Amendment, rezoning and development plan approval to allow for redevelopment of several parcels along Boulevard Way and Saranap Avenue for a mixed-use project. The project area is approximately 3.5 acres and will include retail, restaurant and multi-family residential units. Significant reconstruction of Boulevard Way and a comprehensive street-scape is proposed to create a pedestrian friendly ambiance to the community.

Lot line adjustments, parcel mergers and a Vesting Tentative Map for condominium purposes are also included in this phased project application.

Traffic and Circulation

The project proposes significant re-construction of approximately 1000 feet of Boulevard Way from Flora Avenue to the limit of the project area approximately 300 feet southwest of Saranap Avenue. This reconstruction includes pavement narrowing to a single through lane in each direction, diagonal parking, a roundabout and widened sidewalk.

Additional improvements are also proposed along Saranap Avenue, including sidewalks and

diagonal parking. These improvements extend beyond the project frontage.

Some of these proposed improvements as outlined below are unprecedented within the unincorporated County and have necessitated lengthy discussions between the Applicant and County to assure adequate operation, safety and maintenance:

1. Diagonal parking is not generally permitted along collector streets.
2. Development of an on-street parking control plan.
3. A financing and maintenance plan for streetscape.
4. Determination of limits of right of way abandonment, dedication and license agreements for private maintenance of facilities within public rights of way.

Since many of the Applicant's goals are beyond the scope of standard County maintenance or oversight, the County is prepared to vacate much of the existing street right of way outside the vehicular travel way, and have the project maintain the sidewalks, street lighting, landscaping and on-street parking. If the Applicant can come to terms with the neighboring frontages affected by the diagonal parking and sidewalk reconstruction, the County may consider abandonment of the right of way along those frontages as well. In the event that the applicant does not obtain the land rights off-site for the development's proposed metered parking, then that property shall remain public right of way and maintained by the Applicant under license and maintenance agreements.

To that point, it is impractical to phase or piecemeal the dedication, vacation and construction of the improvements along Boulevard Way and Saranap Avenue. To facilitate and assure orderly development, the first phase of this project should include the filing of a Final Map over the project limits to dedicate/vacate public street rights of way and merge or realign existing property lines to conform with the subsequent development of the individual sites. The framework for funding and maintenance of privately maintained frontage improvements, reservations for public access, utility and other easements would also be completed in conjunction with this map filing, as would determination of any license agreements with the County for maintenance of private landscaping, signage or other neighborhood "identifiers" remaining within public right of way.

On street parking control will be limited to parking located on private property. If the County vacates right of way along the project frontage where diagonal parking is proposed, the Applicant could be allowed to initiate and enforce parking controls at those spaces. If the Applicant cannot reach an agreement with neighboring properties wherein the neighbors agree to quitclaim their excess right of way, or partner with the Applicant, the diagonal parking spaces along those frontages may remain as public right of way and would not be subject to additional parking restrictions or enforcement unless otherwise approved by the Board of Supervisors. This issue does not affect the overall project under consideration, and could be re-visited at a later date.

Overhead Utilities

There are no overhead utilities along Boulevard Way within the project limits. Overhead utilities along the Saranap Avenue frontage will be required to be undergrounded.

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.

As noted in the project's EIR (Mitigation Measure HYD-3: Pre-project stormflow levels), no construction shall be permitted anywhere on the project site unless the Applicant demonstrates, to the satisfaction of the Public Works Director, either of the following:

> (a) Upon completion of such construction, there will be sufficient detention capacity on the project site to detain the incremental increase in stormflow volume that occurs during the 24-hour, 10-year design storm, which incremental increase is due to the increase in impervious surface above pre-project levels. This standard could be met with a detention vault with capacity for approximately 12,300 cubic feet of stormwater on Site B, through smaller detention vaults, tanks or other facilities on each of the four privately-owned sites (Sites A, B, B1 and C), or through other means; or
>
> (b) Upon completion of such construction, the total square footage of impervious surface area throughout the project site will remain at or below pre-project levels.

This "no net increase" methodology is consistent with the drainage requirements imposed on the Sufism Reoriented sanctuary project nearby. A preliminary hydrology/hydraulic analysis prepared by Kier & Wright dated July 14, 2015 was submitted for review which indicates the proposed project will have a negligible, if any, impact on downstream drainage facilities. The final determination to verify compliance as noted above will be made in conjunction with the preparation of the final construction documents.

Stormwater Management and Discharge Control Ordinance

A 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) National Pollutant Discharge Elimination System (NPDES) Permit. The Applicant submitted such a plan of September 8, 2016 and it has been deemed "preliminarily complete."

Annexation to Lighting District

Two of the subject parcels (APNs 184-450-025 and 185-370-033) are already annexed into a lighting district. The others are not. The Applicant shall, as a condition of approval, annex those remaining parcels to the Community Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing.

Area of Benefit Fee

The Applicant shall comply with the requirements of the Bridge/Thoroughfare Fee Ordinances for the South Walnut Creek Area 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 lies within Drainage Area 121. This is an "unformed" drainage area and does not have any associated drainage master plan or fee ordinance associated with it.

JL:LG:mb
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cc: Warren Lai, Engineering Services
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PUBLIC WORKS RECOMMENDED CONDITIONS OF APPROVAL FOR SUBDIVISION SD13-9359/DP13-3035

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, dated January 27, 2017.

UNLESS OTHERWISE NOTED, COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO FILING OF THE FIRST BUILDING PERMIT OR 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, dated January 27, 2017.

- Applicant shall submit improvement plans prepared by a registered civil engineer to Public Works Department and pay appropriate fees in accordance with the County Ordinance and these conditions of approval. The below conditions of approval shall subject to the review and approval of Public Works Department.

- The first phase of this project shall include the filing of a Final Map over the project limits to dedicate/vacate public street rights of way and merge or realign existing property lines to conform with the subsequent development of the individual sites.

Roadway Improvements (Frontage/Off-Site):

- Applicant shall construct curb sidewalk, necessary longitudinal and transverse drainage, street lighting, and pavement transitions, the roundabout and appurtenant signage, striping and safety improvements as shown on the approved projects plans or as deemed necessary by the Public Works Director.

- Any cracked and displaced curb, gutter, and sidewalk shall be removed and replaced along the project frontage. 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.

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 Boulevard Way and Saranap Avenue.

Right of Way Vacation

- Applicant shall apply for the vacation of excess public right of way along Boulevard Way and Saranap Avenue and pay the appropriate fee. Subject to Board of Supervisors approval, said vacations within the limits of the project site may be vacated and merged with the abutting frontage parcels on the first phase Final Map to be filed prior to issuance of building permits.

- Consideration of right of way vacations along the Boulevard Way and Saranap Avenue frontages of adjacent property will be subject to mutual consent between the County, Applicant and fronting property owner. If the applicant/owner is unable to obtain the land rights necessary to operate and accommodate the development's metered parking program, the existing street right of way shall remain public right of way.

Site Access

- Applicant shall only be permitted access at the locations shown on the approved site/development plan.

Road Alignment/Intersection Design/Sight Distance:

Sight Distance

- Applicant shall provide sight distance at the on-site driveways and Boulevard Way Road for a design speed of 30 miles per hour. The Applicant shall trim vegetation, as necessary, to provide sight distance at these driveways. Any new landscaping, signs, fencing, retaining walls, or other obstructions proposed at the driveways shall be setback to ensure that the sight lines are clear.

Road Dedications:

- Property Owner shall convey to the County, by Offer of Dedication, the right of way necessary for the planned improvements as shown on the approved site plans for the project. Said dedications within the limits of the project site shall be dedicated on the first phase Final Map filed and prior to issuance of building permits.

Street Lights:

- Applicant shall annex to the Community Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing prior to filing the first phase Final Map. Annexation into a street light service area does not include the transfer of ownership and maintenance of street lighting on private roads.

Landscaping:

- For all landscaping within public right of way, the Applicant shall submit at least four sets of landscape and automatic irrigation plans and cost estimates, prepared by a licensed landscape architect, to the Public Works Department for review and approval, prior to filing of the Final Map. Applicant shall pay appropriate fees in accordance with County Ordinance.

- All landscaping to be maintained by the property owner shall be submitted to the Zoning Administrator for review and approval.

Bicycle -Pedestrian Facilities:

- 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.

- 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.

- The Applicant shall work with the County to designate the segment of Boulevard Way with diagonal on street parking spaces as a Class III bike route with shared bicycle lane pavement markings. Shared lane markings shall be installed near the street centerline along the Boulevard Way project frontage to guide bicyclists away from parked vehicles. The travel lane adjacent to parallel parking spaces along Boulevard Way shall be at least approximately 16.7 feet wide.

  (EIR Mitigation Measure TRA-5)

Transit:

Bus Stops

- There are existing bus stops/shelters along both sides of the street within the area intended to provide diagonal on-street parking. The Applicant shall coordinate with the Central Contra Costa Transit Authority and Public Works Department (Transportation and Real Property Divisions) regarding relocation of these facilities. Alternatively, remove the proposed parking in these areas of conflict. Bus stop relocation improvement plans shall be reviewed by Public Works Department.

Parking:

- Any "No Parking" and restricted parking zone signs to be installed along public right of way portions of Boulevard Way and Saranap Avenue shall be subject to review and approval by the Public Works Department and, if required, review and approval of the Board of Supervisors.

- Restricted parking zones on private property, including vacated public right of way along portions of Boulevard Way and Saranap Avenue shall be subject to the requirements of County Ordinance Code Chapter 46-14 and to the satisfaction of the Public Works Department.

Utilities/Undergrounding:

- Applicant shall underground all new and existing utility distribution facilities, including those along the frontage of Saranap Avenue. 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.

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 undertake an inspection of Boulevard Way, from Olympic Boulevard to Mt. Diablo Boulevard. To the extent the Applicant claims any damage is pre-existing, such damage shall be thoroughly documented by photographs, mapping and reference markings or measurement points to assist in determining whether any damage or movement has occurred as a result of construction.

  (EIR Mitigation Measure TRA-2b)

- Prior to acceptance of project street improvements as complete and release of Building Permit certificates of occupancy, the Applicant shall construct any recommended repairs to restore any roads, easements, and/or rights-of-way to pre-project conditions.

Maintenance of Facilities:

Maintenance Agreement:

- The Applicant shall enter into a maintenance agreement with the County that grants a license to the Applicant to construct and maintain improvements within County rights of way within the development, and requires the Applicant to maintain other public improvements within the development. The maintenance agreement shall require the Applicant to indemnify and defend the County from any claims that arise from the construction, installation, repair, replacement, maintenance, removal, relocation, and operation of the improvements, and to insure for losses under a policy with a combined coverage limit of at least $1,000,000 that names the County as an additional insured. The maintenance agreement shall include exhibits identifying the proposed locations of the improvements to be installed within the development. After improvements are constructed for each phase of the development, the maintenance agreement shall require exhibits to be replaced to show the actual location of the improvements. Upon the approval of the Public Works Director, the maintenance agreement may be assigned to the owners' association established for the development.

Development Association CC&Rs:

- The Applicant shall record a declaration of covenants, conditions, and restrictions (CC&Rs) for development that requires the development owners' association to maintain all improvements within the development beginning when the Applicant assigns said maintenance agreement to the owners' association. The CC&Rs shall include a term substantially similar to the following:

> County Approval Required for Certain Amendments. Notwithstanding any other provision of this Declaration, no amendment, change, modification, or termination of these conditions, covenants, and restrictions regarding any of the following provisions shall be effective for any purpose until approved in writing by the Contra Costa County Public Works Director, in his or her sole discretion:
>
> (a) regulation of land use,
> (b) maintenance of landscaping and common area,
> (c) maintenance of parking meters within private parking areas,
> (d) maintenance of all improvements installed within County rights of way under the maintenance and license agreement between Contra Costa County and Saranap Village Developers, LLC, following the assignment of that agreement to the development owners' association,
> (e) the removal of any lots or territory from this Declaration,

(f) termination of this Declaration,
(g) dissolution of the owners' association, and [add others as necessary].

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 storm waters to a natural watercourse, in accordance with Division 914 of the Ordinance Code.

  The Applicant shall demonstrate, to the satisfaction of the Public Works Director, either of the following:

  (a) Upon completion of such construction, there will be sufficient detention capacity on the project site to detain the incremental increase in stormflow volume that occurs during the 24-hour, 10-year design storm, which incremental increase is due to the increase in impervious surface above pre-project levels. This standard could be met with a detention vault with capacity for approximately 12,300 cubic feet of stormwater on Site B, through smaller detention vaults, tanks or other facilities on each of the four privately-owned sites (Sites A, B, B1 and C), or through other means; or

  (b) Upon completion of such construction, the total square footage of impervious surface area throughout the project site will remain at or below pre-project levels.

  (EIR Mitigation Measure HYD-3)

Miscellaneous Drainage Requirements:

- 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.

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.
- Install approved full trash capture devices on all catch basins (excluding catch basins within bioretention basins) as reviewed and approved by Public Works Department. Trash capture devices shall meet the requirements of the County's NPDES permits.
- 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 Department.
- Shallow roadside and on-site swales.
- Distribute public information items regarding the Clean Water Program and lot specific IMPs to buyers.
- The Applicant shall sweep the paved portion of the site at least once a year between September 1st and October 15th utilizing a vacuum type sweeper. Verification (invoices, etc.) of the sweeping shall be provided to the County Clean Water Program Administrative Assistant at 255 Glacier Drive, Martinez CA 94553 (925) 313-2238).
- Trash bins shall be sealed to prevent leakage, OR, shall be located within a covered enclosure.

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 or issuance of a building permit, whichever occurs first. 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 or issuance of a building permit, whichever occurs first, 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 or issuance of a building permit, whichever occurs first, 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.

- Provision C.10, Trash Load Reduction, of the County's NPDES permits requires control of trash in local waterways. To prevent or remove trash loads from municipal storm drain systems, trash capture devices shall be installed in catch basins (excludes those located within a bioretention/stormwater treatment facility). Devices must meet the County's NPDES permits and approved by Public Works Department. Location must be approved by Public Works Department.

- All treatment BMP/IMPs constructed within each phase of the proposed development shall be designed and sized to treat, at a minimum, storm water generated from each phase constructed.

- Prior to initiation of use or issuance of a building permit, the Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review and approval of the Public Works Department. The SWPPP shall document Best Management Practices (BMPs) that will be incorporated into the project to minimize the discharge of pollutants from the project. The SWPPP shall describe the characteristics of the project and detail BMPs related to (STOP – describe operation activities, e.g. manure management, horse washing), and other activities that have the potential to result in pollutant discharges facility. Site plans and drawing shall be incorporated into the SWPPP as necessary. Any permanent structural BMPs must be constructed and inspected prior to final inspection for building permits.

ADVISORY NOTES

- The Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the South Walnut Creek Area of Benefit as adopted by the Board of Supervisors.

- This project may be subject to the requirements of the Department of Fish and Wildlife. It is the Applicant's responsibility to notify the Department of Fish and Wildlife, 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 Wildlife 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 & DEVELOPMENT
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Martinez, CA 94553
Telephone: 925-674-7832 Fax: 925-674-7258

TO: Aruna Bhat, Deputy Director

FROM: Jamar Stamps, Senior Planner

DATE: July 13, 2016

SUBJECT: **Saranap Village – Lafayette**

This memo is intended to offer a basis for potential strategies toward reducing the subject project's required off-street parking. Currently, the proposed project has the required number of parking spaces per County Code Chapter 82-16 – Off-Street Parking. However, based on community feedback there is an apparent desire to reduce the massing and scale of the proposed buildings. The strategies below may be able to assist in potentially reducing the amount of required parking and thus reduce the size of the proposed parking structures.

Discussion

Under Senate Bill 743[1] ("SB 743"), the State of California Office of Planning and Research ("OPR") will adopt guidelines that will change the way public agencies evaluate transportation impacts of projects under the California Environmental Quality Act ("CEQA"). OPR will use vehicle miles traveled ("VMT") to replace Level of Service ("LOS") as the metric for measuring transportation impacts. OPR's guidelines will encourage innovative strategies that will promote alternative transportation modes and reduce parking demand and single-occupant vehicle rates. The availability of vehicle parking effects driver behavior. As more parking is available at a particular destination, single-occupant vehicle demand will increase[2].

The proposed project is a Transit-Oriented Development ("TOD"). TOD refers to the clustering of homes, jobs, shops and services near rail stations, ferry terminals or bus stops with high-frequency service[3]. TOD's rely on alternative transportation modes (walking, biking, and public transit) to serve the site and help reduce vehicle and parking demand. County Connection's bus service (Route 1) stops directly in front of the project site (60 minute headways with a 15 minute bus trip to Walnut Creek BART station). The project site is within approximately 1 ¼ mile of the Walnut Creek BART station; an approximately 20-30 minute walk.

1 SB 743 (Steinberg): Amends the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts.
2 "The High Price of Parking," Shoup (2002)
3 "New Places, New Choices, Transit-Oriented Development in the Bay Area," Metropolitan Transportation Commission (2006)

State legislation as well as regional and local policy is changing the way development is planned. Greater focus is being given to "sustainable communities" where sprawling suburban areas are being deprioritized. That type of development typically puts distance between housing, jobs and retail/services rendering use of alternative transportation modes such as biking and transit infeasible and induces higher amounts of single-occupant vehicle demand. The Saranap Village project contains characteristics consistent with polices and legislation that promote "sustainable communities" and the use of alternative modes of transportation.

Potential Strategies

ITE Parking Generation Rates - 4th Generation

The Institute of Transportation Engineers ("ITE") developed average weekday and weekend parking rates for various land use types based on specific, real-world examples. ITE also provided 85th percentile parking rates, which represent parking rates that no more than 15% of the data sets exceed (i.e., parking rates are typically set at or below the 85th percentile). County Code Section 82-16.406 – Require Number of Parking Spaces – was developed using the ITE 4th Edition Parking Generation Rates as a general guide.

For Parcel A (Exhibit A), a comparison of the ITE 4th Generation Parking Rates and the County parking rate calculations show notable differences for the proposed "grocery" and "fitness" uses. The County rate allots higher parking for "grocery" overall and fewer for "fitness" (except Saturday). ITE's "fitness" parking rate also allots significantly higher parking for the 85th percentile weekday rate.

However, the same parking rate comparison for Parcel B (Exhibit B) did not produce similar results. The ITE parking rate for "retail" was comparable to the County rate; whereas the "restaurant bar/lounge" parking rate was significantly more conservative (i.e. ITE parking calculations were more than 50% above County standard). ITE also combined the "restaurant" and "bar" uses into one parking rate. Increasing the proposed project's parking would be counterproductive and should not occur.

Shared Parking

County Code Section 82-16.414 allows for shared parking facilities. The proposed "bank" only requires 2 off-street parking spaces. Given its low projected parking demand the bank's required parking could be eliminated and shared with the "fitness" or "grocery" uses. Sharing parking spaces to allow parking reductions is possible with mixed land uses since different activities have different peak demand times[4].

Unbundled Parking

The excerpt below is from the Victoria Transport Policy Institute:

"Residential parking is often 'bundled' with building costs, which means that a certain number of spaces are automatically and inconspicuously included with housing costs. 'Unbundling Parking' means that parking is sold or rented separately from the cost of housing. For example, rather than renting an apartment for $1,000 per month with two parking spaces at no extra cost, each apartment can be rented for $850 per month, plus $75 per month for each parking space. Occupants only pay for the parking spaces they actually need. This is more efficient and fair, since occupants save money when they reduce

4 Victoria Transport Policy Institute (2016)

parking demand, are not forced to pay for parking they do not need, and can adjust their parking supply as their needs change. For this to function efficiently, building owners must be able to lease or sell excess parking spaces and nearby on-street parking should be regulated to avoid spillover problems that could result if residents use on-street parking to avoid paying rents for parking spaces."

Unbundled parking could have several benefits. It may induce individuals to drive less or own fewer cars, or encourage future employers to incentivize and increase transit commute rates among their employees. Overall, this could reduce parking demand and shift peak-hour commute trips to non-single-occupant vehicle modes. If the project unbundles residential parking, the parking surplus could be used dynamically to serve parking demand from other uses on or adjacent to the site.

Regulation of On-Street Parking

Metered on-street parking should be considered in order to encourage parking turnover. Revenue from on-street parking could be used to finance public services for residents (e.g. BART shuttle) or public facilities in the neighborhood where it is collected (e.g. maintenance of sidewalks, street trees, street furniture, etc.).

Implementing residential permits for on-street parking will ensure residents in the area are not impacted for any extended period of time by vehicles belonging to non- residents attempting to avoid metered or time-restricted parking. County Code Chapter 46-10 – Preferential Parking Privileges – allows for regulation of on-street parking.

Recommendation

Parcel A: By using a combination of the County and ITE parking rates for the "grocery" and "fitness" uses and allowing the "bank" to share the parking from other uses, the proposed project could achieve a quantifiable reduction in required parking (up to 42 parking spaces).

	Proposed Project	Revised Project	Difference
Grocery	74	34*	(40)
Fitness	43	43	0
Bank	2	0	(2)#
Guest	36	36	0
Total	**155**	**113**	(42)

*ITE Rate: Supermarket, Urban (850)
#"Bank" parking shared with other uses

In addition, based on the mixed-use nature of the proposed project, it will benefit from internal capture trips[5]. This would result in lower parking demand and further justify a lower parking rate. However, shared parking between the "grocery" and "fitness" uses would not be recommended due to their relatively similar peak parking demand times.

5 "Internal trips represent trips between interrelated land uses that can be made without using the off-site road system." Saranap Village Traffic Impact Analysis (2014)

In order to achieve the best results for this parking reduction, the project would also need to implement on-street parking regulations. This would prevent parking spillover that's trying to circumvent metered or time-restricted parking and result in congested street curbs if left unregulated.

Parcel B: The proposed project should strictly adhere to the County parking standard. Therefore, no adjustment to the proposed parking is recommended.

Parcel C: The proposed project is entirely residential on this site and no adjustment to the residential parking rates for the proposed project is being recommended.

att: Exhibit A
Exhibit B

cc: J. Cunningham, DCD

Exhibit A

	Area (Sq.Ft.)	County Rate	Required	ITE Rate~ Weekday	Required	ITE Rate~ Saturday	Required	ITE Rate~ 85th% Weekday	Required	ITE Rate~ 85th% Saturday	Required
Grocery	14,768	1/200	74	2.27	34	2.32	34	2.83	42	n/a	
Fitness	13,114	1/305	43	5.27	69	2.89	38	8.46	111	3.38	44
Bank	620	1/250	2	4	2	3.47	2	5.67	4	4.66	3

Required # of Parking Spaces Difference

	County vs. ITE Wkdy	County vs. ITE SAT	County vs. ITE 85th% Wkdy	County vs. ITE 85th% SAT
Grocery	40	40	32	74
Fitness	(26)	5	(68)	(1)
Bank	0	0	(1)	(0)

~Per thousand square feet
Supermarket, Urban (850)
Health/Fitness (492)
Bank, Suburban (912)

Exhibit B

	Area (Sq.Ft.)	County Rate	Required		ITE Rate~ Weekday	Required	ITE Rate~ Saturday	Required	ITE Rate~ 85th% Weekday	Required	ITE Rate~ 85th% Saturday	Required
Retail	5,258	1/250	21	** ^	3.76	20	4.67	25	5.05	27	5.91	31
				* ^	3.96	21	4.67	25	5.23	27	5.91	31
				** ^^	2.55	13	2.87	15	3.16	17	3.4	18
				* ^^	2.94	15	2.87	15	3.9	21	3.4	18
Restaurant	5,385	1/100	54	(ITE Combines)	13.3	99	16.3	121	17.4	129	20.4	151
Bar/Lounge	2,028	1/100	20									

Required # of Parking Spaces Difference

	County vs. ITE Wkdy	County vs. ITE SAT	County vs. ITE 85th% Wkdy	County vs. ITE 85th% SAT	
Retail	1	(4)	(6)	(10)	** ^
	0	(4)	(6)	(10)	* ^
	8	6	4	3	** ^^
	6	6	1	3	* ^^
Restaurant	(24)	(47)	(55)	(77)	
Bar/Lounge					

~Per Thousand Sqaure Feet
*Friday only
**Non-Friday Weekday
^December only
^^Non-December

Shopping Center (820)
High-Turnover (Sit-Down) Restaurant w/ Bar or Lounge, Suburban (932)

Contra Costa County
Public Works
Department

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

Memo

October 23, 2013

TO: Will Nelson, Project Planner, Department of Conservation and Development

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

SUBJECT: **SUBDIVISION SD13-9359/DP13-3035/RZ13-3224/GP13-0003**
"Saranap Village"
30-DAY COMMENTS
(Hal Equities/Boulevard Way/Walnut Creek/APNs 184-010-046 & 035, 184-450-025, 185-370-010, 012, & 033)

FILE: SD 13-9359

We have reviewed the application for "Saranap Village" received by your office on September 23, 2013, and submit the following comments:

Background

The applicant requests approval of a General Plan Amendment, rezoning and redevelopment of several parcels along Boulevard Way and Saranap Avenue into a mixed-use project. The project area is approximately 3.5 acres and will include retail, restaurant and multi-family residential units. Significant reconstruction of Boulevard Way and a comprehensive streetscape is proposed to create a pedestrian-friendly ambiance to the community.

Traffic and Circulation

The project proposes significant reconstruction of approximately 1,000 feet of Boulevard Way from Flora Avenue to the limit of the project area approximately 300 feet southwest of Saranap Avenue. This reconstruction includes pavement narrowing to a single through-lane in each direction, diagonal parking, two roundabouts and widened sidewalks.

These changes present numerous concerns on several different levels, including operational, safety and maintenance:

1. Diagonal parking is not generally permitted along collector streets.

2. The roundabout west of Flora Avenue should be relocated to the actual intersection. Having it so close presents too many potential points of conflict and may be confusing to drivers.
3. The pedestrian crossing on Saranap Avenue should be pulled closer to the roundabout. It is so far removed from the intersection it almost acts as a mid-block crossing.
4. Operational analysis of the roundabouts, driveways (existing and proposed) needs to be reviewed for general traffic, emergency/service vehicles (delivery, garbage trucks), buses, and pedestrians.
5. Input from County Connection regarding bus stop locations.
6. On-street parking control plan.
7. Financing and maintenance plan for streetscape (Maintenance District?).
8. Identify right-of-way needs and possible abandonments.

There are no overhead utilities along Boulevard Way within the project limits. Overhead utilities along the Saranap Avenue frontage will be required to be undergrounded.

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.

While some on-site drainage facilities have been shown on the submitted plans, there are known drainage deficiencies downstream. The Sufism Reoriented project had to provide on-site detention to mitigate the drainage impacts relative to the development of their site. A drainage analysis will be necessary to determine if there is sufficient capacity in the downstream facilities to accommodate any additional runoff created by this project, of if additional on-site mitigation or off-site improvements will be necessary.

Stormwater Management and Discharge Control Ordinance

While some stormwater treatment measures are shown in this submittal, a comprehensive Stormwater Control Plan (SWCP) was not included for review. Said 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) National Pollutant Discharge Elimination System (NPDES) Permit.

An adequate preliminary SWCP will be necessary prior to deeming the application complete. The SWCP includes a bound report and attached stormwater site plan/exhibit depicting separate drainage area and the facilities designed to treat each drainage area.

The latest edition of the Stormwater C.3 Guidebook is available at the Contra Costa County Clean Water Web-site at www.cccleanwater.org. The SWCP will need to be certified by a licensed professional Civil Engineer, Architect, or Landscape Architect, and accompanied by a completed SWCP checklist.

Annexation to Lighting District

Two of the subject parcels (APNs 184-450-025 and 185-370-033) are already annexed into a lighting district. The others are not. The applicant will be required, as a condition of approval, to annex those remaining parcels to 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 Ordinances for the South Walnut Creek Area of Benefit, as adopted by the Board of Supervisors. These fees shall be paid prior to the issuance of building permits.

Drainage Area Fee and Creek Mitigation

The subject property lies within Drainage Area 121. This is an "unformed" drainage area and does not have any associated drainage master plan or fee ordinance associated with it.

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

- ☐ Inadequate information on major road improvements (Traffic Study, operational analysis) which may affect the design.
- ☐ Inadequate information on existing property right-of-ways, easements, etc., which may affect the design.
- ☐ Inadequate information on proposed improvements and who will maintain (road and drainage, pavement, driveways, streetscapes, lighting, etc.).
- ☐ Inadequate information on existing drainage improvements (layout, easements, access, capacity, mitigation measures, off-site improvements) which may affect the design.
- ☐ Missing or inadequate preliminary SWCP.

LG:tr
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C: W. Lai, Engineering Services
R. Lierly, Engineering Services
J. LaRocque, Engineering Services
Michael Smith
Hall Equities Group
1855 Olympic Boulevard, Suite 300
Walnut Creek, CA 94596

Contra Costa County
Flood Control
& Water Conservation District

Julia R. Bueren,
ex officio Chief Engineer
Steve Kowalewski,
Deputy Chief Engineer

Interoffice Memo

DATE: October 22, 2013

TO: William Nelson, Dept. of Conservation & Development—CDD
Jocelyn LaRocque, Engineering Services

FROM: Homira Shafaq, Staff Engineer Theresa for H.S.

SUBJECT: Saranap Village SD 13-9359; RZ 13-3224; FP 13-0003; DP 13-3035

FILES: 1002-9359 and 95-3035-13

We have reviewed the Tentative Map and Site Plan for the proposed Saranap Village Development located at multiple locations off of Boulevard Way and Saranap Avenue in Walnut Creek. We received the Tentative Map and Site Plan on October 1, 2013, and submit the following comments:

1. The proposed project is located within Drainage Area 121 (DA 121), an unformed drainage area. Therefore, there are no drainage area fees due at this time.

2. We recommend that the developer design and construct storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed.

3. The development project on the south side of Boulevard Way ties into the existing drainage facilities on Boulevard Way that drain in the easterly direction into a 60" RCP, then into a 48" CMP across Blade Court, and eventually to Las Trampas Creek, which is a Contra Costa County Flood Control & Water Conservation District (FC District) maintained creek. The development project on the north side connects to the southern drainage infrastructure. A copy of our Drainage Inventory Map showing the existing drainage infrastructure is attached to this letter for your use. Please note that we cannot guarantee the accuracy of the Drainage Inventory Map. The developer's engineer should conduct a field survey to verify the sizes and locations of the existing storm drain facilities.

4. We have a history of drainage complaints in the Blade Court/Blade Way area. We recommend that the development prove the adequacy of the existing downstream drainage systems. The drainage improvement at Blade Court that was constructed does not have sufficient capacity to carry 10-year storm runoff. Record Drawing D-12664.2, attached for your use, indicates that it can only accommodate 70% of

Q10 or about 105 cfs. After the construction of the storm drain, there were still complaints in the area of Blade Court about ponding of stormwater and creek bank erosion.

5. In order to determine possible impacts to downstream facilities due to a higher volume of runoff associated with the increased density, a hydrology study should be submitted to Engineering Services and the FC District for review prior to approving the improvement plans. Otherwise, this project should be required to mitigate flow rates down to the density levels anticipated by the DA 121 Hydrology Plan.

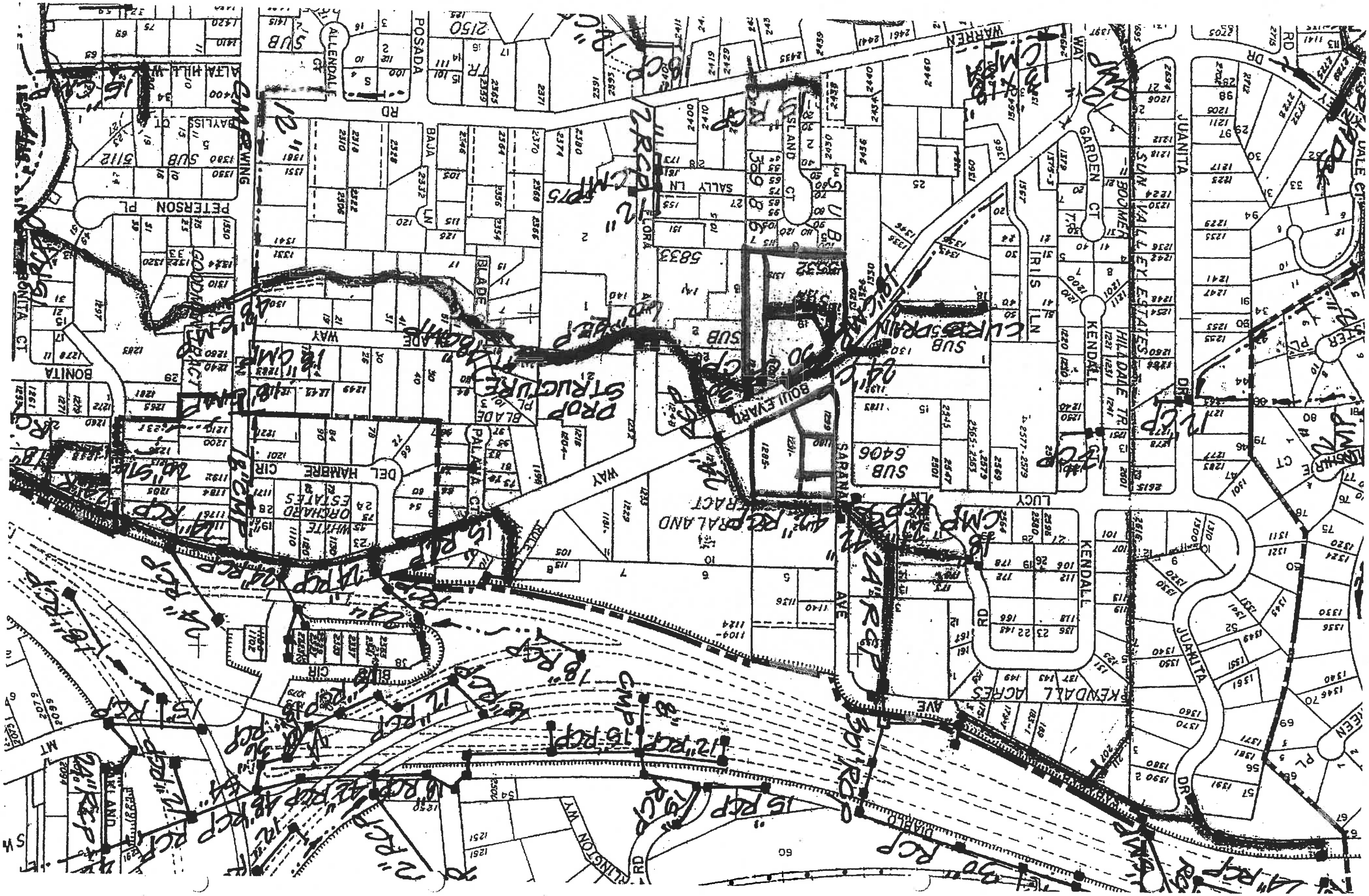
6. The developer should be required to submit hydrology and hydraulic calculations to prove the adequacy of the in-tract drainage system and the downstream drainage system. We defer review of the local drainage to Engineering Services.

7. The developer should be required to comply with the current NPDES (National Pollutant Discharge Elimination System) requirements under the County Stormwater Management and Discharge Control Ordinances and the C.3 Guidebook. We support the state's goal of providing best management practices to achieve the permanent reduction or elimination of stormwater pollutants and downstream erosion from new development. The FC District is available to provide technical assistance for meeting these requirements under our Fee-for-Service program.

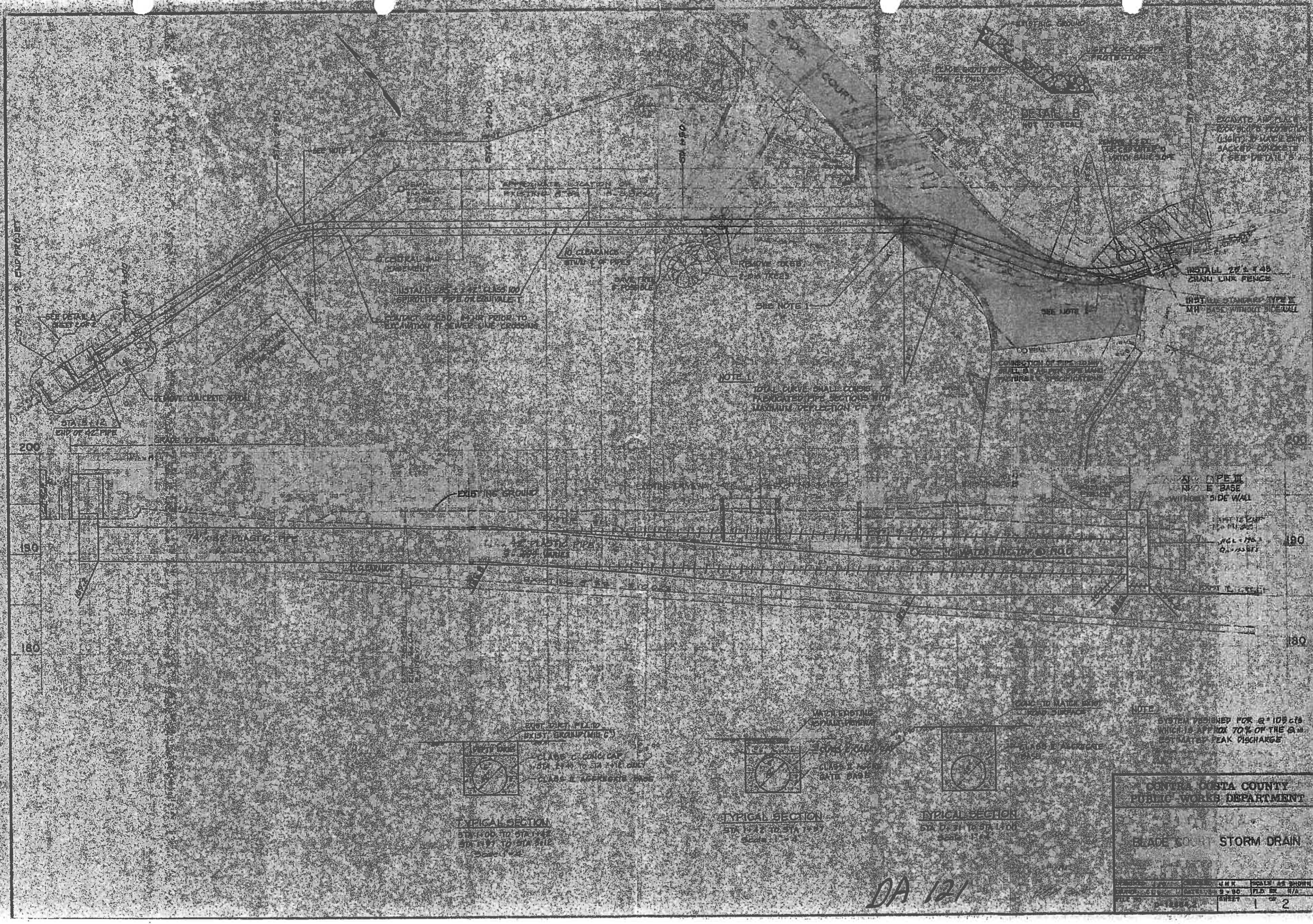
We appreciate the opportunity to review plans involving drainage fee matters and welcome continued coordination. If you have any questions, please contact me via e-mail at hshaf@pw.cccounty.us or by phone at (925) 313-2304.

HS:cw
G:\fldctl\CurDev\CITIES\Walnut Creek\Sub 9359 Saranap Village\October 2013 Comments.docx
Attachments: Drainage Inventory Map and Blade Court Storm Drain Plans

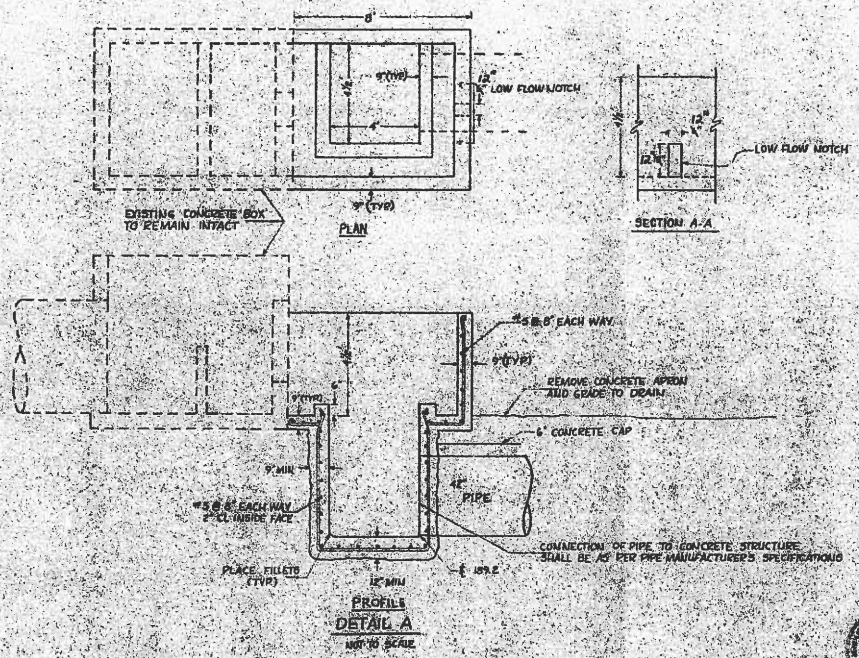
c: M. Carlson, Flood Control
T. Jensen, Flood Control
T. Rie, Flood Control
c/att: Michael Smith, Hall Equities Group
1855 Olympic Blvd., Suite 300
Walnut Creek, CA 94596



WHITE ORCHARD ESTATES
DEL HAMBRE CIR
PALANA CT
BLADE PL
DROP STRUCTURE
PETERSON PL
SUB 5112
BAYLISS CT
ALTA HILL WY
BONITA CT
EWING
GOODMAN TRACT
BAJA LN
POSADA RD
ALLENDALE CT
FLORA
SALLY LN
ISLAND CT
SUB 5833
BOULEVARD WAY
SARANAP AVE
SUB 6406
LUCY LN
KENDALL RD
KENDALL ACRES
IRIS LN
GARDEN CT
BOOMER
HILLDALE TR
SUN VALLEY ESTATES
JUANITA DR
WARREN RD
CURB DRAIN
DIABLO
RALAND TRACT
18" CMP
12" CMP
24" RCP
15" RCP
12" RCP
18" RCP
30" RCP
42" RCP
48" RCP



CONTRA COSTA COUNTY
PUBLIC WORKS DEPARTMENT
STORM DRAIN
DA 121
TYPICAL SECTION
TYPICAL SECTION
TYPICAL SECTION
INSTALL 22' x 48 CHAIN LINK FENCE
NOTE 1
TOTAL CURVE SHALL CONSIST OF FABRICATED PIPE SECTIONS WITH MAXIMUM DEFLECTION OF
NOTE
SYSTEM DESIGNED FOR Q = 109 cfs WHICH IS APPROX 70% OF THE Q100 ESTIMATED PEAK DISCHARGE
DETAIL B
EXISTING GROUND
SEE NOTE 1
200
190
180



BA 121

CONTRA COSTA COUNTY
PUBLIC WORKS DEPARTMENT
Martinez, California

BLADE COURT STORM DRAIN

SCALE: NOT TO SCALE | DATE: 9-7-90
DWN. RZ | CHKD. JJG | FB. NO. N/A

Contra Costa County
Public Works
Department

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

CONTRA COSTA COUNTY
2014 FEB 27 P 1:47
DEPARTMENT OF CONSERVATION AND DEVELOPMENT

Memo

February 20, 2014

TO: Will Nelson, Project Planner, Department of Conservation and Development

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

SUBJECT: **SUBDIVISION SD13-9359/DP13-3035/RZ13-3224/GP13-0003 "Saranap Village" 30-DAY COMMENTS**
(Hal Equities/Boulevard Way/Walnut Creek/APNs: 184-010-046 & 035, 184-450-025, 185-370-010, 012, 033)

FILE: SD13-3959

We have reviewed the revised/supplemental application documents for "Saranap Village" received by your office on January 23, 2014 and submit the following comments:

Background

Comments regarding incomplete issues relative to the original submittal package were outlined in our memo dated October 23, 2013. Our department received the following in response to these comments:

- A Vesting Tentative map detailing existing parcel boundaries, existing and proposed easements, proposed right-of-way vacations, etc.
- A Preliminary Hydrology Plan (12/5/13).
- Individual Preliminary Stormwater Control Plans for proposed Parcels A, B and C.

Traffic and Circulation

Numerous operational concerns were raised in the response to the initial submittal. To date, these issues have still not been addressed. These included:

- Diagonal parking is not generally permitted along collector streets.
- The roundabout west of Flora Avenue should be relocated to the actual intersection. Having it so close presents too many potential points of conflict and may be confusing to drivers.
- The pedestrian crossing on Saranap Avenue should be pulled closer to the roundabout. It is so far removed from the intersection it almost acts as a mid-block crossing.

- Operational analysis of the roundabouts, driveways (existing and proposed) needs to be reviewed for general traffic, emergency/service vehicles (delivery, garbage trucks), busses, and pedestrians.
- Input from County Connection regarding bus stop locations.
- On-street parking control plan.
- Financing and maintenance plan for streetscape.

Drainage

The Preliminary Hydrology Study attempts to address the "collect and convey" issues by stating the project will increase landscape areas and that the construction of "C.3" facilities will add a detention component such that the post-construction runoff will be less than the existing flow and volume. However, the resultant computations do not substantiate these conclusions.

- A common misconception is that C.3 facilities have any meaningful effect on flow rates generated from a 10-year design storm. Most BMP's are designed to treat more frequent/less intense rainfall events. The higher flows from a 10-year storm typically overwhelm the BMP and discharge directly to the downstream storm drain system. The exception would be if the facility was initially designed as a detention device and a treatment component was added to satisfy the C.3 requirements.

- Table 1 on Page 3 indicates all three of the "Sites" will have more impervious area than currently exists. There is a reduction in roadway impervious surfaces, but the net resultant impervious area is greater.

- While some of the pre/post-development runoff rates are less in the post-project scenario, the final most downstream node is actually higher, although it is admittedly only a small percentage greater. The text of the study should, at a minimum, be modified such that the claims made are substantiated and not contradicted by the supporting calculations.

- The study terminates at the 60-inch culvert a short distance downstream of the project site. Las Trampas Creek, the nearest "receiving waters" for this runoff is a half-mile downstream (Section 1, Page 4). There are portions of the intermediary drainage system in the vicinity of Blade Court that have historically been subject to flooding. This study completely side-stepped this issue.

Stormwater Management and Discharge Control Ordinance

Stormwater Control Plans were submitted for the proposed individual parcels. This is contrary to the accepted definition of a project. The project encompasses all three of the parcels and the reconstruction of the streets serving them. A single revised report that includes the project street areas must be submitted, rather than this piece-meal approach.

- Table 1 in both the Parcel B and Parcel C SCP include a non-LID discount, but the text immediately above states that "Applicable Special Project Categories" do not apply.

- The Up-Flo Filter does not qualify as LID treatment. Parcel A was evaluated as 100% LID yet the largest portion of the site is proposed to being served by the filter.

- These above inconsistencies will need to be re-evaluated when the SCP for the project as a whole is re-submitted. (See Table 4-14 in the C.3 Guidebook).

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

- Inadequate information on major road improvements (Traffic Study, operational analysis) which may affect the design.

- Inadequate information on proposed improvements and who will maintain (road and drainage, pavement, driveways, streetscapes, lighting etc.).

- Inadequate information on capacity of existing downstream drainage infrastructure which may affect the design or, in the case of off-site improvements, may require additional CEQA evaluation.

- Inadequate preliminary SWCP.

JL:LG:tr
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cc: W. Lai, Engineering Services
R. Lierly, Engineering Services
J. LaRocque, Engineering Services
Michael Smith
Hall Equities Group
1855 Olympic Boulevard, Suite 300
Walnut Creek, CA 94596

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

Sent 10/1/13 20

AGENCY COMMENT REQUEST

Date_____

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

DISTRIBUTION

Internal

- ✓ Building Inspection
- ✓ Grading Inspection
- ✓ Advance Planning
- ✓ Housing Programs
- ✓ Trans. Planning
- ___ Telecom Planner
- ___ ALUC Staff
- ___ HCP/NCCP Staff
- ___ APC Floodplain Tech
- ___ 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 District Consolidated Fire / Contra Costa Fire
- ✓ Sanitary District Central Sanitary
- ✓ Water District East Bay MUD
- ✓ City of Walnut Creek
- ✓ School District(s) Walnut Creek / Acalanes Union
- ___ LAFCO
- ___ 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

Parkmead Community Association
Saranap Community Association
Saranap Homeowners Association
SWAT TAC c/o Andy Dillard

Please submit your comments to:

Project Planner William Nelson
Phone # 925-674-7791
E-mail Will.Nelson @dcd.cccounty.us
County File # SD13-9359, RZ13-3224
GP13-0003, DP13-3035
Prior to October 23, 2013

* * * * *

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

NO Active Fault Zone (Alquist-Priolo)
X Flood Hazard Area, Panel #_____
Yes 60-dBA Noise Control
No 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: X None ___Below ___Attached

Print Name Bret Wickham

Bret Wickham 10.2.13
Signature DATE

Agency phone # 674.7742

DARWIN MYERS ASSOCIATES
ENVIRONMENTAL RESEARCH ■ ENGINEERING GEOLOGY

February 27, 2014

Will Nelson, Principal Planner
Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA 94553

Subject: **Geologic Peer Review – 30 Day Comments**
RZ 13-3224 and SD 13-9359
Boulevard Way/ Saranap Avenue Vicinity
APN 184-010-035 & -036; APN 184-450-025 &
APN 185-370-010, -012, -018 & -033
Saranap Area, Contra Costa County
DMA Project # 3009.14

Dear Will,

At your request we have reviewed a geotechnical report submitted by the project proponent,[1] along with the Preliminary Grading Plan prepared by Kier & Wright.[2] This review letter is organized to first explain our understanding of the project and our approach. Based on the data gatherer, we then provide a preliminary assessment of potential geologic, seismic and geotechnical hazards.

Understanding of Project

The property that is the subject of the pending application consists of seven parcels, located on three distinct "Sites." Site A consists of four parcels situated in the northeast corner of the Saranap Avenue/ Boulevard Way intersection. On Site A the plan is for a seven story building with a basement that is to serve as a below ground parking structure. The first and second levels will consist of parking and retail space. The upper levels will be devoted to residential use.

Sites B and C are situated on the southeast side of Boulevard Way, and are near the Saranap Avenue intersection. Site B consists of two parcels and is shaped like a meat axe. Site C is an irregularly shaped parcel that is a short distance southwest of Site B. Plans call for the construction of new mixed-use buildings on Site B. The plans for Site B indicate construction of a seven story building that consists of four levels of wood-frame residential units above three levels of concrete podium. The podium levels are partially below grade and will include parking and retail space. At Site C, the plan is to construct a four-story residential building, with the first story partially below grade.

Construction of basements on Sites A and B involve excavation up to about 20 ft. below the ground surface. Construction of the partial basement on Site C requires excavating about 10 ft. below grade.

[1] Rockridge Geotechnical, 2013, *Geotechnical Investigation, Saranap Mixed-Use Development, Boulevard Way and Saranap Avenue, Contra Costa County, California,* RG Job #12-477 (report date stamped received by DCD on January 24, 2014).

[2] Kier & Wright, 2013, *Preliminary Grading Plan of Boulevard Way and Saranap Avenue for Hall Equities, Contra Costa County, California*, K&W Job #A12549-2 (plans date stamped received by DCD on January 23, 2014).

1308 PINE STREET ■ MARTINEZ, CA 94553 ■ 925/209-9994

Approach

We reviewed pertinent geologic reports and maps issued by the California Geological Survey (CGS) and the U.S. Geological Survey (USGS), along with the Soil Survey of Contra Costa County. With this background we a) analyzed a stereo pair of historic vertical-angle aerial photographs,[3] b) made a site visit (on February 22, 2014), c) reviewed Safety Element maps and policies and d) reviewed the grading, drainage and stormwater control plans submitted with the application. We then evaluated the data gathered in terms of potential geologic, seismic and geotechnical hazards and prepared this peer review letter, presenting our evaluation and recommendations.

Background

1. Active Faults

The site is located in the Saranap area, about ½ mile southwest of the State Route 24/ I-680 interchange (see Figure 1). The nearest faults that are considered active by the California Geological Survey (CGS; formerly California Division of Mines & Geology) are the Concord-Green Valley, Calaveras and Hayward faults. The CGS has delineated Alquist-Priolo (A-P) zones along the known active faults in California. The official A-P zones are indicates that the Concord-Green Valley fault A-P zone passes approximately 4½ miles east-northeast of the site. The A-P Zones along the Calaveras and Hayward faults pass approximately 7½ miles southeast and 8½ miles southwest of the site, respectively. (The A-P Zones of these faults are represented by brown-colored, northwest trending zones in Figure 1.) 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 an active major fault trace. Because the subject property is not within the A-P Zone, the probability of the project 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 ancestral Calaveras fault closely coincides with the toe of Las Trampas Ridge (and a branch of this fault passes approximately 0.4 miles east of the site) it has not been placed in an A-P Zone. The ancestral trace of the Calaveras fault 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.[4] In summary, there has been seismic activity and at least limited surface fault rupture on a branch of the Calaveras fault in the Saranap area.

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 in 1994 (see Figure 2) [5] This map, which is based on the compilation of previous published mapping, indicates the site is located in the outcrop belt of the Briones

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[3] Pacific Aerial Surveys, 1973, Photographs #CC3526-2-168 & -169; scale 1 in.= 1,000 ft. (flown on May 7, 1973).

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

[5] 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.

Formation (Tbr). Note that the seven parcels that make up the property are outlined in red. Tbr is a formation consisting of marine sedimentary rocks of Miocene age (chiefly interbedded sandstone, siltstone, conglomerate). According to Figure 2, the northern half of the subject property is mantled by surficial deposits (Qu).

Features that can be seen on the map can be summarized as follows:

- Ancestral traces of the Calaveras fault are shown passing approximately 1,800 ft. and 3,700 ft. east of the site (represented by a green lines trending NNW);
- The surficial deposits are chiefly semi-consolidated, poorly sorted stream channel and floodplain deposit; and near the toe or nearby hills, Qu may include alluvial fan deposits.

3. Quaternary Deposits

In 1997 the U.S. Geological Survey issued a map that divided Quaternary deposits of Contra Costa County into nine categories that vary in age, depositional environment and engineering properties.[6] Figure 3 presents a portion of this map, showing the site and vicinity. It indicates that the subject property is underlain by "undifferentiated continental gravels" (QTu), of Plio-Pleistocene age. They are described as semi-consolidated to unconsolidated and poorly sorted. The sediments consist of irregularly interbedded gravel, sand, silt and clay. The USGS report states that theses deposits are (a) unrelated to modern drainages, (b) there thickness is variable but locally ranges up to 50 meters, an (c) these deposits are considered evidence of the late Cenozoic uplift of the Coast Ranges. Other surficial deposits shown on Figure 3 are all younger in age than QTu. They include the following:

- Alluvial fan and fluvial deposits (Qpaf). These deposits are of Pleistocene age, and consist of dense, gravelly and clayey sand or clayey gravel that fine upward. These deposits are mapped chiefly south of the Las Trampas Creek channel (see Figure 3).
- Stream channel deposits (Qhaf). These are deposits of Holocene age (<13,000 years before present), and consist of stream channel deposits of Las Trampas Creek.
- Alluvial fan deposits (Qhaf). These deposits are of Holocene age and tend to be brown to tan and medium dense (never reddish).
- br. This symbol denotes the rocky upland areas that overlie the valley floor area.

4. Nilsen Surficial Deposits Mapping

In 1975 the U.S. Geological Survey released a set of surficial deposit maps of Contra Costa County that provide information on the distribution of landslide and other types of alluvial, colluvial and terrace deposits.[7] These maps, which were based chiefly on geologic interpretation of vertical angle aerial photographs flown in the 1960's, do not classify landslides according to the type of landslide deposit, depth of slide plane or activity status. Nevertheless, the map fulfills its function, which is to "red flag" properties where ground failure may be a potential hazard. According to the USGS map, the portion of the subject property north of Boulevard Way is mapped as colluvium, and the portion of the site south of Boulevard Way is mapped as bedrock. No landslides are mapped on or near the subject property. Figure 4, Landslide and Liquefaction Potential Map, shows the distribution of landslides in the site vicinity as delineated on the USGS map. The nearest mapped landslide is approximately ¼ mile north-northwest of the project. It is on the north side of State Highway 24, and does not pose a hazard to the project.

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[6] Helley E.J. and R.W. Graymer, 1997. *Quaternary Geology of Contra Costa County and Surrounding Parts of Alameda, Marin, Sonoma, Solano, Sacramento and San Joaquin Counties, California.* A Digital Database. U.S. Geological Survey, Open File Report 97-98.

[7] Nilsen, T.H., 1975. *Preliminary Photointerpretation Map of Landslide and Other Surficial Deposits of the Walnut Creek 7.5-Minute Quadrangle, Contra Costa County.* U.S. Geological Survey, Open File Map 75-277-55.

5. Soils

According to the Soil Survey of Contra Costa County,[8] the soil series mapped on the site is the Tierra loam (TaC, 2 to 9 percent slopes; and TaD, 9to 15 percent slopes). It is a non-prime agricultural soil (Class IV) with a Storie Index rating of 4. The primary limitations for agricultural use are nutrient level and erosion hazard. With regard to engineering properties, the expansivity of the soil varies with depth. Specifically, the AdC soil profile is 71 inches deep. The A-horizon is a loam and clay loam that extends from the surface to a depth of 25 inches. It is rated *low expansion potential.* The B1-horizon, extending from 25 to 59 inches, is a clay that is rated *highly expansive*. The B2-horizon is a silty clay loam that extends from 59 to 71 inches. It is rated *moderately expansive.* With regard to corrosivity, the entire soil profile is rated *highly corrosive.*

Expansive soils are soils that expand when water is added and shrink when they dry out. This continuous change in soils volume causes homes and other structures to move unevenly and crack. It should also be recognized that corrosive soils tend to damage concrete and/or uncoated steel that is in contact with the ground. Testing is needed to confirm foundation conditions, and the design-level geotechnical reports routinely provide specific criteria and standards to avoid/ minimize damage from expansive and corrosive soils.

Safety Element

1. Ground Failure Policies

The Safety Element of the General Plan includes a number of policies that require evaluation of geologic hazards for proposed land development projects in areas of potential hazards. On page 10-22 the Safety Element states that geologic conditions should be a primary determinant of land use. Table 1 presents ground failure and landslide hazard policies from the Safety Element. Because there are no landslides on the site, and the site is gently sloping, landslide risks are not substantial for this project. The mapping of landslides by the USGS (Nilsen, 1975) was incorporated into the Safety Element (General Plan Figure 10-6, on page 10-24). Figure 4 presents an enlargement of a portion of the landslide map in the Safety Element (scale 1 inch = 600 ft.).

Table 2
Safety Element Ground Failure and Landslide Policies

Policy 10-22. Slope stability shall be a primary consideration in the ability of land to be developed or designated for urban uses.
Policy 10-23. Slope stability shall be given careful scrutiny in the design of development and structures, and in the adoption of conditions of approval and required mitigation measures.
Policy 10-26. Approvals of public and private development projects in areas subject to slope failures shall be contingent on geologic and engineering studies which define and delineate potentially hazardous conditions and recommend adequate mitigation.
Policy 10-27. Soil and geological reports shall be subject to the review and approval of the County Planning Geologist.
Policy 10-28. Generally, residential density shall decrease as slope increases, especially above a 15 percent slope.
Policy 10-29. Significant very steep hillsides shall be considered unsuitable for types of development which require extensive grading or other land disturbances.
Policy 10-30. Development shall be precluded in areas when landslides cannot be adequately repaired.
Policy 10-32. The County shall not accept dedication of public roads in unstable hillside areas, or allow construction of private roads there which would require and excessive degree of maintenance and repair costs

[8] Welch, L.E. et. al., 1977, *Soil Survey of Contra Costa County, California,* USDA Soil Conservation Service

2. Liquefaction

With regard to liquefaction potential, the Safety Element of the General Plan presents a Liquefaction Potential Map on page 10-15. This map was prepared for the County by a geotechnical engineering firm. The approach taken by the consultant included reviewed of available technical data, which included (a) elevation of the water table, (b) soils and surficial deposits maps providing data on the distribution of unconsolidated sandy soils, (c) review of selected borehole logs for land development projects in the County and (d) evaluation of the data gathered and preparation of liquefaction potential maps of the entire County at a scale of 1 inch= 2,000 ft.. The resulting Liquefaction Potential Map divided the County into three liquefaction potential categories: "generally high," "generally moderate to low," and "generally low."

The Liquefaction Potential Map is used as a "screening criteria" during the processing of land development applications, on a project-by-project basis. The County has consistently required rigorous evaluation of liquefaction potential in areas of "high potential," and qualitative investigations are demanded in the "moderate to low" category. Assessment of liquefaction potential is minimal for sites in the "generally low" category. The classification "generally high" liquefaction potential does not imply the presence of liquefiable sands on a parcel. The map attempts to be conservative of the side of safety. Where geologically recent fluvial deposits or sand bars could exist in the subsurface, the map places such areas in the "generally high" category. Site specific investigations are needed to determine if liquefiable sands are present and to provide stabilization measures where liquefiable sands are confirmed. Figure 4 presents an enlargement of the portion of the General Plan Liquefaction Potential Map of the site and immediate vicinity (scale 1 inch = 600 ft.). According to this map, the subject property is in the "generally moderate to low" category. As noted above, project sites with this classification require only a qualitative evaluation of liquefaction potential. Normally this involves evaluation of the deposits penetrated in the borehole, utilizing blow count data and gradation testing of sand layers to draw a preliminary conclusion regarding the need for a more rigorous investigation. Ordinarily, a "screening investigation" of this type would include one or more boreholes that are 30-40 feet deep (or to bedrock, whichever is less).

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 the unique set of conditions required for liquefaction of sands to be a hazard, and geotechnical measures are available to avoid/control the risk of damage should liquefiable soils be present. The Safety Element includes a number of policies indicating that at-risk areas require evaluation of liquefaction potential and effective mitigation of the hazard posed to new development. Operative General Plan policies are presented in Table 2.

Table 2
Safety Element Liquefaction Potential Policies

Policy 10-18 This General Plan shall discourage urban or suburban development in areas susceptible to high liquefaction dangers and where appropriate subject to the policies of 10-20 below, unless satisfactory mitigation measures can be provided, while recognizing that there are low intensity uses such as water-related recreation and agricultural uses that are appropriate in such areas.
Policy 10-19 To the extent practicable, the construction of critical facilities, structures involving high occupancies, and public facilities shall not be sited in areas identified as having a high liquefaction potential, or in areas underlain by deposits classified as having a high liquefaction potential.
Policy 10-20 Any structures permitted in areas of high liquefaction damage shall be sited, designed and constructed to minimize dangers from damage due to earthquake-induced liquefaction. Policy 10-21 Approvals that allow the construction of public and private development projects in areas of high liquefaction potential shall be contingent on geologic and engineering studies which define and delineate potentially hazardous geologic and/or soils conditions, recommend means of mitigating these adverse conditions; and on proper implementation of the mitigation measures

Rockridge Geotechnical Investigation

1. Scope and Purpose

The purpose of the investigation was to explore subsurface conditions, perform engineering analyses and to develop conclusions and recommendations regarding potential geologic, geotechnical and seismic hazards, and provide recommendations regarding site grading, drainage and foundation design. The scope of work included a) review of geologic literature, b) exploratory drilling of eleven (11) test borings and one hand-auger boring, d) sampling and laboratory testing of engineering properties of materials penetrated, e) evaluation of the data gathered, and f) preparation of a report documenting the investigation and presenting the evaluation and recommendations of the project geotechnical engineers.

2. Location and Topography

Figure 5, Parcel Map Showing Boreholes, identifies the Rockridge study area (subject property identified with a pale blue color). The map provides Assessor Parcel Numbers and identifies the location of Sites A, B and C. The map also shows the local road network, and provides topographic contours (10 ft. contour interval) and shows the approximate location of the exploratory borings.

3. Subsurface Exploration

The test borings were drilled during the period May 9-13, 2013 using a truck-mounted auger drill rig. Each of the eleven boring were drilled to depths of 24 or 25 ft. below the ground surface (bgs). Figure 2 of the Rockridge report shows the location of the three sites and the location of the test borings. The logs of the test borings are presented in Appendix A of the geotechnical report. In addition to the eleven auger borings, Boring B-9 was advanced to a depth of 4 ft. bgs using a hand auger. This drilling method was employed because of inadequate access for the truck mounted drill rig. The Rockridge exploration program also included a dynamic penetrometer test (DPT) adjacent to boring B-9. The DPT was extended to a depth of 15 ft., and the data gathered was converted to SPT blow counts. Those blow counts provides insight to the in-situ strength of the soils.

4. Laboratory Testing

Selected soil samples were tested to measure a) moisture content, b) dry density, c) Atterberg Limits, d) gradation, e) resistance value (i.e. R-value) and f) corrosivity. The laboratory test results are presented in Appendix B.

5. Rockridge Soil and Geologic Evaluation

The consultant references a published map that indicates the site is mantled by old alluvium, with sedimentary rocks of Miocene age at depth. Based on the results of the subsurface exploration program, geologic conditions on the three sites (A, B &C) can be summarized as follows:

- Site A. This site is located in the northeast corner of the Saranap Ave./ Boulevard Way intersection. Borings B-1 through B-5 indicate the alluvial deposits on this site range from 8 to 22 ft. in thickness. The borehole logs indicate the alluvium is stiff to hard clay interbedded with variable amounts of sand and gravel. These clayey sediments are interfinger with medium dense to dense sand and gravel with variable amounts of clay. Testing of the near surface clay indicates it is highly expansive. The sedimentary rock underlying the alluvium is described by Rockridge as *siltstones and mudstones that are soft to low hardness, plastic to friable in strength, and deeply*

weathered. At the time of drilling, groundwater was encountered only in Boring B-1. Boring B-3 was left open overnight and the water level was 9 ft. bgs the next morning.

- Site B. This site is located southeast of the Saranap Ave./ Boulevard Way intersection. Data on subsurface conditions is provided by Borings B-6 through B-9 and DPT-1 . Boring B-8, located at the south end of Site B, penetrated alluvial deposits to the full depth explored (24½ ft.). Boring B-6 and B-7 penetrated 12 ft. of alluvium overlying severely weathered siltstone and mudstone bedrock. Groundwater was not encountered in Borings B-6, B-9 and DPT-1 at the time of drilling. Groundwater was observed in B-7 at 13 ft. bgs, and B-8 at 17½ ft. bgs.

- Site C. This site is located southwest of the Saranap Ave./ Boulevard Way intersection. Borings B-10 through B-12 indicate the alluvial deposits of this site are 21 ft. thick at the site of Boring B-10, and they exceed the full depth penetrated in Borings B-11 & B-12 (25 ft. bgs). The bedrock penetrated near the bottom of Boring B-10 consist of soft to low hardness claystone, plastic to friable strength, and deeply weathered. Groundwater was at a depth of 20.3 ft. at the end of drilling, and remained at that depth 2½ hours later, just prior to grouting. Groundwater was not encountered in Borings B-11 and B-12 during drilling.

6. Rockridge Seismic Evaluation

The following discussion is intended to highlight and summarize (not supersede) the comments of Rockridge on the seismic setting of the site. The report review the seismic history of the San Franciscon Bay Region, and a table presented on page 9 on the report lists 14 known active faults and provides the distance between the site and each listed fault. Also discussed is technical data developed by the USGS on the probability of a characteristic earthquake on each of the faults that pose the primary ground shaking hazard to the site. The report goes on to discuss the full range of potential seismic hazards, including a) earthquake ground shaking, b) surface fault rupture, c) liquefaction and related hazards (e.g. differential settlement, lateral spreading, ground fissures), and d) cyclic densification. Briefly summarized damage potential of ground shaking is addressed by the California Building Code, and the geotechnical report provides CBC seismic parameters that are utilized by the structural engineer in the design of structures. The risk of surface fault rupture and liquefaction is considered to be negligible because there are no known active faults crossing the site, and the borehole logs indicate the alluvium is well consolidated and too clayey to liquefy. The alluvial deposits are not considered candidates for cyclic densification because they are well consolidated and cohesive.

7. Rockridge Evaluation and Conclusions

For a geotechnical perspective, the geotechnical engineer considers the site suitable for the proposed mixed use project, provided the geotechnical recommendations of Rockridge are incorporated into the project plans, specifications, and implemented during construction. The primary issues are a) expansive soils, b) relatively shallow water table for a project constructed with basements, c) providing adequate foundation support of the proposed buildings, and d) providing adequate lateral support for adjacent improvements during excavation and construction of basement levels. Additionally, corrosivity testing found the near-surface soils to be highly corrosive to buried steel. Further corrosivity testing is warranted to confirm the corrosivity of soils that will be in contact with concrete and steel following site preparation and rough grading, but prior to commencement of foundation work (i.e. drainage, footings, pouring slabs).

The Rockridge report provides general guidance on foundation systems, groundwater control/ dewatering, temporary dewatering, permanent dewatering, temporary cut slopes and shoring, corrosion protection, and "excavation, monitoring and construction considerations."

8. Rockridge Geotechnical Recommendations

Commencing on page 18, Rockridge provides geotechnical recommendations for the project the address a) site preparation, b) grading, c) foundation design, d) basement walls, e) support of temporary cut slopes, f) permanent dewatering, g) floor slabs, h) soil subgrade stabilization, i) exterior flatwork design, j) utility trench backfill and k) pavement design, l) drainage, m) bio-retention design, and n) geotechnical services during grading. The recommendations are detailed but are not intended for the issuance of construction permits. The geotechnical engineer notes that buildings on Sites A and B are to have basements. Rockridge states that these structures may be supported on continuous or individual spread footings, provided that permanent dewatering system will be installed to reduce hydrostatic pressures on the building slabs and foundations. Specific criteria are provide for the design parameters. With regard to the building on Site C, isolated spread footings are recommended at interior column locations; and continuous, deepened perimeter footings.

Because of the proximity of offsite structures and safety of construction workers, the temporary support of construction excavations are an issue for the project. Rockridge indicates that the selection, design construction and performance of the shoring system should be the responsibility of the contractor. Rockridge goes on to state that (a) a structural engineer knowledgeable in this type of construction should design the shoring, (b) Rockridge provides specific criteria and standards for alternative systems, c) the geotechnical aspects of the proposed shoring system should be reviewed by Rockridge to ensure it meets their requirements, and (d) during construction, Rockridge should observe installation of the shoring system and check the condition of the soil encountered during excavation.

Grading and Stormwater Control

1. Topography and Grading

Relatively little grading will be required for the project. The detailed topographic survey map was prepared by Kier & Wright. It indicate that existing elevations in Site A vary from +217 ft. to +227 ft., with the high point on APN 185-370-018. Site B elevations vary from +231 ft. to +212 ft., with the highpoint near the south boundary, and the general direction of slope to the south-southeast. Site C elevations range from +231 ft. to +227 ft. Site preparation work will include demolition of existing structures and only minor grading. According to the grading plans for the project, there will be surplus earth material that will need to be removed from the site. This is chiefly due to the excavations made for below grade parking on Sites A and B. The earthwork summary indicates that for the total project, the surplus earth material generated by civil grading totals 68,142 cu. yds. This estimate does not include earth materials generated by utility trenches, footing excavations, or adverse foundation conditions that may require special geotechnical recommendations.

2. Drainage and Stormwater Control

The San Francisco Bay Regional Water Quality Control Board (RWQCB) issued NPDES Permit #CAS612008, revised Order # R2-2003-022 to the Contra Costa County Clean Water Program (CCCWP). It contains requirements to prevent stormwater pollution and to protect and restore creek and wetland habitat.. The County has jurisdiction over permits and approvals within its incorporated area, but the NPDES permit requirements must be implemented. (i.e. RWQCB has mandated implementation of new, more stringent requirements to control runoff from land development projects). The RWQCB added Provision C.3 in the permit, requiring that, as a condition development approvals, project drainage plans must include specific stormwater treatment measures (BMPs) as well as implement treatment features to reduce pollutants in stormwater discharges. Provision C.3 establishes thresholds and criteria for implementation of stormwater treatment measures. The C.3 requirements are not only intended to reduce

short-term construction related runoff and resultant pollution, but are also intended to reduce the long-term adverse effects by requiring permanent runoff control measures as a part of approvals. The plans submitted for the project includes "stormwater treatment planters" that are intended to satisfy C.3 requirements.

The Rockridge geotechnical report (pg. 38), indicates that the primary concerns with bio-retention structures are a) providing suitable support for foundations and curbs constructed near the bio-retention facilities, and b) potential for subsurface water from the bio-retention areas to migrate (and possibly build up) beneath pavements and the proposed buildings. Specific criteria and standards for the siting and design of such facilities are provided in the geotechnical report (see pgs. 38-39).

DMA Evaluation

1. Subdivision Map Act

The Subdivision Map Act, Article 7 provides a listing of requirements for geotechnical investigations. Specifically, Section 66490 states that a preliminary soil report, prepared by licensed professionals and based on adequate test borings is required for every subdivision for which a final map is required. Sections 66491(c) and 66491(d) go on to state that if expansive or corrosive soils are encountered, a soils investigation for each lot may be required by the local jurisdiction (in this case, Contra Costa County). Available information indicates that the soils on the site are expansive and corrosive. Additionally, the project site was previously graded to accommodate the existing improvements (including utility trench backfill and possibly old septic systems).This is a geotechnical issue for the project (e.g. old fills that were placed for other purposes may be unsuitable for support of the proposed project). It should also be recognized that old fills may contain material unsuitable for use in an engineered fill (organic material, large rocks or construction debris or contaminated soils). The geotechnical investigation specified by the Subdivision Map Act would address these aspects of the project.

The soils provisions of the subdivision map act do not specify the point in the planning process where the investigation should be triggered. In our opinion, the report of Rockridge Geotechnical is adequate to deem the application complete and is a suitable basis for preparation of the CEQA document for the project. It must also be acknowledged that it is not uncommon for project design to evolve during the processing of a subdivision application. For that reason, it would be appropriate for the Conditions of Approval of the proposed subdivision require an update geotechnical report prior to the recordation of the Final Map. The report may require additional subsurface data from critical areas of the site, further evaluation of existing fills, and final evaluation of potential geologic, geotechnical and seismic hazards.

2. Preliminary Geologic and Seismic Hazards Assessment

Table 3 presents our evaluation of Geologic and Soils hazards addressed in the State CEQA Guidelines, Appendix G. Based on our review of available information, the primary geotechnical constraints are a) expansive soils, b) relatively shallow water table for a project constructed with basements, c) providing adequate foundation support of the proposed buildings, and d) providing adequate lateral support for adjacent improvements during excavation and construction of basement levels, e) corrosive soils, f) earthquake ground shaking, and g) previous grading/ development of the subject property, which may have resulted in placement of undocumented fill on the subject property. Additionally, the existing drainage system in the neighborhood is known to be inadequate. Therefore pumping of groundwater during episodes of heavy runoff creates a potential flooding hazard, depending of the volume of water pumped. Finally, there is an unknown, but potentially significant, risk that vibrations associated with construction (or changes in groundwater levels during the construction period) could result in minor settlement and/or cracking of nearby buildings or paved surfaces.

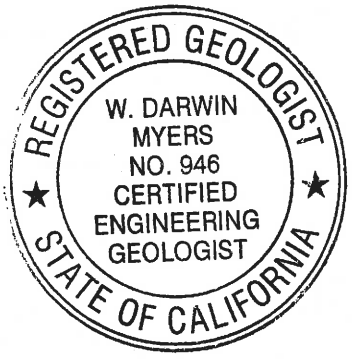
Table 3
DMA Assessment of Potential Geologic Hazards Addressed by State CEQA Guidelines, Appendix G

- There are no known active faults in the vicinity of the site, and no inactive faults cross the subject property. Hence, the risk of surface fault rupture is negligible.
- The site is within a seismically active area where strong ground shaking can be anticipated within the useful life of the proposed buildings. Compliance with grading and building codes, along with conservative design and quality construction can be expected to keep damage within acceptable limits. The geotechnical report provides 2013 *Seismic Design Parameters*. Those parameters are used by the structural engineer in the design of structures.
- The site is gently sloping and the USGS mapping of surficial deposits indicates that the nearest landslide is ¼ mile north-northwest of the site and presents no risk of damage to the project.
- According to the Soil Survey of Contra Costa County, for bare soils (i.e. during construction) the erosion hazard moderate. However, the project will require submittal of an *Erosion Control Plan* prior to issuance of the grading permit. That plan will be subject to technical review and approval by the Building Inspection Division. Moreover, during construction, the contractor may be required to update the plan to more specifically address field conditions at the approach of the winter rainy season.
- With regard to liquefaction potential, it is our opinion that the investigation of Rockridge Geotechnical is an adequate to evaluate the liquefaction potential of the site. The soils overlying the bedrock are too cohesive and too well consolidated to liquefy. Further evaluation of liquefaction potential is not warranted.
- The surface soils on the site have been confirmed to be highly expansive by Rockridge Geotechnical. Geotechnical recommendations have been provided to mitigate the effects of expansive soils. Evaluation of these measures shall be addressed by the CEQA document.

Limitations

The purpose of our review was to provide a professional opinion on the adequacy of the documents provided by the applicant for deeming the application complete. Specifically, provide technical advice to assist the Current Planning Division with discretionary permit decisions. Our services have been limited to interpretation of 1973 aerial photographs and review of the referenced reports and maps. 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, or if we can be of assistance during the preparation of the CEQA document and Conditions of Approval.

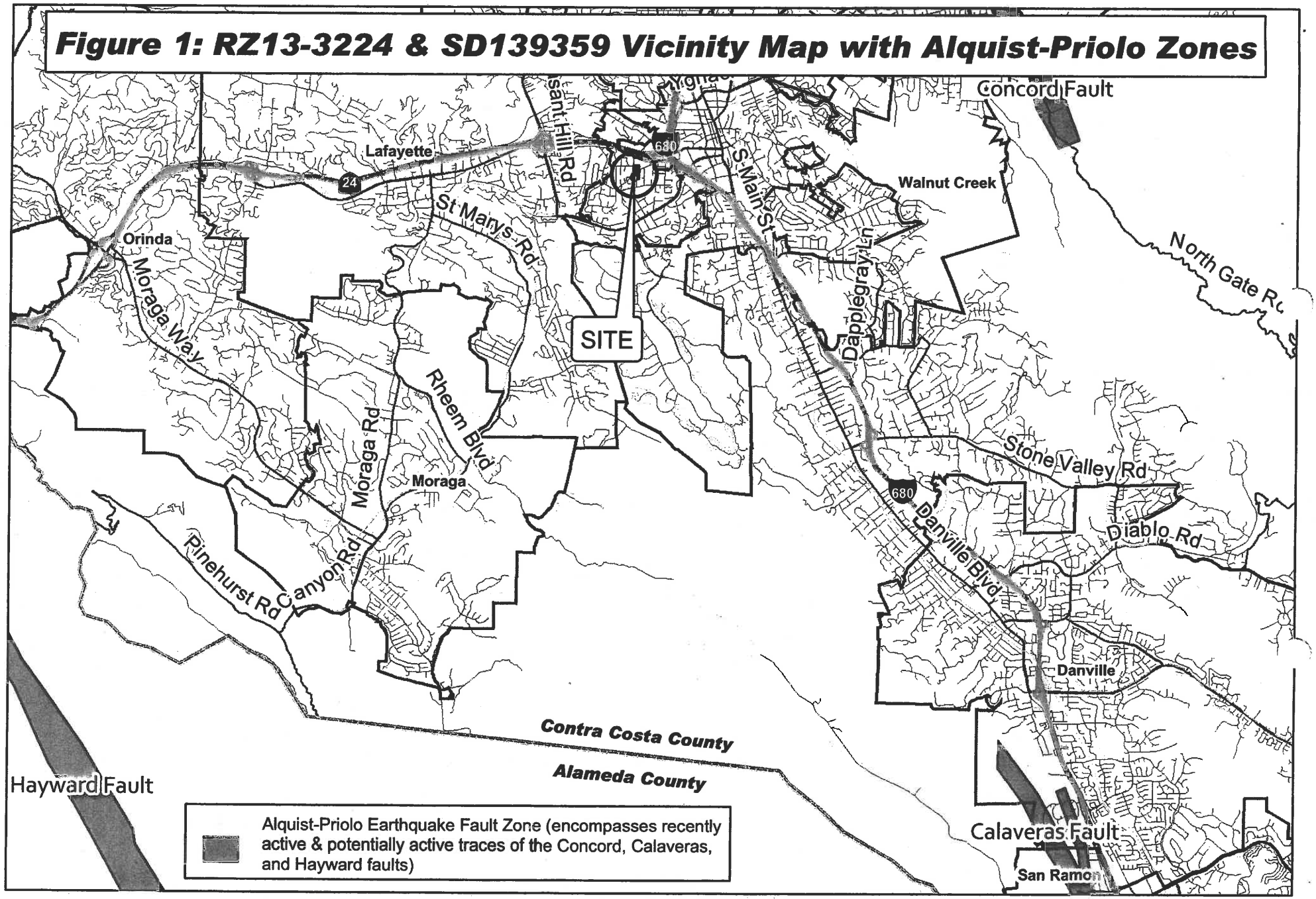
Sincerely,
DARWIN MYERS ASSOCIATES



Darwin Myers, CEG 946
Principal

cc. Gary Faria, Sr. Grading Inspector, Building Inspection Division, DCD
Kier & Wright, 2850 Collier Canyon Road, Livermore, CA 94551
Linda H. J. Liang, Rockridge Geotechnical, 270 Grand Avenue, Oakland, CA 94610
Michael Smith, Hall Equities Group, 1855 Olympic Blvd., Walnut Creek, CA 94596

Figure 1: RZ13-3224 & SD139359 Vicinity Map with Alquist-Priolo Zones



Map Created 5/16/2013
by Contra Costa County Department of Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
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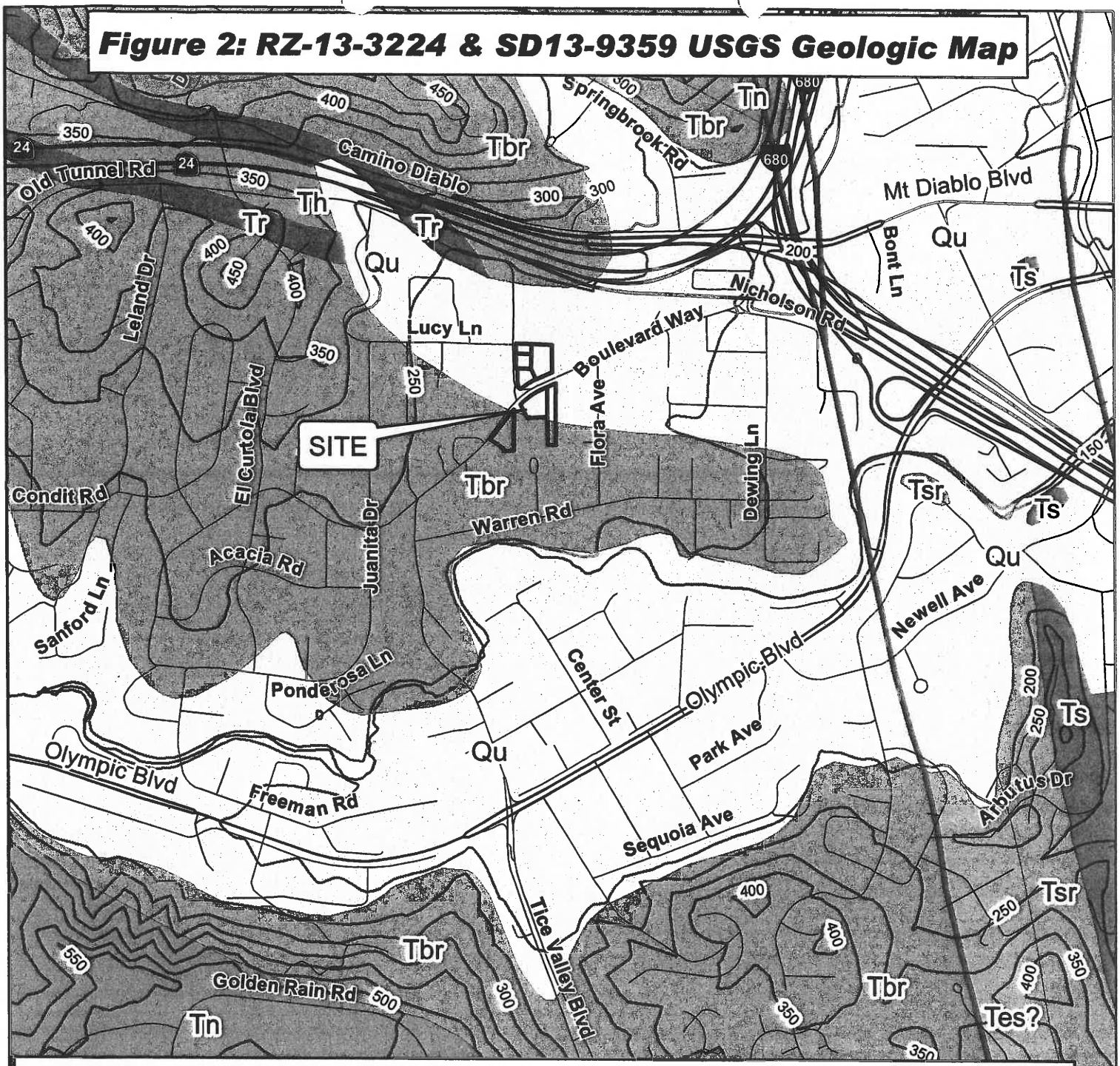
Figure 2: RZ-13-3224 & SD13-9359 USGS Geologic Map



USGS Geology

- Qu: Surficial Deposits (undivided)

Miocene Bedrock

- Tn: Neroly Sandstone (query indicates uncertainty)
- Ts: Sobrante Sandstone
- Tr: Rodeo Shale
- Tbr: Briones Formation (undivided)
- Th: Hambre Sandstone (query indicates uncertainty)

Oligocene or Miocene Bedrock

- Tsr: San Ramon Sandstone

Eocene Bedrock

- Tes?: Escobar Sandstone (queried where identification uncertain)

- Project Site
- Bedrock Fault
- 50ft Contours
- Creeks

0 500 1,000 2,000 Feet

Source: USGS Open File Report 94-622

Map Created 5/16/2013
by Contra Costa County Department of Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

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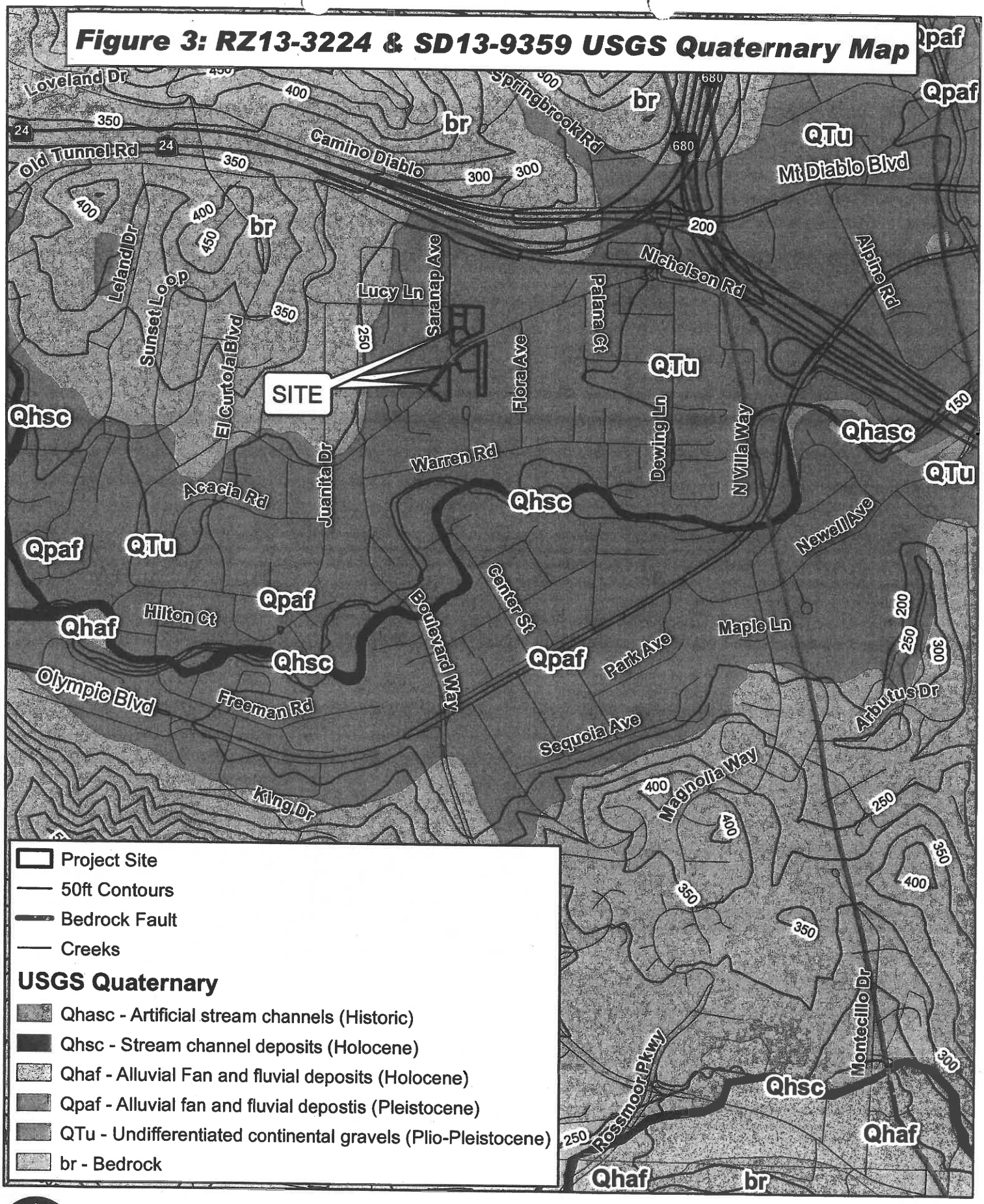
Figure 3: RZ13-3224 & SD13-9359 USGS Quaternary Map



Source: USGS Open File Report 97-98

Map Created 5/16/2013
by Contra Costa County Department of Conservation and Development, GIS Group
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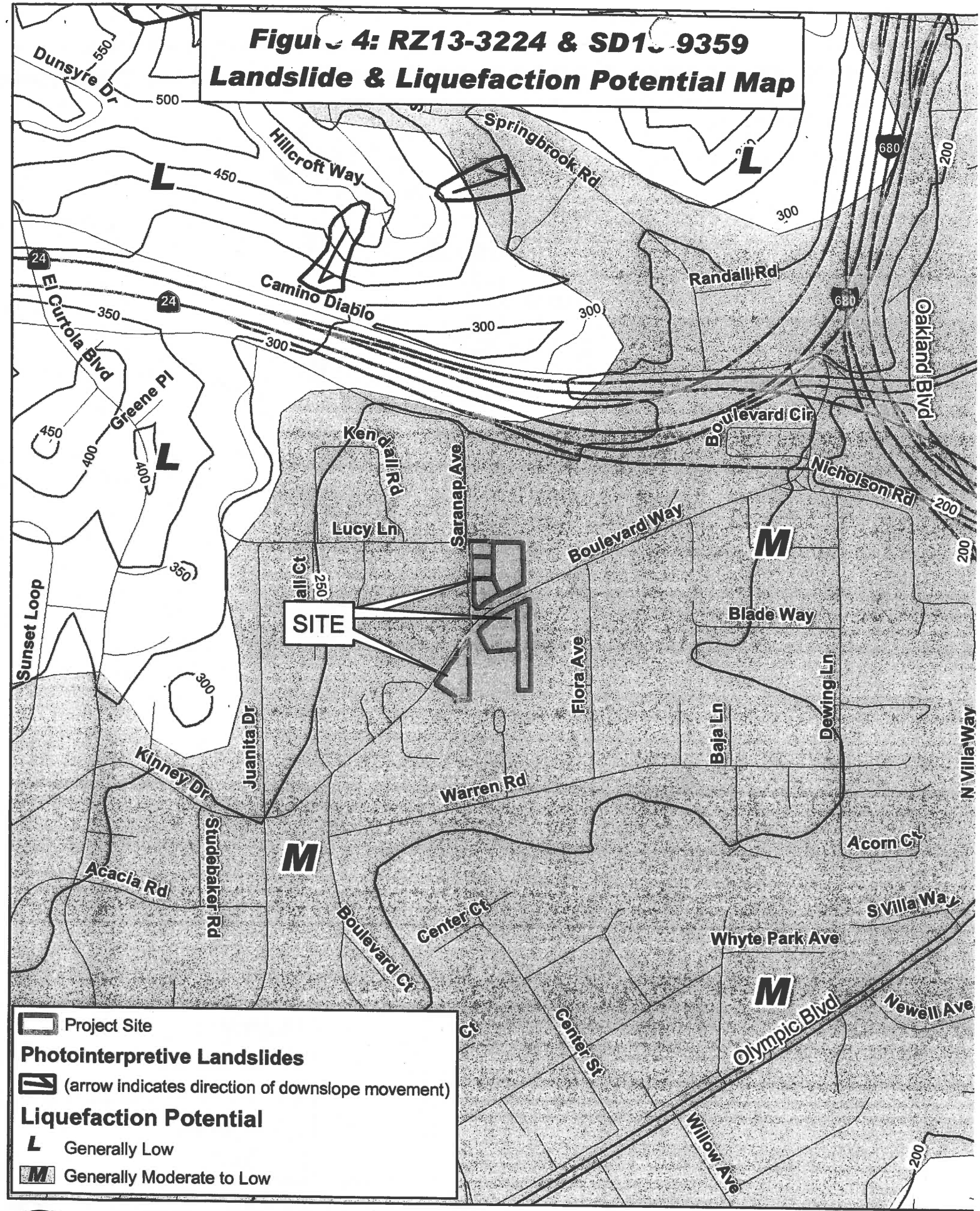
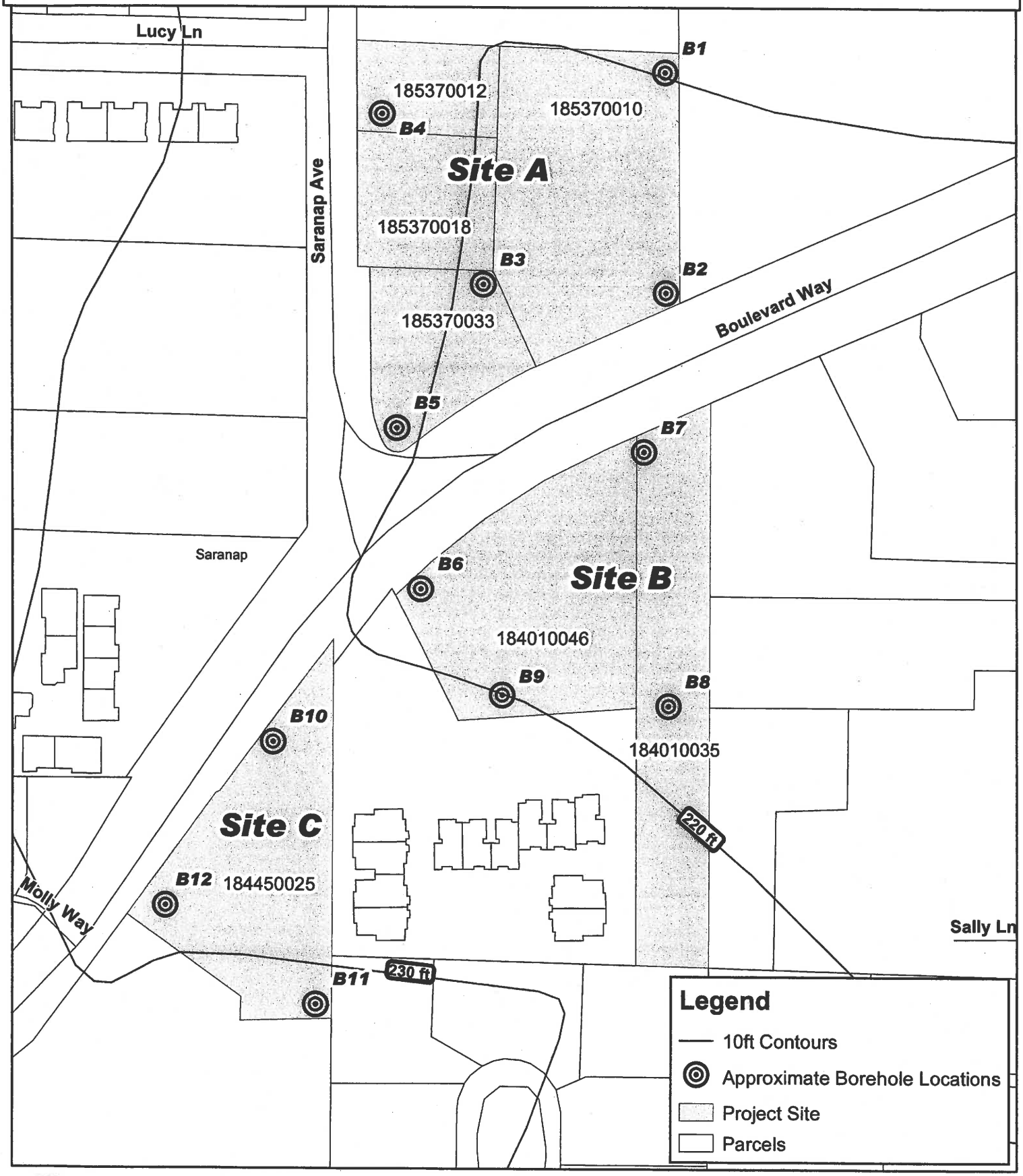


Figure 4: RZ13-3224 & SD13-9359
Landslide & Liquefaction Potential Map
Dunsyre Dr
Hillcroft Way
Springbrook Rd
Camino Diablo
El Curtola Blvd
Greene Pl
Randall Rd
Oakland Blvd
Boulevard Cir
Nicholson Rd
Kendall Rd
Saranap Ave
Lucy Ln
Boulevard Way
Kendall Ct
SITE
Blade Way
Flora Ave
Dewing Ln
Baja Ln
N Villa Way
Sunset Loop
Juanita Dr
Kinney Dr
Warren Rd
Studebaker Rd
Acacia Rd
Acorn Ct
Center Ct
Boulevard Ct
S Villa Way
Whyte Park Ave
Center St
Olympic Blvd
Newell Ave
Willow Ave
Project Site
Photointerpretive Landslides
(arrow indicates direction of downslope movement)
Liquefaction Potential
L Generally Low
M Generally Moderate to Low
0 275 550 1,100 Feet
Source: USGS Open File Map 75-277-55 & Saftey Element
Map Created 00/00/2012
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W
This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

Figure 5: RZ-13-3224 & SD13-9359 Parcel Map showing Boreholes



Source: Rockridge Geotechnical (2013)

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

CONTRA COSTA
HEALTH SERVICES

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

October 24, 2013

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

CONTRA COSTA COUNTY
2013 OCT 28 P 3:52
DEPARTMENT OF CONSERVATION AND DEVELOPMENT

RE: DP13-3035 (Proposed condominium complex)
Boulevard Way and Saranap Ave., Walnut Creek
APN 184-010-046

Dear Mr. Nelson:

The Contra Costa Environmental Health Division (CCEHD) has received a request for agency comments for the above referenced project. The following are our comments, which are based on the property being served by public sewer and city water.

1. 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.

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 should be clearly marked, kept secure, and destroyed pursuant to CCEHD requirements.

3. A health permit is required for retail food facilities and public swimming pool/spas. Public swimming pools/spas include those found at health clubs, municipal pools, apartments, condominiums.

4. Plans must be submitted to CCEHD and approved prior to the issuance of building permits for such facilities. Prior to the submission of plans, CCEHD staff is available to meet with prospective developers/operators to discuss the requirements for these facilities and the plan review process.

5. Dumpster areas serving retail food facilities are required to have a drain to the sanitary sewer and provided with a hot/cold water supply. It is recommended that developers be informed of this requirement, since it is usually easier to plan for the installation of sewer and water in dumpster areas during initial construction rather than install these afterwards.

6. All retail food and swimming pool/spa facilities must have approved restrooms. It is recommended that developers be informed of this requirement, since it is usually easier to plan for the installation of restrooms during initial construction rather than install these afterwards

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

Sincerely

Joseph G. Doser
Supervising Environmental Health Specialist

cc: Kristian Lucas, Environmental Health Specialist II

JGD:tf

ONTRA COSTA COUNTY
EPARTMENT OF CONSERVA ON AND DEVELOPMENT
OMMUNITY DEVELOPMENT DIVISION
3 Muir Road
Martinez, CA 94553-4601
Phone: 925-674-7205
Fax: 925-674-7258

10/1/13 20

AGENCY COMMENT REQUEST

Date _____ ATTN:

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

DISTRIBUTION

Internal
- ✓ Building Inspection
- ✓ Grading Inspection
- ✓ Advance Planning
- ✓ Housing Programs
- ✓ Trans. Planning
- ___ Telecom Planner
- ___ ALUC Staff
- ___ HCP/NCCP Staff
- ___ APC Floodplain Tech
- ___ 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 District Consolidated Fire / Contra Costa Fire
- ✓ Sanitary District Central Sanitary
- ✓ Water District East Bay MUD
- ✓ City of Walnut Creek
- ✓ School District(s) Walnut Creek / Acalanes Union
- ___ LAFCO
- ___ 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
- ParkMead Community Association
- Saranap Community Association
- Saranap Homeowners Association
- SWAT TAC c/o Andy Dillard

Please submit your comments to:

Project Planner William Nelson
Phone # 925-674-7791
E-mail Will.Nelson @dcd.cccounty.us
County File # SD13-9359, RZ13-3224, GP13-0003, DP13-3035
Prior to October 23, 2013

*****

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

NO Active Fault Zone (Alquist-Priolo)
X Flood Hazard Area, Panel #_____
Yes 60-dBA Noise Control
No CA EPA Hazardous Waste Site

RECEIVED
OCT 23 2013
CONTRA COSTA FIRE DISTRICT

***** P-2012-016474 PLN

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 X Attached

CONTRA COSTA COUNTY
2013 OCT 23 P 3:1
DEPARTMENT OF CONSERVATION AND DEVELOPMENT

Print Name TED LEACH

Signature _____ DATE 10/23/13

Agency phone # 941-3300

Contra Costa County Fire Protection District

October 23, 2013

Mr. William Nelson
Contra Costa County
Community Development Division
30 Muir Road
Martinez, CA 94553

Subject: Saranap Village; SD13-9359; DP13-3035
Boulevard Way and Saranap Avenue
Primary APN 184-010-046
CCCFPD Project No.: P-2013-06474

Dear Mr. Nelson:

We have reviewed the development plan and tentative map application to establish 235 condominium units on four parcels with mixed retail uses at the subject location. The following is required for Fire District approval in accordance with the 2010 California Fire Code (CFC), the 2010 California Building Code (CBC), and adopted ordinances and standards:

1. Access as shown on proposed tentative map **does not comply** with Fire District requirements. (503) CFC

    a. Fire apparatus access roads are required to have an **unobstructed** width of not less than 20 feet. The medians at the entrances and exits of the two roundabouts are considered obstructions, as they reduce the roadway width below 20 feet without the ability to be safely mounted. Access through the proposed roundabouts shall allow for a minimum of 20 feet of access width inclusive of approved mountable curbs. All signs, trees, and other possible obstructions shall be placed outside of the minimum roadway width and vertical clearance requirements. All portions of emergency vehicle access shall have an all-weather **(paved)** driving surface capable of supporting the imposed fire apparatus loading of 37 tons.

    b. Emergency apparatus access of not less than 20-feet unobstructed width has not been provided to within 150 feet of travel distance to all portions of the exterior walls of the proposed buildings located on Parcel A, Parcel B, and Parcel C.

    c. Access proposed from adjacent properties must be recorded as an access easement for emergency response, with the easements and roadways having a minimum unobstructed width of 20 feet and a minimum outside turning radius of 45 feet. (503) CFC

2. Dead-end emergency apparatus access roadways in excess of 150 feet in length shall be provided with approved provisions for the turning around of Fire District apparatus. Contact the Fire District for approved designs. (503.2.5) CFC

3. The developer shall provide firefighter access to all rescue windows from sleeping rooms below the fourth story above grade plane. Rescue windows are required to be readily accessible for emergency access by the fire department. An approved access walkway with a minimum width of three feet leading from fire apparatus access roadways to rescue windows shall be provided. Laddering areas below rescue windows shall allow for a 70 degree laddering angle from grade to the sill of all rescue windows. Laddering areas shall have a level surface and shall be structurally sound. (504.1) CFC, (1029) CBC

4. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 4,000 GPM. Required flow must be delivered from not more than 4 hydrants flowing simultaneously for a duration of 240 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC

5. The developer shall provide a minimum of 4 hydrants of the East Bay type. (C103.1) CFC

6. The developer shall submit three (3) copies of **revised** site improvement plans indicating proposed fire apparatus access and hydrant locations for review and approval prior to obtaining a building permit. ***Final placement of hydrants shall be determined by this office.*** (501.3) CFC

7. ***Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.*** (501.4) CFC

8. The buildings as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2010 edition of NFPA 13. Submit three (3) sets of plans to this office for review and approval prior to installation. (903.2) CFC

9. The developer shall submit three (3) complete sets of building plans and specifications for each building, including plans for each of the following required deferred submittals, to the Fire District for review and approval ***prior to*** construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

    - Private underground fire service water mains
    - Fire sprinklers
    - Standpipe
    - Fire alarm

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,

Ted Leach
Fire Inspector

c: Michael Smith
Hall Equities Group
1855 Olympic Boulevard, Suite 300
Walnut Creek, CA 94596

File:P-2013-06474.ltr

Contra Costa County **Fire Protection District**

RECEIVED
CONTRA COSTA COUNTY
JAN 23 2014
Dept of Conservation & Development

APPLICATION FOR ALTERNATE MATERIALS/METHODS

Project Name: Saranap Village Mixed-Use

Location: Boulevard Way and Saranap Avenue FD Project # P-2013-06474

City: Walnut Creek Date January 17, 2014

As provided for in Section 104.9 of the 2010 Edition of the California Fire Code and in accordance with CCCFPD Policy #I-1, I hereby make application for approval of the use of alternate materials/methods as outlined below.

Code requirement:

Per the 2013 CBC Section 510.2 Horizontal building separation allowance, the building below the horizontal assembly may be no more than one story above grade plane.

Description of the proposal:

The development consists of three parcels:
Parcel A will include five stories Type IIIA residential over two stories and a basement Type IA parking garage; Parcel B will include four stories Type IIIA residential over two stories and a basement Type IA parking garage; Parcel C will include 3 stories Type VA residential over one story Type IA parking garage.

Argument for Code equivalency: (Attach any supporting documentation.)

See attached.

Requested By:

Hall Equities Group
1855 Olympic Boulevard, #300
Walnut Creek, CA 94596

Phone # (925) 933-4000
Fax # (925) 933-4150

Signature of Applicant

Signature of Property Owner

ENG.015
Rev. 06/13

STAFF REVIEW

Recommend ____ Recommend with Conditions ____ Not Recommend ____

Reason: _____

APPROVAL

Approved ____ Denied ____

Reason: _____

Conditions: _____

Note: Any approval of alternate materials on methods of construction does not abrogate requirements or approval by other agencies having jurisdiction or responsibility.

Approval is specific to the project or process in question and shall not be construed as approval or acceptance of this application on future projects.

_____ _____

Contra Costa County Fire Protection District Date

ENG.015
Rev. 06/13

Horizontal Building Separation Allowance

In accordance with CBC Section 510.2, a building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls , limitation of number of stories and type of construction where all of the following conditions are met:

1. The buildings are separated with a horizontal assembly having a minimum 3-hour fire-resistance rating.

2. The building below the horizontal assembly is no more than one story above grade plane .

3. The building below the horizontal assembly is of Type IA construction.

4. Shaft, stairway , ramp and escalator enclosures through the horizontal assembly shall have not less than a 2-hour fire-resistance rating with opening protectives in accordance with Section 716.5.

Exception: Where the enclosure walls below the horizontal assembly have not less than a 3-hour fire-resistance rating with opening protectives in accordance with Section 716.5, the enclosure walls extending above the horizontal assembly shall be permitted to have a 1-hour fire-resistance rating , provided:

1. The building above the horizontal assembly is not required to be of Type I construction;

2. The enclosure connects less than four stories ; and

3. The enclosure opening protectives above the horizontal assembly have a minimum 1-hour fire protection rating .

5. The building or buildings above the horizontal assembly shall be permitted to have multiple Group A occupancy uses, each with an occupant load of less than 300, or Group B, M, R or S occupancies.

6. The building below the horizontal assembly shall be protected throughout by an approved automatic sprinkler system in accordance with Section 903.3.1.1, and shall be permitted to be any of the following occupancies:

6.1. Group S-2 parking garage used for the parking and storage of private motor vehicles;

6.2. Multiple Group A, each with an occupant load of less than 300;

6.3. Group B;

6.4. Group M;

6.5. Group R; and

6.6. Uses incidental to the operation of the building (including entry lobbies, mechanical rooms, storage areas and similar uses).

7. The maximum building height in feet (mm) shall not exceed the limits set forth in Section 503 for the building having the smaller allowable height as measured from the grade plane.

As proposed, the project will comply with each of the above conditions with the exception of Item No. 2. The Type IA building will include two stories above grade plane where the code limits the podium building to no more than one story above grade plane. However, it is important to note that this story limitation was removed from the horizontal building separation allowance provisions during the 2012 ICC Code Development Final Action Hearings in October of 2012. Therefore, the 2015 International Building Code (IBC) will not restrict the number of stories above grade plane below the 3-hour horizontal separation. The responsible committee approved the code change prior to the Final Action Hearings and stated that the proposal solves a problem for urban areas and the revision provides flexibility without changing the overall height of such structures.

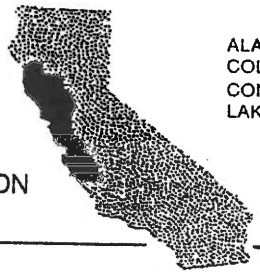
Quoted from original draft memo by
CHURCHILL ENGINEERING, INC.
James E. Churchill, P.E.

17 JANUARY 2014
PROJECT NO: 4860
2470 MARINER SQUARE LOOP
ALAMEDA, CA 94501
T 510.865.8663 F 510.865.1611

SARANAP VILLAGE
SARANAP, CALIFORNIA

MBH

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
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
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

October 8, 2013

File No.: 13-0533

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

re: SD13-9359,RZ13-3224, GP13-0003, DP13-3035/ Boulevard Way at Saranap Ave / Hall Equities Group

Dear Mr. Nelson,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Previous Studies:

XX Study # 35000 Miley Holman, 2008, covering approximately 20% of the proposed project area, identified no cultural resources. *(see recommendation below).*

Archaeological and Native American Resources Recommendations:

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

XX We recommend you contact the local Native American tribe(s) 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 916/653-4082.

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.

DEPARTMENT OF CONSERVATION AND DEVELOPMENT

2013 OCT 14 A 11:55

CONTRA COSTA COUNTY

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,

Erin Mick on behalf of
Leigh Jordan
Coordinator

cc: Michael Smith, Hall Equities Group, 1855 Olympic Blvd. STE 300, Walnut Creek, CA 94596

Will Nelson

From: Pete Johnson <PeteRPCV@astound.net>
Sent: Wednesday, October 16, 2013 11:00 AM
To: Will Nelson
Cc: Patrick Roche
Subject: Saranap Village

CONTRA COSTA COUNTY
2013 OCT 16 A 10:44
DEPARTMENT OF CONSERVATION AND DEVELOPMENT

William Nelson
Thank you for including the Parkmead Community Association in the distribution for the proposed Saranap Village project. We have no comments at this time but do appreciate being included. This project has more impact on the two Saranap neighborhood groups then on Parkmead but we do like to be informed about large projects that might impact traffic near us.

Pete Johnson 933-4490
County and City Liaison
Parkmead Community Association
www.parkmead.org

EBMUD

REVIEW OF AGENCY PLANNING APPLICATION

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: 10/09/2013	EBMUD MAP(S): 1545B510,1542B510	EBMUD FILE:S-9634
AGENCY: Contra Costa County Community Development Department Attn: William Nelson 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: SD13-9359, RZ13-3224, GP13-0003, DP13-3035	FILE TYPE: Development Plan
APPLICANT: Hall Equities Group 1855 Olympic Blvd., Suite 300 Walnut Creek, CA 94596		OWNER: Hall Equities Group 1855 Olympic Blvd., Suite 300 Walnut Creek, CA 94596

DEVELOPMENT DATA

ADDRESS/LOCATION: Project area consists of several parcels at the intersection of Boulevard Way & Saranap Avenue.
City:WALNUT CREEK Zip Code: 94596

ZONING:M-29, C, R-B PREVIOUS LAND USE: Mixed Use

DESCRIPTION: The applicant is requesting approval of a Final Development Plan for the construction of 235 condominium units and mixed retail space on three large parcels.	TOTAL ACREAGE:3.5 ac.

TYPE OF DEVELOPMENT:
Multi Family Residential:235 Units

WATER SERVICES DATA

PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 200-230	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 216-224

Part of development may be served from existing main(s)
Location of Main(s):Boulevard Way, Sarnap Avenue

PRESSURE ZONE	SERVICE ELEVATION RANGE
H1A	50-250

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

PRESSURE ZONE	SERVICE ELEVATION RANGE

COMMENTS

Please see attachment in response to the tentative map review for the subject project.

ELE

cc: S. Boeri

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

David J Rehnstrom 10/10/13

David J Rehnstrom,Senior Civil Engineer; DATE
WATER SERVICE PLANNING SECTION

DEPARTMENT OF CONSERVATION AND DEVELOPMENT
2013 OCT 22 A 11:31
CONTRA COSTA COUNTY

ATTACHMENT
Review of Agency Planning Application

City File: SD13-9359, RZ13-3224, GP13-0003, DP13-3035

EBMUD File: S-9634

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Saranap Village Subdivision application requesting approval of a Final Development Plan for the construction of 235 condominium units, and mixed retail space on four large parcels located in the City of Walnut Creek. EBMUD has the following comments.

GENERAL

EBMUD owns and operates 6-inch distribution mains in Saranap Avenue, Boulevard Way, and an EBMUD right-of-way (R/W 3109) located within the boundary of this project. These pipelines provide continuous water service to the customers in the area. The integrity of these pipelines needs to be maintained at all times. The Saranap Village Landscape plan titled Tree Relocation & Project Streetscape dated 09/09/13 indicates plans to construct planters, fountain, hardscape, and a building over EBMUD's distribution mains. Any proposed construction activity, including the proposed landscaping improvements, within R/W 3109 or near EBMUD mains in Saranap Avenue and Boulevard Way will need to be coordinated with EBMUD and may require relocation of the pipelines and/or right-of-way, at the project sponsor's expense. No buildings, trees, or structures, including decorative pavements shall be constructed in EBMUD's right-of-way unless specific approval is given by EBMUD.

WATER SERVICE

Once the property is subdivided, separate meters for each lot will be required. Off-site pipeline improvements, at the project sponsor's expense, may be required to serve the proposed development. Off-site pipeline improvements include, but are not limited to, replacement of existing pipelines to the project site. 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 off-site pipeline improvements and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. 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.