

Agency Comments



Revision
AGENCY COMMENT REQUEST

Date 2/2/17

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

DISTRIBUTION		Please submit your comments to:	
<u>Internal</u>		Project Planner <u>Jennifer Cruz</u>	
<input checked="" type="checkbox"/> Building Inspection	___ Grading Inspection	Phone # <u>925-674-7790</u>	
___ Advance Planning	___ Housing Programs	E-mail <u>Jennifer.Cruz@dcd.cccounty.us</u>	
___ Trans. Planning	___ Telecom Planner	County File # <u>R216-3231/SD16-9432/</u>	
___ ALUC Staff	___ HCP/NCCP Staff	<u>DP16-3018</u>	
___ APC Floodplain Tech	___ County Geologist	Prior to <u>February 9, 2017</u>	
<u>Health Services Department</u>		*****	
___ Environmental Health	___ Hazardous Materials	We have found the following special programs apply to this application:	
<u>Public Works Department</u>		<u>NO</u> Active Fault Zone (Alquist-Priolo)	
<input checked="" type="checkbox"/> Engineering Services (Full-size)	___ Traffic	<u>B</u> Flood Hazard Area, Panel # _____	
___ Flood Control (Full-size)	___ Special Districts	<u>NO</u> 60-dBA Noise Control	
<u>Local</u>		<u>NO</u> CA EPA Hazardous Waste Site	
<input checked="" type="checkbox"/> Fire District <u>Consolidated</u>		*****	
___ Sanitary District		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.	
___ Water District		Comments: ___ None <u>1.</u> Below ___ Attached	
___ City of		<u>1. COMPLIANCE WITH CURRENT BUILDING CODES WILL BE REQUIRED.</u>	
___ School District(s)		<u>2. ACCESSIBLE PATHWAYS SHALL BE PER CURRENT BLDG. CODES.</u>	
___ LAFCO			
___ Reclamation District #			
___ East Bay Regional Park District			
___ Diablo/Discovery Bay/Crockett CSD			
___ MAC/TAC			
___ Improvement/Community Association			
<u>Others/Non-local</u>		Print Name <u>ABED CHOWDHURY</u>	
___ CHRIS - Sonoma State		<u>Abek Chowdhury</u> <u>2-17-17</u>	
___ CA Fish and Wildlife, Region 3 - Bay Delta		Signature _____ DATE	
___ Native American Tribes		Agency phone # <u>674-7740</u>	
<u>Additional Recipients</u>			



**CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT**

30 Muir Road
Martinez, CA 94553

Telephone: (925) 674-7209 **Fax:** (925) 674-7250

TO: Jennifer Cruz

FROM: Robert Sarmiento, Transportation Planning Section

DATE: April 27, 2016

SUBJECT: Proposed Subdivision, Development Plan, Rezoning, and General Plan Amendment at 2424 Olympic Boulevard

This memo serves as the Transportation Planning Section's comments on the subject project. Thank you for the opportunity to comment.

1. The County will be implementing bicycle and pedestrian improvements along Olympic Boulevard, as identified in the Olympic Corridor Trail Connector Study (Study), in the vicinity of the subject property. Frontage improvements to the subject project along Olympic Boulevard should conform to the standards identified in the Study for this segment of Olympic Boulevard. The Study can be viewed at this website- <http://www.cccounty.us/DocumentCenter/View/32785>.
2. Based on analysis, the subject property will not generate one hundred net new peak hour trips that would necessitate a traffic impact study.
3. Based on analysis, the subject property will not generate five hundred net new peak hour trips that would necessitate a Contra Costa Transportation Authority General Plan Amendment Review.

If you have any questions, please call me at (925) 674-7822 or e-mail me at Robert.Sarmiento@dcd.cccounty.us.

cc: John Cunningham, DCD
Maureen Toms, DCD
Jocelyn LaRocque, PWD



CONTRA COSTA COUNTY
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
Telephone: 925.674.7787 Fax: 925.674.7258

DATE: August 15, 2017

TO: Jennifer Cruz, Current Planning Planner

FROM: Christine Louie, Housing & Community Improvement Planner

SUBJECT: **2424 Olympic Boulevard, Walnut Creek**
County File #SD16-9432, #RZ16-3231, #DP16-3018, #GP15-0002
Updated Conditions of Approval

This is a follow-up memo to staff's memo correspondence dated April 5, 2016, for the proposed project for a 6-lot subdivision with development plan, rezoning, and general plan amendment. The submitted Inclusionary Housing Plan proposal to pay an in-lieu fee was accepted by staff.

The updated conditions of approval is to provide you with the new standard language that would apply to projects that are subject to the County Inclusionary Housing Ordinance.

The following conditions of approval are for the purpose of compliance with Chapter 822-4 of the County Ordinance Code. Terms and definitions used in the following conditions of approval may be found in the aforementioned County Ordinance Code.

1. The project is subject to the Inclusionary Housing Ordinance. Pursuant to Section 822-4.402 of the County Ordinance Code, a residential development of six for-sale units shall require at least fifteen percent of the for-sale units to be developed and sold as inclusionary units. The applicant is required to construct 0.9 units of inclusionary housing for the project.

As an alternative to the requirement to construct inclusionary housing, the applicant has proposed the payment of an in-lieu fee. This alternative for DCD to collect an in-lieu fee, as established in DCD's fee schedule, has been accepted.

Prior to the recordation of the Final Map, the applicant shall pay to the County the full amount of the Inclusionary Housing Ordinance in-lieu fee of \$23,249 for the project. This in-lieu fee is non-refundable.



Date March 31, 16

DISTRIBUTION

Internal

<input checked="" type="checkbox"/> Building Inspection	<input checked="" type="checkbox"/> Grading Inspection
<input checked="" type="checkbox"/> Advance Planning	<input checked="" type="checkbox"/> Housing Programs
<input checked="" type="checkbox"/> Trans. Planning	<input type="checkbox"/> Telecom Planner
<input type="checkbox"/> ALUC Staff	<input type="checkbox"/> HCP/NCCP Staff
<input type="checkbox"/> APC Floodplain Tech	<input checked="" type="checkbox"/> County Geologist

Health Services Department

☒ Environmental Health ☐ Hazardous Materials

Public Works Department

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

Local fire@cccfd.org

☒ Fire District Consolidated Fire

☒ Sanitary District Central Sanitary

☒ Water District EBMUD

☒ City of Lafayette / Walnut Creek

☒ School District(s) Lafayette SD / Alameda USD

☒ LAFCO

☐ Reclamation District # _____

☐ East Bay Regional Park District

☐ Diablo/Discovery Bay/Crockett CSD

☐ MAC/TAC

☒ Saranap Improvement/Community Association

Others/Non-local

☒ CHRIS – Sonoma State

☒ CA Fish and Wildlife, Region 3 – Bay Delta

☐ Native American Tribes

Additional Recipients

Saranap Homeowner Org.

Please submit your comments to:

Project Planner Jennifer Cruz

Phone # 925 674-7790

E-mail Jennifer.Cruz @dcd.cccounty.us

County File # R216-3231/DP16-3018
SD16-9432/GP15-0002

Prior to April 25, 2016

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

No Active Fault Zone (Alquist-Priolo)

B Flood Hazard Area, Panel # _____

No 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: ☒ None ☐ Below ☐ Attached

Print Name Will Nelson

[Signature] 8/24/16

Signature DATE

Agency phone # 4-7791

WILLIAM B. WALKER, M.D.
HEALTH SERVICES DIRECTOR

RANDALL L. SAWYER
CHIEF ENVIRONMENTAL HEALTH & HAZMAT OFFICER

MARILYN C. UNDERWOOD, PH.D. REHS
DIRECTOR OF ENVIRONMENTAL HEALTH



CONTRA COSTA ENVIRONMENTAL HEALTH

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

April 13, 2016

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

DEPARTMENT OF
CONSERVATION
AND DEVELOPMENT

RE: Subdivision 9432 & DP16-3018 (Proposed subdivision)
2424 Olympic Blvd., Walnut Creek
APN 185-220-033

Dear Ms. Cruz:

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

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

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

Sincerely,

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

cc: Salvador Ruiz, Contra Costa Environmental Health

JGD:tf



Jennifer Cruz

From: Russ Leavitt <RLeavitt@centralsan.org>
Sent: Thursday, April 21, 2016 2:50 PM
To: Jennifer Cruz
Subject: RZ16-3221/DP16-3018; RD16-9432/GP15=0002; six-lot residential subdivision, 2424 Olympic Blvd., uninc. WC
Attachments: RUSSELL B LEAVITT.vcf

According to Central Contra Costa Sanitary District (CCCSD) records, the project site is within CCCSD's service area. A public main and a private lateral are present on the site. These facilities are not proposed to be used by the project and would need to be properly abandoned prior to demolition of the existing residence. CCCSD permits will be required to accomplish these tasks. These tasks should be shown on the Utility Plan map.

The developer proposes to construct a new manhole over CCCSD's existing 45-inch diameter trunk sewer in Olympic Blvd. and extension of a six-inch diameter sewer main into the project site, with laterals serving each lot. The sewer main will need to be eight-inch diameter, so this dimension needs to be changed on the map and in the General Notes of the Utility Plan. The sewer system in the vicinity is adequate for the additional wastewater which could be generated by the proposed project. The developer will be required to submit full-size building, mainline and manhole plans for CCCSD review in advance and to pay fees and charges at that time. For details, contact CCCSD's Permit Section at 925-229-7371. Thanks!

RUSSELL B. LEAVITT

Engineering Assistant III

v: (925) 229-7255 f: (925) 228-4624

RLEAVITT@centralsan.org



**Central Contra Costa
Sanitary District**

5019 Imhoff Place, Martinez, California 94553-4392

Contra Costa County



Fire Protection District

2/14/17

Ms. Cruz
Community Development Dept.
30 Muir Rd
Martinez, Ca 94553-4601

Subject: Single Family Residential Use
File # SD16-9432, R216-3231, DP16-3018
CCCFPD Project No.: P-2017-00759

Dear Ms. Cruz;

We have reviewed the minor subdivision application to establish six single family dwellings at the subject location. The following is required for Fire District approval in accordance with the 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), the 2013 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

On 2/2/17 I approved land development plans for this project as submitted by Silicon Valley Home Builders L.L.C.

The comments were:
Paint and mark curbs for fire lanes
Submit residential sprinkler plans for the homes.
Provide 1000 GPM fire flow from 1 hydrant.
Hydrant locations shown on plans are approved.

I have attached my comments from that review to this letter

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

Sincerely,

A handwritten signature in black ink, appearing to read "T. Schiess".

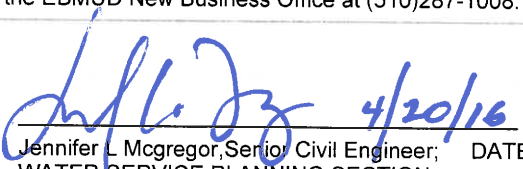
Todd Schiess
Fire Inspector

cc: Atri Macherla
2344 A Walsh Ave
Santa Clara, CA 95051

File: 2424 OLYMPIC BLVD-PL-P-2017-00759



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: 04/19/2016	EBMUD MAP(S): 1542B506	EBMUD FILE: S-10106
AGENCY: Contra Costa County Community Development Department Attn: Jennifer Cruz 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: DP16-3018	FILE TYPE: Development Plan
APPLICANT: Atri Macherla 2344A Walsh Avenue Santa Clara, CA 95051		OWNER: Silicon Valley Home Builders LLC 2344A Walsh Avenue Santa Clara, CA 95051
DEVELOPMENT DATA		
ADDRESS/LOCATION: 2424 Olympic Boulevard City: WALNUT CREEK Zip Code:		
ZONING: SH PREVIOUS LAND USE: R-10 vacant		
DESCRIPTION: Request approval to subdivide existing parcel and construct 6 new single-family residences. The subdivision, rezone and general plan amendment are to be processed concurrently with this Development Plan application.		TOTAL ACREAGE: 0.96 ac.
TYPE OF DEVELOPMENT: Single Family Residential: 6 Units		
WATER SERVICES DATA		
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 185-188	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 182-189
All of development may be served from existing main(s) Location of Main(s): Olympic Boulevard		
None from main extension(s) Location of Existing Main(s):		
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE SERVICE ELEVATION RANGE
H1A	50-250	
COMMENTS		
<p>A main extension at the project sponsor's expense will be required to serve the proposed development. Once the property is subdivided, separate meters for each lot will be required. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. No water meters are allowed to be located in driveways. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.</p> <p>AMM</p>		
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.		
 Jennifer L. McGregor, Senior Civil Engineer; DATE 4/20/16 WATER SERVICE PLANNING SECTION		

Jennifer Cruz

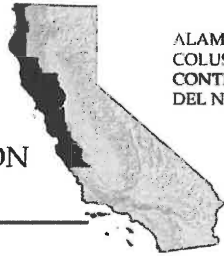
From: Lou Ann Texeira
Sent: Monday, May 15, 2017 12:07 PM
To: Jennifer Cruz
Cc: Kate Sibley
Subject: RE: SD16-9432 2424 Olympic Blvd., Walnut Creek

Hi Jennifer,

Looks like this one has all necessary services (fire, sewer, water). "

Thanks!

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

April 20, 2016

File No.: 15-1468

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

re: RZ16-3231; DP16-3018; SD16-9432; GP15-0002 / 2424 Olympic Blvd; APN: 185-220-023 / Silicon Valley Home Builders LLC

Dear Jennifer Cruz,

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

Previous Studies:

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

Archaeological and Native American Resources Recommendations:

XX The proposed project area has the possibility of containing unrecorded archaeological 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 916/373-3710.

Built Environment Recommendations:

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Contra Costa County conduct a formal CEQA evaluation.

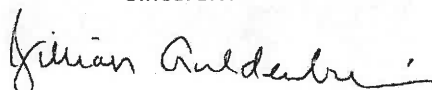
Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource

information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

A handwritten signature in black ink, appearing to read "Jillian Guldenbrein".

Jillian Guldenbrein
Researcher

cc: Atri Macherla
atrimacherla@gmail.com



Contra Costa County Public Works Department

Julia R. Bueren, Director
Deputy Directors
Brian M. Balbas, Chief
Mike Carlson
Stephen Kowalewski
Carrie Ricci
Joe Yee

Memo

May 18, 2017

TO: Jennifer Cruz, 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 SD16-9432/ PERMIT DP16-3018
STAFF REPORT & CONDITIONS OF APPROVAL**

(Silicon Valley Homebuilders/Olympic Blvd./Walnut Creek/185-220-023)

FILE: SD16-9432

MESSAGE:

We have reviewed the application for subdivision SD16-9432/DP16-3018 received by your office on February 13, 2017. The attached conditions of approval, based on the vesting tentative map, 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:

Background

The applicant requests a subdivision of an approximately 0.96-acre property into six lots located at 2424 Olympic Boulevard in the Saranap Area. The site is relatively flat, with a tributary to Las Trampas Creek traversing the northern boundary of the property. There is one existing house on the site which is proposed to be removed.

ISSUES:

Traffic and Circulation

The property lies along the north side of Olympic Boulevard west of the intersection with Boulevard Way/Tice Valley Boulevard. A small neighborhood shopping center lies adjacent to the east, between the subject property and the intersection.

Curb has been installed along the entire frontage, but there are no sidewalk improvements. The sidewalk terminates at the east property line and continues along the adjacent western frontage. The County Subdivision Ordinance will require sidewalk construction along the entire frontage. In an attempt to preserve some of the mature trees along the frontage, the applicant proposes to construct a meandering sidewalk that extends beyond the existing street right of way. A public easement to encumber this sidewalk/path will be required.

"Accredited by the American Public Works Association"

255 Glacier Drive • Martinez, CA 94553-4825

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

www.cccpublicworks.org

The applicant proposes to construct a 20-foot wide private road parallel to Olympic Boulevard on-site to provide access to the proposed lots with driveway cuts at each end to allow though access to the public street. The channelization striping at the eastern intersection will limit it to right turn ingress/egress only. The striped island and channelization should be replaced with a paved median top prohibit illegal turning movements at this intersection.

Due to the abrupt turning motions coming from Olympic Boulevard and around the interior curves, concern was raised as to whether emergency vehicles and single unit trucks could adequately negotiate the road. A turning exhibit was prepared by the applicant and the development plan was conditionally approved by the Fire District per their letter dated February 14, 2017.

The applicant should be required to remove and replace any broken, cracked and displaced curb, gutter, and sidewalk along the project frontage of Olympic Boulevard. Concrete shall be saw cut prior to removal. Existing lines and grade shall be maintained. New curb, gutter and sidewalks shall be doveled into existing improvements.

It should be noted that no on-street parking is allowed on Olympic Boulevard. Provisions for guests, etc., will need to be accommodated on-site.

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. There are existing drainage facilities near the southeast corner of the subject property that are part of the Drainage Area 15A infrastructure. These intercept the runoff from the site and convey it to Las Trampas Creek.

Applicant should be aware that Chapter 914-14, Rights of Way and Setbacks, of the County Subdivision Ordinance requires relinquishment of development rights over that portion of the site that is within the structure setback area of the adjoining creek. This prescribed setback will have an enormous impact on the developable area of these parcels. The prior subdivision requested and received an exception from these requirements provided they submitted geotechnical reports addressing potential soil and bank instability and recommendations to mitigate any such concerns. Similarly, the applicant has submitted a similar exception request (dated July 14, 2016) which we are forwarding as an attachment for the Advisory Agency's consideration. The Public Works Department has reviewed this exception request and is not opposed to it.

Stormwater Management and Discharge Control Ordinance

A Stormwater Control Plan (SWCP) is required for applications if at least 10,000 square feet of area can be identified for development. A SWCP was received February 13, 2017 for the review

and approval of the Public Works Department, in compliance with the Stormwater Management and Discharge Control Ordinance (§1014), and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. This report has been deemed "preliminarily complete".

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 the Public Works Department. Location must be approved by the Public Works Department.

Floodplain

The project lies within the 0.02% Zone X flood boundary as designated on the Federal Emergency Flood Rate Maps. No special requirements per the Federal Flood Insurance Program or the County Flood Plain Management Ordinance (Ordinance No. 2000-33) are applicable to future construction of any structures on this property.

Annexation to Lighting District

The subject property is **not** currently annexed into a lighting district. The applicant will be required, as a condition of approval, annex 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 Ordinance 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 applicant will need to comply with the requirements of the Contra Costa County Flood Control and Water Conservation District Drainage Area 15A Fee Ordinance, as adopted by the Board of Supervisors. The fee shall be paid prior to issuance of building permits.

LG:JL:nt
\\PW-DATA\grpdata\engsvc\Land Dev\SD\SD 9432\Application\SD16-9432 Staff Report & COAs.doc

Enclosure: Sterling Consultants letter dated July 14, 2016 & attachments (Exception Request)

cc: W. Lai, Engineering Services
Silicon Valley Homebuilders (Applicant & Owner)
2344 A Walsh Avenue, Santa Clara, CA 95051

**PUBLIC WORKS RECOMMENDED CONDITIONS OF APPROVAL FOR
SUBDIVISION SD16-9432/PERMIT DP16-3018**

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 vesting tentative map submitted to the Department of Conservation and Development, Community Development Division, on February 13, 2017.

**UNLESS OTHERWISE SPECIFIED, COMPLY WITH THE FOLLOWING
CONDITIONS OF APPROVAL PRIOR TO FILING OF THE FINAL MAP.**

General Requirements:

- In accordance with Section 92-2.006 of the Ordinance Code, this subdivision shall conform to all applicable provisions of the Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below shall require the review and approval of the Public Works Department and are based on the Vesting Tentative Map received by the Department of Conservation and Development, Community Development Division, on February 13, 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 are subject to the review and approval of Public Works Department.

Roadway Improvements (Olympic Boulevard):

- Applicant shall construct a 4-foot wide sidewalk (exclusive of curb width), curb ramps, street lighting, pavement markings and signage along the frontage of Olympic Boulevard.
- Any cracked and displaced curb, gutter, and shall be removed and replaced along the project frontage of Olympic Boulevard. 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.
- Applicant shall construct a street-type connection with 20-foot radii curb returns in lieu of standard driveway depressions at the private road intersections with Olympic Boulevard.
- Applicant shall replace the striped transition island and left-turn channelization at the west leg of the Olympic Boulevard/Boulevard Way intersection with a raised median to prevent illegal left turn ingress/egress at the eastern private road intersection.

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.
- Applicant shall furnish proof to Public Works Department that legal access to the property is available from Olympic Boulevard.

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 Olympic Boulevard.

Site Access

- Applicant shall relinquish abutter's rights of access along the Olympic Boulevard frontage of this property, with the exception of the access points shown on the applicant's site plan, as specifically approved under these conditions of approval. Said abutter's rights shall be relinquished by the owner on the Final Map.

Road Alignment/Intersection Design/Sight Distance:

Sight Distance

- Applicant shall provide sight distance at the intersections of the private road with Olympic Boulevard in accordance with Chapter 82-18 "Sight Obstructions at Intersections" of the County Ordinance Code. The applicant shall trim vegetation, as necessary, to provide sight distance at this intersection, and any new signage, landscaping, fencing, retaining walls, or other obstructions proposed at this intersection shall be setback to ensure that the sight line is clear of any obstructions.

Private Roads:

- Applicant shall construct an on-site roadway system to current County private road standards with a minimum traveled width of 20 feet. The road shall be designed to allow through, uninterrupted access by a AASHTO Type-SU vehicle, or as otherwise specified by the Fire District, whichever case is the most restrictive.

Road Dedications:

- Property Owner shall convey to the County, by Offer of Dedication, the easement necessary to encumber the meandering sidewalk along the frontage of Olympic Boulevard. The applicant shall dedicate said easement to the County on behalf of the Public on the Final Map.

Street Lights:

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

Bicycle - Pedestrian Facilities:Pedestrian Access

- Curb ramps and driveways shall be designed and constructed in accordance with Title 24 (Handicap Access), the Americans with Disabilities Act and current County standards. A detectable warning surface (e.g. truncated domes) shall be installed on all curb ramps. Adequate right of way shall be dedicated at the curb returns to accommodate the returns and curb ramps; accommodate a minimum 4-foot landing on top of any curb ramp proposed.

Parking:

- "No Parking" signs shall be installed along Olympic Boulevard subject to the review of Public Works Department and the review and approval of the Board of Supervisors.
- Parking shall be prohibited on the on-site roadways. "Fire Lane" signs and markings shall be installed along this road in accordance with Contra Costa County Fire Protection District Requirements.

Utilities/Undergrounding:

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

Drainage Improvements:

Collect and Convey

- The applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage system, to *an adequate* natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the storm waters to *an adequate* natural watercourse, in accordance with Division 914 of the Ordinance Code.
- The nearest public drainage facility is the storm drain located near the southwest corner of the subject property. Applicant shall verify its adequacy prior to discharging run-off.

Miscellaneous Drainage Requirements:

- The applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Department design standards.
- Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.
- A private storm drain easement, conforming to the width specified in Section 914-14.004 of the County Ordinance Code, shall be reserved for dedication to the homeowners of the subject subdivision over proposed storm drain lines traversing the site.
- A private storm drain easement shall be shall be reserved for dedication to the homeowners of the subject subdivision over the existing watercourse along the north property line as well as stormwater treatment basins as shown on the vesting tentative map.

Creek Structure Setbacks:

Applicant shall relinquish "development rights" over that portion of the site that is within the structure setback area of the watercourse traversing the north portion of the subdivision. The structure setback area shall be determined by using the criteria outlined in Chapter 914-14, "Rights of Way and Setbacks," of the Subdivision Ordinance. "Development rights" shall be conveyed to the County by grant deed.

Exception – In the event the Advisory Agency makes the necessary findings and grants the Applicant's request for an exception, the following text should be added to the above condition.

Exception

- The structure setback area may be reduced, subject to the review of Public Works Department, based on a hydrology and hydraulic study and geotechnical analysis of the

soil showing that the creek banks will be stable and non-erosive with the anticipated creek flows. The hydrology and hydraulic study shall be based upon the ultimate development of the watershed.

Hold Harmless

- The property owner shall be aware that the creek banks on the site are potentially unstable. The property owner shall execute a recordable agreement with the County which states that the developer and the property owner and the future property owner(s) will hold harmless Contra Costa County and the Contra Costa County Flood Control and Water Conservation District in the event of damage to the on-site and off-site improvements as a result of creek-bank failure or erosion.

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.

Stormwater Management and Discharge Control Ordinance:

- The applicant shall submit a FINAL Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (§1014) prior to filing of the final map. To the extent required by the NPDES Permit, the Final Stormwater Control Plan and the O+M Plan will be required to comply with NPDES Permit requirements that have recently become effective that may not be reflected in the preliminary SWCP and

O+M Plan. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.

- Improvement Plans shall be reviewed to verify consistency with the final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance (§1014).
- Storm water management facilities shall be subject to inspection by Public Works Department staff; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.
- Prior to filing of the final map, the property owner(s) shall enter into a standard Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for and related to operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.
- Prior to filing of the final map, the property owner(s) shall annex the subject property into Community Facilities District (CFD) No. 2007-1 (Stormwater Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of stormwater facilities by property owners.
- Any proposed water quality features that are designed to retain water for longer than 72 hours shall be subject to the review of the Contra Costa Mosquito & Vector Control District.

ADVISORY NOTES

- The applicant 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.
- The applicant shall be required to comply with the drainage fee requirements for Drainage Area 15A 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.



March 10, 2017

Jennifer Cruz, Senior Planner
Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA 94553

Subject: Geologic Peer Review / 3rd Letter
SD16-9432, RZ16-3231, DP16-3018 & GP15-0002
Silicon Valley Home Builders, LLC. (owner/ developer)
APN 185-220- 023 / 2424 Olympic Blvd.
Saranap Area, Contra Costa County
DMA Project # 3013.17

Dear Jenn,

At your request we have reviewed documents submitted by the project proponent in February, 2017. The application is a request for a General Plan amendment to allow high density residential development, rezoning the property to the Planned Unit District (P-1), and approval of a Vesting Tentative Map for a 6-lot residential subdivision, along with C.3 compliant bio-retention facility. The scope of our review included review of our previous letters on the project, analysis of stereo pairs of historic aerial photography and review of a geotechnical report prepared by Wayne Ting & Associates, Inc., along with review of plans prepared by the project civil engineers, Sterling Consultants.¹ Accompanying the Revised VTM was a geotechnical letter-report that responded to our Peer Review comments dated August 8, 2016. At that time we requested that Wayne Ting & Associates, Inc. (WTA) provide further assessment of potential geologic hazards, and we specifically mentioned (i) corrosive soils and (ii) potential for surface manifestation of liquefaction. Additionally, we requested that WTA comment on the grading and drainage plan. In response to that request WTA has issued a letter-report dated August 24, 2016. Therefore the focus of this peer review letter is on the Revised VTM and the letter-report issued by WTA.

Grading and Drainage Plans

Sheet TM-3, titled *Preliminary Grading and Drainage Plan*, provides pad elevations, which range from +186.1 ft. (for Lots #2 & 3) to 188.5 ft. (for Lot #6). At the rear of Lots #1-5 and in the northwest side yard of Lot #6 is an open channel / man-made drainage ditch. The channel is 4 to 5 ft. below the grade of the proposed building pads. The project is designed such that runoff from lots drain to the roadway that will provide immediate access to the six lots, and the grade of the roadway slopes in the direction of the proposed C.3 compliant bio-retention facility that is located astride the proposed Lots # 2 – Lot #3 boundary. A typical section was prepared for the bio-retention facility (see Sheet TM-4), and details of the outfall onto the bank of the open channel are presented on Sheet TM-3).

¹ Sterling Consultants, 2017, *Vesting Tentative Tract Map, 9432, APN185-220-023, 2424 Olympic Boulevard, Walnut Creek (unincorporated area), Contra Costa County, California*, SC Job #2015-221 (4 sheets, date stamped received by DCD on February 13, 2017).

The typical section for the bio-retention basin indicates 12-inches of permeable material on the floor of the basin, which is overlain by 18-inch thickness of *biotreatment soil mix* (BSM). At the center of the basin is vertical stand pipe that extends from the floor of the basin to the 6-inches above the top of the BSM. The stand pipe is perforated 6-inches above the floor of the basin, to allow treated water enter a drain that outfalls on the bank of the open channel. Additionally, the top of the vertical standpipe is designed to function as an emergency spillway. A grate is indicated at the top of the vertical standpipe to intercept floating debris (e.g. litter, woody plant stalks).

Wayne Ting & Associates

Wayne Ting & Associates provided a 1½ page long letter-report which presented the engineer's comments/ findings, but did not provide reference and engineering analysis to support their conclusions.

DMA Evaluation

1. Preliminary Grading and Drainage Plan

The plan, which is presented on Sheet TM-3 presents a listing of "Grading Notes" and a list of "General Notes." Grading Note #1 should provide a bibliographic reference to all reports of Wayne Ting & Associates. General Note #2 addresses storm water facilities. We find it to be unclear and suggest it be revised to more clearly explain that roof gutter water is to be intercepted by a closed conduit and taken to a suitable discharge facility. (Control of surface water and moisture is critically important to the satisfactory performance of foundations. Allowing surface water to be discharged immediately adjacent to foundations is a substantial risk of damage.) In our opinion the general note should reference elevating the foundation area slightly above the overall pad grade to ensure that surface waters flow away from the foundation.) General Note #6 states the width of the "common driveway" (i.e. private road) is 16 ft. However the plan indicates that curb-to-curb width is 20 ft. The general note should correctly reference the planned road width.

2. Wayne Ting & Associates

We are disappointed in the approach taken by the project geotechnical engineer in responding to comments in our August 8, 2016 peer review letter. Specifically, the WTA's response provided no geotechnical engineering analysis, and the discussion of the *Preliminary Grading & Drainage Plan* was unnecessarily abbreviated. Our detailed comments are as follows:

- Corrosivity of Soils. One soil sample was tested. The location where the sample was collected is not identified. WTA does not describe the significance of the test results (e.g. are the soils corrosive, is further testing of pad grade soils recommended following rough grading, etc).
- Potential for Surface Manifestation of Liquefaction. We do not disagree with the WTA's conclusion, but the response lacks any reference to scientific literature, and no discussion of the methodology that led to WTA's evaluation. There is geotechnical literature indicating that liquefaction can result in lateral spreading over nearly level terrain, and the literature indicates displacement can, in exceptional conditions, extend well beyond 720 ft. There is literature that evaluates the factors that control the risk of surface ground failure as a function of the (i) thickness, (ii) depth below the surface and (iii) engineering properties of the sand layer. That is literature that can serve as the basis for estimating the amount of consolidation/differential settlement resulting from liquefaction.

- Plan Review. WTA indicates that the Preliminary Grading and Drainage Plan is consistent with the geotechnical recommendations in their report. However, there is no evidence that the geotechnical engineer examined the plan in detail, and the report referenced by WTA is not the Revised VTM. We expected WTA to comment on the details of the project. For example they could have provided comments on details of the proposed drainage plan, emphasizing the importance of directing surface waters away from the foundation, cautioning the importance of monitoring and maintaining drainage facilities over the long-term, discouraging the use of planters adjacent to foundations that require use of pressurized irrigation lines, emphasizing the importance of conveying roof gutter water away from foundations to suitable discharge points etc.

3. Standard of Care.

The biggest problem faced by a peer reviewer is the identification of standards (i.e. was the investigation performed in accordance with the existing standards of practice). Specifically, was the investigation of Wayne Ting & Associates and their Response to Peer Review adequate/ appropriate for the project, given available information on site geologic conditions. Where preliminary data indicates a suspected liquefiable sand in the subsurface, there must be adequate subsurface data and geotechnical analysis of the data gathered to evaluate this hazard. Potential sources of information available to the project geotechnical engineer includes (i) publications and mapping of the USGS and CGS; (ii) hazard maps in the Safety Element of the General Plan; (iii) liquefaction-related reports and articles in technical journals, and (iv) proceedings of scientific conferences. These technical documents are a context for geotechnical engineering evaluation of the borehole and laboratory test data gathered on the site

The role of the peer review geologist is to evaluate the approach of the consultant, giving consideration to the nature of the project.² According to Keaton, the standard of practice sets only minimum requirements.³ The awareness of the hazard and any special circumstances must also be considered. If the hazard on the site was a deep landslide is suspected, appropriately deep borings, laboratory testing and slope stability analysis are warranted, even for the construction of a single-family residence. Such data are needed to confirm the depth to the slide plane, distribution of slide debris on the site, engineering properties of the slide debris, depth of the water table and evaluate the stability of the site under static and pseudo-static conditions. In this case, the project geotechnical engineer encountered sands in the subsurface that were relatively loose and saturated. A borehole logs were provided that present information on the depth and engineering properties of the sand layer. Wayne Ting & Associates considered the sand to be potentially liquefiable. However, the consultant's evaluation of the consequences of liquefaction presents only the professional opinions, without supporting data (i.e. no literature citations or explanation of the methodology that led to the conclusions). In response to our question regarding the corrosivity of the soil on the site the consultant collected a sample for laboratory testing, and the report presents the results of the chloride content and the sulfate concentration. However, it is unknown where on the site the sample was collected, and the depth of the sample below the ground surface is not specified. At this point we are not clear if the sample is representative of field conditions.

² As a peer reviewer, we must take into account the nature of the project being proposed. Critical facilities needed in the aftermath of a disaster (e.g. hospital, fire station, dams) and high occupancy structures (e.g. school building, high rise structures) always warrant is detailed engineering geology and geologic study. A lesser project, but still substantial would be a large land development project, communication facility, etc. The construction of the proposed 6-lot single family residential project on a nearly level lot can be regarded as an "ordinary risk" project.

³ Keaton, J. R., 1993, *Environmental and Engineering Geology Practice From the Technical-Professional Society Perspective*, AEG News, Fall 1993 (vol.36, No. 4).

Moreover, the project geotechnical engineer did not characterize the significance of the test results, or provide an opinion on the need for any future corrosivity testing.

DMA Recommendations

Based on review of the materials submitted by the project proponent, it is our opinion that the project can be deemed complete for the purposes of preparation of the CEQA document and taking the project to public hearing. However, there are unresolved questions regarding the geotechnical data provided by Wayne Ting & Associates. In our opinion one or more geotechnical mitigation measures/ conditions of approval will be needed to confirm (or modify) the consultant's preliminary opinions on the hazard posed by liquefaction and corrosivity of soils. And, at that time the project geotechnical engineer can provide updated comments on the construction drawings (grading and drainage plans, along with foundation details).

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 review of the geotechnical documents, preliminary grading and drainage plan, and our previous peer review letter. 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. Nestor Baligod, Sr. Grading Inspector, Building Inspection Division, DCD
Silicon Valley Home Builders, Inc., 2344 A, Walsh Ave., Building F, Santa Clara, CA 95051
Sterling Consultants, 11040 Bollinger Canyon Rd., Suite E-102, San Ramon, CA 94582
Tri T. Nguyen, Wayne Ting & Assoc., Inc., 42329 Osgood Road, Unit A, Fremont, CA 94539

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

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3/31/16
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CONTRA COSTA COUNTY
AGENCY COMMENT REQUEST

Date March 31, 16

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

DISTRIBUTION		Please submit your comments to:	
<u>Internal</u>		Project Planner <u>Jennifer Cruz</u>	
<input checked="" type="checkbox"/> Building Inspection	<input checked="" type="checkbox"/> Grading Inspection	Phone # <u>925 674-7790</u>	
<input checked="" type="checkbox"/> Advance Planning	<input checked="" type="checkbox"/> Housing Programs	E-mail <u>Jennifer.Cruz</u> @dcd.cccounty.us	
<input checked="" type="checkbox"/> Trans. Planning	<input type="checkbox"/> Telecom Planner	County File # <u>RZ16-3231/DP16-3018</u> <u>SD16-9432/GP15-0002</u>	
<input type="checkbox"/> ALUC Staff	<input type="checkbox"/> HCP/NCCP Staff	Prior to <u>April 25, 2016</u>	
<input type="checkbox"/> APC Floodplain Tech	<input checked="" type="checkbox"/> County Geologist	*****	
<u>Health Services Department</u>		We have found the following special programs apply to this application:	
<input checked="" type="checkbox"/> Environmental Health	<input type="checkbox"/> Hazardous Materials	<u>NO</u> Active Fault Zone (Alquist-Priolo)	
<u>Public Works Department</u>		<u>B</u> Flood Hazard Area, Panel # _____	
<input checked="" type="checkbox"/> Engineering Services (Full-size)	<input type="checkbox"/> Traffic	<u>No</u> 60-dBA Noise Control	
<input type="checkbox"/> Flood Control (Full-size)	<input type="checkbox"/> Special Districts	<u>No</u> CA EPA Hazardous Waste Site	
<u>Local fire@cccfd.org</u>		*****	
<input checked="" type="checkbox"/> Fire District	<u>Consolidated Fire</u>	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.	
<input checked="" type="checkbox"/> Sanitary District	<u>Central Sanitary</u>	Comments: <input type="checkbox"/> None <input checked="" type="checkbox"/> Below <input type="checkbox"/> Attached	
<input checked="" type="checkbox"/> Water District	<u>EBMUD</u>	<u>THIS SMO BOARD OF DIRECTORS IS</u>	
<input checked="" type="checkbox"/> City of	<u>Lafayette/Walnut Creek</u>	<u>CONCERNED ABOUT THE FOLLOWING -</u>	
<input checked="" type="checkbox"/> School District(s)	<u>Lafayette SP/Acalanes UN</u>	<u>THE NEIGHBORS HAVE NOT RECEIVED PLANS OF PROJECT</u>	
<input checked="" type="checkbox"/> LAFCO		<u>-THE DRIP LINES FOR THE OAK TREES</u>	
<input type="checkbox"/> Reclamation District # _____		<u>-THE POSSIBILITY OF 4-5 HOMES</u>	
<input type="checkbox"/> East Bay Regional Park District		<u>THIS LACK OF ANY OFFSTREET</u>	
<input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD		<u>PARKING -</u>	
<input type="checkbox"/> MAC/TAC		<u>-NOT ENOUGH VISITOR PARKING -</u>	
<input checked="" type="checkbox"/> Improvement/Community Association		<u>-VISITORS WILL PARK @ OLYMPIC VILLAGE</u>	
<u>Others/Non-local</u>		<u>-CONCERN ABOUT DENSITY AND LACK</u>	
<input checked="" type="checkbox"/> CHRIS - Sonoma State		<u>OF YARDS</u>	
<input checked="" type="checkbox"/> CA Fish and Wildlife, Region 3 - Bay Delta		Print Name <u>TIM LYNCH</u>	
<input type="checkbox"/> Native American Tribes		<u>[Signature]</u> <u>5/19/2016</u>	
<u>Additional Recipients</u>		Signature _____ DATE _____	
<u>Saranap Homeowners Org.</u>		Agency phone # <u>925 997 5900</u>	

From: Stanley, Robert@Wildlife <Robert.Stanley@wildlife.ca.gov>
Sent: Monday, June 27, 2016 10:42 AM
To: Atri Macherla; Sterling Consultants
Cc: Jennifer Cruz; Francisco Avila
Subject: RE: 2424 Olympic Boulevard - Field meeting - June 6, 2016

Hello,

Here is the restrictive language I would like to see in the CCR's of the HOA:

PROHIBITED USES OF THE CREEK SETBACK AREA (CSA)

Any activity on or use of the CSA inconsistent with the Purposes of the Restrictions is prohibited. Without limiting the generality of the foregoing, Declarant, and its personal representatives, heirs, successors, assigns, employees, agents, lessees, licensees and invitees are expressly prohibited from doing or permitting any of the following uses and activities on the CSA:

- The legal or de facto subdivision or use of the CSA including, but not limited to, any such subdivisions or establishment of separate legal parcels by (i) certificates of compliance or (ii) lot line adjustments.
- The placement or construction of any new buildings, structures, or other improvements of any kind (including, without limitation, fences, roads, parking lots, mobile homes, wind turbines, antennas, or other buildings).
- Any agricultural, commercial, residential or industrial use or activity.
- Any recreational use or activity, including, but not limited to, hunting or fishing.
- Any unseasonal watering; use of fertilizers, pesticides, biocides, herbicides or other agricultural chemicals; excessive weed abatement activities; incompatible fire protection activities; and any and all other activities and uses which may adversely affect the Conservation Values.
- Any use as horse pasture if owners would be frequently accessing the site to ride, train, or otherwise entertain use of boarded horses (i.e., no horse boarding allowed).
- Any use by dogs or other pets.
- The installation of new, or the extension of existing utilities including, without limitation, water, sewer, power, fuel, and communication lines and related facilities.
- The operation of any motorized vehicle for any purpose, except for emergency use or fire control.
- The pruning, felling, or other destruction or removal of dead or living native trees and shrubs or other native vegetation, except as necessary to prevent flooding, hazards, disease, or fire.

- Any alteration of the surface of the land, including filling, dumping, excavating, draining, dredging, mining, drilling, removing or exploring for or extraction of minerals, loam, soil, sands, gravel, rocks or other material on or below the surface of the CSA, and granting or authorizing any surface entry for any of these purposes.
- Any manipulating, impounding or altering any natural water course, body of water or water circulation in the CSA, and activities or uses detrimental to water quality, including but not limited to, degradation or pollution of any surface or sub-surface waters.
- Any use or activity that causes or is likely to cause soil degradation or erosion, or pollution of any surface or subsurface waters.
- The storage, dumping or other disposal of wastes, refuse, and/or debris.

Rob Stanley
CDFW

From: Atri Macherla [mailto:atrimacherla@gmail.com]
Sent: Thursday, June 23, 2016 1:41 PM
To: Sterling Consultants
Cc: Stanley, Robert@Wildlife; Jennifer Cruz; Francisco Avila - Planning CC County
Subject: Re: 2424 Olympic Boulevard - Field meeting - June 6, 2016

Dear Robert,
 Hope all is well. Friendly reminder request: for your advice.
 Thanks, Atri.

On Tue, Jun 7, 2016 at 6:55 AM, Sterling Consultants <1sterlingconsultants@gmail.com> wrote:
 Robert,

It was nice to finally meet at the site & discuss the proposed development. Based on your suggestion, I am initiating an email dialog with you & County planning office so that the process going forward would be smoother especially since Jennifer will be leaving this week for maternity leave. Jennifer please forward this to the planner that has been designated for this project.

So here is the synopsis of my meeting with Robert in the field as I understand it:

- The proposed development will require a stream bed alteration application
- Impacts include: Construction of a SD dissipater + fence along top of bank + construction related to structures within the 10' setback with monetary mitigation identified.
- as much as possible the structures shall be a minimum of 10 feet from the top of bank
- Any intrusion into this 10' area (Especially lot 5) shall be mitigated
- Mitigation formula (monies) shall be established by Robert prior to entitlement approval.
- Applicant shall either move the structures out of this zone or pay the prorated fee.
- Robert will not allow any fences to traverse the creek flowline (N-S direction). We are fine with this.
- We will have fences along the top of bank similar to the backyard of the existing house remaining at the east end.

- Robert would like to add some language in the CC&Rs to restrict impacts by future homeowners in the creek area. This ideally will be a condition of approval & Robert will be involved during finalizing the CC&R document.

In summary, Robert would like us to obtain the Streambed Alteration permit (1600), define the mitigation formula & insert some language into the CC&Rs to preserve the creek bed in perpetuity. **All of these could be achieved by conditions of approval.** Can you please forward this to the new planner. Robert will in turn start a dialog to get this through entitlement. I hope everyone agrees that none of these can or should be done now during entitlement. All of these can be quantified & if triggered, will have to be satisfied during the permitting requirements and implementation phase from Cal Fish & Game.

Again, thanks for coming to the site yesterday & please correct anything that I have listed above in case my understanding is flawed.

Sincerely,

Sterling Consultants

Dilip S. Kishnani, PE, QSD

11040 Bollinger Canyon Road, Suite E-102

San Ramon, CA 94582

Tel: 925-705-3633

Fax: 866-966-6343

1sterlingconsultants@gmail.com

Jennifer Cruz

From: Antonio Ruiz <aruiz@wiltonrancheria-nsn.gov>
Sent: Wednesday, January 11, 2017 8:02 AM
To: Jennifer Cruz
Cc: Steven Hutchason; Ed Silva
Subject: RE: Information Requested for 2424 Olympic Blvd., Walnut creek

Hello Jennifer,

I appreciate the follow up email in regards to this proposed project and the brief phone call. Yes, you will hear back from Wilton Rancheria by the end of this week on whether or not we would like to further consult.

Thank you,



Antonio Ruiz Jr.
Cultural Resources Officer
Department of Environmental Resources | Wilton Rancheria
Tel: 916.683.6000 Ext. 2005 | Fax: 916.683.6015
9728 Kent Street | Elk Grove | CA | 95624
aruiz@wiltonrancheria-nsn.gov
www.wiltonrancheria-nsn.gov

Customer Service Hours: M-F 8:00am-3:00pm
Please be aware phone calls and emails will be answered only during these hours.

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From: Jennifer Cruz [mailto:Jennifer.Cruz@dcd.cccounty.us]
Sent: Tuesday, January 10, 2017 3:52 PM
To: Antonio Ruiz <aruiz@wiltonrancheria-nsn.gov>
Cc: Steven Hutchason <shutchason@wiltonrancheria-nsn.gov>
Subject: RE: Information Requested for 2424 Olympic Blvd., Walnut creek

Hi Antonio:

Per our conversation, you will review the cultural resources report and let me know if you would still like to have a consultation. You anticipate to complete the review by the end of the week.

Thank you.

Jennifer Cruz, Senior Planner
CONTRA COSTA COUNTY
Department of Conservation and Development
30 Muir Road | Martinez, CA 94553
☎: (925) 674-7790 | Fax: (925) 674-7258