

**From:** [Joanne Chiu](#)  
**To:** [Grant Farrington](#)  
**Subject:** RE: Anne Nounou shared "CDLP23-02055 Agency Comment Packet" with you  
**Date:** Wednesday, December 6, 2023 3:17:46 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)  
[image006.png](#)

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Hi Grant,

I've reviewed and this project does not have require compliance with the HCP/NCCP.

Joanne

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**From:** Anne Nounou <Anne.Nounou@dcd.cccounty.us>  
**Sent:** Wednesday, December 6, 2023 12:29 PM  
**To:** Bret Wickham <Bret.Wickham@dcd.cccounty.us>; David Wexler <dwexler@contracostamosquito.com>; Eric Fung <eric.fung@cchealth.org>; Grant Farrington <Grant.Farrington@dcd.cccounty.us>; Joanne Chiu <Joanne.Chiu@dcd.cccounty.us>; Kellen O'Connor <Kellen.O'Connor@pw.cccounty.us>; larry.gossett@pw.cccounty.us; Roy Wendel <rwendel@srvfire.ca.gov>; Simone Saleh <Simone.Saleh@pw.cccounty.us>; Takeya Foster <TAKEYA.FOSTER@CCHEALTH.ORG>; Solid.Waste@cchealth.org; Jocelyn LaRocque <jlaro@pw.cccounty.us>  
**Subject:** Anne Nounou shared "CDLP23-02055 Agency Comment Packet" with you



## Anne Nounou shared a file with you

FILE NO CDLP23-02055  
AGENCY COMMENT REQUEST



[CDLP23-02055 Agency Comment Packet](#)



This link only works for the direct recipients of this message.



San Ramon Valley Fire Protection District  
Community Risk Reduction Division  
2401 Crow Canyon Road, Suite A  
San Ramon, CA 94583

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**phone:** 925.838.6600    **web:** [www.firedepartment.org](http://www.firedepartment.org)

Friday, December 15, 2023

Hello Grant Farrington,

The Fire District has reviewed the Planning Application for the below noted address. Based upon the information provided, comments and requirements have been made as conditions of approval.

If during the course of the entitlement process the project changes, additional requirements may apply. Thank you for the opportunity to comment on the project. Please feel free to contact me directly with any questions or concerns.

**PROJECT:** CDLP23-02055  
**ADDRESS:** 10000 MORGAN TERRITORY RD (006110016)  
**APPLICATION TITLE:** Planning and Site Development Review  
**PROJECT NUMBER:** 1192887

**Roy Wendel**  
**Interim Fire Marshal**  
rwendel@srvfire.ca.gov  
925.838.6687

PLANNING

General Issues

**1. Fire Review Required**

Roy Wendel  
12/15/23 7:54 AM

A fire review is required for structure previously built without permits. Review to include fire department access and fire water supply. Fire water supply, although existing for primary structure, may require modifications if found insufficient for current standards.



## Memo

September 19, 2024

**TO:** Grant Farrington, Planner, Department of Conservation and Development  
**FROM:** Larry Gossett, Senior Civil Engineer, Engineering Services Division  
By: Anthony DiSilvestre, Staff Engineer, Engineering Services Division  
**SUBJECT:** **LAND USE PERMIT LP23-2055**  
**STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL**  
(Cheryl Green/Morgan Territory Road/Livermore/APN 006-110-016)  
**FILE:** **LP23-2055**

We have reviewed the revised site plan for **Land Use Permit LP23-2055** received by your office on **September 13, 2024**. The attached recommended 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:

### Background

The applicant requests approval of a Land Use Permit to legalize an existing second residence and a Variance permit for a 0-foot front yard setback to Storybook Lane (where 25 feet is the minimum) and a 43.18-foot side yard setback (where 50 feet is the minimum) for the second residence. (Concurrent application CDLL23-00022)

The site is located in the unincorporated Livermore area south of the Morgan Territory Road and Storybook Lane intersection, within the A-40 zoning district. The southwest and southeast boundaries of the site lie along other agriculturally zoned parcels.

### Traffic and Circulation

The project site fronts and gains access from both Morgan Territory Road, and Storybook Lane. Morgan Territory Road is a public road consisting of 14-feet of pavement within a 50-foot right-of-way and is proposed to be 40 feet wide within a 60-foot right-of-way. Storybook Lane, a private road, is 16 feet wide within a 50-foot right-of-way. Existing improvements along the property include an earthen drainage ditch 3 feet from the roadway and overhead utility lines. Considering the nature and location of this entitlement, dedication of right of way and construction of frontage improvements are not required by the County Ordinance Code.

## **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 water to an adequate natural watercourse.

The applicant's engineer, on behalf of his client, submitted an exception request from these Code requirements in accordance with the procedures outlined in Chapter 92-6 of said Code. Considering the large parcel size, no new impervious a proposed and no changes in the existing pattern, Public Works has no objection to the advisory agency's granting of the requested exemption.

## **Stormwater Management and Discharge Control**

A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 5,000 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. This project proposes to legalize less than 5,000 square feet of impervious surface within the second residence, which is below the threshold requiring submittal of a SWCP.

## **Floodplain Management**

The project does not lie within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency's Flood Insurance Rate Map.

## **Lighting District Annexation**

The subject property is not annexed into the lighting district. The property owner should be required, as a condition of approval, to annex into the County Facilities District 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 County Area of Benefit, as adopted by the Board of Supervisors. This fee is usually collected with building permit issuance. Since the residence constructed in 2004 was not permitted, the fee otherwise due may not have been paid. Unless otherwise verified, this fee should be remitted to the County per the fee schedule in effect at time of payment.

## **Drainage Area Fee**

The applicant will be required to comply with the drainage fee requirements for Drainage Area 109 as adopted by the Board of Supervisors. Since the residence constructed in 2004 was not

permitted, the fee otherwise due may not have been paid. Unless otherwise verified, this fee should be remitted to the County per the fee schedule in effect at time of payment.

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c: J. LaRocque, Engineering Services  
K. O'Connor, Engineering Services  
A. DiSilvestre, Engineering Services  
Cheryl Green, *owner*  
10000 Morgan Territory Road  
Livermore, CA 94551  
Milani & Associates, *applicant*  
2655 Stanwell Drive, Suite 105  
Concord, CA 94520

**PUBLIC WORKS RECOMMENDED  
CONDITIONS OF APPROVAL FOR PERMIT LP23-2055**

**COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT AND/OR PRIOR TO INITIATION OF THE USE PROPOSED UNDER THIS PERMIT.**

**General Requirements:**

- For Public Works review for compliance relative to this Land Use Permit, a Compliance Review Fee deposit shall be submitted directly to the Public Works Department in accordance with the County's adopted Fee Schedule for such services. This fee is separate from similar fees required by the Department of Conservation and Development and is a deposit to offset staff costs relative to review and processing of these conditions of approval and other Public Works related services ancillary to the issuance of building permits and completion of this project.
- Improvement plans prepared by a registered civil engineer shall be submitted, if necessary, to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the Ordinance Code for the conditions of approval of this subdivision. Any necessary traffic signing and striping shall be included in the improvement plans for review by the Transportation Engineering Division of the Public Works Department.

**Countywide Street Light Financing:**

- Property owner(s) shall annex to the County 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.

**Drainage Improvements:**

Collect and Convey

- 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 stormwater to *an adequate* natural watercourse, in accordance with Division 914 of the Ordinance Code.

**Exception (Subject to Advisory Agency findings and approval)**

Applicant shall be permitted an exception from the collect and convey requirements of the County Ordinance Code provided that the existing drainage pattern is maintained and concentrated storm drainage is not discharged onto adjacent property.

**Area of Benefit Fee**

- Applicant is subject to the requirements of the Bridge/Thoroughfare Fee Ordinance for the South County Area of Benefit, as adopted by the Board of Supervisors. Unless payment

of this fee for the residence constructed in 2004 can be verified, this fee shall be remitted to the County per the fee schedule in effect at time of payment.

**Drainage Area Fee Ordinance:**

- Applicant is subject to the requirements of the fee ordinance for Drainage Area 109 as adopted by the Board of Supervisors Unless payment of this fee for the residence constructed in 2004 can be verified, this fee shall be remitted to the County per the fee schedule in effect at time of payment.