

- h. Sidewalk(s)
 - i. Street name(s)
2. Submit the plot plan directly to: permits@wcwd.org for WCW review and approval
 3. A fee estimate will be prepared upon the submission of plans meeting the criteria in item #1 (above) and in the manner described in item #2 (above). Please see the attachment for a preview of the fees. It is important to note that the schedule of user fees is only valid from 07/01/2021 to 06/30/2022

Note: Due to demolition work being required, 2 permits will be needed (1 for the demolition work and 1 for the plan check + new construction work).

If you have any questions, please contact me at (510) 680-0913.

Sincerely,

Armondo Hodge

Armondo Hodge

Phone: (510) 680-0913

Email: ahodge@wcwd.org

Attachment(s):

1. WCW Schedule of Fees (07-01-21 to 06-30-22)
2. Map N-14
3. Map N-15

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees (Effective July 1, 2021)

ENVIRONMENTAL QUALITY (SEWER USE) RATES

USER TYPE

A.	SINGLE FAMILY RESIDENTIAL	
	1 Flat rate	674.00
	2 Min Charge	n/a
	3 Flow Charge	n/a
	4 BOD Charge	n/a
	5 SS Charge	n/a
B.	MULTI- FAMILY RESIDENTIAL	
	1 Flat rate	588.00
	2 Min Charge	n/a
	3 Flow Charge	n/a
	4 BOD Charge	n/a
	5 SS Charge	n/a
C.	MOBILE HOME RESIDENTIAL	
	1 Flat rate	588.00
	2 Min Charge	n/a
	3 Flow Charge	n/a
	4 BOD Charge	n/a
	5 SS Charge	n/a
D.	COMM. DOMESTIC STRENGTH	
	1 Flat rate	n/a
	2 Min Charge	674.00
	3 Flow Charge	7.22
	4 BOD Charge	n/a
	5 SS Charge	n/a
E.	COMM. HIGH STRENGTH	
	1 Flat rate	n/a
	2 Min Charge	674.00
	3 Flow Charge	12.15
	4 BOD Charge	n/a
	5 SS Charge	n/a
F.	INDUSTRIAL	
	1 Flat rate	n/a
	2 Min Charge	674.00
	3 Flow Charge	4.64
	4 BOD Charge	0.47
	5 SS Charge	0.57

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees (Effective July 1, 2021)

ANNEXATION FEES

Annexation Fees	(per parcel)	2,691.00
-----------------	--------------	----------

PLAN APPROVAL AND SEWER PERMITS- BUILDING CONSTRUCTION

USER TYPE

A.	SINGLE FAMILY		
	1 Plan Approval	(per building)	205.00
	2 Permit		410.00
B.	MULTIPLE FAMILY DWELLINGS, TRAILER COURTS, GUEST DWELLINGS OR CONDOMINIUMS		
	1 Plan Approval	(per building)	238.00
	2 Permit	(per building Sewer)	443.00
C.	SCHOOL BUILDINGS OR CHURCHES		
	1 Plan Approval		238.00
	2 Permit		443.00
D.	COMMERCIAL INSTALLATIONS		
	1 Plan Approval		1,067.00
	2 Permit		683.00
E.	INDUSTRIAL INSTALLATIONS		
1	Contributing Domestic Flow Only		
a	Plan Approval		827.00
b	Permit		344.00
2	Contributing Industrial Waste (Ordinance 1-12-71A, Sec. 5)		
a	Plan Approval		758.00
b	Permit		3,042.00
F.	MISCELLANEOUS INSTALLATIONS		
	1 Plan Approval		103.00
	2 Permit		435.00
G.	MINOR REPAIRS, ALTERATIONS AND DEMOLITION		
	1 Plan Approval		170.00
	2 Permit		307.00

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees (Effective July 1, 2021)

TENTATIVE MAP REVIEW

Number of Proposed Lots in Subdivision

1	20 lots and Under	3,726.00
2	21 + lots	4,002.00

SEWER MAIN CONSTRUCTION PERMIT FEES

1	Permit - District Maintained (per 1,500 l.f. or fraction thereof)	11,930.00
2	Permit - Privately Maintained (per 1,000 l.f. or fraction thereof)	7,470.00
3	Per Manhole (applies to all SME projects)	344.00

CONNECTION FEE

USER TYPE

1	Single Family	10,244.00
2	Multi Family	7,350.00
3	Commercial Domestic Strength	Varies by service unit
4	Commercial Non-Domestic Strength	Varies by service unit

FLOW ZONE CHARGE

Zone

1	463.00
2	1,148.00
3	1,610.00
4A	1,610.00
4B	1,384.00
5	3,681.00
6	463.00
7-13	
14	1,148.00
15	920.00
16	463.00
17	1,384.00
18A	463.00

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees (Effective July 1, 2021)

18B	3,681.00
<u>DENSITY CHARGES</u>	
<u>Dwelling Units/Acre</u>	
1-12	
13-20	128.00
21-30	257.00
31-40	385.00
41-50	514.00
51-60	643.00
61-70	771.00
71-80	900.00
81-90	1,030.00
91-100	1,158.00
101+	1,287.00

ENVIRONMENTAL COMPLIANCE INSPECTIONS

Business Type

1 Food Service Establishment Inspection	328.00
2 Dental Facility Inspection	328.00
3 Permitted Industrial User - Inspection	649.00
4 Permitted Industrial User - Sampling	1,307.00
5 Auto Service Facility Sampling	485.00

The fee for construction re-inspection, non-compliance re-inspection or sampling shall be at the appropriate fee category listed above.

TEMPORARY DISCHARGE PERMIT

Temporary Discharge Permit	568.00
----------------------------	--------

OTHER FEES

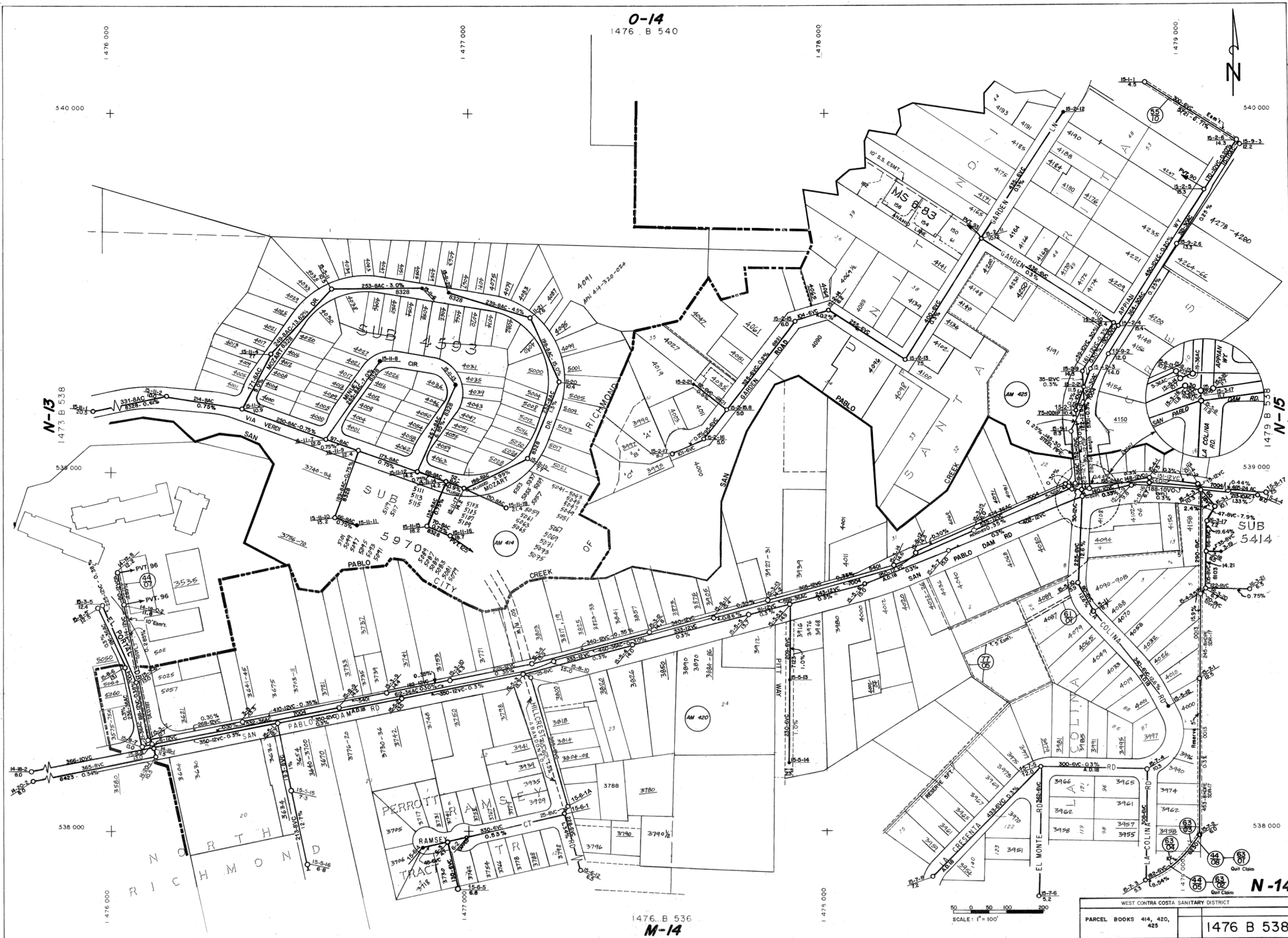
1 Dishonored Check Fee	10.00
2 Collection Fee	See Note

Note: The Collection Fee is the District's actual cost to collect delinquent charges. The fee may include collection agency fees, applicable County charges, legal fees, and court costs.

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees (Effective July 1, 2021)

The District shall refund services fees to the person requesting the services only upon proof that the requested service was not performed. If any portion of the requested services is performed, then no portion of the fee shall be refunded. Connection fees shall be refunded to the owner of the property for which the connection was requested upon proof that the connection was not completed.

AUTHORITY: WEST COUNTY WASTEWATER DISTRICT CODE CHAPTER 8.20.030



0-14
1476 B 540

N-13
1473 B 538

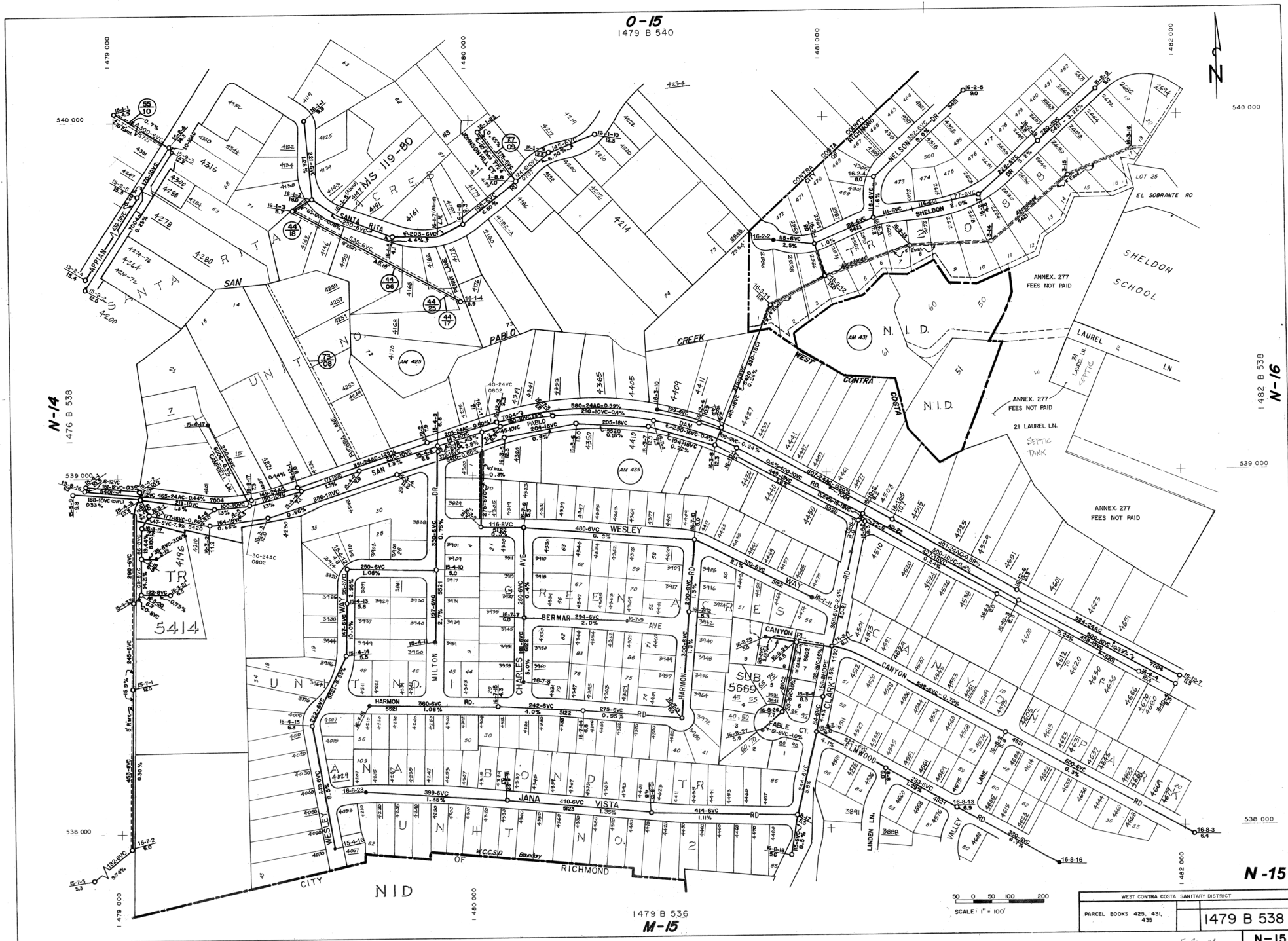
N-15
1479 B 536

M-14
1476 B 536

N-14

WEST CONTRA COSTA SANITARY DISTRICT	
PARCEL BOOKS 414, 420, 425	1476 B 538
	N-14

2-4-04
2-15-08



Everett Louie

From: Russ Leavitt <RLeavitt@centralsan.org>
Sent: Thursday, May 12, 2022 4:42 PM
To: Anne Nounou; Everett Louie
Cc: Melody LaBella
Subject: RE: Anne Nounou shared "ACR Packet_CDDP22-03021" with you.

This property is outside the Central Contra Costa Sanitary District service area. Thanks!



From: Anne Nounou <Anne.Nounou@dcd.cccounty.us>
Sent: Thursday, May 12, 2022 3:55 PM
To: Bret Wickham <Bret.Wickham@dcd.cccounty.us>; Amalia Cunningham <Amalia.Cunningham@dcd.cccounty.us>; Will Nelson <Will.Nelson@dcd.cccounty.us>; Daniel Barrios <Daniel.Barrios@dcd.cccounty.us>; Robert Sarmiento <Robert.Sarmiento@dcd.cccounty.us>; Eric Fung <eric.fung@cchealth.org>; Takeya Foster <TAKEYA.FOSTER@CCEALTH.ORG>; slava.gospodchikov <slava.gospodchikov@pw.cccounty.us>; Larry Gossett <Larry.Gossett@pw.cccounty.us>; Randolph.Sanders <Randolf.Sanders@pw.cccounty.us>; Russ Leavitt <RLeavitt@centralsan.org>; McGregor, Jennifer <jennifer.mcgregor@ebmud.com>; Planning.review <planning.review@ebmud.com>; Joson, Loriezel <ljoson@ebmud.com>; Everett Louie <Everett.Louie@dcd.cccounty.us>; bob.hendry@pw.cccounty.us; Angela.Pantera@cchealth.org; jocelyn.larocque@pw.cccounty.us; Simone.Saleh@pw.cccounty.us; mark.delao@pw.cccounty.us; jeff.valeros@pw.cccounty.us; monish.sen@pw.cccounty.us; Jorge Hernandez <jhern@pw.cccounty.us>; Catherine.windham@pw.cccounty.us; fire@cccfd.org; david.rehnstrom@ebmud.com; ahodge@wcwd.org; nwic@sonoma.edu; jshannon@contracostamosquito.com; tlangesmac.cc@gmail.com
Subject: Anne Nounou shared "ACR Packet_CDDP22-03021" with you.



Anne Nounou shared a file with you



AGENCY COMMENT REQUEST

Date 5/12/22

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 PW Staff County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

☒ Engineering Services (1 Full-size + 3 email Contacts)

☒ Traffic

☒ Flood Control (Full-size) Special Districts

LOCAL

☒ Fire District Contra Costa

San Ramon Valley – (email) rwendel@srvfire.ca.gov

☒ Consolidated – (email) fire@cccfd.org

East CCC – (email) brodriguez@cccfd.org

☒ Sanitary District West County Wastewater

☒ Water District EBMUD

☒ City of Richmond

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC El Sobrante

Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

☒ CHRIS (email only: nwic@sonoma.edu)

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Everett Louie

Phone # 925-655-2873

E-mail everett.louie@dcd.cccounty.us

County File # CDDP22-03021

Prior to June 6, 2022

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

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

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

Employ measures necessary to ensure no creation or maintenance of a public nuisance as defined by California Health and Safety Code §2002. Maintaining a nuisance may lead to abatement by the Contra Costa Mosquito & Vector Control District and civil penalties pursuant to California Health and Safety Code §2060 et seq. At no time should any aspect of the project or property produce, harbor, or maintain disease vectors or other nuisances. Water collection and conveyance structures, bioretention basins, etc. should not hold standing water in excess of 72 hours in order to prevent creating suitable mosquito habitat.

Print Name Jeremy Shannon

Jeremy Shannon 5/13/2022

Signature DATE

Agency phone # 925-685-9301

Contra Costa County



Fire Protection District

June 1, 2022

Mr. Everett Louie
Contra Costa County- Community Development Division
30 Muir Rd.
Martinez, CA 94553

Subject: 8 Multi Family Units
4301 Appian Way, El Sobrante
Planning #: CDDP22-03021
CCCFPD Project No.: P-2022-017264

Dear Mr. Louie:

We have reviewed the development application to establish 8 multi-family units at the subject location. The following is required for Fire District approval in accordance with the 2019 California Fire Code (CFC), the 2019 California Building Code (CBC), the 2019 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

1. Access as shown on plans does not comply with Fire District requirements.

For buildings with roofline of greater than 30 feet in height, aerial fire apparatus access must be met. See below.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard. (503) CFC

Aerial Fire Apparatus Access is required where the vertical distance between grade plane and the highest roof surface exceeds 30 feet as measured in accordance with Appendix D, Section 105 of the 2019 CFC. Aerial access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. At least one of the required routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and building.

2. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have **NO PARKING – FIRE LANE** signs posted, allowing for parking on one side only or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

3. **Provide emergency escape and rescue openings in Group R occupancies of type V construction.** Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

Landscaping, signage and other obstructions must not hinder the positioning of firefighting ground ladders from apparatus access to the rescue windows.

4. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

All existing or proposed hydrant locations,
Fire apparatus access to include slope and road surface
Aerial fire apparatus access,
Elevations of building,
Size of building and type of construction,
Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
Striping and signage plan to include "NO PARKING-FIRE LANE" markings
Provide drawings for paths from the public way to under emergency escape and rescue openings showing a proposed clear path and clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction (see attached ground ladder access standard) for review and approval prior to obtaining a building permit.

This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

5. ***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

Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 22 / 37 tons.

6. The homes as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 13D or Section R313.3 of the 2019 California Residential Code. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan / Contra Costa County Ordinance 2019-37.

CONTACT THE FIRE DISTRICT (MINIMUM 2 WORKING DAYS IN ADVANCE) AT 925-941-3300 EXT 3902 TO SCHEDULE AN INSPECTION OF THE ACCESS AND HYDRANT INSTALLATION PRIOR TO CONSTRUCTION OR THE STORAGE OF COMBUSTIBLE MATERIALS ON THE JOB SITE.

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,



Michael Cameron
Fire Inspector

File: 4301 APPIAN WAY-PLN-P-2022-017264

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
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<https://nwic.sonoma.edu>

June 6, 2022

File No.: 21-1922

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

re: CDDP22-03021 / APN 425-142-030 at 4301 APPIAN WAY, EL SOBRANTE, CA 94803 / Numair Ali

Dear Everett Louie,

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.

Project Description: Request approval of a Downtown El Sobrante Planned Unit Development Plan application to develop 8 multi-family units. The project requires demolition of a single-family residence and tree removal.

Previous Studies:

XX Study #7131 (Banks 1985) and Study #11534 (Flynn 1988), covering approximately 100% of the proposed project area, identified no cultural resources within those portions of the proposed project area (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

XX The proposed project area has the possibility of containing unrecorded archaeological sites. Due to the passage of time since the previous surveys listed above, combined with the archaeological sensitivity of the proposed project area and the changes in archaeological theory and method since that time, we recommend a qualified archaeologist conduct further archival and field study for the entire project area to identify any unrecorded archaeological resources, including a good faith effort to identify archaeological deposits that may show no indications on the surface.

XX We recommend the lead agency 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.

 The proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.

Built Environment Recommendations:

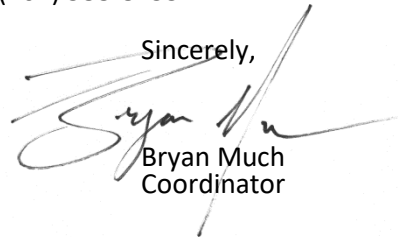
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture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

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 "Bryan Much", is written over a horizontal line. The signature is fluid and cursive.

Bryan Much
Coordinator

Everett Louie

From: Jorge Hernandez <jorge.hernandez@pw.cccounty.us>
Sent: Thursday, June 9, 2022 9:22 AM
To: Everett Louie
Subject: FW: Anne Nounou shared "ACR Packet_CDDP22-03021" with you.--4301 Appian Way, El Sobrante area--who do you want it assigned to?
Attachments: DA 73 Fee Calc Form 6-6-22.pdf; San Pablo Ck Mit. Fee Calc Form 6-6-22.pdf; Improvement Plan - LP87-02078.pdf

Mr. Louie,

We reviewed the permit application and Preliminary Grading and Drainage plan for DP 22-3021, for the proposed 8-unit multi-family residential development, adjacent to Appian Creek, on a 30,750 square-foot parcel, located in the unincorporated area of El Sobrante at 4301 Appian Way, APN 425-142-030. **We recommend that the application be deemed incomplete until the applicant can demonstrate that the drainage impacts on Appian Creek, downstream of the project can be adequately mitigated.** We offer the following completeness issues and general comments:

COMPLETENESS ISSUES:

1. This development should be required to 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, per Title 9 of the County Ordinance Code.

The preliminary Grading and Drainage plans indicate that the this project's storm water runoff will drain into Appian Creek. Appian Creek has sections that have been known to be inadequate and experience significant erosion. Any additional runoff generated by this development will adversely impact Appian Creek. Prior to deeming the permit submittal complete, the applicant should submit hydrology and hydraulic calculations to the Engineering Services Division of the Public Works Department that prove the adequacy of the in-tract and downstream drainage systems. The hydraulic and hydrology calculations should demonstrate that the drainage impacts on Appian Creek can be adequately mitigated. Specifically, the adequacy of the existing culvert under Garden Lane should be evaluated as the channel up and down stream of the culvert, as well as the culvert itself, has historically tended to be obstructed with silt.

We defer review of the local drainage to Engineering Services. However, the Flood Control and Water Conservation District (FC District) is available to provide technical review under our Fee-for-Service program.

2. The preliminary Grading and Drainage plans indicate that there is an existing 10-foot wide drainage easement along the southwestern property line, however no existing drainage facilities are shown on the plans. Prior the deeming the submittal complete, all existing drainage facilities should be illustrated and dimensioned on the site plan. Please see attached copy of the improvement plans for a 15-inch diameter drainage line and outfall structure on the project parcel and have applicant confirm that these improvements were built per plan. If hydraulically possible, we recommend utilizing the existing creek outfall for the project site's stormwater runoff, instead of installing a new one.
3. Appian Creek, which traverses the project parcel along the northwestern property line, is classified as a Federal Emergency Management Agency (FEMA) Floodway. The area adjacent to Appian Creek is within

a FEMA Flood Hazard Area Zone "AE", meaning that this area has a 1% chance of inundation in any given year. Prior to deeming the submittal complete, the FEMA Floodway, Flood Hazard Area Zone "AE" and base flood elevation should be illustrated and dimensioned on the site plan.

GENERAL COMMENTS:

1. This project is located within DA 73, for which a drainage fee is due in accordance with Flood Control Ordinance Number 88-68. By ordinance, all building permits or subdivision maps filed in this area are subject to the provisions of the drainage fee ordinance. Effective January 1, 2022, the current fee in this drainage area is \$0.10 per square foot of newly created impervious surface. The drainage area fee for this lot should be collected prior to issuing a building permit for this project.
2. The Contra Costa County Flood Control and Water Conservation District (FC District) is not the approving local agency for this project as defined by the Subdivision Map Act. As a special district, the FC District has an independent authority to collect drainage fees that is not restricted by the Subdivision Map Act. The FC District regularly adjusts its drainage fees to reflect increasing construction costs. The drainage fee rate does not vest at the time of tentative map approval. The drainage fees due and payable will be based on the fee in effect at the time of fee collection.
3. The DA 73 fee for this project is estimated to be \$1,760, based on the Ali Carriage Rental Homes Preliminary Grading and Drainage Plan, prepared by the Human Company Inc. and dated April 11, 2022. The development was charged the multifamily residential building permit rate. Please see attached spreadsheet for our drainage fee calculation.
4. This development may be eligible for credit against their drainage area fees for existing impervious surface area on the property. The Developer's engineer should submit a worksheet, which includes a scalable map, that calculates the deduction of fees for the existing impervious surface and the total amount of credit requested.
5. This development lies within the Appian Creek Watershed, which is tributary to the San Pablo Creek watershed. We recommend the applicant construct creek capacity improvements as called for in the "San Pablo Creek Watershed Study," as directed by the Public Works Department, Flood Control Division; or upon written request by the developer, the applicant should contribute \$0.25 per square foot of impervious surface area to the San Pablo Creek Watershed Mitigation Fund, in addition to the DA 73 fee. The Mitigation Fund is used for creek capacity improvements within the San Pablo Creek Watershed. The applicant should submit calculations for the total area of all proposed impervious surfaces, so that this fee can be accurately calculated.
6. The San Pablo Creek Watershed Mitigation Fee for this project is estimated to be \$4,400, based on Ali Carriage Rental Homes Preliminary Grading and Drainage Plan. This development is being charged the Building Permit rate for 8 Multi-family units between 3,000 to 3,999 sq-ft per unit. Please see the enclosed spreadsheet for our drainage fee calculation. Prior to issuance of the Building permit, the applicant's architect/engineer should submit a worksheet, which includes a scalable map that quantifies the project's total proposed square footage of impervious surface area, so that this fee can be more accurately calculated.
7. We recommend that this development be required to comply with the current National Pollutant Discharge Elimination System (NPDES) 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.

8. Permits from the Department of Fish and Game, the Army Corps of Engineers, and the Regional Water Quality Control Board may be required, and the applicant should contact these agencies to determine their requirements. Any mitigation measures within the Appian Creek corridor should be reviewed and approved by the FC District.
9. The applicant should coordinate with the Engineering Services Division of the Public Works Department to determine if the creek structure setback illustrated on the preliminary grading and drainage plans adheres to the requirements of and is in accordance with Division 914 of the Ordinance Code.
10. The 1010 Drainage Ordinance of Contra Costa County regulates work on watercourses and drainage facilities in the unincorporated County areas. Applicant should be aware that any work that involves man-made drainage facilities or natural watercourses may require a drainage permit from the FC District.

We appreciate the opportunity to review projects involving drainage matters and welcome continued coordination. Should you have any questions, please contact me by e-mail at jorge.hernandez@pw.cccounty.us.

Best regards,

Jorge Hernandez
Flood Control Division, CCC PWD
(925) 313-2346

From: Anne Nounou <Anne.Nounou@dcd.cccounty.us>

Sent: Thursday, May 12, 2022 3:55 PM

To: Bret Wickham <Bret.Wickham@dcd.cccounty.us>; Amalia Cunningham <Amalia.Cunningham@dcd.cccounty.us>; Will Nelson <Will.Nelson@dcd.cccounty.us>; Daniel Barrios <Daniel.Barrios@dcd.cccounty.us>; Robert Sarmiento <Robert.Sarmiento@dcd.cccounty.us>; Eric Fung <eric.fung@cchealth.org>; Takeya Foster <TAKEYA.FOSTER@CCHEALTH.ORG>; Slava Gospodchikov <slava.gospodchikov@pw.cccounty.us>; Larry Gossett <Larry.Gossett@pw.cccounty.us>; Randolph Sanders <Randolf.Sanders@pw.cccounty.us>; Russ Leavitt <rleavitt@centralsan.org>; McGregor, Jennifer <jennifer.mcgregor@ebmud.com>; Planning.review <planning.review@ebmud.com>; Joson, Loriezel <ljason@ebmud.com>; Everett Louie <Everett.Louie@dcd.cccounty.us>; Bob Hendry <bob.hendry@pw.cccounty.us>; Angela Pantera <Angela.Pantera@cchealth.org>; Jocelyn LaRocque <jocelyn.larocque@pw.cccounty.us>; Simone Saleh <Simone.Saleh@pw.cccounty.us>; Mark De La O <mark.delao@pw.cccounty.us>; Jeff Valeros <Jeffrey.Valeros@pw.cccounty.us>; Monish Sen <monish.sen@pw.cccounty.us>; Jorge Hernandez <jorge.hernandez@pw.cccounty.us>; Catherine Windham <catherine.windham@pw.cccounty.us>; fire@cccfd.org; david.rehnstrom@ebmud.com; ahodge@wcwd.org; nwic@sonoma.edu; jshannon@contracostamosquito.com; tlangesmac.cc@gmail.com

Subject: Anne Nounou shared "ACR Packet_CDDP22-03021" with you.



Anne Nounou shared a file with you

File No CDDP22-03021 Agency Comment Request



[ACR Packet CDDP22-03021](#)

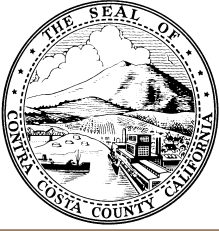


This link only works for the direct recipients of this message.

Open



[Privacy Statement](#)



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT

30 Muir Road

Martinez, CA 94553

Telephone: (925) 655-2709 **Fax:** (925) 655-2750

TO: Everett Louie, Project Planner

FROM: Robert Sarmiento, Transportation Planning Section

(RS)

DATE: June 22, 2022

SUBJECT: Ali Carriage Rental Homes (DP22-03021)

The Transportation Planning Section has reviewed the subject project. Comments are below; in summary, the comments pertain to bicycle parking and electric vehicle (EV) charging infrastructure. Please let me know if you have any questions.

Background

The project is subject to the following policies:

Vehicle Miles Traveled (VMT): On June 23, 2020, in compliance with SB 743 (2013), the Board of Supervisors adopted Transportation Analysis Guidelines (TAG)¹, which defines the County's approach to analyzing VMT impacts from certain projects. As a result of SB 743, VMT is the metric used to define transportation impacts in a CEQA review.

Level of Service (LOS): The County and the Contra Costa Transportation Authority (CCTA) require an LOS analysis in order to comply with the Growth Management Program. CCTA maintains the Technical Procedures Manual², which defines the approach to analyzing LOS impacts from certain projects. While LOS is no longer considered an impact under CEQA, SB 743 does allow local jurisdictions to maintain LOS-based policies and standards.

Comments

1. The project will not require a VMT analysis, based on the following:

Project Characteristics

- Number of Residential Units: 8 units

VMT Screening Criteria

- Projects of 20 residential units or less

2. The project will not require an LOS review, based on the following:

¹ County Transportation Analysis Guidelines (TAG): [link](#)

² CCTA Technical Procedures:

https://ccta.net/wp-content/uploads/2018/12/Final_Technical_Procedures_Full_Jan2013-1.pdf

Estimated Trip Generation

New New Peak-Hour Trips (based on ITE Category: “Multifamily Housing (Low-Rise)” land use (Code 220)): 6/8 AM/PM Peak Hour Trips

Threshold for Review

From CCTA’s Technical Procedures:

1.6 Traffic Impact Analysis: The analysis should be conducted for projects that exceed a trip generation threshold of 100 net new peak hour vehicle trips.

From the County’s TAG:

Applicants may be required to prepare a LOS operational analysis if any of the following apply to a proposed project...Development project that adds 50 or more net new peak hour vehicle trips to an intersection.

3. Please have the applicant identify the number of short-term and long-term bicycle parking spaces that will be included as part of the project.³
4. In accordance with the County’s EV Ordinance⁴, the project will be required to include EV charging infrastructure. Ten (10) percent of the parking spaces shall be electric vehicle charging spaces (“EV spaces”). Half of the EV spaces, but not less than one, shall be equipped with fully operational electric vehicle supply equipment (EVSE). The remaining EV spaces shall be capable of supporting future EVSE.

In addition, Transportation Planning staff recommends that the garage for each residential unit include a listed raceway to accommodate a dedicated 208/240-volt branch circuit.

cc: John Cunningham, DCD
Maureen Toms, DCD
Anna Battagello, DCD
Jerry Fahy, PWD
Jeff Valeros, PWD
Monish Sen, PWD

³ Please refer to page 14 of the County Off-Street Parking Ordinance ([link](#)) for bicycle parking requirements.

⁴ Section 4.106.4.2 – “New multifamily dwellings” ([link](#))

Everett Louie

From: Thomas Lang <tlangesmac.cc@gmail.com>
Sent: Wednesday, July 13, 2022 9:11 PM
To: Everett Louie
Cc: Edgar J. Rosales
Subject: CDDP22-03021

The El Sobrante MAC voted to support this application at its July 13 meeting. Members commended the applicant for providing 24 parking spaces on site and encouraged more if possible to minimize impact on street parking. Members also encouraged the applicant to provide green disposal units to the residences for green household waste.

--

Thomas Lang

Chair, El Sobrante Municipal Advisory Council

Co-Chair, El Sobrante Stroll Committee, El Sobrante Chamber of Commerce

email: tlangesmac.cc@gmail.com

mobile: 510-364-5131

Everett Louie

From: Will Nelson
Sent: Thursday, October 27, 2022 2:34 PM
To: Everett Louie
Subject: RE: DP22-3021 Advance Planning Comments

Hi Everett,

The site's General Plan designation is M-11 Mixed Use, which allows up to 8 units per net acre. The site's net acreage is 29,250 square feet (0.67 acre) according to the cover sheet of the plans. This results in a maximum yield is 5.37 units. If the net acreage is 0.546 acre, as you indicated below, then the max yield is 4.37 units. The densities related to these acreages are 11.9 units/net acre and 14.65 units/net acre, respectively. We would support the 8-unit project the applicant proposes, but it requires a General Plan amendment.

Let me know if you need additional information.

-Will



William R. Nelson
Principal Planner
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
Phone (925) 655-2898
Web www.contracosta.ca.gov

We're planning for the future of Contra Costa County.
Learn more and get involved at envisioncontracosta2040.org.



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

From: Everett Louie <Everett.Louie@dcd.cccounty.us>
Sent: Thursday, October 27, 2022 10:31 AM
To: Will Nelson <Will.Nelson@dcd.cccounty.us>
Subject: RE: DP22-3021 Advance Planning Comments



AGENCY COMMENT REQUEST

Date 5/12/22

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 PW Staff County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

☒ Engineering Services (1 Full-size + 3 email Contacts)
☒ Traffic
☒ Flood Control (Full-size) Special Districts

LOCAL

☒ Fire District Contra Costa

San Ramon Valley – (email) rwendel@srvfire.ca.gov

☒ Consolidated – (email) fire@cccfd.org

East CCC – (email) brodriguez@cccfd.org

☒ Sanitary District West County Wastewater
☒ Water District EBMUD
☒ City of Richmond
 School District(s) _____
 LAFCO
 Reclamation District # _____
 East Bay Regional Park District
 Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC El Sobrante

Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

☒ CHRIS (email only: nwic@sonoma.edu)
 CA Fish and Wildlife, Region 3 – Bay Delta
 Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Everett Louie

Phone # 925-655-2873

E-mail everett.louie@dcd.cccounty.us

County File # CDDP22-03021

Prior to June 6, 2022

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

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

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 _____

Signature _____ DATE _____

Agency phone # _____

ANNA M. ROTH, RN, MS, MPH
HEALTH SERVICES DIRECTOR

RANDALL L. SAWYER
DEPUTY HEALTH DIRECTOR

JOCELYN STORTZ, MS, REHS
ENVIRONMENTAL HEALTH DIRECTOR



CONTRA COSTA
ENVIRONMENTAL HEALTH

2120 Diamond Boulevard, Suite 100
Concord, California 94520

Ph (925) 608-5500
Fax (925) 608-5502
www.cchealth.org/eh/

May 16, 2022

Contra Costa Department of Conservation and Development
Community Development Division
Attn: Everett Louie
30 Muir Road
Martinez, CA 94553-4601

RE: CDDP22-03021 – Application For Development Plan For 8 Multi-Family Units
4301 Appian Way, El Sobrante, CA 94803
APN: 425-142-030
Service Request #: SR0019197

Dear Mr. Louie:

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

1. A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
2. Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEH. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.
3. It is recommended that the project be served by public sewer and public water.
4. Substantial construction and demolition (C & D) waste could result from this project. Hazardous construction and demolition materials should be separated from those that can be recycled or disposed.
5. Debris from construction or demolition activity must go to a solid waste or recycling facility that complies with the applicable requirements and can lawfully accept the material (e.g., solid waste permit, EA Notification, etc.). The debris must be transported by a hauler that can lawfully transport the material. Debris bins or boxes of one cubic



yard or more owned by the collection service operator shall be identified with the name and telephone number of the agent servicing the container.

6. Non-source-separated waste materials must not be brought back to the contractor's yard unless the facility has the appropriate solid waste permit or EA Notification.

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) 608-5538.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Eric Fung', followed by a long horizontal flourish.

W. Eric Fung, REHS
Environmental Health Specialist II

WEF:ap



Contra Costa County Public Works Department

Warren Lai, Director

Deputy Directors
Stephen Kowalewski, Chief
Allison Knapp
Sara Price
Carrie Ricci
Joe Yee

Memo

January 23, 2025

TO: Everett Louie, Project Planner, Department of Conservation and Development
FROM: Larry Gossett, Senior Civil Engineer, Engineering Services Division
SUBJECT: **DEVELOPMENT PLAN PERMIT – DP22-3021**
STAFF REPORT & CONDITIONS OF APPROVAL
(Ali/Appian Way/El Sobrante/APN 425-142-030)
FILE: DP22-03021

MESSAGE:

We have reviewed the revised site plan and supporting documents for DP22-3021 received by your office on **November 19, 2024**, and submit the following comments:

Background

The applicant proposes demolishing a single-family residence to develop eight multi-family rental units on the site. The property is located on the west side of Appian Way 250 feet south of its intersection with Santa Rita Road in El Sobrante.

The site slopes towards Appian Creek along the northwest portion of the property. The eight multi-family rental units will be served by a new 24-foot-wide driveway connection with Appian Way. There is a proposed turnaround at the terminus of the proposed driveway, as well as eight parking spots for the rental units. Each rental unit is also proposed to have a two-car garage.

Traffic and Circulation

Appian Way is a County maintained road. It's half-width configuration along the project frontage is 22 feet of pavement within a 25-foot right of way and is planned to have 32 feet of pavement within a 40-foot right of way. A 15-foot right of way dedication, pavement widening, curb and sidewalk to match the improvements previously installed on neighboring parcels as shown on the applicant's site plan will be required.

Applicant proposes to relocate the existing driveway off Appian Way further north to serve the new residential units. The site plan proposes eight on-site parking spaces and a turnaround subject to approval by the Fire District.

Class II bike lanes currently exist on Appian Way. On-street parking along Appian Way will be prohibited to reduce adverse impacts to bike lane usage.

Countywide Street Light Financing

The subject property is already within Service Area L-100. No annexation to County Facilities District (CFD) 2010-1 for Countywide Street Light Financing is necessary.

Utility Undergrounding

Utility services in this area have already been placed underground. All new utilities are also required to be installed underground.

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 site currently appears to slope slightly towards Appian Creek located in the northwest of the property. Two bio-retention basins are proposed on this site, with storm drain lines to convey drainage towards Appian Creek in the back of the property. Unfortunately, Appian Creek, which abuts the subject property, is not adequate due to an inadequate culvert at Garden Lane that would be prohibitively expensive and have access and right of way constraints that would be prohibitive for a relatively small project such as this. The applicant's engineer submitted an exception request from the "collect and convey" requirements in response to our December 18, 2024, memo. He had previously provided a Hydrology and Hydraulics report with this resubmittal to demonstrate residual capacity available in the bioretention basins to mitigate the additional runoff volume resulting from the increased impervious surface area being created by the project. Public Works does not object to this approach taking into account the situation and we are not averse to the granting of the exception.

The site plan shows a creek structure setback line. No structures are planned to be constructed within the creek structure setback.

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. A Stormwater Control Plan prepared by the Humann Co. received by your department on November 11, 2024, has been reviewed and determined to be "preliminarily complete". A final SWCP will be required, incorporating any design level changes prior to issuance of building permits.

Floodplain Management

Portions of the property lie within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map. The applicant shall be aware of the requirements of the National Flood Insurance Program and the County Floodplain Management Ordinance as they pertain to development and construction of any structures on this property. The buildings as proposed appear to meet our Code requirements, but a Letter of Map Amendment (LOMA) or Revision (LOMR) will be required for the building housing Units 6, 7 and 8 as they encroach into the Special Flood Hazard Area delineated by FEMA. Note that FEMA currently has a moratorium on LOMR-F applications. This could be an issue regarding the encroaching building if fill material is required to raise it above the base flood elevation

Area of Benefit Fee

The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the WCCTAC Transit/Pedestrian/Bridges/Roads, and El Sobrante Road Areas of Benefits, as adopted by the Board of Supervisors. The fee shall be paid prior to the issuance of building permits.

Drainage Area Fee and Creek Mitigation

The applicant will be required to comply with the drainage fee requirements for Drainage Area 73 as adopted by the Board of Supervisors. This fee shall be paid prior to issuance of a building permit.

LG:ss
G:\engsvc\Land Dev\DP\DP 22-3021\DP22-3021 Staff Report and COAs.docx

cc: J. LaRocque, Engineering Services
A. Vazquez, Engineering Services
Numair Ali (*Applicant*)
2021 Elderberry Drive
San Ramon, CA 94582
Izzat S. Nashashibi – The Humann Company (*Engineer*)
1021 Brown Avenue
Lafayette, CA 94549

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT DP22-3021**

Applicant shall comply with the requirements of Title 8, Title 9 and Title 10 of the Ordinance Code. Any exceptions(s) must be stipulated in these Conditions of Approval. Conditions of Approval are based on the site plan submitted to the Department of Conservation and Development on November 19, 2024.

UNLESS OTHERWISE NOTED, COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF A BUILDING 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 related to reviewing 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 permit. Any necessary traffic signing and striping shall be included in the improvement plans for review by the Transportation Engineering Division of the Public Works Department.

Roadway Improvements (Appian Way Frontage):

- Applicant shall construct curb, 8-foot sidewalk, necessary longitudinal and transverse drainage, street lighting, and pavement widening and transitions along the frontage of Appian Way. Applicant shall construct face of curb 8 feet from the ultimate right-of-way line.

Access to Adjoining Property:

Proof of Access

- Applicant shall provide proof to the Public Works Department of the acquisition of all necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road and drainage improvements.

Encroachment Permit

- Applicant shall obtain an encroachment permit from the Public Works Department, if necessary, for construction of driveways or other improvements within the right-of-way of Appian Way.

Abutter's Rights:

- Applicant shall relinquish abutter's rights of access along Appian Way with the exception of the proposed private driveway intersection.

Road Alignment/Intersection Design/Sight Distance:

- Applicant shall provide sight distance at the intersection of the private driveway with Appian Way 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.

On-Site Vehicular Circulation:

- Applicant shall construct the on-site private drive to current County private road standards with a minimum traveled width of 20 feet.
- Applicant shall construct a paved turnaround at the end of the proposed private drive.
- Internal access and turnaround are subject to approval by the Fire District and Public Works.

Road Dedications:

- Property owner(s) shall convey to the County, by Offer of Dedication, the right-of-way necessary for the planned future half-width of 40 feet along the frontage of Appian Way.

Bicycle - Pedestrian Facilities:Pedestrian Access

- Applicant shall design all public and private pedestrian facilities for accessibility in accordance with Title 24 and the Americans with Disabilities Act. This shall include all sidewalks, paths, driveway depressions, and curb ramps.

Parking:

- Parking shall be prohibited along the internal driveway and turnaround with the exception of designated parking stalls opposite Units 1, 2 and 3. "No Parking" signs and/or pavement markings shall be installed along these portions of the roads subject to the review and approval of the Fire District and Public Works Department.
- "No Parking" signs shall be installed along Appian Way subject to the review of the Public Works Department and the review and approval of the Board of Supervisors.

Utilities/Undergrounding:

- Applicant shall underground all new utility distribution facilities, including those along the frontage of Appian Way. Applicant 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

- 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)

Due to existing downstream drainage constraints that cannot be reasonably remedied, Applicant shall be permitted an exception from the collect and convey requirements of the County Ordinance Code provided that on-site detention measures are employed to mitigate the additional runoff rate from the site to pre-project conditions.

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.

Floodplain Management:

- The project is located in a Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency's Flood Insurance Rate Maps. The applicant shall be aware of and comply with the requirements of the National Flood Insurance Program (Federal) and the County Floodplain Management Ordinance as they pertain to development and future construction of any structures on this property.
- Prior to issuance of a building permit for the westerly building (Units 6, 7, and 8) , the applicant shall obtain a Letter of Map Amendment (LOMA) that removes the building footprint for that building area from the Special Flood Hazard Area. If the conditions are such that it does not qualify for a LOMA, a Conditional Letter of Map Revision based on Fill (CLOMR-F) will be required. In the latter case, a final Letter of Map Revision based on Fill will be required prior to occupancy.

Creek Banks and Creek Structure Setbacks:

- Property owner shall relinquish "development rights" over that portion of the site that is within the structure setback area of Appian Creek. 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.

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 Board (San Francisco Bay - Region II).

Compliance shall include developing long-term best management practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design shall incorporate wherever feasible, the following long-term BMPs in accordance with the Contra Costa Clean Water Program for the site's stormwater drainage:

- Minimize the amount of directly connected impervious surface area.
- Install approved full trash capture devices on all catch basins (excluding catch basins within bioretention area) as reviewed and approved by Public Works Department. Trash capture devices shall meet the requirements of the County's NPDES Permit.
- Place advisory warnings on all catch basins and storm drains using current storm drain markers.
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Other alternatives comparable to the above as approved by the Public Works Department.

Stormwater Management and Discharge Control Ordinance:

- The applicant shall submit a final Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (§1014) prior to issuance of a building permit. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.

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

Area of Benefit Fee Ordinance:

- Applicant shall comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the WCCTAC Transit/Pedestrian/Bridges/Roads, and El Sobrante Road Areas of Benefits as adopted by the Board of Supervisors.

Drainage Area Fee and Creek Mitigation:

- The applicant will be required to comply with the drainage fee requirements for Drainage Area 73 as adopted by the Board of Supervisors. This fee shall be paid prior to issuance of a building permit.
- The applicant shall construct creek capacity improvements as called for in the "San Pablo Creek Watershed Study" and as directed by the Public Works Department or Flood Control and Water Conservation District.

OR

Applicant shall contribute \$0.25 per square foot of additional impervious surface area to the San Pablo Creek watershed mitigation fund, to be used for creek capacity improvements within the San Pablo Creek Drainage Area.

ADVISORY NOTES

- 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 of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.
- This project may be subject to the requirements of the Army Corps of Engineers. It is the applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.



DARWIN MYERS ASSOCIATES

ENVIRONMENTAL RESEARCH ■ ENGINEERING GEOLOGY

July 14, 2025

Everett Louie, Project Planner
Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA 94553

Subject: Geologic Peer Review / CDDP22-03021
4301 Appian Way / APN 425-142-030
Ali Family Trust (owner) / Shakil Ali (applicant)
Ali Carriage Rental Homes (8 proposed units)
El Sobrante Area, Contra Costa County
DMA Project #3025.25

Dear Everett,

Based on your authorization we have reviewed project plans for a proposed 8-unit residential development consisting of eight (8) three-story single-family residences that is proposed within the El Sobrante area. The application included architectural plans prepared by Arete, Inc., architecture.¹ The Humann Company, Inc. prepared the civil engineering plans;² and the application was accompanied by foundation investigation report prepared by Geotechnia.³ The civil engineering plans provided for our review included: (a) topographic map & creek structure setback, (b) preliminary grading and drainage plans. Not included were utility plans, typical sections and plan details for road and drainage improvements, nor was a preliminary stormwater control plan included.

Purpose

The purpose of our review is to provide the professional opinion of an engineering geologist on the adequacy of published geologic and soils reports and maps issued by public agencies and professional organizations, in combination with the geotechnical report of Geotechnia, for the full processing of the application. It should be noted that for the purposes of CEQA, final geotechnical design-level recommendations are not required. Instead, CEQA requires at least a preliminary evaluation of a broad range of potential geologic hazards. Additionally, the CDDP22-03021 project site is located within a Seismic Hazard Zone, which imposes specific additional requirements as prescribed by the State Seismic Hazard Mapping Act, and associated guidelines issued by the California Geological Survey (CGS). It is the adequacy of the Geotechnia report for these purposes that must be evaluated.

¹ Arete, Inc. Architecture, 2024, *Ali Carriage Rental Homes, 4301 Appian Way – El Sobrante, CA*, Arete Job #5154 (plans dated July 22, 2024).

² Humann Company, 2024, *DP22-3021, Topographic and Creek Structure Setback; & Preliminary Grading and Drainage, Lot 54 Sana Rita Acres, Unit No. 1 (22M645), 4301 Appian Way – APN 425-142-030, El Sobrante, California, (2 Sheets)*, Humann Co. Job #22026 13-1060-12 (plans dated May 13, 2024).

³ Geotechnia, 2024, *Geotechnical Study, Proposed 8-Unit Residential Development at 4301 Appian Way, El Sobrante, California*, Geotechnia Job #244073 (report dated August 12, 2024).

County Expectations

- a) The County requires sufficient data on site geologic/ seismic conditions to allow: (i) delineation the potential geologic hazards based on adequate subsurface data, and (ii) the data must be sufficient to serve as the primary basis for preparation of the "Geology and Soils" chapter of the CEQA document. Appendix G of the CEQA Guidelines issued by the State of California identifies the potential geologic and seismic hazards that must be evaluated by the CEQA document (see Table 1), and the project must comply with requirements of the SHZ Mapping Act.
- b) Geologic/geotechnical engineering studies which define and delineate potentially hazardous conditions must also be compliance with investigation standards for projects located in an SHZ.
- c) The required report must recommend means of mitigation of any adverse conditions that were confirmed to be present on the project site (e.g. landslide hazards, but also including expansive and/or corrosive soils, ponding of water, etc.), and
- d) Consultation by the project geotechnical engineer with the client and contractor in ensure the intent of the geo-recommendations are correctly interpreted and followed by geotechnical monitoring that shall extend throughout the construction period to verify (and document) all geo-recommendations were correctly interpreted and constructed by the contractor.

Table 1
Appendix G of State CEQA Guidelines

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

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	--------------------------

Regulatory Framework

1. County General Plan

In November 2024 the County adopted the updated County General Plan - 2045. Geologic hazard related policies are presented in the Health and Safety Element (see Table 2). Policy HS-P11.1 requires that for at-risk projects, the engineering geologic / geotechnical report shall including (i) a map showing the location of areas of the site where hazardous conditions have been confirmed to be present, (ii) recommended mitigation measures that would substantially reduce damage and/or injury potential, and (iii) provide detailed recommendations to assuring effective implementation of all geo-related mitigation measures during construction.

Table 2
Health & Safety Element Geologic Hazard Policies

<p>HS-P11.1 For projects in Alquist -Priolo Earthquake Fault Zones or Seismic Hazard Zones (areas considered at-risk of earthquake triggered liquefaction or landslide displacement) delineated by the California Geological Survey, as well as any other areas of steep slopes or areas of suspected ground failure known to the County, require submittal of appropriately detailed engineering geologic or geotechnical investigations. The reports must be compliant with State Guidelines and include:</p> <ul style="list-style-type: none"> a) A map showing the outline of any geologic or potentially hazardous soil conditions and areas subject to inundation. b) Recommended means of mitigation of any adverse condition representing a hazard to improvements. c) Recommendations to assure proper implementation of mitigation measures during construction. <p>HS-P11.2 Prohibit construction of buildings intended for human occupancy in areas where seismic and other geologic hazards (e.g. landslides, liquefaction and fault lines) cannot be adequately mitigated.</p> <p>HS-P11.3 Discourage construction of critical facilities and buildings intended for human occupancy in Alquist-Priolo Fault Zones and encourage earthquake retrofitting where such development already exists. If there is no feasible alternative to siting critical facilities and buildings intended for human occupancy in the Fault Zones, buildings must be sited, designed and constructed to withstand the anticipated seismic stresses.</p> <p>HS-P11.4 Refer geotechnical and engineering geologic reports to the County Peer Review Geologist for evaluation of their adequacy, as required by State Law for projects in State-designated hazard zones. Reports deemed inadequate will require further engineering analysis and revision until the findings/ opinions of the Peer Review Geologist have been addressed to the County's satisfaction.</p> <p>HS-P11.5 Discourage development on slopes exceeding 15 percent and prohibit development on slopes of 26 percent or greater to avoid slope instability, unnecessary grading and extensive land disturbance, and facilitate long-term control of erosion and sedimentation. Exceptions may be considered for infrastructure projects and development on existing legal lots where no other feasible building sites exist.</p> <p>HS-P11.6 Require projects to form a Geologic Hazard Abatement District (GHAD) or join an existing GHAD whenever necessary to adequately mitigate anticipated or residual geologic hazards.</p> <p>HS-P11.7 Do not accept public road dedications or allow construction of private roads on unstable hillsides or in landslide hazard areas unless potential hazards have been mitigated to the County's satisfaction. All private roads constructed in such areas must be fully compliant with private road standards adopted by the County and fire protection district with jurisdiction.</p> <p><i>Source: Contra Costa County 2045 General Plan – Health and Safety Element, pages 9-52 & -53</i></p>

2. Seismic Hazard Zone Mapping Act

The project site is located in the Seismic Hazard (SHZ) for earthquake induced liquefaction. Specifically, the site is located within the Richmond Quadrangle.⁴ Accompanying release of the SHZ map, the California Geological Survey (CGS) issued the SHZ report.⁵ The proposed residential development is a project that is subject to the required rigorous geotechnical investigation mandated by the Seismic Hazard Mapping Act and the implementing policies and criteria of the Mining and Geology Board, and CGS guidelines (see Table 3).

Table 3
Seismic Hazard Zone Mapping Act

Legal Framework. The provisions of the Seismic Hazard Mapping Act can be found in the California Public Resources Code, Chapter 7.8, Sections 2690-2699.6. This law is similar in many respects to the Alquist-Priolo Earthquake Fault Zone Mapping Act, which has been implemented by DCD for the past 50 years. However, the official Seismic Hazard Zone (SHZ) maps issued by the CGS identify areas that are at risk of earthquake triggered landslides and earthquake triggered liquefaction. The official SHZ map of the Richmond 7.5-Minute Quadrangle was issued by the California Geological Survey (CGS) in 2024. The project site as well as nearly all parcels located on the floor of the valley floor area of El Sobrante is classified as potentially subject to earthquake induced liquefaction.

Relationship to CEQA. Regarding relationship of SHZ's to the CEQA process, the State of California CEQA Guidelines state that *nothing in these guidelines is intended to negate, supersede or duplicate any requirements of CEQA. At the discretion of the lead agency, some or all of the investigations required by the Seismic Hazard Mapping Act may occur either before, concurrent with, or after the CEQA process.* The Guidelines go on to indicate that if the investigation does not precede CEQA, it may be desirable for the CEQA document to describe the full range of mitigation measures that may be required to stabilize the land development project. However, if all or part of the investigation is performed prior to completion of the CEQA process, it may be possible to narrow the discussion of mitigation alternatives to only those that would provide reasonable protection of the public safety given site-specific knowledge of field conditions. In this case the report of Geotecnia. provides an evaluation of liquefaction potential, based on preliminary evaluation of on-site auger borings. which is intended to satisfy the requirements of the Seismic Hazard Mapping Act.

Scope of the Seismic Hazard Mapping Act. The SHZ Mapping Act requires investigations for a broad range of land development applications, including issuance planning-related approvals that would lead to future development of structures for human occupancy. Clearly, CDDP 22-03021 is a "project" that fall under the authority of state law. Note that the issuance of building permits for remodels/ expansions of existing non-single family residential buildings, where the proposed improvement would increase the estimated value of the structure by 50% (or more), fall under the authority of the state law. For the purposes of the law, the State Mining and Geology Board has determined that an occupancy factor of 2,000 person hours per year (or more) constitutes human occupancy. This human occupancy standard applies to any structure that is even partially within the SHZ. For projects that fall under the authority of the SHZ Mapping Act, the required investigations must be prepared by a certified engineering geologist and/or geotechnical engineer registered in the State of California. A copy of each consultant prepared report, along with evidence of peer review by the local jurisdiction, must be forwarded to the CGS within 30 days of County approval of the report. Exemptions from the SHZ Mapping Act are narrowly defined and limited chiefly to the construction of a single-family residence on a legally established parcel that was created prior to the issuance of the SHZ map, and the proposed dwelling must not exceed 2½ stories.

⁴ California Geological Survey, 2024, *Earthquake Zones of Required Investigation, Richmond Quadrangle*, (official map released February 14, 2024).

⁵ California Geological Survey, 2024, *Seismic Hazard Zone Report for the for the Richmond, Mare Island, and San Quentin 7.5-Minute Quadrangles, Contra Costa County, California*, SHZ Report #134.

Geologic and Seismic Setting

1. Active Faults

The site is located in the unincorporated El Sobrante area. Figure 1, Vicinity Map, which identifies the location of the site with respect to the local road network, Interstate Highway 80, and boundary of the unincorporated area with nearby cities. The site boundary is shaded in red and is centered within a red bullseye. For reference purposes, Figure 1 also shows the location of the Alquist-Priolo Earthquake Fault Zone (A-P zone) that encompasses recently active and potentially active traces of the Hayward fault. It is the northwest-trending zone (shaded yellow) the trends N30°W and passes approximately 1.2 mi. southwest of the site. The A-P Zone was delineated by the California Geological Survey (CGS). Its width varies depending on the quality of the geologic features available to delineate the fault. The criteria used by the CGS to identify active faults is clear evidence that surface fault rupture has occurred during Holocene time (i.e. during the last 11,000 years±). The Hayward fault is characterized by right-lateral, strike-slip displacement. Evidence of active faulting includes (i) evidence of shearing and offset of Holocene deposits in exploratory trenches logged by geologic consultants for land development projects, (ii) tectonic creep features, (iii) geomorphic features characteristic of active faulting, and (iv) a concentration of small magnitude earthquakes distributed along the mapped fault trace. The last major earthquake on the Hayward fault occurred on October 21, 1868. Previous scientifically oriented investigations of the United States Geological Survey (USGS) utilized absolute aging techniques to establish the recurrence interval and approximate dates the major seismic events on the Hayward fault during the last 700± years. A total of 5 major earthquakes are well documented (circa 1315, 1470, 1630, 1725 and 1868). This historic record indicates a recurrence interval of approximately 140 years±, and it has been nearly 157 years since the last major earthquake. Figure 1 also shows the location of faults that are delineated by a USGS bedrock geology map of Contra Costa County. That particular map does not classify faults by activity status, but it identified location where geologist's have confirmed evidence of faulting within bedrock in the El Sobrante area (bedrock faults are represented by broad green lines).

2. Geologic Mapping

Figure 2 presents a portion of a digitized geologic map of Contra Costa County that emphasized bedrock formations.⁶ As shown, the project site fronts on the northwest site of Appian Way, with the channel of Appian Creek passing along the northwest property boundary. This map used existing published mapping as a point of departure for their study. A primary source for the El Sobrante area was the dissertation mapping of Wagner.⁷ The project site is indicated to be on the valley floor and is mapped as Surficial Deposits, undivided (Qu). According to Figure 2 the upland hills in the immediate vicinity of the site are underlain by bedrock units classified as Orinda Formation (Tor). Also note the two bedrock faults (represented as green lines) pass approximately 2,000 ft. west and the other 1,300 ft. east of the site, respectively. Note that the eastern fault trace is shown to form a geologic contact between Tor and Tcgl.

Another USGS publication characterized the rock types and engineering properties of the formation that have been identified in the vicinity.⁸ Tor formation, whose distribution is shown in Figure 2, is referred to as the *Contra Costa Group* by the authors of the USGS Professional Paper 1357. Ellen, et. al. describes the Contra Costa Group as interbedded (1) conglomerate, (2) medium-grained to very coarse-grained

⁶ 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.

⁷ Wagner, J.R., 1978, *Late Cenozoic History of the Coast Ranges East of San Francisco Bay*, Ph.D. Dissertation, U.C. Berkeley.

⁸ Ellen, D.E. & Wentworth, C.M., 1995, *Hillside Materials and Slopes of the San Francisco Bay Region*, U.S. Geological Survey Professional Paper 1357.

sandstone, (3) siltstone and (4) mudstone; each of these four units contains some of each composition. Bedding is mostly distinct in conglomerate; internal bedding in dirty sandstones is indistinct, but some sandstone is laminated; much of the unit has irregular or lenticular bedding and crossbedding. Regarding the depth of weathering, conglomerate and the med-to-coarse grained sandstone is regarded as weathered to depths of 25 to 30 ft.; less permeable units (i.e., siltstone and mudstone) are fresh at 15 to 20 ft. below the ground surface. This formation is regarded as expansive and some severely expansive; the residual soils formed from weathering of this unit are considered by Ellen et. al. to be highly to severely expansive.

The Tegl formation which is shown in Figure 2 is referred to by Ellen et. al. as the *Garrity Formation* of Wagner. As described by Ellen et. al., the composition of this unit is estimated to be about 35% clean (i.e., relatively clay free) sandstone; 35% dirty sandstone (i.e. sandstone that is saturated with clayey matrix material; 20% conglomerate and 10% mudstone. The weathering of this unit is known to extend to depths of 30+ ft. Regarding expansion potential, Ellen et. al. considers this formation to be largely unexpansive, except for the mudstone unit, which is considered to have some expansion potential.

3. Quaternary Geology

In 1997 the USGS issued a map that divided Quaternary deposits of Contra Costa County into nine (9) categories. The units identified varied in a) age, b) depositional environment and c) engineering properties. Figure 3 presents a portion of this map, showing the surficial deposits that were identified in the vicinity of the project site include the following (i) stream channel deposits of San Pablo Creek and its major tributaries (Qhsc, Holocene age), (ii) fan and fluvial deposits (Qhaf, Holocene age), and (iii) alluvial fan and fluvial deposits (Qpaf, Pleistocene age). Table 4 presents a brief summary of the properties of the units that occur in the vicinity of the Project Site. According to the USGS Map, the central and southeastern portion of the project site is shown to be within the area mapped as Pleistocene alluvium (Qpaf) and the northwest portion of the site is interpreted as bedrock (b) at/ near the ground surface

Table 4
Quaternary Deposits that Occur in the Site Vicinity

Stream channel deposits (Qhsc)

These are deposits of Holocene age (<11,700 years before present) and consist of stream channel deposits of San Pablo Creek and its major tributaries.

Alluvial fan and fluvial deposits (Qhaf)

These are alluvial fan and fluvial deposits of Holocene age. They tend to be brown to tan and medium dense (never reddish).

Alluvial fan and fluvial deposits (Qpaf)

These deposits are of inferred Pleistocene age and consist of brown, dense gravely and clayey sand or clayey gravel that fines upward to sandy clay. All Qpaf deposits are related to modern stream channels and are distinguished from the younger Qhaf deposits by higher topographic position, greater degree of dissection and stronger soil profile development.

4. Seismic Hazard Zone Map

The CGS has issued a *Seismic Hazard Zone* map of the project site and vicinity. The hazard map identifies areas deemed to be at-risk of earthquake-induced liquefaction as well as areas considered to be at-risk of earthquake-induced landslide displacement and other forms of ground failure. As shown in Figure 4, lands deemed to be potentially subject to liquefaction are shaded a yellow-ocher color and the area deemed to be potentially subject to earthquake triggered landsliding and ground failure are shaded a muted, reddish pink color. As shown the central and southeastern portions of the site are indicated to be at risk of liquefaction, which the northwestern portion of the project site is not shown to in a hazard zone. The nearest area of inferred earthquake induced landslide displacement is approximately 850 ft. southwest of the project site.

The provision of the Seismic Hazard Mapping Act is summarized on Table 3 (see pg. 3). The project proponent is required to submit a comprehensive investigation of liquefaction potential that is compliant with the provisions of the State Law and guidelines adopted by the CGS.

Geotecnia, Inc.

1. Purpose and Scope

The purpose of this investigation was to explore the existing soil and groundwater conditions on the project site and provide geotechnical engineering conclusions and recommendations for the design and construction of the proposed residential subdivision and associated improvements.

The scope of services included a) site reconnaissance, b) review of pertinent geologic references, c) perform subsurface exploration (excavation and logging of 5 boring to depths ranging from 19 to 21½ ft.)⁹ d) collect representative bulk samples, e) laboratory testing of selected samples (8 sample tested to assess the expansion potential, e) engineering analysis of the data gathered, and f) preparation of a report presenting Geotecnia's findings, conclusions and recommendations, and g) statement of limitations.

2. Findings and Conclusions

The primary hazards were considered highly expansive soils and very strong earthquake ground shaking. The mitigation measures provided to mitigate expansive soils and earthquake ground shaking. The recommended measure includes the following:

- Providing positive drainage
- Use of concrete mat or drilled pier foundation systems (construction details would be provided in a subsequent report), and
- Mitigation for the ground shaking hazard relies on conservative design, quality construction and compliance with the latest provisions of the California Building Code as a minimum standard.

3. Recommendations

Limited data on the project was provided to Geotecnia, and consequently their recommendations are somewhat generalized, but nevertheless adequate for the purposes of CEQA. This section of the report commences on pg. 5 and is divided into sections titled a) general, b seismic design parameters c) site preparation and grading, d) potential foundation systems) and e) retaining wall lateral pressures, f) exterior concrete flatwork, g) flexible pavements, h) drainage improvements, i) supplemental services and j) limitations.

DMA Comment on Geotecnia Recommendations

We must consider these to be Preliminary Recommendations in the sense that they do not reference specific/ detailed development plans. Nevertheless, it is anticipated that Geotecnia's recommendations will assist their client in estimating costs and in evaluating the complexity of the geotechnical work that is recommended. We anticipate that a report update will be needed prior to issuance of construction permits.

⁹ With regard to groundwater, only boring B-2 encountered groundwater at the time of drilling. In that borehole, groundwater was present at 19 ft. below the ground surface.

DMA Evaluation

1. Introduction

The recommendations of Geotecnia for grading, foundation design, drainage design of will not be recited here because the primary objective of this review is to comment on the adequacy of Geotecnia's evaluation of potential geologic hazards and b) the adequacy of the recommended mitigation measures for the impacts that were confirmed to be present on the project site. It should be recognized that the project geotechnical engineer did not have a detailed Improvement Plans for the project. Based on relatively limited information the future housing project, Geotecnia provided *Preliminary Recommendations*, which address a) earthwork b) foundations c) drainage, d) pavements and e) retaining walls. However, the County does not need detailed geotechnical recommendations at this stage of the planning process. In our opinion when improvement plans are available for the project in the future, Geotecnia should be authorized by their client to review those plans and update the geotechnical recommendations in the 2024 report as warranted, based on plan review provided prior to issuance of construction permits.

2. Seismic Hazard Mapping Act

The Seismic Hazards Mapping Act (SHMA) requires a site-specific geotechnical investigation to evaluate the potential seismic hazard that is identified in a Seismic Hazard Zone (SHZ) map issued by the California Geological Survey (CGS), and there are adopted guidelines for the investigation. In this case, the *Ali Carriage Rental Homes* project site is within an area identified as having potential for earthquake-induced liquefaction. SHMA also requires that the report provide adequate mitigation measures prior to permitting by the local jurisdiction. This requirement can be satisfied either prior to deeming the application complete; or some of the required investigation can be incorporated into a Condition of Approval. In this case the project proponent has submitted a geotechnical report that includes borings that ranged up to 21½ ft. in depth. The report does not provide SPT or normalized blow counts and the borings did not extend to penetrate the underlying bedrock. Nevertheless, it provides an adequate amount of subsurface data on the upper 20 thickness of alluvial deposits, but we note that Geotecnia provides only a reconnaissance level of analysis of that data gathered. Additionally, auger drilling involves sampling of what are selected intervals. The auger drilling method of exploration could inadvertently fail to sample a relatively thin sandy layer, which if saturated, could potentially be liquefiable. It should also be recognized that the CGS map considers all alluvial deposits on the valley floor area of El Sobrante floor to be potentially liquefiable.

The proposed project clearly falls into the SHZ for liquefaction induced ground failure. The required investigation must be compliant with the standards and guidelines for projects located in the SHZ. That said, the preliminary data provided by the Geotecnia report, while not adequate to meet the standards for a project in the SHZ, can be considered adequate basis to defer further evaluation of the liquefaction hazard to a Condition of Approval. That COA would need to be satisfied prior to the issuance of construction permits. The approach to the required supplemental investigation is the responsibility of the project geotechnical engineer to determine. Nevertheless, we offer the following guidance to an approach that would adequately comply SHZ requirements/ expectations: Provide a single Cone Penetration Test (CPT) that reaches a depth of 50 ft. (or to bedrock, whichever is less). Computer-based analysis of the CPT data shall be expected to provide detailed information on the engineering properties of the alluvial deposits penetrated. Liquefaction analysis must consider the location of the project with respect to the Hayward fault, as well as other known active faults in proximity to the site (i.e. provide justification for the peak ground acceleration used in the analysis). The computer analysis should also yield an estimate of the total settlement anticipated. The project geotechnical engineer shall provide an estimate of the amount of differential settlement across the footprint of the future residential buildings. Although the computer

analysis may use a deterministic PGA, we request that the geotechnical engineer include in their report a discussion that compares the earthquake acceleration used in the computer analysis of the CPT data with Probabilistic PGA used in SHZ Report 134.

3. State CEQA Guidelines

The County relies on the Geotechnical report submitted by the project proponent as the primary source when evaluating the broad range of potential hazards that must be evaluated in the *Geology & Soils Chapter* of the CEQA document. In our opinion the Geotecnia report adequately respond to the full range of hazards identified in CEQA Guidelines. The primary hazard confirmed on the site was highly expansive soils, and the report identifies appropriate foundation systems as the recommended mitigation measures. Additionally, they provide a recommendation to mitigate the seismic ground shaking hazard (i.e., reliance on the seismic parameters included in the California Building Code as a minimum standard, in combination with conservative design and quality construction. For that reason, it is our opinion that the application can be considered complete from the standpoint of potential geologic and geotechnical hazards.

DMA Recommendations

GEO-1 The evaluation of the liquefaction hazard shall be based on analysis of the CPT data. The SHZ report should include a) project description, b) review of published geologic mapping and seismicity of the El Sobrante area, c) provide justification for all assumptions used as inputs to the computer analysis of liquefaction potential based on analysis of CPT data. The methodology used by the project geotechnical engineers to evaluate liquefaction shall be consistent with guidelines adopted by the California Geological Survey for liquefaction analysis. If the CPT analysis confirms the presence of potentially liquefiable sands in the subsurface, the amount of anticipated total settlement and differential settlement across a building site shall be provided.

GEO-2 Require evaluation of the potential hazard posed by corrosive soils and provide mitigation for any substantial hazard posed by corrosive soils.

GEO-3 Prior to issuance of construction permits the applicant shall submit a geotechnical update of the 2024 Geotecnia report. The purpose of the update is to provide an opportunity for the geotechnical engineer to review and modify recommendations as warranted, based on the design level plans.

GEO-4 Require adequate geotechnical monitoring to verify the design-level recommendations of Geotecnia are fully/correctly implemented in the field and documented in a final report from the geotechnical engineer. That report shall include monitoring dates on site, identify the location/nature of the features observed, provide any test results, and provide the engineer's professional opinion of compliance of the as-graded, as-built project with geotechnical recommendations.

GEO-5 All required reports shall be subject to peer review by the County Peer Review Geologist and shall be subject to review and approval by the Zoning Administrator.

Limitations and Purpose

This review has been performed to provide technical advice to assist the Community Development Division with discretionary permit decisions. Our services have been limited to providing a review of the documents identified in this 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.

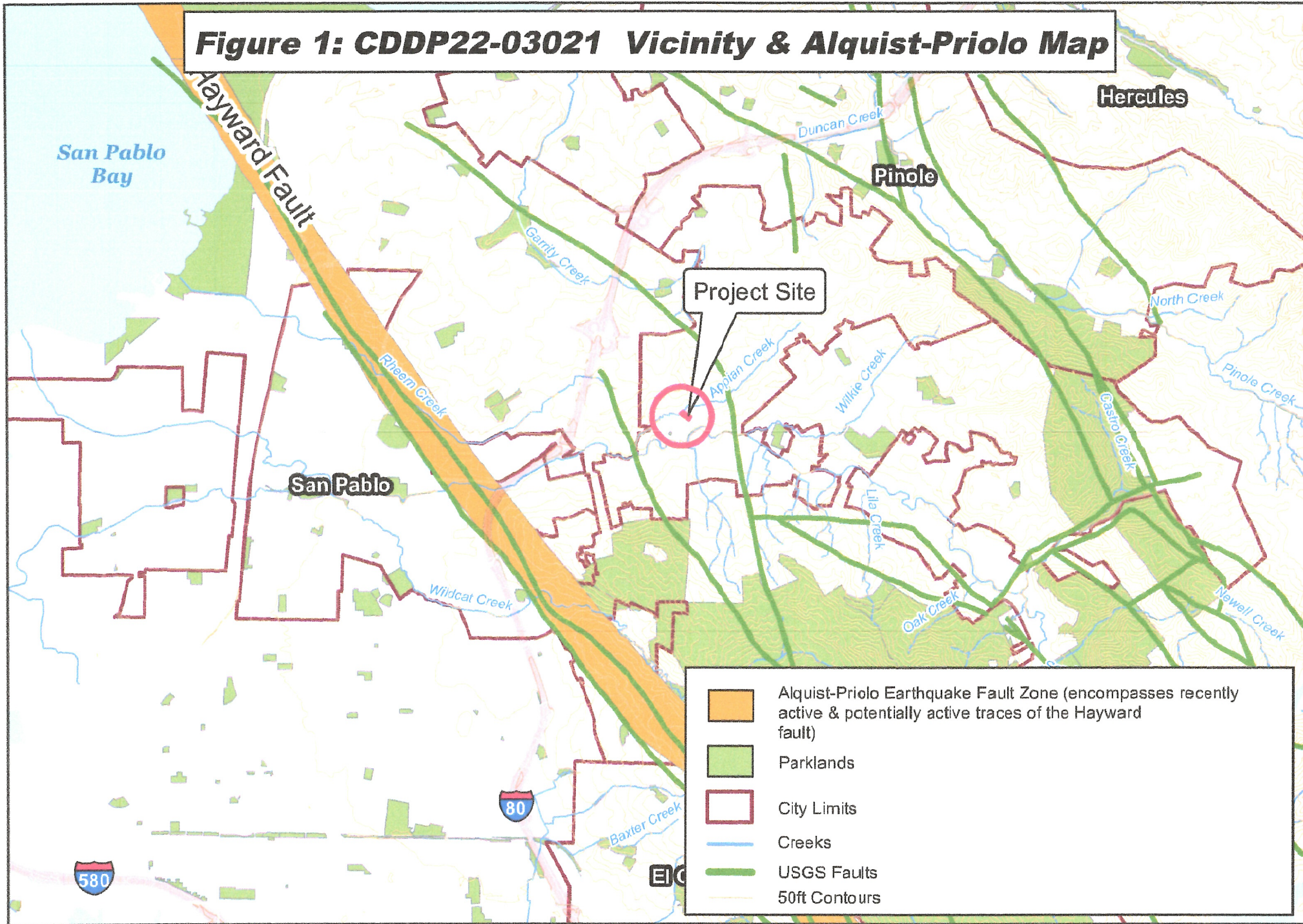
Sincerely,
DARWIN MYERS ASSOCIATES



Darwin Myers, CEG 946
Principal



Figure 1: CDDP22-03021 Vicinity & Alquist-Priolo Map



0 0.5 1 2 Miles

source CGS, Special Publication 42 (revised in 2018) & USGS Open File Report 94-622 (1994)

Map Created 7/8/2025
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.



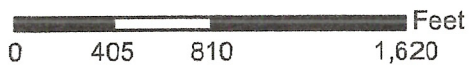
Figure 2: CDDP22-03021 USGS Geologic Map

Legend

- Project Site
- Parcels
- 50ft Contours
- Creeks
- Faults

USGS Geology

- Qu: Surficial Deposits, undivided
- Tor: Orinda Formation
- Tcgl: Garrity Formation of Wagner (1978)

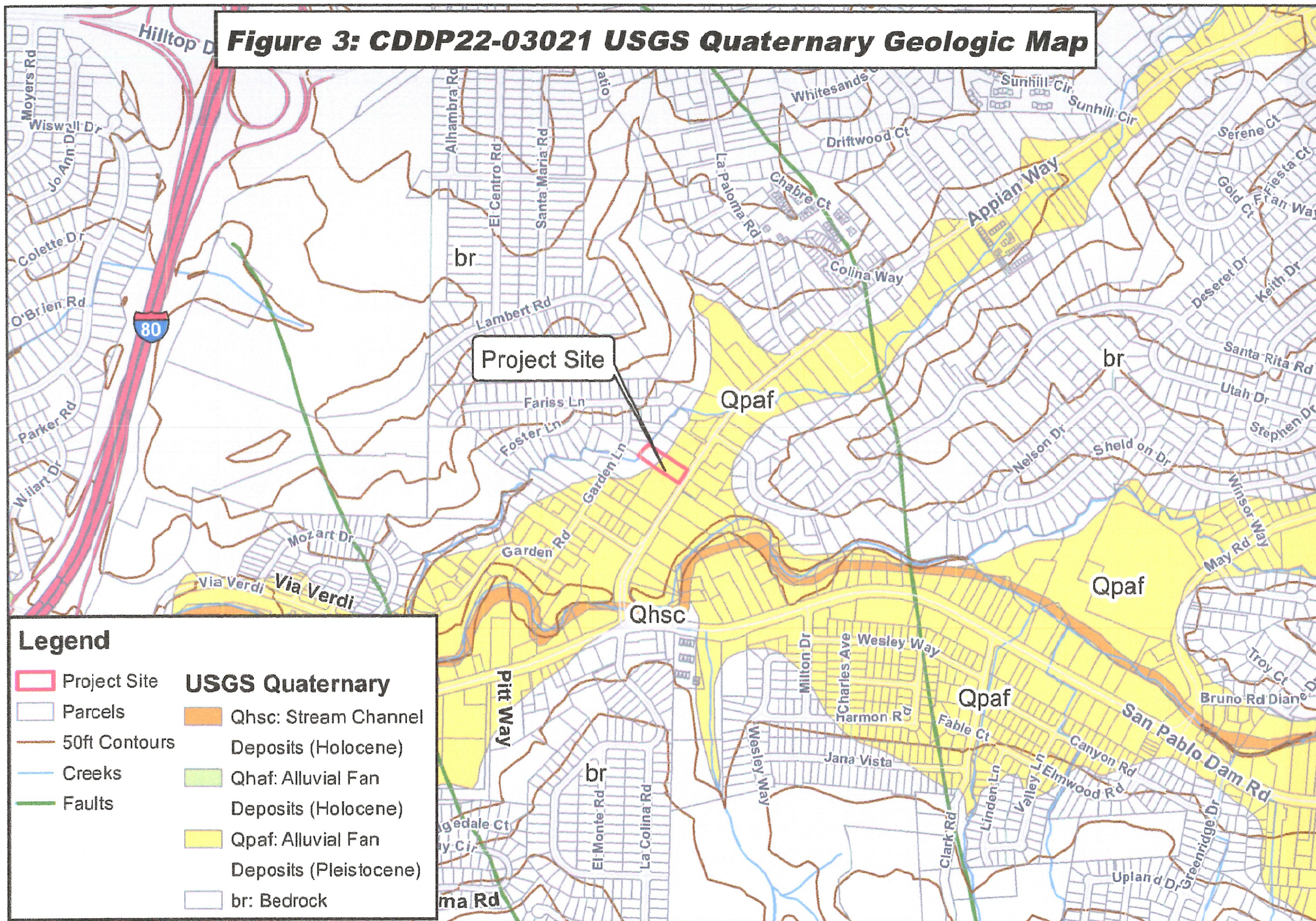


This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes 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.



Source: USGS Open File Report 94-622

Figure 3: CDDP22-03021 USGS Quaternary Geologic Map



0 405 810 1,620 Feet

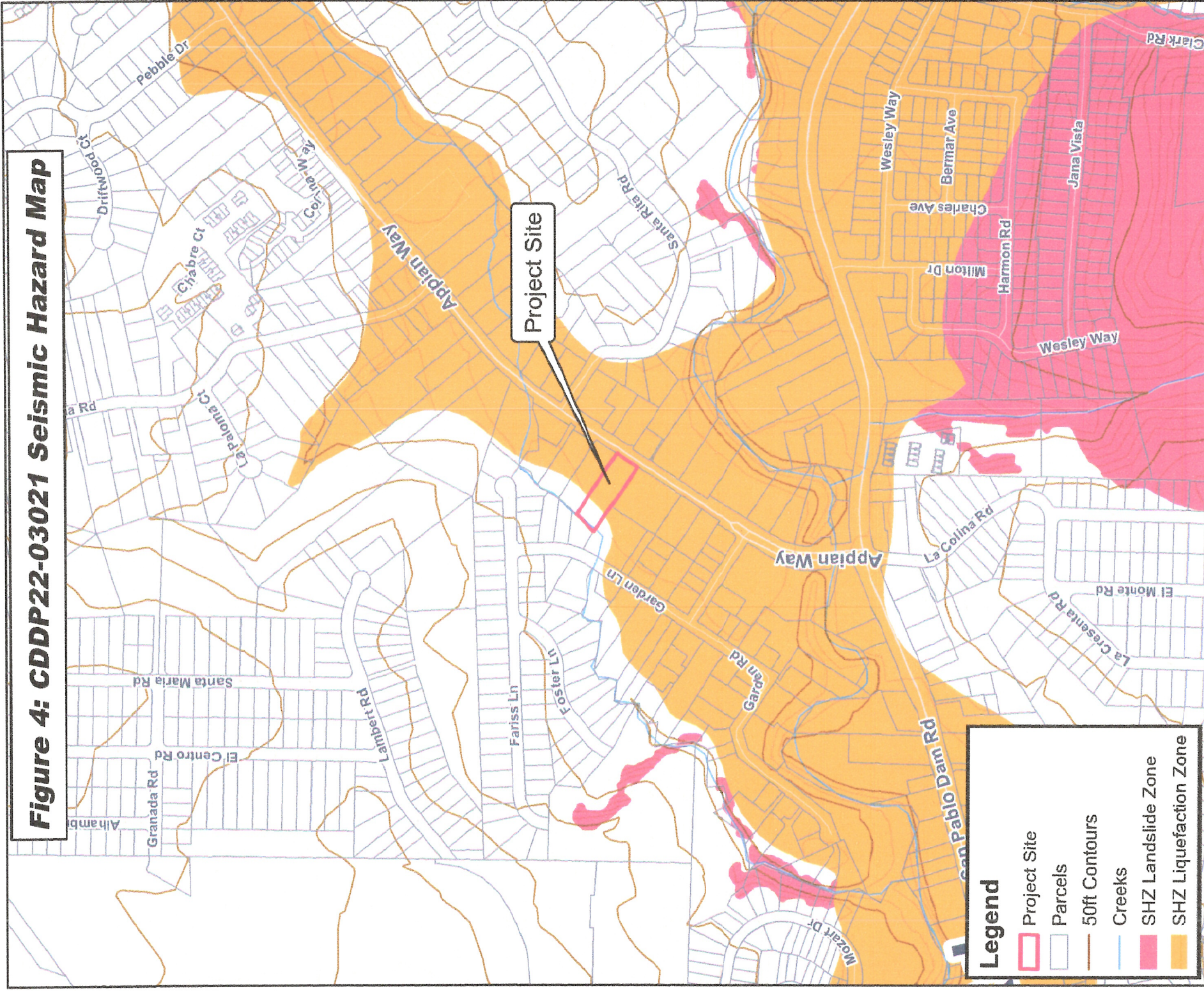
Map Created 7/8/2025
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

Source: USGS Open File Map 97-98

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 4: CDDP22-03021 Seismic Hazard Map



Legend

- Project Site
- Parcels
- 50ft Contours
- Creeks
- SHZ Landslide Zone
- SHZ Liquefaction Zone



Feet
0 125 250 500



This map was created by the Contra Costa County Department of Conservation and Development, GIS Group, on 7/10/2025. The map data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While dedicated 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's disclaimer of liability for geographic information.

Map Created 7/10/2025
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37.55 41.791N 122.07 03.750W

Source: CGS Richmond SHZ Map 2024

Inclusionary Housing Ordinance

1. A residential development of five or more rental units is subject to the County's Inclusionary Housing Ordinance. Pursuant to Section 822-4.402(a) of the County Ordinance Code, in a residential development of five through one hundred twenty-five rental units, at least fifteen percent of the rental units shall be developed and rented as inclusionary units under the terms and conditions of Section 822-4.410(a) of the County Ordinance Code. At least twenty percent of the inclusionary units shall be rented at an affordable rent to lower-income households. An in-lieu fee may be paid pursuant to Section 822-4.404 of the County Ordinance Code as an alternative to providing some or all of the required inclusionary units.

Required Inclusionary Housing Unit Calculation:

- $8 \text{ units} \times 15\% = 1.2 \text{ inclusionary units required}$
- $1.2 \times 20\% = 0.24 \text{ units shall be rented at an affordable rent to very low-income households}$
- $1.2 - 0.2 = 0.96 \text{ units shall be rented at an affordable rent to lower-income households.}$

The applicant, owner, and/or developer (Applicant) is required to construct 1.2 inclusionary units for the project. The Applicant has submitted an Inclusionary Housing Plan received on August 30, 2024, which proposed the construction of one inclusionary unit within the multi-family housing development. One unit shall be available to and occupied by a very low-income household (50% Area Median Income). The fractional unit of 0.2 would be satisfied with the payment of a partial in-lieu fee.

Inclusionary Housing Agreement

2. At least 90 days prior to the Community Development Division's (CDD) approval of a building, demolition, or grading permit application, whichever occurs first, and with the filing of a condition of approval compliance review, the Applicant shall initiate the County's preparation and execution of an Inclusionary Housing Agreement (Agreement), form to be provided by the County, with the County pursuant to County Ordinance Chapter 822-4 Inclusionary Housing, County Ordinance and Government Code 65915 to ensure that one (1) of the approved units is affordable to and occupied by a very low-income household. The Agreement shall be submitted to the Board of Supervisors for approval on behalf of the County. Following the execution of the Agreement, the completed Agreement will be filed and recorded on the subject property.

The one on-site inclusionary unit identified will include:

1 Two-bedroom unit for Very Low-Income (50% AMI)

Maximum affordable rents shall be determined annually by the County and adjusted for family size appropriate for the unit.

The continued affordability of the very low-income rental units shall remain restricted and affordable to the designated income category for fifty-five (55) years or longer if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

Definitions

Terms and definitions used in these conditions of approval may be found in the above-referenced County Ordinance Codes and Government Code.

- A. Affordable rent – means rent, including a reasonable utility allowance determined by the Department of Conservation and Development (DCD) Director or designee, that does not exceed the following calculations pursuant to Health & Safety Code Section 50053:

For Lower-Income Households: the product of thirty percent times sixty percent of the area median income adjusted for family size appropriate for the unit.

For Very Low-Income Households: the product of thirty percent times fifty percent of the area median income adjusted for family size appropriate for the unit.

- B. Inclusionary Unit – means a rental unit that must be rented at an affordable rent to the households specified in Section 822-4.402.
- C. Lower-Income Households – means a household whose income does not exceed the lower income limits applicable to Contra Costa County, adjusted for household size, as published, and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50079.5.
- D. Very Low-Income Households – means a household whose income does not exceed the very low-income limits applicable to Contra Costa County adjusted for household size, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50105.

Inclusionary Housing Partial In-Lieu Fee

3. Prior to CDD approval of a building, demolition, or grading permit for the housing development, whichever occurs first, the Applicant shall pay the County the partial in-lieu fee for the remaining fractional 0.2 inclusionary unit. The current in-lieu fee calculation, based on the 8 base units, is \$32,267.40. However, the actual fee collected will be that which is applicable prior to CDD approval of the grading permit, building permit, or demolition permit, whichever occurs first.

This in-lieu fee is non-refundable and non-transferable.

General

4. The following are general terms for the Inclusionary Housing Ordinance.
 - A. The Applicant hereby represents, warrants, and covenants that it will cause the Agreement to be recorded in the real property records of Contra Costa County, California, and in such other places as the County may reasonably request. The Applicant shall pay all fees and charges incurred in connection with any such recording. The recording of the Agreement shall occur after the acceptance of the document by the County and prior to CDD's approval of a building permit or grading permit.
 - B. The County will provide the Applicant a form for income certification to be completed by the renters. The income levels of all very low-income household and lower-income household applicants for units in the project shall be certified by DCD prior to initial occupancy and annually thereafter, and records shall be maintained by the Applicant over the entire term of the period of affordability.
 - C. The one (1) inclusionary units in the project shall be available for rent on a continuous basis to members of the general public who are income-eligible. The Applicant shall not give preference to any particular class or group of persons in renting the units, except to the extent that the units are required to be rented to a very low-income household and lower-income households. There shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin, source of income (e.g., SSI), age (except for lawful senior housing), ancestry, or disability, in the rent of any unit in the Project nor shall the Applicant or any person claiming under or through the Applicant, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of renters of any unit or in connection with employment of persons for the construction of the project.
 - D. In addition to any other marketing efforts, the lower-income units and very low-income units shall be marketed through local non-profits, social services, faith-based organizations, and other organizations with potential renters as clients or constituents. The Applicant shall translate marketing materials into Spanish and Chinese. A copy of the translated marketing materials, tenant selection plan, and marketing plan shall be submitted to DCD at least three months prior to the marketing of the inclusionary units for the review and approval of DCD and on an annual basis with the annual report.

Marketing may also include publicity through local television and radio stations and local newspapers, including the Contra Costa Times, Classified Flea Market, El Mensajero, Thoi Bao Magazine, Berkeley/Richmond/San Francisco Posts, Korea Times, El Mundo, Hankook Il Bo, and the Sing Tao Daily.
 - E. Upon violation of any of the provisions of the Agreement by the Applicant, the County may give written notice to the Applicant specifying the nature of the violation. If the violation is not corrected to the satisfaction of the County within a reasonable period of time, not longer than thirty (30) days after the date the notice is deemed received, or within such

further time as the County determines is necessary to correct the violation, the County may declare a default under this Agreement. Upon declaration of a default or if the County determines that the Applicant has made any misrepresentation in connection with receiving any benefits under this Agreement, the County may apply to a court of competent jurisdiction for such relief at law or in equity as may be appropriate.

Development Standards

5. The inclusionary units are subject to the standards of Section 822-4.412 of the County Ordinance.
6. All inclusionary units must be constructed and occupied prior to or concurrently with the market rate units within the same residential development.

Location

7. Inclusionary units must be dispersed throughout the residential development and have access to all on-site amenities available to market-rate units.

Annual Reporting and Compliance Review

8. Prior to the initial occupancy of each inclusionary unit, the Applicant shall submit to the Department of Conservation and Development a condition of approval compliance review application and fee along with the following information for review and approval of qualified tenants: forms and documentation that demonstrates the tenants of the inclusionary units have been certified as a qualified lower income household or very low-income households. A hold shall be placed on the final inspection of the building permit until all documentation has been deemed adequate by the Department of Conservation and Development.
9. After the initial occupancy of the inclusionary units, the Applicant shall submit to the Department of Conservation and Development a condition of approval compliance review application and fee along with an annual compliance review report for all inclusionary units and density bonus units. The report must include the name, unit number, household size, and income of each person occupying inclusionary units, identify the number of bedrooms and monthly rent or cost (including utility allowance) of each inclusionary unit, and the affordability restriction of the unit. Tenants in rental housing developments shall provide consent to the owners to allow these disclosures. **The annual compliance review report is due April 1.**
10. The Applicant is responsible for keeping the Department of Conservation and Development informed of the contact information of the owner or local designee who is responsible for maintenance and compliance with this permit and how they may be contacted (i.e., mailing and email addresses, and telephone number) at all times.
 - A. Prior to CDD approval of a building or grading permit, whichever occurs first, and with the filing of a condition of approval compliance review application, the Applicant shall provide the name of the owner or local designee representing the owner of the property for permit

compliance and their contact information including phone number, e-mail address, and mailing address.

- B. Should the contact subsequently change (e.g., new designee or owner), within 30 days of the change, the Applicant shall issue a letter to the Department of Conservation and Development with the project name, project address, name of the new party who has been assigned permit compliance responsibility and their contact information. Failure to satisfy this condition may result in the commencement of procedures to revoke the permit.