

P.O. BOX 156 • Alamo, California 94507

February 25, 2025

By E-mail to “everett.louie@dcd.cccounty.us”

Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA. 94553

Attn: Everett Louie
Re: CDDP24-03044
Site: 438 Legacy Drive

Dear Everett:

This application is a request for approval of a Development Plan Design Review to determine if a new 4621 square-foot single family residence with an attached 283 square-foot one car garage and an attached 590 square-foot two car garage is consistent with the design guidelines of CDDP01 03061. The application also includes a tree permit to work within the dripline of a Coast Live Oak tree (54" and vacant lot).

The application was reviewed at the AIA Planning Committee's February 20, 2025 meeting. The applicant and neighboring property owners were notified of the meeting but were not present. Based upon the meeting discussions, the AIA recommends **APPROVAL** of the application, subject to the following condition:

CONDITION

- Unless one has already been provided as part of an arborist's report submitted to the County, a tree protection plan should be prepared for the 54" Coast Live Oak tree for approval by the Zoning Administrator. A certified arborist should be present at all times during construction within the dripline of the tree to observe and assure that the tree protection measures are observed.

The reasons for our recommendation are as follows:

- It appears that the revised plans received by AIA from you on February 5, 2025 are fully compliant with the relevant provisions of CDDP0103061.
- The paving and retaining wall shown within the dripline of a protected 54" Coast Live Oak tree and the general construction in its proximity have the potential to

Community Development Dept.
Attn: Everett Louie
February 25, 2025
Page 2

damage the tree. A tree protection plan and construction monitoring are warranted.

As always, thank you for the opportunity to review and comment upon this application. Please feel free to contact Michael Gibson at (925) 683-5905 or me at (510) 759-9617 if you have questions.

Sincerely,

Steve Meyers
Chair,
Planning Committee

cc:	Applicant, Jonathan James	(by email: jonathan@williamwood.com)
	Supervisor Andersen	(by email)
	Alamo MAC Members	(by bcc email)
	Cameron Collins	(by email)
	AIA Board & Planning Committee	(")
	AIA File	(")

November 29, 2024

By E-mail to “everett.louie@dcd.cccounty.us”

Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA. 94553

Attn: Everett Louie
Re: CDDP24-03044
Site: 438 Legacy Drive, Alamo

Dear Everett:

This application is a request for approval of a Development Plan Design Review to determine if a proposed new 5,571 sq. ft. single-family residence with an attached 281 sq. ft. one-car garage and an attached 556 sq. ft. two-car garage is consistent with the design guidelines of CDDP93-03015. The application includes a request for a Tree Permit to allow work within the drip line of a code-protected 54” Coast Live Oak tree and request for modifications to CDDP93-03015 and an existing Scenic Easement to allow retaining walls within the easement. The application was reviewed at the AIA Planning Committee’s November 21st, 2024 meeting. The neighboring property owners were notified of the meeting but were not present.

The applicant requested a continuance of the Committee’s review of this application to its December 19th, 2024 meeting in order to complete revisions to the originally submitted design in response to County staff comments the applicant had received.

As always, thank you for the opportunity to review and comment upon this application. Please feel free to contact David Ciapponi at (415) 640-2304, who is coordinating this application for the Committee, or me at (510) 759-9617 should you have questions.

Sincerely,

Steve Meyers
Chair,
Planning Committee

Everett Louie

From: Cameron Collins
Sent: Wednesday, February 26, 2025 11:14 AM
To: Syd Sotoodeh; Everett Louie
Subject: 430 and 438 Legacy Drive Projects

Hi Syd and Everett,

Both the 430 and 438 Legacy Drive applications were on the Alamo MAC Land Use Subcommittee agenda last night. The three members decided not to review the applications as the MAC does not make design comments or recommendations on tree permits. I've let Candace know and she is fine with that.

What are the next steps for these projects? Will they be heard by the ZA? If so, do you know when? I need to send a letter out to the neighbors.

Cameron Collins

Field Representative
Alamo, Diablo and Walnut Creek
Office of Supervisor Candace Andersen
Contra Costa County, District 2



CONTRA COSTA
BOARD OF SUPERVISORS

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Danville, CA 94526
925.655.2300 voice
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cameron.collins@bos.cccounty.us

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CENTRAL SAN

CENTRAL CONTRA COSTA SANITARY DISTRICT

5019 IMHOFF PLACE, MARTINEZ, CA 94553-4392

November 21, 2024

Everett Louie
Project Planner
925-655-2873
everett.louie@dcd.cccounty.us

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ROGER S. BAILEY
General Manager

J. LEAH CASTELLA
Counsel for the District

KATIE YOUNG
Secretary of the District

SUBJECT: 438 Legacy Dr., Alamo
APN: 193-010-030, Central San Response
Brief description of proposed project

Dear Mr. Louie,

According to Central Contra Costa Sanitary District (Central San) records, the project site is within Central San's service area.

Development Information: (Based on the information provided)

- **Existing Use:** Vacant
- **Planned Project Description:** The applicant requests approval of a Development Plan Design Review to determine if a New 5571 square foot single family residence with an attached 281 square foot one car garage and an attached 556 square foot two car garage is consistent with the design guidelines of CDDP93-03015. A tree permit to work within the dripline of a Coast Live Oak (54" and vacant lot) and request a minor modification to CDDP93-03015 to allow retaining walls within a GDDR - Scenic Easement)

Site-Specific Development Conditions:

- The applicant should promptly submit full-size improvement plans for Central San Permit staff to review and pay all applicable fees prior to receiving a building permit. For more information, the applicant should contact the Central San Permit Section at (925) 229-7371.

Sincerely,

Michelle Peon Del Valle
Engineering Assistant



March 16, 2026

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

Subject: Geologic Peer Review/ COA Compliance Review
CDDP24-03045 / Lot #8 of SD-7744 (438 Legacy Dr.)
COA #14 of CDDP01-03061 / APN 193-010-030
Clyde Miles Construction (owner & applicant)
Alamo Arca, Contra Costa County
DMA Project 3009.26

Dear Everett,

The project is Lot #8 of SD-7744. Since the Final Subdivision Map was recorded, Lot #8 has remained a vacant, residentially zoned parcel. The development of the parcel required filing of a Development Plan. That application was filed in 2001(i.e. CDDP01-03061). The County granted approval to the development plan application, subject to compliance with conditions of approval. COA #14 of CDDP01-03061 requires a site-specific geotechnical report evaluating the building plans and providing updated geotechnical recommendations. In response to the provisions of COA #14, the project proponent has submitted the following items for our review:

- a) Architectural drawings prepared by William Wood Architects.¹ Those plans provide details of the proposed project, including a site plan, floor plans, exterior elevations, landscape plans and associated drawings. The plans indicate a two-story residence to be constructed within a previously graded building pad.
- b) Civil engineering plans prepared by D/B (DeBolt Engineering), which include a cover sheet, grading and drainage plan, erosion control plan, and stormwater control plan.²
- c) Geotechnical report prepared by Engeo Inc., which provides an updated geotechnical report that focused geologic conditions on Lot #8.³ It presents background information on previous services that were provided by Engeo on the project site. However, the primary purpose of the investigation was to provide Updated Geotechnical Recommendations that addressed the project that is currently proposed on the Lot #8. Engeo's scope of work included limited subsurface exploration and laboratory testing. The test pits allowed Engeo to view foundation conditions / depth to bedrock, measure the strike and dip of bedding and dominant jointing. Engeo also identifies the monitoring and testing services recommended during the construction period.

¹ William Wood Architects, 2024, *Clyde-Miles Const – Lot #8, 438 Legacy Dr., Alamo, CA 94507*, 20 Sheets, WWA Job. #24.2047R (dated October 21, 2024).

² D/B Engineering, 2025, *438 Legacy Drive, Alamo, Contra Costa County, California*, 4 Sheets, D/B Job #24205 (dated December 18, 2024).

³ Engeo, Inc., 2025, *Updated Geotechnical Report, Legacy Ridge (Lot 8 – Subdivision 7744), 438 Legacy Drive, Alamo*, Engeo Job #3193.000.004 (dated January 24, 2025).

Purpose

Our responsibility is to provide the professional opinion of an engineering geologist on the adequacy of the Engeo report for compliance with the provisions of Condition of Approval #14. It should be recognized that we have no authority to modify the requirements of the conditions of approval (i.e., we cannot grant relief from any COA provision or add additional requirements). We routinely look for evidence of compliance with each specific requirement of a COA. If, in our opinion, there are items that are not adequately addressed, we identify the documentation and/or additional analysis that is required.

Understanding of Project

The architectural plans indicate a two-story single-family residence of 4,821 sq. ft. plus a total of 3-car garage spaces, as well as 3 surface/ off street parking spaces on Lot #8. The floor plan indicates a mini master bedroom on the 1st floor and master bedroom and three other bedrooms on the 2nd floor. The 5 bedrooms will each have separate bathrooms. The Grading & Drainage plan, prepared by D/B, estimates 768 cu. yds of fill and “0” cu. yds. of cut (i.e., Note that there is existing fill and surface soils within the footprint of the foundation area of the building site. The area of land disturbance is estimated to be 9,477 sq. ft. This estimate of the residence, the paved areas on the lot outside of the garage areas, as well as on-site drainage improvements. This estimate also includes outdoor landscape areas and outdoor use areas, including patio that is to be located on the southeast perimeter of the dwelling. Additionally, a retaining wall and locally tiered retaining walls are used to define east and southeast limits of the outdoor use areas (i.e., the wall ranges up to 3.6 ft. in height).

Seismic Hazard Mapping Act

The provisions of the Seismic Hazard Mapping Act (SHMA) 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 Contra Costa County for the past 50+ years. However, Seismic Hazard Zone (SHZ) maps issued by the CGS identify areas that are at risk of earthquake induced landslides and earthquake induced liquefaction. The procedure for issuance of official SHZ maps is to distribute preliminary review copies of the SHZ maps and invite local jurisdictions, public agencies and property owner/ general public to provide comment, particularly technical data. Based on CGS review of the comments, the preliminary map(s) may be modified on the basis of the technical input provided. Finally, a public hearing is held before the State Mining and Geology Board with a recommendation from the CGS that the map(s) be approved. When SHZ maps are accepted as adequate by the Mining and Geology Board, they are distributed to local jurisdictions and public agencies. Nearly all land development projects that are located within areas at-risk of earthquake-triggered landslides or liquefaction (or both) that will eventually to construction of structures for human occupancy (including all major and minor subdivisions), comprehensive geological/ geotechnical investigations are required. There are standards for the required reports. To ensure that the required reports comply with the standards of the CGS, the state law requires that all reports are subject to peer review by a California licensed registered geologist or geotechnical engineer. The consultant-prepared report, along with evidence of peer review, is required to be provided to the CGS within 30 days of completion of the peer review. In 2024 the State of California issued an SHZ map of the Walnut Creek Quadrangle.⁴

⁴ CGS, 2024, *Seismic Hazard Zone Map for the Walnut Creek Quadrangle, Contra Costa County, California*, (SHZ map released February 22, 2024).

Accompanying each SHZ map is a Seismic Hazard Zone Report.⁵ Those reports explain the methodology used by the CGS analysis and present technical data on a) geology, b) groundwater, c) geologic probabilistic seismic hazard analysis model and its application to liquefaction and landslide hazard assessment d) results of materials testing, d) ground motion assessment, e) references and f) zoning techniques. In the Seismic Hazard Zone Reports, ground-shaking levels are estimated for a 10 percent probability of being exceeded in a 50-year period for rock, soft rock and alluvium conditions.

As shown, the project site is within an *Earthquake-Induced Landslide Zone*. In making its determination the CEG considers slope gradient and height, local geological, geotechnical subsurface water conditions and local seismic setting of the project site. The SHZ Report 136 includes Plates in the SHZ report that identifies the following

- a) depth to the historic-high groundwater level;
- b) estimates of the shear wave velocities in the upper 30 meters of the ground surface;
- c) probabilistic peak ground acceleration that was used in their analysis (PGA 0.69-0.70); and
- d) estimate of the Modal Magnitude of the seismic event used in the landslide hazard analysis.

For lands rated at-risk of landslide displacement, there is a potential for permanent ground displacements such that mitigation as defined in Public Resource Code Section 2693c is required. Disclaimer #8 on the SHZ map acknowledges that some sites within the designated hazard areas may have already been mitigated to city or county standards. (The CGS has not performed exhaustive studies of previous geotechnical and engineering geologic reports in County project files.) In the case of the project site, it is exempt from the requirements of SHMA requiring the submittal of a rigorous analysis of landslide hazards that is compliant with CGS standards. This is because the lot was created prior to the issuance of the SHZ map. Therefore, the development of a residence on Lot #8 is categorically exempt from the provisions of SHMA. Nevertheless, the project is subject to satisfying the Conditions of Approval of the Development Plan

ENGEO INVESTIGATIONS

1. Previous Engeo Reports

Engeo served as the project geotechnical engineers during the processing of the subdivision application by the County and they provided observation and testing services during mass grading of Subdivision 7744.⁶ Consequently, they are familiar with the details of the previous grading of Lot #8, as well as the engineering properties of native soils, engineered fill and the bedrock formation that occurs on Lot #8. In 2005 Engeo provided supplemental subsurface exploration of the twelve (2) custom lots that were being considered for construction of improvements which included Lot #8. Background information was provided by Engeo on their previous site investigations on Lot #8. That included serving as the project geotechnical engineers during mass grading and previous subsurface exploration performed within Subdivision 7744. Specifically, during the period 2001 – 2002 Engeo served as the project geotechnical engineers during mass grading of Subdivision 7744.^{7 8} Consequently, they are familiar with the details of previous grading of Lot

⁵ CGS, 2024, *Seismic Hazard Zone Report for the Walnut Creek Quadrangle, Contra Costa County, California*, SHZ Report 136.

⁷ Engeo, Inc., 2001, *Interim Report on Testing & Observation Services During Mass Grading, Subdivision 7744 and Minor Subdivision, Alamo, California*, Engeo Job #3193.1.3193.2.050.02 (dated July 19, 2001).

⁸ Engeo, Inc., 2002, *Final Report of Testing and Observation Services During Site Utility Trench, Subdivision 7744 and Minor Subdivision, Alamo, California*, Engeo Job #3193.2.050.02 (dated November 4, 2002)

#8, as well as the engineering properties of native soils, engineered fill and the bedrock formation that occurs on Lot #8. In 2005 Engeo provided supplemental subsurface exploration of the twelve (12) custom lots that were being considered for construction of improvements, which included Lot #8.

Figure 2 of Engeo's 2025 report presents a geologic map of Lot #8. Features shown include the following:

- The boundary of Lot #8 is identified by a heavy black dashed line.
- Engeo's interpretation of site geology (i.e., the project site is located within the outcrop belt of the Green Valley-Tassajara Formation (Tgvt), with a major landslide mapped in the southern portion of the property (slide boundary represented by a thin, black dashed line (Qls).
- A keyway and subdrain that was installed 20+ years ago, when the site was graded, with Engeo serving as the project geotechnical engineers at that time. That keyway (outlined in blue) and associated subdrain and intended to control headward retreat of the crown of the landslide.
- The location of a short exploratory trench (Labeled TP2-6) that was logged by Engeo in 2005. The significance of this trench is that it confirmed the limits of the landslide did not extend as far northwest as the trench.
- In the immediate vicinity of the proposed building site, Engeo's previous investigations confirm the orientation of bedding in the outcrop belt of the Tassajara- Green Valley Group (Tgvt) in the immediate area of Lot #8 has a strikes N87E, with a steep, with a north-northwesterly dip that is estimated to be 64 degrees.

2. 2025 Engeo Report

For the current study, Engeo logged three test pits that are TP-1, TP-2 and TP-3.

- TP-1 encountered medium-grained sandstone a few inches below the ground surface. The sandstone is described as yellowish brown to pale yellow; weak to very weak; and highly to moderately weathered, with carbonate staining on fracture surfaces.
- TP-2 encountered 1½ ft. of colluvium. Exposures on the south side of the trench showed fill was present. The fill that was exposed consisted of lean clay and poorly graded sand. Underlying the colluvium fill was mudstone, described as dark yellowish- brown, moderately weak, moderately weathered, dry, fine-grained, very stiff; moist, with medium to high plasticity.
- TP-3 exposed mudstone from the surface to the full depth explored (5 ft.). The mudstone is described as dark yellowish brown, weak to very weak and intensely to moderately weathered; very closely fractured, moderate carbonate staining on fracture surfaces, and contains shear zones.

Engeo's recommendations included the following:

- Over-excavation of those soils are required, and Engeo will provide monitoring of the over-excavation; a portion of the building site is underlain by near surface mudstone, which is highly expansive. Engeo recommends the over-excavated mudstone not be used in the engineered fill that is proposed within the footprint of the foundation of the Lot #8 residence. It can be used in landscape areas or exported from the project site. Engeo also indicates that if highly organic material and large rock are encountered, will not be suitable for use in the fill). With respect to the import fill, Engeo provides standards for the import fill required within the footprint of the dwelling (i.e., clean fill dirt that is characterized by a low expansion potential).
- Engeo indicates that a) the existing graded pad is bounded on the northeast and east a 2:1 (horizontal to vertical) slope, which slope away from the building pad; b) the topographic survey map prepared

by the project civil engineer (D/B) indicates that the current pad grade is up to 5 ft. below the finish floor grades shown on sheets prepared by Willian Wood Architects, c) future project site improvements may include a pool (to be located east of the proposed residence), Drainage plans indicate runoff is to be collected by closed culverts, with their outfall proposed on slopes as steep as 2:1 (horizontal: vertical) that are 20 to 25 from the perimeter walls.

- A sample of soils was tested by a qualified laboratory for pH, resistivity and for sulfate and chloride ion concentrations at 100% saturation. Engeo then provided an assessment of the data gathered in the context of the 2022 California Building Code (CBC) and references the 2019 American Concrete Institute Manual for concrete durability requirements. Based on their experience in similar circumstances Engeo recommends use of Type II cement and concrete mix design for foundations and for building slabs that incorporate a maximum water-cement ratio of 0.50. The report also notes that the project structural engineering design requirements for the concrete may result in more stringent concrete specifications.

Commencing on page 4 of the 2025 report Engeo presents a section of the report titled “Updated Geotechnical Recommendations”. They address a) acceptable fill, b) provide foundation recommendations, which provide alternative design recommendations, depending on the setback of the structure from slopes that are steeper than 4:1 (horizontal to vertical). Those alternatives include the following foundation systems:

- Pier and Grade Beams Combined with raised floor systems.
- Post-Tensioned Mat Foundations.
- Continuous Spread Foundations.
- Interior Floor Stabs-on-Grade.
- Raised Floors (Crawl Space Moisture Reduction). This discussion references Figure 4 of the Engeo report which provides plan views / typical sections for both perimeter floor subdrain and underfloor drain.

The report then provides the 2022 CBC Seismic Design Criteria for Lot #8 (see Table at the bottom of page 8). This discussion is followed by a series of recommendations that address a) means of mitigation of a possible means of addressing sulfate exposure risk, b) detailed recommendations for flat work (i.e., exterior slabs-on-grade), c) slab moisture vapor reduction, d) design of pool walls, e) pool hydrostatic relief valve and underdrains, and f) pool deck slab-on-grade and adjacent landscape areas,

The preceding design recommendations are followed by a “Statement of Limitations”. Key elements of this discussion are a) recommendations presented in Engeo’s 2005 report remain valid, unless updated by the 2025 report, b) adherence to design recommendations by the project proponent is not a guarantee that all risks have been eliminated, c) Engeo states that final construction drawing should be provided for final review by Engeo to assess their conformance with the design recommendations for the project, d) that it is the responsibility of the project proponent to provide the geotechnical recommendations to the members of the design team, e) the conclusions and recommendations presented in the January 2025 report are solely professional opinions and are valid onto for 2 years (until January 24, 2027), and f) During development, actual field conditions or other considerations can be expected to necessitate clarifications, adjustments, modifications or other changes to recommendations that respond to exposed conditions. It is for this reason that geotechnical observation and testing services are critical to the success of the project; consequently, Engeo recommends that they be retained to provide observation and testing services throughout the construction period.

2. Subsurface Investigation

The purpose of the subsurface investigation was to provide data on foundation conditions. The data gathered indicates ½ to 2 ft. of non-expansive sandy soil overlying bedrock that consists of interbedded sandstone and mudstone. Within the footprint of the residence, test pits terminated in bedrock approximately 4½ ft. below existing grade. Laboratory testing indicates a PI of 47 for the mudstone sample that was tested (i.e., highly expansive when subject to fluctuations in moisture content). Test Pit TP-1 is located in the area where a swimming pool is proposed. This test pit was extended to a depth of 8 ft. It encountered sandstone bedrock from the ground surface to a depth of 8 ft. The sandstone exposed in the walls and floor of the test pit are described as follows:

Sandstone, pale yellow, weak to moderately weak, moderately to slightly weathered, fine- to medium-grained, massive, minor carbonate staining on fracture surfaces, contact with conglomerate exposed near top of test pit. The bedrock deemed to be Tgvt (i.e. Green Valley-Tassajara Group) and the orientation of bedding reported to be 340/34 (i.e. strike is north-northwest and dipping at approximately 34 degrees).

3. Laboratory Testing of Samples

Engeo performed testing of samples retrieved using hand sampling techniques. The tests performed included plasticity index (PI), fines content and corrosion potential. Among the tests performed, was evaluation of the sulfate ion concentration at full saturation. This is a key parameter used by geotechnical engineers to evaluate the effect of corrosive soils on concrete. For evaluation of sulfate content, Engeo utilized ASTM Test Method D4327. In this case the sulfate concentration fell below the detection limit of the test. On page 3 of the Engeo report there is reference to standards of the American Concrete Institute Manuel, which provides standards for concrete in contact with soils based on its exposure class.⁹ In this instance the test results fell below standards for mitigation of the adverse effects of corrosive soils on concrete. Nevertheless, Engeo recommends use of Type II concrete for foundations and slabs-on-grade. Engeo also notes that they are not corrosion engineers. If further evaluation of this potential hazard is a concern, Engeo recommends that a corrosion engineer be retained by the project proponent. Additionally, Engeo indicates that the project structural engineer may recommend more stringent concrete specifications.

4. Updated Geotechnical Recommendations

Based on the results of their 2025 investigation, Engeo indicates that from a geotechnical perspective the project site is suitable for the proposed development, provided the recommendations presented in their report are incorporated into the project design and fully implemented during the construction phase of the project. Engeo then goes on to provide detailed geotechnical recommendations for the project. Those recommendations are comprehensive and address the following geotechnical-related issues:

- Acceptable Fill (including a process to remove organic concentrations; a recommendation for use of soil material derived from mudstone to be restricted to landscape areas, monitoring removal of stripping by Engeo to evaluate the properties of the soil that overlies bedrock, and standards for the PI of any proposed import; and all import is to be tested and approved by Engeo for use as engineered fill prior to import being transported to the site.)
- Foundation Recommendations (due in part to terrain considerations and the presence of highly expansive mudstone within the pad area, If the footprint of the residence encroaches within 15 ft. of a downslope area with a gradient of 4:1 or steeper, Engeo recommends

⁹ 2019 American Concrete Institute Manuel, ACI 318-19, Section 19.3.1

pier-and-grade beam foundation for the residence. Similarly, if the planned retaining walls and/or pool structure encroaches into an area that is less than 15 ft. from a slope having a gradient of 25% or steeper, pier and grade beam foundations are recommended.)

- Pier-and-Grade Beams Combined with Raised Floor System (Engeo indicates that if the primary residence encroached within 15 ft. of a downslope area steeper than 4:1, a pier-and-grade beams foundation system is recommended i.e., the residence can be supported on drilled piers combined with grade beams with raised floors are recommended. Engeo provides design parameters for the proposed foundation system, including pier diameter, pier depth, max. allowable skin friction, min. spacing of piers, nearby downslope condition, and lateral passive resistance (allowable).
- Post-Tensioned Mat Foundation (provided the residence can be setback a min. of 15 ft. from downslopes, use of post-tensioned mats may be considered. The PT mat foundations system must bear on competent engineered fill. Engeo goes on to provide detailed recommendations if PT mats can attain a 15 ft. setback from slopes having a gradient of 25% or greater.
- Continuous Spread Footings (This type of foundation is allowable provided the footprint of the dwelling is setback a minimum of 15 ft. from a slope having a gradient of 25% or greater. Detailed parameters are provided for this foundation system options
- Other Updated Design recommendations. Commencing on page 7, Engeo provides detailed design recommendations for a) interior floor slabs-on-grade, raised floors, b) raised floors (e.g. crawl space moisture reduction), c) 2022 California Building Code seismic design criteria, d) Foundation concrete sulfate exposure considerations, e) exterior slabs-of-grade, f) Slab moisture vapor reduction,
 - Slab-on-grade subgrade treatment
 - Site retaining walls
 - Concrete driveway and drivable pavers
 - Pool recommendations, including pool foundations, pool walls pool hydrostatic relief valve and underdrainage, and pool deck slab-on-grade and adjacent landscape areas.

Engeo's detailed design-level recommendations are followed by a *Limitations Statement*. There are several significant components to this statement, which include the following:

- If there are changes in the planned improvements, as project geotechnical engineers, Engeo needs to be provided with the opportunity to comment on the changes and modify its design-level recommendations.
- The developer has a duty to transmit geotechnical data/ recommendation to his consulting team.
- The recommendations are solely professional opinions and are valid for a period of 2 years (i.e., until January 24, 2027. Beyond that date, Engeo must be given the opportunity to review project plans and update its recommendations, if warranted.

DMA Findings

1. COA Compliance

We shall not comment on Engeo's recommendation other than indicating that a) they are well-reasoned, b) generally consistent with the standard of practice, c) are comprehensive and d) with full implementation by contractors are expected to result in long-term satisfactory performance. On that basis, we consider the 2025 Engeo report to have satisfied the provisions of COA #14.

The detailed design level recommendations are subject to review and approval by the professional staff of the Building Inspection Division (BID), who are charged with enforcement of the provisions of the California Building Code and other code related regulations administered by the BID. It would not be surprising if BID had questions requiring additional notes on plans, detailed specifications, calculations or other questions.

2. Future Geotechnical Services

The future geotechnical services recommended by Engeo include observation and testing services, which are critical to the success of the project. The monitoring services are intended to ensure that contractors properly interpret and implement recommendations in the geotechnical report. The recommended geotechnical monitoring services also provide an opportunity for the geotechnical engineer to view exposed conditions. If field conditions vary substantially from those anticipated, the geotechnical engineer will provide supplemental recommendations. Any proposed changes to recommendations during construction will need to be reviewed/ approved by the County BID staff prior to their implementation.

DMA Recommendations

In our opinion evidence of review of the detailed building plans by Engeo should be provided to CDD before the plans are allowed to be submitted to BID. Additionally, we recommend that a General Note be included on those plans indicating the geotechnical monitoring recommended by Engeo are to be implemented throughout the construction period, and that Engeo shall provide a final report that presents a) details of the observation and testing services provided, and b) provides the geotechnical engineer's professional opinion on the compliance of construction with Engeo's geotechnical recommendations.

Limitations and Purpose

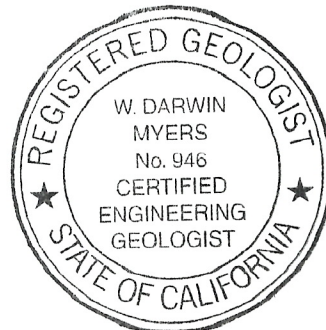
The purpose of our review was to provide a professional opinion on the adequacy of the documents provided for COA Compliance. Specifically, we provide advice to assist the Community Development Division with discretionary permit decisions. Our scope of work was limited to the documents that are references herein, and our conclusions and recommendations 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





REVIEW OF AGENCY PLANNING APPLICATION

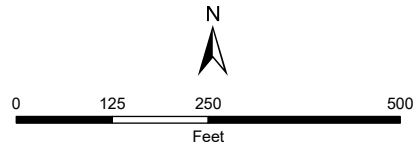
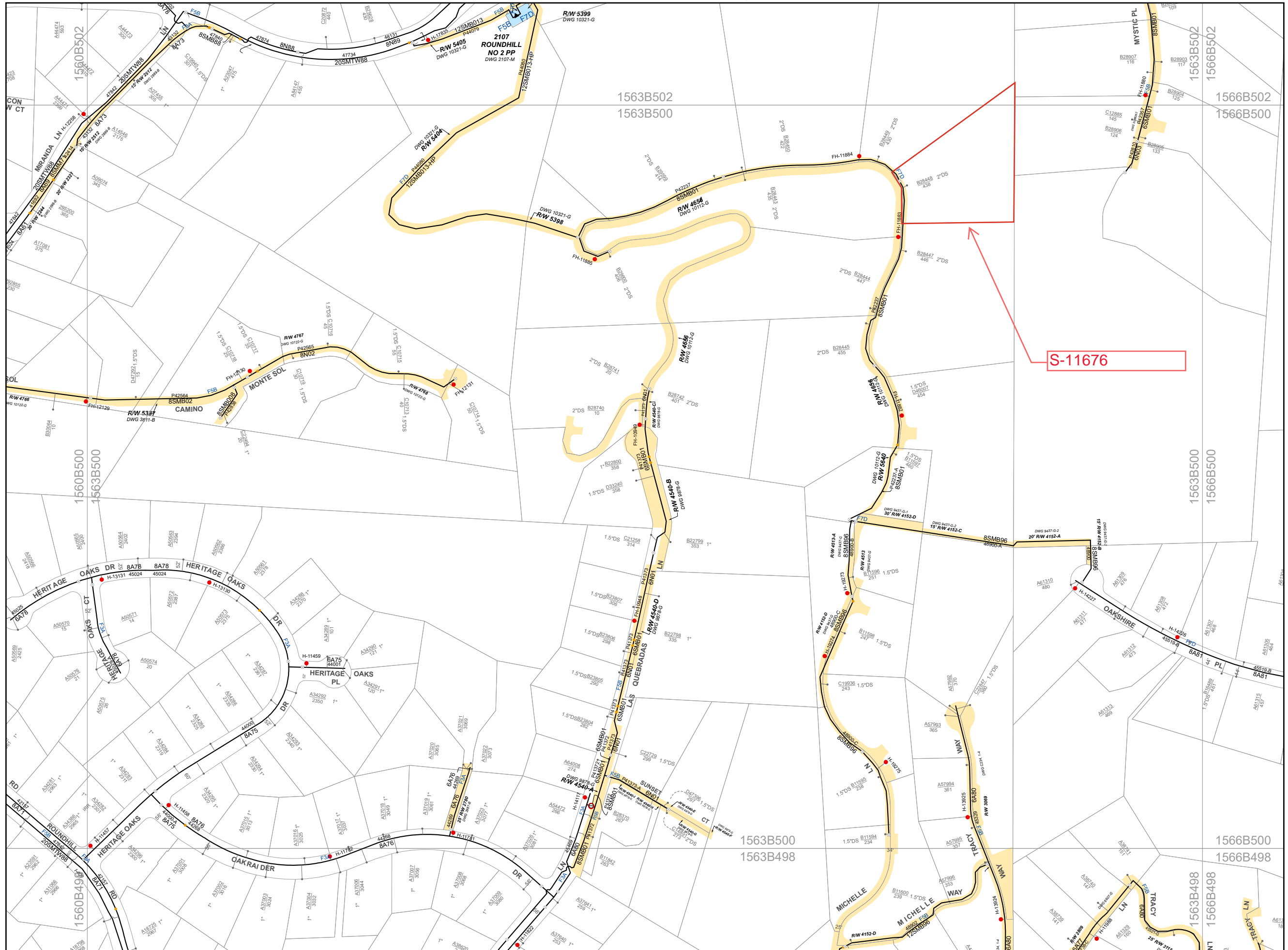
THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES										
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY										
DATE: 11/25/2024	EBMUD MAP(S): 1563B500	EBMUD FILE:S-11676								
AGENCY: Department of Conservation and Development Attn: Everett Louie 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDDP24-03044	FILE TYPE: Development Plan								
APPLICANT: Jonathan James William Wood Architects 301 Hartz Avenue Suite 203 Danville, CA 94526-3328		OWNER: Stephanie Miles 1110 Burnett Avenue Suite C Concord, CA 94520-4462								
DEVELOPMENT DATA										
ADDRESS/LOCATION: 438 Legacy Drive City:ALAMO Zip Code: 94507-1722										
ZONING:P-1 PREVIOUS LAND USE: Vacant lot										
DESCRIPTION: Design Review for a 5571 square foot single family home with an attached 281 square foot one-car garage and an attached 556 square foot two-car garage.		TOTAL ACREAGE:1.87 ac.								
TYPE OF DEVELOPMENT: <div style="text-align: right;">Single Family Residential:1 Units</div>										
WATER SERVICES DATA										
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 748-786	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 655-748								
All of development may be served from existing main(s) Location of Main(s):Legacy Drive										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">PRESSURE ZONE</th> <th>SERVICE ELEVATION RANGE</th> </tr> </thead> <tbody> <tr> <td>F7D</td> <td>720-920</td> </tr> </tbody> </table>		PRESSURE ZONE	SERVICE ELEVATION RANGE	F7D	720-920	None from main extension(s) Location of Existing Main(s): <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">PRESSURE ZONE</th> <th>SERVICE ELEVATION RANGE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	PRESSURE ZONE	SERVICE ELEVATION RANGE		
PRESSURE ZONE	SERVICE ELEVATION RANGE									
F7D	720-920									
PRESSURE ZONE	SERVICE ELEVATION RANGE									
COMMENTS										
<p>When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.</p> <p>EBMUD owns and operates a 8-inch water distribution pipeline in an EBMUD right of way (R/W 4656) located within the boundary of this property. This pipeline provides water service to the existing (type commercial, residential, etc.) property. The integrity of this pipeline needs to be maintained at all times. Any proposed construction activity within the right of way would need to be coordinated with EBMUD and may require relocation of the pipeline and/or right of way, at the project sponsor's expense. No buildings or structures shall be constructed in EBMUD's right of way unless specific approval is given by EBMUD.</p> <p>Depending on the final elevations of the proposed development, a High Pressure Service Agreement may be required to provide water service to portions of the development. A High Pressure Service Agreement recommends the installation and maintenance of a pressure regulator at the project sponsor's expense, to maintain adequate pressure to the premises at all times.</p>										
cc: Matt Elawady										
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.										
<div style="display: flex; justify-content: center; align-items: center;"> <div style="text-align: right;"> 11/22/2024 Chien Wang, Associate Civil Engineer; DATE WATER SERVICE PLANNING SECTION </div> </div>										

Potable Distribution System

- Potable Pipeline
- Service Lateral
- ⊙ System Valve (OL = Opens Left)
- ⊙ Check Valve
- ⊙ Zone Valve
- Change of Pipe ID
- ⊙ Rate Control Station
- ⊙ Regulator
- ⊙ Pressure Reducing Station
- ⊙ Flow Meter
- Manhole
- Service Connection
- Hydrant
- Facility
- ▶ Pumping Plant

Landbase

- EBMUD Right of Way
- EBMUD Property



This information is furnished as a public service by East Bay Municipal Utility District (District). The District makes every reasonable effort to produce and publish the most current and accurate information possible. However, the District makes no warranty express or implied, concerning this information's accuracy, completeness, reliability, or suitability for the recipient's intended use. Furthermore, the District assumes no liability associated with the use or misuse of this information. If you do not accept these terms, you must refrain from using the information and immediately return it. Please notify the District if discrepancies in the provided information are found.

By receiving the requested information, you agree that you, and any of your representatives authorized by the District to possess the information, will use the information only for the authorized purpose for which you requested it. If you obtained the information to prepare construction documents, you may make the information publicly available only to the extent necessary for safe construction. In all other circumstances, you may not provide any of the information, or any copy of it, to any other person or entity without the District's prior written approval. When you no longer require the information for your use, you must return or destroy all copies of the information. If you do not accept these terms, you must refrain from using the information and immediately return it.

1563B500



155 Mason Circle
Concord, CA 94520
phone (925) 685-9301
fax (925) 685-0266
www.contracostamosquito.com

November 26, 2024

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

Re: Project Location CDDP24-03044 Address: 438 LEGACY DR, ALAMO, CA 94507-1722, APN: 193010030

Dear Everett Louie,

Thank you for the opportunity to express the position of the Contra Costa Mosquito & Vector Control District (the District) regarding the proposed project located at 438 Legacy Drive, Alamo, CA, APN: 193010030.

As a bit of background, the District is tasked with reducing the risk of diseases spread by vectors in Contra Costa County by controlling them in a responsible, environmentally-conscious manner. A “vector” means any animal capable of transmitting the causative agent of human disease or capable of producing human discomfort or injury, including, but not limited to, mosquitoes, flies, mites, ticks, other arthropods, and rodents and other vertebrates. Under the California Health and Safety Code, property owners retain the responsibility to ensure that the structure(s), device(s), other project elements, and all additional facets of their property do not produce or harbor vectors, or otherwise create a nuisance. Owners are required to take measures to abate any nuisance caused by activities undertaken and/or by the structure(s), device(s), or other feature(s) on their property. Failure by the owner(s) to adequately address a nuisance may lead to abatement by the Contra Costa Mosquito & Vector Control District and civil penalties up to \$1,000 per day pursuant to California Health and Safety Code §2060 et seq.

All mosquitoes require water to complete their life cycle. Projects that construct impervious surface, alter water flow or drainage, introduce irrigation, contain water conveyance or treatment elements, etc. have the potential to produce standing water and vector breeding habitat, creating a potential health hazard for area citizens, pets, and wildlife. Vector species that may breed in such locales have the ability to not only affect nearby individuals, but potentially spread disease viruses to persons and other animals several miles away.

This project design includes impervious features which can create areas of stagnant water to pond. Careful considerations for design and construction should be employed for all facets of the project in order to prevent creating suitable vector habitat. No feature of the project should create areas of stagnant water that remain in excess of 72 hours. A thorough operation and maintenance plan should include steps to preclude vector production and contingencies to remedy such issues if they arise.

[Type here]

Addressing these concerns in the project planning phases can not only better protect public health and reduce the need for vector control efforts, but avoid costly retrofits and fines for property owners in the future. Please don't hesitate to contact the District should you have any questions or need anything further.

Sincerely,

Heidi Budge

Heidi Budge

Vector Control Planner

925-771-6126

hbudge@contracostamosquito.com



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

phone: 925.838.6600 **web:** www.firedepartment.org

Thursday, November 14, 2024

Hello Everett Louie,

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

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

PROJECT: CDDP24-03044
ADDRESS: 438 LEGACY DR (193010030)
APPLICATION TITLE: Planning and Site Development Review
PROJECT NUMBER: 1523669

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

PLANNING

General Issues

1. Fire Flow

Roy Wendel
11/14/24 7:16 AM

This project is required to meet fire flow as defined in the CFC. Check with local water purveyor to ensure existing hydrants will meet required fire flow.

Minimum fire flow is 1,125 gpm for 60 minutes.

2. Submit Plans

Roy Wendel
11/14/24 7:16 AM

Plan submittal required to the Fire District. Visit www.firedepartment.org/submitplans for information on submittal requirements.

3. Access


Roy Wendel
11/14/24 7:17 AM

Current requirements for water supply and Fire Department access will be applied at time of submittal for construction permits. Visit www.firedepartment.org/submitplans for the current Ordinance, Standards and Submittal Requirements.



Memo

February 9, 2026

TO: Everett Louie, Planner, Department of Conservation and Development
FROM: Larry Theis, Engineering Services Division – Consultant Engineer 
SUBJECT: **DEVELOPMENT PLAN CDDP24-03044**
STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL
(Jonathan James (Applicant) - New Single Family Residence at 438 Legacy Drive – Alamo area APN 193-010-030)
FILE: **CDDP24-03044**

We have reviewed the resubmittal of plans for application for **Development Plan CDDP24-03044** received by your office. **The updated application is deemed complete.** The plans include revisions to the proposed drainage through a vegetated area.

Background

The subject property is located at 438 Legacy Drive in the Alamo area (APN 193-010-030). The property is Lot 8 of Subdivision 7744 (446M3) and it is approximately 1.86 acres of which approximately 80% is restricted from development via a Grant Deed of Development Rights. It is mostly a sloped area with the home built on the flat portion, with surrounding area down sloping to the east and south. The proposed development plan is to construct a new two-story single-family residence with driveway access to the east side of Legacy Drive.

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.

Stormwater Management and Discharge Control

A Stormwater Control Plan (SWCP) for a Small Land Development Project was submitted and reviewed. The applicant is proposing 7,801 SF of new impervious surface which is below the 10,000 SF threshold for one single family home that is not part of a larger plan of development. The development plan plans to use runoff reduction measures that include dispersing runoff into vegetated area (lawns/landscape space).

Underground Utilities

Division 96-10 of the County Ordinance Code requires that all utility distribution facilities, including but not limited to electric, communication and cable television lines, within any residential or commercial subdivision shall be placed under ground.

Area of Benefit Fee

The applicant will need to comply with the requirements of the Alamo Area of Benefit, as adopted by the Board of Supervisors. The fee shall be paid prior to issuance of building permits.

Streetlights (General Benefit)

The applicant shall annex into the Community Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing. Annexation into a streetlight service area does not require streetlights to be constructed specifically with your project and will not transfer ownership and maintenance of street lighting on nearby private roads. The applicant will be assessed the annual rate for the general benefit of having street lights throughout the County. The annexation shall occur prior to issuance of building permit.

Drainage Area Fee

The applicant will be required to comply with the drainage fee requirements for Drainage Area 76 as adopted by the Board of Supervisors. Fee shall be paid prior to issuance of building permits.

Should you have any questions, please contact Larry Theis at (925) 890-9732 or Larry@theis-engineering.com.

LT:
G:\engsvc\Land Dev\DP\CDDP24-03044\Staff Report & COAs CDDP24-03044 (2026-02-09)

cc: J. LaRocque Engineering Services

Applicant: Jonathan James, William Wood Architects
301 Hartz Avenue, Suite 203
Danville, CA 94526
Owner : Stephane Miles
1110 Burnett Ave Suite C
Concord, CA 94520

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR DEVELOPMENT PLAN CDDP24-03044**

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.

General Requirements:

- In accordance with Section 92-2.006 of the Ordinance Code, this development plan shall conform to all applicable provisions of the Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below require the review and approval of the Public Works Department and are based on the site plan prepared by Debolt Civil Engineering dated January 5, 2026.
- Applicant shall submit improvement plans prepared by a registered civil engineer to the Public Works Department and pay appropriate fees in accordance with the County Ordinance and these conditions of approval. The conditions of approval below are subject to the review and approval of the Public Works Department.

Street Lights:

- Property owner(s) shall annex their property into the County Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing. The applicant will be assessed the annual rate for the general benefit of having street lights throughout the County. The annexation shall occur prior to issuance of building permit.

Stormwater Management and Discharge Control:

- 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).
- Applicant shall submit final site improvement plans which provide a breakdown of the total proposed impervious surface areas (roof tops, patios, porch, pool area) and verify this total does not exceed 10,000 SF.

Utilities/Undergrounding:

- Applicant shall underground all new utility distribution facilities to the new home. 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.

ADVISORY NOTES

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Alamo Area of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.
- Applicant will be required to comply with the drainage fee requirements for Drainage Area 76 as adopted by the Board of Supervisors. Fee shall be paid prior to issuance of building permits.