

Grayson Road Subdivision Project (County File CDSD20-09531)

CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT

JOSEPH W. LAWLOR JR, AICP, PROJECT PLANNER

CONTACT: JOSEPH.LAWLOR@DCD.CCOUNTY.US, 925-655-2872

Today's Presentation

2



PROJECT
BACKGROUND



PROJECT
OVERVIEW



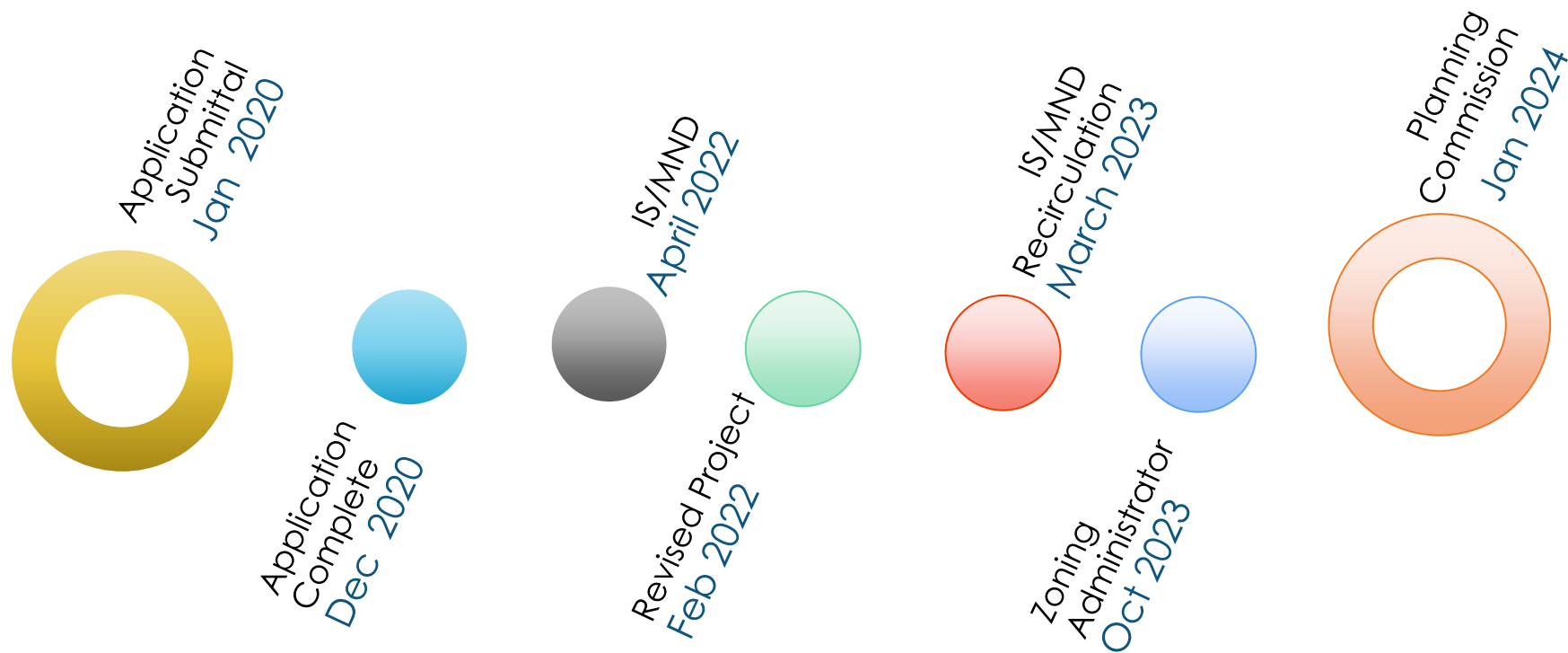
ENVIRONMENTAL
REVIEW



APPEAL
OVERVIEW

Background

Review Timeline



Project Overview

Project Site

Location

1024 and 1026 Grayson Road, Pleasant Hill, CA 94523

Site

3.05-gross-acre project site
Grayson Creek
Two Unoccupied Existing Residences

General Plan and Zoning

Single-Family Residential Low Density (SL)
R-15 Single-Family Residential (R-15)

n Rd

IV
Ken Carlson



Grayson Road Subdivision Project

8

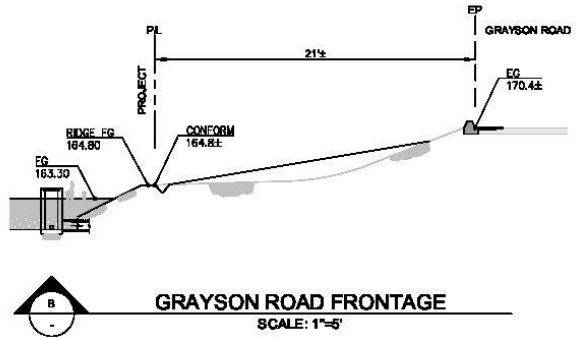
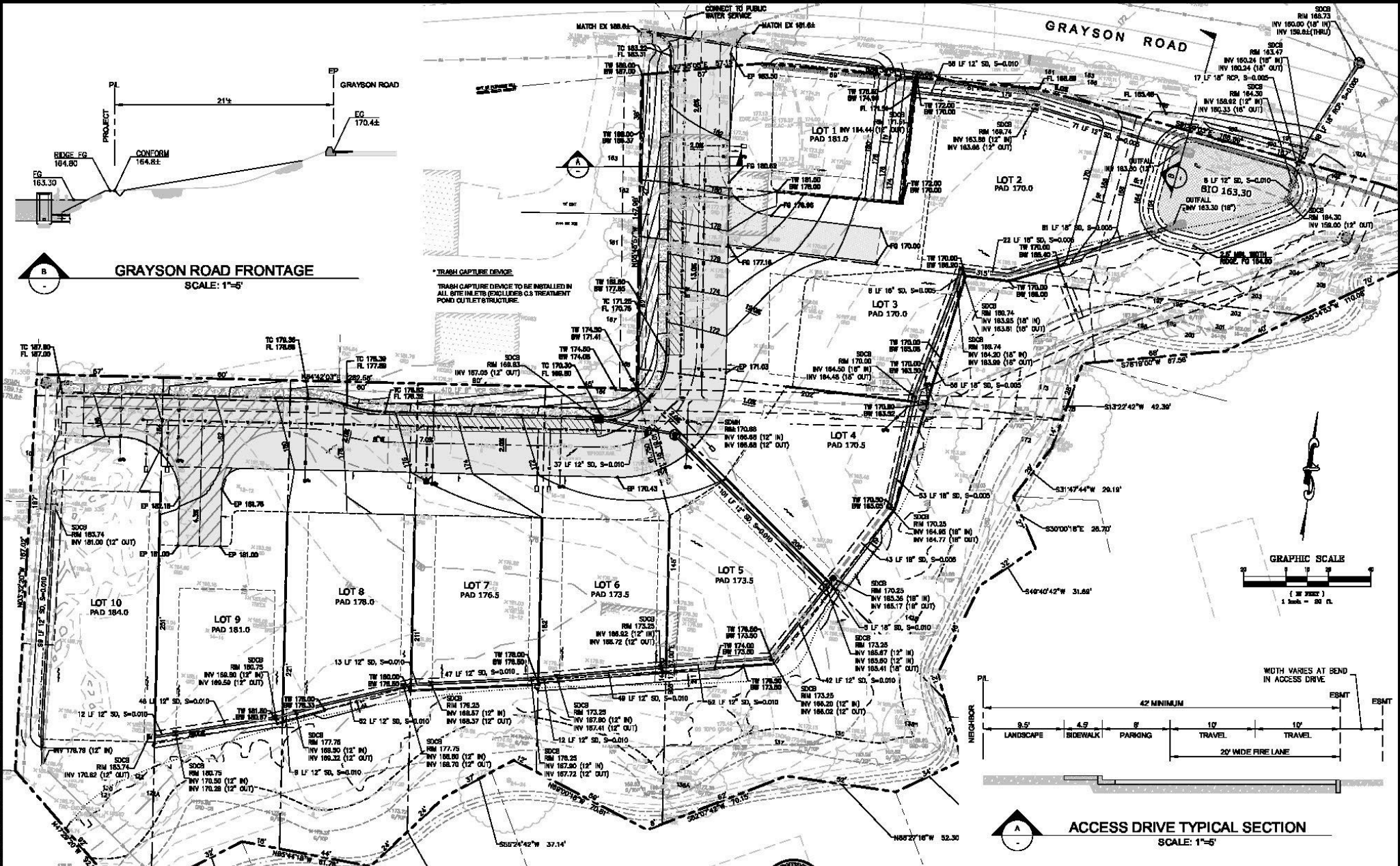
Subdivide the 3.05-acre project site into 10 lots

Lots Range from 7,347 to 22,460 square feet

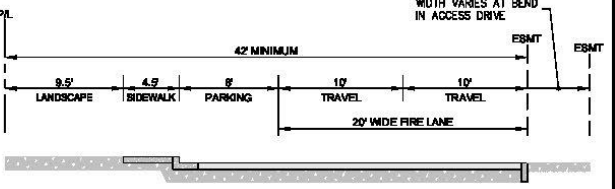
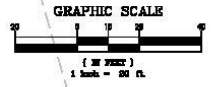
2,900 to 3,500 Sq. Ft. 4- to 5-bedroom SFR each lot

Lot 1 would be restricted for sale to a moderate-income household

Project is eligible for a Density Bonus, waivers or reductions in development standards, incentives and concessions, and parking reductions



* TRASH CAPTURE DEVICE
TRASH CAPTURE DEVICE TO BE INSTALLED IN ALL SITE INLETS EXCEPT AS TREATMENT POND OUTLET STRUCTURE.



**PRELIMINARY GRADING,
DRAINAGE AND UTILITY PLAN**

**1024 & 1026 GRAYSON ROAD
SUBDIVISION SD20-9531**

VICINITY OF PLEASANT HILL CONTRA COSTA COUNTY CALIFORNIA



Edouard M. ...
ENGINEER-IN-CHARGE
REGISTERED PROFESSIONAL ENGINEER
RENEWAL DATE: 12/31/22 (P) 02/19/22 (P)

#	REVISIONS	DATE

DEBOLT CIVIL ENGINEERING
45+
YEARS
611 SAN RAMON VALLEY BLVD #201
DANVILLE, CALIFORNIA 94620
(925) 887-8760 | DEBOLT.CIVIL.COM

Date: 01/26/23
Scale: 1"=20'
By: JMM/ma
Job No.: 19300



Elevation A
Modern Farmhouse
Color Scheme 1



Elevation C
Modern Prairie
Color Scheme 6



Elevation B
Spanish Colonial
Color Scheme 3

Environmental Review

2022 IS/MND

April 22, 2022, IS/MND Identified Impacts in the Following:

- Air Quality
- Biological Resources
- Cultural Resources
- Geological Resources
- Tribal Cultural Resources







Revisions based on Comment Letter from CDFW

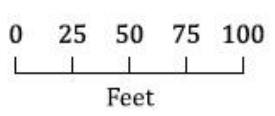
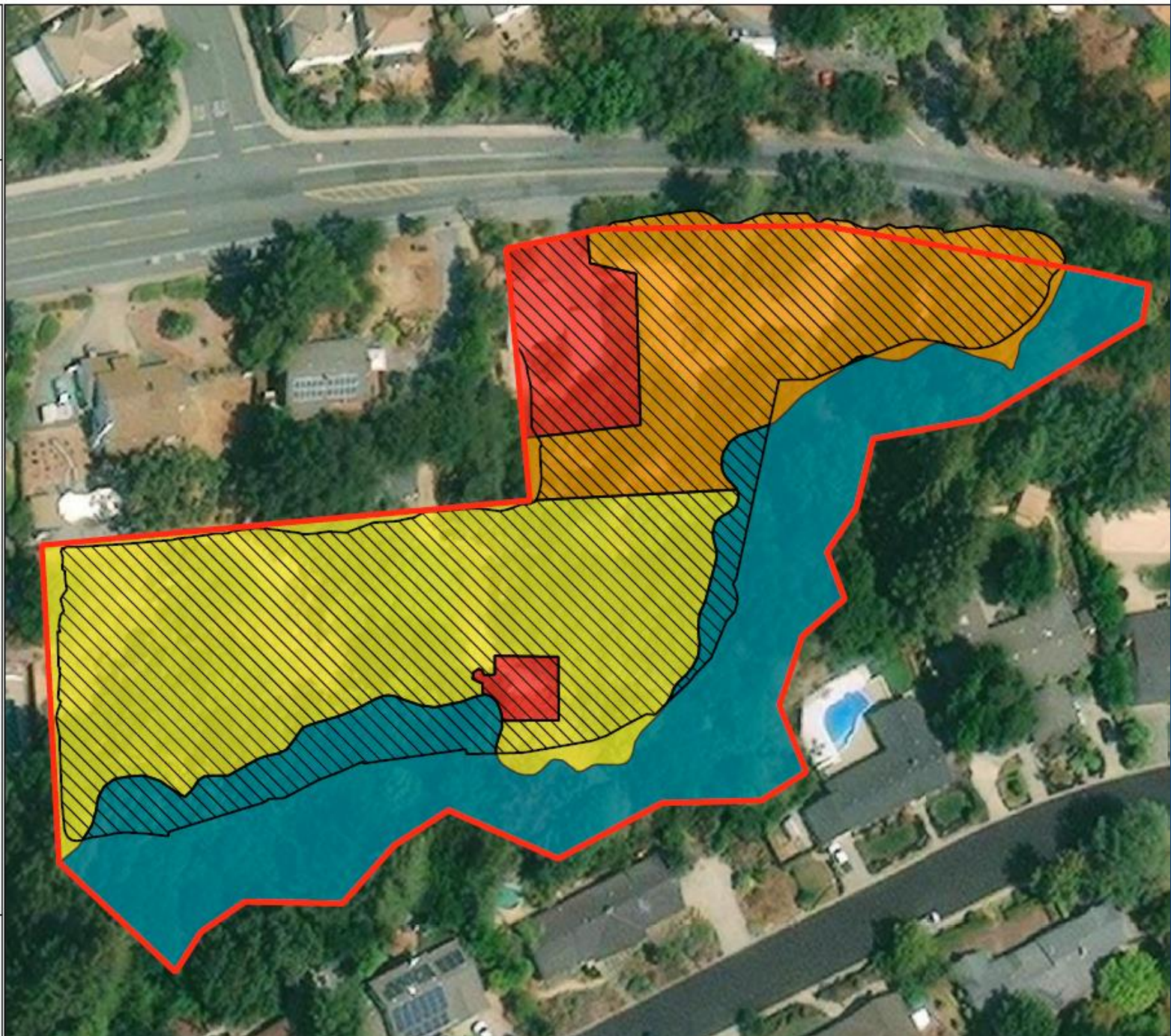
- Updated Biological Resources Study with Updated Mitigations and Additional Survey
- Updated Grading Plan to avoid habitat

Grayson Road 10-Lot Subdivision Project

Figure 3. Land Cover Map

Legend

-  Project Site (3.05 acres)
 -  Grading Impact Area (2.13 acres)
- Land Cover Types
-  Developed - 0.21 acre onsite
0.20 acre impacted
 -  Mixed Woodland - 0.65 acre on- and off-site
0.62 acre impacted
 -  Valley Oak Woodland - 1.18 acres onsite
1.10 acres impacted
 -  Riparian Woodland - 1.01 acres onsite
0.21 acre impacted



-
- Arborist Reports from May 6, 2020, and Updated October 17, 2022
 - Project Site includes 130 trees > 6"
 - 97 trees will need to be removed
 - BRA Addendum
 - Valley Oak Woodland: 40 trees, 32 of which are native species
 - Replace with 104 native valley oak woodland tree species (MM Biology 2)
 - Riparian Woodland: 18 trees
 - Replaced with 54 native riparian woodland tree species (MM Biology 2)

- Tree Planting Plan

 - 67 24" BOX SIZE,

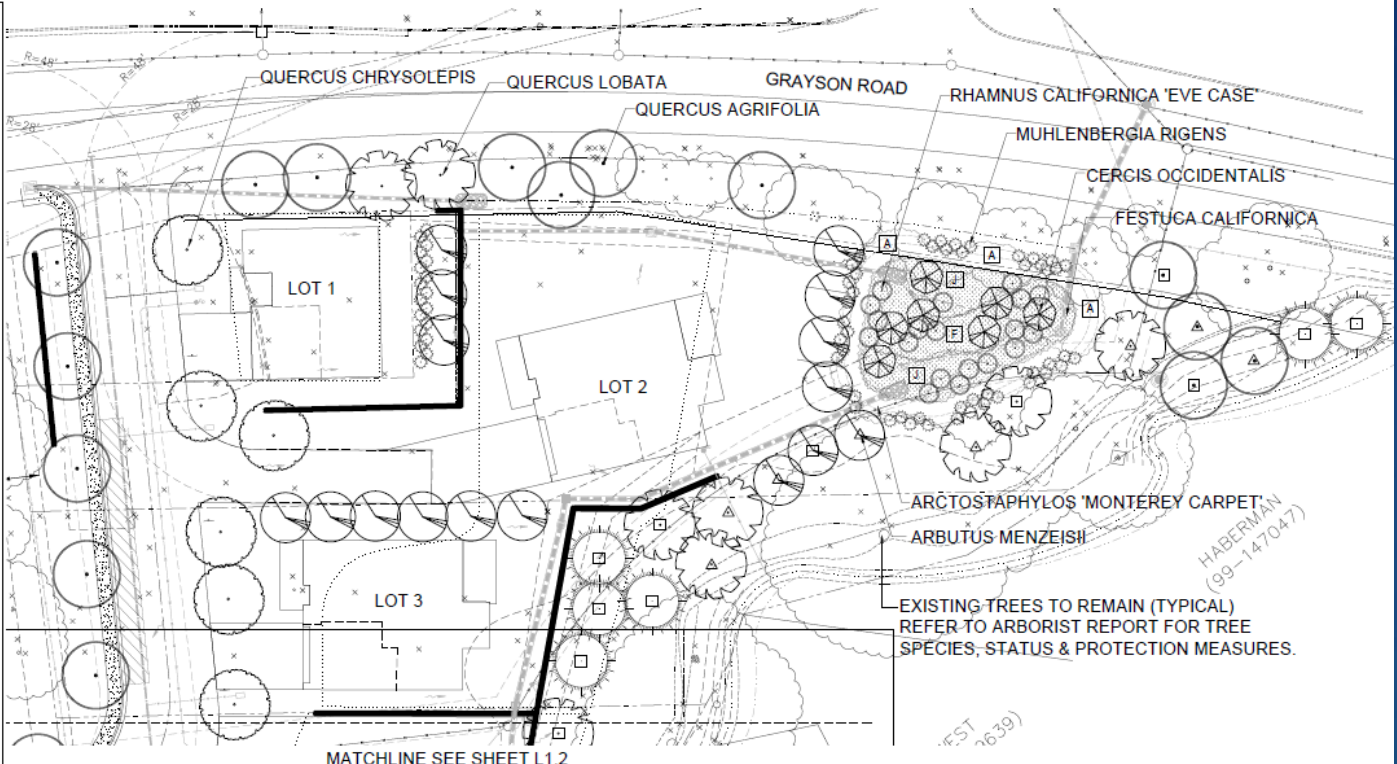
 - 63 15 GAL SIZE

 - 32 5 GAL SIZE

162 Replacement Trees

PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS WATER USE	NUMBER
TREES:					
	ARBUS MENZIESII	MADRONE	24" BOX	LOW	13
	CERCIS OCCIDENTALIS (LOW-BRANCH)	WESTERN REDBUD	24" BOX	LOW	7
	QUERCUS CHRYSOLEPIS	CANYON LIVE OAK	24" BOX	VERY LOW	17
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VERY LOW	26
	QUERCUS LOBATA	VALLEY OAK	24" BOX	LOW	4
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GA	VERY LOW	13
	QUERCUS LOBATA	VALLEY OAK	15 GA	LOW	14
	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL	VERY LOW	35
	ARBUS MENZIESII	MADRONE	15 GA	LOW	1
	QUERCUS AGRIFOLIA	COAST LIVE OAK	5 GA	VERY LOW	17
	QUERCUS LOBATA	VALLEY OAK	5 GA	LOW	13
	ARBUS MENZIESII	MADRONE	5 GA	LOW	2
SHRUBS:					
	MUHLENBERGIA RIGENS	DEER GRASS	1 GA	LOW	66
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GA	LOW	20
GROUND COVERS:					
	ARCTOSTAPHYLOS 'MONTEREY CARPET'	MANZANITA CARPET	1 GA@ 48" O.C.	LOW	1,206 SF
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GA@ 30" O.C.	LOW	790 SF
	JUNCUS PATENS	GRAY RUSH	1 GA@ 30" O.C.	LOW	820 SF



MIDIGATION NOTES:

- 84 TREES REMOVED; REQUIRE 3:1 MITIGATION REPLACE WITH (252) TREES AT 15 GALLON TREE SIZE TREES
- 158 TREES PROVIDED: (67) AT 24" BOX SIZE, (63) AT 15 GAL SIZE, (32) AT 5 GAL SIZE

GENERAL NOTES:

- ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.



Density Bonus

19

State Density Bonus Law (Gov. Code §§ 65915-65918)

“a density increase over the otherwise maximum allowable gross residential density,”

Base Density

Project site: 3.05 gross acreage: 2.76 net acres (proposed right-of-way and private road area are deducted)

General Plan SL Designation: 1.0 – 2.9 units/acre

Base density: (2.76 net acres) * (2.9 units/acre) = 8.004 units

Percent moderate-income units: (1 unit) / (8.004 units) = 12.49%, rounded up to 13%

Density Bonus

Density Bonus Calculation: (9 units, rounded up from 8.004) * (0.08) = 0.72 units, fractional unit rounded to 1 unit; 9 units + 1 unit = 10 units

Total Allowable Units: 10 Units

Staff Recommendation

Department of Conservation and Development, Community Development Division (CDD) staff recommend that the County Planning Commission:

- A. OVERTURN the County Planning Commission's denial of County File #CDS20-09531, and GRANT the appeal of Calibr Ventures,
- B. FIND that on the basis of the whole record before the County (Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553), that there is no substantial evidence the project will have a significant effect on the environment and that the March 24, 2023, Mitigated Negative Declaration prepared for this project reflects the County's independent judgment and analysis;
- C. ADOPT the March 24, 2023, Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program (MMRP) prepared for the project;
- D. APPROVE the Vesting Tentative Map received January 28, 2022, by the Department of Conservation and Development, Current Planning Division;
- E. APPROVE the attached findings and conditions of approval prepared for this project; and
- F. DIRECT Staff to file a Notice of Determination with the County Clerk.



Questions?