

Contra Costa County Public Works Department

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Memo

December 24, 2024

TO: Dominique Vogelpohl, Project Planner, Department of Conservation and Development

FROM: *for* Larry Gossett, Senior Civil Engineer, Engineering Services Division *for*

SUBJECT: **MINOR SUBDIVISION MS24-0023**
STAFF REPORT AND CONDITIONS OF APPROVAL
(Forni Drive 5020/Forni Drive/Concord/APN 159-362-003)

FILE: **MS24-0023**

We have reviewed the application for **minor subdivision MS24-0023** received by your office on **November 26, 2024**, and submit the following comments:

Background

The applicant requests Minor Subdivision permit to create 5 commercial condominiums within an existing light industrial building on Forni Drive in the North Concord area. All street improvements and infrastructure were installed under the master subdivision of the area, Tract 5624. No external improvements are necessary. Exterior improvements will be limited to any maintenance or corrective measures necessary to meet current codes.

Although this is a 5 condominium conversion, Section 66426 (c) of the Subdivision Map Act allows for the filing of a Parcel Map in lieu of A Final Map in this situation based on the in zoning and previous development of the property.

Floodplain Management

The property lies within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map.

Lighting District Annexation

The subject parcel has not been annexed into the L-100 lighting district. Annexation into the County Facilities District 2020-1 will be required.

LG:ss

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cc: J. LaRocque, Engineering Services
A. Vazquez Engineering Services
Shelly Butler, Kier & Wright, *applicant*
13350 Scott Boulevard, Bldg. 22
Santa Clara, CA 94551,
Forni Drive 5020, *owner*
975 A Detroit Avenue,
Concord, CA 94518

"Accredited by the American Public Works Association"

255 Glacier Drive Martinez, CA 94553-4825
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**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR SUBDIVISION MS24-0023**

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO FILING OF THE PARCEL MAP.

General Requirements:

- In accordance with Section 92-2.006 of the Ordinance Code, this subdivision shall conform to all applicable provisions of the Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below require the review and approval of the Public Works Department and are based on the tentative map received by the Department of Conservation and Development, Community Development Division, on August 1, 2024.
- Improvement plans prepared by a registered civil engineer shall be submitted, if necessary, to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the Ordinance Code for the conditions of approval of this subdivision. Any necessary traffic signing and striping shall be included in the improvement plans for review by the Transportation Engineering Division of the Public Works Department.

Roadway Improvements (Frontage):

- Any cracked and displaced curb, gutter, and sidewalk shall be removed and replaced along the project frontage of Forni Drive. Concrete shall be saw-cut prior to removal. Existing lines and grade shall be maintained. New curb and gutter shall be doweled into existing improvements.

Bicycle - Pedestrian Facilities:

Pedestrian Access

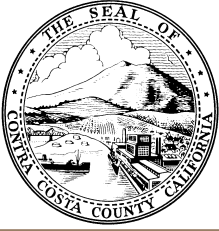
- Curb ramps and driveways should be designed and constructed in accordance with current County standards. A detectable warning surface (e.g. truncated domes) shall be installed on all curb ramps. Adequate right-of-way shall be dedicated at the curb returns to accommodate the returns and curb ramps;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

Countywide Street Light Financing:

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

ADVISORY NOTES

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.



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

30 Muir Road
Martinez, CA 94553

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

TO: Dominique Vogelpohl, Project Planner
FROM: Samantha Harris, Transportation Planning Section
DATE: February 13, 2025
SUBJECT: 5020 Forni Drive (CDMS24-00023)

The Transportation Planning Section has reviewed the subject project. Comments are below; in summary, the comments pertain to an evaluation of the project's "vehicle miles traveled" and transportation operations ("level of service") impacts, and active transportation facilities. 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.

Contra Costa Complete Streets Policy³: In July 2016, the County adopted the Complete Streets Policy, which ensures that the needs of travelers of all ages and abilities, in a wide variety of travel modes, are considered in all planning, programming, design, construction, operations, and maintenance activities.

Comments

1. The project will not require a VMT analysis or LOS review because the existing building's occupancy limit should not be expanding, and a building this size should generate less than 110 daily vehicle trips.

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

² CCTA Technical Procedures: [link](#)

³ Complete Streets Policy:
2016: Complete Streets Resolution [link](#), CS Policy Final Draft [link](#)

2. In accordance with the Contra Costa Complete Streets Policy, typically bicycle and pedestrian infrastructure are required. However, Forni Drive is a collector street and a cul-de-sac with traffic demand that is typical for a light industrial area. Additionally, Forni Drive is not identified in the County General Plan's Planned Bicycle Network, or in a Pedestrian Priority Area. Therefore, the addition of bike lanes and sidewalk might not be appropriate.
3. The proposed project must comply with County Code Chapter 82-16 – Off-Street Parking, and the provisions of Chapter 74-4 pertaining to electric vehicle charging.

cc: John Cunningham, DCD
Jamar Stamps, DCD
Maureen Toms, DCD
Raquel De La Torre, DCD
Jerry Fahy, PWD
Jeff Valeros, PWD
Joe Smithonic, PWD
Monish Sen, PWD



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December 20, 2024

Dominique Vogelpohl, Project Planner
Department of Conservation and Development
Contra Costa County
30 Muir Road,
Martinez, CA 94553

Subject: 5020 Forni Drive, Concord – APN 159-362-003 (File Number: CDMS24-00023)

Dear Dominique Vogelpohl:

The following are comments from the Contra Costa Water District (CCWD) on this proposed project, which is to establish five commercial condominium units on an approximately 0.58-acre property located at 5020 Forni Drive, Concord. The project site's APN is 159-362-003. The project site is within an area where CCWD serves treated water.

CCWD has reviewed the project plans and has the following comments:

1. Existing water infrastructure will need to be evaluated, and any modifications will need to be designed and constructed at the Developer's/Owner's expense. There currently is a 1 5/8-inch domestic meter with a 3/4-inch reduced pressure principle (RP) assembly servicing the building. If any future tenants want their own separate meter, they will need to inquire.

The applicant should work with CCWD's Engineering Services Coordinator, Cindy Sweeney, for more details. She can be reached at 925-688-8014 or at csweeney@ccwater.com.

Sincerely,

A handwritten signature in black ink that reads "Cody Ericksen".

Cody Ericksen
Associate Planner

CE:ck



CENTRAL CONTRA COSTA SANITARY DISTRICT

5019 IMHOFF PLACE, MARTINEZ, CA 94553-4392

PHONE: (925) 228-9500

FAX: (925) 228-4624

www.centalsan.org

January 14, 2025

Domonique Vogelpohl

Project Planner

925-655-2880

dominique.vogelpohl@dcd.cccounty.us

ROGER S. BAILEY
General Manager

J. LEAH CASTELLA
Counsel for the District

KATIE YOUNG
Secretary of the District

SUBJECT: 5020 Forni Dr., Concord
APN: 159-362-003, Central San Response
5 Commercial Condominium Units

Dear Mrs. Vogelpohl,

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

Development Information: (Based on the information provided)

- **Existing Use:** Light Industrial
- **Planned Project Description:** The applicant seeks tentative map review for the purpose of establishing five (5) commercial condominium units on an approximately 0.58 acre subject property.

Site-Specific Development Conditions:

- Per Central San District Code, if a parcel is being subdivided, each individual lot / parcel will need its own connection to Central San's public sewer main, and Central San permit(s) will be required for the sewer lateral work.
- 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



12/24/2024

CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION

Attn: DOMINIQUE VOGELPOHL

30 MUIR RD

MARTINEZ, CA94553

RE: CDMS2400023
5020 FORNI DR
APN: 159 362 003
Service Request #: SR0023875

Dear DOMINIQUE VOGELPOHL :

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. See below for our comments grouped by environmental health program:

- If an onsite water supply well is used for this project, it must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
- 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.
- 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.
- If this project is not served by sanitary sewer and an onsite wastewater disposal system (septic system) is needed for this project, a permit from CCEH is required prior to installation. The new septic system, including disposal field replacement area must comply with current standards. Holding tanks for sewage disposal are prohibited unless these are owned and maintained by a public entity.
- For proposed subdivisions/minor subdivisions served by onsite wastewater disposal systems (septic systems). It must be demonstrated that each lot can accommodate a septic system meeting current standards, including disposal field replacement area.
- For proposed subdivisions/minor subdivisions served by onsite private water wells. It must be demonstrated that each lot has a water supply well meeting current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water

supply.

- If the project will require a small public water system, these systems must operate under permit from CCEH. The water supply (e.g. well) must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
- If the proposed lot line adjustment involves properties served by an onsite waster disposal system (septic system). The new lot configurations must accommodate the septic system(s), including the disposal field replacement area(s), without conflicting with current standards(e.g., setbacks to property lines).
- If the proposed lot line adjustment involves properties served by an onsite water well. The new lot configurations must not conflict with current standards(e.g., setbacks to property lines).
- Horse boarding facilities are subject to the requirements of the Contra Costa County Cleanwater Program, including routine inspections. The applicant can contact CCEH for details.
- It is recommended that the project be served by public sewer and public water wherever possible.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If the proposed project is subject to regulation by CCEH, the project tenant must apply for all applicable health permits. Should you have any questions, please do not hesitate to contact Environmental Health at (925) 608-5500 or CoCoEH@cchealth.org.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kristian Lucas", with a stylized, flowing script.

Kristian Lucas, REHS
Director of Environmental Health