



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road
Martinez, CA 94553
Telephone: (925) 674-7203 Fax: (925) 674-7250

TO: Grant Farrington, Project Planner

FROM: Allison Cloney, Conservation Section

DATE: January 29, 2018

SUBJECT: Proposed project, County File Number DP18-3005, APN: 098-240-031 is *exempt* from compliance with the HCP/NCCP.

The East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP or Plan) is intended to provide an effective framework to protect natural resources in eastern Contra Costa County, while improving and streamlining the environmental permitting process for impacts on endangered species. The Plan will also provide for comprehensive species, wetlands, and ecosystem conservation and contribute to the recovery of endangered species in northern California. The Plan will avoid project-by-project permitting that is generally costly and time consuming for applicants and often results in uncoordinated and biologically ineffective mitigation. Rather than individually surveying, negotiating, and securing mitigation, project proponents can receive their endangered species permit by paying a single fee and/or dedicating land, conducting species and habitat specific biological surveys and adhering to comprehensive species avoidance and minimization measures.

Through the HCP/NCCP, the County has authorization from United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFW) to cover activities and projects that may impact sensitive species under the County's regional endangered species permit. All development activities within the inventory area (except those that qualify for an exemption through County Ordinance 2007-53) and the Urban Limit Line (ULL) are automatically subject to HCP/NCCP compliance and will receive authorization to impact or "take" endangered species when such take is incidental to an otherwise lawful activity (incidental take coverage). If the activity or project will take place outside the ULL but within the inventory area, incidental take coverage can be voluntarily obtained through the HCP/NCCP.

The Board of Supervisors' adopted County Ordinance 2007-53 for the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan in October 2007. The ordinance applies to all development projects in unincorporated Contra Costa County that are within the Urban Development Area except for those that meet certain criteria.

The proposed project is EXEMPT because it meets one or more of the following criteria:

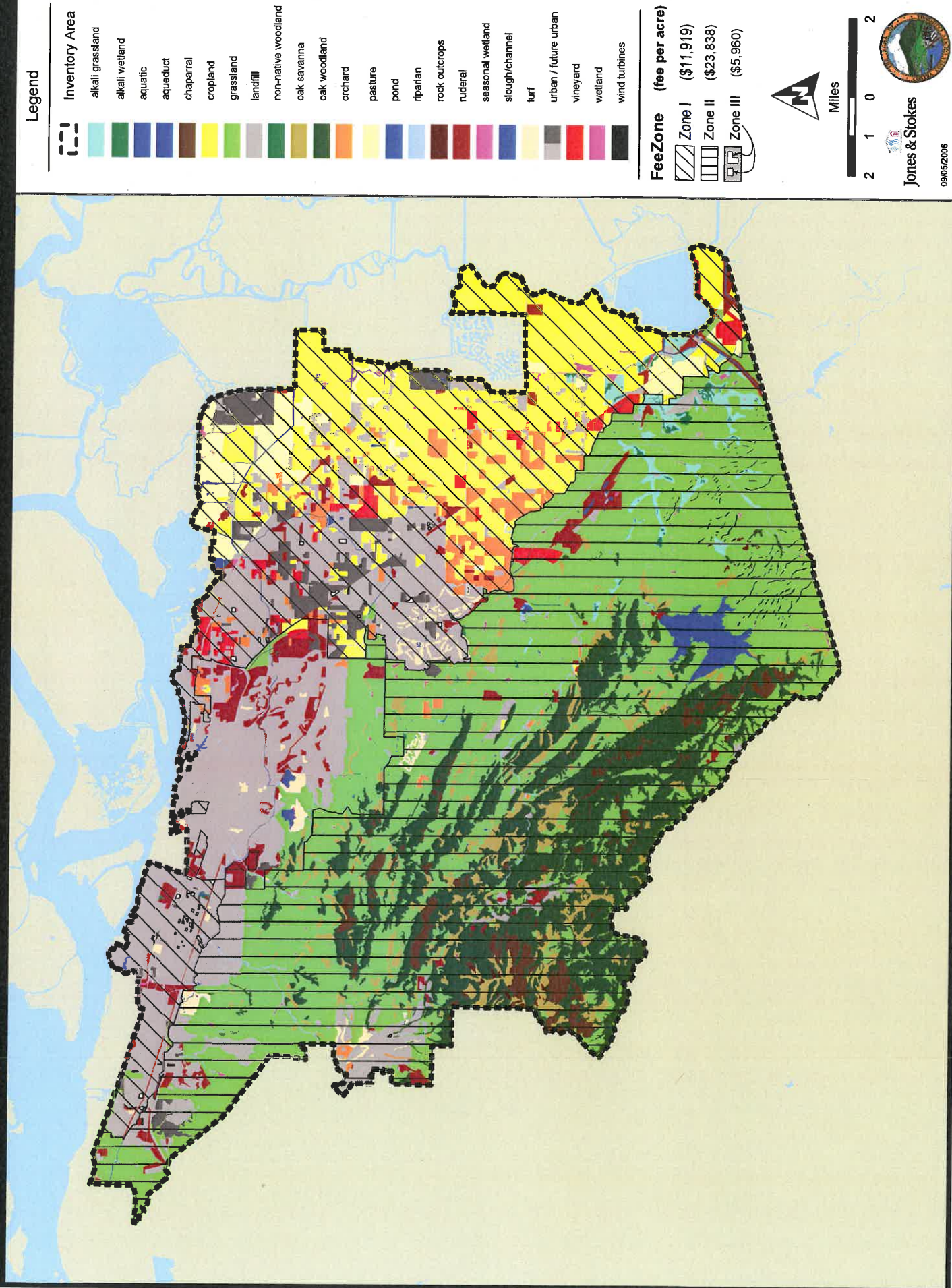
- ☐ Any development project that will permanently disturb less than one acre.
- ☒ Any development project that the Community Development Director or his designee determines is contained entirely within an area mapped as *urban, turf, landfill, and/or aqueduct* land cover types in the HCP/NCCP.
- ☐ Any development project of a type not covered by the HCP/NCCP within the Urban Development Area, as set forth in Chapter 2.3.1 of the HCP/NCCP.
- ☐ Development projects with vested rights pursuant to an agreement by and between the project applicant and the County.
- ☐ Development projects exempt under any provisions of the law.
- ☐ Development projects where the County determines based on written evidence submitted by the project applicant that application of the ordinance would deprive the project applicant of all reasonable economic use of the property in violation of federal or state constitutional prohibitions against the taking of property without just compensation.

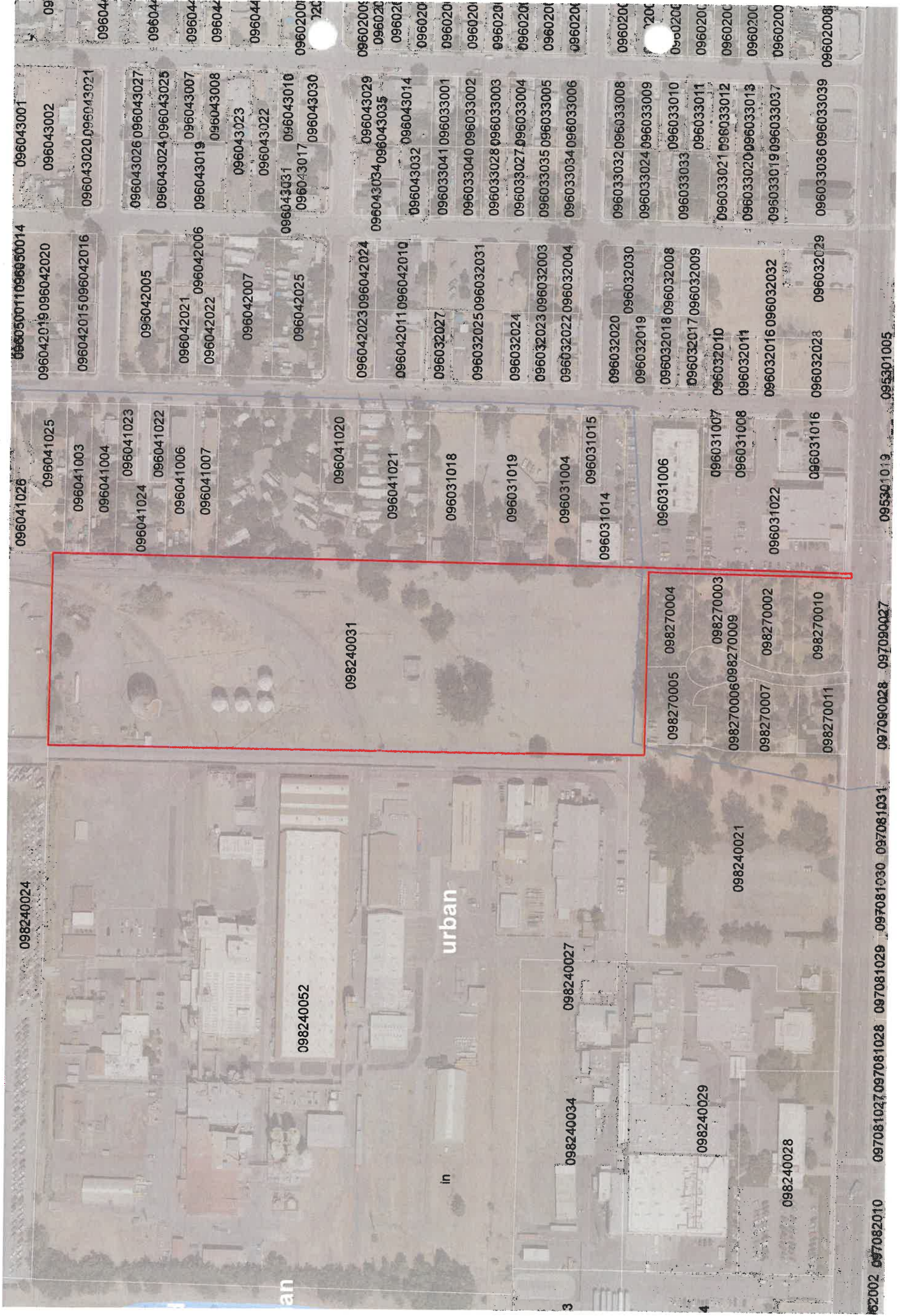
The proposed project is contained entirely within an area mapped as *urban, turf, landfill, and/or aqueduct* land cover types in the HCP/NCCP and is therefore **exempt** from compliance with Ordinance 2007-53 and no further action is necessary.

If you have any questions or would like to speak with Conservancy staff regarding the proposed project and HCP/NCCP applicability, please call Allison Cloney at (925) 674-7719, or email at allison.cloney@dcd.cccounty.us.

Attachments: **HCP Development Fee Zone and Land Cover Map**
 APN: 098-240-031 Land Cover Map

Figure 9-1 : Development Fee Zones





098240024

098240052

urban

in

098240034

098240027

098240029

098240021

098240028

098240031

098270005

098270004

098270003

098270009

098270007

098270002

098270011

098270010

097082010

097081027 097081028 097081029 097081030 097081031

097090028 097090027

095301019

095301005

096030011 096050014

096042019 096042020

096042015 096042016

096041025

096041003

096041004

096041023

096041024

096041022

096041006

096041007

096042005

096042021

096042022

096042006

096042007

096042025

096043031

096043017

096043030

096043001

096043002

096043020 096043021

096043026 096043027

096043024 096043025

096043007

096043019 096043008

096043023

096043022

096042023 096042024

096042011 096042010

096032027

096032025 096032031

096032024

096032023 096032003

096032022 096032004

096043034

096043035

096043014

096043032

096033041

096033001

096033040

096033002

096033028

096033003

096033027

096033004

096033035

096033005

096033034

096033006

096032020

096032030

096032019

096032018

096032008

096032017

096032009

096032010

096032011

096032016

096032032

096031007

096031008

096031022

096031016

098270011

098270010

097082010

097081027 097081028 097081029 097081030 097081031

097090028 097090027

095301019

095301005



155 Mason Circle
Concord, CA 94520
phone (925) 685-8301
fax (925) 685-0266
www.contracostamosquito.com

January 30, 2018

Grant Farrington
Community Development Division
Contra Costa County Dept. of Conservation and Development
30 Muir Road
Martinez, CA 94553

Re: Insurance Auto Auctions Storage, DP18-3005

Dear Mr. Farrington,

Thank you for the opportunity to express the position of the Contra Costa Mosquito & Vector Control District (the District) regarding the proposed Insurance Auto Auctions Storage located at 2270 Willow Pass Road in Bay Point.

The District is tasked with reducing the risk of diseases spread through 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 (California Health and Safety Code §2002). Property owners retain the responsibility to ensure that the project process, built structure(s) or device(s), and/or other elements of this project do not breed or harbor vectors, or otherwise create a nuisance.

Storage of vehicles in varied states of repair can provide harborage and breeding habitat for disease vectors. Measures should be employed to ensure no vehicle, container, swale, or other on-site feature retains standing water longer than 72 hours in order to prevent mosquito breeding on the premises. Discouraging rat and mouse attraction and harborage is an additional priority. Sources of food and water should be eliminated and access to harborage/shelter areas excluded. As always, ensure District staff has safe, ready access for surveillance and control measures, if necessary. If further guidance is needed or vector-related issues arise, please don't hesitate to reach out to the District for assistance.

Sincerely,

Jeremy Shannon
Vector Control Planner
925-771-6119
jshannon@contracostamosquito.com

Protecting Public Health Since 1927

BOARD OF TRUSTEES

President: WARREN CLAYTON Pinole • Vice President: MICHAEL ERBQ Oakley • Secretary: RICHARD WANK B. Cerrito
Antioch: LOLA COONLAMI • Brentwood: VACANT • Clayton: REGGIE HOWELL • Concord: PERRY CARLSTON • Contra Costa County: JIM PINOCHNEY, CHIEF COWEN & DARRYL YOUNG
Danville: RANDALL DIAMOND • Hercules: VACANT • Lafayette: JAMES FITZSIMMONS • Martinez: DANIEL POLLEGGINI • Moraga: ROBERT LUCASCHER • Orinda: VACANT
Pittsburg: RICHARD ARBLEY, PhD • Pleasant Hill: RICHARD MEANS • Richmond: SONELA BANA, PhD • San Pablo: VACANT • San Ramon: PETER RAY • Walnut Creek: JAMES MURRAY



February 1, 2018

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

RE: DP18-3005 – Proposed Insurance Auto Auctions Storage
2770 Willow Pass Road, Bay Point, CA
APN: 098-240-031
Service Request #: SR0010191

Dear Mr. Farrington:

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. If a septic system is utilized on this property, then CCEH must be contacted to perform an evaluation and give clearance before any building permit is issued. That septic system would be required to meet current standards, including disposal field replacement area.
4. If an onsite water supply well is used for this project, it must current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
5. It is recommended that the project be served by public sewer and public water.



6. 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.
7. 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) 692-2538.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Eric Fung', with a stylized flourish extending to the right.

W. Eric Fung, REHS
Environmental Health Specialist II

WEF:tf

Contra Costa County



Fire Protection District

February 2, 2018

Mr. Farrington
Contra Costa County
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553

Subject: 1100 vehicle storage yard
2770 Willow Pass Rd.
Bay Point, CA
File # DP18-3005
CCCFPD Project No.: P-2018-00480

Dear Mr. Farrington:

We have reviewed the development plan application to establish an 1100 vehicle storage yard, in three phases, at the subject location. The following is required for Fire District approval in accordance with the 2016 California Fire Code (CFC), the 2016 California Building Code (CBC), the 2016 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

1. Access as shown is acceptable to the Fire District.

Provide emergency apparatus access roadways with all-weather 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. (503) CFC

The Fire Marshal will accept the reduced radii as depicted.

2. Access gates for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC.
3. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1500 GPM. Required flow must be delivered from not more than 1 hydrants flowing simultaneously for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
4. The developer shall remove the four abandoned above ground tanks located in the phase 2 area before storage is allowed in that area. A Fire District permit will be required for the removal of the tanks.

5. The developer shall remove the three abandoned above ground tanks located in the phase 3 area before storage is allowed in that area. A Fire District permit will be required for the removal of the tanks.
6. The developer shall submit a minimum of two (2) copies of site improvement plans indicating all existing or proposed hydrant locations and fire apparatus access for review and approval prior to obtaining a building permit. (501.3) CFC
7. ***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
8. Flammable or combustible liquid storage tanks shall ***not*** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
9. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC

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,

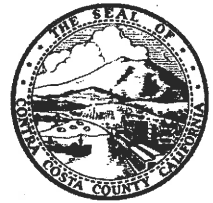


Todd Schiess
Fire Inspector I

c: Rod Schlenker
Insurance Auto Auctions, Inc.
Two Westbrook Corporate Center, Suite 500
Westchester, IL 60154

File: 2770 WILLOW PASS-PLN-P-2018-00460

1/29/18
10



AGENCY COMMENT REQUEST

Date Jan. 26, 18

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 Floodplain Tech _____ County Geologist

Health Services Department

☒ Environmental Health _____ Hazardous Materials

Public Works Department

☒ Engineering Services (Full-size) _____ Traffic
_____ Flood Control (Full-size) _____ Special Districts

Local

☒ Fire District ☒ Consolidated - (email) fire@cccfd.org

_____ Sanitary District

☒ Water District CCWD, Golden State
☒ City of Pittsburg Water

_____ School District(s) _____

_____ LAFCO

_____ Reclamation District # _____

_____ East Bay Regional Park District

_____ Diablo/Discovery Bay/Crocker OSD

☒ MAC/TAC Bay Point

_____ Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

Others/Non-local

_____ CHRIS - Sonoma State

_____ CA Fish and Wildlife, Region 3 - Bay Delta

_____ Native American Tribes

Additional Recipients

Please submit your comments to:

Project Planner Grant Farrington

Phone # 925-674-7797

E-mail Grant.Farrington @dcd.cccounty.us

County File # DP18-3005

Prior to February 2, 2018

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

☒ NO Active Fault Zone (Alquist-Priolo)

☒ Flood Hazard Area, Panel # _____

☒ NO 60-dBA Noise Control

☒ NO CA EPA Hazardous Waste Site

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

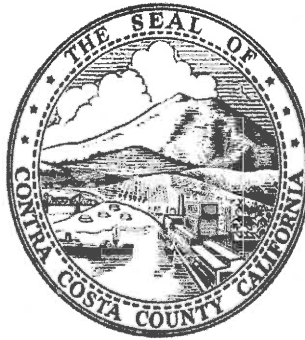
1. COMPLIANCE WITH CURRENT BUILDING CODES WILL BE REQUIRED.

Print Name ARBO CHOCHOY

Arbo Chochoy 2-16-18
Signature DATE

Agency phone # 674-7740

Bay Point Municipal Advisory Committee



Debra Mason Chair
Federal Glover, District V Supervisor

The Bay Point Municipal Advisory Committee serves as an advisory body to the Contra Costa County Board of Supervisors and the County Planning Agency.

Record of Actions

7:00 pm
Tuesday, March 5, 2019

1. Call to Order/Roll Call/Pledge of Allegiance

Council members present; Mason, Shah, Lessley, Tremaine, Garcia, and Garcia-Lopez
Absent: Stevenson

Pledge of Allegiance

2. Approval of Agenda

Motion to approve agenda by member Garcia, seconded by Garcia-Lopez; motion carried 6-0, member Stevenson absent.

3. Consent items

a. Approval February 5, 2019 minutes

Motion to approve minutes by member Garcia-Lopez, seconded by member Lessley; motion carried 6-0, member Stevenson absent.

4. Public Comments:

Mark Sullivan- Expressed concerns about fencing policies for Bay Point and problems created by donation boxes.

Carol Watkins – Shared information about the Black History Month Activities at Bel Air Elementary which was well attended by families.

5. Agency Reports. The MAC received the following reports:

a. California Highway Patrol – Officer Sean Wilkenfeld – Officer Wilkenfeld was

reporting instead of Officer Thomas but stated he was better looking than Officer Thomas. He gave us the stats for January and February. He also let us know about the new temporary plates that our on new cars and the new requirements for getting permanent plates.

- b. CCC Sheriff's Office – Lt. O'Mary** – Lt. O'Mary shared that there had been a string of robberies on Driftwood Dr. but they had caught the suspect. He gave an update on cameras for the community. Informed us of the new funding for towing RV's.
- c. Supervisor Glover – Vincent Manuel** - Vincent nothing to report at this time.
- d. Code Enforcement – Joe Losado** – unable to attend
- e. Golden State Water – Tina Gonzalez**
Gave report on regular maintenance and wanted to make sure community knew the new development was not “stealing” water from the hydrant but had worked with GSW to prevent any damage to the hydrant.

6. Items for Discussion and/or Action

There was a discussion about County File DP18-3005 to establish an auto storage yard on a vacant lot at 2770 Willow Pass Road, which is an adjacent lot. There was no one present to speak to the permit but that BPMAC discussed and unanimously decided we did not support this proposal.

7. Presentations

Joleen Lafayette made a presentation on the current Loaves and Fishes program that is on Bella Vista Ave. She was looking for ideas of how to increase participation and perhaps move to another location. Chair Mason agreed to meet with her and discuss ideas.

8. Committee Reports

- a. CAP report – Mason – Business is thriving for both businesses and they had no injuries but chemical reaction at Henkel which posed no threat to the community.
- b. Ambrose Rec and Park – Garcia-Lopez - They had nothing to report.
- c. Code Enforcement – Tremaine – no report
- d. Adopt a Road – Garcia - An update on recent clean ups
- e. Schools – Mason- Event at Mt Diablo High School on March 14, 2019
- f. Keller Mitigation – no report

12. Adjourn to April 2, 2019 meeting

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2205(d) of the Contra Costa County Ordinance Code.



Contra Costa County Public Works Department

Brian M. Balbas, Director

Deputy Directors
Stephen Kowalewski, Chief
Allison Knapp
Warren Lai
Carrie Ricci
Joe Yee

Memo

May 10, 2022

TO: Grant Farrington, Project Planner, Department of Conservation and Development

FROM: Larry Gossett, Senior Civil Engineer, Engineering Services Division
By: Brian Louis, Staff Engineer, Engineering Services Division

SUBJECT: **PERMIT DP18-3005**
STAFF REPORT AND RECOMMENDED CONDITIONS OF APPROVAL
(Insurance Auto Auctions/Willow Pass Rd./Bay Point/APN 098-240-031)

FILE: DP18-3005

The attached recommended conditions of approval, based on the site plan received by your office on March 31, 2022, include road and drainage requirements. The applicant shall comply with the Ordinance Code requirements as they pertain to this development. The following issues should be carefully considered with this project:

Background

The applicant requests approval of a development permit to an existing temporary storage facility to accommodate of up to 1,230 theft-recovered and damaged vehicles on a 10.35 acre parcel in Bay Point.

The subject property is a flag-shaped parcel set back from a 10-foot wide "cherry stem" that fronts Willow Pass Road. The site is relatively flat and is occupied by three active rail spurs and some storage tanks which are to remain.

Although existing drainage patterns are to remain as is and no improvements are proposed, minor grading in the vicinity of drainage swales is anticipated to "soften" grade transitions to improve ease of parking.

Traffic and Circulation

While the subject property technically has frontage (albeit only 10 feet wide) on a public street, it is not developed as drivable access. The applicant proposes to use paved access through the adjoining western parcels. The applicant has provided documents showing that they have legal rights from the neighboring property to assure access is available to serve this site from Willow Pass Road.

Drainage

Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse.

The applicant has shown the location of the existing storm drain traversing the site. As a condition of approval, the applicant will need to submit an analysis of this storm drain system and the downstream facilities to verify its adequacy.

In accordance with the procedures outlined in Chapter 92-6 of the Ordinance Code, the applicant has requested an exception from the collect and convey requirements specified in Chapter 914-2 of said Code. The request for exceptions is based on the following statements to support the prescribed findings:

- (1) That there are unusual circumstances or conditions affecting the property.

The current application under consideration consists of the expansion of the current IAAI operations at their existing facility at 2770 Willow Pass Road in Bay Point. No new improvement or addition of impervious materials are proposed under this application: consequently, no incremental impacts on existing drainage facilities or other infrastructure improvements are anticipated.

Existing storm drainage improvements supporting the original permitted operation remain existing and are as reflected on drainage inventory map for 2770 Willow Pass Road on file with the Contra Costa County Public Works Department. The existing drainage improvements are reflected on the plans submitted for DP 18-3005.

- (2) That the exception is necessary for the preservation and enjoyment of substantial property right of the Applicant.

No new improvement or building structures are proposed. All existing infrastructure improvements, both public and private, will be retained in their current locations and configurations.

- (3) That the granting of the exception will not be materially detrimental to the public welfare or injurious to other property in the territory in which the property is situated.

All existing infrastructure improvements, both public and private, will be retained in their current locations and configurations.

A determination can be made that "no material detrimental impact to the public welfare or injurious to other property" since no new construction or improvements are proposed under this application.

Drainage patterns will remain and will be dissipated such that it is not concentrated.

Public Works has no objection to the granting of an exception from this requirement provided there are no existing drainage problems in the area, no concentrated runoff is being directed to adjacent parcels, and the existing drainage pattern is maintained.

Stormwater Management and Discharge Control

A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 10,000 square feet (5,000 square feet for projects that include parking lots, restaurants, automotive service facilities and gas stations) in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014) and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. This land use permit proposes no new of impervious surface, thus a SWCP is not necessary.

Floodplain Management

The property does not lie 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 is **not** annexed into the lighting district. The applicant will be required, as a condition of approval, to annex into the Community Facilities District (CFD) 2010-1 formed for the Countywide Street Light Financing.

Area of Benefit Fee

The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the East Contra Costa Regional Fee & Finance Authority/ Regional Transportation Development Impact Mitigation (ECCRFFA/RTDIM) and Bay Point Areas of Benefit, as adopted by the Board of Supervisors. These fees shall be paid prior to initiation of use.

Drainage Area Fee

The applicant will be required to comply with the drainage fee requirements for Drainage Area 48D as adopted by the Board of Supervisors. These fees shall be paid prior to initiation of use.

GL:BL:ss
\\PW-DATA\grpdata\engsvc\Land Dev\DP\DP 18-3005\Staff Report & COAs (May 2022).docx
Cc: J. LaRocque, Engineering Services
Thomas Campora, owner
NGL SF Bay Storage & Transfer, P.O. Box 4465, Stockton, CA 95204
Rod Schlenker, applicant
Two Westbrook Corporate Center, Suite 500, Westchester, IL 60154

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT DP18-3005**

Applicant shall comply with the requirements of Title 8, Title 9 and Title 10 of the Ordinance Code. Any exceptions 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 March 31, 2022.

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO INITIATION OF THE USE PROPOSED UNDER THIS PERMIT.

General Requirements:

- 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.

Access to Adjoining Property:

Proof of Access

- Applicant shall furnish proof to the Public Works Department that legal access to the property is available from the neighboring property to assure access is available to serve this site from Willow Pass Road.

Site Access

- Applicant shall only be permitted access at the locations shown on the approved site/development plan.

Street Lights:

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

Drainage Improvements:

Collect and Convey

- Applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage facility, to a natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwater to a natural watercourse, in accordance

with Division 914 of the Ordinance Code. Applicant shall verify the adequacy at any downstream drainage facility accepting stormwater from this project prior to discharging runoff. If the downstream system(s) is inadequate to handle the existing and project condition for the required design storm event, applicant shall construct improvements to make the system adequate. Applicant shall obtain access rights to make any necessary improvements to off-site facilities.

Exceptions (Subject to Advisory Agency findings and approval)

Applicant shall be permitted an exception from the "offsite collect and convey" requirements of the County Ordinance Code provided that the existing drainage pattern is maintained and concentrated storm drainage is not discharged onto adjacent property. Applicant shall submit a drainage report with hydrology and hydraulic calculations to Public Works for review and approval that demonstrates the adequacy of the in-tract drainage system and the downstream drainage system.

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 Boards San Francisco Bay - Region II.
- Applicant shall inspect each vehicle upon delivery to the site. Prior to storage on-site, any system containing fluid shall be drained and fluids disposed of properly. Fluid removal shall take place at an appropriate off-site facility.
- 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.
 - Other alternatives comparable to the above as approved by the Public Works Department.

Stormwater Management and Discharge Control Ordinance:

- Based on the proposed new and/or redeveloped impervious surface area totaling less than 10,000 square feet (5,000 square feet for projects that include parking lots, restaurants, automotive service facilities and gas stations), this project does not require submittal of a final Stormwater Control Plan. This project shall be subject to all other provisions of the County Stormwater Management and Discharge Control Ordinance (§1014, Ordinance No. 2005-01).

Area of Benefit Fee Ordinance:

- Applicant shall comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the East Contra Costa Regional Fee & Finance Authority/ Regional Transportation Development Impact Mitigation (ECCRFFA/RTDIM) and Bay Point Areas of Benefit (AOB) as adopted by the Board of Supervisors prior to initiation of the use.

Drainage Area Fee Ordinance:

- Applicant shall comply with the drainage fee requirements for Drainage Area 48D as adopted by the Board of Supervisors prior to initiation of the use requested with this application. This fee shall be paid prior to initiation of proposed use.

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 Wildlife 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.
- Further development of the parcel may need to comply with the latest Stormwater Management and Discharge Control Ordinance (§1014) and Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. This compliance may require a Stormwater Control Plan and an Operations and Maintenance Plan prepared in accordance with the latest edition of the *Stormwater C.3 Guidebook*. Compliance may also require annexation of the subject property into the Community Facilities District 2007-1 (Stormwater Management Facilities) and entering into a standard Stormwater Management Facilities Operation and Maintenance Agreement with Contra Costa County.