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Notice of appeal to Contra Costa County Board of Supervisors

3180 Walnut Boulevard 10-Lot Subdivision (County File #CDSD21-09581)

William Goodwin 3131 Walnut Blvd. appealing the ZA decision on this project as the owner of downstream property effected by proposed water outflow from this development.

Grounds for appeal:

I. This proposed project will create 40,755 Sq. Ft. of new impervious surfaces on a property that previously had less than 2,000 Sq. Ft. There currently exists no tangible or positive existing drainage for this 2.88 acre site. Any water collected and the directed offsite presents a clear and present danger to neighboring downstream properties. Any water collected and directed offsite will present a significant impact on Erosion, Flooding, and siltation of the USGS marked, Department of Fish and Wildlife controlled, Ancient unimproved creek bed downstream form this proposed project.

1) The developers Hydrology report is terminally flawed and contains euphemistic ideas not proven on site and not based in reality. Referring to the "Hydrologic & hydraulic analyses" report prepared by DK Engineering of March 2022. Page 83 of the (NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION) report mentions a "Drainage Swail in the northern and western

boundary that collects runoff from a portion of the site and several neighboring parcels." This is not a factual statement as 1) it is an ancient creek bed and 2) it exists at the furthest North end of the property line *(Behind proposed lot 4)* 2/3 into the property depth at the highest elevational portion of the 3180 property. This creek currently has no tributarial inflows from any buildable portion of this property. Any and all hard surface runoff created from the structures and hardscapes on this proposed development will create new and never before existing direct impact on the downstream creek complex which already has a history of flooding, silting, and erosion and is currently overcapacity.

2) **The proposed bio-retention basin in this project is Ineffective and in fact detrimental to downstream properties. It is obvious that zero analysis has been done regarding the effects of minor or major flow volume discharge from this basin to downstream properties. (in fact the developer has never acknowledged the fact the creek bed this discharges into is a USGS identified Department of Fish and Wildlife controlled ancient tributary of the named Indian Creek complex.)**
3) **The current drainage infrastructure this proposed development intends to tie into is likely insufficient to handle extreme weather events and is a danger to downstream properties and potentially lives.**

Drainage surrounding this property currently exists as follows:

A) **The culvert & pipe from the Northeast back corner of the 3180 property is 24" in diameter and travels under the property at 3160 Walnut Blvd. This pipe continues underground across Walnut Blvd. and terminates south of the property at 3151 Walnut Blvd. This 24" galvanized pipe collects flow from upper Nob Hill Dr. through an ancient existing creek and wetland area, passes it through the pipe and ejects any flow into the USGS marked Department of**

Fish and Wildlife controlled ancient existing unimproved creek bed along Shady Glen Rd. The initiation of the transference pipe in question lies ~2/3 into the depth of the 3180 property, essentially no hydro off flow leaves the property and enters this drainage feature.

B) There exists a culvert entering a 24" pipe to the South of the property originating behind the 4000 Walnut Blvd. property across View Ln. from the 3180 property. The pipe crosses under View Lane and onto the 3180 property. There exists no active drain to this pipe on the 3180 property, just a (Inspection/cleanout) junction basin covered by a bolted down aluminum plate which is above grade by ~12". From that Junction a ~27" pipe crosses Walnut Blvd. and enters the Curbside collector drain which drains the West side of Walnut Blvd's sidewalk gutter. After this feature, an exit pipe enters the easement under the driveway of 3175 Walnut Blvd. ½ way down this driveway exists a 24"open grate access cover which if overwhelmed would directly flood the house and garage of 3175 Walnut Blvd. Moving downhill to the West the pipe terminates through a 30" orifice into the USGS marked Department of Fish and Wildlife controlled ancient waterway which runs along Shady Glen Rd. (This outflow is ~100 yards South of the previously mentioned @4" Galvanized pipe at 3151 Walnut Blvd.

C) There currently and historically has existed no drainage ditch or like along the frontage length of the 3180 property. Moving North of the property there does exist a drainage swage along the side of the road in front of 3160 Walnut Blvd. and there is a small grated entrance to the aforementioned pipe mentioned in paragraph (#2). There is no connection to the 3180 property of this "swage", in fact a utility pole exists on mounded higher grading directly in the path of any such possible connection.

D) 1. The culvert under Walnut Blvd. at Shady Glen is nominally 4' in diameter which has previously overflowed across Walnut Blvd. on several occasions.

In conclusion:

There currently exists ZERO active drainage with positive outflow into any water carriage system on the 3180 property. Currently any water entering that property soaks into the ground to the point of saturation and pools on the property afterwards. I do not feel that enough outside impartial analysis has been done in consideration of proposed increased water outflows from the property. The developer's Engineering firm (DK Engineering) has been loose with the facts and less than truthful in claiming less hydro outflow will enter the surrounding creeks following the project than before.

Thank you, --Bill Goodwin-- 3131 Walnut Blvd.