

Everett Louie

From: Will Nelson
Sent: Tuesday, July 30, 2024 5:01 PM
To: Everett Louie
Cc: Daniel Barrios
Subject: MS24-00009 Advance Planning Comments

Hi Everett,

I apologize for missing the comment deadline. We have no issues with the subdivision itself. However, comparing the Accela aerial photo to Google Maps shows that some significant trees were removed. If that was permitted previously, fine. If not, then you can lean on the following General Plan Conservation Element policies to try and gain some mitigation for the removal:

- 8-6. Significant trees, natural vegetation, and wildlife populations generally shall be preserved.
- 8-28. Efforts shall be made to identify and protect the County's mature native oak, bay, and buckeye trees.

Let me know if you have questions.

-Will



William R. Nelson
Principal Planner
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
Phone (925) 655-2898
Web www.contracosta.ca.gov

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REVIEW OF AGENCY PLANNING APPLICATION

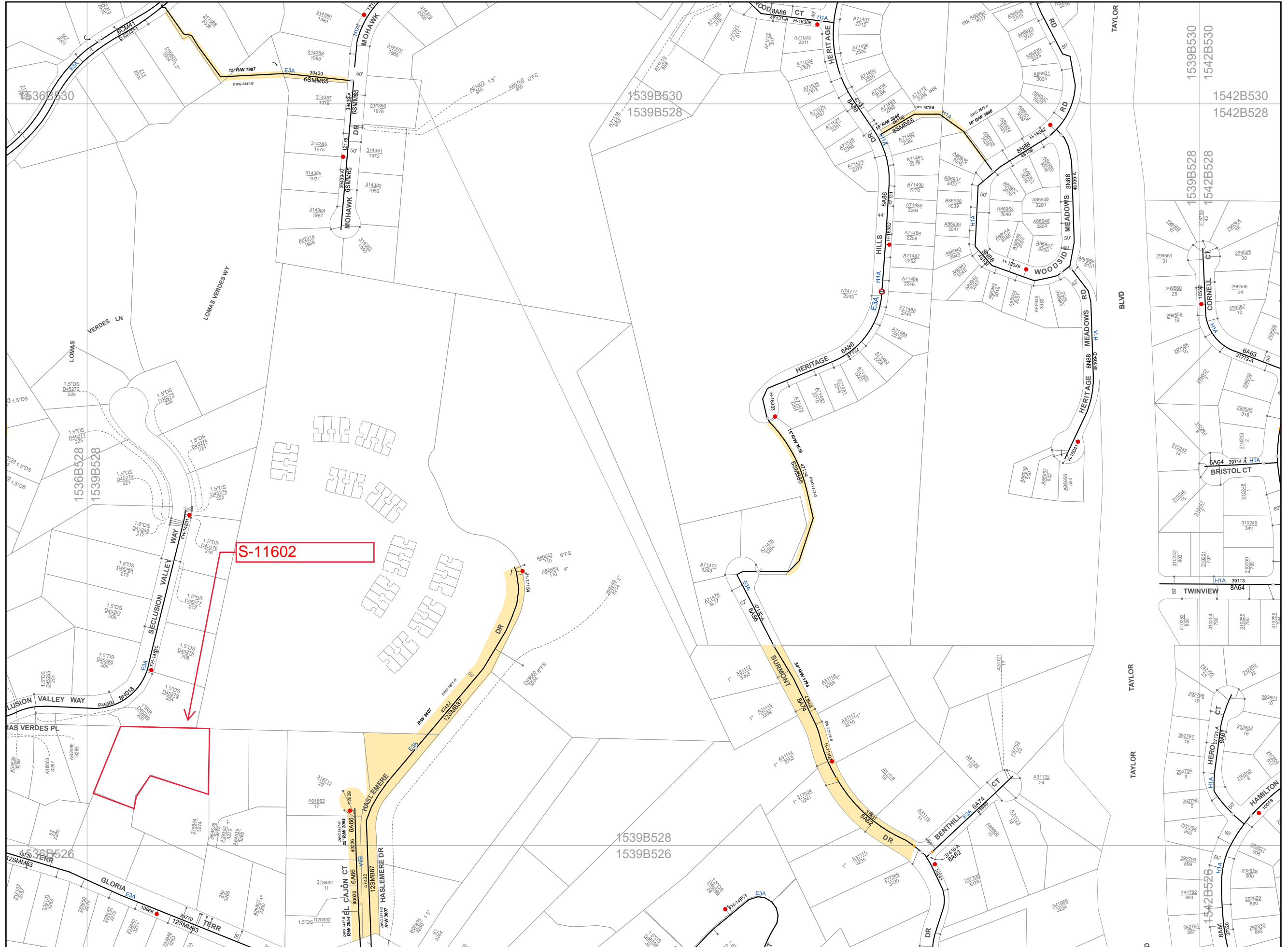
THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES										
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY										
DATE: 06/05/2024	EBMUD MAP(S): 1539B528	EBMUD FILE:S-11602								
AGENCY: Department of Conservation and Development Attn: Everett Louie 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDMS24-00009	FILE TYPE: Development Plan								
APPLICANT: Gloria Knoll LLC 5009 Forni Drive, Suite A Concord, CA 94520-8525	OWNER: Gloria Knoll LLC 5009 Forni Drive, Suite A Concord, CA 94520-8525									
DEVELOPMENT DATA										
ADDRESS/LOCATION: 0 Gloria Terrace City:LAFAYETTE Zip Code: 94549										
ZONING: PREVIOUS LAND USE: Vacant lot										
DESCRIPTION: Two lot subdivision of a vacant 1.04-acre parcel into lot A, 0.56 acres, and lot B, 0.48 acres.	TOTAL ACREAGE:1.04 ac.									
TYPE OF DEVELOPMENT: <div style="text-align: center;">Single Family Residential:2 Units</div>										
WATER SERVICES DATA										
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 295-320	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 315-350								
All of development may be served from existing main(s) Location of Main(s):Gloria Terrace										
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>E3A</td> <td>250-450</td> </tr> </tbody> </table>	PRESSURE ZONE	SERVICE ELEVATION RANGE	E3A	250-450	<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			
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E3A	250-450									
PRESSURE ZONE	SERVICE ELEVATION RANGE									
COMMENTS										
<p>The project sponsor has applied for water service to serve the proposed development. Once the property is subdivided, separate meters for each lot will be required. Depending on fire flow and meter requirements by the fire department, a main extension at the project sponsor's expense will be required to serve the proposed development. The project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing additional 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>KTL</p>										
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.										
<div style="text-align: center;"> <div style="display: flex; justify-content: space-between; align-items: center;"> Chien Wang, Associate Civil Engineer; 6/3/24 </div> <p>DATE WATER SERVICE PLANNING SECTION</p> </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



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By receipt of requested documents, the DOCUMENT RECIPIENT agrees that he or she, and/or any other authorized representatives of the DOCUMENT RECIPIENT, will provide no copy (nor partial copy) to any other person or agency, will not redistribute any document to any other entity, business or individual, nor use the document for other than the specified purpose. At the point the document is no longer required for use by the DOCUMENT RECIPIENT, the data shall be returned to the District or destroyed.

1539B528



Applicant Pipeline Design Criteria

EBMUD values applicant pipeline projects and is committed to providing a thorough and efficient design. To ensure an efficient design process and to avoid significant delays the design criteria below should be adhered to when submitting improvement plans.

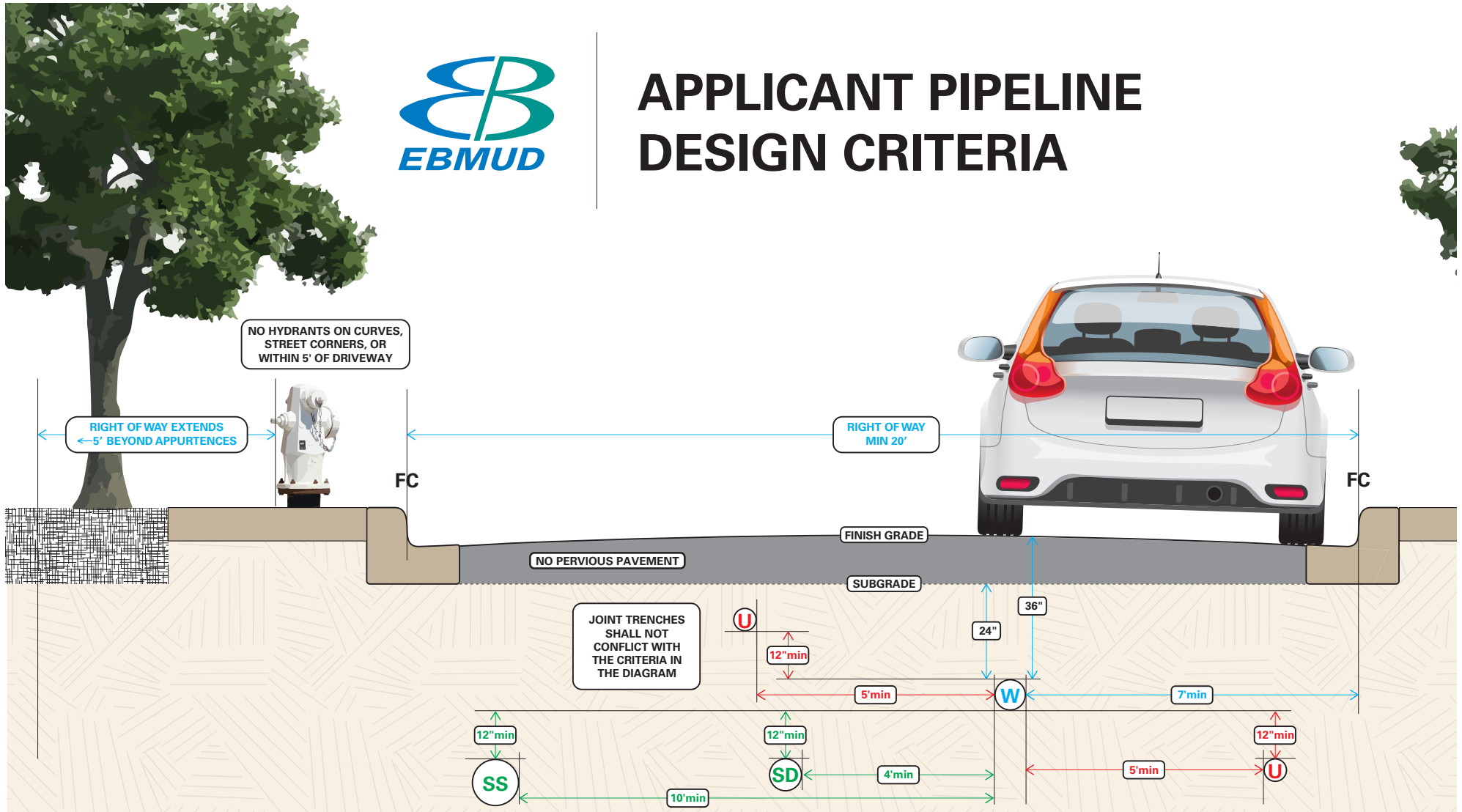
Design Criteria

- Water mains shall be seven (7) feet from face of curb.
- Water mains shall maintain a minimum one (1) foot vertical and five (5) foot horizontal clearance from other utilities.
- Gas mains shall meet the one (1) foot vertical separation requirement by installing the gas main below the water main only.
- Water mains shall maintain a minimum ten (10) foot horizontal clearance (O.D. to O.D.) and be located a minimum one (1) foot above any sewer main. Title 22 CCR
- Water mains shall maintain a minimum four (4) feet horizontal clearance (O.D. to O.D.) and be located a minimum one (1) foot above any storm drain. Title 22 CCR
- Water mains shall have a 36-inch cover to final grade and 24-inch cover to pavement subgrade.
- Joint trenches that are in conflict with the criteria above may delay the project. Submit to EBMUD final joint trench plans (no intent plans) which include the size of the joint trench and the utilities located inside.
- Water mains shall not be installed under pervious pavement.
- Water mains installed under decorative pavement, pavers, or stamped concrete will require an additional paving agreement.
- Hydrants shall not be located on curved sections of street, street corners, or within five feet of a driveway.
- Right of ways for 6-inch and 8-inch water mains shall be a minimum of 20 feet wide and extend five (5) feet past the water main centerline.
- Right of ways for 12-inch to 24-inch water mains shall be a minimum of 20 feet wide and extend eight (8) feet past the water main centerline.

Please contact the New Business Office representative assigned to your project if there are any questions regarding the requirements listed above. Meeting this criteria will enable the most efficient design possible.



APPLICANT PIPELINE DESIGN CRITERIA



W = WATER 24" cover to subgrade 36" cover to final grade 7' inset from face of curb	U = UTILITY min 12" vertical clearance min 5' horizontal clearance	SS = SANITARY SEWER min 12" below water min 10' horizontal clearance	SD = STORM DRAIN min 12" below water min 4' horizontal clearance	FC= FACE OF CURB
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CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

4005 PORT CHICAGO HWY, STE 250, CONCORD, CA 94520 • (925) 941-3300 • CCCFPD.ORG

June 5, 2024

Mr. Everett Louie
Contra Costa County
DCD-Planning

Subject: 0 Gloria Terr, Lafayette (APN 166240039)
Project # CDMS24-00009
CCCFPD Project No.: P-2024-001703

Dear Mr. Louie:

We have reviewed the lot split application to establish two lots resulting in a 0.56-acre and a 0.48 acre parcel at the subject location. The following is required for Fire District approval in accordance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), the 2022 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

The planning package contained drawing showing access to proposed sites of new single family homes.

The project is located in an SRA High Fire Hazard Severity Zone. Any proposed homes shall meet requirements of CBC 7A.

1. It is not clear if Access complies with Fire District requirements.

Any proposed driveway from Gloria Terrance would need to be 20 feet wide if it serves more than two homes. The width can reduce to 16 feet for any portion only serving two homes or less.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 16 / 20-foot 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. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard. (503) CFC

2. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red with the words: **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have **NO PARKING – FIRE LANE** signs posted, allowing for parking on one side only or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

3. The project as proposed shall require the installation of an approved Fire District turnaround. Dead-end emergency apparatus access roadways in excess of 150 feet in length shall be provided

with approved provisions for the turning around of Fire District apparatus. Contact the Fire District for approved designs. (503.2.5) CFC

4. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC
5. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

The developer shall submit scaled site improvement plans indicating:

All existing or proposed hydrant locations,
Fire apparatus access to include slope and road surface
Elevations of building,
Size of building and type of construction,
Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
Striping and signage plan to include "NO PARKING-FIRE LANE" markings

This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

6. ***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

Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

7. The homes as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2022 edition of NFPA 13D or Section R313.3 of the 2022 California Residential Code. Submit to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan / Contra Costa County Ordinance 2022-34.
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

TO SCHEDULE A FIRE DISTRICT INSPECTION OF THE ACCESS AND HYDRANT INSTALLATION PRIOR TO CONSTRUCTION OR THE STORAGE OF COMBUSTIBLE MATERIAL ON THE JOB SITE, CONTACT THE FIRE DISTRICT (MINIMUM 2 WORKING DAYS IN ADVANCE) AT 925-941-3300 EXT 3902 OR SCHEDULE THROUGH THE FIRE DISTRICT PUBLIC PORTAL UNDER THE CORRECT PERMIT NUMBER.

<https://confire.vision33cloud.com/citizenportal/app/landing>

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,

A handwritten signature in blue ink, appearing to read "Michael Cameron".

Michael Cameron
Fire Inspector

File: 0 GLORIA TERR-PLN-P-2024-001703

To: Everett Louie, Planner
From: Christine Louie, Planner
Date: May 17, 2024
Subject: **County File #CDMS24-00009 – 0 Gloria Terrace, Pleasant Hill, CA
APN 166-240-039**

The following is Housing and Community Improvement Division's response to the application filed on May 5, 2024, for a Minor Subdivision in Pleasant Hill under County file #CDMS24-00009. The applicant proposes a tentative parcel map "Gloria Knoll" to subdivide a vacant parcel into two lots.

Inclusionary Housing Ordinance

Residential development of five or more units is subject to the County's Inclusionary Housing Ordinance. Pursuant to Section 822-4.408 of the County Ordinance Code, the proposed project is exempt from the requirements of the County's Inclusionary Housing Ordinance, Chapter 822-4.

Housing Inventory Site

The subject property's APN is listed along with APNs 166-240-037 and 166-240-038 associated with County File #MS15-0008 in the Housing Element as part of a minor subdivision that was approved and is expected to be completed within the 2023-2031 planning period. The previously approved subdivision map has been recorded and is expected to result in the addition of three above-moderate income units. Above Moderate Income is the income category for a gross household income of 120 percent of area median income or more for Contra Costa County. The submitted application is proposing a lot split on a vacant property, which qualifies as two above-moderate income units. It appears that the proposed project will result in one additional unit than previously anticipated under entitlement #CDMS15-00008. The proposed project will not result in the reduction in the total number of units or income category in the Housing Element sites inventory.

The State's Government Code mandates findings for all discretionary projects where a housing development does not propose the maximum density on the property or does not propose the number of units at the income levels indicated in the sites inventory. If the number of units in a project is less than the density or income category listed in the sites inventory, then a developer may be required to assist staff in identifying an alternative site or rezone another site to make up the deficiency of units by density or income category as identified in the sites inventory.

Housing Comments

- The proposed project does not appear to result in a net loss in sites inventory capacity and will not be required by state law to provide findings as a part of an entitlement approval.
- Please notify us if the project scope/project plans are revised, if the prior development assumptions are incorrect, or if you should have any questions.

Sincerely,
Christine Louie, Planner

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Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<https://nwic.sonoma.edu>

June 5, 2024

File No.: 23-1673

Everett Louie, Project Planner
Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553-4601

re: CDMS24-00009/ APN: 166-240-039 at 0 Gloria Ter. / Gloria Knoll LLC.

Dear Everett Louie,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Project Description:

The applicant requests approval of a tentative parcel map for the subdivision of a vacant 1.04-acre parcel into two lots resulting in a 0.56-acre "Parcel A" and a 0.48-acre "Parcel B".

Previous Studies:

XX This office has no record of any previous cultural resource field survey for the proposed project area conducted by a professional archaeologist or architectural historian (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

XX Although the general vicinity has sensitivity for archaeological resources, the proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended. If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations.

Built Environment Recommendations:

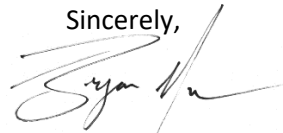
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Contra Costa County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,



Bryan Much
Coordinator



Memo

December 11, 2024

TO: Everett Louie, Project Planner, Department of Conservation and Development
FROM: Larry Gossett, Senior Civil Engineer, Engineering Services Division
Anthony DiSilvestre, Staff Engineer, Engineering Services Division
SUBJECT: **MINOR SUBDIVISION MS24-0009**
STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL
(Gloria Knoll LLC/Gloria Terrace/Lafayette/APN 166-240-039)
FILE: **MS24-0009**

We have reviewed the application for **minor subdivision MS24-0009** and revised tentative map received by your office on **September 26, 2024**. The attached recommended conditions of approval, based on the site plan, 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 tentative parcel map for the subdivision of a vacant 1.04-acre parcel into two lots approximately 0.5 acres in size. : This is a re-subdivision of Parcel C of subdivision MS15-0008. Much of the basic infrastructure was installed by the prior subdivision,

The project site is located 50 feet south of the County maintained Seclusion Valley Way and 200 feet north of the County maintained Gloria Terrace in the unincorporated Lafayette area. Properties west of the site are zoned R-10, properties to the northeast are zoned P-1, and adjacent properties elsewhere (as well as the site itself) are zoned R-20.

Traffic and Circulation

The project site does not directly front any public roads. Both parcels are proposed to gain access from Gloria Terrace by expansion of a private road to the south.

The current road width of Gloria Terrace at its intersection with the private road is 22 feet within a 60-foot right of way. The applicant will be required as a condition of approval to provide evidence that there is legal access to the property from Gloria Terrace. No right-of-way dedication or road widening of a public road will be required for this development.

The private road is marked on the site plan as a 28-foot-wide private access and utility easement. Since this easement serves more than one lot, it is considered a private road and must be built to private road standards. This would require a minimum of 16 feet of pavement

within a 25-foot easement. Additionally, the fire marshal will need to review and approve access onto this parcel before plans get approved by Public Works.

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 Preliminary Grading, Drainage & Utility Plan shows that following construction, runoff will drain in a northeasterly direction into two bio-retention areas. This bioretention then conveys water to an existing catch basin and 24" stormwater pipe within an onsite private storm drain easement. This stormwater infrastructure then outfalls into existing rock rip rap located onsite. According to the improvement plan for MS15-0008, the riprap connects to an overland ditch that flows in a southward direction into stormwater infrastructure along Gloria Terrace. The applicant will need to verify that the County's collect and convey requirements are being met by this development considering the additional impervious surface area being created.

Stormwater Management and Discharge Control

A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 5,000 square feet in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014), the County's Municipal Separate Storm Sewer System (MS4) and National Pollutant Discharge Elimination System (NPDES) Permit. Based on the typical lot coverage for two parcels of this size, as well as the private road and frontage improvements, this threshold will be exceeded. The applicant has provided a Preliminary Stormwater Control Plan with this application, which is adequate for this phase of the project.

If the site has already been annexed to the Community Facilities District and subject to the Operations and Maintenance Agreement with the County in conjunction with the prior subdivision, some of the standard requirements relative to stormwater management may already be satisfied.

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 already annexed into Community Facilities District 2010-1 and will require no further annexation.

Area of Benefit Fee

The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Central County Area of Benefit, as adopted by the Board of Supervisors. The fee shall be paid prior to the issuance of building permits.

Drainage Area Fee and Creek Mitigation

The applicant will be required to comply with the drainage fee requirements for Drainage Area 62 as adopted by the Board of Supervisors. This fee shall be paid prior to filing a parcel map.

LG:AD:ss
G:\engsvc\Land Dev\MS\MS 24-0009\Staff Report & COAs MS24-0009.docx

cc: J. LaRocque, Engineering Services
L. Gossett, Engineering Services
A. Vazquez, Engineering Services
A. DiSilvestre, Engineering Services
Gloria Knoll LLC, *owner/applicant*
5009 Forni Drive, Suite A
Concord, CA 94520
Rich Jensen, *contact person*
2234 Foxhill Drive
Martinez, CA 94553

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT MS24-0009**

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 shall 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 September 26, 2024.
- 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 below conditions of approval are subject to the review and approval of the Public Works Department.

Access to Adjoining Property:

Proof of Access

- Applicant shall furnish proof to the Public Works Department of the acquisition of all necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road and drainage improvements.
- Applicant shall furnish proof to the Public Works Department that legal access to the property is available from Gloria Terrace.

Encroachment Permit

- Applicant shall obtain an encroachment permit from the Public Works Department, if necessary, for construction of driveways or other improvements within the right-of-way of Gloria Terrace

Road Alignment/Intersection Design/Sight Distance:

- Applicant shall provide sight distance at the intersection of the private driveway with private road in accordance with Chapter 82-18 "Sight Obstructions at Intersections" of the County Ordinance Code. The applicant shall trim vegetation, as necessary, to provide sight distance at this intersection, and any new signage, landscaping, fencing, retaining walls, or other obstructions proposed at this intersection shall be setback to ensure that the sight line is clear of any obstructions.

Private Roads:

- Applicant shall construct a paved turnaround at the end of the proposed private road subject to the approval of Public Works and the Fire Marshal.
- Applicant shall construct an on-site roadway system to current County private road standards with a minimum traveled width of 16 feet, with 2 feet shoulders, within a minimum 25-foot access easement.
- Any proposed roadway over 15.9% in grade shall be surfaced with grooved concrete or open-graded asphalt.
- Applicant shall construct the on-site private roadway (serving the residential development) to current County private road standards, subject to the review of the Fire District.

Parking:

- Parking shall be prohibited on one side of on-site roadways where the curb-to-curb width is less than 36 feet and on both sides of on-site roadways where the curb-to-curb width is less than 28 feet. "No Parking" signs shall be installed along these portions of the roads subject to the review and approval of the Public Works Department.
- "No Parking" markers shall be installed along the private road subject to the review of the Public Works Department and the review and approval of the Board of Supervisors.

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 system, to *an adequate* natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwater to *an adequate* natural watercourse, in accordance with Division 914 of the Ordinance Code.

Miscellaneous Drainage Requirements:

- Applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Department design standards.
- Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.
- A private storm drain easement, conforming to the width specified in Section 914-14.004 of the County Ordinance Code, shall be dedicated over any proposed storm drain line traversing both parcels.

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.

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.
- Offer pavers for household driveways and/or walkways as an option to buyers.
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Other alternatives comparable to the above as approved by the Public Works Department.

Stormwater Management and Discharge Control Ordinance:

The applicant shall submit a final Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (§1014) prior to filing of the Parcel Map. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.

Many of the requirements of this Ordinance may have been satisfied by the prior subdivision that created the subject parcel, in which case the SWCP and O+M Plan may only need to be revised.

- 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).
- Stormwater management facilities shall be subject to inspection by the Public Works Department; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.
- Prior to filing the Parcel Map, the property owner(s) shall enter into a Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for and related to the operation and maintenance of the stormwater facilities, and grant access to relevant

public agencies for inspection of stormwater management facilities. The site may already be partly to this agreement as part of the prior subdivision.

- Prior to filing the Parcel Map, the property owner(s) shall annex the subject property into Community Facilities District (CFD) No. 2007-1 (Stormwater Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of stormwater facilities by property owners. The site may have been annexed to the CFD as part of the prior subdivision.
- Any proposed water quality features that are designed to retain water for longer than 72 hours shall be subject to the review of the Contra Costa Mosquito & Vector Control District.

Drainage Area Fee Ordinance:

- Applicant shall comply with the drainage fee requirements for Drainage Area 62 as adopted by the Board of Supervisors prior to initiation of the use requested with this application. This fee shall be paid prior to filing of the Parcel Map.

ADVISORY NOTES

- The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Central County Area of Benefit, as adopted by the Board of Supervisors. The fee shall be paid prior to issuance of building permits.

Everett Louie

From: Robert Sarmiento
Sent: Thursday, June 20, 2024 2:23 PM
To: Everett Louie
Subject: RE: Anne Nounou shared "Agency Comment Request CDMS24-00009" with you

Hi Everett,

I reviewed the subject project, which is assigned to you. I have no transportation planning-related comments.

Robert Sarmiento

Contra Costa County
Department of Conservation and Development
Transportation Planning Section
(925) 655-2918
Robert.Sarmiento@dcd.cccounty.us

**What should Contra Costa County be and look like in 20 years?
Check out EnvisionContraCosta2040.org and let us know!**



From: Anne Nounou <Anne.Nounou@dcd.cccounty.us>
Sent: Tuesday, May 14, 2024 12:13 PM
To: Bret Wickham <Bret.Wickham@dcd.cccounty.us>; Daniel Barrios <Daniel.Barrios@dcd.cccounty.us>; David Wexler <dwexler@contracostamosquito.com>; Everett Louie <Everett.Louie@dcd.cccounty.us>; Gabriel Lemus <Gabriel.Lemus@dcd.cccounty.us>; Joe Smithonic <joe.smithonic@pw.cccounty.us>; John Cunningham <John.Cunningham@dcd.cccounty.us>; Kristin Sherk <Kristin.Sherk@dcd.cccounty.us>; Mark De La O <mark.delao@pw.cccounty.us>; McGregor, Jennifer <jennifer.mcgregor@ebmud.com>; Monish Sen <Monish.Sen@pw.cccounty.us>; Nestor Baligod <Nestor.Baligod@dcd.cccounty.us>; Planning.review <planning.review@ebmud.com>; Raquel Caicedo <Raquel.Caicedo@dcd.cccounty.us>; Robert Sarmiento <Robert.Sarmiento@dcd.cccounty.us>; Russ Leavitt <rleavitt@centralsan.org>; Takeya Foster <TAKEYA.FOSTER@CCHEALTH.ORG>; Will Nelson <Will.Nelson@dcd.cccounty.us>
Subject: Anne Nounou shared "Agency Comment Request CDMS24-00009" with you



Anne Nounou invited you to access a file