



San Ramon Valley Fire Protection District
Community Risk Reduction Division
2401 Crow Canyon Road, Suite A
San Ramon, CA 94583

phone: 925.838.6600

web: www.firedepartment.org

Friday, December 15, 2023

Hello Diana Lecca,

The Fire District has reviewed the Planning Application for the below noted address. Based upon the information provided, comments and requirements have been made as conditions of approval.

If during the course of the entitlement process the project changes, additional requirements may apply. Thank you for the opportunity to comment on the project. Please feel free to contact me directly with any questions or concerns.

PROJECT: CDLP23-02056
ADDRESS: 6621 JOHNSTON RD (204120015)
APPLICATION TITLE: Planning and Site Development Review
PROJECT NUMBER: 1192986

Roy Wendel
Interim Fire Marshal
rwendel@srvfire.ca.gov
925.838.6687

PLANNING

General Issues

1. Submit Plans

Roy Wendel 12/15/23 7:44 AM	Plan submittal required to the Fire District. Visit www.firedepartment.org/submitplans for information on submittal requirements.
--------------------------------	---

2. Access

Roy Wendel 12/15/23 7:44 AM	Current requirements for water supply and Fire Department access will be applied at time of submittal for construction permits. Visit www.firedepartment.org/submitplans for the current Ordinance, Standards and Submittal Requirements.
--------------------------------	---



Contra Costa County
**Public Works
Department**

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

Memo

June 25, 2024

TO: Diana Lecca, Planner, Department of Conservation and Development
FROM: Kellen O'Connor, Associate Civil Engineer, Engineering Services Division *Kellen*
By: Anthony DiSilvestre, Staff Engineer, Engineering Services Division
SUBJECT: **LAND USE PERMIT LP23-2056**
STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL
(Louis & Kristi Miramontes/Johnston Road/San Ramon/APN 204-120-015)
FILE: **LP23-2056**

We have reviewed the application for **land use permit LP23-2056** received by your office on **December 5, 2023**. 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 land use permit for the construction of a second residence on a parcel zoned A-20.

The site is located in the unincorporated San Ramon area. Northwest of the site is a Tributary of Tassajara Creek, southeast and southwest of the site is Johnston Road, and to the northeast is a neighboring parcel with agricultural zoning.

Exception Requests

On June 5, 2024, the applicant submitted an exception request related to the County's collect and convey requirements. Comments relative to this request are included below in the Drainage sub-section of this report.

Traffic and Circulation

The project site will front and gain access from the privately maintained portion of Johnston Road. No road widening or right-of-way dedication is recommended as part of this project.

Improvements along Johnston Road at this location include a picket fence adjacent to the edge of the roadway. No additional improvements are proposed, and none are recommended.

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.

According to County elevation data, runoff that falls onto the site flows west towards the bridge of Johnston Road bridge over the Tributary of Tassajara Creek to the west. The applicant has submitted an exception request per Chapter 92-6 from the collect and convey requirements. The request for exception is based on the findings outlined below:

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

The proposed home site is in a low-density part of Johnston Road, located over one mile from the Johnston Road Bridge.

2. That the exception is necessary for the preservation and enjoyment of the substantial right of the applicant.

Constructing a water canal of over one mile would be disruptive to the surrounding properties and environment.

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.

Granting an exception would not be materially detrimental to the public welfare or injurious to other property owners, as the proposed home fits in well with the topography of the area and will be similar to homes on Johnston Road.

The Public Works Department would not oppose granting these exceptions to the collect and convey requirements of this parcel by the advisory agency.

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) and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. This project proposes to legalize about 3,400 square feet of impervious surface within the second residence, which is below the threshold requiring submittal of a SWCP.

Floodplain Management

The project does not lie within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency's Flood Insurance Rate Map.

Lighting District Annexation

The subject property is not annexed into the lighting district. The property owner will be required, as a condition of approval, to annex into the County Facilities District 2010-1 formed for 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 South County Area of Benefit, as adopted by the Board of Supervisors. The fees shall be paid prior to issuing of a land use permit.

Drainage Area Fee

The property is located within unformed Drainage Area 102. There is currently no fee ordinance adopted by the Board of Supervisors for this area.

Should you have any questions, please contact Anthony DiSilvestre at (925) 313-2262 or anthony.disilvestre@pw.cccounty.us or Kellen O'Connor at (925) 313-2278 or kellen.oconnor@pw.cccounty.us.

KO:AD:ss
G:\engsvc\Land Dev\LP\LP 23-2056\Staff Report & COAs LP23-2056.docx

c: J. LaRocque, Engineering Services
L. Gossett, Engineering Services
K. O'Connor, Engineering Services
A. DiSilvestre, Engineering Services
Louis & Kristi Miramontes, *owner/applicant*
6621 Johnston Road
Pleasanton, CA 94588

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT LP23-2056**

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT AND/OR PRIOR TO INITIATION OF THE USE PROPOSED UNDER THIS PERMIT.

General Requirements:

- For Public Works review for compliance relative to this Land Use Permit, a Compliance Review Fee deposit shall be submitted directly to the Public Works Department in accordance with the County's adopted Fee Schedule for such services. This fee is separate from similar fees required by the Department of Conservation and Development and is a deposit to offset staff costs relative to review and processing of these conditions of approval and other Public Works related services ancillary to the issuance of building permits and completion of this project.
- 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 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 the County-maintained portion of Johnston Road.

Road Alignment/Intersection Design/Sight Distance:

- Applicant shall provide sight distance at the intersection of the private driveway with Johnston 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.

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 street light service area does not include the transfer of ownership and maintenance of street lighting on private roads.

Utilities/Undergrounding:

- Applicant shall underground all new utility distribution facilities.

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.

Exception (Subject to Advisory Agency findings and approval)

Applicant shall be permitted an exception from the 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.

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.

Creek Banks and Creek Structure Setbacks:

- Applicant shall show the creek structure setback line on the site plan/Tentative Map in accordance with Section 914-14.012, "Structures Setback Lines for Unimproved Earth Channels" and observe this setback line as if this were a subdivision.

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.
- 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.

ADVISORY NOTES

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the South County Area of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.
- 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.