

## Everett Louie

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**From:** Will Nelson  
**Sent:** Thursday, November 16, 2023 2:58 PM  
**To:** Everett Louie  
**Cc:** Daniel Barrios  
**Subject:** LP23-2046 Advance Planning Comments

Hi Everett,

I realize it's past the comment deadline, but wanted you to know that Advance Planning has no comments on this project; it is consistent with the General Plan.

Thanks  
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](http://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: 10/30/2023	EBMUD MAP(S): 1545B510	EBMUD FILE:S-11499				
AGENCY: Department of Conservation and Development Attn: Everett Louie 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDLP23-02046	FILE TYPE: Development Plan				
APPLICANT: Nathan Watkins 101 Lucas Valley Road, Suite 150  San Rafael, CA 94903		OWNER: Carnelian Holdings LLC 2380 Warren Road Walnut Creek, CA 94595-1247				
DEVELOPMENT DATA						
ADDRESS/LOCATION: 2374 Warren Road    City:WALNUT CREEK    Zip Code: 94595						
ZONING:R-10    PREVIOUS LAND USE:						
DESCRIPTION: 2-story addition to an existing assisted living care facility which includes 14 new units		TOTAL ACREAGE:0.29 ac.				
TYPE OF DEVELOPMENT: <div style="text-align: right; margin-right: 100px;">Multi Family Residential:14 Units</div>						
WATER SERVICES DATA						
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 216-218	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 217-221				
All of development may be served from existing main(s) Location of Main(s):Warren Road						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">PRESSURE ZONE</th> <th>SERVICE ELEVATION RANGE</th> </tr> </thead> <tbody> <tr> <td>H1A</td> <td>50-250</td> </tr> </tbody> </table>	PRESSURE ZONE	SERVICE ELEVATION RANGE	H1A	50-250	None from main extension(s) Location of Existing Main(s):	
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COMMENTS						
<p>When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing 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>AAL</p>						
<b>CHARGES &amp; OTHER REQUIREMENTS FOR SERVICE:</b> Contact the EBMUD New Business Office at (510)287-1008.						
<hr style="width: 20%; margin: 0 auto;"/> Chien Wang,Associate Civil Engineer;    DATE WATER SERVICE PLANNING SECTION						

October 25, 2023

**2374 Warren Road  
Walnut Creek, CA  
County File #CDLP23-02046**

Dear Everett,

This memo is in response to an Agency Comment Request received on October 17, 2023, for a Land Use Permit application to allow a 2-story, 2,342 square foot addition to an existing assisted living care facility “Carnelian Assisted Living” to add 14 new bedrooms under County file #CDLP23-02046, APN: 184-120-071. Our response is based on the presumption that the project is an expansion of an existing assisted living facility in operation on the property or located on adjacent or nearby properties. We presume the proposal does not include any independent dwelling units with separate cooking and bathroom accommodations and the entire proposed project is defined as a community care facility pursuant to the California Health and Safety Code Section 1502, which we have attached for your reference.

Inclusionary Housing Ordinance

This project is exempt pursuant to Section 822-4.408 (a)(4) of the County Ordinance Code if it is a community care facility as defined in Health and Safety Code Section 1502.

If the project includes other types of dwelling units that are not described under the definition of a community care facility, then the County’s Inclusionary Housing Ordinance would apply, and further review of the project is necessary.

Please feel free to contact me with any questions or comments.

Sincerely,

Cathy Remick, Planner  
Contra Costa County  
Department of Conservation & Development  
Housing & Community Improvement Division



# Memo

February 20, 2024

**TO:** Everett Louie, Planner, Department of Conservation and Development  
**FROM:** Kellen O'Connor, Associate Civil Engineer, Engineering Services Division  
**SUBJECT:** **LAND USE PERMIT LP23-2046**  
**STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL**  
(Carnelian Holdings, LLC/Warren Road/Walnut Creek/APN 184-120-071)  
**FILE:** **LP23-2046**

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We have reviewed the application for **Land Use Permit LP23-2046** received by your office on **October 2, 2023** and subsequent submittals including a revised frontage plan received January 9, 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 Land Use Permit application to allow a 2-story, 2,342 square-foot addition to an existing assisted living care facility (occupancy type R-2.1) "Carnelian Assisted Living" to add 14 new bedrooms.

The project site is located in the unincorporated Walnut Creek area with R-10 zoning. West of the site are the existing assisted living care facilities that this project will contribute to, south of the site is Warren Road, and residential parcels surround its other sides.

## Traffic and Circulation

The subject parcel has frontage along and gain access from the publicly maintained Warren Road. Warren Road at this location is a 30-foot roadway within a 50-foot right-of-way and is proposed to become a 40-foot roadway within a 60-foot right-of-way. Frontage improvements have already been completed on this project's side of the street. Existing frontage improvements along Warren Road include a 5-foot sidewalk, curb, and gutter broken by a single 26-foot-wide driveway. No additional frontage improvements are required as part of this project. No roadway widening or right-of-way dedication are required as part of this project.

The existing pavement along the front of the property provides vehicle access to that of the assisted living facility to the west and will continue to do so following this project. Seven on-site parking spaces are currently proposed by this project in front of the buildings.

The applicant should provide exhibits showing ingress and egress movements from Warren Road to and from the newly designated parking spaces. These exhibits shall demonstrate that exiting vehicles from the proposed development can do so in a forward direction.

### **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 from the project site drains south towards Warren Road. No proposed drainage facilities are shown on the site plan. Water flows west along the gutter until it reaches a 15-inch RCP that drains south into Las Trampas Creek. The applicant will need to demonstrate how the proposed development satisfies the County's collect and convey requirements.

### **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 construct approximately 2,400 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 Central County Area of Benefit, as adopted by the Board of Supervisors. The fees shall be paid prior to issuing of building permits.

### **Drainage Area Fee**

The property is located within unformed Drainage Area 121. There is currently no fee ordinance adopted by the Board of Supervisors for this area.

Should you have any questions, please contact me at (925) 313-2278 or koconnor@pw.cccounty.us.

KO:xx  
G:\engsvc\Land Dev\LP\LP 23-2046\30-Day Comments LP23-2046.docx

c: J. LaRocque, Engineering Services  
L. Gossett, Engineering Services  
K. O'Connor, Engineering Services  
Carnelian Holdings, LLC, *owner*  
2380 Warren Road  
Walnut Creek, CA 94595  
Nathan Watkins, *applicant*  
101 Luas Valley Road, Suite 150  
San Rafael, CA 94903

**PUBLIC WORKS RECOMMENDED  
CONDITIONS OF APPROVAL FOR PERMIT LP23-2046**

**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 October 2, 2023 and subsequent submittals through January 23, 2024.**

**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.
- 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.
- 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 (Warren Road):**

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

- Curb ramps and driveways shall 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 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.

#### **Utilities/Undergrounding:**

- Applicant shall underground all new and existing utility distribution facilities, including those along the frontage of Warren Road.

#### **Drainage Improvements:**

- 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.
- The nearest public drainage facility is a storm drain line located on Warren Road. Applicant shall verify its adequacy prior to discharging runoff.

#### **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.



### **Stormwater Management and Discharge Control Ordinance:**

- Based on the proposed new and/or redeveloped impervious surface area totaling less than 5,000 square feet, this project does not require submittal of a final Stormwater Control Plan. Applicant shall incorporate stormwater quality elements to the Maximum Extent Practicable (MEP), in accordance with all other provisions of the County Stormwater Management and Discharge Control Ordinance. This must include efforts to limit new impervious surface area, limit directly connected impervious areas, provide for self-retaining areas and include other Best Management Practices to the MEP.

### **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.

### **ADVISORY NOTES**

- Applicant will be required 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. Payment is required prior to issuance of a building permit.

## Everett Louie

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**From:** Robert Sarmiento  
**Sent:** Friday, January 5, 2024 8:17 AM  
**To:** Everett Louie  
**Subject:** Carnelian Assisted Living Facility Expansion (LP23-02046)

Good morning, Everett,

The Transportation Planning Section has reviewed the subject project and has no comments.

Feel free to reach out to me if you have any questions.

***Robert Sarmiento***

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

**What should Contra Costa County be and look like in 20 years?  
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