



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

Thursday, November 14, 2024

Hello Syd Sotoodeh,

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: CDDP24-03045
ADDRESS: 430 LEGACY DR (193010029)
APPLICATION TITLE: Planning and Site Development Review
PROJECT NUMBER: 1525879

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

PLANNING

General Issues

1. Access

Roy Wendel
11/14/24 7:22 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.

2. Submit Plans

Roy Wendel
11/14/24 7:22 AM

Plan submittal required to the Fire District. Visit www.firedepartment.org/submitplans for information on submittal requirements.

3. Fire Flow

Roy Wendel
11/14/24 7:23 AM

This project is required to meet fire flow as defined in the CFC. Check with local water purveyor to ensure existing hydrants will meet required fire flow.

Minimum fire flow 1,125 GPM for 60 minutes.



CENTRAL SAN

CENTRAL CONTRA COSTA SANITARY DISTRICT

5019 IMHOFF PLACE, MARTINEZ, CA 94553-4392

November 21, 2024

Syd Sotoodeh
Project Planner
(925) 655-2877
syd.sotoodeh@dcd.cccounty.us

PHONE: (925) 228-9500

FAX: (925) 228-4624

www.centrialsan.org

ROGER S. BAILEY
General Manager

J. LEAH CASTELLA
Counsel for the District

KATIE YOUNG
Secretary of the District

SUBJECT: 430 Legacy Dr., Alamo
APN: 193-010-029, Central San Response
Brief description of proposed project

Dear Syd Sotoodeh,

According to Central Contra Costa Sanitary District (Central San) records, the project site is within Central San's service area.

Development Information: *(Based on the information provided)*

- **Existing Use:** Vacant
- **Planned Project Description:** The applicant requests approval of a Development Plan Design Review to determine if a new 5,624-square-foot single-family residence with an attached 891-square-foot garage is consistent with the design guidelines of CDDP93-03015/CDSD93-07744. A tree permit to remove two (2) Blue Oak Trees (18" and 24" in DBH) is requested as part of this review.

Site-Specific Development Conditions:

- The applicant should promptly submit full-size improvement plans for Central San Permit staff to review and pay all applicable fees prior to receiving a building permit. For more information, the applicant should contact the Central San Permit Section at (925) 229-7371.

Sincerely,

Michelle Peon Del Valle
Engineering Assistant



REVIEW OF AGENCY PLANNING APPLICATION

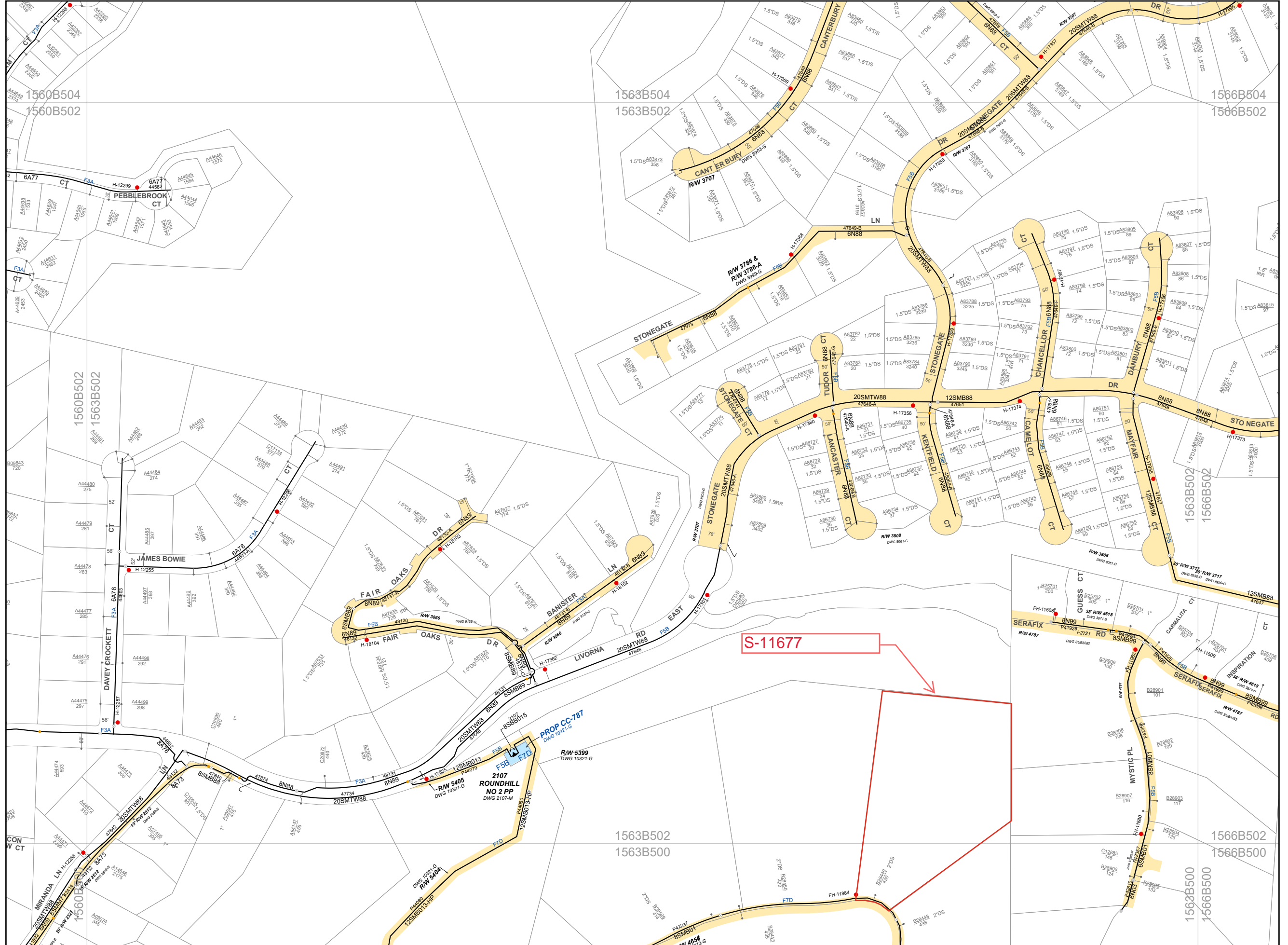
THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES									
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY									
DATE: 11/25/2024	EBMUD MAP(S): 1563B502	EBMUD FILE:S-11677							
AGENCY: Department of Conservation and Development Attn: Syd Sotoodeh 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDDP24-03045	FILE TYPE: Development Plan							
APPLICANT: Jonathan James William Wood Architects 301 Hartz Avenue Suite 203 Danville , CA 94526-3328		OWNER: Stephane Miles 1110 Burnett Avenue Suite C Concord, CA 94520							
DEVELOPMENT DATA									
ADDRESS/LOCATION: 430 Legacy Drive City:ALAMO Zip Code: 94507-1722									
ZONING:P-1 PREVIOUS LAND USE: Vacant lot									
DESCRIPTION: Proposal for a new 5624 square foot single family home with an attached 891 square foot garage.		TOTAL ACREAGE:4.16 ac.							
TYPE OF DEVELOPMENT: Single Family Residential:1 Units									
WATER SERVICES DATA									
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 748-786	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 522-748							
All of development may be served from existing main(s) Location of Main(s):Legacy Drive		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>F7D</td> <td>720-920</td> </tr> </tbody> </table>	PRESSURE ZONE	SERVICE ELEVATION RANGE	F7D	720-920	<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		
PRESSURE ZONE	SERVICE ELEVATION RANGE								
F7D	720-920								
PRESSURE ZONE	SERVICE ELEVATION RANGE								
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>EBMUD owns and operates an 8-inch water distribution pipeline in an EBMUD right of way (R/W 4656) located within the boundary of this property. This pipeline provides water service to the existing (type commercial, residential, etc.) property. The integrity of this pipeline needs to be maintained at all times. Any proposed construction activity within the right of way would need to be coordinated with EBMUD and may require relocation of the pipeline and/or right of way, at the project sponsor's expense. No buildings or structures shall be constructed in EBMUD's right of way unless specific approval is given by EBMUD.</p> <p>Depending on the final elevations of the proposed development, a High Pressure Service Agreement may be required to provide water service to portions of the development. A High Pressure Service Agreement recommends the installation and maintenance of a pressure regulator at the project sponsor's expense, to maintain adequate pressure to the premises at all times.</p>									
cc: Matt Elawady									
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.									
 Chien Wang, Associate Civil Engineer; DATE WATER SERVICE PLANNING SECTION		11/22/2024							

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
- EBMUD Property



This information is furnished as a public service by East Bay Municipal Utility District (District). The District makes every reasonable effort to produce and publish the most current and accurate information possible. However, the District makes no warranty express or implied, concerning this information's accuracy, completeness, reliability, or suitability for the recipient's intended use. Furthermore, the District assumes no liability associated with the use or misuse of this information. If you do not accept these terms, you must refrain from using the information and immediately return it. Please notify the District if discrepancies in the provided information are found.

By receiving the requested information, you agree that you, and any of your representatives authorized by the District to possess the information, will use the information only for the authorized purpose for which you requested it. If you obtained the information to prepare construction documents, you may make the information publicly available only to the extent necessary for safe construction. In all other circumstances, you may not provide any of the information, or any copy of it, to any other person or entity without the District's prior written approval. When you no longer require the information for your use, you must return or destroy all copies of the information. If you do not accept these terms, you must refrain from using the information and immediately return it.


1563B502



Memo

November 26, 2024

TO: Syd Sotoodeh, Senior Planner, Department of Conservation and Development
FROM: Larry Gossett, Senior Civil Engineer, Engineering Services Division
SUBJECT: **PERMIT DP24-3045**
30-DAY COMMENTS – INCOMPLETE
(James/Legacy Drive/Alamo/APN 193-010-029)
FILE: **DP24-3045**



Background

The subject property is Lot 8 of Subdivision 7744 filed in July 2002. The property lies along a ridge crest and a large portion of it is encumbered by a scenic easement that restricts development. The site plan includes several retaining walls within the restricted development area which will need to be addressed within the context of this development permit application.

Traffic and Circulation

The property is located along the east side of Regency Drive, a private street constructed to serve the subdivision of which this lot is part of. No additional road widening or improvements are required.

Drainage

Per County Ordinance Code Section 82-2.014 - Drainage requirements, 'Drainage facilities shall be installed under a permit issued pursuant to this title, adequate to meet and comply with the drainage design standards and requirements set forth in Division 914'. In turn, Division 914 of the 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 water course 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.

This project proposes collecting the drainage from the developed portion of the property and conveying it downslope to discharge through dissipaters above existing residences. This system does not comply with the Code and would require an exception request, which must be accompanied by positions supporting the three findings that have to be made by the Zoning Administrator (or Planning Commission) to grant the exception. The procedure regarding exception requests is noted in Chapter 92-6 of the Code. Of specific concern is the additional runoff resulting from the increased amount of impervious surface, as well as geotechnical stability of the slope considering potential saturation downhill from the dissipator pipes.

Stormwater Management and Discharge Control

For single family residences, a Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 10,000 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's anticipated surface coverage is below that threshold but may still be required to submit a SWCP for a Small Land Development Project with building permit application.

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 (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 Tri-Valley and Alamo Areas of Benefit, as adopted by the Board of Supervisors. The fees shall be paid prior to 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 76 as adopted by the Board of Supervisors. This fee shall be paid prior to the issuance of a building permit.

The submitted application should be considered incomplete. Before accepting the application as complete, the following concerns should be addressed:

- The applicant should revise the drainage plan for the project to comply with the drainage requirements of the County Ordinance Code. Alternatively, the applicant should submit an exception request from this code requirement. Exceptions requested from County Ordinance Code Standards must be requested in writing by the applicant in conjunction with the application submittal in accordance with Chapter 92-6 of the County Ordinance Code. Supplemental supporting documentation, such as a geotechnical analysis of slope stability considering the surface discharge of storm warts should accompany the exception request.

Should you have any questions, please me at extension 3-2016.


LG:ss
G:\engsvc\Land Dev\DP\DP 24-3045\DP24-3045 30-day comments.docx

cc: J. LaRocque Engineering Services
K. O'Conner, Engineering Services
Jonathan James, William Wood Architects, *(applicant)*
301 Hartz Avenue, Suite 203
Danville, CA 94526
Stephane Miles, *(Owner)*
1110 Burnett Avenue, Suite C
Concord, CA 94520



Memo

February 9, 2026

TO: Syd Sotoodeh, Planner, Department of Conservation and Development
FROM: Larry Theis, Engineering Services Division – Consultant Engineer 
SUBJECT: **DEVELOPMENT PLAN CDDP24-03045**
STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL
(Jonathan James (Applicant) - New Single Family Residence at 430 Legacy Drive – Alamo area APN 193-010-029)
FILE: **CDDP24-03045**

We have reviewed the resubmittal of plans for application for **Development Plan CDDP24-03045** received by your office. **The updated application is deemed complete.** The plans include revisions to the proposed drainage through a vegetated area.

Background

The subject property is located at 430 Legacy Drive in the Alamo area (APN 193-010-029). The property is Lot 7 of Subdivision 7744 (446M3) and it is approximately 4.16 acres of which approximately 90% is restricted from development via a Grant Deed of Development Rights. It is mostly a sloped area with the home built on the flat portion, with surrounding area down sloping to the east and north. The proposed development plan is to construct a new two-story single-family residence with driveway access to the east side of Legacy Drive.

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.

Stormwater Management and Discharge Control

A Stormwater Control Plan (SWCP) for a Small Land Development Project was submitted and reviewed. The applicant is proposing 9,286 SF of new impervious surface which is below the 10,000 SF threshold for one single family home that is not part of a larger plan of development. The development plan plans to use runoff reduction measures that include dispersing runoff into vegetated area (lawns/landscape space).

Underground Utilities

Division 96-10 of the County Ordinance Code requires that all utility distribution facilities, including but not limited to electric, communication and cable television lines, within any residential or commercial subdivision shall be placed under ground.

Area of Benefit Fee

The applicant will need to comply with the requirements of the Alamo Area of Benefit, as adopted by the Board of Supervisors. The fee shall be paid prior to issuance of building permits.

Streetlights (General Benefit)

The applicant shall annex into the Community Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing. Annexation into a streetlight service area does not require streetlights to be constructed specifically with your project and will not transfer ownership and maintenance of street lighting on nearby private roads. The applicant will be assessed the annual rate for the general benefit of having street lights throughout the County. The annexation shall occur prior to issuance of building permit.

Drainage Area Fee

The applicant will be required to comply with the drainage fee requirements for Drainage Area 76 as adopted by the Board of Supervisors. Fee shall be paid prior to issuance of building permits.

Should you have any questions, please contact Larry Theis at (925) 890-9732 or Larry@theis-engineering.com.

LT:

G:\engsvc\Land Dev\DP\CDDP24-03045\Staff Report & COAs CDDP24-03045 (2026-02-09)

cc: J. LaRocque Engineering Services

Applicant: Jonathan James, William Wood Architects
301 Hartz Avenue, Suite 203
Danville, CA 94526
Owner : Stephane Miles
1110 Burnett Ave Suite C
Concord, CA 94520

PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR DEVELOPMENT PLAN CDDP24-03045

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.

General Requirements:

- In accordance with Section 92-2.006 of the Ordinance Code, this development plan 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 require the review and approval of the Public Works Department and are based on the site plan prepared by Debolt Civil Engineering dated January 5, 2026.
- 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 conditions of approval below are subject to the review and approval of the Public Works Department.

Street Lights:

- Property owner(s) shall annex their property into the County Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing. The applicant will be assessed the annual rate for the general benefit of having street lights throughout the County. The annexation shall occur prior to issuance of building permit.

Stormwater Management and Discharge Control:

- 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).
- Applicant shall submit final site improvement plans which provide a breakdown of the total proposed impervious surface areas (roof tops, patios, porch, pool area) and verify this total does not exceed 10,000 SF.

Utilities/Undergrounding:

- Applicant shall underground all new utility distribution facilities to the new home. Applicant shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.

ADVISORY NOTES

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Alamo Area of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.
- Applicant will be required to comply with the drainage fee requirements for Drainage Area 76 as adopted by the Board of Supervisors. Fee shall be paid prior to issuance of building permits.

From: [Cameron Collins](#)
To: [Syd Sotoodeh](#); [Everett Louie](#)
Subject: 430 and 438 Legacy Drive Projects
Date: Wednesday, February 26, 2025 11:14:06 AM
Attachments: [image001.png](#)

Hi Syd and Everett,

Both the 430 and 438 Legacy Drive applications were on the Alamo MAC Land Use Subcommittee agenda last night. The three members decided not to review the applications as the MAC does not make design comments or recommendations on tree permits. I've let Candace know and she is fine with that.

What are the next steps for these projects? Will they be heard by the ZA? If so, do you know when? I need to send a letter out to the neighbors.

Cameron Collins

Field Representative
Alamo, Diablo and Walnut Creek
Office of Supervisor Candace Andersen
Contra Costa County, District 2



CONTRA COSTA
BOARD OF SUPERVISORS

309 Diablo Road
Danville, CA 94526
925.655.2300 voice
925.820.3785 fax
cameron.collins@bos.cccounty.us

This message is being sent on a public e-mail system and may be subject to disclosure under the California Public Records Act.



March 31, 2025

Syd Sotoodeh, Project Planner
Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA 94553

Subject: Geologic Peer Review/ COA Compliance Review
CDDP24-03045 / Lot #7 of SD-7744 (Legacy Drive)
COA #14 of CDDP01-03061 / APN 193-019-029
Clyde Miles Construction (owner & applicant)
Alamo Area, Contra Costa County
DMA Project 3010.25

Dear Syd,

The project is Lot #7 of SD-7744. Since recordation of the Final Subdivision Map, Lot #7 has remained a vacant, residentially zoned parcel. The development of the parcel required filing of a Development Plan. That application was filed in 2001(i.e. CDDP01-03061). The County granted approval to the development plan application, subject to compliance with conditions of approval. COA #14 of CDDP01-03061 requires a site-specific geotechnical report evaluating the building plans and providing updated geotechnical recommendations. In response to the provisions of COA #14, the project proponent has submitted the following items for our review:

- a) Architectural drawings were prepared by William Wood Architects.¹ Those plans provide details of the proposed project, including a site plan, floor plans, exterior elevations, landscape plans and associated drawings. The plans indicate a two-story residence to be constructed within a previously graded building pad.
- b) Civil engineering plans prepared by D/B (DeBolt Engineering), which include a cover sheet, grading and drainage plan, erosion control plan, and stormwater control plan.²
- c) Geotechnical report prepared by Engeo Inc., which provides background information on previous services that were provided by Engeo on the project site.³ The primary purpose of the investigation was to provide Updated geotechnical recommendations that addressed the project that is currently proposed on the project site. However, Engeo's scope of work included limited subsurface exploration and laboratory testing. The test pits allowed Engeo to view foundation conditions / depth to bedrock, measure the strike and dip of bedding and dominant jointing. Engeo also identifies the monitoring and testing services recommended during the construction period.

¹ William Wood Architects, 2024, *Clyde-Miles Const – Lot 7, 430 Legacy Dr., Alamo, CA 94507*, 21 Sheets, WWA Job. #24.2046R (dated October 18, 2024).

² D/B Engineering, 2025, *430 Legacy Drive, Alamo, Contra Costa County, California*, 4 Sheets, D/B Job #24204 (dated January 31, 2025).

³ Engeo, Inc., 2025, *Updated Geotechnical Report, Legacy Ridge (Lot 7 – Subdivision 7744), 430 Legacy Drive, Alamo*, Engeo Job #3193.000.003 (dated January 24, 2025).

Purpose

Our responsibility is to provide the professional opinion of an engineering geologist on the adequacy of the Engeo report for compliance with the provisions of Condition of Approval #14. It should be recognized that we have no authority to modify the requirements of the condition of approval (i.e., we cannot grant relief from any provision of a COA or add additional requirements). We routinely look for evidence of compliance with each specific requirement of a COA. If, in our opinion, there are items that are not adequately addressed, we identify the documentation and/or additional analysis that is required.

Understanding of Project

The architectural plans indicate a two-story single-family residence of 5,624 sq. ft. plus a 3-car garage for an additional 891 sq. ft. The Grading & Drainage plan, prepared by D/B, estimates 490 cu. yds of cut and 40 cu yds of fill (i.e., approximately 450 cu. yds. of export from the project site). The area of land disturbance is estimated to be 12,100 sq. ft. This estimate includes the footprint of the residence, the driveway including one on-site parking space, maneuvering outside of the garage, as well as on-site drainage improvements. This estimate also includes outdoor landscape areas and outdoor use areas, including a patio to be located on the east perimeter of the residence and wrapping around a portion of the rear yard wall and front yard. A low retaining wall is proposed near the southeast property line (i.e., the wall ranges up to 4½ ft. in height and is to be setback approximately 5 ft. from the southeastern property line).

Engeo notes that a) the existing graded pad is bounded on the north and east a 2:1 (horizontal to vertical) slope, which slope away from the building pad; b) the topographic survey map prepared by the project civil engineer (D/B) indicates that the current pad grade is up to 3 ft. below the finish floor grades shown on sheets prepared by Willian Wood Architects, c) other planned site improvements include a pool (to be located east of the proposed residence), depressed wine cellar room, paved driveway, patios, paths, landscape features and underground utilities.

2025 Engeo report

1. Previous Engeo Reports

Background information was provided by Engeo on their previous site investigations on Lot #7. That included serving as the project geotechnical engineers during mass grading and previous subsurface exploration performed within Subdivision 7744. Specifically, during the period 2001 – 2002 Engeo served as the project geotechnical engineers during mass grading of Subdivision 7744.^{4 5} Consequently, they are familiar with the details of the previous grading of Lot #7, as well as the engineering properties of native soils, engineered fill and the bedrock formation that occurs on Lot #7. In 2005 Engeo provided supplemental subsurface exploration of the twelve (2) custom lots that were being considered for construction of improvements which included Lot #7. Figure 2 of Engeo's 2025 report presents a geologic map of Lot #7. Features shown include mapping the approximate location of a Quaternary colluvial deposit in the north-facing hillside approximately 200 ft. north of the currently proposed Lot #7 building. Figure 2 also shows the location of a test pit logged by Engeo in 2005 (labeled PT2-7), along with three test pits logged by Subsurface data collected by Engeo for their January 2025 report included the logging of three test pits

⁴ Engeo, Inc., 2001, *Interim Report on Testing & Observation Services During Mass Grading, Subdivision 7744 and Minor Subdivision, Alamo, California*, Engeo Job #3193.1.3193.2.050.02 (dated July 19, 2001).

⁵ Engeo, Inc., 2002, *Final Report of Testing and Observation Services During Site Utility Trench, Subdivision 7744 and Minor Subdivision, Alamo, California*, Engeo Job #3193.2.050.02 (dated November 4, 2002)

within the footprint of the proposed residence (labeled TP-1 through TP-3). In the immediate vicinity of the proposed building site Engeo plots the orientation of bedding in the outcrop belt of the Tassajara- Green Valley Group (Tgvt). As shown, bedding strikes N87E, with a steep, north-northwesterly dip, estimated to be 64 degrees. Figure 2 also shows the location of two nearby residences (one is located immediately west of the proposed Lot #7 building site and another existing residence is located on the south side of Legacy Dr., approximately 70 ft. south of the proposed footprint of the future Lot # 7 residence (i.e., Engeo has four (4) test pits which is adequate to characterize foundation conditions on Lot #7.)

2. 2025 Subsurface Investigation

The purpose of the subsurface investigation was to provide data on foundation conditions. The data gathered indicates ½ to 2 ft. of non-expansive sandy soil overlying bedrock that consists of interbedded sandstone and mudstone. Within the footprint of the residence, test pits terminated in bedrock approximately 4½ ft. below existing grade. Laboratory testing indicates a PI of 47 for the mudstone sample that was tested (i.e., highly expansive when subject to fluctuations in moisture content. Test Pit TP-1 is located in the area where a swimming pool is proposed. This test pit was extended to a depth of 8 ft. It encountered sandstone bedrock from the ground surface to a depth of 8 ft. The sandstone exposed in the walls and floor of the test pit are described as follows

Sandstone, pale yellow, weak to moderately weak, moderately to slightly weathered, fine- to medium-grained, massive, minor carbonate staining on fracture surfaces, contact with conglomerate exposed near top of test pit. The bedrock deemed to be Tgvt (i.e. Green Valley-Tassajara Group) and the orientation of bedding reported to be 340/34 (i.e. dipping to the north-northwest at approximately 34 degrees).

3. Laboratory Testing of Samples

Engeo performed testing of samples retrieved using hand sampling techniques. The tests performed included plasticity index (PI), fines content and corrosion potential. Among the tests performed, was evaluation of the sulfate ion concentration at full saturation. This is a key parameter used by geotechnical engineers to evaluate the effect of corrosive soils on concrete. For evaluation of sulfate content, Engeo utilized ASTM Test Method D4327. In this case the sulfate concentration fell below the detection limit of the test. On page 3 of the Engeo report there is reference to standards of the American Concrete Institute Manuel, which provides standards for concrete in contact with soils based on its exposure class.⁶ In this instance the test results fell below standards for mitigation of the adverse effects of corrosive soils on concrete. Nevertheless, Engeo recommends use of Type II concrete for foundations and slabs-on-grade. Engeo also notes that they are not corrosion engineers. If further evaluation of this potential hazard is a concern, Engeo recommends that a corrosion engineer be retained by the project proponent. Additionally, Engeo indicates that the project structural engineer may recommend more stringent concrete specifications.

4. Updated Geotechnical Recommendations

Based on the results of their 2025 investigation, Engeo indicates that from a geotechnical perspective the project site is suitable for the proposed development, provided the recommendations presented in their report are incorporated into the project design and fully implemented during the construction phase of the project. Engeo then goes on to provide detailed geotechnical recommendations for the project. Those recommendations are comprehensive and address the following geotechnical-related issues:

⁶ 2019 American Concrete Institute Manuel, ACI 318-19, Section 19.3.1

- Acceptable Fill (including a process to remove organic concentrations; a recommendation for use of soil material derived from mudstone to be restricted to landscape areas, monitoring removal of stripping by Engeo to evaluate the properties of the soil that overlies bedrock, and standards for the PI of any proposed import; and all import is to be tested and approved by Engeo for use as engineered fill prior to import being transported to the site.)
- Foundation Recommendations (due in part to terrain considerations and the presence of highly expansive mudstone within the pad area, If the footprint of the residence encroaches within 15 ft. of a downslope area with a gradient of 4:1 or steeper, Engeo recommends pier-and-grade beam foundation for the residence. Similarly, if the planned retaining walls and/or pool structure encroaches into an area that is less than 15 ft. from a slope having a gradient of 25% or steeper, pier and grade beam foundations are recommended.)
- Pier-and-Grade Beams Combined with Raised Floor System (Engeo indicates that if the primary residence encroached within 15 ft. of a downslope area steeper than 4:1, a pier-and-grade beams foundation system is recommended i.e., the residence can be supported on drilled piers combined with grade beams with raised floors are recommended. Engeo provides design parameters for the proposed foundation system, including pier diameter, pier depth, max. allowable skin friction, min. spacing of piers, nearby downslope condition, and lateral passive resistance (allowable).
- Post-Tensioned Mat Foundation (provided the residence can be setback a min. of 15 ft. from downslopes, use of post-tensioned mats may be considered. The PT mat foundations system must bear on competent engineered fill. Engeo goes on to provide detailed recommendations if PT mats can attain a 15 ft. setback from slopes having a gradient of 25% or greater.
- Continuous Spread Footings (This type of foundation is allowable provided the footprint of the dwelling is setback a minimum of 15 ft. from a slope having a gradient of 25% or greater. Detailed parameters are provided for this foundation system options)
- Other Updated Design recommendations. Commencing on page 7, Engeo provides detailed design recommendations for a) interior floor slabs-on-grade, raised floors, b) raised floors (e.g. crawl space moisture reduction), c) 2022 California Building Code seismic design criteria, d) Foundation concrete sulfate exposure considerations, e) exterior slabs-of-grade, f) Slab moisture vapor reduction,
- Slab-on-grade subgrade treatment
- Site retaining walls
- Concrete driveway and drivable pavers
- Pool recommendations, including pool foundations, pool walls pool hydrostatic relief valve and underdrainage, and pool deck slab-on-grade and adjacent landscape areas.

Engeo's detailed design-level recommendations are followed by a *Limitations Statement*. There are several significant components to this statement, which include the following:

- If there are changes in the planned improvements, as project geotechnical engineers, Engeo needs to be provided with the opportunity to comment on the changes and modify its design-level recommendations.
- The developer has a duty to transmit geotechnical data/ recommendation to his consulting team.
- The recommendations are solely professional opinions and are valid for a period of 2 years (i.e., until January 24, 2027. Beyond that date, Engeo must be given the opportunity to review project plans and update its recommendations, if warranted.
- During development, actual field conditions or other considerations can be expected to necessitate clarifications, adjustments, modifications or other changes to recommendations that respond to

exposed conditions. It is for this reason that geotechnical observation and testing services are critical to the success of the project.

DMA Evaluation

1. Seismic Hazard Mapping Act

The provisions of the Seismic Hazard Mapping Act can be found in the California Public Resources Code, Chapter 7.8, Sections 2690-2699.6. This law is similar in many respects to the Alquist-Priolo Earthquake Fault Zone Mapping Act, which has been implemented by the County for the past 50 years. However, the official Seismic Hazard Zone (SHZ) maps issued by the California Geological Survey (CGS) identify areas that are at-risk of earthquake triggered landslides and earthquake triggered liquefaction. The procedure for issuance of official SHZ maps is to distribute preliminary review copies of the SHZ maps and invite local jurisdictions, public agencies, and property owners to submit comments/ technical data. The professional staff of the CGS reviews the comments/ technical data provided. Based on input provided on the preliminary map(s), the CGS may modify the Preliminary Map. Ultimately, a public hearing is held before the State Mining and Geology Board with a recommendation from the CGS that the map(s) be approved. When SHZ maps are accepted as adequate by the Mining and Geology Board, they are distributed to local jurisdictions and public agencies. Nearly all land development projects that are located within areas at-risk of earthquake-triggered landslide displacement or liquefaction (or both) and which will eventually lead to construction of structures for human occupancy (including all major and minor subdivisions), require comprehensive geological/ geotechnical investigation.

On November 21, 2024 the official SHZ map of the La Trampas Ridge Quadrangle was released by the CGS following its adoption by the State Board of Mining and Geology. Accompanying issuance of the Las Trampas Ridge Quad, the CGS issued Seismic Hazard Zone Report 139, which explain the approach used by the CGS staff in their analysis, and it presents technical data on a) geology, b) groundwater, c) probabilistic seismic hazard analysis model and its application to liquefaction and landslide hazard assessment d) results of materials testing, d) ground motion assessment, e) lists key references and f) explains the associated zoning techniques. According to the SHZ map the sloping hillside areas are deemed to be at-risk of earthquake trigger landslide displacement, but the ridge crest area (such as Lot #7 building site) is not deemed to be within a hazard zone. It should also be recognized that residential parcels created prior to issuance of the Seismic Hazard Zone map are exempted from the provisions of the state law requiring a rigorous landslide hazard assessment, providing the proposed residence is not more than 2 ½ stories.

2. Future Geotechnical Services

The future geotechnical services recommended by Engeo observation and testing services, which are critical to the success of the project, The monitoring services are intended to ensure that contractors properly interpret and implement recommendations in the geotechnical report. The recommended geotechnical monitoring services also provide an opportunity for the geotechnical engineer to view exposed conditions. If field conditions vary substantially from those anticipated, the geotechnical engineer will provide supplemental recommendations. Any proposed changes to recommendations during construction will need to be reviewed/ approved by the County Building Inspection Division prior to their implementation.

DMA Findings

We shall not comment of Engeo's recommendation other than indicating that a) they are well-reasoned, b) generally consistent with the standard of practice, c) are comprehensive and d) with full implementation by

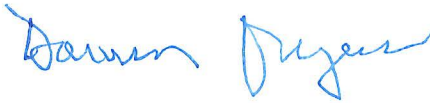
contractors are expected to result in long-term satisfactory performance. On that basis, we consider the 2025 Engeo report to have satisfied the provisions of COA #14.

Limitations and Purpose

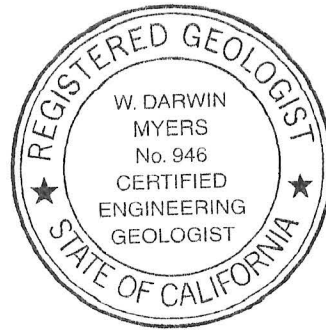
The purpose of our review was to provide a professional opinion on the adequacy of the documents provided for COA Compliance. Specifically, we provide advice to assist the Community Development Division with discretionary permit decisions. Our scope of work was limited to the documents that are references herein, and our conclusions and recommendations are made in accordance with generally accepted principles and practices of the Engineering Geology Profession.

We trust this letter provides the evaluation and comments that you requested. Please call if you have any questions.

Sincerely,
DARWIN MYERS ASSOCIATES



Darwin Myers, CEG 946
Principal



P.O. BOX 156 • ALAMO, CALIFORNIA 94507

March 22, 2025

By E-mail to “syd.sotoodeh@dcd.cccounty.us”

Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA. 94553

RECEIVED on 03/24/2025 **CDDP24-03045**
By Contra Costa County
Department of Conservation and Development

Attn: Syd Sotoodeh
Re: CDDP24-03045
Site: 430 Legacy Drive

Dear Syd:

This application is a request for approval of a Development Plan Design Review to determine if a new 5,624- square-foot single-family residence with an attached 891-square-foot garage is consistent with the design guidelines of CDDP01-03061. A tree permit to work within the driplines of three (3) code-protected Blue Oak trees (18", 24" and 48" DBH) and two (2) Coast Live Oak trees (24" and 30" DBH) is requested as part of this review. The application was reviewed at the AIA Planning Committee's March 20, 2025 meeting. The applicant and neighboring property owners were notified of the meeting and the applicant was present. Based upon the meeting discussions, the AIA recommends **APPROVAL** of the application, subject to the following conditions:

CONDITIONS

- This recommendation is based upon the revised plans received by the County on February 14, 2025 and upon a further revised Grading and Drainage Plan received by AIA from the applicant on March 20, 2025. A copy of the revised Grading & Drainage plan is enclosed.
- We understand from the applicant that the arborist's report is being revised. The revised report should include specific measures to prevent damaging or cutting the roots of nearby trees when trenching for the underground storm drain lines. A certified arborist should be present at all times that storm drain work is occurring within the dripline of any code-protected tree.

REASONS FOR OUR RECOMMENDATIONS

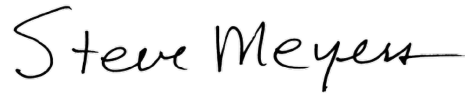
- While the recently provided revised Grading and Drainage Plan is a substantial improvement on prior versions of the plan, trenching for underground storm drainage lines still comes within 4 to 5 feet of the trunks of 24" Coast Live Oak

Tree #3 and 10 to 12 feet of 30" Coast Live Oak Tree #4, as does the proposed dissipator trench.

- The design of the home itself appears to us to fully comply with the design requirements set forth in CDDP01-03061.

As always, thank you for the opportunity to review and comment upon this application. Please feel free to contact Michael Gibson at (925) 683-5905 or me at (510) 759-9617 if you have questions.





Sincerely,



Steve Meyers
Chair,
Planning Committee

cc: Applicant (by email: jonathan@williamwood.com)
Supervisor Andersen (by email)
Alamo MAC Members (by bcc email)
Cameron Collins (by email)
AIA Board & Planning Committee (")
AIA File (")

LEGEND

-  IMPERVIOUS ASPHALT PAVEMENT PER GEOTECH RECOMMENDATIONS.
-  IMPERVIOUS CONCRETE PAVEMENT PER GEOTECH RECOMMENDATIONS.
-  PATIO / DECK
-  BUILDING OUTLINE

GRADING NOTES:

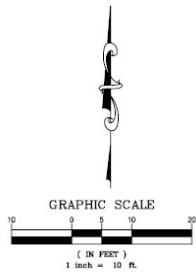
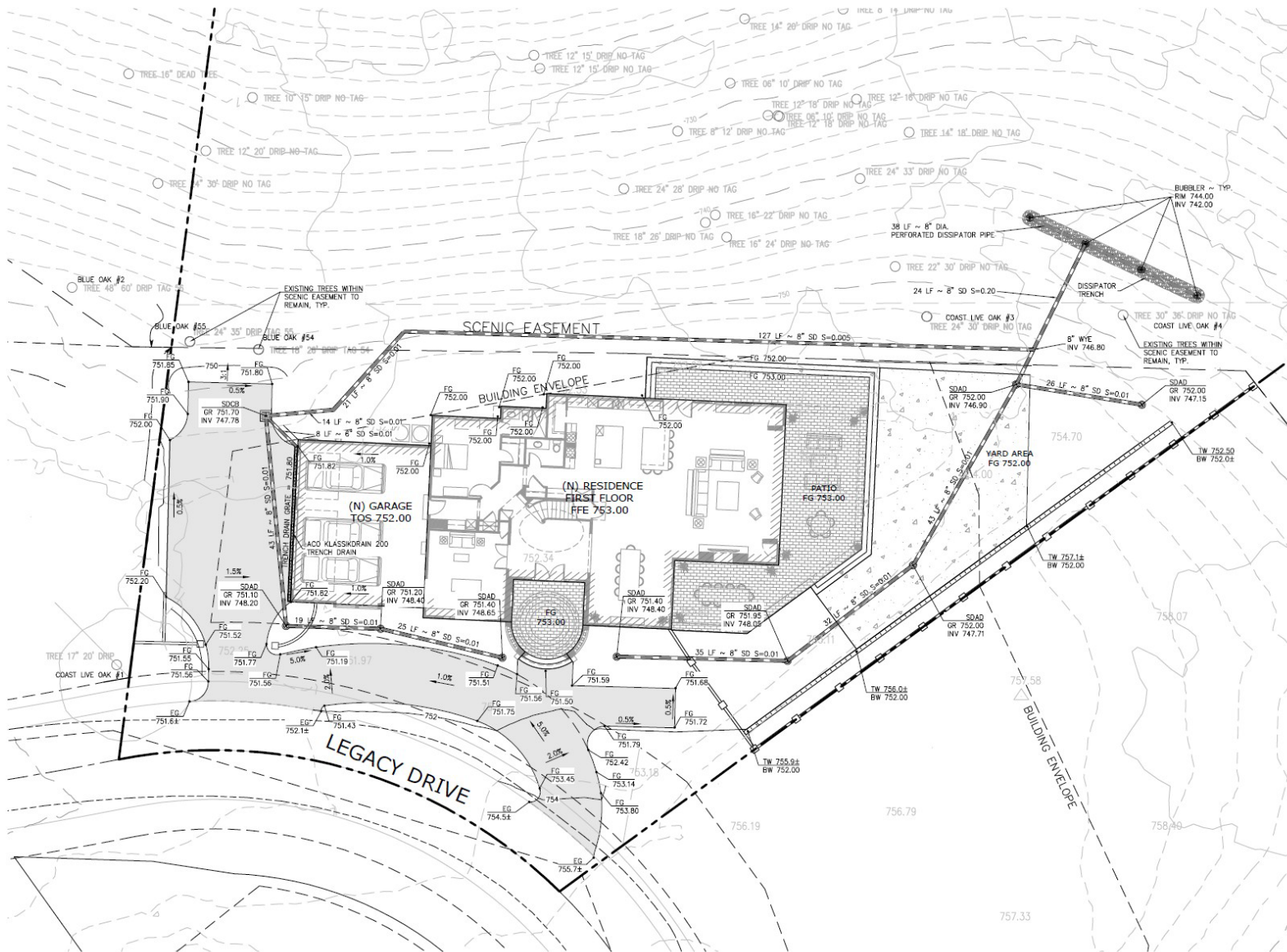
- 1) ALL DRY UTILITIES, WATER AND SEWER SERVICES BY OTHERS.
- 2) ROOF DOWNSPOUTS SHALL BE DIRECTED TO ADJACENT LANDSCAPING WITH SPLASH BLOCK ENERGY DISSIPATORS.
- 3) BUILDING SETBACKS TO BE CONFIRMED BY OTHERS.
- 4) CONTRACTOR SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION OF 8' BETWEEN LOWEST WOOD STRUCTURAL MEMBER AND THE ADJACENT EXTERIOR FINISHED GRADE.
- 5) PAD GRADES ARE ASSUMED, TO BE CONFIRMED WITH FINAL FOUNDATION DESIGN.

EARTHWORK QUANTITIES		
ITEMS	CUT (CYS.)	FILL (CYS.)
HOUSE PADS	78	23
DRIVEWAY / SIDEWALK	99	3
YARDS & HILLSIDE	322	3
TOTAL	499	29

PROJECT NET BALANCE: EXPORT 470± CY

THESE ARE ESTIMATED VALUES FOR BONDING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN ESTIMATE FOR THE PURPOSE OF CONSTRUCTION QUANTITIES.

AREA OF LAND DISTURBANCE IS 11,812± SF



GRADING AND DRAINAGE PLAN

430 LEGACY DRIVE

ALAMO CONTRA COSTA COUNTY CALIFORNIA

#	REVISIONS	DATE

EASTON C MALLISTER - PE 61148 / PLS 9988
RENEWAL DATE: 12/31/24 (PE) 09/31/25 (PLS)

DEBOLT
50+ YEARS
CIVIL ENGINEERING

(925) 837-3780 | OFFICE@DEBOLT.CIVIL.COM
480 SAN RAMON VALLEY BLVD UNIT L, DANVILLE, CA 94528

Date: 03/20/25
Scale: 1" = 10'
By: [Signature]
Job No.: 24204

ALL FIGURES ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS BONDED AND STAMPED BY THE ENGINEER AND RECORDING AGENCY.