



REGULAR MEETING OF THE CITY OF CONCORD ZONING ADMINISTRATOR

9:00 a.m., Wednesday, May 11, 2016
CITY COUNCIL CHAMBERS
1950 Parkside Drive, Concord

AGENDA

PUBLIC COMMENT PERIOD

(The public may speak on any item within the jurisdiction of the Zoning Administrator not listed on this agenda. Approximately 15 minutes is allocated for the Public Comment Period, and each speaker will be allowed approximately 3 minutes.)

HEARINGS:

1. [Minor Subdivision at 1840 Lynwood Drive \(PL14123 – MP\)](#) – Application for a three-lot Minor Subdivision with a remainder lot on a 1.02-acre site at 1840 Lynwood Drive. The General Plan designation is Low Density Residential; Zoning classification is RS-7 (Single Family Residential, 7,000 sq. ft. minimum lot size); APN 114-641-001. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15315 “Minor Land Divisions,” the project is classified as a Class 15 Categorical Exemption, and therefore, no further environmental review is required. **Project Planner: Joan Ryan @ (925) 671-3370.**

ADJOURNMENT

Next Zoning Administrator’s Meeting: May 25, 2016

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3021, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Correspondence and writings received within 72 hours of the scheduled Zoning Administrator meeting that constitute a public record under the Public Records Act concerning any matter on the agenda is available for inspection during normal business hours at the Permit Center located at 1950 Parkside Drive, Concord. For additional information contact the Planning Division at (925) 671-3152.

APPEALS

Decisions of the Zoning Administrator may be appealed to the Planning Commission. Appeals and the required filing fee must be filed with the City Clerk within ten (10) days of the decision.

If you challenge any of the foregoing described actions in court, an appeal first of said actions to the Zoning Administrator, Planning Commission, and/or City Council (as applicable) in the manner and within the time period established in Development Code Chapter 18.510 (Appeals and Calls for Review) is required, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator and/or Planning Commission (as applicable) at, or prior to, said public hearing.



REPORT TO ZONING ADMINISTRATOR

DATE: May 11, 2016

SUBJECT: Minor Subdivision at 1840 Lynwood Drive (PL140123-PM)

Recommendation: Adopt Zoning Order No. 16-03ZA approving the Minor Subdivision.

I. Introduction

A. Application Request

Application for a three-lot Minor Subdivision (with a remainder lot) for a 1.02-acre site.

B. Location

The site is located at 1840 Lynwood Drive; APN 114-641-001.



C. Applicant

Robert L. Wheat
638 Ends Way "B"
Livermore, CA 94551
Business Phone: (925) 328-1079

Owner

Francisco Ordaz
140-B Mason Circle
Concord, CA 94520
Business Phone: (925) 328-1079

II. Background

On March 11, 2010, a pre-application was submitted by Wheat Land Surveying on behalf of Francisco Ordaz ("Owner") for a four lot subdivision with an existing home and in-law unit on a remainder lot. On August 5, 2010, a neighborhood meeting was held regarding the potential project. One property owner attended the meeting and voiced concerns regarding the property line treatment between his and the subject property, due to the unstable ground and a leaning fence. The neighboring owner requested a block retaining wall be installed along the northeastern boundary of the site.

On March 26, 2014, Robert Wheat submitted a formal application on behalf of Francisco Ordaz, ("Owner") to subdivide a 1.02-acre site into four lots with a remainder lot for construction of single family homes. The application included a tentative parcel map for four lots in addition to a remainder lot at the rear of the property where the existing home and in-law unit are located.

On March 31, 2014, staff reviewed the application and determined the fees submitted were not adequate. On April 24, 2014, the City received a revised application and payment for a four lot Minor Subdivision. The Development Advisory Committee (DAC) reviewed the application initially on May 13, 2014 and a letter of incompleteness was provided to the applicant on May 16, 2014 with information provided on those items needed to complete the application.

On June 10, 2014, staff sent a follow up letter based on a June 9, 2014 meeting in which staff reviewed with the Ordaz project team the items required for a complete submittal. No resubmittal was provided by the applicant and on March 12, 2015, staff sent the applicant a 10-day withdrawal letter, stating if a re-submittal was not received, the application would be deemed withdrawn by end of business on March 23, 2015. As a result, the applicant team contacted staff. During the next 10 months, staff had 3-4 meetings with the applicant. On February 9, 2016, the applicant submitted a revised application, removing one lot, for a three-lot subdivision with one remainder lot. On March 1, 2016, the Development Advisory Committee reviewed the application and determined it to be incomplete. The applicant submitted additional items on April 20, 2016 and the application was deemed complete on April 22, 2016.

On February 9, 2016, the applicant re-submitted revised plans for a three lot minor subdivision with a remainder lot. The Development Advisory Committee (DAC) reviewed the application on March 1, 2016 and a letter of incompleteness with two completeness items was provided to the applicant on March 10, 2016. Final remaining submittal items were submitted on April 20, 2016 and the application was deemed complete on April 22, 2016.

A neighborhood meeting was held for the project on August 5, 2010. One neighbor (3907 St. Michael Ct.) attended noting he supported development of the site, but indicated a shared property line fence was listing, due to ground movement and indicated a preference for a block retaining wall along that boundary.

III. General Information

A. General Plan

The General Plan designation is Low Density Residential.

B. Zoning

The project is zoned RS-7 (Single-family Residential; minimum 7,000 square foot lot area).

C. CEQA Status

Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15315 “Minor Land Divisions,” the project is classified as a Class 15 Categorical Exemption, and therefore, no further environmental review is required.

D. Site Description

The project site is a 1.02-acre property with primary access and frontage along Lynwood Drive. The property is developed with one home and a detached in-law unit. The primary home has an attached 2-car carport located on the northern portion of the site that is accessed from Lynwood Drive along an existing driveway at the northwestern perimeter of the site. Both the existing home and in-law unit are occupied and proposed to remain. A few small fruit trees and oleander bushes are located along the southwestern side of the site, and a 12-inch Walnut tree is located adjacent to the driveway.

E. Surrounding Land Use

Table 1: Surrounding Land Uses

	Land Use	General Plan Designation	Zoning
North	Single-family Residential	Low Density Residential	RS-7
South	Single-family Residential	Low Density Residential	RS-7
East	Single-family Residential	Low Density Residential	RS-7
West	Single-family Residential	Low Density Residential	RS-7

IV. Detailed Project Description

A. Project Overview

The project proposes to subdivide a 1.02-acre site into three parcels with a remainder parcel at the rear of the site. The permits required for this project are summarized below.

- 1) Tentative Parcel Map to subdivide the site into three parcels as follows:

Table 2: Proposed Parcels

Parcel	Gross Lot Area	Net Lot Area	Lot Width	Lot Depth
1	7,056 sq. ft.	7,056 sq. ft.	83.38'	85.01'
2	7,079 sq. ft.	7,079 sq. ft.	79.87'	85.01'-98.85'
3	7,032 sq. ft.	7,032 sq. ft.	70.32'	85'-119'
Remainder	23,235 sq. ft.	19,875 sq. ft. ¹	82.5	250'

¹Lot area reduced by access easement

B. Development Regulations

Table 4: Comparison of Project to Development Standards

Standards	Required	Provided
Lot Area (minimum)	7,000 sq. ft.	7,032-7,079 sq. ft.
Density (net)	2.5-10 du/ac	4-5 du/ac
Lot Coverage	35%	Up to 35%
Lot Width (minimum)	70'	70' to 83'
Lot Depth (minimum)	85'	85' to 250'

Site Planning/Circulation/Parking

Parcels 1 - 3 front onto Lynwood Drive and the remainder parcel is located at the rear of the property and will be also accessed from an existing driveway on Lynwood Drive. Each home will have a two-car garage with driveway aprons that provide two additional uncovered off-street parking spaces. An existing monolithic sidewalk, curb and gutter are located adjacent to Lynwood Drive. An existing 15-foot storm drain easement is located in the southeast corner of the site, away from the new proposed lots. A 10-foot wide sanitary sewer easement exists along the northwestern edge of the site where the existing driveway to the remainder lot is located.

C. Building Architecture/Landscaping

The applicant has not submitted architectural plans since they intend to sell the site. The buyer would be required to submit architectural and landscape plans with an application for Design and Site Development review. The plans would need to meet setback requirements and development standards for the site, and be compatible with the neighborhood. The requirements are listed within the Zoning Order and conditions of approval.

D. Landscaping/Fencing

Front yard landscaping will be required for each lot, per the City's Municipal Code and per conditions of approval. Good neighbor fencing, designed to meet the City's "Residential Fence" standard, will be installed along rear and side property lines, per the conditions of approval. Staff's understanding is the walnut tree would remain, however it is not considered a protected tree.

E. Storm water Treatment

The applicant has submitted a storm water treatment plan showing a bioswale at the rear of each yard for parcels 1-3. A cobblestone dry bed detention area is shown in the western portion of each front yard area. A 4-inch drain connecting the rear yard bioswale area to the front yard of each home, where a cobblestone dry bed detention area is proposed to retain storm water on site to allow storm water to percolate over time.

V. Analysis

A. General Plan

The site's General Plan designation of Low Density Residential is intended for residential development at densities of up to 10 dwelling units per net acre. Three lots for single family development are proposed, in addition to the existing remainder lot on a 1.02-acre site, resulting in a density of 4.2 dwelling units per net acre. Therefore, the project complies with the intended use and density of the General Plan.

B. Zoning/Development Regulations

As indicated in Table 4, the proposed lots conform to RS-7 zoning and general residential development standards. Further development of the site will require the owner to submit a site and development application for review and approval by the Design Review Board.

C. Tentative Parcel Map

Pursuant to Municipal Code Section 17.20.050(c), the Zoning Administrator may approve a tentative parcel map after finding that the *"map, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, the Zoning Ordinance, and other applicable provisions of the Municipal Code."*

As explained in this report, the project is consistent with the General Plan, Development Code, and other applicable provisions of the Municipal Code. Further conditions of approval are included with the Zoning Order to assure compliance with the City's Municipal Code.

D. Design and Site Development Review

The conditions of approval require submittal of an application for Design and Site Development review and approval of the building architecture, and landscape plan. The architecture shall complement or enhance the existing adjacent development.

E. Parking

The project is conditioned to require at least two covered parking spaces, per the City's Parking Ordinance. An additional two spaces would be provided for within the driveway. An existing sidewalk, curb and gutter would remain. Street parking is currently allowed along

Lynwood Drive and would continue to be allowed after development though parking would be limited due to the addition of driveways and required red curbing immediately adjacent to driveways such that 3-4 spaces would likely be accommodated on street.

F. Storm Water Design

Proposed storm water treatment areas will need to be integrated into the landscape design. Storm water solutions may include pervious driveways to reduce storm water runoff and eliminate the need for storm water treatment areas. The applicant is currently showing bioswales at the rear yard of each home to capture the rainfall from each individual yard area of parcels 1-3. However, the City's Engineering Division has determined that the project does not meet the requirement to provide storm water treatment areas, since 10,000 sq. ft. of impervious surface would not likely be exceeded. In order to confirm this, a condition of approval requires a note on the map, limiting each new lot to no more than 3,300 sq. ft. of impervious surface. Conditions of approval numbers 68-73 have been included as contingency conditions in the event new impervious surfaces exceed 10,000 sq. ft. This item will be addressed during Design and Site Development review and during review of each lot for issuance of building permit.

G. Grading and Drainage

Each new parcel (1-3) reflects a pad elevation of 132.5 or 133, slightly elevated from the existing site. Drainage would be directed around each new home and retained on each parcel. Each of the parcels 1-3 is proposed with a bioswale in the rear yard to capture storm water from the individual yard areas. A 4-inch drain connecting the bioswale to the front yard of each home, where a cobblestone dry bed detention area is proposed, would retain storm water on site to allow storm water to percolate over time.

The applicant submitted a geotechnical report, dated April 20, 2016, which concluded that the site is suitable for the development of three lots at the site, with the incorporation of recommendations, which have been included within the conditions of approval. Recommendations regarding re-compacting soils, and foundation type (pier and grade beam type foundation system), miscellaneous flatwork, pavement design, drainage, and utility trenches.

VI. Public Contact

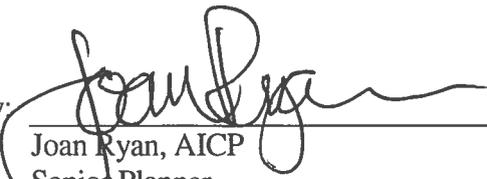
Notification was mailed to all owners and occupants of property within three-hundred (300) feet of the subject parcel, and has been published in the Contra Costa Times, as required by the Concord Municipal Code. This item has also been posted at the Civic Center and at the subject site at least 10 days prior to the public hearing.

VII. Summary and Recommendations

Staff finds the project to be consistent with the General Plan, the Subdivision Ordinance, and the Development Code. The project has also been conditioned to undergo Design Review for review of

plans to be consistent with the applicable design criteria and compatible with the neighborhood. Staff recommends the Zoning Administrator open the public hearing, consider the staff report and presentation by the applicant, the public testimony, and close the hearing upon completion of public testimony. Staff further recommends the Zoning Administrator adopt ZA Order No. 16-03ZA with draft conditions of approval, approving the Minor Subdivision at 1840 Lynwood Drive.

Prepared by:


Joan Ryan, AICP

Senior Planner

(925) 671-3370

Joan.ryan@cityofconcord.org

Exhibits:

- A - Neighborhood meeting minutes, dated August 5, 2010
- B - Zoning Administrator Order No. 16-03ZA and Draft Conditions (Attachment A)
- C - Project Plans received February 9, 2016

NEIGHBORHOOD INFORMATIONAL MEETING
PERMIT CENTER CONFERENCE ROOM
1950 PARKSIDE DRIVE,
CONCORD CA
August 5, 2010

**** *The following minutes are not intended to be a verbatim record of the neighborhood meeting rather a summary of the comments and concerns presented by neighbors.* ****

Mr. Lenhardt called the neighborhood meeting to order at 6:30 p.m., Thursday, August 5, 2010.

STAFF PRESENT:

G. Ryan Lenhardt, Senior Planner

PUBLIC PRESENT:

Francisco Ordaz (Applicant)
Bob Wheat (Land Surveyor)
Tim McGallian (Neighbor, 3907 St. Michael Ct.)

Mr. Lenhardt, Senior Planner, summarized the purpose of the neighborhood meeting, the development review process, opportunities for public input, and staff and the applicant's role at the meeting. Francisco Ordaz gave some background on the property and described the design of the subdivision. Staff and the applicant responded to general information questions from the neighbor.

The following questions, concerns, and statements are a summary of the public comment; the applicant and/or staff's responses are typed in *italic* where applicable.

- 1) Mr. McGallian noted he supports development of the site and thinks the proposed layout will provide a good buffer between his home and the new homes.
- 2) Mr. McGallian noted he has spent a lot of money repairing his foundation, leveling his home, and improving the drainage along the perimeter of his lot because of settling issues. He indicated the shared property line fence is listing toward the project site because the ground is moving. He indicated a preference for a block retaining wall and reusing the existing fence to stabilize the ground between the two properties.
- 3) What is the grade difference between the project site and the neighboring properties to the north? *The project site sits approximately 2.5 feet lower than the neighboring properties.*
- 4) Mr. McGallian asked how drainage would work on the site. *The applicant explained they were considering backfilling the perimeter of each lot and directing the drainage toward the front of each lot. Staff indicated they are required by law to maintain their drainage onsite.*

- 5) What type of foundation are you using for the homes? *We are considering slab on grade foundations.*
- 6) There are concerns about the impact the new construction will have on the foundations of the homes to the north. *The project will be built using traditional methods of construction. The neighbor's concerns are noted.*
- 7) When did the applicant purchase the property? *The property was purchased in 2002.*
- 8) When was the northern property line fence installed? *The fence was installed in 2004.*
- 9) The applicant indicated interest in a development agreement with the adjacent neighbors to ensure perpetual maintenance of the wall and fence. *The comment was noted.*

The meeting adjourned at 7:17 P.M.

8-5-10OrdazMS

ZA ORDER NO. 16-03

OFFICE OF THE ZONING ADMINISTRATOR
CITY OF CONCORD
APPROVINGApplicant: Robert L. Wheat; Owner: Francisco Ordaz
Project Name: Minor Subdivision at 1840 Lynwood Drive

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WHEREAS, on March 26, 2014, Robert Wheat (“Applicant”) submitted an application for a four lot subdivision and remainder lot for single-family homes on a 1.02-acre site located at 1840 Lynwood Drive, APN114-641-001; and

WHEREAS, on May 16, 2014, a letter of incompleteness was provided to the applicant;

WHEREAS, on February 9, 2016, the applicant submitted revised plans for a three lot subdivision for single family homes with a remainder lot on the 1.02-acre site; and

WHEREAS, on April 22, 2016, the application was deemed complete for processing; and

WHEREAS, the application was duly noticed pursuant to the Concord Municipal Code; and

WHEREAS, the subject proposal is consistent with the General Plan; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15315 “Minor Land Divisions,” the project is classified as a Class 15 Categorical Exemption, and therefore, no further environmental review is required

NOW, THEREFORE, BE IT RESOLVED that the Zoning Administrator does hereby approve the Minor Subdivision at 1840 Lynwood Drive (PL1400123 – PM) subject to the attached Conditions of Approval referenced in Attachment A, based on the following findings:

Tentative Parcel Map

1. The Tentative Parcel Map, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, the Development Code, and other applicable provisions of the Municipal Code in that:

- a. The project proposes three new lots for single-family homes for a density of 4.2 dwelling units per acre where up to 10 dwelling units per net acre is allowed under the General Plan.
- b. The project complies with all applicable development standards of the RS-7

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zoning district and has been conditioned to meet the general development standards, including setbacks, lot coverage, building height, and parking.

Based on the above findings, on May 11, 2016, the Zoning Administrator approved said application subject to the attached Conditions of Approval, referenced as Attachment A.

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Frank Abejo
Zoning Administrator

Attachments:
A – Draft Conditions of Approval

**ATTACHMENT A
DRAFT CONDITIONS OF APPROVAL
MINOR SUBDIVISION AT 1840 LYNWOOD DRIVE
PL140123
1840 LYNWOOD DRIVE
APN: 114-641-001**

PERMIT DESCRIPTION

1. These Conditions of Approval apply to and constitute the approval of a **Tentative Parcel Map** consisting of *three* individual parcels and a remainder lot **on 1.02 acres**.
2. The following Exhibits, date stamped received by the City of Concord, on February 9, 2016, are approved and shall be incorporated as Conditions of Approval.

<u>Plan</u>	<u>Date Submitted</u>	<u>Prepared by</u>	<u>Sheet</u>
Tentative Parcel Map	2/9/16	Wheat Land Surveying	1
Grading Plan	2/9/16	Wheat Land Surveying	2
Stormwater Control Plan	2/9/16	Wheat Land Surveying	3
Site Plan	2/9/16	Wheat Land Surveying	4

GENERAL CONDITIONS

3. The Conditions are the responsibility of the applicant and all contractors. Compliance shall occur as specified in the Conditions or at one of the following project milestones:
 - (a) With the submittal of Grading, Improvement, Landscape, or Building Plans.
 - (b) Prior to issuance of Encroachment, Grading, or Building Permits, whichever comes first.
 - (c) Prior to Construction.
 - (d) On-going during Construction.
 - (e) Prior to approval of the Final Map.
 - (f) Prior to occupancy approval.

If timing for compliance is not specified, it shall be determined by the Divisions listed after the Condition. **(PLNG, BLDG, ENGR)**

4. Where a plan or further information is required, it is subject to review and approval by the applicable City Department/Division, as noted at the end of each Condition. The Division listed first shall be the primary contact for implementation of that Condition. **(PLNG, BLDG, ENGR)**
5. The project shall comply with all applicable Federal and State laws and Concord Municipal Code (CMC) requirements. **(PLNG, BLDG, ENGR)**
6. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved

1 administratively. Major modifications shall be approved by the applicable decision making
2 body. *(PLNG, ENGR)*

3 7. The Conditions of Approval shall be listed on a plan sheet that is included in the construction
4 plan set (Grading, Utility, Landscape and Building Plans). *(PLNG, ENGR)*

5 8. Two annotated copies of the Conditions of Approval specifying how each applicable
6 condition has been satisfied, shall be submitted as follows:

7 a. At the time Grading, Utility, Landscape, and/or Building Plans are submitted for plan
8 check, whichever comes first.

9 b. Prior to occupancy approval. *(PLNG, ENGR)*

10 9. The project site and area surrounding the site shall be fenced and maintained in a weed and
11 litter free condition for the period prior to construction. *(BLDG, PLNG)*

12 10. **The northeast property line shall be replaced with a block retaining wall/fence
13 combination, to stabilize the rear edge of the site. Plans shall be reviewed by
14 engineering, with the grading plans, prior to issuance of the grading plan. The retaining
15 wall/fence combination shall be constructed, prior to issuance of any building permits for
16 the three homes. *(ENGR, PLNG)***

17 11. When the fence at an abutting residential property is planned for removal and replacement, the
18 replacement perimeter fence/wall shall be completed within two weeks from removal of the
19 original fence, unless otherwise approved by the Planning Division. Adjacent affected property
20 owners shall be notified at least two weeks in advance of the replacement of the fence.
21 *(PLNG, ENGR)*

22 ARCHITECTURAL

23 12. Preliminary and Final architectural plans, details, colors, materials, landscaping, building
24 lighting, and fencing shall be submitted for Design and Site Development Review, prior to
25 issuance of a grading permit. *(PLNG, ENGR)*

26 13. Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the
27 color of the adjacent surface, unless otherwise approved by the Planning Division. *(PLNG)*

28 LANDSCAPING

14. Submit Landscape plans prepared by a Landscape Architect, registered by the State of
California, for review and approval with the Grading, Improvement, or Building Plans,
whichever comes first. The landscape plans shall be reviewed for conformance with all
applicable standards of the Concord Development Code, Article IV, Division 4 (Landscaping)
and Division 5 (Water Efficient Landscaping), prior to issuance of a grading or building
permit. *(PLNG)*

15. Submit Final Landscape Plans consistent with the Grading, Improvement, Utility, and
Stormwater Plans prepared by the Civil Engineer, with the following information:

- a. A legend that lists all plant species (Latin and common name), including size, quantities, spacing, and ultimate height and width.
- b. Specifications and details for planting, including staking of trees and planting in bio-retention or other stormwater treatment areas. Plants for bio-retention facilities should be compatible with temporarily flooded conditions.
- c. Utility and Grading information on the base map, screened back.
- d. Existing trees to be saved and identification of all replacement trees.
- e. Trees (minimum size 24-inch box) and shrubs (minimum 5-gallon; accent or sub-shrubs may be 1-gallon).
- f. Root control barriers and four-inch perforated pipes for parking lot trees, street trees, and trees within 6 inch of any paved area, sidewalk or curb. *(PLNG/ENGR)*

LIGHTING

16. Show all exterior lighting including: building fixtures, walkway lighting, and street lights on the Site, Utility, Landscape, and Building Plans, prior to the issuance of any permits. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used and noted on the plans. *(PLNG, ENGR, BLDG)*
17. All exterior building shall provide illumination for safety and shall be installed in a manner that is glare shielded and directed away from adjacent properties and right-of-ways. *(PLNG)*

PARKING

18. Two-car garages shall be a minimum of 20 ft. wide by 22 ft. deep with a 16 ft. wide minimum door opening. There shall be no encroachments (e.g., water heaters, stairways and doors) into the required area. *(PLNG) CMC*

STREET IMPROVEMENTS

19. Install rubberized cape seal on *Lynwood Drive* within the following limits: between new gutter lip (north side) to edge of existing pavement (south side) and between 5 feet east of the most easterly trench cut and 5 feet west of the most westerly trench cut, or as determined by the City Engineer. This work is to be performed upon completion of utility undergrounding and frontage improvements and prior to the Acceptance of Improvements *(ENGR)*
20. Construct improvements along the frontage on *Lynwood Drive* including but not limited to: driveway removal; pavement replacement **13** feet wide measured perpendicular from face of proposed curb; pavement widening; concrete valley gutter; wheel chair ramps; construction of concrete curb, gutter and sidewalk; ADA compliant concrete driveway approach; storm drainage system; conforms to existing improvements; and repair/replacement of deficient frontage improvements as determined by the City Engineer, prior to occupancy approval or Acceptance of Improvements. *(ENGR)*
21. Any trenching for underground utilities shall comply with the modified City Standard Detail S-17 for pavement repair and possible slurry placement. *(ENGR)*

1 22. Prohibit parking *on Lynwood Drive*, immediately adjacent to driveways, consistent with
2 Transportation/Engineering standards (10 feet on left, 20 feet to right of driveway). Paint curb
3 face with red and install "No Parking" signs where parking is prohibited, prior to Acceptance
4 of Improvements or the first Occupancy, whichever comes first. *(TRANS/ENGR)*

5 23. Construct all public facilities in accordance with the current Americans with Disabilities Act
6 (ADA), including driveways and curb ramps. *(ENGR)*

7 **NOISE**

8 24. Noise producing site preparation and construction activities shall be limited to the days and
9 hours as set forth below:

10 **Monday through Friday.....7:30 a.m. to 6:00 p.m.**

11 Construction on Saturdays may be allowed only upon prior approval of an After Hours Permit
12 by the Building, Engineering, and Planning Divisions. No changes to these construction hours
13 shall be allowed without the prior written consent of the City. A contact person shall be
14 available during all construction activities in the evening and on weekends to respond to
15 complaints and take actions necessary to reduce noise. *(BLDG, ENGR, PLNG)*

16 **CONSTRUCTION ACTIVITIES**

17 25. Contact Engineering Services to arrange for a Pre-Construction Meeting prior to issuance of
18 Grading, Improvement/Encroachment or Building Permits, whichever comes first. *(ENGR)*

19 26. Implement a dust and construction noise control plan. Submit the plan to Engineering Services
20 for review and approval prior to issuance of the Grading Permit. *(ENGR)*

21 27. Construction equipment shall not be serviced at the site at any time. During construction no
22 deliveries shall be made to the site and no delivery vehicles (including gasoline tanker trucks)
23 shall enter the site between 6:00 p.m. and 7:30 a.m. on weekdays or on weekends and federal
24 holidays. Delivery vehicles shall have their engines turned off during unloading. *(BLDG,*
25 *ENGR, PLNG)*

26 28. Employ the quietest construction equipment available, to muffle noise from construction
27 equipment and keep all mufflers in good working order in accordance with State law. *(BLDG,*
28 *ENGR, PLNG)*

29. Implement the following measures during construction:
a. Gather all construction debris on a regular basis and place them in a dumpster or other
container that is emptied or removed on a weekly basis. When appropriate, use tarps on
the ground to collect fallen debris or splatters that could contribute to storm water
pollution.
b. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement, and
storm drains adjoining the project site. During wet weather, avoid driving vehicles off
paved areas.

- 1 c. Broom sweep the public street pavement adjoining the project site on a daily basis.
Caked-on mud or dirt shall be scraped from these areas before sweeping.
- 2 d. Install filter materials (e.g., sandbags and filter fabric) at the storm drain inlet nearest
3 the downstream side of the site in order to preclude any debris or dirt from flowing into
4 the City storm drain system. Filter materials shall be maintained and/or replaced as
5 necessary to ensure effectiveness and to prevent street flooding. Dispose of filter
6 particles in an approved trash receptacle.
- 7 e. Create a contained and covered area on the site for the storage of bags, cement, paints,
8 flammable, oils, fertilizers, pesticides, or any other materials used on the site that have
9 the potential for being discharged to the storm drain system by being windblown or in
the event of a material spill.
- f. Never clean items such as machinery, tools, and brushes or rinse containers in a street,
gutter, or storm drain.
- g. Ensure that concrete, gunite, plaster, or similar supply trucks do not discharge wash
water into street gutters or drains. (*ENGR, BLDG*)

10 30. No equipment shall be started or staging area be established on the streets or the site before or
11 after the specified hours of construction. (*ENGR, BLDG*)

12 31. Ensure that no debris or construction scrap material is placed on any adjoining lot, open space
13 area, or street, and that any such material stored on an adjoining site shall be completely
removed and the site cleaned, prior to occupancy approval. (*ENGR, BLDG*)

14 32. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or
15 sleeping quarters on the construction site unless authorized for site security. (*ENGR, BLDG*)

16 33. There shall be no parking of construction equipment or construction worker's vehicles on
17 residential streets at any time; all vehicles shall be maintained on-site. (*ENGR, BLDG*)

18 34. Portable toilets used during construction shall be kept as far as possible from adjacent
19 properties and shall be emptied on a regular basis as necessary to prevent odor. (*ENGR,
BLDG*)

20 35. Identify truck routes for the import or export of cut/fill material and/or construction debris for
21 review and approval by the City Engineer prior to the issuance of permits. Repair any damage
to City streets (private and public) caused by activity associated with this project. (*ENGR*)

22 36. In the event of the encounter of subsurface materials suspected to be of an archaeological or
23 paleontological nature, all grading and/or excavation shall cease, the find shall be left
24 untouched, and the City Planning Division shall be immediately notified. The County Coroner
25 and the Native American Heritage Commission shall also be notified and the procedures
required in CEQA §15064.5 shall be followed. This requirement shall be noted on the Grading
and Building Plans, prior to issuance of permits. (*PLNG, ENGR, BLDG*)

26 37. In the above event, retain a qualified professional archaeologist certified by the Register of
27 Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to
28 evaluate and make recommendations as to disposition, mitigation and/or salvage. The
recommendation shall be implemented before work may proceed. The applicant shall be

1 responsible for all costs associated with the professional investigation and implementation.
2 *(PLNG, ENGR, BLDG)*

3 **CONSTRUCTION PLAN REVIEW/PRE-PERMIT REQUIREMENTS**

4 38. Submit two copies of Preliminary Title Report, prepared within three months prior to plan
5 submittal. *(ENGR)*

6 39. The Improvement Plans shall show frontage improvements including but not limited to:
7 utilities, utility services, drainage improvements, curb, gutter and sidewalk per City Standard
8 Detail S-10, and driveway construction per City Standard Detail S-14 and repair/replacement
9 of deficient frontage improvements as determined by the City Engineer. Any unusable or
abandoned existing driveway shall be replaced with standard curb, gutter, and sidewalk per S-
10 10 above. Any trenching for utility installation shall comply with the modified City Standard
11 Detail S-17 for pavement repair and possible slurry placement. *(ENGR)*

12 40. The Improvement Plans shall show plan and profile of all proposed street, drainage and sewer
13 improvements and details for curb, gutter, sidewalk, other utilities and driveway construction.
14 *(ENGR)*

15 41. Design improvements in accordance with the City Standard Plans S-34 and S-36 for sight
16 distance, sidewalk, back up, fencing, geometrics at intersection and corner setback
17 requirements, prior to the Acceptance of Improvements. Plans shall be subject to review and
18 approval by Engineering Services. *(ENGR)*

19 42. Obtain an Encroachment Permit from the City prior to performing any work within the public
20 right-of-way or public easements. *(ENGR) CMC*

21 **SUBDIVISIONS/SITE DEVELOPMENT PLANS**

22 43. The Tentative Parcel Map prepared by Wheat Land Surveying and date stamped received
23 *February 9, 2016* by the Planning Division is not approved for construction. Submit Grading,
24 Erosion Control, Improvement, Stormwater Pollution Prevention Plans (SWPPP), and
25 Stormwater Control Plans prepared by a Registered Civil Engineer to Engineering Services for
26 review and approval prior to issuance of an Encroachment Permit and Grading Permit.
27 *(ENGR)*

28 44. The Parcel Map shall be prepared by a qualified Civil Engineer or Licensed Land Surveyor
and shall be subject to review and approval by Engineering Services.

GRADING/EROSION CONTROL/GEOLOGIC

45. Submit a geologic investigation to demonstrate that proposed buildings will not be constructed
across active faults. A licensed geologist must prepare an evaluation and written report. If an
active fault is found, a structure for human occupancy cannot be placed over the trace of the
fault and must be set back from the fault (generally 50 feet). *(ENGR)*

- 1 46. Submit a Geotechnical Report with the Grading Plans and Building Plans, pursuant to CMC
2 Section 94-51 and Section 86-73 that addresses and provides recommendations for grading,
3 drainage, walls, building foundations, and pavement structural sections. *(ENGR)*
- 4 47. All grading shall require a Grading and Drainage Plan prepared by a registered Civil Engineer,
5 a Soils Report prepared by a registered Geotechnical Engineer and receipt of a Grading Permit
6 approved by the City Engineer. The Grading Plans and Soils Report shall require review by
7 the City's Geotechnical consultant with all costs to be borne by the applicant. *(ENGR)*
- 8 48. Contour grading techniques shall be employed throughout the project to achieve a more
9 natural appearance, even where this will increase the amount of grading. Tops of cuts or toes
10 of fills adjacent to existing public rights-of-way or easements shall be set back two feet
11 minimum from said rights-of-way and easements. All cut-and-fill slopes in excess of five feet
12 in height shall be rounded both horizontally and vertically. *(ENGR)*
- 13 49. Grading or other work on adjacent properties shall require written approval from the affected
14 property owners. *(ENGR)*
- 15 50. On-site finish grading work shall require drainage to be directed away from all building
16 foundations at a minimum slope of 2 percent and a maximum slope of 20 percent toward
17 approved drainage facilities or swales. Non-paved drainage swales shall have a minimum
18 slope of 1 percent. *(ENGR)*
- 19 51. The project engineer shall inspect the finished grading and certify that it conforms to the
20 compaction and elevations shown on the Grading Plan and Soils Report. *(ENGR) CMC*
- 21 52. At all times seasonally appropriate erosion control measures shall be implemented per plans
22 approved by the City Engineer for all grading work at all times. Wet season measures shall be
23 in place October through April at a minimum and within 48 hours prior to any likely
24 precipitation event. At the time of approval of the Improvement and/or Grading Plans, an
25 approved Erosion Control Plan prepared by a registered Civil Engineer shall be filed with the
26 City Engineer. *(ENGR)*
- 27 53. All graded slopes and stockpiles of loose soil shall be hydromulched/hydroseeded by October
28 of any given year. During grading work, if rain is forecast, stop all grading work two days
before the rain forecast and implement BMPs to insure that the site is protected from erosion.
Area of construction activity that are not active and those that have been active and are not
scheduled to be disturbed for at least 14 days shall be hydromulch / hydroseeded. *(ENGR)*
54. Submit Grading, Erosion Control, Improvement, Stormwater Pollution Prevention Plan
(SWPPP), and Stormwater Control Plans to Engineering Services for review and approval
prior to the issuance of Grading, Encroachment, and Building Permits. Where applicable,
evidence of compliance with the State General Construction Permit shall be provided. *(ENGR)*
CMC
55. Comply with the applicable provisions of the Grading Ordinance and the Storm Water
Management and Discharge Control Ordinance. *(ENGR) CMC*

1 **UTILITIES**

- 2 56. New electrical transformers shall be placed underground or screened from view. (*PLNG*,
3 *ENGR*)
- 4 57. No above ground utility facilities/structures shall be located in the public right-of-way.
5 (*ENGR*)
- 6 58. All new utilities shall be constructed underground prior occupancy approval. (*ENGR*)
- 7 59. Undergrounding of all existing overhead utilities that runs from the utility pole adjacent to the
8 existing driveway on the site including aerial street crossings shall be required pursuant to
9 CMC Section 110-93. All new utilities shall be constructed underground prior to issuance of
10 occupancy approval. (*ENGR*)
- 11 60. Comply with the City of Concord sewer design flow criteria and sewer construction
12 requirements of the Central Contra Costa Sanitary District. (*ENGR*)
- 13 61. Coordinate all facility adjustments, relocations, or additions to utility services with the
14 appropriate utility companies. (*ENGR*)
- 15 62. Utility areas, electrical and gas meters shall be architecturally screened from view. (*PLNG*)
- 16 63. The location of all outdoor, above-ground and/or at-grade pad mounted transformers, utility
17 equipment, electrical and gas meters, vaults, irrigation control boxes, back flow prevention
18 devices, and the like shall be subject to approval by Planning and Engineering Services prior
19 to the issuance of the Grading or Building Permit, whichever comes first. All such equipment
20 shall be screened from view either architecturally or with landscaping and painted forest green
21 or other approved color as approved by the Planning Division. Any changes to the approved
22 Utility Plans, including location or screening details shall be reviewed and approved by the
23 Planning Division. (*PLNG*, *ENGR*)
- 24 64. Provide cable companies a set of approved site diagrams in electronic format showing the joint
25 trench layout for dry utilities for cable service to be provided to the site. (*ENGR*)
- 26 65. Connect all buildings to the sanitary sewer collection facilities of the City, and pay all current
27 sewer connection and service fees prior to occupancy approval. (*ENGR*) *CMC*
- 28 66. Submit proof acceptable to Engineering Services that all work within the existing (new)
private waterline easement(s) are reviewed and approved by the easement owner of record.
(*ENGR*)

26 **DRAINAGE/STORMWATER C.3 REQUIREMENTS**

- 27 67. Applicant shall include a note on the parcel map indicating that new impervious surfaces
28 shall not exceed a maximum of 10,000 sq. ft. (3,330 sq. ft. per lot).

1 *The following conditions (68-73) are contingency conditions should any of the lots exceed the 3,300*
2 *sq. ft. in impervious surfaces.*

3 68. Submit a Stormwater Control Plan (SWCP) prepared in accordance with the current Contra
4 Costa Clean Water Program Stormwater C.3 Guidebook for review and approval by
5 Engineering Services prior to issuance of any permit. The SWCP shall be prepared and
6 certified by a Civil Engineer, registered in the State of California, demonstrating an
understanding of the design of treatment measures for water quality and groundwater
protection principles applicable to the project site. *(ENGR)*

7 69. Prior to issuance of permits for building, site improvements, or landscaping, applicant shall
8 submit a permit application consistent with the applicant's approved Stormwater Control Plan
9 (SWCP), and include drawings and specifications necessary for construction of site design
10 features, measures to limit directly connected impervious area, pervious pavements, self-
11 retaining areas, treatment BMP's, permanent source control BMP's, and other features that
12 control stormwater flow and potential stormwater pollutants. The Contra Costa Clean Water
13 Program permit application shall include a completed "Construction Plan C.3 Checklist" as
described in the Stormwater C.3 Guidebook, and a detailed draft Stormwater BMP Operation
and Maintenance Plan consistent with the general O&M plan included in the applicant's
approved Stormwater Control Plan. Guidelines for the preparation of Stormwater BMP
Operation and Maintenance Plans are in the Stormwater C.3 Guidebook. *(ENGR)*

14 70. Construct stormwater treatment measures per the approved SWCP prior to occupancy
15 approval. *(ENGR)*

16 71. Submit a final Stormwater BMP Operation and Maintenance Plan (O&M Plan) in accordance
17 with City of Concord Guidelines, for review and approval by Engineering Services, prior to
18 occupancy approval. This O&M Plan shall incorporate City comments on the draft O&M Plan
19 and any revisions resulting from changes made during construction. The implementation of
20 the O&M Plan shall be the responsibility of the property owner or the HOA where one exists.
21 *(ENGR)*

22 72. Execute any agreements identified in the SWCP which pertain to the transfer of ownership,
23 right-of-entry for inspection or abatement, and/or long-term maintenance of stormwater
24 treatment or hydrograph modification BMPs, prior to occupancy approval. *(ENGR)*

25 73. Collect and convey all stormwater entering and/or originating from the site to an adequate
26 downstream drainage facility. Submit hydrologic and hydraulic calculations for a 10-year
27 storm with the Improvement Plans to Engineering Services for review and approval.

28 74. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.
(ENGR)

75. Install City of Concord "No Dumping, Drains to Creek" curb marker (English and Spanish
version) on all catch basins. *(ENGR)*

1 76. Include erosion control/storm water quality measures on the final Grading Plan that
2 specifically address measures to prevent soil, dirt, and debris from entering the storm drain
3 system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags,
4 and siltation fences and are subject to review and approval of the City Engineer and Director
5 of Building Inspection. If no Grading Plan is required, necessary erosion control/storm water
6 quality measures shall be shown on the Site Plan submitted for an on-site permit, subject to
7 review and approval of the Director of Building Inspection. The applicant shall be responsible
8 for ensuring that the contractor is aware of and implements such measures. *(ENGR, BLDG)*

9 77. Submit a Construction Best Management Practice (BMP) Program for review and approval by
10 the Engineering Development Services Department prior to issuance of a Building and/or
11 Grading Permit. The general contractor and all subcontractors and suppliers of materials and
12 equipment shall implement these BMPs. Construction site cleanup and control of construction
13 debris shall also be addressed in this program. Failure to comply with the approved
14 construction BMP may result in the issuance of correction notices, citations, or a project stop
15 work order. *(ENGR)*

16 78. Ensure that the area surrounding the project such as the streets stay free and clear of
17 construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way
18 related to project construction. Areas that are exposed for extended periods shall be watered
19 regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular
20 basis. All trucks shall be covered. *(ENGR)*

21 79. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to
22 October 15 and once in January. Additional cleaning may be required if found necessary by
23 the City Engineer/Director of Building Inspection. *(ENGR, BLDG)*

24 **SOLID WASTE/RECYCLING**

25 80. Comply with CMC Chapter 82, Solid Waste, Article V, Construction and Demolition (C&D)
26 Waste Recycling, Sections 82-114 through 82-126, as applicable. *(BLDG)*

27 **AGREEMENTS, FEES, BONDS**

28 ***PLEASE NOTE: ALL FEES ARE SUBJECT TO INCREASE, AS OF JULY 1, 2016.***

81. All fees noted below are the fees currently in effect as of July 1, 2015 per the Resolution of
Fees and Charges. The fees and charges are reviewed annually as part of the budget public
hearing process. Fee adjustments are based on a number of factors and vary depending on the
type of fee:

Service-based fees are adjusted annually based on the San Francisco-San Jose-
Oakland Area Consumer Price Index;

Improvement based fees (also called impact fees) are adjusted annually based on
Engineering News Record Construction Cost Index (San Francisco Bay Area); and the

Parkland Fee is adjusted per Section 78-95 of the Concord Municipal Code.

1 The fees become effective as of the date set forth in Exhibit A of Resolution No. 78-6042,
2 Fees and Charges for Various Municipal Services, as most recently amended and approved by
3 the City Council. Persons interested in how a particular fee is calculated should contact the
4 City Department administering the fee or the Finance Department. (ENGR)

5 82. Provide a **\$1,168** cash deposit to the Planning Division to cover Condition Compliance at the
6 time of submittal of plans and documents to Engineering Services or the Building Division for
7 plan check. Planning staff's time will be charged to this deposit for work performed to
8 implement the Conditions of Approval, from the time of project approval to occupancy
9 approval. The deposit will be placed in a refundable account and any unused funds will be
10 returned upon completion. If the initial deposit is insufficient to cover actual costs, an
11 additional deposit will be required. (PLNG)

12 83. Pay a Document Imaging fee to reimburse the City for implementation of the Document
13 Imaging and File Retention programs, prior to issuance of Grading, Improvement, Building or
14 other permits. (PLNG)

15 84. Enter into a Maintenance Agreement acceptable to the City prior to the approval of Final Map,
16 agreeing to provide for proper maintenance of the private street, storm drain outside of the
17 public street right of way, street lights and other privately maintained improvements pursuant
18 to CMC Section 94-33. (ENGR)

19 85. Enter into a Subdivision Agreement with the City agreeing to construct and complete all
20 improvements necessary to service the subdivision. The Agreement shall be executed and
21 submitted to the City prior to approval of the *Parcel Map*. As part of the Agreement, provide
22 securities acceptable to the City, guaranteeing construction of the required improvements.
23 (ENGR)

24 86. All improvement agreements required in connection with said plans shall be submitted to and
25 approved by the City and other agencies having jurisdiction over said project prior to approval
26 of the parcel Map or issuance of the Building, Grading or other Permit, whichever comes first.
27 (ENGR)

28 87. All required faithful performance bonds and labor materials bonds in a penal amount equal to
100 percent of the approved estimates of construction costs of improvements shall be
submitted to and approved by the City and other agencies having jurisdiction prior to approval
of the Final Map or issuance of the Building or Grading Permit, whichever comes first.
(ENGR)

88. Encroachment Permit Application:

- a. Pay the Filing Fee at the time of submittal of permit application, improvement plans and supporting documents to City Engineering Services for review. The current fee is **\$86**.
- b. Provide a restoration security before issuance of the Encroachment Permit. The security shall be in an amount sufficient to restore existing public improvements to a serviceable condition should development improvement activity cause damage. The

1 amount of the security shall be determined by, and be in a form acceptable to the City
2 Engineer.

- 3 c. Provide a **\$5,000** cash deposit to cover Condition Compliance/Mitigation Monitoring
4 costs at the time of submittal of plans and documents to Engineering Services for
5 review. The deposit will be placed in a refundable account. Condition
6 Compliance/Mitigation Monitoring costs will be charged to this deposit over the life of
the project permit and mitigation requirements. Any unused funds will be returned at
project completion. If the initial deposit is insufficient to cover actual costs, an
additional deposit in an amount determined by the City Engineer will be required.
(ENGR)

7 **89. Grading Permit Application:**

- 8 a. Pay Grading Permit Fees at submittal of a Grading Permit application. The current fee
9 is determined based on cubic yardage of cut and fill combined, or at the hourly rate of
\$172 if the hourly rate is used.
10 b. Provide a **\$5,000** cash deposit for Erosion Control prior to issuance of Grading Permit.
11 The deposit will be placed in a refundable account. Any unused funds will be returned
12 at project completion. If the initial deposit is insufficient to cover actual costs, an
13 additional deposit in an amount determined by the City Engineer will be required.
14 c. Pay Stockpile and Erosion Control Monitoring fee prior to issuance of Grading Permit.
The stockpile and erosion control monitoring fee is currently **\$23** per calendar day and
is collected for the life of the Grading Permit activity. (ENGR)

15 **90. Parcel Map Application:**

- 16 a. Pay the Parcel Map review fee at the time of submittal of Parcel Map documents to
17 Engineering Services for review. Current fee is estimated to be **\$1,720** (based on 3
18 parcels), plus additional review time at **\$172/hour** if required.
19 b. Pay the Parcel Map filing fee prior to scheduling the Subdivision Agreement for
20 consideration by the City Council. The current fee is **\$1,720**.
21 c. Pay the Improvement Plan review fee at the time of submittal of Improvement Plans
22 and supporting documents to Engineering Services for review. The current fee is
23 estimated to be **\$5,160** (based on 3 parcels), plus additional review time at **\$172**
24 construction Permits or scheduling the Subdivision Agreement for consideration by the
25 City. The current fee is based on 9% of the estimated cost of constructing the required
26 improvements to support the subdivision.
27 d. Pay the Drainage Acreage Fee prior to scheduling the Subdivision Agreement for
28 consideration by the City Council. The current fee is **\$4,019/acre**. (Drainage Area 7),
Please confirm latest fee with the Flood Control District, subject to annual increases.
e. Pay the Parkland Fee prior to scheduling the Subdivision Agreement for consideration
by the City Council. The current fee is **\$16,691** per living unit for low Density
Designation.
f. Submit a fully executed Subdivision Agreement and provide all necessary bonds,
securities, and insurance required in the Agreement prior at the time the Parcel Map is
scheduled for consideration by the City Council.
g. Pay new parcel fee of **\$344** per parcel prior to the approval of the Parcel Map.

- 1 h. Pay acceptance of improvements and dedications fee of **\$2,580** prior to scheduling
2 items for action by City Council.
3 i. Provide a **\$500** deposit for archiving permanent records prior to approval of the Parcel
4 Map. Actual fees will be charged following completion of work.
5 j. Provide a \$5,000 deposit for specialty inspections prior to approval of the Parcel Map.
6 (*ENGR*)

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91. Sewer Connection Permit:

- a. Pay Sanitary Sewer connection fee. The current sewer connection fee is **\$5,043** per
single-family dwelling unit plus 172 application processing fee per parcel and shall be
paid prior to occupancy permit.
b. Pay the current sewer service fee prior to approval of the Parcel Map. The current fee is
\$402 per year and is pro-rated by the month that connection is made. (*ENGR*)

92. Traffic Mitigation Fee:

Pay Offsite Street Improvement Program (OSIP) fee less possible fee credit. The OSIP fee
shall be the fee in effect at the time of approval of the Parcel Map. The current OSIP Fee is
\$3,251 per single-family dwelling unit and shall be paid prior to Acceptance of the Parcel
Map. (*ENGR*)

OTHER/MISCELLANEOUS

93. Contact local postal authorities to get their requirements for mail facilities for the project. The
design and location of mail receptacles shall be reviewed and approved by the Planning
Division and shown on the Utility, Landscape, and Building Plans, prior to issuance of
Grading or Building Permits, whichever comes first. Mail facilities shall be installed prior to
occupancy approval. (*PLNG*)

94. Contact the Geographic Information Systems (GIS) Technician, in the Information
Technology Department, (925) 671-3051, for addressing requirements, and coordinate with the
Contra Costa Fire Protection District for their approval, prior to issuance of a Building Permit.
(*PLNG*)

95. Comply with the requirements of the Contra Costa Fire Protection District, as stated in letter
dated March 9, 2016. Submit complete sets of plans and specifications to the Fire District for
review and approval at:

Contra Costa County Fire Protection District
2010 Geary Road
Pleasant Hill, CA 94523

Plan review fees are assessed at that time. The City is not responsible for the collection of fees
or enforcement of requirements imposed by the Fire District. (*CCCFIRE*)

96. Comply with requirements of the Contra Costa Water District. Submit complete sets of plans
and specifications to CCWD for review and approval, noting the following:

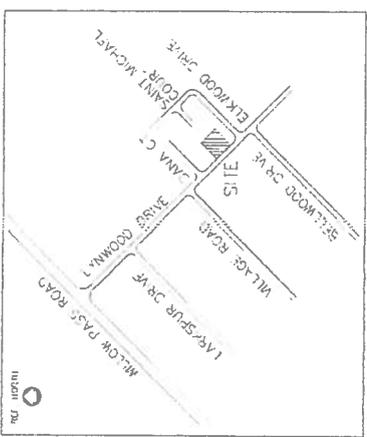
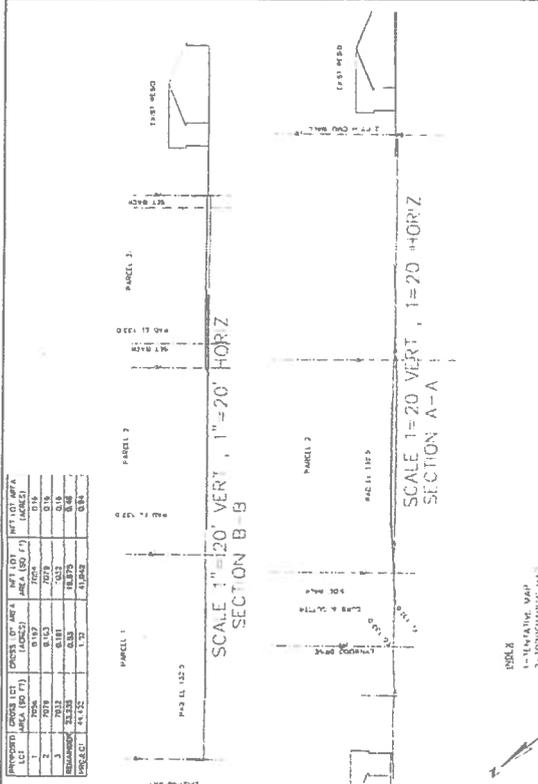
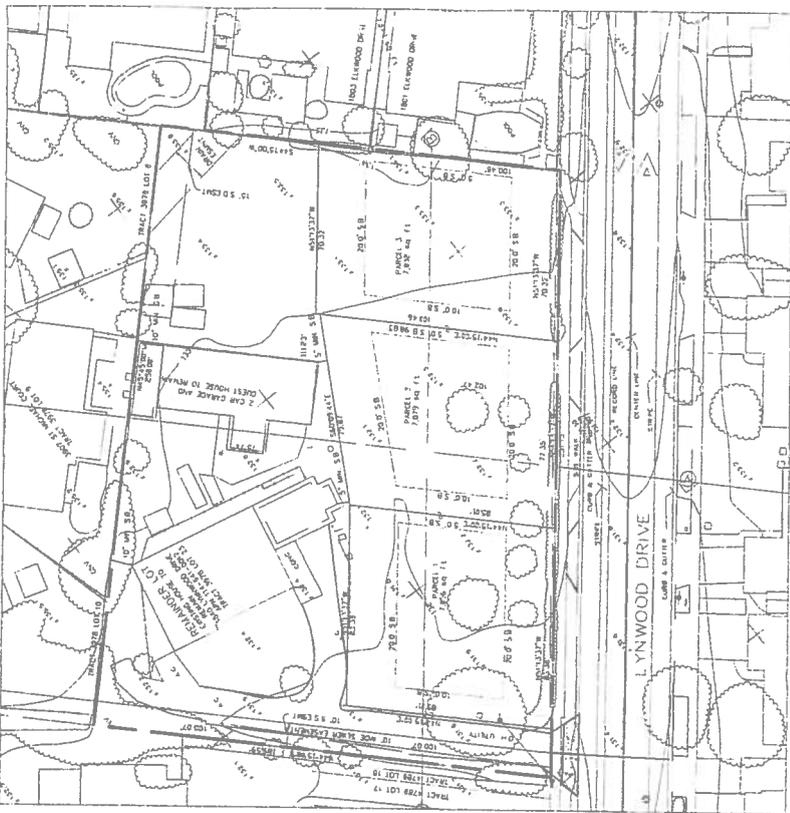
- Each premise must be provided domestic service and will require its own service connection and meter.
- The California Residential Code requires installation of an approved automatic fire sprinkler system in all new residential structures that are submitted to the Building Department after December 31, 2010. Appropriate backflow prevention is required for all services where sprinkler systems are installed.
- Further information regarding water service and CCWD regulations can be found on CCWD's web site at www.ccwater.com
- CCWD recommends the Developer submits an application for service or an application for a "shotgun" estimate for the project, so that CCWD can provide a more detailed analysis and review.

97. Applicant and/or subdivider shall defend, indemnify and hold harmless the City, its agents, officials and employees from any claim, action or proceeding brought by a third party to set aside, annul, attack or otherwise void the approval of the Tentative Map, Final Map or Parcel Map by the Zoning Administrator, which action is brought within the time period provided for in Government Code section 66499.37. The City shall promptly notify the applicant/subdivider of any claim, action or proceeding against the City of Concord and that the City will cooperate fully in the defense. *(PLNG)*

98. The permit and approval shall expire in two years from the date on which they became effective unless construction permits are obtained and work has begun. All permits approved concurrently with a Tentative Map shall be valid for the life of the map. The effective date of the permit and approval is *May 11, 2016. (PLNG)*

99. A request for a time extension from the expiration date of *May 11, 2018* can be considered if an application with required fee is filed at least 45 days before the original expiration date, otherwise a new application is required. A public hearing will be required for all extension applications, except those involving only Design Review. Extensions are not automatically approved. Changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law, may require, or permit denial. *(PLNG)*

PROPERTY	PARCEL ID	OWNER	ACRES	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
1	00000	01197	0.197	17074	0.19	0.19	0.19
2	00000	01197	0.197	17074	0.19	0.19	0.19
3	00000	01197	0.197	17074	0.19	0.19	0.19
4	00000	01197	0.197	17074	0.19	0.19	0.19
5	00000	01197	0.197	17074	0.19	0.19	0.19
6	00000	01197	0.197	17074	0.19	0.19	0.19
7	00000	01197	0.197	17074	0.19	0.19	0.19
8	00000	01197	0.197	17074	0.19	0.19	0.19
9	00000	01197	0.197	17074	0.19	0.19	0.19
10	00000	01197	0.197	17074	0.19	0.19	0.19
11	00000	01197	0.197	17074	0.19	0.19	0.19
12	00000	01197	0.197	17074	0.19	0.19	0.19
13	00000	01197	0.197	17074	0.19	0.19	0.19
14	00000	01197	0.197	17074	0.19	0.19	0.19
15	00000	01197	0.197	17074	0.19	0.19	0.19
16	00000	01197	0.197	17074	0.19	0.19	0.19
17	00000	01197	0.197	17074	0.19	0.19	0.19
18	00000	01197	0.197	17074	0.19	0.19	0.19
19	00000	01197	0.197	17074	0.19	0.19	0.19
20	00000	01197	0.197	17074	0.19	0.19	0.19



LEGEND
 1-1" PLANING MAP
 2-1" PLANING MAP
 3-20' PLAN
 4-1" PLAN

LEGBE
 FENCE
 SHED
 A.P.N. 1468100
 P.O.P. ADDRESS 1840 WILLOW DRIVE
 GENERAL PLAN INFORMATION
 ZONE R-2, LOW DENSITY RESIDENTIAL
 FLOOD ZONE X
 FLOOD ZONE PANEL 0650220003B
 SANITARY SEWER
 CITY OF CONCORD
 WALIB
 CONTRA COSTA COUNTY WATER DISTRICT

<p>REVISIONS</p> <p>WHEAT SURVEYING LAND SURVEYING 17916 BLISS AVENUE, SUITE 200 ALAMEDA, CA 94601 415-538-1070 WWW.WHEATLANDSURVEYING.COM</p>	<p>RECEIVED FEB 09 2016 PLANNING</p>
<p>DATE: 02/09/16 TIME: 10:28 AM DRAWN BY: [Name] DRAWING NAME: [Name]</p>	<p>PREPARED FOR: FRANK SCOPELAKIS 1840 WILLOW DRIVE CONCORD, CA 94601 P.O. BOX 671 94639</p>
<p>TENTATIVE PARCEL MAP ORDAZ SUBDIVISION LOT 23 BEING A PORTION OF SUBDIVISION J58/ MB 94, PAGE 37, CITY OF CONCORD CITY OF CONCORD, CONTRA COSTA COUNTY, CALIFORNIA</p>	<p>OF 4 SHEETS</p>
<p>NEIGHBORHOODS: WILLOW PASS ROAD AND LINDOMIA DRIVE, 5' ANGLE, CITY OF CONCORD, CONTRA COSTA COUNTY, CALIFORNIA LINDOMIA DRIVE, CITY OF CONCORD, CONTRA COSTA COUNTY, CALIFORNIA MAP NO. 4, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125</p>	<p>WHEAT SURVEYING LAND SURVEYING 17916 BLISS AVENUE, SUITE 200 ALAMEDA, CA 94601 415-538-1070 WWW.WHEATLANDSURVEYING.COM</p>



GREAT SUBD VISION,
 1940 LENWOOD COURT
 CONCORDIA
 CAT OF PHOTOGRAPH, 1-10-08
 MAY BE USED BY JUNIOR WITHIN THE
 CITY OF CONCORDIA FOR THE
 ZONING AND SAFETY
 2008-08-02

