



REGULAR MEETING OF THE CITY OF CONCORD ZONING ADMINISTRATOR

9:00 a.m., Wednesday, May 23, 2018
CITY COUNCIL CHAMBER
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. **1774 Farm Bureau Road Minor Subdivision and Minor Exception (PL17293 – PM, AA)** – application for a two-lot Minor Subdivision and a Minor Exception for interior sideyard setback and lot width on a 0.45 acre parcel at 1774 Farm Bureau Road. The General Plan Designation is Low Density Residential; Zoning Classification is Residential Single Family 8,000 square foot minimum (RS8); APN 114-370-048. CEQA: Categorically exempt under CEQA Guidelines Section 15315 “Minor Land Divisions”. **Project Planner: Jessica Gonzalez @ (925) 603-5821.**

ADJOURNMENT

Next Zoning Administrator Meeting: June 13, 2018

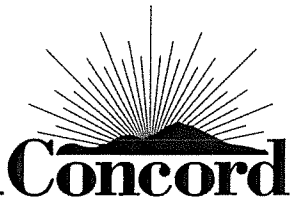
In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public 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 23, 2018

SUBJECT: Minor Subdivision at 1774 Farm Bureau Road (PL17565-PM, AA)**Recommendation:** Adopt Zoning Order No. 18-05 ZA approving a Tentative Parcel Map and Administrative Application for a two-lot minor subdivision at 1774 Farm Bureau Road.**I. Introduction****A. Application Request**

Application for a Tentative Parcel Map for a two-lot minor subdivision and Administrative Approval for minor exceptions to lot width and setback requirements for 1774 Farm Bureau Road.

B. Location

The project site is located at 1774 Farm Bureau Road; APN 114-370-048



C. Applicant
Dave Isakson
2255 Ygnacio Valley Road, Suite C
Walnut Creek CA, 94598
925-937-9333

Owner(s)
William Kellher
2250 Harbor View Drive
Martinez, CA 94553
925-899-2374

II. Background

On June 23, 2017, a Tentative Parcel Map application was submitted by Dave Isakson (“Applicant”) on behalf of William Kellher (“Owner”) to subdivide a 0.45-acre site at 1774 Farm Bureau Road into two lots. The Development Advisory Committee (“DAC”) reviewed the application initially on July 11, 2017 and deemed the application incomplete due to missing information, including information on utilities. The application and plans were revised and resubmitted several times in response to information requested by DAC.

On May 7, 2018, the applicant submitted revised Tentative Parcel Map that included the additional utility information, removal of an existing driveway, and proposed 16-foot access easement serving both parcels. The application was deemed complete on May 9, 2018.

The project includes an administrative application requesting an exception to meeting minimum lot width and setback requirements. Pursuant to Development Code Section 18.405.020, the Zoning Administrator’s review for this project shall include the Administrative Application because it must be processed concurrent with the Tentative Parcel Map application.

III. General Information

A. General Plan

The General Plan designation is Low Density Residential (LDR).

B. Zoning

The project is zoned Single Family Residential (RS-8; minimum 8,000 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 pursuant to Section 15332 “In-Fill Development Projects,” the project is classified as a Class 32 Categorical Exemption, as the project is 1) consistent with the City’s General Plan and zoning; 2) occurs within city limits on a project site no more than five acres substantially surrounded by urban uses; 3) the project has no value as habitat for endangered, rare or threatened species; 4) there will be no significant effects relating to traffic, noise, air quality or water quality; and 5) the site can be adequately served by all required utilities and public services therefore, no further environmental review is required.

D. Site Description

The project site is a 0.45 acre (19,806 sq. ft.) parcel with existing access along Farm Bureau Road. The site is rectangular in shape with approximately 88.91 feet of frontage along Farm Bureau Road and the longer sides (i.e., lot depth) extending up to 266.97 feet from Farm Bureau Road to the east end of the property. The property is currently developed with one single-family home and a non-conforming, non-permitted, structure historically used as an accessory dwelling unit located behind the single-family home. The use of the structure was legalized and approved for use as an accessory dwelling unit on March 8, 2018 (PL17565). An existing 12-foot dedication is located along the east side of Parcel A along Farm Bureau Road.

E. Surrounding Land Use

Table 1: Surrounding Land Uses

	Land Use	General Plan Designation	Zoning
North	Residential Single-Family	Low Density Residential	RS-8
South	Residential Single-Family	Low Density Residential	RS-8
East	Residential Single-Family	Low Density Residential	RS-8
West	Residential Single-Family	Low Density Residential	RS-8

IV. Detailed Project Description

A. Description of Business

The project proposes to subdivide a 0.56 acre site that would result in two separate parcels as follows:

Table 2: Proposed Parcels (See footnote 1 and 2 below)

Parcel	Gross Lot Area¹	Net Lot Area²	Lot Width	Lot Depth
A	11,806 sq. ft.	9,779 sq. ft.	72.91 ft. - 88.91 ft.	130.52 ft.- 143.18 ft.
B	8,000 sq. ft.	8,000 sq. ft.	80 ft. – 86.51ft.	85 ft. - 136.45 ft.

The proposed subdivision would divide the rectangular parcel into two halves with a new property line starting from the south curbing around existing development on Parcel A and ending at the northern property line of the existing single parcel. Parcel A will be located to the west of Parcel B and have a frontage along Farm Bureau Road. A 16-foot wide shared access and utility easement is proposed for the project. The access easement would begin at the northeast corner of the property and extend approximately 130.52 feet along the north property line to provide access to both Parcel A and Parcel B.

¹ “Gross Lot area” means the total area included within the lot lines of a lot, generally expressed in terms of square feet or acres.

² “Net Lot area” means the area of a lot excluding alleys, vehicular easements, driveway and areas to be included in the future street rights-of-way as established by easement, dedication, or ordinance.

Access easements are not included in the calculation of required lot dimensions since these area are not counted in the net parcel area. Additionally, structure setbacks must be taken from the edge of the access easement instead of the property line. As a result of the proposed access easement, a Minor Exception from the minimum lot width requirement of 80 feet is proposed for Parcel A to accommodate the 16-foot wide access and utility easement that would reduce the lot width from 88.91 to 72.81 feet. A Minor Exception is also proposed from the minimum required interior side yard of setback of 5 feet to 3.4 feet to accommodate the proposed access and utility easement and existing location of the principal single-family home on Parcel A.

V. Analysis

A. General Plan

The site’s General Plan designation of Low Density Residential is intended for single-family residential uses at densities of 2.5 – 10 dwelling units per net acre. The proposed subdivision will result in the development of additional single-family home. The required minimum and maximum density for the site is 1 to 4 units. Therefore, the project complies with the intended use and density of the General Plan consistent with and implementing the low density designation.

B. Development Regulations

As indicated in Table 3 below, the proposed lots conform to the RS-8 development standards with the exception of lot width and interior side yard setback for Parcel A.

Table 3: Comparison of Project to Development Standards

RS-8 Standards	Required/Permitted	Parcel A	Parcel B
Lot Area (min.)	8,000 sq. ft.	9,779 sq. ft.	8,000 sq. ft.
Lot Width (min.)	80 ft.	72.91 ft. - 88.91 ft.*	80 ft. – 86.51ft.
Lot Depth (min.)	85 ft.	130.52 ft.-143.18 ft.	85 ft. - 136.45 ft.
Lot Coverage	35%	21%	N/A
Setbacks (min.)			
Front	20 ft.	10.96 ft. (existing)	N/A
Sides	5 and 10 ft.	19.14 (existing) and 3.4 ft.* (created)	N/A
Rear	20 ft.	95 ft. (existing)	N/A
Parking			
Off-street	Three, one of which must be covered, one out of the front setback, and one uncovered anywhere on the parcel	One covered, one uncovered and out of the front setback in front of the principal home, and one located in front of the	N/A

		Accessory Dwelling Unit	
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**See discussion titled "Minor Exception"*

C. Tentative Parcel Map

Pursuant to Municipal Code Section 17.10.080(b) City Action, the Zoning Administrator may approve a tentative parcel map after making the following findings.

1. *The proposed map is consistent with the general plan, any applicable specific plan, any policy or guideline implementing the general plan, the Development Code, and all other applicable provisions of the Municipal Code.*

The project falls within the density allowed under the General Plan's Low Density Residential designation, is consistent with General Plan and Development Code policies related to residential development, and the applicable provisions of the Municipal Code.

2. *The site is physically suitable for the proposed type and density of development.*

Parcel A will comply with the development standards related to lot size, lot coverage, setbacks, building height, and parking. Although a minor exception is sought for lot width and setbacks on Parcel A, the lot is physically suited for maintaining the existing home and accessory dwelling unit since no significant modifications are needed to the structures or property in order for the structures to remain. Parcel B meets the minimum lot area and dimensional requirements. New development will be reviewed prior to the issuance of permits to ensure compliance with the development standards outlined in the RS-8 District.

3. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The site is a developed infill parcel and there are no known sensitive species or habitats.

4. *The design of the subdivision or the type of improvements will not cause serious public health problems.*

The conditions of approval require the removal of an existing driveway in the center of Parcel A, reconstructing it toward the northwest property line to gain access from the proposed access and utility easement, and construction of a concrete curb, gutter, and sidewalk along the Farm Bureau Road frontage for the public benefit and that of both parcels prior to occupancy approval or acceptance of improvements.

5. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

This is a private subdivision with no public access through or use of the property.

As explained in this report, proposed improvements, including curb, gutter, drainage facilities and proposed access easement are 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, including a requirement for a separate design review application for the future development on Parcel B.

D. Minor Exception

A Minor Exception from the minimum lot width requirement of 80 feet is proposed for Parcel A, to accommodate a 16-foot access and utility easement that would reduce the lot width from 88.91 to 72.91 feet. A Minor Exception is also proposed from the minimum required interior side yard of setback of 5 feet to 3.4 feet to accommodate the proposed access and utility easement and existing location of the principal single-family home on Parcel A.

Minor Exception may be approved, with or without conditions of approval, based on all of the following findings:

A. No practical alternative exists that will result in a superior project with regard to its appearance, relationship with existing buildings and improvements, visibility, and impacts to neighboring properties including privacy, noise, view, and lighting impacts;

The sub-standard width on Parcel A is minor and can be mitigated by complying with all other development standards. Parcel A would be 7.09 feet less than the width required in the RS-8 zoning district; however, this will not be evident from the street. The 16-foot access and utility easement reducing the lot width for parcel A from 88.91 to 72.91 will also be used for access to the existing home and accessory dwelling unit that will remain on Parcel A. Therefore the reduction in lot width will not reduce the function and usability of the existing lot width for the existing home and accessory dwelling unit. Furthermore, the existing house and proposed garage is of comparable size to those around it and can be accommodated onsite.

The setback from the side property to the existing principal single-family home on Parcel A is 1.6 feet less than the required 5 foot interior side yard setback because it is taken from the edge of the proposed access and utility easement as well. The reduced setback will not be evident from the street because it is not associated with the construction of any new structures.

B. Other provisions of the development code will not be compromised;

Other provisions of the Development Code for Parcel A will comply with standards related to lot size, lot coverage, setbacks, building height, and parking, and Parcel B meets the minimum lot area and dimensional requirements. New development will be reviewed prior to the

issuance of permits to ensure compliance with the development standards outlined in the RS-8 District.

C. No negative impact will result; and

The conditions of approval require the removal of an existing driveway in the center of Parcel A, reconstructing it toward the northwest property line to gain access from the proposed access and utility easement, and construction of a concrete curb, gutter, and sidewalk along the Farm Bureau Road frontage for the public benefit and that of both parcels prior to occupancy approval or acceptance of improvements.

D. The project will otherwise comply with all applicable development code standards and requirements.

Parcel A will comply with the development standards related to lot size, lot coverage, setbacks, building height, and parking, and Parcel B meets the minimum lot area and dimensional requirements. New development will be reviewed prior to the issuance of permits to ensure compliance with the development standards outlined in the RS-8 District.

E. Parking

A new uncovered paved parking space is proposed on Parcel A, to correct a non-conforming parking condition for a non-conforming, non-permitted, structure approved for use as an Accessory Dwelling Unit on March 8, 2018. The required paved space will be included as a Condition of Approval.

Covered parking will be required once Parcel B is developed and will be based on the number of bedrooms associated with the residence. For single-family homes with up to four bedrooms, two parking spaces are required, one of which must be covered.

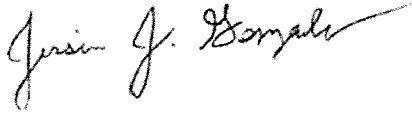
VI. Public Contact

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 East Bay 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. 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. 18-05 ZA with draft conditions of approval, approving the Farm Bureau Road Minor Subdivision at 1774 Farm Bureau Road.

Prepared by:



Jessica Gonzalez

Assistant Planner

925-603-5821

Jessica.gonzalez@cityofconcord.org

Exhibits:

- A - Zoning Administrator Order No. 18-05 ZA and Draft Conditions
- B - Tentative Parcel Map, date stamp received May 7, 2018

ZA ORDER NO. 18-05 ZA

OFFICE OF THE ZONING ADMINISTRATOR
 CITY OF CONCORD
 APPROVING A MINOR SUBDIVISION AND MINOR EXCEPTION (PL17565-PM, AA)
 Applicant/Owner: Bill Kelleher, William Kelleher
 Project Name: 1774 Farm Bureau Road Minor Subdivision

WHEREAS, on June 23, 2017, Dave Isakson with Isakson & Associates, LLC submitted an application on behalf of the Bill Kelleher, William Kelleher (“Applicant” and “Owner”) to subdivide a 0.45 acre site with an existing single-family home into two lots at 1774 Farm Bureau Road, APN 110-422-002; and

WHEREAS, on May 9, 2018, the application was deemed complete; and

WHEREAS, the Zoning Administrator, after giving all public notices required by State law and the Concord Municipal Code, held a duly noticed public hearing on May 23, 2018, on the proposed parcel map and Minor Exception; and

WHEREAS, at such public hearing, the Zoning Administrator considered all oral and written information, testimony, and comments received during the public review process, including information received at the public hearing, the oral report from City staff, and the written report from City staff dated May 23, 2018, application materials, and exhibits presented; and

NOW, THEREFORE, BE IT RESOLVED that the Zoning Administrator does hereby approve the 1774 Farm Bureau Road Minor Subdivision (PL17565-PM) subject to the attached Conditions of Approval referenced in Attachment A, based on the following findings:

RECITALS

The recitals above are true and correct and incorporated herein by reference. The recitals constitute findings in this matter, and together with the Project Information, serve as an adequate and appropriate evidentiary basis for the findings and actions set forth in this Order.

CEQA

Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970 (and as amended); the project is classified as Categorically Exempt pursuant to Section 15315 “Minor Land Divisions”, and pursuant to Section 15332 “In-Fill Development Projects,” the project is classified as

1 a Class 32 Categorical Exemption, as the project is 1) consistent with the City's General Plan and
2 zoning; 2) occurs within city limits on a project site no more than five acres substantially surrounded
3 by urban uses; 3) the project has no value as habitat for endangered, rare or threatened species; 4)
4 there will be no significant effects relating to traffic, noise, air quality or water quality; and 5) the site
5 can be adequately served by all required utilities and public services, therefore no further
6 environmental review is required.

7 **Tentative Parcel Map**

8 4) The proposed map is consistent with the general plan, policies and guidelines
9 implementing the general plan, the Development Code, and all other applicable provisions of the
10 Municipal Code. The project falls within the density allowed under the General Plan's Low Density
11 Residential designation, is consistent with General Plan and Development Code policies related to
12 residential development, and the applicable provisions of the Municipal Code.

13 5) The site is physically suitable for the proposed type and density of development.
14 Parcel A will comply with the development standards related to lot size, lot coverage, setbacks,
15 building height, and parking with the exception of the proposed lot width and interior side yard
16 setback due to the proposed utility and access easement, Parcel B meets the minimum lot area and
17 dimensional requirements, and new development will be reviewed prior to the issuance of permits to
18 ensure compliance with the development standards outlined in the RS-8 District.

19 6) The design of the subdivision or the proposed improvements will not cause substantial
20 environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site
21 is a developed infill parcel and there are no known sensitive species or habitats; and

22 7) The design of the subdivision or the type of improvements will not cause serious public
23 health problems. The conditions of approval require the removal of an existing driveway in the center
24 of Parcel A, reconstructing it along the northwest property line, and construction of a concrete curb,
25 gutter, and sidewalk along the Farm Bureau Road frontage and for the public benefit and that of both
26 parcels prior to occupancy approval or acceptance of improvements.

27 8) The design of the subdivision or the type of improvements will not conflict with
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1 easements, acquired by the public at large, for access through or use of property within the proposed
2 subdivision. This is a private subdivision with no public access through or use of the property.

3 **Minor Exception**

4 9) No practical alternative exists that will result in a superior project with regard to its
5 appearance, relationship with existing buildings and improvements, visibility, and impacts to
6 neighboring properties including privacy, noise, view, and lighting impacts;

7 10) Other provisions of the development code will not be compromised. Other provisions
8 of the Development Code for Parcel A will comply with standards related to lot size, lot coverage,
9 setbacks, building height, and parking, and Parcel B meets the minimum lot area and dimensional
10 requirements. New development will be reviewed prior to the issuance of permits to ensure
11 compliance with the development standards outlined in the RS-8 District;

12 11) No negative impact will result; and The conditions of approval require the removal of
13 an existing driveway in the center of Parcel A, reconstructing it toward the northwest property line to
14 gain access from the proposed access and utility easement, and construction of a concrete curb, gutter,
15 and sidewalk along the Farm Bureau Road frontage for the public benefit and that of both parcels is
16 required prior to occupancy approval or acceptance of improvements.

17 12) The project will otherwise comply with all applicable development code standards and
18 requirements.

19 Based on the above findings, on Wednesday, May 23, 2018, the Zoning Administrator
20 approves said application subject to the attached Conditions of Approval, referenced as Attachment
21 "A".

22
23 _____
24 Michael P. Cass
25 Zoning Administrator

26 Attachment "A" –Draft Conditions of Approval
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ATTACHMENT A

DRAFT CONDITIONS OF APPROVAL

1774 Farm Bureau Road Minor Subdivision

PL17565-PM, AA
1774 Farm Bureau Road
APN: 114-370-048

PERMIT DESCRIPTION

1. These Conditions of Approval apply to and constitute the approval of a **Tentative Parcel Map (MS 401-18)** consisting of *two (2)* individual parcels on a **0.45 acres site with the following characteristics:**

Parcel	Gross Lot Area	Net Lot Area	Lot Width	Lot Depth
A	11,806 sq. ft.	9,779 sq. ft.	72.91 ft. - 88.91 ft.	130.52 ft. - 143.18 ft.
B	8,000 sq. ft.	8,000 sq. ft.	80 ft. - 86.51ft.	85 ft. - 136.45 ft.

2. These Conditions apply to and constitute the approval of a Minor Exception for an exception to the Development Standards to allow a lot width of 72.9 ft. where 80 feet is typically required and an interior side yard setback of 3.4 ft. where five feet is typically required for Parcel A.
3. The following Exhibits, date stamped received by the City of Concord, on May 7, 2018 and February 9, 2018, are approved and shall be incorporated as Conditions of Approval.

Plan	Date Prepared	Prepared by	Sheet
Title Sheet	10/31/17	Isakson & Associates Inc.	1 of 2
Cross Sections	10/31/17	Isakson & Associates Inc.	2 of 2
Cross Sections	10/31/17	Isakson & Associates Inc.	3 of 3

GENERAL CONDITIONS

4. 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)*

- 5. 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)*
- 6. The project shall comply with all applicable Federal and State laws and Concord Municipal Code (CMC) requirements. *(PLNG, BLDG, ENGR)*
- 7. The Conditions of Approval (and mitigation measures) shall be listed on a plan sheet that is included in the construction plan set, submitted as part of the required improvements in connection with these Conditions of Approval. *(PLNG, ENGR)*
- 8. Two annotated copies of the Conditions of Approval specifying how each applicable condition has been satisfied shall be submitted at the time of submittal of the Parcel Map for recordation. *(PLNG, ENGR)*
- 9. A building permit for the non-permitted structure, approved as an Accessory Dwelling Unit on March 8, 2018 is required to be finalized prior to the submittal of the Parcel Map for recordation. *(PLNG)*
- 10. The existing chain link fence on Parcel B, shall be removed and the area shall be cleared of all trash and overgrown weeds. *(PLNG)*
- 11. For projects that abut residential uses, the perimeter fence/wall shall be installed within two weeks from completion of site demolition or grading work in the area of the fence/wall. If the fence at an abutting residential property is planned for removal, or if an existing residential property does not have a fence, the replacement perimeter fence/wall shall be completed within two weeks from removal of the original fence, unless otherwise approved by the Planning Division. *(PLNG, ENGR)*

LANDSCAPING

- 12. The driveway area noted as “EX CONC DWY TO BE REMOVED” is required to be removed and replaced with approved drought tolerant landscaping prior to parcel map recordation. The landscape proposal must be reviewed and approved by the Planning Division before installation. *(PLNG)*

1 **TREE PRESERVATION**

2 13. Submit a Tree Survey and Arborist Report describing the condition of each (**Heritage or**
3 **specify other non-heritage tree to be saved**), including size, species, location, and drip line,
4 for review and approval with the Demolition, Grading, Utility, Landscape, and Building Plans
5 submitted for plan check, whichever comes first. The plans shall incorporate the following,
6 plus any additional recommendations contained in the arborist report:

- 7 a. Measures for tree protection and preservation prior to, during, and after construction,
8 including mulching, pruning, or any special construction techniques.
- 9 b. Specifications and locations for protective fencing.
- 10 c. Documentation on the condition of trees on adjacent properties that could be affected
11 by the project construction.
- 12 d. Guidelines for preservation and maintenance of the trees shall be written for inclusion
13 into the CC&Rs for the subdivision or recorded as a deed restriction if there are no
14 CC&Rs. **(PLNG, PARKS)**

15 14. Prior to demolition, site preparation, grading, or construction activity on a site with trees to be
16 preserved, the following measures from CMC Chapter 18.310 “Tree Preservation and
17 Protection”, shall be required:

- 18 a. All trees to be preserved shall be clearly indicated on the Grading, Utility, Civil Site,
19 and Landscape Plans.
- 20 b. A temporary six foot fence shall be installed around the drip line of the trees, prior to
21 on-site activity such as grading and construction activities. Prior to grading or
22 construction, the City shall inspect and approve the placement of the fencing.
- 23 c. No grading, compaction, stockpiling, trenching, paving or change in ground elevation
24 shall be permitted within the drip line of any tree to be saved, until a report prepared by
25 a certified Arborist has been submitted to and approved by the City, providing specific
26 guidelines for each case.
- 27 d. No construction waste, either liquid or solid or other substance (oil, gasoline,
28 chemicals, or other harmful materials) shall be deposited, disposed of, or stored, within
the drip line or within an area near the tree, which could enter into the root system of
the tree.
- e. Wires, signs, ropes, pulleys, etc., shall not be attached to any tree. **(PLNG, PARKS)**
CMC

15. The Arborist shall conduct site inspections during grading and construction, and may require
additional measures to protect the trees to be preserved, including stopping construction
activities, if necessary. **(PLNG, PARKS)**

16. Comply with the Tree Preservation Guidelines contained in the Arborist Report. One year
after occupancy, a Certified Arborist, retained by the applicant at their expense, shall evaluate
tree health, vigor and acclimation to the new environment. The Arborist shall identify any
tree(s) that is found to be in poor condition due to the impact of construction. The Arborist
shall identify measures to restore the tree’s health. If the tree can’t be restored, replacement
trees shall be required at a ratio and size consistent with the value of the damaged tree, but no

1 less than a minimum ratio of three to one 36-inch box trees or as otherwise determined by the
2 City. *(PARKS, PLNG)*

3 **DESIGN REVIEW**

4 17. Subsequent construction of the single-family home and related improvements on Parcel B
5 requires Design Review approval prior to issuance of a building permit. *(PLNG)*

6 **PARKING**

7 18. A paved 10 feet wide by 19 feet long parking space with associated driveway off of the
8 proposed access and utility easement shall be constructed to allow access to the attached
9 carport for the Accessory Dwelling Unit located on Parcel A.

10 **STREET IMPROVEMENTS**

11 19. Construct improvements along the frontage on **Farm Bureau road** including but not limited
12 to: driveway removal; pavement replacement **two** feet wide measured perpendicular from face
13 of curb; construction of concrete curb, gutter and sidewalk; ADA compliant concrete driveway
14 approach;; conforms to existing improvements; and repair/replacement of deficient frontage
15 improvements as determined by the City Engineer, prior to occupancy approval or Acceptance
16 of Improvements. *(ENGR)*

17 20. If the utility lines for the proposed lot are installed after the completion of the Farm Bureau
18 Road improvements then the developer shall comply with the street moratorium. *(ENGR)*

19 21. Any trenching for underground utilities shall comply with the modified City Standard Detail
20 S-17 for pavement repair and possible slurry placement. *(ENGR)*

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

23 23. Prior to Parcel Map recordation, remove existing driveway approach noted as "EX 16' DWY"
24 and replace with ADA compliant sidewalk. *(PLNG)*

25 24. Construct new concrete driveway as indicated on Parcel A to provide access from the access
26 and utility easement to the existing garage located on Parcel A. *(PLNG)*

27 **NOISE**

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

Monday through Friday7:30 a.m. to 6:00 p.m.

Construction on Saturdays may be allowed only upon prior approval by the Building,
Engineering, and Planning Divisions. No changes to these construction hours shall be allowed
without the prior written consent of the City. A contact person shall be available during all

1 construction activities in the evening and on weekends to respond to complaints and take
2 actions necessary to reduce noise. (*BLDG, ENGR, PLNG*)

3 **CONSTRUCTION ACTIVITIES**

4 26. Contact Engineering Services to arrange for a Pre-Construction Meeting prior to issuance of
5 Grading/Site Development or Building Permits, whichever comes first. (*ENGR*)

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

8 28. Construction equipment shall not be serviced at the site at any time. During construction no
9 deliveries shall be made to the site and no delivery vehicles (including gasoline tanker trucks)
10 shall enter the site between 6:00 p.m. and 7:30 a.m. on weekdays, and between 5:00 p.m. and
11 8:00 a.m. on weekends and federal holidays. Delivery vehicles shall have their engines turned
12 off during unloading. (*BLDG, ENGR, PLNG*)

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

16 30. Implement the following measures during construction:

- 17 a. Gather all construction debris on a regular basis and place them in a dumpster
18 or other container that is emptied or removed on a weekly basis. When
19 appropriate, use tarps on the ground to collect fallen debris or splatters that
20 could contribute to storm water pollution.
- 21 b. Remove all dirt, gravel, rubbish, refuse, and green waste from the street
22 pavement, and storm drains adjoining the project site. During wet weather,
23 avoid driving vehicles off paved areas.
- 24 c. Broom sweep the public street pavement adjoining the project site on a daily
25 basis. Caked-on mud or dirt shall be scraped from these areas before sweeping.
- 26 d. Install filter materials (e.g., sandbags and filter fabric) at the storm drain inlet
27 nearest the downstream side of the site in order to preclude any debris or dirt
28 from flowing into the City storm drain system. Filter materials shall be
maintained and/or replaced as necessary to ensure effectiveness and to prevent
street flooding. Dispose of filter particles in an approved trash receptacle.
- e. Create a contained and covered area on the site for the storage of bags, cement,
paints, flammable, oils, fertilizers, pesticides, or any other materials used on the
site that have 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*)

- 1 31. No equipment shall be started or staging area be established on the streets or the site before or
2 after the specified hours of construction. **(ENGR, BLDG)**
- 3 32. Ensure that no debris or construction scrap material is placed on any adjoining lot, open space
4 area, or street, and that any such material stored on an adjoining site shall be completely
5 removed and the site cleaned, prior to occupancy approval. **(ENGR, BLDG)**
- 6 33. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or
7 sleeping quarters on the construction site unless authorized for site security. **(ENGR, BLDG)**
- 8 34. There shall be no parking of construction equipment or construction worker's vehicles on
9 residential streets at any time; all vehicles shall be maintained on-site. **(ENGR, BLDG)**
- 10 35. Portable toilets used during construction shall be kept as far as possible from adjacent
11 properties and shall be emptied on a regular basis as necessary to prevent odor. **(ENGR,
12 BLDG)**
- 13 36. Identify truck routes for the import or export of cut/fill material and/or construction debris for
14 review and approval by the City Engineer prior to the issuance of permits. Repair any damage
15 to City streets (private and public) caused by activity associated with this project. **(ENGR)**
- 16 37. In the event of the encounter of subsurface materials suspected to be of an archaeological or
17 paleontological nature, all grading and/or excavation shall cease, the find shall be left
18 untouched, and the City Planning Division shall be immediately notified. The County Coroner
19 and the Native American Heritage Commission shall also be notified and the procedures
20 required in CEQA §15064.5 shall be followed. This requirement shall be noted on the
21 Grading and Building Plans, prior to issuance of permits. **(PLNG, ENGR, BLDG)**
- 22 38. In the above event, retain a qualified professional archaeologist certified by the Register of
23 Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to
24 evaluate and make recommendations as to disposition, mitigation and/or salvage. The
25 recommendation shall be implemented before work may proceed. The applicant shall be
26 responsible for all costs associated with the professional investigation and implementation.
27 **(PLNG, ENGR, BLDG)**

CONSTRUCTION PLAN REVIEW/PRE-PERMIT REQUIREMENTS

- 28 39. Submit electronic copy of Preliminary Title Report, prepared within three months prior to plan
submittal. **(ENGR)**
40. The proposed buildings are within the 100-year Floodplain Zone (X). At a minimum, comply
with the City of Concord Municipal Code requirements in establishing building finished floor
elevations. The Grading Plan shall be referenced to the same elevation datum as the FEMA
map, and shall show the finished floor elevations of the proposed buildings, 100-year Base
Flood Elevations (BFE), and building setback line per CMC. **(ENGR) CMC**
41. Obtain an Encroachment Permit from the City prior to performing any work within the public
right-of-way or public easements. An encroachment permit is required in order to close the

1 curb cut on Farm Bureau Road, remove the existing driveway and driveway approach noted as
2 "EX 16' DWY" and replace with ADA compliant sidewalk. *(ENGR) CMC*

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

7 **SUBDIVISIONS/SITE DEVELOPMENT PLANS**

- 8 43. The Tentative Parcel Map prepared by Isakson & Associates Inc. Civil Land Engineering
9 Surveying and date stamped received May 7, 2018 by the Planning Division is not approved
10 for construction. Submit Grading, Erosion Control, Improvement Plans, Storm water Control
11 Plans, and Civil Engineering drawings, prepared by a Registered Civil Engineer to
12 Engineering Services for review and approval prior to issuance of an Encroachment Permit or
13 Grading Permit. *(ENGR)*

- 14 44. The Parcel Map shall be prepared by a qualified Civil Engineer or Licensed Land Surveyor
15 and shall be subject to review and approval by Engineering Services. *(ENGR)*

16 **GRADING/ EROSION CONTROL/GEOLOGIC**

- 17 45. Grading on adjacent properties shall require written approval from the affected property
18 owners. *(ENGR)*

- 19 46. On-site finish grading work shall require drainage to be directed away from all building
20 foundations at a minimum slope of 2 percent and a maximum slope of 20 percent toward
21 approved drainage facilities or swales. Non-paved drainage swales shall have a minimum
22 slope of 1 percent. *(ENGR)*

- 23 47. The project engineer shall inspect the finished grading and certify that it conforms to the
24 compaction and elevations shown on the Grading Plan and Soils Report. *(ENGR) CMC*

- 25 48. At all times seasonally appropriate erosion control measures shall be implemented per plans
26 approved by the City Engineer for all grading work at all times. Wet season measures shall be
27 in place October through April at a minimum and when rain is otherwise predicted. At the
28 time of approval of the Improvement and/or Grading Plans, an approved Erosion Control Plan
shall be filed with the City Engineer. *(ENGR)*

49. All graded slopes and stockpiles of loose soil shall be hydromulched/hydroseeded by October
of any given year. During grading work between October and April, 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. *(ENGR)*

50. Submit Grading, Erosion Control, Improvement, 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*

1 51. Comply with the applicable provisions of the Grading Ordinance and the Storm Water
2 Management and Discharge Control Ordinance. *(ENGR) CMC*

3 **UTILITIES**

4 52. Prior to Parcel Map recordation, remove and replace existing portion of sewer lateral between
5 property line cleanout and sewer main, to reconstruct perpendicular to street right-of-way in
6 accordance with City standards. Video inspect and air test remaining portions of existing
7 sewer lateral, in the presence of the Construction Inspector, to verify function and integrity of
8 existing buried pipe prior to connection and use to serve the proposed home. *(ENGR)*

9 53. Comply with the City of Concord sewer design flow criteria and sewer construction
10 requirements of the Central Contra Costa Sanitary District. *(ENGR)*

11 54. Coordinate all facility adjustments, relocations, or additions to utility services with the
12 appropriate utility companies. *(ENGR)*

13 55. No above ground utility facilities/structures shall be located between the face of curb and back
14 of sidewalk in the public right-of-way. *(ENGR)*

15 56. All new utilities shall be constructed underground prior occupancy approval. *(ENGR)*

16 57. Utility areas, electrical and gas meters shall be architecturally screened from view. *(PLNG)*

17 58. Submit proof acceptable to Engineering Services that all work within the existing (new)
18 private waterline easement(s) are reviewed and approved by the easement owner of record.
19 *(ENGR)*

20 59. Connect all buildings to the sanitary sewer collection facilities of the City, and pay all current
21 sewer connection and service fees prior to occupancy approval. *(ENGR) CMC*

22 **SOLID WASTE/RECYCLING**

23 60. Comply with CMC Chapter 8.20, Solid Waste, Article III, Construction and Demolition
24 (C&D) Waste Recycling, Sections 8.20.330 through 8.20.450, as applicable. *(BLDG)*

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

26 61. Submit a Stormwater Control Plan (SWCP) prepared in accordance with the current Contra
27 Costa Clean Water Program Stormwater C.3 Guidebook for review and approval by
28 Engineering Services prior to issuance of any permit. *(ENGR)*

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

63. Ensure that the area surrounding the project such as the streets stay free and clear of
construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way

1 related to project construction. Areas that are exposed for extended periods shall be watered
2 regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular
basis. All trucks shall be covered. (ENGR)

3 64. Submit proof acceptable to Engineering Services that all work within the existing (new)
4 private waterline easement(s) are reviewed and approved by the easement owner of record.
(ENGR)

5 65. Collect and convey all stormwater entering and/or originating from the site to an adequate
6 downstream drainage facility. (ENGR)

7 **AGREEMENTS, FEES, BONDS**

8 66. All fees noted below are the fees currently in effect as of July 1, 2017 per the Resolution of
9 Fees and Charges. The fees and charges are reviewed annually as part of the budget public
10 hearing process. Fee adjustments are based on a number of factors and vary depending on the
type of fee:

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

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

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

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

19 67. Provide a **\$1,000** cash deposit to the Planning Division to cover Condition Compliance at the
20 time of submittal of plans and documents to Engineering Services or the Building Division for
21 plan check. Planning staff's time will be charged to this deposit for work performed to
22 implement the Conditions of Approval, from the time of project approval to occupancy
approval. The deposit will be placed in a refundable account and any unused funds will be
returned upon completion. If the initial deposit is insufficient to cover actual costs, an
additional deposit will be required. (PLNG)

23 68. Pay a Document Imaging fee to reimburse the City for implementation of the Document
24 Imaging and File Retention programs, prior to recordation of Parcel Map. (PLNG)

25 69. Encroachment Permit Application is required for the closure of the curb cut on Farm Bureau
26 Road, the removal of the driveway approach for the existing driveway on Parcel A, and the
27 installation of the driveway approach to the access easement and the removal and replacement
of a portion of the sewer lateral to comply with City requirements:

28 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 \$66.00.

- 1 b. Provide a restoration security before issuance of the Encroachment permit. The security
2 shall be in an amount sufficient to restore existing public improvements to a serviceable
3 condition should development improvement activity cause damage. The amount of the
4 security shall be determined by, and be in a form acceptable to the City Engineer.

5 70. Grading Permit Application:

- 6 a. Pay Grading Permit Fees at submittal of a Grading Permit application. The current fee is
7 determined based on cubic yardage of cut and fill combined, or at the hourly rate in effect
8 at the time of payment if the hourly rate is used. The current hourly rate is \$238.00.
9 b. Provide a \$2,000 cash deposit for Erosion Control prior to issuance of Grading Permit.
10 The deposit will be placed in a refundable account. Any unused funds will be returned at
11 project completion. If the initial deposit is insufficient to cover actual costs, an additional
12 deposit in an amount determined by the City Engineer will be required.
13 c. Pay Stockpile and Erosion Control Monitoring fee prior to issuance of Grading Permit.
14 The stockpile and erosion control monitoring fee is currently \$38 per calendar day and is
15 collected for the life of the Grading Permit activity. **(ENGR)**

16 71. Site Development:

- 17 a. Pay the Improvement Plan review fee at the time of submittal of Improvement Plans and
18 supporting documents to Engineering Services for review. The current fee is based on the
19 estimated cost of constructing the required improvements.
20 b. Pay the Construction Inspection fee prior to issuance of the Construction Permits. The
21 current fee is based on the estimated cost of constructing the required improvements to
22 support the subdivision, see fees and charges.
23 c. Pay the Drainage Acreage Fee prior to issuance of the building permit. The current fee is
24 \$3,831/acre. (Drainage Area 7).
25 d. Pay the Parkland Fee prior to issuance of the building permit. The current fee is \$16,691
26 per living unit for Low Density Designation.

27 72. Sewer Connection Permit:

- 28 a. Pay Sanitary Sewer connection fee. The current sewer connection fee is \$5,043 per
single-family dwelling unit and shall be paid prior to map recordation
b. Pay current sewer service fee prior to map recordation. The current fee is \$547 per year
and is pro-rated by the month that connection is made. **(ENGR)**

73. Traffic Mitigation Fee:

- a. Pay Offsite Street Improvement Program (OSIP) fee less possible fee credit. The OSIP
fee shall be paid prior to issuance of the building permit. The current OSIP fee is \$3,251
per single-family dwelling. **(ENGR)**

74. Parcel Map Application:

- a. Pay the Parcel Map review fee at the time of submittal of Parcel Map to Engineering
Services for review and recordation. Current fee is estimated to be \$3,841.00, plus \$256
per lot.
b. Pay the Parcel Map recordation filing fee prior to consideration by the Approving
Authority. The current fee is \$2,561.00.
c. Provide a \$500.00 deposit for archiving permanent records prior to approval of the Parcel
Map for recordation. Actual fees will be charged following completion of work. **(ENGR)**

1 **OTHER/MISCELLANEOUS**

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

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

9 77. Comply with the requirements of the Contra Costa County Water District subject to the review
10 and approval of the Contra Costa County Water District. **(CCWD)** The comments below are
11 based off of preliminary review performed by the Water District.
12 a. The applicant will need to apply for a new water service.
13 b. If there is going to be concrete work at this location, the work will need to be
14 coordinated, because CCWD has some backflow device work that needs to be done.
15 Please provide information regarding any concrete work.

13 78. Comply with the requirements of the Contra Costa Fire Protection District. The comments
14 below are based off of preliminary review performed by the Fire District.
15 a. Fire Department access will be required to be updated when any development occurs on
16 lot B. Based on the development, a fire department turn-around may be required.
17 b. Provide emergency apparatus access roadways with all-weather driving surfaces of not
18 less than 16-foot unobstructed width, and not less than 13 feet 6 inches of vertical
19 clearance, to within 150 feet of travel distance to all portions of the exterior walls of
20 every building. Access shall have a minimum outside turning radius of 45 feet, and must
21 be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC.
22 c. Submit complete sets of plans and specifications to the Fire District for review and
23 approval at:
24 Contra Costa County Fire Protection District
25 2010 Geary Road
26 Pleasant Hill, CA 94523

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

24 79. The applicant shall defend (with counsel approved by City), indemnify and hold harmless the
25 City, any agency or instrumentality thereof, and its/their respective agents, officers, officials,
26 volunteers, and employees from and against any and all administrative and/or legal claims,
27 actions or proceedings to attack, set aside, void, or annul approval of the project, including
28 without limitation, any related application, permit, certification, condition, environmental
determination, other approval, compliance or failure to comply with applicable laws and
regulations, and/or processing methods (“Challenge”), with the exception of a Challenge
arising out of the City’s sole negligence or willful misconduct. The City shall have the right to

1 pre-approve any material decision involved in defending any such Challenge, including
2 settlement, and may (but is not obligated to) participate in the defense of any Challenge. If
3 applicant does not promptly defend any Challenge, City may (but is not obligated to) defend
4 such Challenge as City, in its sole discretion, determines appropriate, all at applicant's sole
5 cost and expense. The applicant shall bear any and all losses, damages, injuries, liabilities,
6 costs, and expenses (including, without limitation, staff time and in-house attorney's fees on a
7 fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs,
8 and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether
9 incurred by Developer, City, or awarded to any third party, and shall pay to the City upon
10 demand any Costs incurred by the City. No modification of the project, any application,
11 permit, certification, condition, environmental determination, other approval, change in
applicable laws and regulations, or change in processing methods shall alter the applicant's
indemnity obligation. Pursuant to Government Code Section 66474.9, the applicant's
indemnification obligation with respect to any claim, action or proceeding to attack, set aside,
void, or annul an approval of City concerning a subdivision (tentative, parcel, or final map
application or approval) shall be limited to actions brought within the time period provided for
in Government Code Section 66499.37, unless such time period is extended for any
reason. The City shall promptly notify applicant of any Challenge, and shall cooperate fully in
the defense. (CA)

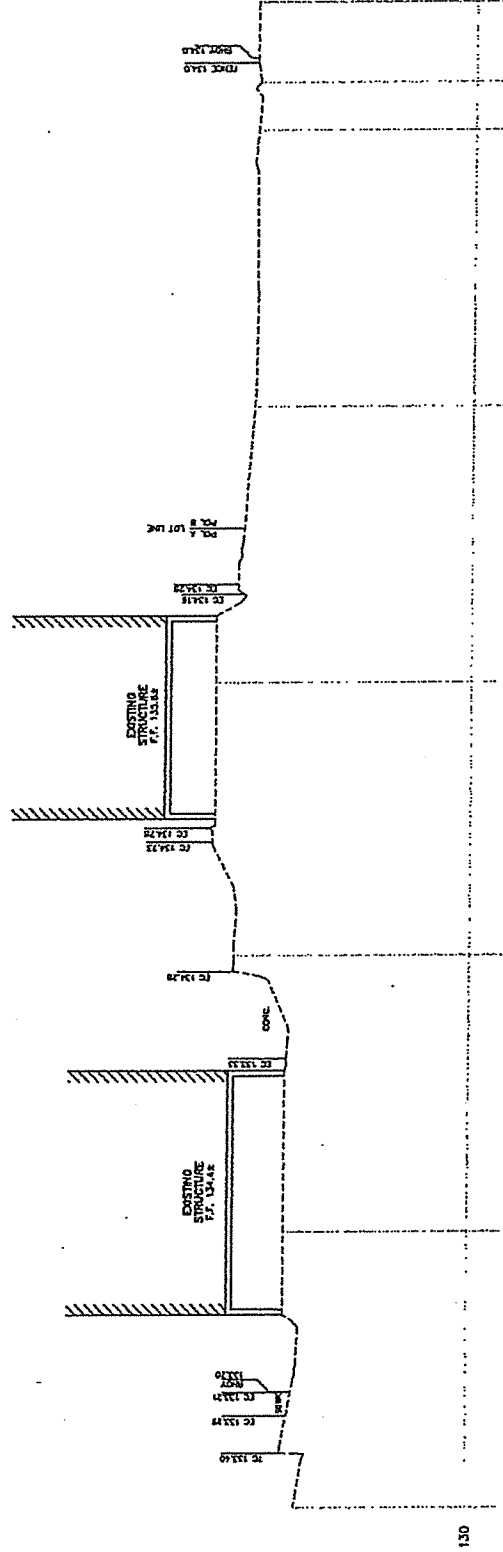
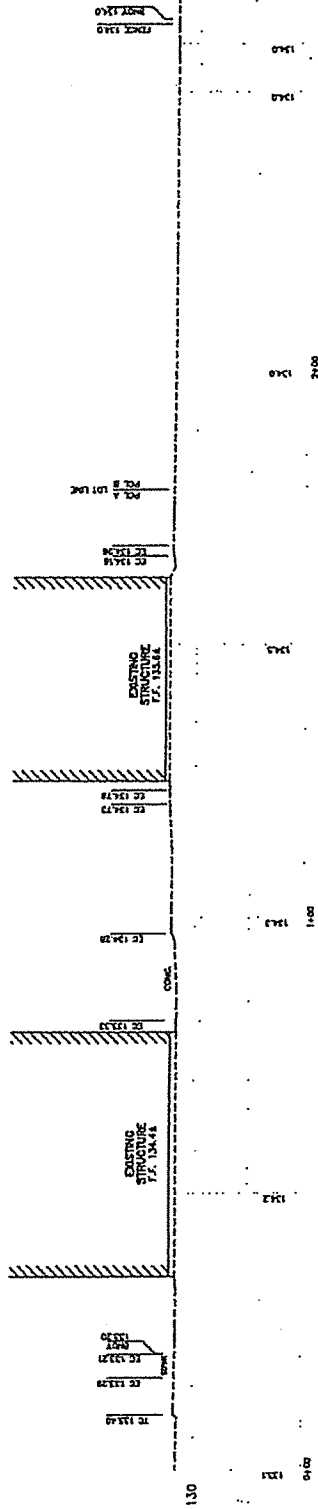
12 80. The permit and approval shall expire in *two (2) years* from the date on which they became
13 approved, unless the Parcel Map is recorded. All permits approved concurrently with a
14 Tentative Map shall be valid for the life of the map. The effective date of the permit and
approval is *May 23, 2018 (PLNG)*

15 81. A request for a time extension from the expiration date of *May 23, 2020* can be considered if
16 an application with required fee is filed at least 45 days before the original expiration date,
17 otherwise a new application is required. A public hearing will be required for all extension
18 applications. Extensions are not automatically approved. Changes in conditions, City policies,
19 surrounding neighborhood, and other factors permitted to be considered under the law, may
20 require, or permit denial. *(PLNG)*

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MAY 07 2018

PLANNING



JUNIOR SUBDIVISION, 40-118, 1774 FARM BUREAU RD
TENTATIVE PARCEL MAP
CROSS SECTIONS
CANTON, COSTA COUNTY, CALIFORNIA

Isakson & Assoc. Inc.
engineering and
land surveying

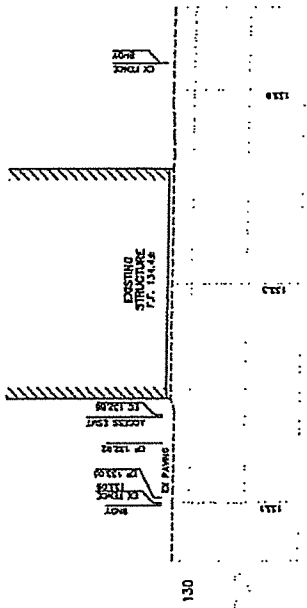
1441 Broadway, Suite 200, San Francisco, CA 94109
415-774-1111
www.isakson.com

DATE: 05/07/18
PAGE: 2 OF 3

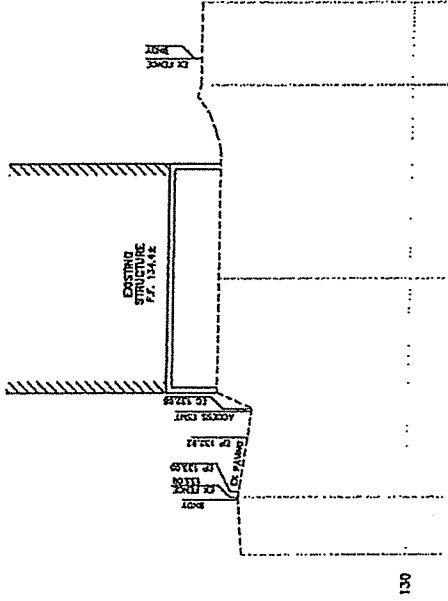
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MAY 07 2018

PLANNING



SECTION B-B
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10' HORIZONTAL
1"=1' VERTICAL

		1774 FARM BUREAU RD TENTATIVE PARCEL MAP 2018 SECTIONS SOUTHERN CALIFORNIA COUNTY CALIFORNIA
Isatson & Assoc. Inc. engineering and land surveying		2504 BROADWAY SUITE 200 BOSTON, MA 02108 TEL: 617-552-1111 FAX: 617-552-1112 WWW.ISATSON.COM