



Lou Ann Texeira  
 Executive Officer

**MEMBERS**

Candace Andersen <i>County Member</i>	Michael R. McGill <i>Special District Member</i>
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Federal Glover <i>County Member</i>	Igor Skaredoff <i>Special District Member</i>
	Don Tatz in <i>City Member</i>

**ALTERNATE MEMBERS**

Diane Burgis  
*County Member*  
 Tom Butt  
*City Member*  
 Stanley Caldwell  
*Special District Member*  
 Charles R. Lewis, IV  
*Public Member*

September 12, 2018  
 Agenda Item 6

September 12, 2018 (Agenda)

Contra Costa Local Agency Formation Commission  
 651 Pine Street, Sixth Floor  
 Martinez, CA 94553

**Results of Protest Hearing - Chang Property Reorganization - Annexations to the City of San Ramon, Central Contra Costa Sanitary District and East Bay Municipal Utility District and Corresponding Detachment from County Service Area P-6**

Dear Commissioners:

This report provides the results of the protest hearing held on September 10, 2018, along with additional information relating to habitat conservation and fire prevention/protection measures as discussed in August.

**Results of Protest Hearing** - At a public hearing on August 8, 2018, the Commission approved the *Chang Property Reorganization - Annexations to the City of San Ramon, Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District (EBMUD) and Corresponding Detachment from County Service Area (CSA) P-6*. This is a proposal to annex 63.5± acres (APNs 208-240-039/038/009) to the City of San Ramon, CCCSD and EBMUD and corresponding detachment from CSA P-6. The area is located at the intersection of Bollinger Canyon Road and Crow Canyon Road in unincorporated San Ramon. The purpose of the proposal is to allow for the extension of municipal city, wastewater and water services to facilitate the development of 43 single-family large lot homes and 18 accessory dwelling units on the Chang property.

The proposal has less than 100% landowner consent and is subject to a protest hearing. Pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 LAFCO is the agency to conduct the protest hearing, the purpose of which is to receive written protests from affected landowners regarding the proposal and determine whether a majority protest exists. With regard to this reorganization, which is uninhabited (i.e., contains fewer than 12 registered voters), the Commission shall take one of the following actions:

- **Order the reorganization** if written protests have been filed by less than 50% of the landowners owning less than 50% of the assessed value of land within the affected territory; or
- **Terminate the proceedings** if a majority protest exists. A majority protest constitutes 50% or more of the landowners owning at least 50% of the assessed value of land.

The protest hearing was noticed and will be held on Monday, September 10, 2018, at 10:00 a.m. in the LAFCO office located at 651 Pine Street, Sixth Floor in Martinez. The hearing will be conducted by the LAFCO Executive Officer, who is delegated the authority to conduct the protest hearing on behalf of the Commission. At the conclusion of the hearing, the number of protests received prior to and during the hearing will be counted. LAFCO staff will report the results of the protest hearing at the September 12, 2018 LAFCO meeting.

**Habitat Conservation and Fire Prevention/Protection Measures** - In addition to reporting the results of the protest hearing, we are also responding to the Commission's concerns relating to protection of the 135± acres as permanent open space and provisions relating to habitat conservation and fire prevention/protection.

On August 8<sup>th</sup>, following deliberation, the Commission modified the LAFCO resolution (Attachment 1) as follows:

- d. The recordation of LAFCO's Certificate of Completion is conditioned on the owner(s) of the Chang property providing LAFCO with a certified copy of a recorded grant of open space easement from the Chang property owner(s) to the City of San Ramon and/or other public agency or land trust that prohibits urban development and permanently preserves the existing open space and agricultural uses on 134± acres (Parcel G on the project's Vesting Tentative Map 9458) that is outside of the urban growth boundary and designated for open space and agricultural uses, and makes provisions for habitat preservation in accordance with the City of San Ramon's Mitigation Monitoring and Reporting Program and fire prevention in accordance with the San Ramon Valley Fire Protection District's Planning Application Review. This easement shall remain in effect in perpetuity, and shall be consistent with the conditions of approval imposed on the Chang property by the project's Vesting Tentative Map 9485 by the City of San Ramon (Attachment 2).

In conjunction with the Chang project, the City of San Ramon adopted a Mitigation Monitoring and Reporting Program (MMRP) (Attachment 3). The MMRP includes 10 mitigation measures related to biological resources and habitat conservation. The City of San Ramon is responsible for enforcing these measures which are intended to protect sensitive habitat in the area.

Regarding fire prevention/protection, the subject area is served by the San Ramon Valley Fire Protection District (SRVFPD). In its planning application review of the Chang project, SRVFPD submitted to the City a set of conditions relating to hazardous watershed fire area, vegetation management, ingress/egress, access and water (see Attachment 4).

Further, according to the City's 2035 General Plan, the subject area is located in a "moderate" (versus "High" or "Very High") fire hazard severity zone. The City's General Plan *Safety Element* (Attachment 5) provides a number of "Guiding" and "Implementing" policies to minimize risk associated with wildland and urban fire and related hazards in the incorporated and unincorporated San Ramon area. These measures aim to protect the community from risks associated with wildland and urban fire, hazardous materials accidents, flooding, surface, ground and other geologic hazards.

As noted above, the City of San Ramon and SRVFPD have measures in place to address habitat conservation and fire prevention and protection. The local agencies are responsible for enforcing these measures.

As discussed at the August 8<sup>th</sup> LAFCO meeting, the Commission requests that the open space easement include conditions relating to habitat conservation and fire prevention/protection. Further, once there is tentative agreement among the landowner(s) and other parties regarding the easement, the Commission would like to review the easement prior to recordation.

## RECOMMENDATIONS

It is recommended that the Commission 1) receive the results of the protest hearing and direct staff to execute the determination (Attachment 6); and 2) provide any additional direction.

Sincerely,

Lou Ann Texeira  
Executive Officer

c: Distribution List

### Attachments

- 1 – LAFCO Resolution Approving Chang Boundary Reorganization
- 2 - Vesting Tentative Map 9485 – City of San Ramon
- 3 – Mitigation Monitoring and Reporting Program - City of San Ramon
- 4 - Chang Planning Application Review - San Ramon Valley Fire Protection District
- 5 - City of San Ramon's Safety Element
- 6 – Protest Hearing Determination

**RESOLUTION NO. 18-06**

**RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
MAKING DETERMINATIONS AND APPROVING  
CHANG PROPERTY REORGANIZATION: ANNEXATIONS TO THE CITY OF SAN RAMON,  
CENTRAL CONTRA COSTA SANITARY DISTRICT AND EAST BAY MUNICIPAL UTILITY  
DISTRICT, AND DETACHMENT FROM COUNTY SERVICE AREA P-6**

WHEREAS, the Chang Property Reorganization proposal was filed with the Executive Officer of the Contra Costa Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Government Code §56000 et seq.); and

WHEREAS, at the time and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the Chang Property Reorganization proposal; and

WHEREAS, the Commission held a public hearing on August 8, 2018, on the Chang Property Reorganization proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to this proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental documents and determinations, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, no subsequent change may be made to the general plan or zoning for the annexed territory that is not in conformance to the rezoning designations for a period of two years after the completion of the annexations, unless the legislative body for the city makes a finding at a public hearing that a substantial change has occurred in circumstances that necessitate a departure from the rezoning in the application to the Commission [Government Code §56375(e)];

NOW, THEREFORE, the Contra Costa Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

1. Find that, as a Responsible Agency under CEQA, the Commission has reviewed and considered the information contained in the City of San Ramon's Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in conjunction with the Chang Property Project.
2. Said reorganization is hereby approved.
3. The subject proposal is assigned the distinctive short-form designation:  
CHANG PROPERTY REORGANIZATION: ANNEXATIONS TO CITY OF SAN RAMON,  
CENTRAL CONTRA COSTA SANITARY DISTRICT AND EAST BAY MUNICIPAL UTILITY  
DISTRICT, AND DETACHMENT FROM COUNTY SERVICE AREA P-6
4. The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibits A1-A3, attached hereto and made a part hereof.
5. Approval of the Chang Property Reorganization is subject to the following:
  - a. The territory being annexed shall be liable for the continuation of any authorized or existing special taxes, assessments and charges comparable to properties presently within the annexing agency.

Contra Costa LAFCO  
Resolution No. 18-06

- b. The landowner applicant has delivered an executed indemnification agreement between the landowner applicant and Contra Costa LAFCO providing for the landowner applicant to indemnify LAFCO against any expenses arising from any legal actions challenging the Chang Property Reorganization.
  - c. Water service is conditioned upon the East Bay Municipal Utility District (EBMUD) receiving acceptance for inclusion of the annexed areas from the United States Bureau of Reclamation (USBR), pursuant to the requirements in EBMUD's contract with USBR for supplemental water supply from the Central Valley Project.
  - d. The recordation of LAFCO's Certificate of Completion is conditioned on the owner(s) of the Chang property providing LAFCO with a certified copy of a recorded grant of open space easement from the Chang property owner(s) to the City of San Ramon and/or other public agency or land trust that prohibits urban development and permanently preserves the existing open space and agricultural uses on 134± acres (Parcel G on the project's Vesting Tentative Map 9458) that is outside of the urban growth boundary and designated for open space and agricultural uses, and makes provisions for fire prevention in accordance with the San Ramon Valley Fire Protection District's planning application review, and habitat preservation in accordance with the City of San Ramon's Mitigation Monitoring and Reporting Program. This easement shall remain in effect in perpetuity, and shall be consistent with the conditions of approval imposed on the Chang property by the project's Vesting Tentative Map 9485 by the City of San Ramon (Attachment 2).
6. Find that the subject territory is uninhabited, and that not all affected landowners have provided written consent to the proposed boundary reorganization; thus, a protest hearing is required.
7. All subsequent proceedings in connection with the Chang Property Reorganization shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

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PASSED AND ADOPTED THIS 8<sup>th</sup> day of August 2018, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

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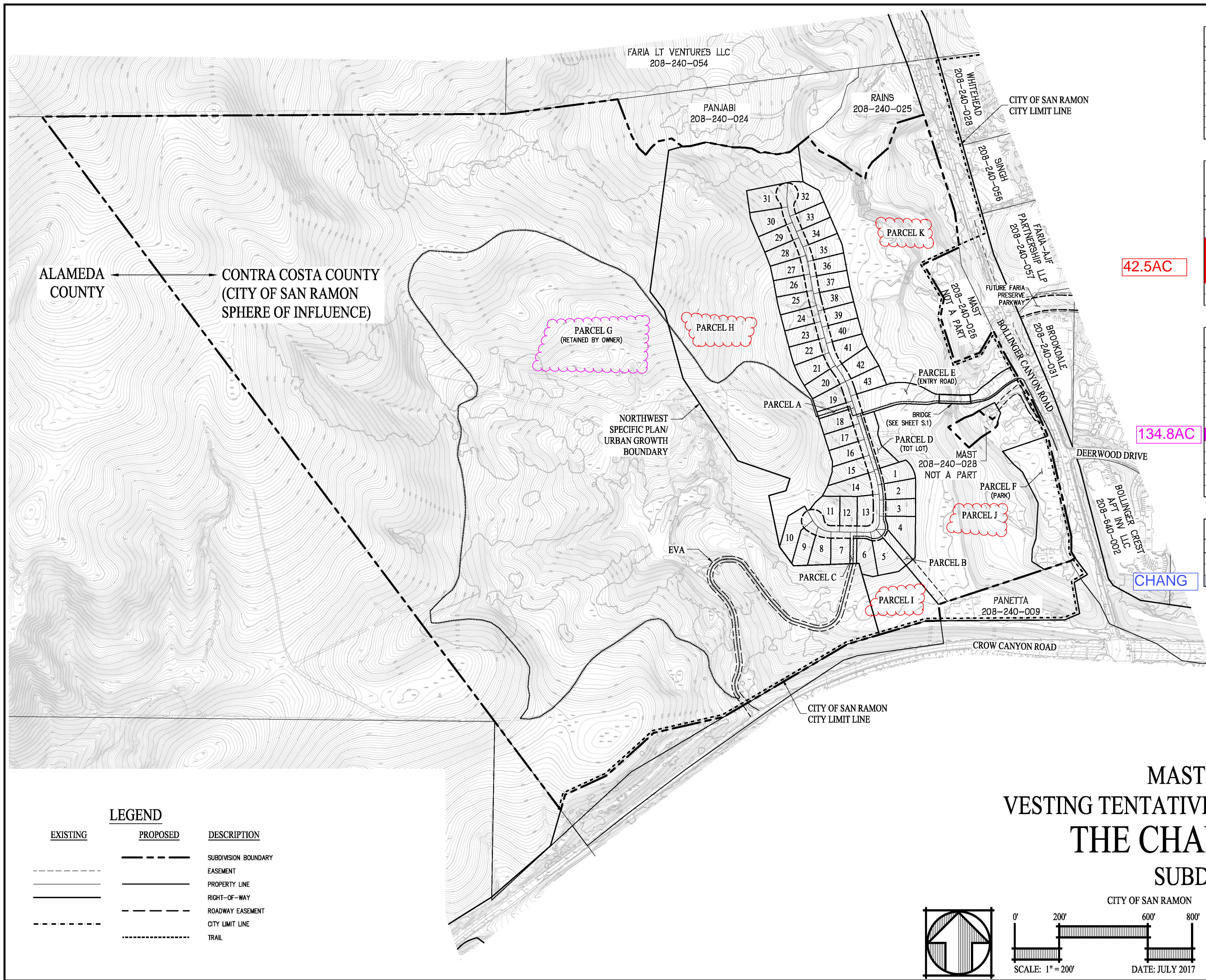
MICHAEL R. MCGILL, CHAIR, CONTRA COSTA LAFCO

*I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated.*

Dated: August 8, 2018

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Lou Ann Texeira, Executive Officer



DEVELOPMENT AREA SUMMARY		
DESCRIPTION	AREA (AC)	USE
LOTS 1-43	13.90	RESIDENTIAL LOTS
PARCEL A	0.10	OPEN SPACE ACCESS
PARCEL B	0.20	ACCESS EASEMENT
PARCEL C	0.10	EMERGENCY VEHICULAR ACCESS
PARCEL D	0.50	TOT LOT
PARCEL E	1.20	ENTRY ROAD
TOTAL	16.0	

NORTHWEST SPECIFIC PLAN AREA SUMMARY		
DESCRIPTION	AREA (AC)	USE
DEVELOPMENT AREA	16.0 AC	RESIDENTIAL LOTS, PARCELS & ENTRY ROAD
PARCEL F	2.0 AC	PARK
PARCEL H	17.6 AC±	OPEN SPACE
PARCEL I	1.5 AC±	OPEN SPACE
PARCEL J*	10.9 AC±	OPEN SPACE
PARCEL K	12.5 AC±	OPEN SPACE
PANETTA	2.5 AC±	EXISTING PARCEL
TOTAL	63 AC±	

COMMON AREA PARCEL SUMMARY		
PARCEL	AREA	USE
A	0.1 AC±	OPEN SPACE ACCESS
B	0.2 AC±	ACCESS EASEMENT
C	0.1 AC±	EMERGENCY VEHICULAR ACCESS
D	0.5 AC±	TOT LOT
E	1.2 AC±	ENTRY ROAD
F	2.0 AC	PARK
G	134.8 AC±	RETAINED BY OWNER
H	17.6 AC±	OPEN SPACE
I	1.5 AC±	OPEN SPACE
J	10.9 AC±	OPEN SPACE
K	12.5 AC±	OPEN SPACE
TOTAL	181.4 AC±	

TOTAL SITE AREA SUMMARY		
DESCRIPTION	AREA (AC)	USE
LOTS 1-43	13.9 AC±	RESIDENTIAL LOTS
PARCELS A-K	181.4 AC±	OPEN SPACE, ROADWAY, & PARKS
TOTAL	195.3 AC±	

+ PANETTA = 2.5  
 +MAST = 0.5  
 TOTAL 198.3

42.5AC

134.8AC

CHANG

ALAMEDA COUNTY  
 CONTRA COSTA COUNTY  
 (CITY OF SAN RAMON  
 SPHERE OF INFLUENCE)

NORTHWEST SPECIFIC PLAN/  
 URBAN GROWTH  
 BOUNDARY

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	EASEMENT
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	ROADWAY EASEMENT
---	---	CITY LIMIT LINE
---	---	TRAIL

MASTER SITE PLAN  
 VESTING TENTATIVE MAP/DEVELOPMENT PLAN  
**THE CHANG PROPERTY**  
 SUBDIVISION 9458

CITY OF SAN RAMON    CONTRA COSTA COUNTY    CALIFORNIA

SHEET NO. **TM.2**  
 OF 7 SHEETS

**Mitigation Monitoring and Reporting Program  
for the  
Chang Property Development  
Initial Study/Mitigated Negative Declaration  
City of San Ramon, California**

Prepared for:  
**City of San Ramon**  
**Planning and Community Development Department**  
2401 Crow Canyon Road  
San Ramon, CA 94583

Contact: Ms. Cindy Yee, Senior Planner, City of San Ramon

Prepared by:  
**FirstCarbon Solutions**  
1350 Treat Boulevard, Suite 380  
Walnut Creek, CA 94597  
925.357.2562

Contact: Mary Bean, Project Director  
Andrew Hill, Project Manager

Report Date: October 12, 2017

Attachment: B. DRAFT PC RESOLUTION NO. 08-17 (1678 : Chang Property Development (DP 16-300-002, MJ 16-900-001, IS 17-250-002))





**Table 1: Chang Property Development Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p><b>1. Aesthetics</b></p> <p><b>MM AES-1: Design Standards</b>                      As part of the design review process for the Project, the Applicant shall include the following features in its design review submittal:</p> <ol style="list-style-type: none"> <li>All structures facing any public street or neighboring property shall use minimally reflective glass and all other materials and colors used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare.</li> <li>Building windows shall be tinted with an antireflective material.</li> </ol>	Design Review submittal	With Design Review submittal	San Ramon Planning/Community Development Department		
<p><b>4. Biological Resources</b></p> <p><b>MM BIO-1: Special status plant species</b></p> <p>1. Prior to site grading, property timed, focused rare plant surveys should be conducted by a qualified botanist in all suitable habitats (primarily annual grasslands) that are to be disturbed. To effectively survey for the following six species as needed to identify absence /presence during their blooming season, a minimum of three surveys shall be conducted, one in March, one in May, and one in September: bent-flowered fiddleneck (<i>Amsinckia lunaris</i>), Congdon's tarplant (<i>Blepharizonia plumosa</i>), Diablo helianthella (<i>Helianthella castanea</i>), Lobb's aquatic buttercup (<i>Ranunculus lobbii</i>), saline clover (<i>Trifolium hydrophilum</i>), and northern California black walnuts (<i>Juglans hindsii</i>). The actual timing and number of surveys may be modified if local reference populations can be checked to establish when the target species are actually blooming and, therefore, identifiable in the field. Survey guidelines developed by the CNPS shall be employed for all surveys conducted for special-status plant species. If no</p>	On-site surveys, submittal of survey documents	Prior to site grading and during blooming season	San Ramon Planning/Community Development Department; California Department of Fish and Wildlife		

Attachment: B. DRAFT PC RESOLUTION NO. 08-17 (1678 : Chang Property Development (DP 16-300-002)

populations of these plants species are detected during focused rare plant surveys, then no additional mitigation is warranted.

2. Any populations of special-status plant detected within the development envelope and identified as potentially subject to disturbance shall be mapped, and the Project shall avoid disturbance to those populations, if feasible.
3. In the event that special-status plant populations are subject to impacts from site disturbance, the Project sponsor shall provide compensatory mitigation within areas on-site that are being preserved. Compensatory mitigation shall consist of the relocation of impacted special-status plant species according to a relocation plan prepared by a qualified botanist and consisting of the following elements:
  - Identification of a suitable relocation site having similar soils, aspect, and associated plant species as the impact population;
  - Description of seed collection methodology at the location of impacts to a given special-status plant species;
  - Methodology for seed dispersal at relocation site;

**Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> <li>• Management of the relocation site during 5-year establishment period to optimize relocation success;</li> <li>• Development of success criteria that must be met for the relocation effort to be considered a success;</li> <li>• Monitoring methodology to be employed during a 5-year monitoring period that will be effective in demonstrating the success or lack thereof of the relocation effort;</li> <li>• A contingency plan that shall be implemented in the event that the relocation effect has failed to meet</li> </ul>					

Attachment: B. DRAFT PC RESOLUTION NO. 08-17 (1678) : Chang Property Development (DP 16-300-002)

Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>defined success criteria at the conclusion of the 5-year monitoring period.</p> <p><b>MM BIO-2: Impacts to steelhead</b></p> <p>1. To the maximum extent practicable, the Project shall strive to construct the two outfalls above OHW (i.e., USACE Jurisdiction) so as not to require temporary dewatering of the creek.</p> <p>2. The Project shall employ best management practices (BMPs) incorporated into the SWPPP issued for the Project. A biological monitor shall be on-site to confirm and verify that these measures are being fully implemented and are effective prior to construction activities. The outfalls shall be constructed after June 1 and before October 15, when little to no precipitation is expected to occur. Thus, there shall be no stormwater generated by any storms during the construction period. Finally, temporary coffer-dams shall be installed up- and downstream of the work area, which would temporarily dewater a relatively small portion of the creek (i.e., 40 to 60 feet). This would minimize or eliminate possible sediment generated in the construction area from entering the downstream water column.</p> <p>3. A qualified biologist shall survey the entire reach of Bollinger Canyon Creek on the Project site the morning prior to initiation of work, particularly when installing the coffer-dams. The monitor shall be present during all construction activities related to construction of the outfalls, including initial ground disturbance or vegetation clearing or other periods during construction, as necessary. If steelhead are detected during the installation of the coffer-dams, the qualified biologist would capture and move any individuals that are discovered during the surveys or construction monitoring to a suitable location up- or downstream from the work zone. Any individuals that</p>	<p>On-site monitoring by qualified biologist,</p> <p>Site surveys, submittal of survey documents,</p>	<p>Biological monitor present during construction of outfalls,</p> <p>On the first day of construction, prior to initiation of construction,</p>	<p>San Ramon Planning/Community Development Department</p>		

Attachment: B. DRAFT PC RESOLUTION NO. 08-17 (1678) : Chang Property Development (DP 16-300-002,

Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>are captured will be held for the minimum amount of time necessary to release them back into the creek out of the work zone.</p> <p>4. Permanent and temporary construction disturbances and other types of project-related disturbances shall be confined to the Project site. To ensure that disturbances be constrained within the predetermined work zone, all project-related vehicle traffic shall be restricted to established roads, staging areas, and construction areas. No work vehicles will be permitted outside the work zone. These areas also shall be included in preconstruction surveys and, to the maximum extent possible, shall be established in locations disturbed by previous activities to prevent further adverse effects. Sensitive habitat areas shall be delineated with high visibility flagging or fencing to prevent encroachment of construction personnel and equipment into any sensitive areas during project work activities.</p> <p>5. All workers for bridge or outfall construction must attend a tailgate training that includes a description of minimization measures and instructions on what to do if steelhead or a special-status amphibian or reptile is observed on the Project site.</p>	Incorporation in to construction documents	Prior to issuance of building permit			
<p><b>MM BIO-3: Impacts to California Red-Legged Frogs and Western Pond Turtles</b></p> <p>1. While the bridge is being designed as a clearspan structure, construction of one or both outfalls may result in fill within USACE jurisdiction (i.e., below OHW). To the maximum extent practicable, the Project shall strive to construct these two outfalls above OHW so as not to require temporary dewatering of the creek.</p> <p>2. A qualified biologist shall survey the entire reach of Bollinger Canyon Creek on the Project site the morning prior to initiation of work, particularly if constructing the outfalls requires the</p>	<p>Confirmation in final site plans,</p> <p>On-site survey by qualified biologist,</p>	<p>Prior to issuance of building permit</p> <p>On the first day of construction, prior to initiation of construction,</p>	San Ramon Planning/Community Development		

Attachment: B. DRAFT PC RESOLUTION NO. 08-17 (1678 : Chang Property Development (DP 16-300-002,

Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Installation of coffer-dams. The monitor shall be present during all construction activities related to constructing the outfalls, including Initial ground disturbance or vegetation clearing or other periods during construction, as necessary. If CRLF or WPT are detected during the preconstruction surveys, the qualified biologist will halt work until such time the Individual(s) either move clear of the construction zone on their own or, if authorized by the agencies, the biologist will capture and move Individuals to a suitable protected area on-site. Any Individuals that are captured shall be held for the minimum amount of time necessary to release them back into the riparian corridor and out of the work zone.</p> <p>3. Should CRLF or WPT be observed during pre-construction surveys, an exclusion fence shall be installed, and a qualified biologist shall survey the site each day prior to the start of daily construction until the qualified biologist has determined that neither of these species is present on-site, after which construction can continue without a qualified biologist present.</p> <p>4. All workers associated with constructing the bridge or outfalls shall attend a tailgate training that includes a description of minimization measures and instructions on what to do if a special-status amphibian or reptile is observed on the Project site</p>	<p>On-site survey by qualified biologist,</p> <p>Incorporation into construction management plan</p>	<p>If required, on each day of construction, prior to construction activities until determination by biologist</p> <p>Submittal of attendance list</p>			
<p><b>MM BIO-4: Impacts to Western Burrowing Owls</b></p> <p>1. In order to avoid impacts to active burrowing owl nests, a qualified biologist shall conduct pre-construction surveys for burrowing owls within the Development Envelope and within 250 feet of the Development Envelope no more than 14 days prior to the onset of ground disturbance. These surveys shall be conducted in a manner consistent with the CDFW's burrowing owl survey methods.</p> <p>2. If burrowing owls are detected within or immediately adjacent</p>	<p>On-site survey by qualified biologist, submittal of survey documents</p>	<p>Prior to construction and no more than 14 days prior to onset of ground disturbance</p>	<p>San Ramon Planning/Community Development Department</p>		

Attachment: B. DRAFT PC RESOLUTION NO. 08-17 (1678 : Chang Property Development (DP 16-300-002,

Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>to the Residential Development Area (i.e., within 250 feet) during the breeding season (February 1 through August 31), a construction-free buffer of up to 250 feet shall be established around all active owl nests. The buffer area shall be enclosed with temporary fencing, and construction equipment and personnel shall not enter the enclosed setback areas. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents. After the breeding season, passive relocation of any remaining owls may take place under the conditions described below.</p> <p>3. During the non-breeding season (September 1 through January 31), any burrows occupied by resident owls in areas planned for development shall be protected by a construction-free buffer with a radius of up to 250 feet around each active burrow. Passive relocation of resident owls is not recommended by CDFW where it can be avoided. If passive relocation is not avoidable, resident owls may be passively relocated according to a relocation plan prepared by a qualified biologist.</p> <p>4. All construction personnel shall attend a tailgate training that includes minimization measures and instructions on what to do if a burrowing owl is observed on the Project site.</p>					
<p><b>MM BIO-5: Impacts to nesting raptors and migratory birds, including yellow warblers</b></p> <p>1. If tree removal, brushing, grading, or construction is planned to occur within the breeding period (i.e., between February 1 and August 31), a qualified biologist shall conduct pre-construction surveys for active nests of birds of prey and migratory birds within 14 days of the onset of these activities. If construction is planned to commence outside the breeding period, no pre-construction surveys are required for nesting birds and raptors.</p> <p>2. If nesting raptors or other migratory birds are detected on the</p>	<p>On-site survey by qualified biologist, submittal of survey documents</p>	<p>Prior to commencement of construction activities or prior to tree removal</p>	<p>San Ramon Planning/Community Development Department</p>		

Attachment: B. DRAFT PC RESOLUTION NO. 08-17 (1678 : Chang Property Development (DP 16-300-002,

**Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>site during the survey, a suitable construction-free buffer shall be established around all active nests. The precise dimension of the buffer, which is typically up to 250 feet, would be determined at that time and may vary depending on such factors as location, species, topography, and line of sight to the construction area. The buffer area shall be enclosed with temporary fencing, and construction equipment and personnel shall not enter the enclosed area. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.</p> <p>3. All workers on-site shall be trained by a qualified biologist. The training shall include a description of the Migratory Bird Treaty Act, instructions on what to do if an active nest is located, and the importance of capping pipes and pipe-like structures standing upright in order to avoid birds falling into the pipes and getting stuck.</p>					
<p><b>MM BIO-6: Impacts to Bat Nursery Sites or Roosting Bats</b></p> <p>1. A detailed bat survey shall be conducted within and around the trees to be removed to determine if bats are roosting or breeding in the on-site trees. A qualified biologist will look for individuals, guano, staining, and vocalization by direct observation. The survey shall be conducted during the time of year when bats are active, between April 1 and September 15. If tree removal is planned within this timeframe, the survey shall be conducted within 30 days of demolition. An initial survey could be conducted to provide early warning if bats are present, but a follow-up survey will be necessary within 30 days. If demolition is planned outside of this timeframe (September 16 through March 31), the survey shall be conducted in September prior to tree removal. If no bats are observed to be roosting or breeding in these trees, then no</p>	On-site survey by qualified biologist, submittal of survey documents	Between April 1 and September 15 within 30 days of tree removal	San Ramon Planning/Community Development Department		

Attachment: B, DRAFT PC RESOLUTION NO. 08-17 (1678) : Chang Property Development (DP 16-300-002,

Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>further action would be required, and tree removal can proceed.</p> <p>2. If a non-breeding bat colony is found in the crevices of trees to be removed, the individuals shall be humanely evicted via the partial trimming and topping of the trees prior to their removal under the direction and monitoring of a qualified biologist to ensure that no harm or —take would occur to any bats as a result of tree removal activities. If a maternity colony is detected in any tree, then a construction-free buffer shall be established around the tree and remain in place until it has been determined that the nursery is no longer active. Tree removal shall preferably be done between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery.</p>					
<p><b>MM BIO-7: Impacts to San Francisco Dusky-Footed Woodrats</b></p> <p>1. A qualified biologist shall conduct a pre-construction survey for San Francisco dusky-footed woodrat nests no more than 30 days prior to the onset of construction activities within 50 feet of riparian corridor. This survey shall be conducted prior to vegetation removal.</p> <p>2. Identified nests shall be avoided, where possible. If avoidance is not possible, the nest(s) shall be manually deconstructed when helpless young are not present, typically during the nonbreeding season (October through January).</p> <p>3. If it is determined that young may be present during the pre-construction survey (e.g., during the breeding season), a suitable buffer shall be established around the nest until the young are independent enough to successfully move from the nest.</p>	On-site survey, submittal of survey documents	30 days prior to construction	San Ramon Planning/Community Development Department		
<p><b>MM BIO-8: Impacts to American Badgers</b></p> <p>1. During the course of the preconstruction surveys for other</p>	On-site survey, submittal of survey documents	Prior to start of construction	San Ramon Planning/Community		

Attachment: B. DRAFT PC RESOLUTION NO. 08-17 (1678 : Chang Property Development (DP 16-300-002,



**Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>species, a qualified biologist shall also determine the presence or absence of badgers prior to the start of site disturbance within the grassland habitat. If badgers are found to be absent, a report shall be written to the Applicant so stating and no other mitigations for the protection of badgers shall be warranted.</p> <p>2. If an active badger den is identified during pre-construction surveys within or immediately adjacent to an area subject to construction, a construction-free buffer of up to 300 feet shall be established around the den. Once the biologist has determined that the badger has vacated the burrow, the burrow can be collapsed or excavated, and ground disturbance can proceed. Should the burrow be determined to be a natal or reproductive den, and because badgers are known to use multiple burrows in a breeding burrow complex, a biological monitor shall be present on-site during construction activities in the vicinity of the burrows to ensure the buffer is adequate to avoid direct impact to individuals or natal/reproductive den abandonment. The monitor shall be required on-site until it is determined that young are of an independent age and construction activities would not harm individual badgers.</p> <p>3. All workers for each of the work component projects shall attend a tailgate training that includes minimization measures and instructions on what to do if an American badger is observed on the Project site.</p>			Development Department		
<p><b>MM BIO-9: Riparian Impacts and 1602 Streambed Alteration Agreement</b></p> <p>1. The preferred method of mitigation would be avoidance of all waters of the U.S. and State by designing the Project so that it avoids the placement of fill within potential jurisdictional waters and riparian habitat. All Project elements have been designed to occur above the ordinary high water line of</p>	On-site riparian habitat replacement; Habitat and Mitigation and Monitoring Plan Implementation	During and 5 years after construction	California Department of Fish and Wildlife		

Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>Bollinger Creek and its tributaries. With the exception of the two bridge crossings and the outfall, the proposed project conforms to the creek setback set forth within the City's zoning ordinance. However, because of the Project's need for vehicular access and proper site drainage, full avoidance of the riparian corridor is not feasible.</p> <p>2. Because full avoidance is not possible, actions shall be taken to minimize impacts to the riparian corridor. Measures taken during construction activities shall include placing construction fencing around the aquatic features or riparian areas to be preserved to ensure that construction activities do not inadvertently impact these areas. As part of Project buildout and development plans, all proposed lighting associated with the development (e.g., homes and street lighting) shall be designed to avoid any significant light and glare impacts to the riparian corridor. Light sources shall not be visible from riparian areas and shall not illuminate riparian areas or cause glare on the opposite side of the creek (e.g., to neighboring properties). Additionally, proposed development activities shall be designed and situated to avoid the loss of trees within the riparian area to the maximum extent practicable.</p> <p>3. The Project would impact approximately 0.3 acre of riparian habitat, including the removal of riparian trees, resulting from construction of the bridges and two outfalls. As a result, a 1602 Streambed Alternation Agreement with the California Department of Fish and Wildlife is required to ensure that impacts to riparian habitat are properly mitigated. Therefore, the Project shall replace the lost habitat value resulting from this impact through the creation, restoration, and/or enhancement of riparian habitat at the impact location or at one or more appropriate locations near the impacted areas at a minimum of a 1:1 replacement-to-loss ratio and no more than</p>					

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Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>3:1 for permanent acreage impacts (up to 3 acres created for each acre permanently impacted) as well as reseeded or replanted of vegetation in temporarily disturbed areas according to a site-specific mitigation plan. The final mitigation amounts will be based on actual impacts to be determined during the design phase. If impacts are lessened, then the amount of mitigation shall be appropriately reduced. It is expected that all compensation measures can be accommodated on-site along Bollinger Canyon Creek and its tributaries.</p> <p>4. An on-site habitat mitigation and monitoring plan (HMMP) shall be developed with the goal of creating, restoring, and/or enhancing riparian habitats with habitat functions and values greater than or equal to those existing in the impact zone. As such, compensation measures shall include, but would not be limited to:</p> <ul style="list-style-type: none"> <li>Replacement of all riparian trees (i.e., trees typically associated with riparian woodland habitats) at a replacement-to-removal ratio that conforms to the City's tree replacement standard and any regulating agency's mitigation standard (e.g., mitigation standards set forth in a Streambed Alteration Agreement issued by the CDFW). To the maximum extent practicable, removed trees shall be replaced with like species or, if such trees are non-native, with species that are known to occur naturally within riparian habitats in the region. These trees shall be planted within the Bollinger Canyon Creek riparian corridor or in other on-site areas designated for riparian restoration. Replacement trees shall be grown from seeds, acorns, or other planting stock collected from the site or from nearby creeks within the same watershed.</li> </ul>					

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Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> <li>• Reseeding or replanting of riparian vegetation (i.e., a combination of trees, shrubs, and herbaceous vegetation) in temporarily impacted areas and designated habitat restoration areas.</li> <li>• At a minimum, the HMMP shall include:</li> <li>• The location of all enhancement and/or restoration activities;</li> <li>• Evidence of a suitable water budget to support any created habitats;</li> <li>• Planting specifications;</li> <li>• Site maintenance and management requirements;</li> <li>• Monitoring requirements;</li> <li>• Final success criteria;</li> <li>• Adaptive management procedures; and</li> <li>• A long-term funding mechanism for site management into perpetuity.</li> <li>• The monitoring period shall be a minimum of 5 years to ensure that the success criteria have been achieved.</li> </ul>					
<p>MM BIO-10: Potential Impacts to jurisdictional waters and wetland mitigation</p> <ol style="list-style-type: none"> <li>1. Prior to the issuance of a grading permit, the Applicant will obtain the necessary jurisdictional determination from the USACE to ensure that all jurisdictional waters impacts are either avoided or otherwise minimized with adequate protection. If the Project construction does not result in the fill or partial fill of wetlands as identified by the jurisdictional determination, then no mitigation is necessary.</li> <li>2. If Project construction does result in the fill or partial fill of wetlands as identified by the jurisdictional determination, then the applicant shall do the following: Apply for a Section 404</li> </ol>	Jurisdictional determination from USACE	Submittal of Jurisdictional determination documents	San Ramon Planning/Community Development Department		

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Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program

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<p>permit from the USACE after verification of the wetland delineation by the U.S. Army Corps of Engineers (USACE). Any waters of the U.S. that would be lost or disturbed shall be replaced or rehabilitated on a "no net loss" basis in accordance with the USACE mitigation guidelines. On-site creation of wetland habitat is preferred to off-site mitigation. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to the USACE.</p> <p>3. Obtain a Section 401 water quality waiver of certification from the RWQCB.</p> <p>4. A mitigation plan shall be implemented that includes one of the following:                      Completion of an on-site Mitigation and Monitoring Plan that includes on-site creation/preservation of the wetlands; or                      Credits may be obtained at an approved mitigation bank.</p> <p>5. The Project Applicant shall provide written evidence to the County from the USACE and the RWQCB that this measure has been complied with prior to project approval.</p> <p>5. Cultural Resources</p> <p><b>MM CUL-1:</b> An archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology should be present during the initial phase of ground disturbance in order to check for the inadvertent exposure of cultural materials. This may be followed by regular periodic or "spot-check" archaeological monitoring during ground disturbance as needed, but full-time archaeological monitoring is not required at this time. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until an archaeologist has evaluated the situation. The Applicant shall include a standard inadvertent discovery clause in every</p>	<p>On-site Inspection and monitoring; submittal of findings and documentation</p>	<p>During the initial phase of ground disturbance</p>	<p>San Ramon Planning/Community Development Department</p>		

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Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the Project site shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and will be submitted to the City of San Ramon, the Northwest Information Center, and the State Historic Preservation Office (SHPO), as required.</p> <p><b>MM CUL-2:</b> A professional paleontologist should be present during the initial phase of ground disturbance in order to check for the inadvertent exposure of fossils or other resources of paleontological value. This may be followed by regular periodic or "spot-check" paleontological monitoring during ground disturbance as needed, but full-time monitoring is not required at this time. In the event that fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 100-foot radius of the find shall be temporarily halted or diverted. The Project contractor shall notify a qualified paleontologist to examine the discovery. The Applicant shall include a standard Inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures</p>	On-site inspection and monitoring; submittal of findings and documentation	During the initial phase of ground disturbance	San Ramon Planning/Community Development Department		

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**Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial

that would be followed before construction activities are allowed to resume at the location of the find. If the Applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the City of San Ramon for review and approval prior to implementation, and the Applicant shall adhere to the recommendations in the plan.

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**Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p><b>MM CUL-3:</b> In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Section 5097.94 and Section 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> <li>1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the most likely descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98.</li> <li>2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> <li>• The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the commission.</li> <li>• The descendant identified fails to make a recommendation.</li> </ul> </li> </ol>	On-site inspection and monitoring; submittal of findings and documentation	If needed	San Ramon Planning/Community Development Department; Contra Costa County Coroner's Office; Native American Heritage Commission		

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**Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<ul style="list-style-type: none"> <li>The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.</li> </ul> <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:</p> <ul style="list-style-type: none"> <li>When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission.</li> </ul> <p><b>6. Geology and Soils</b></p> <p>MM GEO-1: Design of proposed structures on the site shall be done in conformance with the seismic provisions of the 2013 CBC and the recommendations of the ENGEO Geotechnical report dated July 29, 2016, including minimum design loads in accordance with ASCE 7-10 Section. A qualified geotechnical engineer shall review the final foundation and building plans to ensure conformance with the recommendations.</p>	Confirmation on final plans and foundation review by Geotechnical engineer	With submittal of final plans	San Ramon Development Engineering		

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**Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p><b>MM GEO-2:</b> To address existing slope stability hazards, the proposed corrective grading shall include selective removal of colluvium and landslide deposits under the development and replacement with engineered fill buttresses, construction of a subsurface drain system and debris bench, as well as construction of proposed 2:1 slopes with geogrid reinforcement. Excavation of a deep keyway and installation of a geogrid slope reinforcement shall be used to stabilize the slope due to the proximity of the nearby creek bank. Fill slopes inclined at 2:1 should be overcut and reconstructed as drained slope buttresses reinforced with geogrid in accordance with the recommendations of the ENGEO Preliminary Geotechnical Exploration, dated July 29, 2016.</p>	Grading plan review	With submittal of final grading plan	San Ramon Development Engineering		
<p><b>MM GEO-3:</b> To address the relatively nutrient-poor soils, which have potential for slope erosion, revegetation of graded slopes shall be recommended. The Applicant shall retain the organic-rich strippings and spread these materials in a thin layer (approximately 6 inches thick) on the graded slopes prior to the winter rains and following rough grading. All landscaped slopes shall be maintained in a vegetated state after Project completion. Drought-tolerant vegetation requiring infrequent drip irrigation during summer shall be used. No pressurized irrigation lines shall be placed on or near the tops of graded slopes.</p>	On-site inspection by a qualified geotechnical engineer	During grading activities; regularly after Project completion	San Ramon Development Engineering; GHAD		
<p><b>MM GEO-4:</b> Before any construction work is stopped, a positive gradient away from the tops of slopes shall be provided to carry the surface runoff away from the slopes to areas where erosion can be controlled. No completed slope shall be left standing through a winter season unless erosion control measures have been implemented.</p>	On-site inspection by a qualified geotechnical engineer	Before construction is stopped	San Ramon Development Engineering		
<p><b>MM GEO-5:</b> Grading operations should meet the requirements</p>	On-site inspection by a	During grading	San Ramon		

**Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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of the Supplemental Recommendations found in the appendix of the ENGEO preliminary Geotechnical Report (dated July 29, 2016), and must be observed and tested by ENGEO's field representatives. Existing slope stability hazards will be addressed by conceptual corrective grading, which will include construction of a subsurface drain system, a debris bench behind Lots 10 through 31, and drained keyways at the Project perimeter with supplemental geogrid slope reinforcement where required.	qualified geotechnical engineer	operations	Development Engineering		
MM GEO-6: The recommendation of the Chang Property Preliminary Geotechnical Exploration Report (Appendix F), and the geotechnical engineer's recommendations regarding site clearing, toe keyways, debris catchment, and placement of fill shall be implemented. Areas to receive fill shall be scarified to a depth of 12 inches, moisture conditioned and recompact to provide adequate bonding with the initial lift of fill. All fills shall be placed in thin lifts. The lift thickness shall not exceed 8 inches or the depth of penetration of the compaction equipment used, whichever is less. In addition to track rolling to compact faces of slopes, slopes should be overfilled a minimum of 2 feet and cut back to design grades. Fills shall be compacted at higher than optimum moisture contents to reduce the effects of swell and/or hydrocompression. This recommendation of the ENGEO Preliminary Exploration dated July 29, 2016, regarding site clearing, toe keyways, debris catchment, and placement of fill shall be implemented.	On-site Inspection	When areas will receive fill	San Ramon Development Engineering		

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Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program

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<b>B. Hazards and Hazardous Materials</b>					
<b>MM HAZ-1:</b> All excavation activities should cease at once if any indications (visual or olfactory) of subsurface contamination are discovered. The Project Applicant shall contact FCS immediately, at which point the need for additional studies, such as a Phase 2, will be determined.	Visual or olfactory confirmation	During development activity	Construction contractor		
<b>MM HAZ-2:</b> In accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines, an asbestos survey shall be performed on all structures proposed for demolition that are known or suspected to have been constructed prior to 1980. If asbestos-containing materials (ACMs) are determined to be present, the materials shall be abated by a certified asbestos abatement contractor in accordance with the regulations and notification requirements of BAAQMD. Demolition and disposal of ACMs will be completed in accordance with the procedures specified by BAAQMD's Regulation 11, Rule 2.	Asbestos survey	Before structure demolition	San Ramon Building and Safety Services		
<b>MM HAZ-3:</b> A lead-based paint survey shall be performed on all structures proposed for demolition that are known or suspected to have been constructed prior to 1980. If lead-based paint is identified, then federal and state construction worker health and safety regulations shall be followed during renovation or demolition activities. If loose or peeling lead-based paint is identified at the building, it shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations. Requirements set forth in the California Code of Regulations shall be followed during demolition activities, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the waste being disposed.	Lead based paint survey of structure	Before demolition	San Ramon Building and Safety Services		

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<b>9. Hydrology and Water Quality</b>					
<b>MM HYDRO-1:</b> Prior to construction, the Applicant or its consultant shall prepare a site-specific SWPPP for coverage under the "General Permit for Discharges Related to Construction Activity" (Construction General Permit), for submittal to the San Francisco Bay RWQCB before any construction, demolition, or grading activities begin. The SWPPP describe site-specific and construction phase-specific activities such as BMPs, consistent with the requirements of the NPDES permit, to reduce the potential for contaminated runoff, such as limiting ground-disturbing activities during the winter rainfall period, minimizing exposure of disturbed areas and soil stockpiles to rainfall, and minimizing construction activities near or within drainage facilities.	Preparation of a site-specific SWPPP	Prior to issuance of building permit	San Francisco Bay RWQCB		
<b>MM HYDRO-2:</b> The Applicant shall place covenants, conditions and restrictions (CC&Rs) on the homes in the Residential Development Area that require regular maintenance of water quality facilities including debris control, drainage inspections, and silt removal. These maintenance activities will be required at least once per year, with maintenance documentation retained for a 5-year period.	Submittal of maintenance documentation	Annually	San Ramon Public Works Department		
<b>MM HYDRO-3:</b> The Applicant shall work with Contra Costa Clean Water Program and City of San Ramon to educate buyers at the Project regarding suburban pollutants with the goal of reducing source pollutants to the maximum extent practical. Education will include printed materials suggesting avoiding landscape over-watering, reducing the use of fertilizers and herbicides, and not hosing walkways.	Distribution of educational documents	Ongoing	San Ramon Public Works Department		
<b>12. Noise</b>					
<b>MM NOI-1:</b> Implementation of the following multi-part	Record in contract	Prior to issuance of	San Ramon		

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Table 1 (cont.): Chang Property Development Mitigation Monitoring and Reporting Program

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<p>attenuation measure pursuant to General Plan Policy 10.1-I-14 is required to ensure that potential construction period noise impacts remain less than significant:</p> <ul style="list-style-type: none"> <li>The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.</li> <li>The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.</li> <li>The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.</li> <li>At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences.</li> <li>The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the Project site.</li> <li>All on-site demolition and construction activities, including deliveries and engine warm-up, shall be restricted to the hours between 7:30 a.m. and 7:00 p.m., Monday through Friday. No such activities shall be permitted on weekends or federal holidays.</li> </ul>	<p>specifications</p> <p>Periodic submittal of on-site inspection monitoring reports</p>	<p>grading and building permits</p> <p>Prior to and during construction</p>	<p>Planning/Community Development Department</p>		

Attachment: B. DRAFT PC RESOLUTION NO. 08-17 (1678 : Chang Property Development (DP 16-300-002,



# SAN RAMON VALLEY FIRE PROTECTION DISTRICT

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06/16/2016

Permit: CP164441471 - Submitted Plan: Planning and site development review

Project: Chang Residential Development DP 16-300-002 & MJ 16-900-001 - Business: null

City of San Ramon Planning Services Division  
2401 Crow Canyon Road  
San Ramon, CA 94583

**RE: PLANNING APPLICATION REVIEW AT  
18895 Bollinger Canyon RD  
Contra Costa Cty, CA 94583  
APN: 208240039**

Dear Project Planner Yee:

The District has reviewed the planning application for the above address. Based upon the information provided, comments and requirements have been made as conditions of approval (see the attached report).

If during the course of the entitlement process the project changes, additional requirements may apply. Thank you for the opportunity to comment on this proposed project. If you have any questions please contact me at (925) 838-6687 or [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)

Sincerely,

A handwritten signature in blue ink that reads "Roy Wendel". The signature is fluid and cursive, with a long horizontal line extending to the right.

Roy Wendel  
Code Compliance Officer

# San Ramon Valley Fire Protection District Planning Application Review

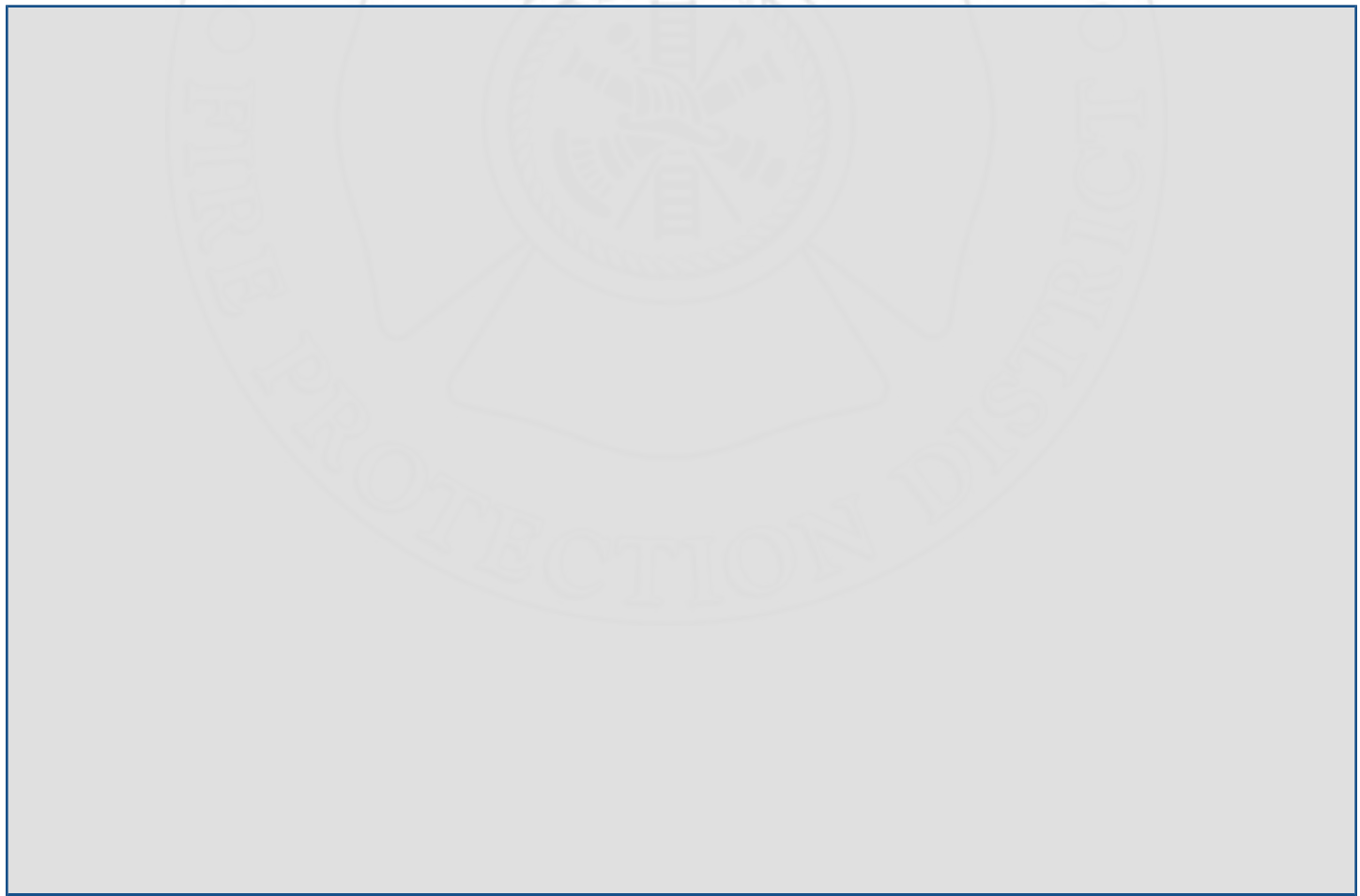
## Submittal Information

Permit Number	CP164441471	Submittal Number	SN3337437
Submittal Type	Planning and site development review	Submitted Date	06/13/2016 07:38:37

Condition #	Category	Condition
5848765	General	Hazardous Watershed Fire Area- This project and/or portions are located in a Hazardous Watershed Fire Area and all structures shall meet hazardous fire area Building Code requirements of Chapter 7a of the California Building Code. Contact the Building Department for requirements. [FIRE-A26]
5848799	General	Site Access- Two (2) means of ingress/egress shall be provided to the development in accordance with Fire District access standards. [FIRE-A15]
5848894	General	Must comply with all the provisions and standards of the Fire District.
5851830	Access & Water	<p>1. An onsite access road width of 36 feet shall be provided when parking is not restricted. [FIRE-A1]</p> <p>2. An onsite access road width of 28 feet and parallel parking on one side shall be provided. Parking is permitted on the side of the street absent fire hydrants. . (Only use when approved) [FIRE-A2]</p> <p>3. An onsite access road width of 20 feet, no on street parking permitted. [FIRE-A3]</p> <p>4. Where one-way traffic and off-street parking occurs, a 20 foot street width shall be provided. (Note: limited use only and not for high hazard occupancies: H, R-1 over 2-story, R-2) [FIRE-A4]</p>
5851831	Access & Water	Turning Radius- The access road shall be of sufficient width to allow for a 40 foot outside turning radius at all turns in the road. [FIRE-A8]
5851842	Access & Water	<p>Fire Hydrant Plan- Prior to construction, the applicant shall submit plans to the Fire District for placement of fire hydrants. On plans, show existing hydrants within 300 feet of the development. Indicate the type of hydrant, number and size of outlets. [FIRE-A19]</p> <p>Fire Hydrant(s) Required- Fire hydrant(s) shall be provided in accordance with current adopted edition of the International Fire Code, Appendix C and adopted amendments. On-site fire hydrants may be required as determined by the Fire District. [FIRE-A20]</p> <p>Fire Hydrant Access - Adjacent to fire hydrants, fire apparatus roadways shall be a minimum of 28 feet in width for at least 20 feet in both directions from fire hydrant. [FIRE-A21]</p> <p>Fire Flow- The minimum fire flow required shall be determined as specified by the current adopted edition of the California Fire Code Appendix B with adopted Amendments and the applicable Water Manual for the jurisdiction (which ever is more restrictive).</p>



Condition #	Category	Condition
5851843	Access & Water	Turnarounds- Approved turnaround areas for fire apparatus shall be provided when dead-end Fire District access roads / driveways exceed 150 feet and at ½ mile intervals along the access road. Turnaround areas shall not exceed a 5% cross slope in any direction and shall be located within 150 feet of the end of the access road / driveway. Turnaround areas shall not be used for parking and shall be kept free of obstructions at all times. Turnaround areas shall be posted as Fire Lanes in accordance with Fire District Fire Lane Standards. [FIRE-A10]
5851844	Access & Water	<p>Hazard Abatement- All grass or brush exposing any structure(s) to fire hazards shall be cleared for a distance of 100 feet prior to construction of any structure and shall be maintained in accordance with SRVFPD Ordinance. [FIRE-A27]</p> <p>Hazard Abatement- All grass and brush shall be cleared to a distance of ten (10) feet on each side of all access roads / driveways. [FIRE-A28]</p> <p>Vegetation Management - Provide an open space management plan for review and approval by the Fire District. The Plan should address the establishment and maintenance of both fuel modification and emergency access. Plan must include details on how plan will be maintained in the future. [FIRE-A29]</p> <p>Fire Trails- Provide access to open space and fire trails that may be obstructed. [FIRE-A30]</p>





**CITY OF SAN RAMON**  
**PLANNING SERVICES DIVISION**  
 2401 CROW CANYON ROAD, SAN RAMON, CA 94583  
 TELEPHONE: 925. 973.2560 FAX: 925. 838.3231

**REQUEST FOR COMMENTS**

**DRC Meeting Date:** June 15, 2016  
**Project Name:** Chang Residential Development  
**File Numbers:** DP 16-300-002 & MJ 16-900-001  
**Project Planner:** Cindy Yee, Associate Planner

**This application is subject to Time and Material (T&M) Charges**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TO: <input checked="" type="checkbox"/> BUILDING<br><input checked="" type="checkbox"/> PUBLIC SERVICES<br><input checked="" type="checkbox"/> PARKS & COMMUN. SER<br><input checked="" type="checkbox"/> ENGINEERING<br><input checked="" type="checkbox"/> ENGINEERING - TRAFFIC<br><input checked="" type="checkbox"/> TRANSPORTATION (Lisa)<br><input checked="" type="checkbox"/> ECONOMIC DEVELOPMENT<br><input checked="" type="checkbox"/> POLICE SERVICES<br><input type="checkbox"/> AT&T/TCI CABLE<br><input checked="" type="checkbox"/> PG&E | <input checked="" type="checkbox"/> EBMUD<br><input checked="" type="checkbox"/> ENVIRON. HEALTH<br><input checked="" type="checkbox"/> CCCSD<br><input checked="" type="checkbox"/> DSRSD<br><input checked="" type="checkbox"/> SRVFPD<br><input checked="" type="checkbox"/> SRVUSD<br><input checked="" type="checkbox"/> FISH & WILDLIFE<br><input type="checkbox"/> CALTRANS<br><input checked="" type="checkbox"/> VALLEY WASTE MGMT<br><input checked="" type="checkbox"/> CONTRA COSTA C&D | <input type="checkbox"/> ALAMEDA CO PLNG<br><input checked="" type="checkbox"/> TOWN OF DANVILLE<br><input type="checkbox"/> CITY OF DUBLIN<br><input type="checkbox"/> TRI VALY TRAN COUNL<br><input type="checkbox"/> CCTA<br><input type="checkbox"/> WCCTAC<br><input type="checkbox"/> SWAT<br><input type="checkbox"/> TRANSPAC<br><input type="checkbox"/> TRANSPLAN |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Note: Agencies marked with an "\*" receive hard copies of plans.

<u><b>Applicant</b></u> David Bowlby The Bowlby Group 3000 F Danville Blvd #404 Alamo, CA 94507	<u><b>Owner</b></u> Hsientein Project Inv. LLC	<u><b>Date Application Submitted</b></u> May 27, 2016
-------------------------------------------------------------------------------------------------------------	---------------------------------------------------	----------------------------------------------------------

<u><b>Project Address</b></u> Northwest Corner of Bollinger Canyon Rd. and Crow Canyon Rd.	<u><b>Project Name</b></u> Chang Residential Development	<u><b>Assessor's Parcel Number</b></u> 208-240-039
--------------------------------------------------------------------------------------------------	-------------------------------------------------------------	-------------------------------------------------------

Completeness/Incompleteness of Application/CEQA Comments

**COMMENTS DUE:** June 17, 2016

Project Conditions of Approval

**COMMENTS DUE:** June 17, 2016

Tentative Action Dates

**ZONING ADMINISTRATOR:** N/A  
**PLANNING COMMISSION:** To Be Determined  
**CITY COUNCIL:** N/A

This referral is being forwarded to all responsible agencies for review and written comments. As required by state law (Govt. Code 65943), the responsible agencies must provide written comments in a timely manner. Please return this form with your comments prior to the designated due date.

The Development Review Committee (DRC) meeting is held alternate Wednesday's beginning at 2:00 P.M. in the Community Conference Room, 2401 Crow Canyon Road. The scheduled DRC meeting date is noted on page 1. All interested agencies are invited to attend; it is recommended that you contact the project planner prior to attending the DRC meeting to confirm that it is still on the agenda.

**Please direct all correspondence to the project planner: Cindy Yee, Associate Planner (925) 973-2562**

**CITY OF SAN RAMON  
REQUEST FOR COMMENTS**

**DRC Meeting Date:** June 15, 2016  
**Project Name:** Chang Residential Development  
**File Number(s):** DP 16-300-002 & MJ 16-900-001

**Project Description**

In December 2015, the Hsientein (also known as Chang) property owners filed a concept review application for 43 single-family dwelling units on their 198-acre parcel north of the Panetta property. The property is located approximately 400 feet northwest of the intersection of Bollinger Canyon Road and Crow Canyon Road. The proposed entrance into the development would occur slightly south of the entrance to Merrill Gardens, where Bollinger Creek is the narrowest. In February 2016, the Planning Commission held a Study Session to discuss the concept review and provided feedback on the proposed site plan. On May 27, 2016, the applicant formally submitted a Development Plan and Subdivision application for 43 single-family dwelling units, with a minimum of 12,500 sq. ft. lot size.

**Potential Issues:**

1. Conformance to the NWSP
2. Site and EVA Access
3. Environmental Impact

A Development Review Committee (DRC) meeting is scheduled for **Wednesday, June 15, 2016** at 2:00 p.m. in the Community Conference Room at 2401 Crow Canyon Road, San Ramon, CA 94583.

Please provide all comments by **Friday, June 17, 2016**.

**Attachments:**

1. Vicinity map
2. Project Plans, date received June 3, 2016

**CITY OF SAN RAMON  
REQUEST FOR COMMENTS**

**DRC Meeting Date:** June 15, 2016  
**Project Name:** Chang Residential Development  
**File Number(s):** DP 16-300-002 & MJ 16-900-001

<b>Growth Management Plan—Measure “J” Compliance:</b>  In accordance with the City’s General Plan Growth Management Program, the Review Authority must find that upon approval of the project that it complies with each of the following identified performance standards for full urban services as outlined in the General Plan Growth Management Element. Please review the Performance Standards that are your agency’s responsibility and confirm compliance or identify conditions of approval to ensure compliance.	<b>Does Not Meet</b>	<b>Meets</b>
<u>Community Centers – Responsibility San Ramon Parks and Comm. Services</u> <b>Performance Standard:</b> The proposed project will not result in new Community Center demand that will change service levels or alter current standard to provide a minimum ratio of 1.2 square feet of Community Center space per 1,000 residents at General Plan build-out.	<input type="checkbox"/>	<input type="checkbox"/>
<u>Fire - Responsibility SRVFPD</u> <b>Performance Standard:</b> Prior to project approval, require written verification from the District that a 5-minute total response time can be maintained for 90 percent of emergency calls in urban and suburban areas and/or that there will be a fire station within 1.5 miles of all development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Flood Control - Responsibility San Ramon Engineering Services</u> <b>Performance Standard:</b> Prior to project approval, applicants shall obtain written verification from the San Ramon Engineering Services Department stating that the new development will provide adequate storm drain facilities to accommodate 25-year storm events, or other at the discretion of the City Engineer. Runoff from the development shall not increase the 100-year peak flow in the City’s flood control channels and shall be substantially equal to pre-development conditions	<input type="checkbox"/>	<input type="checkbox"/>
<u>Libraries - Responsibility San Ramon Parks and Comm. Services</u> <b>Performance Standard:</b> The proposed project will not result in new library demand that will change service levels to alter current Standard to provide a minimum ratio of 0.5 square feet of library space per capita and 3 volumes per capita at General Plan build-out.	<input type="checkbox"/>	<input type="checkbox"/>
<u>Parks - Responsibility San Ramon Parks and Comm. Services</u> <b>Performance Standard:</b> Require new development projects to contribute their fair-share to meet park demand based on the City Subdivision Ordinance, Quimby Act and City park dedication requirements, to achieve a ratio of 6.5 acres of Public Park per 1,000 residents, with a goal to have park and recreation facilities within one-half mile of all residences at General Plan build-out.	<input type="checkbox"/>	<input type="checkbox"/>
<u>Police - Responsibility San Ramon Police Services</u> <b>Performance Standard:</b> Prior to project approval, require written verification from the San Ramon Police Department that a 3-5 minute response time for emergency calls and a 20-minute response for all other calls can be maintained 95 percent of the time.	<input type="checkbox"/>	<input type="checkbox"/>
<u>Sanitation Facilities - Responsibility CCCSD or DSRSD</u> <b>Performance Standard:</b> Prior to project approval, require written verification from the approved service provider that adequate sanitation facilities and services will be available to serve the project	<input type="checkbox"/>	<input type="checkbox"/>
<u>Schools - Responsibility SRVUSD</u> <b>Performance Standard:</b> Require new development to provide necessary land, finding and/or capital facilities for the school system, as determined by the San Ramon Valley Unified School District and applicable State law.	<input type="checkbox"/>	<input type="checkbox"/>
<u>Water - Responsibility DSRSD or EBMUD</u> <b>Performance Standard:</b> Prior to project approval, require written verification from the approved service provider that adequate water quality, quantity, and distribution will be available to serve the project.	<input type="checkbox"/>	<input type="checkbox"/>

I have included comments on the next page.

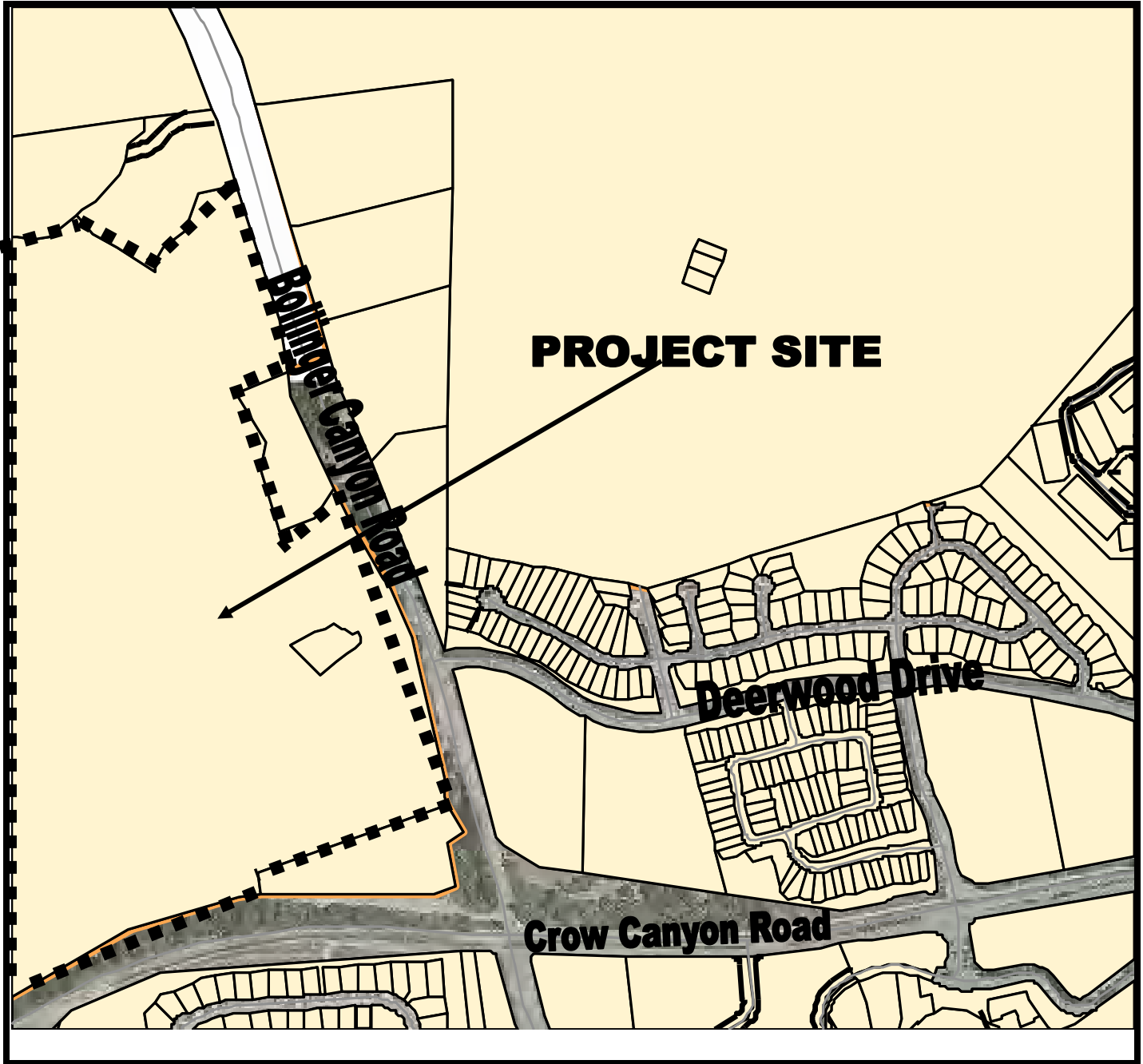
**If you have no comments on this project on behalf of your organization and acknowledge that the proposed project complies with the performance standards as required by Measure J, please sign below and return it to the attention of the project planner indicated on Page1 of this Request for Comments form.**

San Ramon Valley Fire  
Agency


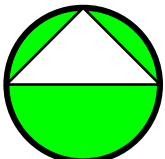
  
Representative

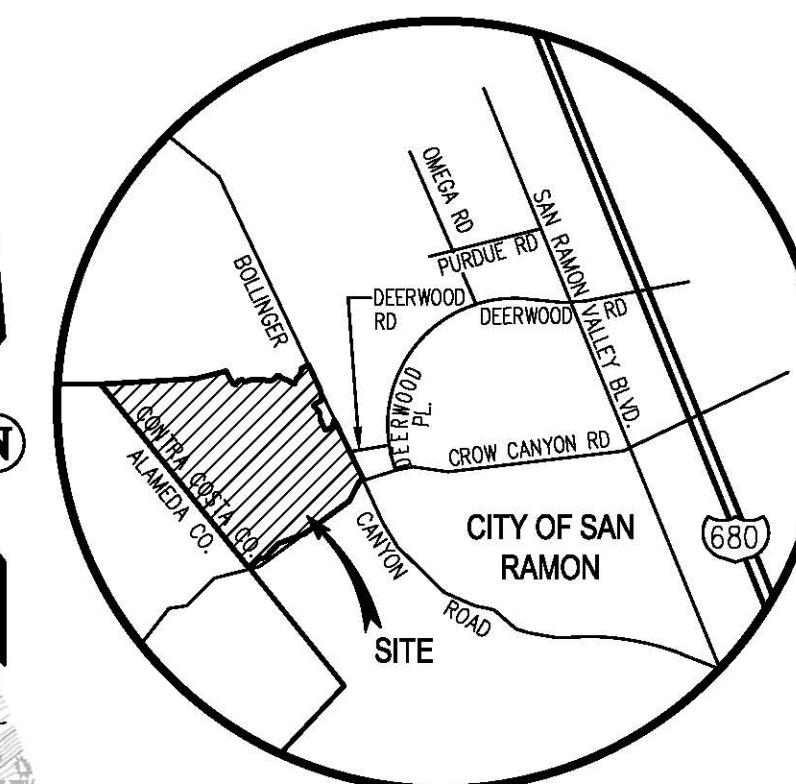
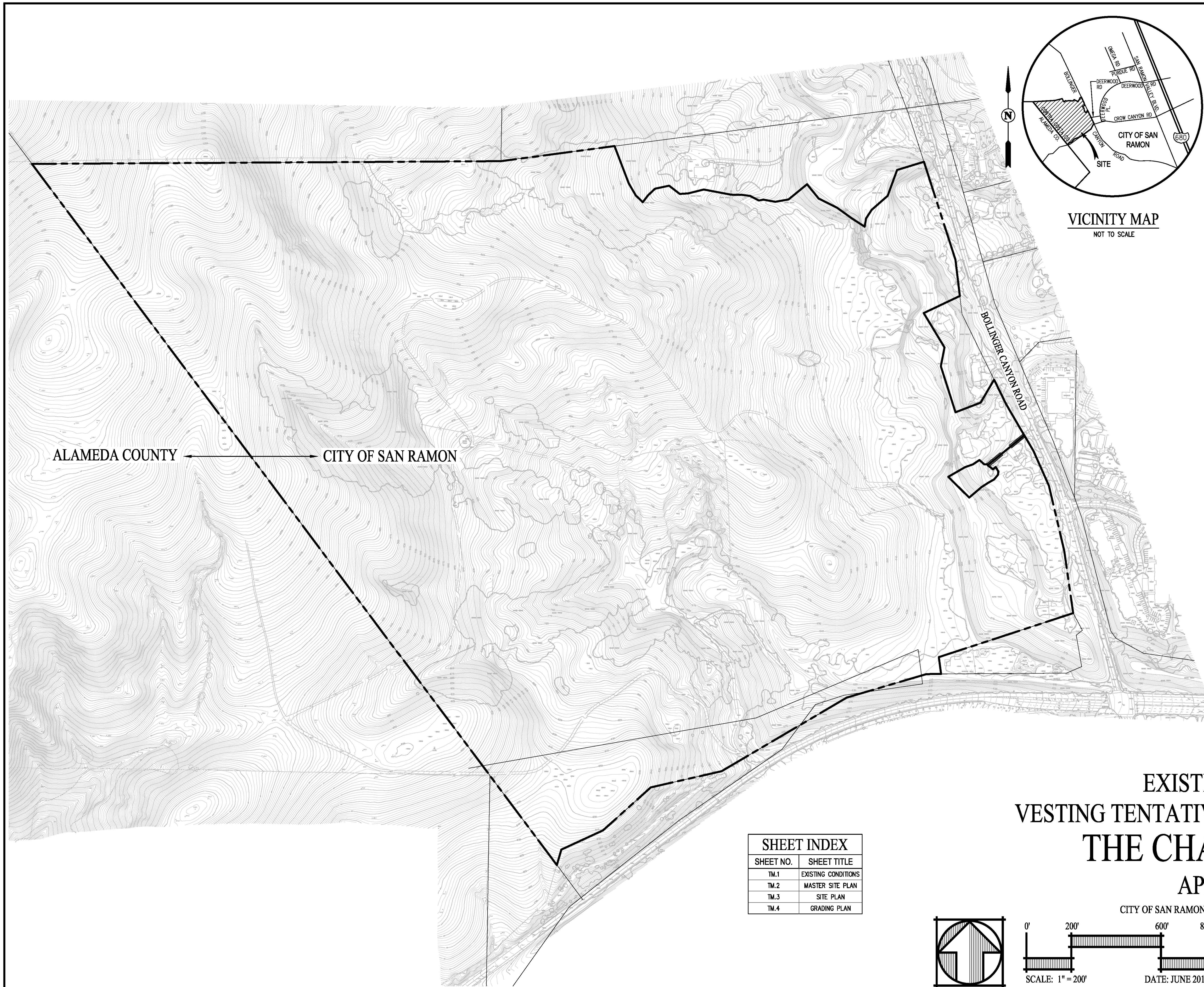
06/16/2016  
Date





**CITY OF SAN RAMON PLANNING SERVICES**  
**Vicinity Map**

 <p>San Ramon CALIFORNIA INCORPORATED - 1982</p>	<p><b>DP 16-300-002 &amp; MJ 16-900-001</b></p> <p><b>Chang Residential Development</b> <b>Northwest Corner of</b> <b>Bollinger Canyon Road and Crow Canyon Rd.</b></p> <p><b>(APN: 208-240-039)</b></p>	<p><b>N</b></p>  <p><b>(Not to Scale)</b></p>
---------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------



VICINITY MAP  
NOT TO SCALE

**CONTACTS:**

1. DEVELOPER: THE BOWLEY GROUP, INC.  
3000 F DANVILLE BLVD. #409  
ALAMO, CA 94507  
(925) 986-9424  
DAVID BOWLEY
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CALIFORNIA 94583  
(925) 866-0322  
LEE ROSENBLATT, RCE 65489
3. SOILS ENGINEER: ENCEO  
CROW CANYON PLACE, SUITE 250  
SAN RAMON, CALIFORNIA 94583  
(925) 866-9000

**GENERAL NOTES:**

1. ASSESSORS PARCEL NUMBER: 208-240-039
2. SITE AREA: 196.0 AC± (SEE BOUNDARY NOTE #3 BELOW)
3. BOUNDARY: THE BOUNDARY INFORMATION SHOWN IS PER RECORD DATA ONLY. ALL AREAS SHOWN ARE PER RECORD DATA
4. EXISTING ZONING: PER NORTHWEST SPECIFIC PLAN  
PROPOSED ZONING: PER NORTHWEST SPECIFIC PLAN
5. EXISTING LAND USE: PER NORTHWEST SPECIFIC PLAN  
PROPOSED LAND USE: PER NORTHWEST SPECIFIC PLAN
6. NUMBER OF RESIDENTIAL UNITS: 43 SINGLE FAMILY LOTS
7. PHASING: THIS PROJECT WILL BE ONE PHASE WITH ONE FINAL MAP FILED.
8. EXISTING STRUCTURES: ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
9. EXISTING UTILITIES: ALL EXISTING UTILITIES TO BE REMOVED UNLESS OTHERWISE NOTED.
10. STREETS: ALL STREETS WITHIN THE PROJECT TO BE PRIVATE AND TO BE PRIVATELY MAINTAINED WITH A PUBLIC ACCESS EASEMENT.
11. STREET TREES: STREET TREES WITHIN THE PROJECT WILL BE INSTALLED PER CITY OF SAN RAMON STANDARD AND WILL BE PRIVATELY MAINTAINED.
12. STREET LIGHTS: STREET LIGHTS WITHIN THE PROJECT WILL BE INSTALLED PER CITY OF SAN RAMON STANDARDS (OR APPROVED EQUAL) AND WILL BE PRIVATELY MAINTAINED.
13. WALLS: ALL WALLS WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED.
14. UTILITIES:  
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)  
SANITARY SEWER: CONTRA COSTA COUNTY SANITARY DISTRICT (CCCSO)  
STORM DRAIN: CITY OF SAN RAMON  
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC  
TELEPHONE: ATT  
FIRE: SAN RAMON VALLEY FIRE PROTECTION DISTRICT
15. LANDSCAPING: ALL LANDSCAPING WITHIN THE PROJECT BOUNDARY WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED.
16. FLOOD ZONE: ZONE X  
REFER TO:  
FLOOD INSURANCE RATE MAP  
PANEL 06013C0463F (JUNE 16, 2009)
17. WELLS ONSITE: NONE

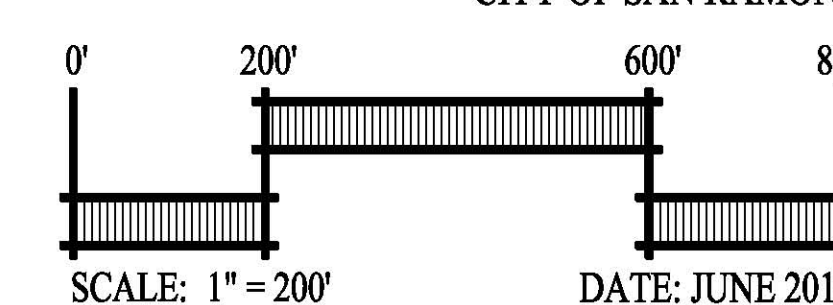
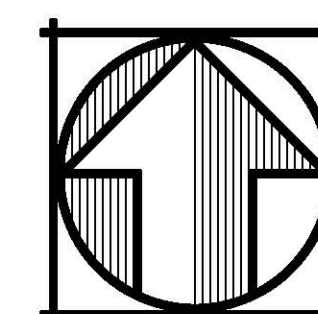
ALAMEDA COUNTY ← → CITY OF SAN RAMON

EXISTING CONDITIONS  
VESTING TENTATIVE MAP/DEVELOPMENT PLAN  
**THE CHANG PROPERTY**

APN: 208-240-039

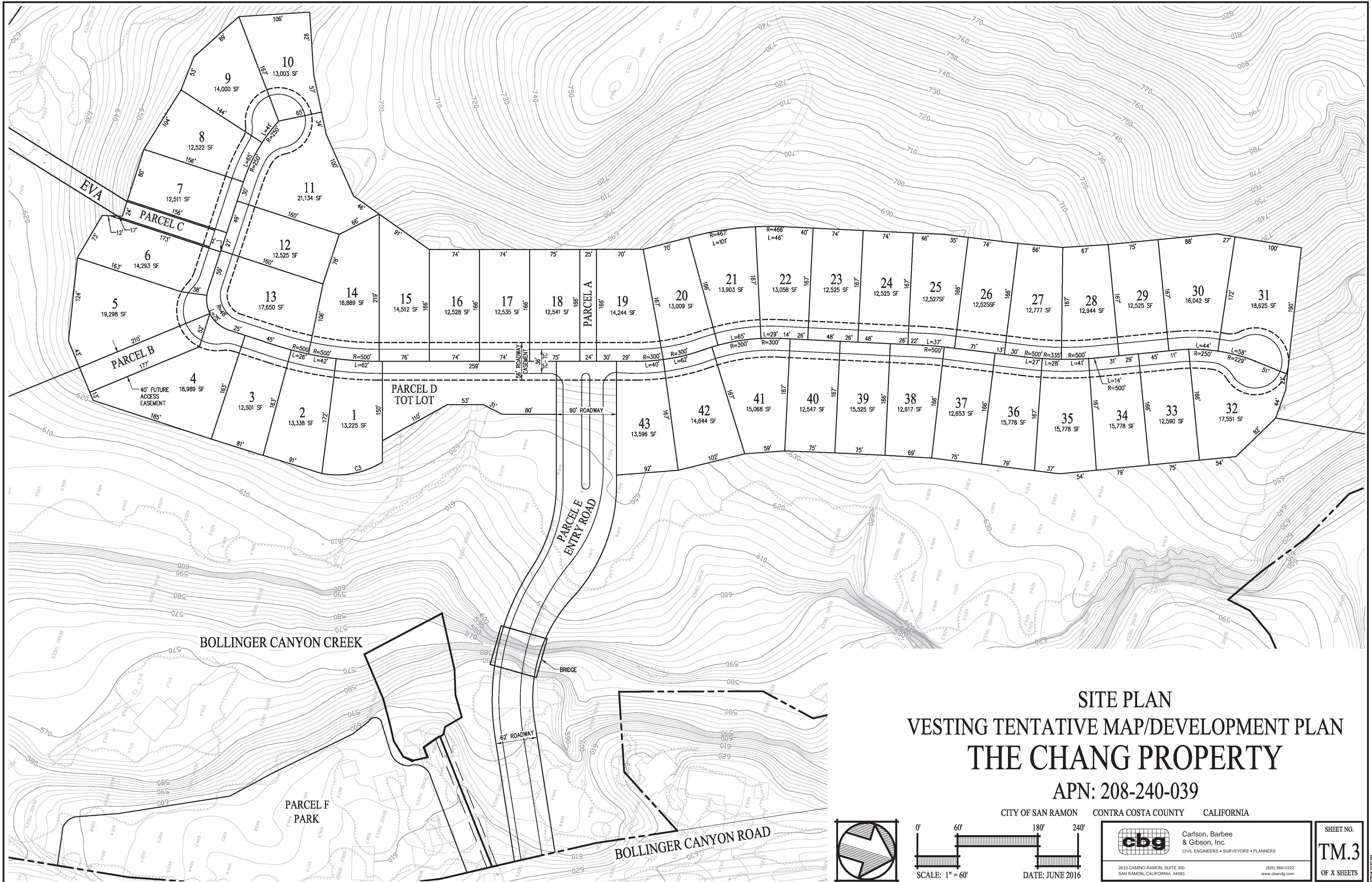
CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

SHEET INDEX	
SHEET NO.	SHEET TITLE
TM.1	EXISTING CONDITIONS
TM.2	MASTER SITE PLAN
TM.3	SITE PLAN
TM.4	GRADING PLAN



	Carlson, Barbee & Gibson, Inc. CIVIL ENGINEERS • SURVEYORS • PLANNERS
	2633 CAMINO RAMON, SUITE 350 SAN RAMON, CALIFORNIA 94583

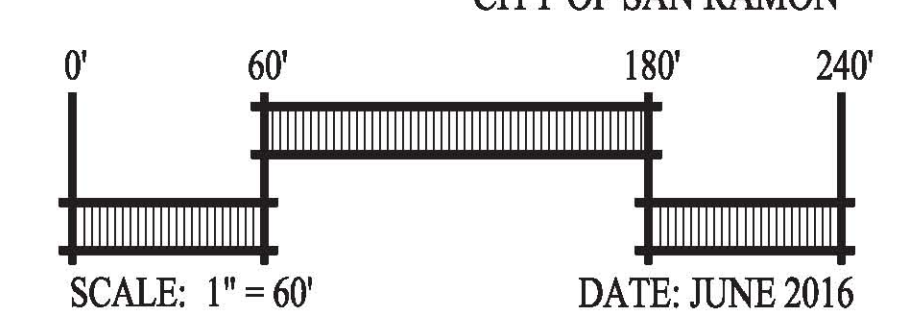
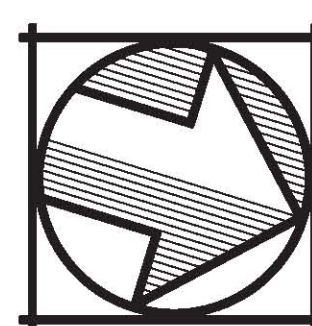
SHEET NO. <b>TM.1</b>
OF 4 SHEETS



**SITE PLAN**  
**VESTING TENTATIVE MAP/DEVELOPMENT PLAN**  
**THE CHANG PROPERTY**

APN: 208-240-039

CITY OF SAN RAMON    CONTRA COSTA COUNTY    CALIFORNIA



	Carlson, Barbee & Gibson, Inc. CIVIL ENGINEERS • SURVEYORS • PLANNERS
	2833 CAMINO RAMON, SUITE 350 SAN RAMON, CALIFORNIA 94583

SHEET NO.
TM.3
OF X SHEETS

6/11/16/CAD/TMTM.06.DWG



# 9

## Safety

The Safety Element of the General Plan is to provide information “for the protection of the community from unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, and dam failure; slope instability leading to landslides, subsidence, and other geological hazards; flooding; hazardous material accidents; and wildland and urban fire” (Government Code §65302 [g]). One of the City’s highest priorities is the protection of its residents from geologic and soils hazards, hazardous materials, flooding, and fires.

A new component of the safety element is a discussion of the City’s Emergency Operations Plan. The Emergency Operation Plan premise is to reduce injury and loss of life, property, and natural resources through the effective management of emergency resources.

### **9.1 SAN RAMON EMERGENCY OPERATIONS PLAN**

---

In 2006, the City of San Ramon City Council adopted its Emergency Operations Plan and a subsequent update to the plan was initiated in 2009. The Emergency Operations Plan identifies the appropriate actions to take when an event occurs due to a major earthquake, hazardous materials incident, flood, national security emergency, wildfire, landslide, and dam failure.

The City’s plan complies with existing state and federal laws. The objectives of the plan are to reduce injury, and loss of life, property, and natural resource through effective management of emergency resources. The Emergency Operations Plan identifies the City’s emergency planning, organizational, and response policies and procedures, while integrating and coordinating these with other governmental levels when required. The Emergency Operations Plan institutes the Incident Command System, the Standardized Emergency Management System, and the National Incident Management System, which provide a common system that is recognized throughout the State of California as a basis for managing large emergency incidents that could involve multiple agencies and jurisdictions.

The City’s response to disasters is based on four phases including: increased readiness, initial response operations, extended response operations, and recovery operations. All individual departmental plans support the Emergency Operations Plan and inform staff of the procedures for recalling departmental personnel, disaster assignments, and departmental resource lists. Response to emergencies follows the Incident Command System, ensuring unified command by all emergency response teams. Depending on the type of incident, the most appropriate agency will become the lead agency and will be supported by the other emergency response teams.

**GUIDING POLICIES**

9.1-G-1 Maintain the City’s Emergency Operations Plan as the guide for emergency management in San Ramon.

**IMPLEMENTING POLICIES**

9.1-I-1 Maintain and update the City’s Emergency Operations Plan, as required by State and Federal laws, to minimize the risk to life and property of seismic and geologic hazards, hazardous materials and waste, and fire.

*Disseminate information to community and business leaders and residents regarding all aspects of emergency and disaster preparedness, including plans for evacuation and alternate access routes and provisions of Emergency Operation Plan. The City will participate in a coordinated emergency response in the event of any local or regional, natural or man-made disaster.*

9.1-I-2 In collaboration with other agencies, maintain and disseminate emergency preparedness information.

*The City participates in a Joint Powers Agreement (JPA) Citizen Corps Council program as encouraged by Federal Emergency Management Agency (FEMA) in collaboration with the San Ramon Valley Fire Protection District, San Ramon Valley Unified School District, and Town of Danville. The joint program conducts an annual emergency preparedness community fair, provides a Community Emergency Response Team (CERT) program, and conducts regular trainings and drills with interested residents and businesses. Public education and emergency preparedness information are shared between the agencies for common dissemination to the public, consistent with the “be ready” federal and state campaigns.*

9.1-I-3 Coordinate regular exercises and drills with emergency organizations. Provide training opportunities for all City staff to be adequately trained to State and Federal requirements.

*The City maintains regular employee training programs to meet the National Incident Management System (NIMS) and California Standardized Emergency Management System (SEMS) requirements.*

**9.2 GEOLOGIC, SEISMICITY AND SOILS HAZARDS**

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**GEOLOGY**

The San Ramon Planning Area is located in the East Bay Hills of the Coast Ranges in the western part of Contra Costa County, California. The East Bay Hills are part of a block of folded and faulted Upper Cretaceous age (about 62 to 98 million years ago) marine sedimentary rocks of the Great Valley Sequence. The local hills are formed from younger rocks, uplifted between the Hayward and Calaveras fault zones. The Planning Area includes a series of northwest-trending ridges and valleys, and is underlain by Tertiary (about 2 to 62 million years ago) marine and non-marine sedimentary rocks.

## Safety

### SEISMICITY

The major active fault with rupture potential in San Ramon is the Calaveras Fault, which lies parallel to and just west of San Ramon Valley Boulevard. The California Legislature has established an Alquist-Priolo Earthquake Fault Zone along the fault, requiring detailed studies of rupture hazards prior to new construction. Two smaller faults, the Dublin Fault and the Bollinger Fault, also traverse portions of the City and its Sphere of Influence and are not regarded as active. Minor faults, presumed inactive, intersect active or potentially active faults and any movement of the master fault could trigger adjustments (earthquakes) on minor cross faults or adjacent subparallel faults.

In 1990, the State Legislature passed the Seismic Hazards Mapping Act, which became effective on April 1, 1991. The purpose of the Act is to protect public safety from the effects of strong ground shaking, liquefaction, landslides, or other ground failure and hazards caused by earthquakes. The program and actions mandated by the Seismic Hazards Mapping Act closely resemble those of the Alquist-Priolo Earthquake Fault Zoning Act. The Seismic Hazards Mapping Act requires the State Geologist to delineate the various seismic hazard zones and requires cities to regulate certain development projects within the zones. If a project is located in this zone, development permits for a site may not be issued until the geologic and soil conditions of the project site are investigated and appropriate mitigation measures, if any, are incorporated into development plans.

The United States Geological Survey and the State Department of Conservation's California Geologic Survey prepare geologic maps and reports, which should be consulted for locations of additional minor faults. The existence of any fault line, whether it is inside or outside of an earthquake fault zone, should be given serious consideration and thorough evaluation prior to any development decisions.

### SOILS

The San Ramon Planning Area is dominated by generally northwest-trending, broad, rounded ridges, and intervening valleys with steep side slopes. Sandstone bedrock crops out locally on ridge crests and underlies upper hill slopes at shallow depths. Northern and eastern portions of the Planning Area are underlain by non-marine conglomerate, sandstone, and mudstone. Alluvial terraces are locally present along major drainages. Soils are thin to non-existent on ridges, crests, and hill slopes, thicken toward the base of hill slopes, and generally are thick in colluvium-filled swales.

Soils within the San Ramon Planning Area frequently contain clays with high shrink-swell potential. Soils in the valley floors generally consist of alluvium and a mixture of sand, silt, and clay. These areas have an elevated risk of experiencing localized liquefaction in the event of strong ground shaking. Figure 9-1 illustrates the geotechnical hazards in San Ramon.

Slopes range from level and gently sloping along the valley floor to slopes exceeding 75 percent in hilly areas where rock outcrops occur. In these areas, there are high to severe erosion hazards on slopes where bare soil is exposed as well as elevated risks of landslides. Much of the Tassajara Valley and Bollinger Canyon Subareas are steeply sloped, with existing and potential for new landslides posing concerns for new development in these areas.

The Bay Area's seismic activity requires that the City be vigilant with regard to safety. Crucial measures may include the avoidance of geologic and seismic hazards in building, and the adequate provision of public information regarding seismic safety.

In the steeper portions of the Planning Area, such as Bollinger Canyon, the Westside, and Tassajara Valley, active landslides (debris flows, earth flows, and slumps) and severe erosion potential represent major constraints to development. Any development in valley floors would require careful siting, grading, and building techniques because these areas have an elevated risk of experiencing localized liquefaction in the event of strong ground shaking.

#### **GUIDING POLICY**

- 9.2-G-1 Minimize risks of personal injury and property damage posed by geologic and seismic hazards.

#### **IMPLEMENTING POLICIES**

- 9.2-I-1 Review proposed development sites during the planning process to identify and mitigate any potential geologic or seismic hazards.

*Following receipt of a development proposal, engineering staff shall review the plans to determine whether a geotechnical review is required.*

- 9.2-I-2 Require the preparation of a fault investigation study to identify appropriate setbacks for any proposed structure intended for human occupancy within 50 feet of an active fault trace.

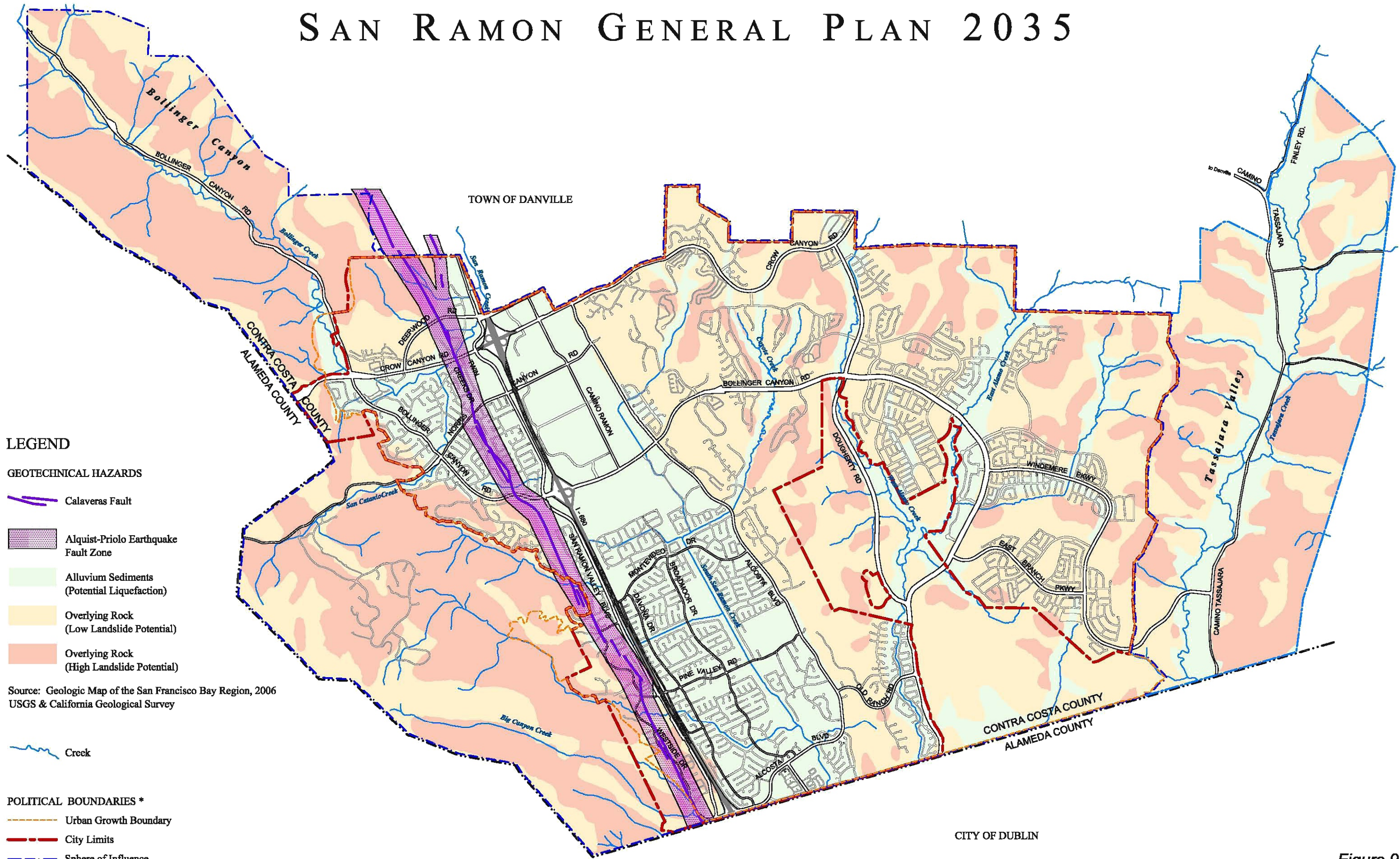
*It is also the City's intent to discourage homes, offices, hospitals, public buildings, and other similar structures over the trace of an inactive fault, but to allow non-habitable uses such as landscaping, parking lots, and noncritical storage, within seismic setback areas that could experience displacement without undue risk to people and property. Roads may be built over active faults only where alternatives are impractical and where no utility lines are placed in the right-of-way.*

- 9.2-I-3 Where appropriate, require an independent registered engineering geologist or geotechnical engineer to review geotechnical reports submitted by applicants on sites in seismically hazardous areas.

- 9.2-I-4 Require comprehensive geologic and engineering studies of critical structures regardless of location.

*Critical structures are those most needed following a disaster or those that could pose hazards of their own if damaged. They include utility centers and substations, water reservoirs, hospitals, fire stations, police and emergency communications facilities, and bridges and overpasses.*

# SAN RAMON GENERAL PLAN 2035



- LEGEND**
- GEOTECHNICAL HAZARDS**
- Calaveras Fault
  - Alquist-Priolo Earthquake Fault Zone
  - Alluvium Sediments (Potential Liquefaction)
  - Overlying Rock (Low Landslide Potential)
  - Overlying Rock (High Landslide Potential)

Source: Geologic Map of the San Francisco Bay Region, 2006  
USGS & California Geological Survey

- POLITICAL BOUNDARIES \***
- Urban Growth Boundary
  - City Limits
  - Sphere of Influence
  - Planning Area Boundary
  - County Boundary

\* The locations of political boundaries are shown adjacent to each other for ease of identification. Actual political boundaries are coterminous when shown as contiguous, parallel, or overlap.



Figure 9-1  
**Geotechnical Hazards**

## Safety

- 9.2-I-5 Require geotechnical field review during the construction phase of any new development as determined by the City Engineer.

*While proper grading techniques can effectively reduce risks of geologic hazards, it is important that a geotechnical engineer and/or engineering geologist provide onsite field inspection and testing during construction to ensure compliance with geotechnical recommendations.*

- 9.2-I-6 Require preparation of a soils report as part of the development review and/or building permit process.

*The City is underlain by moderately to highly expansive soils, which must be taken into account during building design to minimize potential cracking and settling of structures. The report, however, would not be necessary when soil characteristics are known, and the City's Building Official determines it is not needed.*

- 9.2-I-7 Limit cut-and-fill slopes to 3:1 (33 percent slope) except where an engineering geologist or geotechnical engineer can establish to the satisfaction of the City Engineer that a steeper slope would not pose undue risk to people and property.

*This grading standard is applied to new development throughout the City to reduce the appearance of angled contours and to maintain slope stability. The City encourages less steep slopes wherever possible so that the visual impacts of grading are minimized. Encourage the use of 3D modeling to assure visual mitigation. The San Ramon Valley Fire Protection District should also ensure that emergency access to hillside development is maintained.*

- 9.2-I-8 Blend cut-and-fill slopes with existing contours to avoid the appearance of artificial slopes.

*Grading plans should provide variation in horizontal and vertical contours that mimic the surrounding terrain such that development blends with the existing environment and avoids the visual impacts that result from high cut slopes and steep embankments.*

- 9.2-I-9 Provide information and establish incentives for property owners to rehabilitate existing buildings using construction techniques to protect against seismic hazards.

*San Ramon requires compliance to the City-adopted California Building Code, which specifies seismic standards for new construction, as well as for additions or expansions to buildings. It is in the community's best interest to do all that is necessary to ensure that all structures meet current seismic standards. Incentives may include free inspections, assistance in obtaining loans, and possibly reduced fees.*

- 9.2-I-10 Control erosion of graded areas with revegetation or other acceptable methods.

*Plant materials for re-vegetation should not be limited to hydro-seeding and mulching with annual grasses. Trees add structure to the soil and take up moisture while adding color and diversity.*

- 9.2-I-11 Require financial protection for public agencies and individuals as a condition of development approval where geologic conditions indicate a potential for high maintenance costs for areas of public benefit.

*The formation of Geological Hazard Abatement Districts (GHAD) is one mechanism that can ensure geotechnical mitigation measures are maintained over the long term for areas of public benefit. Financial risks are to be equitably shared among owners and not borne by the City.*

- 9.2-I-12 Encourage continued investigation by State agencies of geologic conditions within the City's Planning Area to promote public awareness of potential geologic and seismic hazards.

*The City's requirement for independent review of geologic reports shall consider the most recent available information regarding seismic hazards, including the potential for seismic shaking and fault rupture within the Mt. Diablo fold-and-thrust belt.*

- 9.2-I-13 Review and update, as appropriate, City Code requirements for excavation, grading and filling to ensure that they conform to currently accepted standards.

### **9.3 HAZARDOUS MATERIALS**

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Some topics regarding public safety can be dealt with only at a regional level, or fall within the responsibility of public agencies other than the City of San Ramon. The use and transportation of hazardous substances is one example for which public safety depends in large part on the actions taken by the state and federal governments.

Pursuant to state law, the City has adopted by reference Contra Costa County's Hazardous Waste Management Plan. The Plan establishes a comprehensive approach to management of hazardous wastes in Contra Costa County, including siting criteria for new waste management facilities, educational and enforcement efforts to minimize and control the hazardous waste stream, and policies to maintain a unified database on businesses that generate hazardous waste.

The California Environmental Protection Agency (CEPA) lists all leaking Underground Storage Tank (UST) sites and all solid waste disposal facilities from which there is a migration of hazardous waste. Contaminated sites threaten the quality of the City's groundwater and shall be cleaned through decontamination of soils and filtration of groundwater. Clean-up shall be required in conjunction with development of property or alteration of existing uses.

In San Ramon, waste oil is collected at the curb by the franchised waste hauler, and household hazardous wastes are collected on weekends at various locations throughout the County. Central Contra Costa Sanitary District (Central San) and Mt. View Sanitary District (MVSD) jointly operate Contra Costa County's first permanent Household Hazardous Waste Facility (HHW) located in Martinez. The HHW collection facility collects household cleaners, automotive care products, paint and paint-related products, and garden care and pest control products at no charge for cities in its service area, which includes the City of San Ramon.

## Safety

Although San Ramon does have businesses that use hazardous materials, hazardous waste is not generated in large amounts and a waste disposal facility is not likely to be sited in the City. However, a concern exists because of the transportation of hazardous materials along the I-680 corridor and other routes of regional significance that pass through or are in close proximity to San Ramon.

### GUIDING POLICY

9.3-G-1 Minimize the risk of property damage and personal injury resulting from the production, use, storage, disposal, or transportation of hazardous materials.

### IMPLEMENTING POLICIES

9.3-I-1 Promote the reduction, recycling, and safe disposal of household hazardous wastes through public education and awareness.

9.3-I-2 Continue to investigate options for establishing household hazardous waste drop off locations that are convenient to San Ramon residents

*Central Contra Costa Household Hazardous Waste Collection Facility was constructed in Martinez in approximately 1997 for the collection of hazardous waste generated by the residents and businesses of Contra Costa County. The Martinez facility is over 20 miles from San Ramon. In order to accommodate the San Ramon residents, financially viable options and ventures through local businesses and agencies to enhance household hazardous waste collection and disposal programs should be explored.*

9.3-I-3 Require the clean-up of sites contaminated with hazardous substances.

*The California Environmental Protection Agency publishes the Hazardous Waste and Substances Sites List, which identifies properties in the City that have the potential for hazardous materials contamination. Contaminated sites are threats to the quality of groundwater and shall be cleaned through decontamination of soils and filtration of groundwater. Clean-up shall be required in conjunction with new development, reconstruction, property transfer of ownership, and/or the continued operation after the discovery of contamination. Continual business operation may be permitted during the conduct of clean-up or remediation of the contamination as long as the clean-up proceeds in accordance with an approved clean-up plan.*

9.3-I-4 Support and implement policies contained in the Contra Costa County Hazardous Waste Management Plan that encourage and assist the reduction of hazardous waste from businesses and homes in San Ramon.

9.3-I-5 Require businesses generating hazardous waste to pay necessary costs for local implementation of programs specified in the County Hazardous Waste Management Plan, as well as the costs associated with emergency response services for a hazardous materials release.



- 9.3-I-6 Work with the San Ramon Valley Fire Protection District to minimize potentially dangerous conditions from storing, dispensing, using and handling of hazardous materials.

*The San Ramon Valley Fire Protection District reviews and approves plans for new and existing businesses with hazardous material, and may require new developments and change of use of existing facilities to conform to the California Fire Code with respect to storing, dispensing, using and/or handling of hazardous materials.*

#### **9.4 FLOOD AND STORM DRAINAGE**

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According to the Federal Emergency Management Agency (FEMA), a majority of Contra Costa County's creeks and shoreline lie within the 100-year floodplain. Drainage facilities in Contra Costa County are provided by the cities, the County, and the Contra Costa County Flood Control and Water Conservation District (FCWCD). The FCWCD collects special assessments to finance drainage improvements in areas with adopted drainage plans.

In the unincorporated parts of the San Ramon Planning Area, lands immediately abutting Alamo Creek in Dougherty Valley and Tassajara Creek in Tassajara Valley are within the 100-year floodplain. Neither Dougherty Valley nor Tassajara Valley is currently in a formal drainage area. The maintenance of Dougherty Valley flood control facilities will be undertaken by County Service Area (CSA) M-29. These facilities will be maintained by the City of San Ramon once they are annexed to the City as provided for in the Dougherty Valley Settlement Agreement.

The City is generally responsible for maintaining the publicly owned elements of the flood control system within the incorporated area, except for the San Ramon Creek downstream of Crow Canyon Road and the Canyon Lakes area, which are the responsibility of the FCWCD.

The 100-year flood is the flood elevation that has a one percent chance of being equaled or exceeded each year. Areas that are within the 100-year flood zone, as determined by FEMA at the time of preparation of this document are indicated on Figure 9-2.

The City's potential vulnerability to flooding makes the maintenance of the creeks system and the location of structures above the 100-year floodplain important considerations. Maintenance tactics, detention of increased runoff, and the grading of land so that buildings remain above the 100-year floodplain should be a priority in areas of new development and re-development.

Maintenance practices for existing creeks and drainage systems should also be re-evaluated and adjusted because of the changes in the awareness of drainage systems and their associated environments, as well as public attitudes and the regulatory climate. Changing the maintenance practices will require considerable resources, and new funding mechanism, should be explored.

Dougherty Valley's development concept maintains major creek channels and places development above the 100-year floodplain. In addition, the FCWCD and the Contra Costa County Public Works Department have employed flood detention basins and channeling systems to control the flows of both Alamo Creek and Tassajara Creek in the Tassajara

## Safety

Valley, and the FCWCD has designed storm drainage improvements that are expected to accommodate creek flows at development build-out.

### GUIDING POLICY

- 9.4-G-1 Protect the community from risks to lives and property posed by flooding and stormwater runoff.

### IMPLEMENTING POLICIES

- 9.4-I-1 Reduce hazards caused by local flooding through improvements and ongoing maintenance to the storm drain system and/or creek corridors.

- 9.4-I-2 Require new development to prepare hydrologic studies to assess storm runoff impacts on the local and subregional storm drainage systems and/or creek corridors. New development shall implement all applicable and feasible recommendations from the studies.

*Developers shall provide an assessment of a project's potential impacts on the local and subregional storm drainage systems, so that the City can determine appropriate mitigation to ensure that system capacity and peak flow restrictions are not exceeded.*

- 9.4-I-3 Require new development to provide a funding mechanism for ongoing maintenance of drainage facilities and other stormwater control measures. Maintenance may be by the City under contract, or by a private entity.

*If wetlands are affected, maintenance of drainage facilities may include mitigation monitoring in compliance with regulatory requirements until these requirements have been met.*

- 9.4-I-4 Establish landscape and maintenance guidelines for required detention basins to ensure that such facilities achieve a look and quality that is consistent with the landscape of San Ramon and applicable regulatory requirements.

*Detention ponds provide aesthetic as well as safety benefits. Landscape and maintenance guidelines incorporated into a maintenance manual and ongoing monitoring would ensure that ponds in San Ramon are integral to the look and feel of the City landscape.*

- 9.4-I-5 Maintain flood insurance rate maps and post for public education.

*Encourage all property owners within flood hazard areas to carry flood insurance.*

- 9.4-I-6 Explore new funding mechanisms for enhancing the riparian environment and converting, where possible, flood control channels back to a more natural setting while keeping the existing uses and maintaining sufficient carrying capacity of the channels.

- 9.4-I-7 All new developments shall not increase runoff to the 100-year peak flow in the City's flood control channels or to local creeks and shall be substantially equal to pre-development conditions. All new storm water systems shall be in compliance

with the requirements of the City's Stormwater Municipal Regional Permit issued by the San Francisco Regional Water Quality Control Board.

*All cities within the Contra Costa County, including the City of San Ramon, are part of the Contra Costa Clean Water Program and are co-permittees of the Municipal Regional Permit issued by the San Francisco Bay Regional Water Quality Control Board. The Permittees are required within their respective jurisdictions to effectively prohibit the discharge of non-stormwater into the storm drain systems and watercourses through the enforcement of the Municipal Permit requirements at the local level.*

- 9.4-I-8 New development shall be required to locate buildings above the 100-year floodplain and outside the special flood hazard area to minimize potential flood damages.

## **9.5 WILDLAND AND URBAN FIRES**

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The San Ramon Valley Fire Protection District (SRVFPD) provides fire protection services to the incorporated and unincorporated portions of San Ramon.

The risk of both urban and wildland fires exists in the San Ramon Planning Area (Figure 9-3).

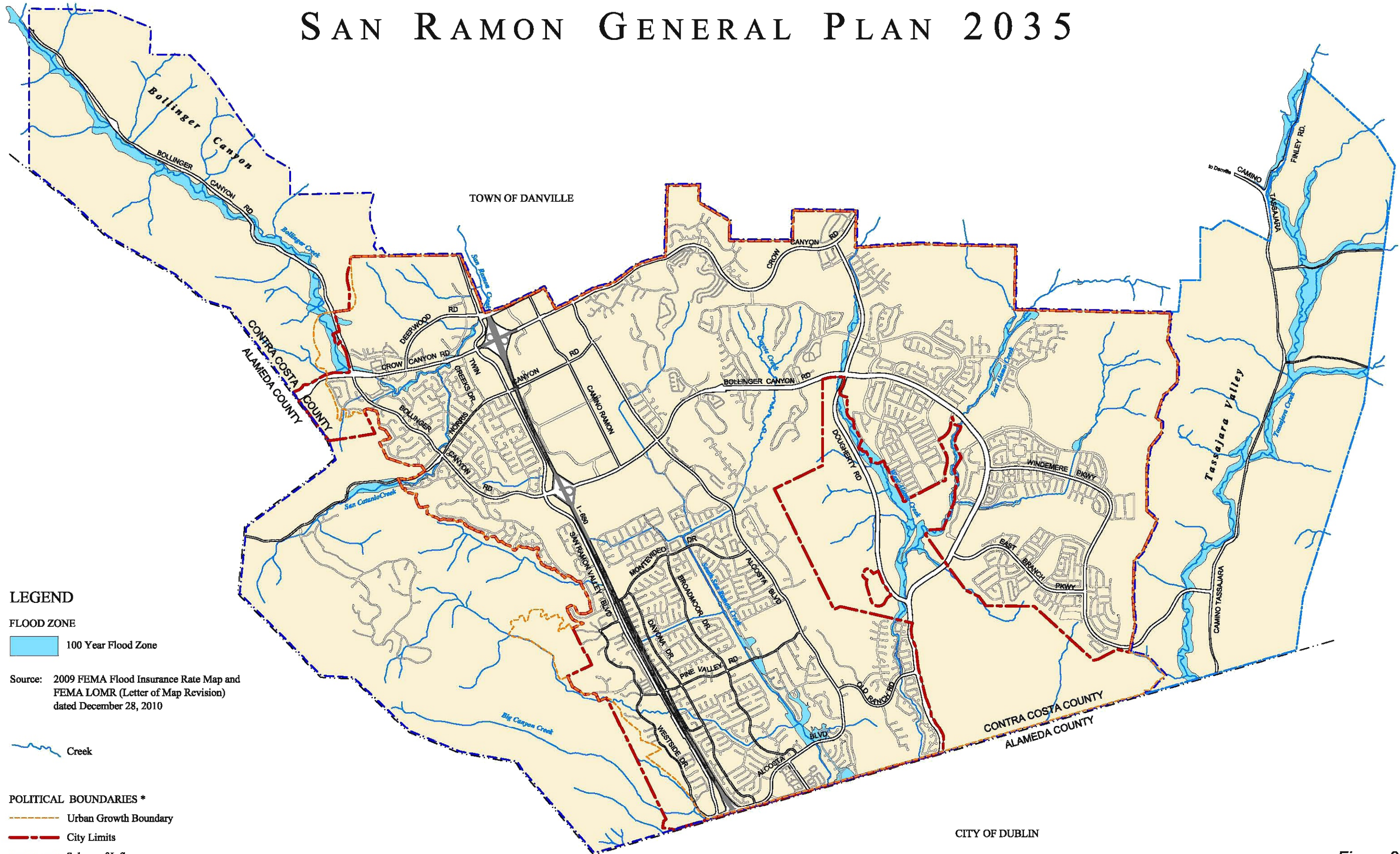
The hazards related to wildland fires are related to a combination of factors including winds, temperatures, humidity levels, fuel moisture content of vegetation and topography. The risk to the community is increased in some areas because of the combustibility of building materials including roofs, adequacy of access roads, water supply duration, and pressure and maintenance of flammable vegetation surrounding structures.

To quantify this potential hazard, the California Department of Forestry and Fire Protection (Cal Fire) has developed a fire modeling and mapping process that utilizes three main criteria in order to evaluate and recommend potential fire hazards in wildland areas. The criteria are type of vegetation, fire weather, and topography. The maps developed by Cal Fire identify areas as Fire Hazard Severity Zones and include three severity classifications: moderate, high, and very high.

Fire hazards in San Ramon are usually created by increases in the number of homes adjoining open space; therefore, much of the threat of wildland fires is due to open grasslands abutting residential developments. Many neighborhoods within the City are located in remote regions and are surrounded by grasslands. As San Ramon continues to expand, more of these wildland urban interface areas are created. This situation creates extreme fire hazards, and San Ramon is committed to planning development, with the help of fire protection agencies, that minimizes the risk of fire to the greatest extent possible.

Because of an extended dry season with low humidity, San Ramon has many days where fire danger is critical. Within the City, fuel loading is light and wildfire hazard is moderate, except in areas adjacent to the City where steep woodland slopes and rolling grassy hills create high to extreme hazards. Areas in San Ramon representing the greatest risk are the Dougherty Valley and Tassajara Valley areas to the east of the City Limit and the wildland areas at the Planning Area's western edge and northwestern corner.

# SAN RAMON GENERAL PLAN 2035



## LEGEND

### FLOOD ZONE

100 Year Flood Zone

Source: 2009 FEMA Flood Insurance Rate Map and FEMA LOMR (Letter of Map Revision) dated December 28, 2010

Creek

### POLITICAL BOUNDARIES \*

Urban Growth Boundary

City Limits

Sphere of Influence

Planning Area Boundary

County Boundary

\* The locations of political boundaries are shown adjacent to each other for ease of identification. Actual political boundaries are coterminous when shown as contiguous, parallel, or overlap.



Figure 9-2  
Flood Zones

# SAN RAMON GENERAL PLAN 2035

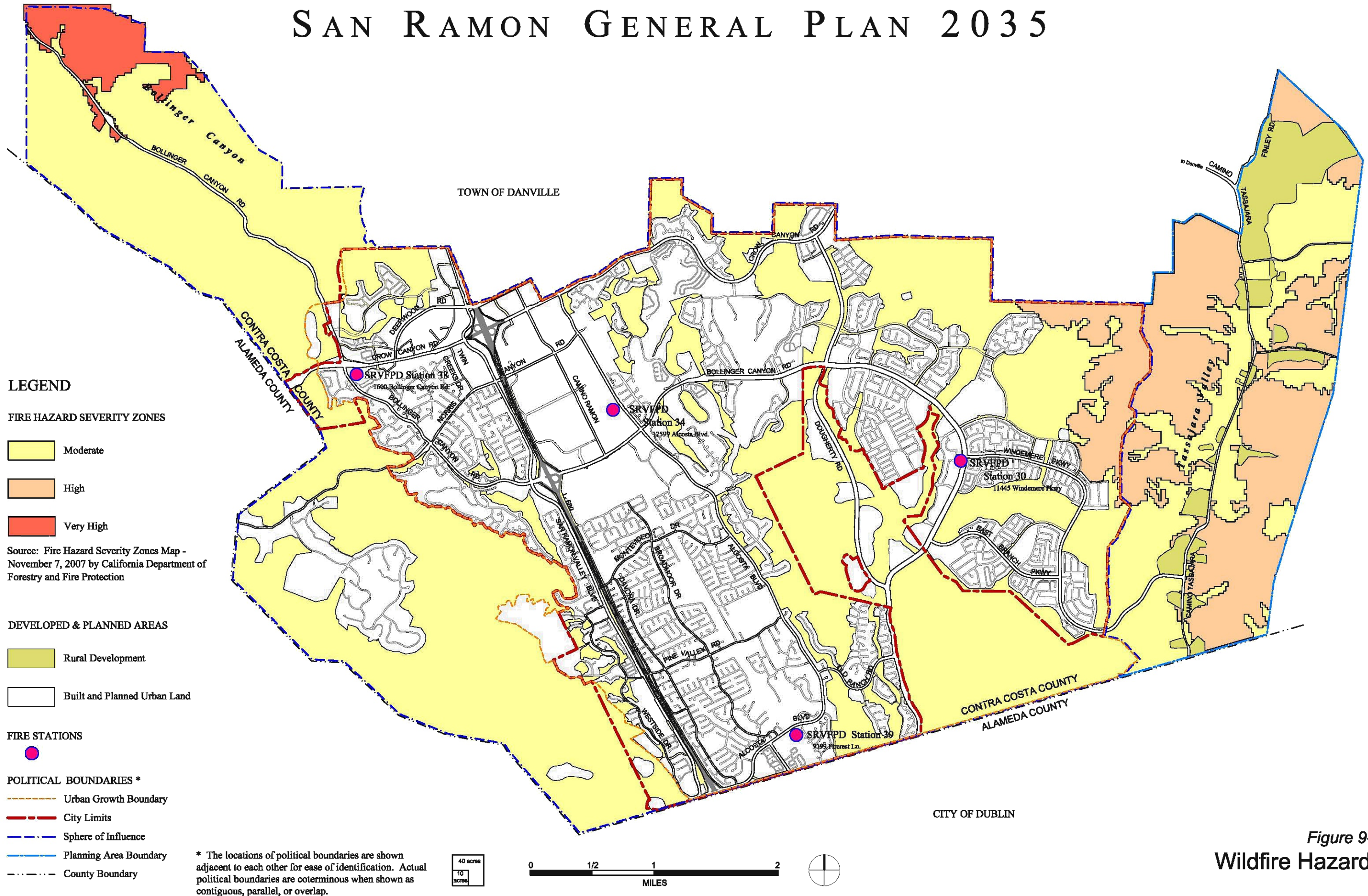


Figure 9-3  
Wildfire Hazards

\* The locations of political boundaries are shown adjacent to each other for ease of identification. Actual political boundaries are coterminous when shown as contiguous, parallel, or overlap.

## Safety

New development will likely create increased fire hazards caused by interactions between open grassland and dense residential development. Therefore, projected development in the City's Planning Area will likely require the construction of fire suppression services facilities for new subareas. The budgeting and timing of such construction should be considered with respect to safety and the pace of new development. Moreover, community design techniques that allow optimal fire services response time should remain a priority.

### GUIDING POLICY

9.5-G-1 Minimize the risks to lives, property, and natural environment due to fire hazards.

### IMPLEMENTING POLICIES

9.5-I-1 Require site design features, which are based on a wildfire risk assessment, and fire retardant building materials to reduce the risk of fire within the City.

*While the City enforces the International Building Code on all development and redevelopment proposals in San Ramon, the San Ramon Valley Fire Protection District may determine, during the initial application review, whether a project is located in a Fire Hazard Area and require developments to utilize best development practices that allow for both the protection of the structure and the preservation of the open space.*

9.5-I-2 Require the completion of a Fire Protection Plan for new development adjacent to a Fire Hazard Area in order to determine which mitigation measures are appropriate to minimize fire hazard.

9.5-I-3 Work with the Fire Protection District on planning for a new training facility at an appropriate location where neighborhood impacts would be mitigated.

9.5-I-4 Require sprinklers in new homes located more than 1.5-miles from a fire station.

9.5-I-5 Require sprinklers in all mixed-use development to protect residential uses from non-residential uses, which typically pose a higher fire risk.

*Appropriate fire protection measures are necessary in mixed-use developments since residential units are typically in close proximity—either above or adjoining—to higher fire load non-residential occupancies, such as retail stores, offices, restaurants, etc.*

## CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

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### DETERMINATION OF THE EXECUTIVE OFFICER OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION FINDING THERE ARE INSUFFICIENT WRITTEN PROTESTS TO TERMINATE THE PROCEEDINGS FOR THE CHANG PROPERTY REORGANIZATION: ANNEXATIONS TO THE CITY OF SAN RAMON, CENTRAL CONTRA COSTA SANITARY DISTRICT AND EAST BAY MUNICIPAL UTILITY DISTRICT AND CORRESPONDING DETACHMENT FROM COUNTY SERVICE AREA P-6 (LAFCO 18-06)

1. This action is taken pursuant to the Cortese Knox Hertzberg Local Government Reorganization Act (Government Code §56000 et seq.) and policies of the Contra Costa Local Agency Formation Commission (hereafter Commission).

2. Proceedings for *Chang Property Reorganization* were initiated by the landowner and filed with the Executive Officer of Contra Costa LAFCO in March 2018, proposing annexation of 63.5± acres (APNs 208-240-039/038/009) to the City of San Ramon, Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District (EBMUD) and corresponding detachment from County Service Area (CSA)P-6.

3. On August 8, 2018, the Commission adopted Resolution No. 18-06, making determinations and approving the proposal subject to certain conditions. A true copy of said Resolution is attached hereto and incorporated by this reference, containing the terms and conditions of the Commission's approval of this proposal.

4. The purpose of the reorganization is to bring the parcels into the City of San Ramon and service areas of CCCSD and EBMUD and WCWD and to remove the area from CSA P-6.

5. Acting on delegated authority from the Commission, as Executive Officer, on September 10, 2018, I conducted a properly noticed public hearing to receive protests filed against the reorganization and, following conclusion of the hearing, found that >>> landowners within the subject area filed written protests against the proposal.

6. Finding there are insufficient protests to terminate the proceedings, Contra Costa LAFCO hereby orders the Chang Property Reorganization (LAFCO 18-06) subject to the terms and conditions contained within the Commission's resolution of approval.

This order is made on and is effective from September 12, 2018.

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Lou Ann Texeira, Executive Officer  
Contra Costa Local Agency Formation Commission