

**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**



STAFF REPORT

TO Castro Valley Municipal Advisory Council
HEARING DATE April 25, 2016

GENERAL INFORMATION

PLANNING FILE #	PLN 2015-00224
OWNER	Wells Fargo
APPLICANT	SRE Development/ Mike Sullivan
PROPOSAL	Amendment of Vesting Tentative Tract Map TR-7530, and Rezone of existing PD Zoning to a PD Zoning Unit to allow construction of 21 homes reduced from 28.
LOCATION & SIZE OF PARCEL APN	4524 Crow Canyon Place, Castro Valley The project bears Assessor Parcel Numbers; 084C-1068-001, 084C-1068-007, 084C-1068-008
ZONING DISTRICT	PD (Planned Development)
GENERAL PLAN DESIGNATION	The site lies within the boundaries of the Castro Valley General Plan adopted by the County of Alameda Board of Supervisors, March 2012, designates the parcels as Rural Residential.
ENVIRONMENTAL REVIEW	The project is subject to the requirements of the California Environmental Quality Act (CEQA, 1970 as amended) and an Addendum has been prepared §15164.

STAFF RECOMMENDATION

Recommendation to the Castro Valley Advisory Municipal Council (CVMAC) is to review the staff report, take public testimony for this application and recommend approval.

PARCEL ZONING HISTORY

February 22, 1988, properties zoned R-1 (Single Family Residence, various minimum lot sizes) and R-S (Suburban Residential) rezoned to the R-1-RV and R-S-RV District.

December 13, 2005, reclassification from the R1-SU-RV and R-1-BE-SU-RV Districts to the PD (Planned Development, 2193rd) District to allow 28 parcels intended for single-family homes subject to the Land Use and Development Plan labeled Exhibit B.

SITE AND CONTEXT DESCRIPTION

The Project site is surrounded by residential development to the north, east, and west and vegetated slopes bounded by East Castro Valley Boulevard to the south. Crow Creek runs through the Project site within a steeply banked ravine along the eastern and southern edges. The Project site is between Crow Canyon Place and Veronica Avenue. Castro Valley Boulevard, which parallels I-580, is south of the Project site and Crow Canyon Road lies to the east. Currently, the only direct access to the site is from Veronica Avenue. The Project site, given the surrounding development pattern, would be an infill site.

BACKGROUND

After a significant public process, the Board of Supervisors approved a Vesting Tentative Map, TR-7530 and the 2193rd Zoning Unit to subdivide three parcels into 28 parcels and an amendment to the General Ordinance to reclassify from the R-1-SU-RV and R-1-BE-SU-RV Districts to the PD (Planned Development, 2193rd) District to allow 28 parcels intended for single family residences. An Environmental Impact Report was also certified under this process.

On December 14, 2015, the CVMAC received an informational presentation about this project. Since that time, the project was referred to other County departments, and an Addendum to the previously certified Environmental Impact Report was prepared.

PROJECT DESCRIPTION

The proposed project would involve development of 21 single-family residences on an 8.22-acre site at 4524 Crow Canyon Place, Castro Valley CA 94522. The Project would also include connections to offsite utilities, and would set aside two conservation easements totaling approximately 4.32 acres along Crow Creek. A bridge would be constructed over Crow Creek to provide access to the development from Crow Canyon Place. Parking would be provided for the Project via 42 garage spaces (2 per unit) and 59 spaces along the internal driveway which would run through the site, ending in a cul-de-sac near Veronica Avenue.

The Project would involve grading 3.9 acres of the 8.22-acre site. The Creek Setback and Riparian Corridor would define the limits of grading on the Project site, with exceptions allowed for:

- grading and construction activities necessary for bridge abutments and

- grading and construction activities necessary for the storm drain outfall into Crow Creek.

No grading or construction activities are proposed that would encroach into the Riparian Corridor for purposes of developing residential lots.

Grading would entail approximately 14,000 cubic yards (cy) of excavation and 14,000 cy of fill. Because the cut and fill would be balanced on-site, there would be no import or export of soil. Retaining walls ranging in height from two feet to seven feet would be constructed between most lots and on the western edge of the development. The Project would also include two bioretention areas which would receive discharge from the storm drain system.

Connections to offsite utilities (water and sewer) located in Crow Canyon Place would be part of the development Project. A 10-foot by 40-foot gravel parking area would be provided on the east side of Crow Creek and outside the Project boundary for flood control maintenance and access.

The Conservation Easement Area would be placed into a conservation easement granted by the landowner to a conservator, with the terms of the easement recorded/noticed on the property deed and included within the terms of Codes, Covenants, and Restrictions (CC&Rs) applied to the Project. Possible conservators include the California Department of Fish and Wildlife (CDFW) or any other qualifying tax-exempt non-profit organization that has as its primary purpose the preservation of open space as set forth in the California Civil Code 815 et seq.

Access to the Project site would be provided from the east via Crow Canyon Place across the proposed single-span bridge over Crow Creek. Emergency vehicle access would be provided from Veronica Avenue, which is west of and adjacent to the site, and via Crow Canyon Place.

REFERRAL RESPONSES

Alameda County Fire Department: On March 4, 2016, the Alameda County Fire Department indicated that the proposed project would have to cross check the previously established conditions of approval. Separately, Fire Department staff confirmed that the project site is no longer considered to be in the High Fire Severity Zone and also asked the applicant to revise the site plan to show a turning radius for fire trucks.

Grading Department, Alameda County Public Works Agency: On January 15, 2016, Grading Department staff provided general and specific comments indicating that grading and watercourse permits will be required. Since that time, the applicant has submitted a new geotechnical report for the County to peer-reviewed.

Land Development Division, Alameda County Public Works Agency: On April 18, 2016, Land Development staff provided the following comments:

1. Applicant will have to provide updated environmental permits/re-certification from various jurisdictional agencies.
2. The post construction C.3 Measures/Storm Water protection requirement will be 100% collection and treatment of the entire site including collected storm runoff from the

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proposed EVA roadway, individual back yard patios for each proposed lot, rear-facing building roofs, the proposed bridge and the roadway behind Crow Canyon Place.

3. Crow Creek in this area is a designated Special Flood Hazard Area on the Flood Insurance Rate but there are no established Base Flood Elevations on the latest FEMA Map. It does appear from the FEMA Flood Insurance Study that the elevation of the base flood will be well below the top of bank, but the design issue will be the clearance of the proposed bridge (and the suspended sewer main) above the water surface elevation of whatever is considered to be the design flood. Presumably this will be similar to what was determined for the earlier Roberts Ranch project design.

4. The Applicant will need to clarify if the maintenance of the proposed privately-owned wooded bridge will either be included in the HOA's maintenance responsibility along with other improvements or it will be provided with a specific and separate formal O&M agreement.

5. The Applicant will need to identify a private fee title holder for the Conservation Easement Area before final map can be recorded.

6. Unless the Applicant can obtain formal permission from the residents of Veronica Avenue and mitigative measures can be provided, constraint limiting construction access from Veronica Avenue should be in place.

7. It will be preferable that the proposed "Section A-A, Typical 46-foot PSE" provide instead a 5-foot sidewalk from the back of curb for both sides of the road.

Friends of the San Lorenzo Creek (FSLC): Mr. Bruce King provided comments on behalf of the FSLC, which raised questions about the general watershed, the creek and site conditions. He also raised concerns about the determination of setback limits, lot lines, conservation terms, defensible space and conservation /riparian area protection. In addition, he also discussed the possibility of establishing a pedestrian and bicycle access opportunity for travel from Veronica Avenue to Crow Canyon Place via the project's residential street, bridge, and emergency vehicle access lane. On April 15, 2016, the applicant, staff and Mr. King met with the projects technical team of biologist, engineers and consultants to discuss Mr. King's comments and concerns.

East Bay Municipal Utility District – A referral response was received on December 15, 2015 indicating that the site currently does not have service and that a main extension at the project sponsors request will be required to serve the proposed development.

Regional Water Quality Control Board: On December 14, 2015, Mr. Brian Wines responded to the referral request and noted the revised and increased setbacks. He also noted that the did not appear to have current approvals from the Water Board.

California Department of Fish & Wildlife: On December 14, 2015, staff responded that there is no valid CDFW permit for this project site at this time.

Public Response: this item was noticed including the standard 500' ring, a site Notice of Public Hearing, plus a list from the original file of all interested parties. At this time, staff has received comments expressing concern about the impacts of the project on the biological and archeological resources found at the site.

PROCEDURAL REQUIREMENTS

The County's ordinances do not include a process to amend a tentative map administratively, (as some jurisdictions do) and planning staff led the applicant to submit a formal map amendment application. An amendment to the approved map must follow a process very similar to a new map, only the previous project history and CEQA process can be used as a point of reference going forward.

In order to align the zoning requirements of the existing PD and the Roberts Ranch proposal, staff concluded that the amendments would be best analyzed through a rezoning process in order to incorporate an updated "Exhibit B". While Zoning Ordinance section 17.18.130 – "Modification of the land use and development plan," states that changes to the previously approved development plan can be made after securing a Conditional Use permit, section 17.18.130 (B) limits this option for cases when the original land use and development plan was approved less than five years ago. Here, even though the proposal meets all the criteria for amending the prior land use and development plan, the development was approved in 2005 therefore a rezoning is the appropriate process to pursue.

Impacts to the environment are assumed to be reduced and an Addendum to the approved EIR was prepared pursuant to CEQA §15164. The current application process includes a review and recommendation by the CVMAC, with a final vote on the map by the Planning Commission. The Board of Supervisors would approve the rezoning petition.

CONFORMANCE WITH GENERAL PLAN

Under the previous Castro Valley General Plan, the previously approved project included a density of 3.53 dwelling units per acre. The project parcels are located in the *Castro Valley General Plan* (adopted March 2012) and designated as Rural Residential which allow 2 dwelling units per acre. The current project proposes a reduced density of 2.55 dwelling units per acre. Staff considers the proposed project as conforming given that it is less than what was previously approved.

CONFORMANCE WITH THE ZONING ORDINANCE

Under the Land Use and Development plan adopted under the 2193rd Zoning Unit, the Planned Development District allowed for exceptions to various development standards. The table below compares the two projects and demonstrates that reduced scale of the current proposal. In addition, the attached "Site Plan Overlay, Setback Exhibit" compares the Roberts Ranch proposed locations of the house site versus the Boundary Creek proposal. The graphic image shows that that building pads will be concentrated along the vehicular access point and away from the creek.

**COMPARISON OF PROJECT COMPONENTS: PREVIOUSLY APPROVED
 PROJECT VS. PROPOSED PROJECT**

Project Component	Previously Approved Project	Proposed Project	Difference
Project site size	8.36 acres (plus area outside boundary for bridge)	8.22 acres (plus area outside boundary for bridge)	Smaller footprint (0.14 acre)
Number of lots to be developed	28	21	Decrease in number (7 lots)
Total square footage of lots	124,891 square feet	164,221 square feet	Increase in total lot area (39,330 square feet)
Internal driveways	3	1	Decrease in internal driveways
Parking	84 spaces total; 56 garage spaces and 28 on-street parking spaces (3 spaces per dwelling unit)	101 spaces, total; 42 garage spaces and 59 on-street spaces (4.8 spaces per dwelling unit)	Increase in parking (1.8 spaces per dwelling unit)
Grading	20,000 cubic yards, balanced on-site	14,000 cubic yards, balanced on-site	Decrease in total grading area (6,000 cubic yards)
Retaining wall height	9-foot maximum height	7-foot maximum height	Decrease in wall height (2 feet)
Number and area of bioretention basins	1 2,650 square feet	2 5,757 square feet	Increase in total bioretention area
Creek and Conservation Easement Area square footage	182,754 square feet	187,998 square feet	Increase in total easement area (5,244 square feet)

CALIFORNIA ENVIRONMENTAL QUALITY ACT ANALYSIS

SRE Development Company (the applicant) has submitted an application to develop a 21-unit single-family residential development (Robert's Ranch) on the same 8.49-acre site evaluated in the 2005 Recirculated Boundary Creek Subdivision Environmental Impact Report. The Boundary Creek Subdivision project was never developed and the site is currently vacant. The Roberts Ranch

Project proposes development of fewer lots on the site than the previously approved Boundary Creek Subdivision project, but otherwise maintains the primary elements.

The Roberts Ranch Project would be required to implement the mitigation measures identified in the 2005 Recirculated Boundary Creek Subdivision Environmental Impact Report to avoid or reduce significant impacts. Some of these mitigation measures have been incorporated into the design of the Roberts Ranch Project, and others would be implemented upon project approval. (See attached Summary of Significant Environmental Impacts and Mitigation Measures)

This California Environmental Quality Act Checklist demonstrates that the potential environmental effects of the proposed Project were adequately covered by the 2005 Recirculated Boundary Creek Subdivision Environmental Impact Report, such that an addendum to the 2005 Recirculated Boundary Creek Subdivision California Environmental Quality Act document is appropriate for the Roberts Ranch Project. Based on an examination of the analysis, findings, and conclusions of the 2005 Recirculated Boundary Creek Subdivision Environmental Impact Report, implementation of the Roberts Ranch Project would not substantially increase the severity of significant impacts identified in the previous Environmental Impact Report, nor would it result in new significant impacts that were not identified in the previous Environmental Impact Report. The Roberts Ranch Project would not result in significant off-site or cumulative environmental effects not previously discussed. No Supplemental or Subsequent Environmental Impact Report is required.

REQUIRED PLANNED DEVELOPMENT REZONING FINDINGS

As stated above, given that Zoning Unit 2193 was approved more than five years ago, the previously approved land use and development plan cannot be modified by securing approval of a conditional use permit. The Planned Development District must be rezoned in order to adopt an Exhibit B to correspond with the proposed site plan. As such, the finding required under section 17.18.115 must be made.

17.18.115 - Land use and development plan—Required findings.

The Planning Commission and the Board of Supervisors shall not approve any reclassification of property to a planned development district unless they can make all the following findings in the affirmative:

- A. The resulting development implements the applicable policies, objectives, principles, and goals of the county general plan, area plans, and applicable specific plans;*

This project implements the goals of the Castro Valley General Plan by providing an infill project that clusters development away from a riparian corridor and protects biological resources by establishing a larger conservation area.

- B. The parcel size, shape, property lines, and terrain are suitable for the proposed development;*

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The proposed parcel sizes and shapes are consistent, if not improved from, the development standards set forth under the Provisions of Reclassification under the 2193rd Zoning Unit approved in 2005 in addition to parcels in the vicinity. The site will be graded for development and comply with Public Works Department requirements.

- C. *The resulting development is integrated and harmonious with and/or beneficial to the character and infrastructure of the surrounding area in terms of physical development and use;*

The proposed residential project takes into consideration the biological elements and protects the environmentally sensitive areas with a conservation easement. The subject property is surrounded by residential development.

- D. *The development results in a higher quality design or site plan than would otherwise result from development of the property if subject to the existing zoning development and use standards; and*

The proposed development reduces the number of residence and shifts development away from the creek and the associated Riparian Corridor while providing additional housing units.

- E. *Any increase in density over that permitted by existing zoning standards shall either:*

The project proposal does not increase the density over previously approved Vesting Tentative Map or the 2193rd Zoning Unit.

1. *Provide a positive relationship to adjacent land uses and densities;*

The land use and densities for residential use are similar to adjacent properties. The project density is 2.55 dwelling units per acre which is lower than previously granted and approximate to the requirements set forth under the current General Plan.

2. *Provide affordable housing; or*

The project is not proposing to provide affordable housing.

3. *Provide a tangible public benefit, such as:*

- a. *Substantial improvement to public infrastructure in the immediate area;*

There will not be any substantial improvement to public infrastructure.

- b. *Public uses such as community centers, public parks, or open spaces; or*

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There will not be any additional public uses provided with the proposed project. However, there has been discussion about arranging access for pedestrian or bicycle access. In addition, a conservation easement to protect approximately 50% of the site will be established.

- c. Additional impact fees (which may be achieved through development agreements) for which there might not otherwise be nexus on project impacts.*

The project will be subject to all additional development impact fees through the Public Works Agency.

SUMMARY

The proposed project, given its reduced scale, is consistent with the requirements and goals included under the previously approved Vesting Tentative Map and Zoning Unit 2193 for a larger development. The site plan proposed as the Land Use and Development Plan is designed to move away from the creek and the surrounding area. The Addendum prepared for this project supports the conclusion that the impacts are either the same or reduced compared to the project approved in 2005.

RECOMMENDATION

The CVMAC should take public testimony regarding the proposed Rezoning to a Planned Development, and amendment to the Vesting Tentative Tract Map. If the CVMAC agrees that the proposal and design will serve the intent of the Planned Development zone district, promote General Plan policies, and comply with the requirements for such a subdivision, recommend approval of the project to the Planning Commission.

GENERAL CONDITIONS

The same conditions of approval that applied to the Vesting Tentative Map and the Provisions of Reclassification for the 2193rd Zoning Unit will apply to the proposed project. (See Attached Resolutions.) Staff and the Applicant have carefully reviewed the conditions of approval. The applicant has prepared the attached Roberts Ranch Conditions of Approval Compliance Matrix” in order to demonstrate the status of each condition considering the reconfigured site plan.

ATTACHMENTS

Vesting Tentative Map – Boundary Creek plan set
Amended Exhibit B – Roberts Ranch plan set
Resolutions No. 0-2005-501 and No. R-2005-490
Site Plan Overlay/ Setback Exhibit
CEQA Addendum Executive Summary & Mitigation Monitoring
Report Roberts Ranch Conditions of Approval Compliance Matrix

PREPARED BY: Sonia Urzua

SENIOR PLANNER

RESOLUTION NO. 0-2005-501

2193RD ZONING UNIT (BOUNDARY CREEK SUBDIVISION)

WHEREAS the Alameda County Board of Supervisors did hear the petition of Boundary Creek LLC initiating consideration of an amendment to the General Ordinance of the County of Alameda, California, to reclassify from the R-1-SU-RV and R-1-B-E-SU-RV Districts to the PD (Planned Development, 2193rd) District to allow 28 parcels intended for single-family homes, on property generally described as:

Three parcels containing approximately 8.49 acres, located at 4524 Crow Canyon Place, approximately 500 feet south of Crow Canyon Road, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 084C-1068-001, 084C-1068-007, and 084C-1068-008

WHEREAS this Board of Supervisors did hold a public hearing on said proposed amendment at the hour of 12:00 p.m. on Tuesday, the thirteenth day of December, 2005, in the County of Alameda Administration Building, Board of Supervisors' Chamber, 1221 Oak Street, Room 512, Fifth Floor, Oakland, California; and

WHEREAS notice of public hearing was given as required by law; and

WHEREAS this reclassification petition has been reviewed in accordance with the provisions of the California Environmental Quality Act (CEQA), and an Environmental Impact Report (EIR) has been completed, made available for public review, and reviewed by this Board prior to taking action on the project, and is found to represent the County's independent judgment and serves as an accurate and complete analysis of the environmental setting, potential impacts, mitigation measures, and feasible alternatives; and

WHEREAS it is the finding of this Board that reclassification of the herein described property is in the public interest for the reasons that the amendment from the R-1-SU-RV and R-1-B-E-SU-RV Districts to the PD (Planned Development, 2193rd) District, to allow 28 parcels intended for single-family homes, subject to the "Land Use and Development Plan" (Exhibit B), and the "Provisions of Reclassification" (Exhibit C), would be: 1) consistent with the Alameda County General Plan for Castro Valley, adopted by the County Board of Supervisors on April 4, 1985; 2) developing underutilized parcels in the Castro Valley area, providing much-needed housing while preserving ecologically sensitive areas of the site; 3) providing areas for residents to recreate; 4) creating a community that would be consistent with the size and scale of existing development and surrounding land uses; 5) creating an attractive, efficient, and safe environment.

NOW THEREFORE BE IT RESOLVED that this Board of Supervisors does hereby certify the Environmental Impact Report for this project, and reclassify the subject site from the R-1-SU-RV and R-1-B-E-SU-RV Districts to the PD (Planned Development, 2193rd) District, to allow 28 parcels intended for single-family homes, subject to the "Land Use and Development Plan" (Exhibit B); the "Provisions of Reclassification" (Exhibit C.); the "Mitigation and Monitoring Program" (Exhibit D), and the "Environmental Findings" (Exhibit E), on file with the Planning Department at 224 W. Winton Ave., Hayward, California, be adopted as the regulations for the use, improvements and maintenance of the property within this Zoning District.

THE FOREGOING was PASSED and ADOPTED by a majority vote of the Alameda County Board of Supervisors this 13th day of December, 2005, to wit:

AYES: Supervisors Haggerty, Lai-Bitker and President Carson - 3

NOES: None

EXCUSED: Supervisors Miley and Steele - 2

Keith Carson
PRESIDENT, BOARD OF SUPERVISORS

ATTEST:
Crystal H. Graff, Clerk
Board of Supervisors

By: *Lita Pabel*
Deputy

Approved as to Form
RICHARD E. WINNIE, County Counsel
By: *Ben Waddy*

File: 19759
Agenda No: 19
Document No: R-2005-501



I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Supervisors, Alameda County, State of California

ATTEST:
CRYSTAL H. GRAFF, Clerk
Board of Supervisors

By: *Lita Pabel*
Deputy

EXHIBIT C
PROVISIONS OF RECLASSIFICATION, 2193RD ZONING UNIT

Adopted by the Board of Supervisors on December 13, 2005

THE SITE SHALL BE DEVELOPED AND MAINTAINED IN CONFORMANCE WITH THE DESIGN, STATEMENTS, AND CONDITIONS INDICATED ON EXHIBIT B (LAND USE AND DEVELOPMENT PLAN). NO STRUCTURES OR USES OTHER THAN THOSE INDICATED ARE PERMITTED. ALL DESIGN OR OTHER MODIFICATIONS MUST BE REVIEWED BY THE PLANNING DEPARTMENT FOR CONSISTENCY WITH THIS PD DISTRICT.

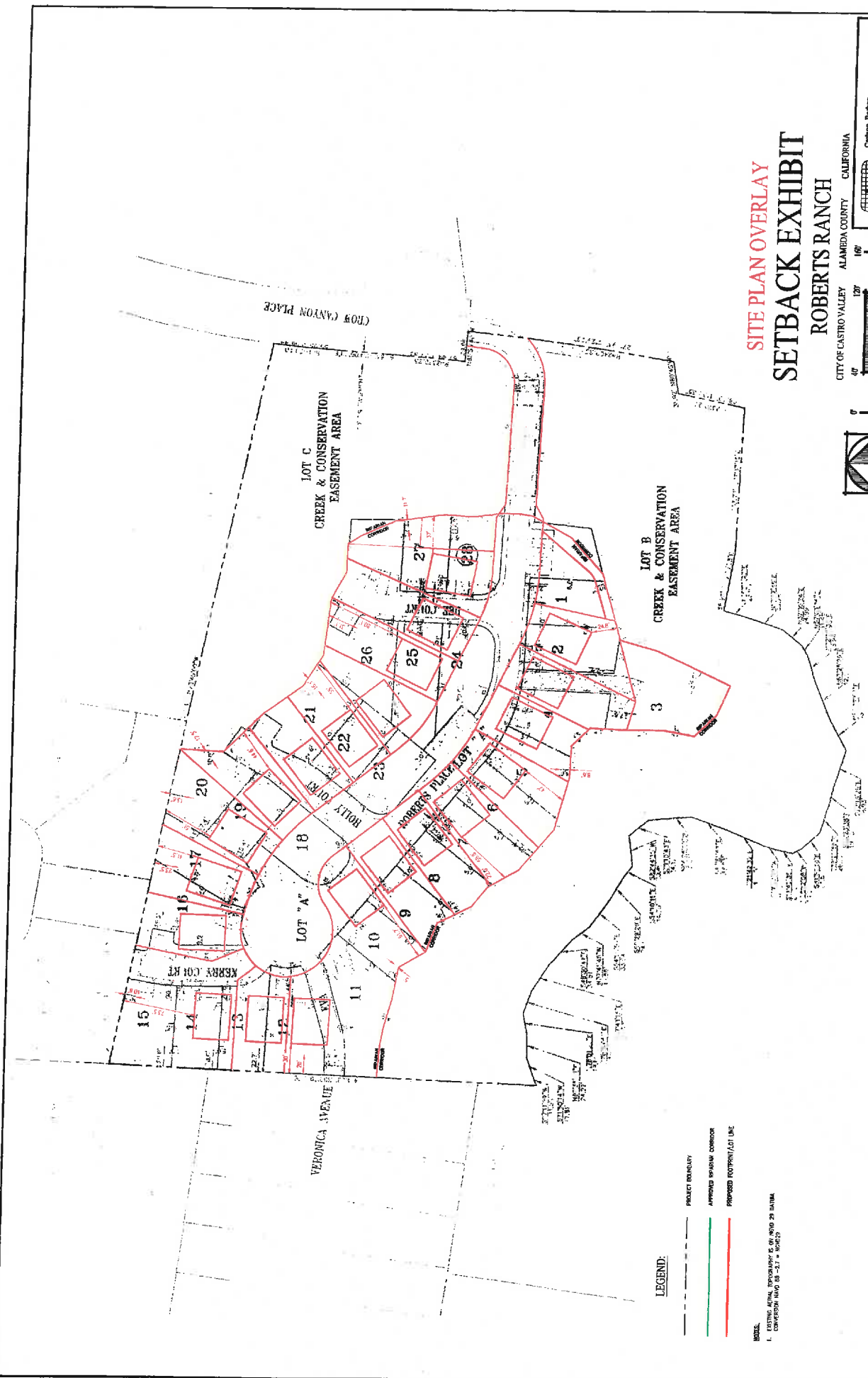
1. All permitted and conditional uses in the R-1 District are permitted in this PD District subject to all procedures in the Alameda County Zoning Ordinance, except that setbacks and lot sizes may be as shown on the Land Use and Development Plan, "Exhibit B, 2193rd Zoning Unit." Any deviations from these standards shall require a variance or a minor modification to the PD.
2. Subdivider or its successors shall defend, indemnify, and hold harmless Alameda County or its agents, officers, or employees from any claim, action, or proceeding against Alameda County, or its agents, officers, or employees to attach, set aside, void, or annul this tentative map, including any amendments thereto, or underlying environmental documents and actions taken pursuant to the California Environmental Quality Act, Alameda County Zoning Ordinance, other State and County code and ordinance requirements, and any combination thereof. Such indemnification shall include but not be limited to any such proceeding. If subdivider or its successors shall fail to adequately defend the County of Alameda, the County may provide its own legal defense and subdivider or its successors shall be responsible for the County's reasonable attorneys' fees.
3. The developer and its successors shall adhere to the Mitigation Monitoring and Reporting Program.
4. Lighting on the bridge shall be designed so that all street lights consist of modified beam lights that are directed down onto pavement sections only, and that specifically do not illuminate the surrounding environment.
5. The Applicant shall design lighting to be sensitive to neighboring land uses and to minimize energy use, according to standard County lighting guidelines. The Alameda County Planning Department shall review the design plans to ensure compatibility of the Project with all applicable guidelines. The general lighting guidelines for County projects include the following items:
 - Applicant shall design public area lighting so as to evenly illuminate areas of concern, but so as not to intrude upon private areas any more than necessary. Public areas not essential to security should be illuminated only when necessary for occupation by use of timers or motion detector circuits.
 - Applicant shall use the lowest wattage lamps reasonable for illumination of the area of concern.
 - Applicant shall install only full cutoff-shielded lights for illumination of public areas. Non-shielded lighting presently in place shall be replaced when required only with shielded fixtures.
 - Applicant shall design and place night time lighting and security lighting so that it is no higher than necessary to illuminate the area of concern for security or visual comfort, and so that the lighting is directed toward the area of concern, and always below the horizontal.

**PROVISIONS OF RECLASSIFICATION
2193RD ZONING UNIT
EXHIBIT C
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- Applicant shall not position night lighting to illuminate areas beyond the site boundaries; nor shall the applicant position general lighting to radiate above the horizontal, but shall place lights or install shielded lights to illuminate only the area of concern.
 - Residents shall extinguish any lights not required for onsite security reasons.
 - For any lighting on areas nonessential for security or active operations, applicant shall place lights on a motion detector circuit so illumination only occurs when required for occasional visibility.
 - The Homeowners Association shall enforce these conditions through CC&Rs for the Project
 - Applicant shall submit a lighting plan for review and approval by the Planning Director prior to issuance of building permits.
6. The following design and operational considerations shall be incorporated into the project to provide adequate fire protection:
- Fire hydrants and flow requirements shall be based on the codes and standards in effect at the time of building permit issuance, and based on the size of the building and type of construction.
 - Roofs within the Project shall comply at a minimum with Class B Fire rating, in accordance with the Alameda County Building Code.
 - The project shall comply with applicable local and state regulations pertaining to wildland fire safety and defensible space, including the requirements of Appendix II-A of the Fire Code provisions. Some of the key elements of the provisions include vegetation clearance/management for defensible space to be maintained around structures of not less than 30-feet or to the property line (whichever is closer), or greater depending upon fuel (vegetation) type and slope. Trees, branches and combustible materials shall be maintained a minimum of 10 feet from chimney openings.
 - During demolition and construction, all requirements of Article 87 of the Fire Code regarding fire-safe construction practices shall be implemented by the contractor or project manager.
7. The Applicant shall pay the required school fee in order to ensure that the Project bears the individual incremental share of improvements to accommodate the cumulative demand for school facilities resulting from the increase in student population.
8. The Applicant shall pay the required park dedication in-lieu fee in order to ensure that the Project bears the individual incremental share of improvements to accommodate the cumulative demand for park and recreation facilities resulting from the increase in population.
9. The Project shall be designed in such a manner as to comply with the Model Water Efficient Landscape Ordinance (division 2, Title 23, California Code of Regulations, chapter 2.7, Sections 490 through 495), including water conservation programs and best management practices for water conservation.
10. Secure approval from the Planning Director of building elevations including façade materials, roofing materials, building colors and screening of utility meters.

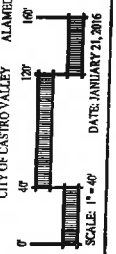
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11. Control dust and keep adjoining public streets and private drives clean of project dirt, mud, materials and debris, to the satisfaction of the Public Works Director.
12. Prior to filing the Final Map, approval shall be secured from the Planning Director of a specific landscaping plan prepared by a licensed Landscape Architect. Said plan shall conform with the general landscape proposals indicated on Exhibit B for the 2193rd Zoning Unit. In addition, said plan shall include drought tolerant plants, a mechanical irrigation plan, planting and staking details, a landscape maintenance program, perimeter fencing plans and details, and outdoor security lighting. Plans shall include common areas as well as individual front yards. Prior to final authorization of gas or electric meter service for the project, a statement shall be submitted to the Director of Public Works from the Planning Department certifying that landscaping has been installed.
13. The developer shall provide all landscaping that has been approved on the landscaping plan prior to occupancy.
14. A Fire Hazard Management Plan shall be submitted, circulated for public review, and approved by the Fire Marshal, Planning Director, and Director of Public Works prior to approval of the Final Map. This plan shall be subject to review by the County's biological consultant in order to ensure that no significant negative impacts shall occur within the Riparian Corridor. The selection of all project consultants shall be jointly approved by the Fire Marshal, Planning Director, and Director of Public Works. In the event that the Fire Department determines that vegetation removal is required (as buffering from the proposed homes) in such a way that significant negative impacts will occur within the Riparian Corridor, then the affected lot(s) shall be redesigned or removed. Any such revisions would not be construed as a substantial change to the Tentative Map.



SITE PLAN OVERLAY
SETBACK EXHIBIT
ROBERTS RANCH

CITY OF CASTRO VALLEY ALAMEDA COUNTY CALIFORNIA



DATE: JANUARY 21, 2016

LEGEND:

- PROJECT BOUNDARY
- APPROVED STREAM CORRIDOR
- PROPOSED FOOTPRINT/LINE

NOTES:
 1. EXISTING UTIL. DEPENDENT ON 2010 AND 2012 DATA.
 2. CONVEYANCE MAP 08-217-10-0002.

**THE ALAMEDA COUNTY BOARD OF SUPERVISORS
HAYWARD, CALIFORNIA**

**RESOLUTION NO. R-2005-490
VESTING TENTATIVE MAP, TRACT 7530**

WHEREAS Boundary Creek LLC has filed with the Alameda County Planning Department, Tentative Map, Tract 7530, an application to subdivide three parcels into 28 parcels intended for single-family homes in the unincorporated Castro Valley area of Alameda County, located at 4524 Crow Canyon Place, approximately 500 feet south of Crow Canyon Road, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 084C-1068-001, 084C-1068-007, and 084C-1068-008.; and

WHEREAS the Board of Supervisors is, in this instance, the designated Advisory Agency for taking action on maps of this type; and

WHEREAS this tract map has been reviewed in accordance with the provisions of the California Environmental Quality Act (CEQA); and

WHEREAS under conditions to be made as part of the map, it is determined that:

1. The proposed map and the proposed design and improvements are consistent with applicable general and specific plans in that the area is planned and zoned for the proposed use.
2. The site is physically suitable for the proposed development in that there is ample building area on each lot.
3. The site is physically suitable for the proposed density of development in that lot design and topography accommodates conforming development.
4. This division will not cause serious public health problems in that public sewer and water services are available to each lot in the land division.
5. The design or the improvements will not cause substantial environmental damage in that an Environmental Impact Report was prepared pursuant to the California Environmental Quality Act, and no significant unmitigable impacts were identified.
6. The design of the lots will not conflict with easements acquired by the public at large for access through, or for use of, property within the proposed land division in that none are known to exist.

WHEREAS improvements, as specified in the conditions of approval of this map, are found to be necessary for the public health and safety and a necessary prerequisite to the orderly development of the surrounding area; and

WHEREAS testimony submitted at the public hearing and other information in the public record have been considered by the advisory agency prior to this action;

NOW THEREFORE

BE IT RESOLVED that the Environmental Impact Report and related Findings are certified and adopted as the environmental review for this project, and the Vesting Tentative Map, Tract 7530 is hereby approved as to area, improvements and lot design, flood and water drainage control and as to all requirements of the Alameda County Subdivision Ordinance, subject to the approval of the 2193rd Zoning Unit and the design and statements shown on the copy of the map labeled "Exhibit B, TR-7530", and the following conditions:

GENERAL CONDITIONS

1. All conditions must be accomplished prior to or concurrent with filing the Final Map, unless another time of compliance is specified below or on the face of Exhibit B. Installation of improvements shall be guaranteed under a County-Developer Tract Contract, as approved by the Director of Public Works. All improvements guaranteed under this contract shall be completed by the land divider and accepted by the Board of Supervisors, prior to release of improvement guarantees.
2. The design and improvement of this land division shall be in conformance with the design and improvement indicated graphically or by statement on Exhibit B including driveway curb-cut location, grade, alignment, width and intersection design; design and grading of lots; location and design of storm drainage facilities; and location and design of frontage improvements.
3. All required plans, specifications, and technical data necessary to complete the Final Map shall be filed with the Director of Public Works. Requirements for filing the map, review fees, improvements and inspections of work shall be determined by the Director.
4. A current title report and copies of the recorded deeds of all parties having record title interest in the property to be divided and if necessary, copies of deeds for adjoining properties shall be submitted to and accepted by the Director of Public Works.
5. Where easements are not obtained, rights of entry and drainage releases shall be acquired by the land divider in writing from the adjoining property owners for use of improvement of drainage ways outside the boundary of the tract map. Original copies of right of entry shall be provided to the Director of Public Works.
6. Subdivider or its successors shall defend, indemnify, and hold harmless Alameda County or its agents, officers, or employees from any claim, action, or proceeding against Alameda County, or its agents, officers, or employees to attach, set aside, void, or annul this tentative map, including any amendments thereto, or underlying environmental documents and actions taken pursuant to the California Environmental Quality Act, Alameda County Zoning Ordinance, other State and County code and ordinance requirements, and any combination thereof. Such indemnification shall include but not be limited to any such proceeding. If subdivider or its successors shall fail to adequately

defend the County of Alameda, the County may provide its own legal defense and subdivider or its successors shall be responsible for the County's reasonable attorneys' fees.

7. The developer and its successors shall adhere to the Mitigation Monitoring and Reporting Program.
8. The Public Works Agency (PWA) shall monitor various aspects of the engineering and NPDES requirements of the proposed construction, and approval of any associated mitigation plans.
9. The Community Development Agency (CDA) shall monitor and report on the implementation of the mitigation plans for the various environmental monitoring programs identified in the project EIR. The final mitigation plans shall be provided to both CDA and PWA.
10. By accepting these conditions of approval, the developer agrees to abide by the project mitigation monitoring program through which responsibility is assigned to the appropriate party to monitor compliance with measures required to mitigate environmental impacts associated with development of this project. All costs to monitor compliance with mitigation measures shall be borne solely by the developer, including staff time or independent consultants who work under direction of County staff. When required by the Director of Public Works and/or Planning Director, developer shall post a cash deposit to cover the estimated costs to satisfy this provision. Failure to comply with mitigation measures may result in forfeiture of all or part of the posted guarantees, following notification to the developer (or other entity responsible for implementation of the mitigation measure) within a reasonable period of time (typically ten working days) that non-compliance has been noted. Compliance is determined subject to approval by the Planning Department or Director of Public Works, whomever has jurisdiction. Administrative changes in the mitigation monitoring program may be authorized by the Planning Director to the extent they do not substantively modify the requirements.
11. Secure approval from the Planning Director of Draft CC&Rs for a homeowner's association prior to submittal to the Department of Real Estate (DRE). Final CC&Rs as approved by the DRE shall be approved by the Planning Director prior to recordation. CC&Rs shall be recorded prior to release of improvement guarantees by the Board of Supervisors. CC&Rs shall require that:
 - a. Payment of dues and assessments shall be both a lien against the assessed property and a personal obligation of each property owner;
 - b. The association shall maintain in good repair all fences, walls, and common areas, including parking areas and vehicle turnarounds, storm water treatment facility, access bridge, common area of the creeks, and any common utility services and storm drainage easements serving or crossing common property;
 - c. Parking within the development shall be permitted in designated locations only; the driveway and maneuvering aisle shall be so posted; and the association shall enforce parking restrictions;
 - d. All garage parking spaces shall be kept accessible for parking purposes as required by Section 17.52.770 of the Alameda County Zoning Ordinance;

- e. No recreational vehicles, as defined by Section 17.04.010 of the Alameda County Zoning Ordinance, or trailer-hauled boats shall be parked or stored within the project and that vehicles parked contrary to this provision shall be removed by the homeowner's association;
- f. Common landscaped areas, project entry, and parking areas shall be maintained consistent with the approved landscape plan for the project;
- g. The association shall review the architecture of any proposed modifications or additions to homes, balconies, fences, or other structures within the development;
- h. The association shall promptly remove graffiti all common areas;
- i. The association shall ensure that grading or improvements, including but not limited to decks, play structures and fences, do not intrude into the Riparian Corridor.

ACCESS/STREET IMPROVEMENTS

- 12. Any required traffic safety signs and devices and street name signs shall be installed in accordance with standards of Alameda County.
- 13. Secure approval from the Planning Director, Director of Public Works, and applicable utility and service agencies of a plan locating street lighting standards, utility transformers (to be placed underground), mailboxes, fire hydrants, and other street fixtures.
- 14. Approval shall be secured from the Director of Public Works of detailed plans prepared by an engineer (including location, extent and sizes of all permanent and temporary facilities) for: a) grading, drainage, erosion and sedimentation control; and b) on-site paving.

SITE ALTERATIONS/IMPROVEMENTS

- 15. Grading on this site shall conform to the applicable portions of the Alameda County Grading Ordinance, Ordinance No. 82-17. A Grading Permit shall be secured from the Director of Public Works, as needed, in accordance with requirements of the Alameda County Grading Ordinance and design and quantities shown on Exhibit B.
- 16. The developer shall delineate the location of the approved grading limits and creek setback line at the project site using a licensed land surveyor in order to facilitate inspection by the County.
- 17. Grading of the site and installation of a storm drain system and perimeter fencing may begin prior to the filing of the Final Map, subject to a grading permit and approval of erosion and sedimentation and drainage plans. A Final Map for subdivision of the site shall be filed with the County Recorder of Alameda County prior the start of construction on foundations of the residences, and prior to any off-site improvements or utility installation.

18. An Encroachment Permit shall be secured from the Director of Public Works to install frontage and access (including emergency access) improvements on Crow Canyon Place and Veronica Avenue. A cash deposit or bond equivalent to 150 percent of the cost of installing any improvements will be required to obtain this permit. The deposit will be returned upon satisfactory completion of the improvements by the developer. An inspection and permit fee will also be required.
19. No grading shall be permitted on this site until grading, drainage, erosion and sedimentation control plans have been approved by the Director of Public Works. Grading plans shall also be approved by the Planning Director prior to filing the Final Map or grading of the site and shall generally conform to grading envelope and quantities indicated on Exhibit B.
20. Prior to the issuance of a grading permit, approval shall be secured from the Planning Director and Director of Public Works for the final design of all retaining walls.
21. All building foundation design shall be subject to compliance with the California Building Code. In addition, development within the Project site shall be subject to the recommendations of the Preliminary Geotechnical Study prepared by Earthtec Ltd. in March 2004, the Slope Stability Assessment prepared by Earthtech Ltd. in April 2004 and subsequent Geological Reports and Geotechnical Reports as required by Alameda County prior to final maps and building permits.
22. Resistance to lateral forces shall be computed by either frictional resistance or passive pressure; if both are combined, then the lesser should be reduced by 50 percent. An allowable friction factor of 0.17 is estimated between the surface of mass concrete and the adjacent soil; or, for rock, 0.35. Allowable passive earth pressure applied against vertical faces of the foundation is estimated to be about 175 pounds per cubic foot (equivalent fluid pressure).
23. Specific geotechnical design parameters for all retaining walls along the edge of slopes, shall be determined when the source of fill is established, and after testing of that fill has been performed. Any retaining wall design shall be subject to the recommendations of the California Building Code.
24. No grading shall be permitted on the site until a vegetation protection plan has been approved by the Director of Public Works. All costs to monitor compliance with said plan shall be borne solely by the developer, including staff time or independent consultants who work under direction of County staff.
25. The abutments of the bridge are to be installed outside the creek banks to avoid any grading of the banks. Final location of abutments is to be determined by the developer's consulting engineer and approved by the Public Works Agency.
26. No grading or construction activities for proposed residential lots, including grading for yards, building pads or cantilevered decks, shall be allowed to encroach into the Riparian Corridor. To the extent that final design and construction activities would modify the Tentative Map, the Applicant shall adjust the site plan and grading to comply with this restriction by identifying feasible engineering/design solutions that can be implemented to avoid encroaching into the Riparian Corridor. To the extent that such engineering/design solutions may prove infeasible, the County shall require the applicant to fully avoid the impact by eliminating any such encroachments into the

Riparian Corridor, and instead incorporating the remaining area into an open space parcel or Conservation Area. The following exceptions shall apply:

- a. Grading and construction activities necessary for bridge abutments as necessary to construct the bridge across Crow Creek shall be allowed. Compensation for the loss of native trees and other vegetation to be removed shall be achieved through implementation of a Riparian Restoration Plan.
 - b. Grading and construction activities necessary for the storm drain outfall into Crow Creek shall be allowed. Compensation for the loss of native trees and other vegetation to be removed shall be achieved through implementation of a Riparian Restoration Plan.
 - c. Prior to construction, permits shall be acquired by the applicant from DFG for the bridge, outfall, and sandbag wall, and any encroachment into the riparian corridor. Similarly, permits shall be acquired from the DFG, Corps, and RWQCB prior to constructing the outfall, or sandbag wall.
27. The graded and undisturbed lands adjacent to and within the Riparian Corridor that will not be subject to development activity shall be enhanced through a re-vegetation, monitoring and maintenance program. This program shall offset the loss of native trees and herbaceous riparian vegetation resulting from the development project. The goal of the Riparian Restoration Plan is to enhance and restore a self-sustaining riparian woodland habitat supporting native trees, shrubs, and grasses, including species previously eliminated from the area. Requirements for the Riparian Restoration Plan shall include the following:
- a. The Riparian Restoration Plan shall provide for a replacement ratio of a minimum of 10:1 for the loss of riparian woodland trees and/or riparian woodland under-story vegetation.
 - b. All re-vegetation and restoration tasks shall be overseen by an ecological monitor, a qualified ecologist with experience in the areas of habitat restoration.
 - c. All revegetation activities should be performed in the fall or winter months to enhance survival.
 - d. Riparian woodland restoration shall occur in the areas shown in Figure 5-5 of this Recirculated Draft EIR, on the peninsula of land south of (below) Lot 3, in the passive recreation area near the new bridge, in the recreation area identified immediately adjacent to (north of) Lot 27, and in identified locations along Crow Creek where riparian woodland enhancement opportunities are present. Other re-vegetation and restoration sites may be identified in coordination and consultation with the DFG through the Fish and Game Code 1602 Streambed Alteration Agreement process required for this project.
 - e. Riparian woodland restoration and enhancement activities shall proceed according to the requirements provided in Appendix C of the original Draft EIR. These restoration and enhancement requirements provide guidelines for planting, irrigation, maintenance and monitoring
28. Prior to, or concurrent with the filing of final maps for the Project, all areas of the Riparian Corridor (with the exception of specific locations where development activities have been permitted) shall be

described as a Conservation Area. The Conservation Area shall be preserved and managed in perpetuity for the conservation of biological resources.

- a. Means by which this Conservation Area may be preserved include placing these lands into a conservation easement that is granted by the landowner to a conservator that meets California and Civil Code Section 815, et seq., with the terms of the easement recorded/noticed on the property deed and included within the terms of the Project area's Codes, Covenants and Restrictions. Possible conservators include the California Department of Fish and Game or any other qualifying tax-exempt non-profit organization which has as its primary purpose the preservation of open space as set forth at California Civil Code 815 et seq.
 - b. Alternatively, the Conservation Area may be transferred in fee title to an entity that will protect the open space values of this area in perpetuity. Possible fee title owners of the Conservation Area include a homeowner's association established for the Project, the County, the Park District (i.e., Hayward Area Recreation and Park District or East Bay Regional Park District), California Department of Fish and Game or other public agencies. If any owner is not a qualified conservation organization as set forth at California Civil Section 815 et seq., a conservation easement shall also be recorded over the Conservation Area by a conservation organization that meets the requirements set forth in California and Civil Code Section 815, et seq.
 - c. A County Service Area (CSA), Landscape and Lighting District (LLD), assessment district or other such funding source shall be established to provide for a permanent and stable funding source for on-going maintenance and management of the Conservation Area, paid for by the Project property owners.
 - d. The terms of the easement/title transfer shall be approved by the CDFG and any other applicable federal or state resource agency.
29. Within the Conservation Area all development activity shall be prohibited, and allowable uses and management activities shall be limited to the following types/examples:
- a. Native and riparian vegetation restoration and enhancement,
 - b. creek stability work as required by the Public Works Agency,
 - c. selective tree pruning, selective removal of dead or dying vegetation that presents a fire hazard, and other selective fuels management activities as determined to be necessary by the Alameda County Fire Department to provide for adequate public safety and fire protection,
 - d. passive recreation including pedestrian trails, seating facilities and non-structural creek overlooks,
 - e. mosquito abatement and other types of maintenance activities necessary to protect general health and safety,
 - f. access for maintenance of the bridge, storm drain outfall structure, and fences (as applicable),
 - g. monitoring of cut and/or fill slopes for signs of instability or erosion, and necessary corrective actions as approved by Public Works.
30. All private backyard spaces and/or publicly accessible space within the Project shall be separated from the Conservation Area by installation of a permanent fence. This fence should be designed as an

attractive "view fence" to accommodate views of the creek channel and otherwise enhance resident enjoyment of the creek while maintaining a permanently protected biological resource area.

31. Grading and construction activities outside the Riparian Corridor shall occur such that the loss of native trees is minimized to the greatest extent feasible. Feasibility (as used in this context) is defined as solutions that can be implemented to save a native tree without requiring a change in the proposed site plan, lot location or grade elevation. Compensation for the loss of native trees that are not located within the Riparian Corridor and that cannot be feasibly saved and must be removed shall be achieved through implementation of the Native Tree Replacement Plan. Non-native trees outside the Riparian Corridor may be removed at the discretion of the developer.

32. Lands adjacent to and within the Riparian Corridor shall be enhanced through a re-vegetation, monitoring and maintenance program to offset the loss of native trees as a result of the development project. The goal of the Replacement Plan is to enhance and restore a self-sustaining woodland habitat supporting native trees, shrubs, and grasses. Requirements for the Native Tree Replacement Plan shall include the following:
 - a. The native tree restoration and enhancement plan shall provide for a minimum of a 2:1 replacement ratio for loss of native trees.
 - b. All re-vegetation activities shall be overseen by an Ecological Monitor, a qualified ecologist with experience in the areas of habitat restoration.
 - c. All revegetation activities should be performed in the fall or winter months to enhance survival.
 - d. Native tree replacement shall occur in the areas shown in Figure 5-5 in the oak woodland planting zone, the upper portions of the existing eucalyptus patches and the woodland enhancement zone areas. Other re-vegetation and restoration sites may be identified in coordination and consultation with the Department of Fish and Game.
 - e. Restoration and enhancement activities shall proceed according to the requirements provided in Appendix C of the original Draft EIR. These restoration and enhancement requirements provide guidelines for planting, irrigation, maintenance and monitoring. Salient points of restoration include:
 - All planted native trees shall include installation of an irrigation system. The irrigation system shall have all irrigation valves wired to clocks that will facilitate consistent, regular watering.
 - Irrigation will occur over a three to four-year establishment period and terminated in the fall of the third or fourth year. A restoration ecologist shall determine when irrigation should be cut back and then terminated.
 - Monitoring shall occur over a ten-year period.
 - Alameda County, the California Department of Fish and Game, and the Regional Water Quality Control Board shall be provided with annual monitoring reports.
 - At the end of the ten year monitoring period at least 90 percent of the installed plants shall be healthy or else replanting and subsequent establishment irrigation shall be required for an additional three years.

33. Grading shall not augment rate of flow or concentrate runoff to adjacent properties or block runoff from adjoining properties.
34. Slopes shall be protected from erosion as designed by a Civil Engineer and/or landscape architect. Even though water from surface and/or groundwater sources would be controlled and/or diverted to the storm drain system, there is unknown potential for instability to occur due to outside influences such as natural weathering, prolonged heavy torrential rainstorms and/or continued cutting into the toe of the slope by the creek.
35. After all construction activity is complete, the slopes shall be monitored by a certified geotechnical engineer or engineering geologist. The lowest level of monitoring would be a site reconnaissance after a significant seismic event to determine, based on observation of surficial features, if slope instabilities appear imminent, or have occurred. A higher level of monitoring would be the field reconnaissance together with the surveyor setting monuments and resurveying them to check for movements (both lateral and vertical).
36. The construction area shall be clear of all obstructions including any existing fill, vegetation, debris, rubble, rubbish, and any loose, wet, soft or disturbed soils. Any pits, cisterns, septic tanks, leach fields, etc., that might be encountered, should also be cleaned out and/or removed. Trees to be removed shall have their entire root bowls cleared of all roots and loose soils.
 - All excavations resulting from the clearing operations shall be cleared to expose firm, undisturbed earth material and backfilled with approved compacted earth materials.
 - In conjunction with clearing, the building and pavement areas shall be stripped to sufficient depth to remove all organic laden topsoil. The actual stripping depth shall be determined by our representative at the time of construction. The cleared and stripped materials shall be removed from the site or stockpiled for possible use as landscape materials.
37. Permanent excavation and embankment slopes in soil shall be graded at an inclination of 2 horizontal to 1 vertical or flatter, or as required by the Director of the Public Works Agency. The crowns of all slopes should be constructed so that surface runoff water is not allowed to flow over the faces of the slopes.
 - Soils are considered moderately susceptible to erosion where drainage concentrations occur. The rock is considered to have low susceptibility to erosion.
 - Concentrated flowing water shall be either dissipated or channeled to appropriate discharge facilities, as determined by the general Civil Engineer and shown on his erosion and grading plan.
 - Positive surface gradients shall be provided adjacent to the buildings and pavement areas to direct surface water away from the foundations and pavements toward suitable discharge facilities.
 - Ponding of surface water shall not be allowed on or adjacent to the pavement.
38. All on-site earth materials which are free of significant vegetation (not more than 2 percent) and other undesirable, deleterious substances; which have a plasticity index of 15 or less; which do not contain rocks or lumps greater than 4 inches in greatest dimension with not more than 15 percent larger than 22 inches; and, which are pre-approved by the project geotechnical engineer are considered suitable

for use as fill. Samples from borrow areas should be obtained for laboratory testing (if required) at least four days prior to any material being used/imported to the site.

39. Upon completion of earthwork, testing of the soil for sulfates and evaluation of corrosion potential shall be conducted.
40. During construction of the bridge, ensure that no barriers are constructed across the creek and left in place overnight. Reduce disturbance of native ground cover and the soil surface to the maximum extent practicable.
41. No construction work will be allowed in the Creek or riparian woodlands between October 15 and April 15, with the exception of planting or related activities. Bridge construction activities will be concluded between June 15 and October 15, when steelhead are not expected to be in this reach of Crow Creek, or as otherwise conditioned by the National Marine Fisheries Service (NMFS). In addition, Best Management Practices (BMPs) will be employed during construction to minimize and/or prevent water quality impacts to Crow Creek. Silt fencing backed by hay bales will be installed along the top-of-bank to prevent sediment or construction materials from rolling down the banks. In addition, a hammock, or similar material, will be deployed over the creek during construction to capture any debris that could fall into the creek
42. All work conducted within the stream channel (i.e., rock slope protection placement and bridge construction) shall be conducted during times of low flow, except as approved by the Director of the Public Works Agency. Cofferdams shall be used to divide the construction zone from the centerline of the creek to avoid interrupting flows during construction. Engineering plans shall designate grading and construction areas including site access, equipment access and staging areas that minimize disturbance to riparian vegetation.
43. Pre-construction surveys shall be conducted by a qualified biologist prior to any ground disturbance or tree cutting no more than 30 days prior to construction.
44. If pre-construction surveys locate special status species on the project site, a construction-free buffer zone shall be established by the biologist in consultation with CDFG.
45. As part of the Army Corps of Engineers (Corps) permitting process, the applicant shall request that the Corps consult with the U.S. Fish and Wildlife Service using the U.S. Fish and Wildlife Service's January 26, 1999 *Programmatic Formal Endangered Species Act Consultation on Issuance of Permits under Section 404 of the Clean Water Act or Authorizations under the Nationwide Permit Program for Projects that May Affect the California Red-legged Frog* (herein referred to as *Programmatic Consultation*). If the Corps allows the project to proceed forward under the *Programmatic Consultation* (as evidenced in an issued Corps permit), the avoidance and protection measures presented in the U.S. Fish and Wildlife Service's *Programmatic Consultation* will be implemented for this project. These protection measures include having a biological monitor present during all work in the creek channel, installing frog exclusion fencing on the up and downstream ends of the work area, implementing an employee education program, and dewatering the creek channel (use of coffer dams) immediately prior to work so that the work area does not serve as an attractant to California red-legged frogs. While dewatering the construction area a biological monitor would

remain onsite to remove any frogs trapped in the enclosed work area. The biological monitor would remain on site during all work in the creek channel (creek includes bed, bank, channel). As an alternative to this approach, pursuant to the 1997 USFWS guidelines for conducting CRLF site assessments and surveys, a formal CRLF assessment would be submitted to the USFWS requesting permission to conduct a protocol survey for CRLF. If approved by the USFWS, protocol surveys for CRLF should be conducted by a Service-authorized CRLF biologist between May 1 and November 1. The results of the survey would be submitted to the USFWS. If no CRLFs are found during the USFWS approved surveys, then there would be no further requirements for the CRLF. If the CRLF is found during surveys, or if the USFWS assumes presence of this frog and declines to approve surveys, then the applicant shall be required to obtain an incidental take permit from the USFWS prior to any ground breaking at the project site. A copy of the incidental take permit (also known as a "non-jeopardy" biological opinion) shall be submitted to the Alameda County Planning Department prior to any ground breaking.

46. Prior to constructing the bridge or outfall structure, the applicant shall obtain permits from the following agencies that have jurisdiction over these activities: U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Game.
47. The Project Applicant shall demonstrate compliance with the following regulatory requirements prior to commencement of construction activities:
 - The developer shall submit a Notice of Intent (NOI) to the State Office of Planning and Research and prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), as required by the National Pollution Discharge Elimination System General Permit.
 - The SWPPP shall be consistent with the terms of the General Permit, the Manual of Standards for Erosion and Sedimentation Control Measures by the Association of Bay Area Governments (ABAG), policies and recommendations of the local urban runoff program (County of Alameda) and the Staff Recommendations of the RWQCB.
 - The SWPPP shall incorporate Best Management Practices (BMPs) to reduce and treat runoff, and to control sediment and erosion during the construction process.
 - A copy of the SWPPP shall be made available at the Project site, but is not required to be submitted to the RWQCB.
48. Best Management Practices (BMPs) shall be utilized during construction to ensure that erosion, runoff, and the alteration of existing drainage patterns from grading activities and construction is minimized. The applicant shall submit a Storm Water Quality Control Plan (SWQCP) to the County for review. The SWQCP shall include details on the BMPs to be implemented at the site during grading and construction.
 - Stormwater drainage connections and runoff controls shall be designed and constructed prior to beginning demolition and/or grading in order to control any additional stormwater runoff created during these activities. Connections and flow controls shall be established based on estimated natural or current runoff, if needed.
 - Non-structural BMPs shall be implemented, including minimizing disturbance of soils to the extent practical, preserving natural vegetation where possible and maintaining the site in clean condition using good housekeeping practices. The project site shall be maintained so that a minimum of sediment-laden runoff leaves the site.

- Structural erosion control BMPs shall be utilized where appropriate, including mulch, grass and stockpile covers. Sediment controls shall be provided at the edge of disturbed areas including such facilities as silt fences, inlet protections, sediment traps and check dams. Silt fences or straw wattles shall be installed prior to any grading at the project site and shall be operable during the rainy season (October 15 to April 15).
 - Jute netting, plantings or other erosion control methods shall be placed down-slope of the retaining walls along those portions of the creek banks where retaining wall are proposed.
 - Grading at the Project Site shall be limited to the excavation shown on the Vesting Tentative Subdivision Map.
 - Between October 15 and April 15, all paved areas shall be kept clear of earth materials and debris, and all sediment barriers shall be inspected and repaired at the end of each working day and, in addition, after each storm.
 - All graded or disturbed areas at the Project Site shall be seeded immediately after grading is complete. Seeded areas which are disturbed by storms shall be repaired, re-seeded and mulched as soon as possible after being damaged.
49. The Project applicants shall apply to the Water Board for Clean Water Act Section 401 Certification and/or for WDR under the Porter-Cologne Act. For construction of the Project, the applicants shall submit a Notice of Intent to be covered under the General Permit for Discharges of Stormwater Related to Construction Activities, which is an NPDES permit. Additionally, the project shall be designed to include post-construction BMPs consistent with the County's NPDES permit for stormwater discharges.
50. The Project shall implement Tier 2 post-construction best management practices (BMPs) as defined in Table 2 of the *Regional Board Staff Recommendations for New and Redevelopment Controls for Stormwater Programs* section of Alameda County's *Stormwater Management Plan*. Under Tier 2 BMPs, drainage from all paved surfaces, including streets, parking lots, driveways and roofs should be routed through an appropriate treatment mechanism before being discharged into the storm drain system. The BMPs are designed to meet the "maximum extant practicable" definition of treatment specified in the Federal Clean Water Act. Specific post-construction BMPs to be implemented at the Project Site should include, but not be limited to the following:
- a. Minimize Directly Connected Impervious Area at Residential Lots. All rainfall from residential rooftops and in-lot impervious surfaces should be routed through lawn areas or other pervious surfaces within yards, where infiltration can filter pollutants through the soil before such runoff is "connected" to the storm drain system. Although existing soils on the Project Site have been identified as having moderate to moderately slow infiltration rates, the upper layers of soils generally consist sandy and silty clays for which infiltration-based stormwater management solutions can be effective.
 - b. Biofilters. Biofilters, also known as vegetated swales are vegetated slopes and channels that should be designed into the Project to transport shallow depths of runoff slowly over vegetation. Biofilters can be effective at the site if flows are slow and depths are shallow. This can generally be achieved by grading the site and sloping pavement in a way that promotes sheet flow of runoff. For biofilter systems, features that concentrate flow such as curb and gutter, paved inverts, and long drainage pathways across pavement must be

minimized. The slow movement of runoff through the vegetation will provide an opportunity for sediments and particulates to be filtered and degraded through biological activity. A biofilter system may also provide an opportunity for stormwater infiltration which can further remove pollutants and reduces runoff volumes.

- c. Retention and detention. Retention and detention systems should be designed primarily to store runoff for one to two days after a storm prior to discharge into the creek, and will be generally dry until the next storm. A retention system should have a permanent pool that retains the runoff volume until it is replaced during the following storm. A properly designed retention/detention system will release runoff slowly enough to reduce downstream peak flows, allow fine sediments to settle and uptake dissolved nutrients in the runoff where wetland vegetation is included. Retention/detention systems are most appropriate for areas where soils percolate poorly such as the Project site.
 - d. Manufactured Treatment Systems. Where there are no opportunities for infiltration systems to provide adequate filtering and treatment of directly connected impervious areas (primarily on-site roadways), manufactured treatment systems should be incorporated into the storm drain system prior to its outfall into Crow Creek. These devices are available from many manufacturers, and generally function to separate urban pollutants from runoff with such mechanisms as catch basins or inlet inserts, separators and/or media filters. These manufactured treatment systems can be inserted into a conventional conveyance storm drain system, and may potentially also supplement more integrative site planning and landscape strategies. They have minimal impact on reducing overall runoff volumes or mitigating peak flows. Other considerations include both initial expense and the cost of intensive, regular maintenance recommended by device manufacturers, which can include trash removal, replacement of filters, flushing cartridges, and vacuuming of sediment.
51. The Tier 2 post-construction BMPs shall be constructed to incorporate, at a minimum, the following hydraulic sizing design criteria to treat stormwater runoff:
- a. Volume Hydraulic Design Basis: Treatment BMPs whose primary mode of action depends on volume capacity, such as detention/retention units or infiltration structures, shall be designed to treat stormwater runoff equal to:
 - the maximized stormwater quality capture volume for the area, based on historical rainfall records, determined using the formula and volume coefficients set forth in *Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87*, (1998), pages 175-175 (e.g., approximately the 85th percentile 24-hour storm runoff event); or
 - the volume of annual runoff required to achieve 80% or more capture, determined in accordance with the methodology set forth in Appendix D of the *California Stormwater Best Management Practices Handbook*, (1993), using local rainfall data.
 - b. Flow Hydraulic Design Basis: Treatment BMPs whose primary mode of action depends on flow capacity, such as swales, sand filters or wetlands shall be sized to treat:
 - 10% of the 50-year peak flow rate; or

- the flow of runoff produced by a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the applicable area, based on historical records of hourly rainfall depths; or
 - the flow of runoff resulting from a rain event equal to at least 0.2 inches per hour.
52. Pursuant to Final Subdivision Map approval and/or Regional Water Quality Control Board permit approval, the applicant shall further explore opportunities to disconnect rainfall from residential rooftops and in-lot impervious surfaces from the storm drain system, and to increase the permeable surfaces of the developed site. Where feasible, runoff should be routed through lawn areas or other pervious surfaces within yards where infiltration can filter pollutants through the soil before such runoff is “connected” to the storm drain system.
53. Pursuant to Final Subdivision Map approval and/or Regional Water Quality Control Board permit approval, the applicant shall further explore opportunities to incorporate vegetative swales, planter boxes and other types of biofilters into the design of the project. Additional biofilters may be capable of reducing the Minimum Treatment Volume (MTV) of runoff that requires additional treatment at the detention basin, thereby potentially reducing the size requirements of the proposed detention facility.
54. Design-level engineering plans shall be submitted to the Alameda County Public Works Clean Water Program pursuant to Final Subdivision Map and improvement plan approval, and similar design-level plans shall be submitted to the Regional Water Quality Control Board pursuant to their permit approval process. These engineering plans shall demonstrate how all Alameda County and RWQCB requirements for post-construction BMPs, consistent with the County’s NPDES permit for stormwater discharge will be met. These plans shall also demonstrate how a comprehensive approach to water quality BMPs is to be implemented for the Project.
- If less land is needed for a re-designed detention basin than is shown on the tentative map, the excess land shall remain within that portion of the site indicated as a Water Quality Basin, and shall not be used to create an additional residential lot or to add to an existing residential lot.
 - In the event that detailed design-level engineering plans indicate a need for greater land area for the appropriate design of a detention basin, this land area shall not be derived from areas within the identified Riparian Corridor or within creek bank setback as established pursuant to the Alameda County Watercourse Protection ordinance.
 - Any additional land as may be needed for a re-designed detention basin shall be derived from residentially planned land (i.e., Lots 1 and/or 2) as shown on the tentative map. If land from residential lots are needed to accommodate a re-designed detention basin, this revision would not constitute a substantial change to the Tentative Map.
55. The Project’s storm drain system shall be designed to provide for over-sized underground conduits (pipes) that provide for the detention of increased storm water flows attributable to the Project. The amount of required detention storage shall be equal to the difference in volume of the increased runoff attributed to the Project’s computed runoff coefficient, less the volume of increased runoff already anticipated by the District at a runoff coefficient of 0.45.

- The required storage shall be computed using flood routing techniques with a unit hydrograph. The SCS method (i.e., TR-55, etc.) may be used to develop storm hydrographs and routing calculations when designing the storage and outlet drainage works.
- Discharge from the conduit into Crow Creek shall be controlled by the outlet works to Crow Creek such that the predetermined discharge rate from the detention facility and the peak flow in Crow Creek are not exceeded.
- The storage facility shall be designed such that the water surface returns to its base elevation within 24 hours.
- Care should be taken to prevent siltation problems.
- Assurances shall be provided for the continued maintenance of the storage and outfall facilities through a homeowner's association established for the Project.

56. The Project shall demonstrate compliance with all applicable County regulations and BAAQMD recommended operating procedures for grading-related dust controls prior to issuance of building or grading permits. The effective implementation of dust abatement programs, incorporating all of the following dust control measures, shall be implemented to substantially reduce temporary air quality impact associated with construction dust:

- During excavation, the construction area shall be watered using equipment and staff that are provided by the Project applicant or prime contractor, as needed, to avoid visible dust plumes. Appropriate non-toxic dust palliative or suppressant, added to water before application, may be used
- All trucks hauling soil, sand and other loose materials shall be covered or shall maintain at least two feet of freeboard
- All unpaved access roads, parking areas and construction staging areas shall be either paved, watered as necessary to avoid visible dust plumes, or subject to the application of (non-toxic) soil stabilizers.
- All paved access roads, parking areas and staging areas at the construction site shall be swept daily with water sweepers as necessary to control dust and tracking of soil.
- If visible soil material is carried onto adjacent public streets, these streets shall be swept daily with water sweepers.
- All stockpiles of debris, soil, sand or other materials that can be blown by the wind shall either be covered or watered as necessary to avoid visible dust plumes.
- An off-pavement speed limit of 15 miles per hour for all construction vehicles shall be incorporated into the construction contract and enforced by the prime contractor.
- All inactive portions of the Project site (those areas which have been previously graded, but inactive for a period of ten days or more) shall be watered with an appropriate dust suppressant, covered or seeded.
- All earth-moving or other dust-producing activities shall be suspended when the above dust control measures prove ineffective in avoiding visible dust plumes during periods of high winds. The wind speed at which this suspension of activity will be required may vary, depending on the moisture conditions at the Project site, but suspension of such activities shall be required in any case when the wind speed exceeds 25 miles per hour.

57. The Project shall demonstrate compliance with all applicable County regulations and operating procedures related to grading and construction vehicles prior to issuance of building or grading permits, and shall use its best efforts to adhere to the following diesel reduction efforts:

- Diesel powered equipment shall be maintained in good working condition, with manufacturer-recommended mufflers, filters, and other equipment.
 - Diesel powered equipment shall not be left inactive and idling for more than ten minutes, and shall comply with applicable BAAQMD rules.
 - Alternative fueled construction equipment shall be used as feasible.
 - The hours of operation of heavy-duty equipment and/or the amount of equipment in use shall be limited to the extent feasible.
58. Prior to the initiation of construction or ground-disturbing activities, the project proponent shall retain a professional archaeologist to remain on-call throughout any project ground disturbing construction activities for consultation and the review and evaluation of any unexpected discoveries of significant archaeological resources. The on-call archaeologist shall also inform all personnel connected with construction of the Project of the possibility of finding archaeological resources (e.g. human remains, artifacts, bedrock, bone or shell).
59. Archaeological monitoring of subsurface construction shall occur during surface clearing, grading and excavations for the proposed bridge abutments, the storm drain outfall, and for utilities and sewers. Monitoring on either a full time or intermittent basis shall be up to the discretion of the Project Archaeologist depending on his/her assessment of the potential for the exposure of significant archaeological resources.
60. An Archaeological Monitoring Closure Report shall be completed by the Project Archaeologist upon the completion of monitoring. A copy shall be filed with the California Historical Resources Information System, Northwest Information Center, CSU Sonoma, Rohnert Park (CHRIS/NWIC) and with the Director, Alameda County Development Planning.
61. Prior to initiating grading or construction activities on the project site, the Applicants shall submit a set of development plans to Caltrans that show the Project boundaries, and encourage Caltrans to implement appropriate access barriers to their property.
62. The developer shall inform all personnel connected with construction of the Project of the possibility of finding archaeological resources (e.g. human remains, artifacts, bedrock, bone or shell). If during construction such resources are encountered, all work will be halted within a 30-foot radius of the findings and a qualified archaeologist shall be retained to ascertain the nature of the discovery. Mitigation measures recommended by the archaeologist and approved by the Planning Director shall be implemented. Additionally, if human remains are found within the Project Area, State law (CEQA Section 15064.5 and the Health and Safety Code Section 7050.5) requires the following steps to be taken:
- There shall be no further excavation or disturbance of the site or any nearby areas reasonably suspected to overlie adjacent human remains until the County Coroner is contacted;
 - If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission within 24 hours;
 - The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent;

- The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods.
63. Lead and asbestos surveys shall be reviewed/performed and a Demolition Plan for safe demolition of existing structures at the Project site shall be prepared. All transportation of hazardous or contaminated materials from the site shall be performed in accordance with an approved Demolition Plan and Removal Action Workplan. The Demolition Plan shall address both on-site worker protection and off-site resident and environmental protection from both chemical and physical hazards. All contaminated building materials shall be disposed of at appropriate licensed landfill facilities. Prior to whole-scale demolition, hazardous building materials such as peeling, chipping and friable lead-based paint and asbestos containing building materials shall be removed in accordance with all applicable guidelines, laws and ordinances. The Demolition Plan shall include a program of air monitoring for dust particulates and attached contaminants. Dust control and suspension of work during dry windy days should be addressed in the Demolition Plan. A licensed asbestos contractor must perform all asbestos related work if there is more than 100 square feet of asbestos involved. If less than 100 square feet is involved, the contractor is not legally required to have the asbestos licensing. However, the contractor must have proper training and utilize the same engineering controls, protective equipment, exposure monitoring, etc. that are required of a licensed asbestos contractor.
64. Grading operations and construction activities shall be limited to the period between 7 a.m. and 6 p.m. on weekdays (except legal holidays) and between 8 a.m. and 5 p.m. on weekends. Adequate muffling and proper maintenance of all construction equipment at the Project Site shall be required. Signs shall be posted to notify the adjacent residents of the period of construction with a name and phone number of a responsible party capable of addressing construction activity controls to call for noise complaints. The Applicant and the County shall agree on and perform an appropriate response and enforcement mechanism for all noise complaints.
65. Dust shall be controlled and adjoining public street and private drives shall be kept clean of project dirt, mud, materials and debris, to the satisfaction of the Director of Public Works.
66. The following shall be submitted to the Director of Public Works, prior to acceptance of final improvements by the Board of Supervisors:
- a. An as-built grading plan prepared by a registered Civil Engineer including original ground surface elevations, as-graded ground surface elevations, lot drainage, and location of surface and subsurface drainage facilities;
 - b. A complete record including location and elevation of all field density tests, and a summary of all field and laboratory tests;
 - c. A declaration by a Civil Engineer and Geologist that all work was done in accordance with the recommendations contained in the soil and geologic investigation report and approved plans and specifications;

- d. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and geologic investigations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval and shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement and seismic activity.
67. Any known water well without a documented intent of future use that is shown on the map, is known to exist, is proposed, or is located during the course of field operations must be destroyed or backfilled prior to any demolition or grading in accordance with a well destruction permit obtained from the Public Works Agency.
68. A landscaping plan prepared by a licensed Landscape Architect shall be submitted to the Planning Director for approval prior to issuance of a grading permit or filing of the Final Map, whichever occurs first. Said plan shall conform to the general landscape proposals indicated on Exhibit B for the 2193rd Zoning Unit. In addition, said plan shall include drought tolerant plants, a mechanical irrigation plan, planting and staking details, a landscape maintenance program, perimeter fencing plans and details, outdoor security lighting, "no trespassing" signage for common open space areas, and unobtrusive property line fencing for lots that are adjacent to the riparian areas. Landscaping shall include common areas as well as individual lot front and side yards visible from the street.
69. The developer shall provide all landscaping that has been approved on the landscaping plan prior to occupancy of individual dwelling units and phased within the common areas of the development as homes are occupied.
70. Install durable, roll up, articulated garage doors with automatic openers in all units.

SERVICES AND UTILITIES

71. All utility distribution facilities within the land division shall be placed underground.
72. Screen utility meters from public view, in a manner approved by the Planning Director.
73. The Applicant shall contact EBMUD's New Business Office to initiate a water service estimate to determine the costs and conditions for providing water service. Detailed drawings of the bridge crossing for the Project should also be submitted to EBMUD as part of this process.
74. A letter from East Bay Municipal Utility District stating that it has agreed to provide water to each lot in the land division shall be submitted to the Director of Public Works.
75. The Applicant shall include an on-site loop water system, pay all applicable connection fees and pay all applicable service fees.
76. A letter from the Castro Valley Sanitary District stating that it has agreed to provide a connection to its sanitary sewer system shall be submitted to the Director of Public Works.

77. Sanitary sewers are to be provided to service each lot and are to be connected to the Castro Valley Sanitary District system of sewers and installed at the expense of the land divider in accordance with the requirements of said District and the approval by the Director of Public Works.
78. Fire protection improvements must be installed by the applicant to comply with the requirements of the Alameda County Fire Department. A letter from the Fire Department stating approval of the design and improvement guarantees shall be submitted to the Public Works Director.
79. Prior to release of guarantees, all improvements as specified herein or shown on Exhibit B shall be installed in accordance with the improvement plans approved by the Director of Public Works. Inspections shall be certified by a registered Engineer or by Public Works Agency staff, at the option of the Director of Public Works. Fire protection improvements shall be inspected and approved by the Alameda County Fire Department.
80. A Fire Hazard Management Plan shall be submitted, circulated for public review, and approved by the Fire Marshal, Planning Director, and Director of Public Works prior to approval of the Final Map. This plan shall be subject to review by the County's biological consultant in order to ensure that no significant negative impacts shall occur within the Riparian Corridor. The selection of all project consultants shall be jointly approved by the Fire Marshal, Planning Director, and Director of Public Works. In the event that the Fire Department determines that vegetation removal is required (as buffering from the proposed homes) in such a way that significant negative impacts will occur within the Riparian Corridor, then the affected lot(s) shall be redesigned or removed. Any such revisions would not be construed as a substantial change to the Tentative Map.

THE FOREGOING was PASSED and ADOPTED by a majority vote of the Alameda County Board of Supervisors this 13th day of December, 2005, to wit:

AYES: Supervisors Haggerty, Lai-Bitker and President Carson - 3

NOES: None

EXCUSED: Supervisors Miley and Steele - 2



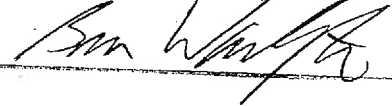
PRESIDENT, BOARD OF SUPERVISORS

ATTEST:
Crystal H. Graff, Clerk
Board of Supervisors

By: 
Deputy

File: 19759
Agenda No: 19
Document No: R-2005-490

Approved as to Form
RICHARD E. WINNIE, County Counsel

By: 



I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Supervisors, Alameda County, State of California

ATTEST:
CRYSTAL H. GRAFF, Clerk
Board of Supervisors

By: 
Deputy

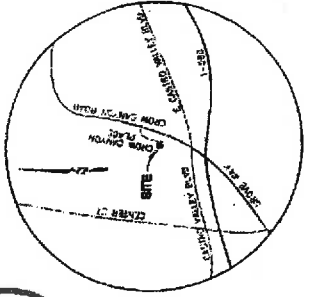
OWNER / DEVELOPER
BOUNDARY CREEK LLC
 712 BRIDGEPORT ROAD #116
 MALDEN, CA 94558
 (916) 938-1111
 FAX (916) 938-1111
 CONTACT: JAY WYLLIE

CIVIL ENGINEER
UD-TETRAD CONSULTING ENGINEERS, INC.
 1001-10TH STREET, SUITE 7
 PACIFIC, CA 94026
 (916) 874-4218
 FAX (916) 874-4214
 CONTACT: ROYALD BRADEN

SOILS ENGINEER
EARTRITEC, LTD.
 1830 ROSSWOOD STREET, SUITE 7
 PACIFIC, CA 94026
 (916) 785-5262
 FAX (916) 785-5263
 CONTACT: ED HENDRICK

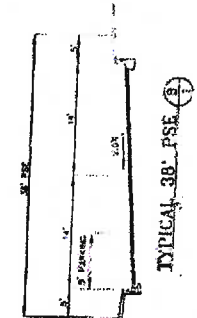
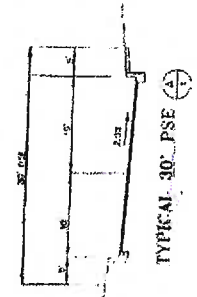
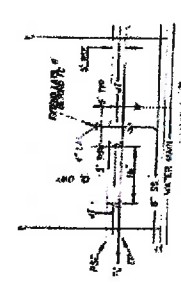
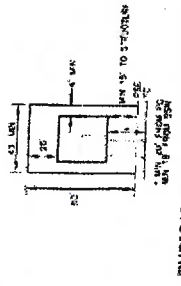
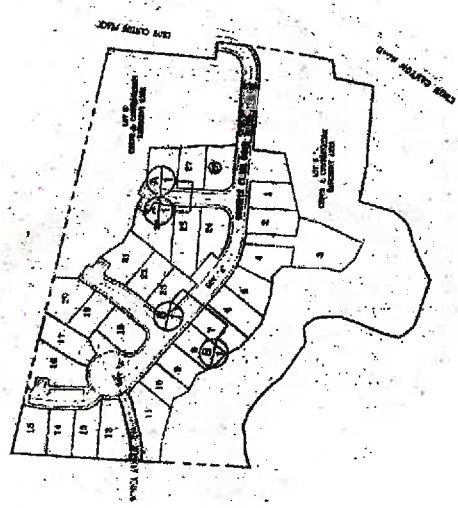
VESTING TENTATIVE MAP (ADJUSTED)

BOUNDARY CREEK TRACT 7530



LOT INFORMATION:

LOT #	SIZE (SQ FT)	AREA (SQ FT)	PERCENT
1	10,000	10,000	1.11%
2	10,000	10,000	1.11%
3	10,000	10,000	1.11%
4	10,000	10,000	1.11%
5	10,000	10,000	1.11%
6	10,000	10,000	1.11%
7	10,000	10,000	1.11%
8	10,000	10,000	1.11%
9	10,000	10,000	1.11%
10	10,000	10,000	1.11%
11	10,000	10,000	1.11%
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97	10,000	10,000	1.11%
98	10,000	10,000	1.11%
99	10,000	10,000	1.11%
100	10,000	10,000	1.11%



SHEET INDEX

1	COVER SHEET
2	TENTATIVE MAP
3	GENERAL PLAN
4	CEILING PLAN
5	CROSS SECTIONS AND DETAIL
6	SWT DISTRIBUTION PLAN

PROPERTY INFORMATION:
 A.P.N.: 100-100-001
 COUNTY: SACRAMENTO
 CURRENT ZONING: SINGLE FAMILY R-2000, R-1000
 PROPOSED USE: P-1
 CURRENT DEPTH: 3.53 DU/AC
 CURRENT LAND USE: CHERRY
 PROPOSED LAND USE: 33 SINGLE FAMILY HOMES, 2516 SQ. FT. GRADING EQUALITY: 25,000 SF. *

NOTES:
 1. SEE SEPARATE SHEETS FOR ALL OTHER INFORMATION.
 2. ALL UTILITIES SHALL BE DEPTH TO CENTER UNLESS OTHERWISE NOTED.
 3. ALL UTILITIES SHALL BE 18" MINIMUM UNLESS OTHERWISE NOTED.
 4. ALL UTILITIES SHALL BE 18" MINIMUM UNLESS OTHERWISE NOTED.
 5. ALL UTILITIES SHALL BE 18" MINIMUM UNLESS OTHERWISE NOTED.

LEGEND

1	EXISTING LOT
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100	EXISTING LOT

CROW CANYON PLACE

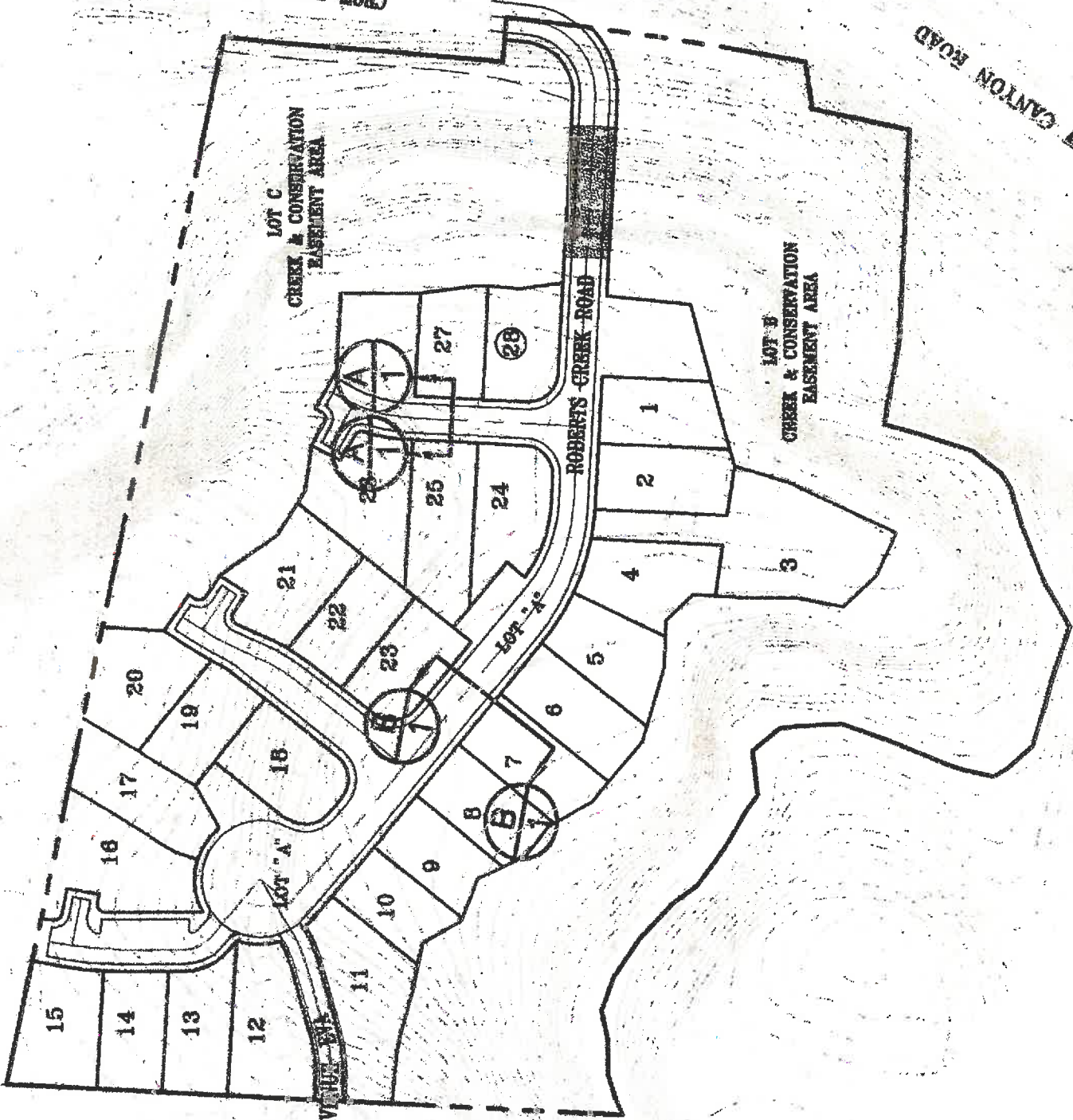
CROW CANYON ROAD

LOT C
CREEK & CONSERVATION
EASEMENT AREA

LOT B
CREEK & CONSERVATION
EASEMENT AREA

ROBERTS CREEK ROAD

RONICA AVENUE



LOT "A"

LOT "A"

LOT "A"

LOT "A"

PROJECT NO.	2
DATE	04/20/08
SCALE	AS SHOWN
DATE	04/20/08
SCALE	AS SHOWN
DATE	04/20/08
SCALE	AS SHOWN

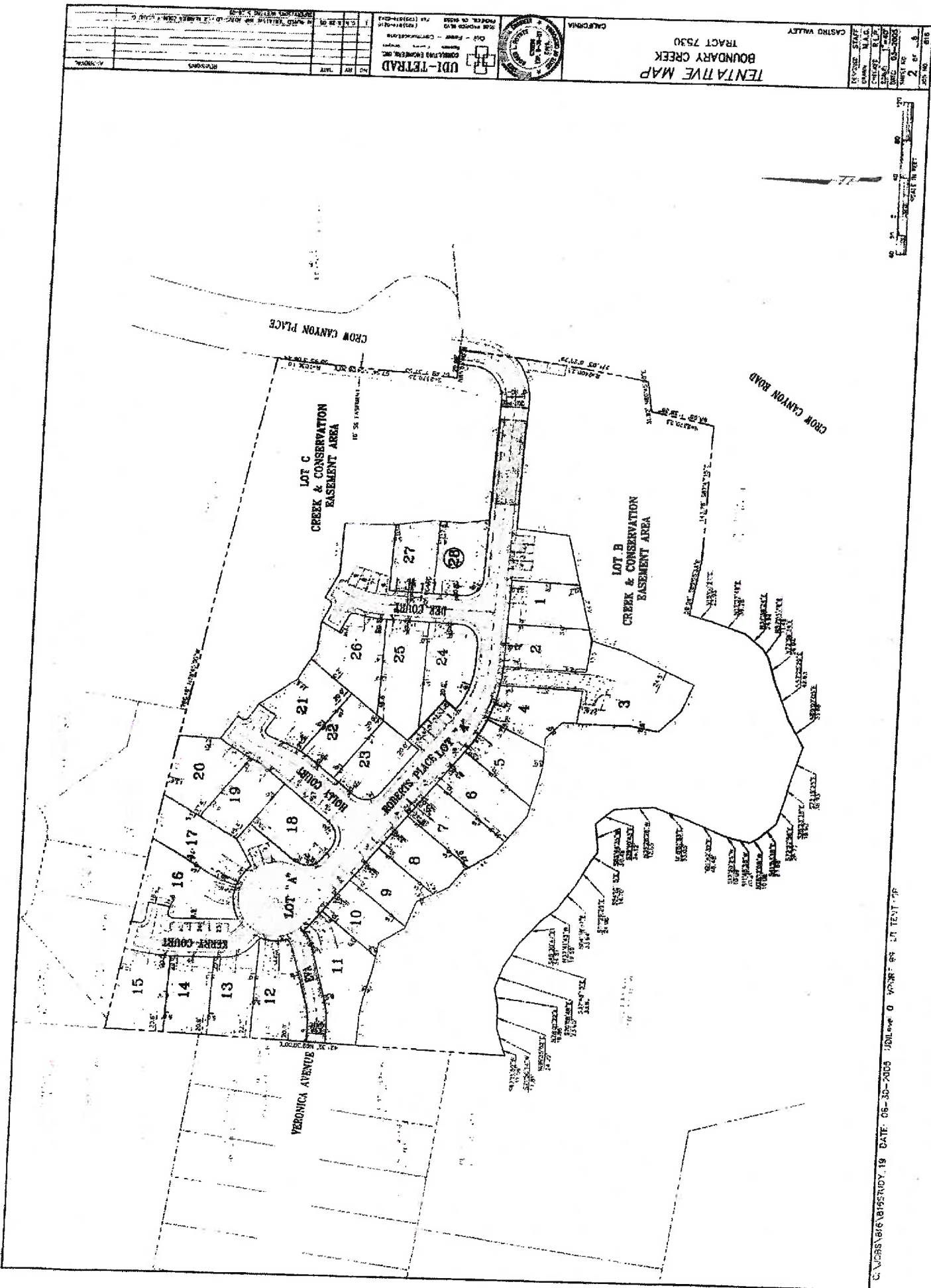
TENTATIVE MAP
BOUNDARY CREEK
TRACT 7530

CALIFORNIA

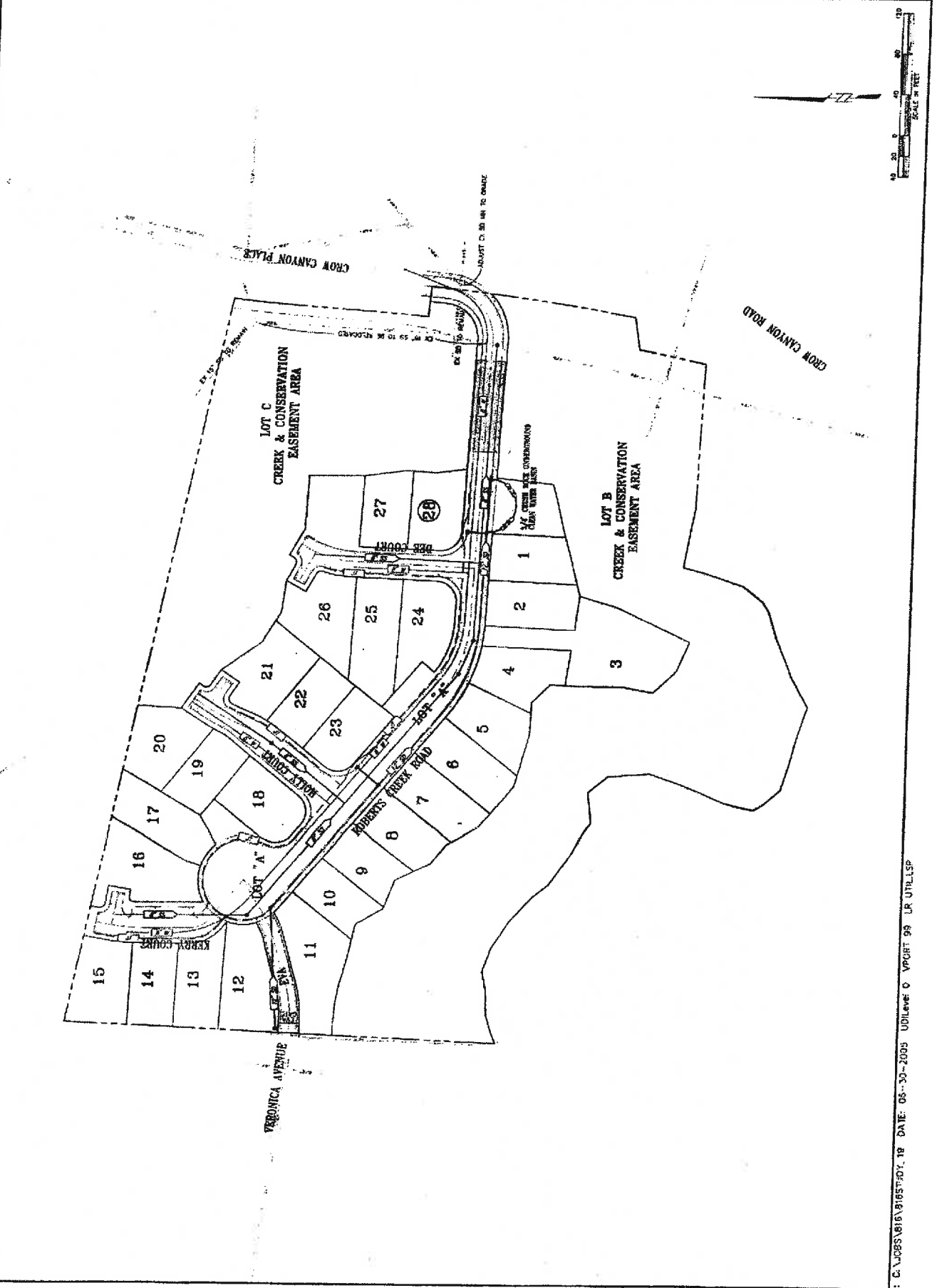


UDI-TETRAD
 CONSULTING ENGINEERS, INC.
 1015 - 10th Street
 San Francisco, CA 94103
 (415) 774-1111

NO.	REV.	DATE	DESCRIPTION



DRAWING C:\GERS\BIB\BIBSTR019 DATE: 08-30-2005 10:06:00 AM WORK: 08-27-10-TENT-08



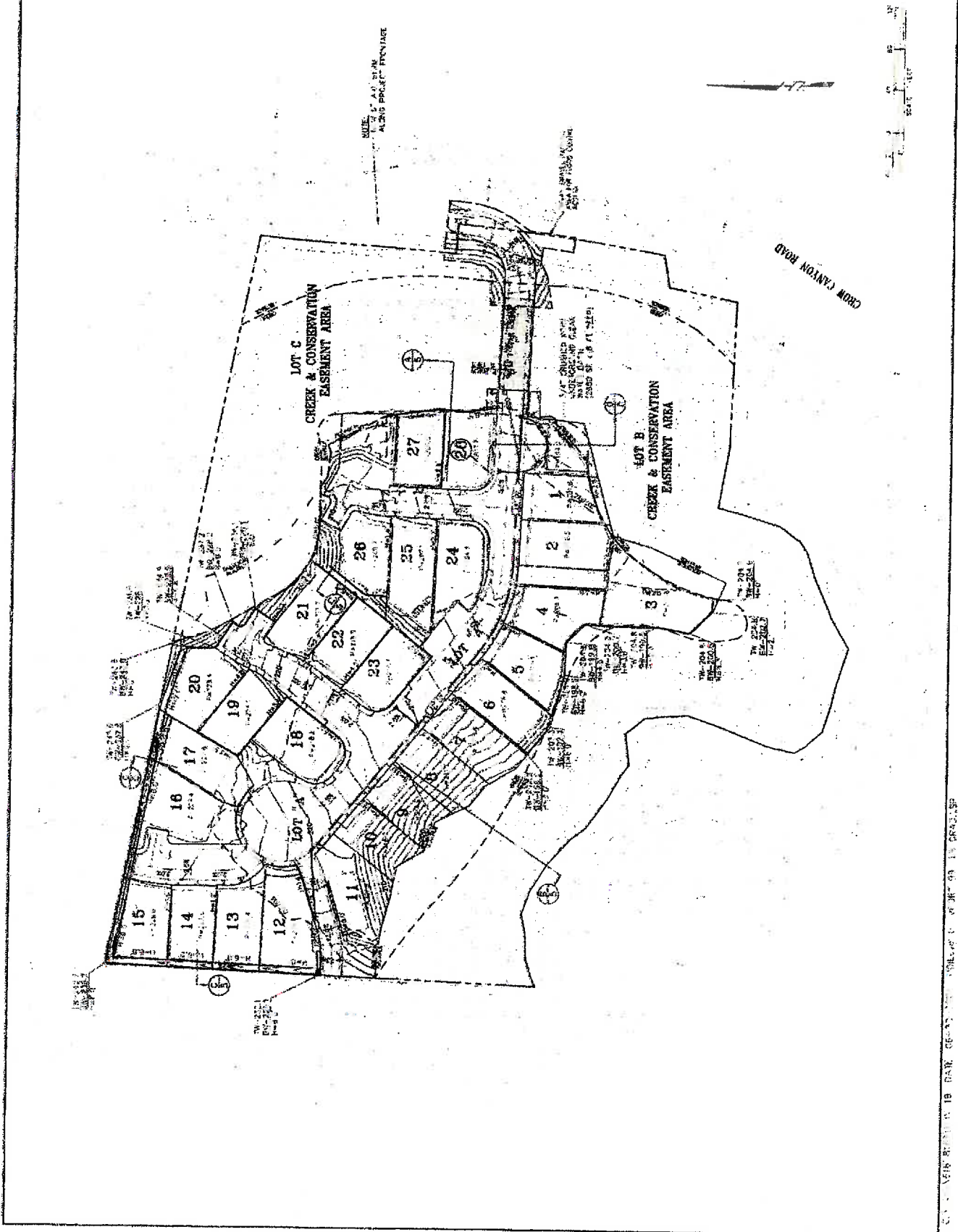
GRADING PLAN
 BOUNDARY CREEK
 TRACT 7530

CALIFORNIA



UDI-TETRAD
 CONSULTING ENGINEERS, INC.
 17777
 2500 W. 14th Street
 San Francisco, CA 94116
 TEL: (415) 774-1100
 FAX: (415) 774-1101
 WWW: www.udi-tetrad.com

NO.	DATE	REVISION
1	03/20/04	ISSUE FOR PERMITTING



ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED.

DATE	10/20/09
BY	J.P.P.
CHECKED	J.P.P.
SCALE	1" = 20'
PROJECT	UD1-TETRAD
TRACT	7530
LOCATION	CASTRO VALLEY

CROSS SECTIONS AND DETAILS
 BOUNDARY CREEK
 TRACT 7530
 CA/09/004

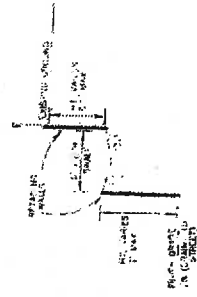


UDI-TETRAD
 3000 PARKWAY BLVD
 SUITE 100
 CASTRO VALLEY, CA 94546
 (925) 531-1100
 www.udi-tetrad.com

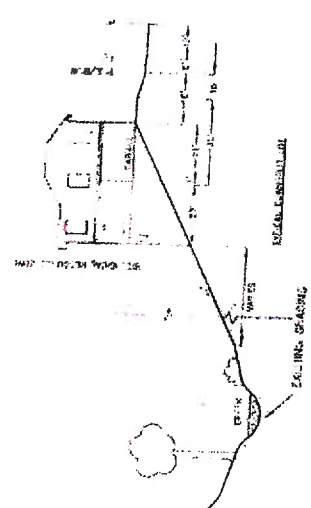
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10			ISSUED FOR PERMITS



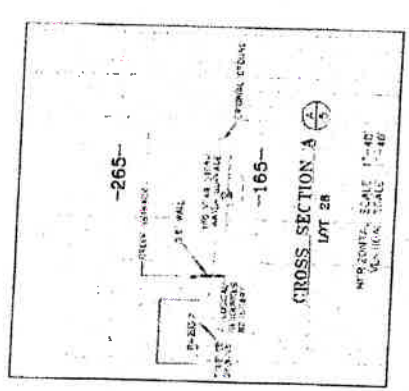
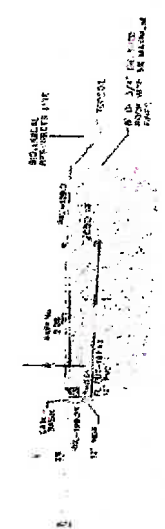
RETAINING WALLS WITH SWAING



TYPICAL DOWN-SHUT LOT



CLEAN WATER BASIN



AMENDED EXHIBIT B FOR VESTING TENTATIVE MAP (ADJUSTED)

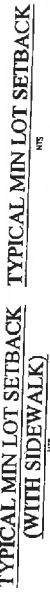
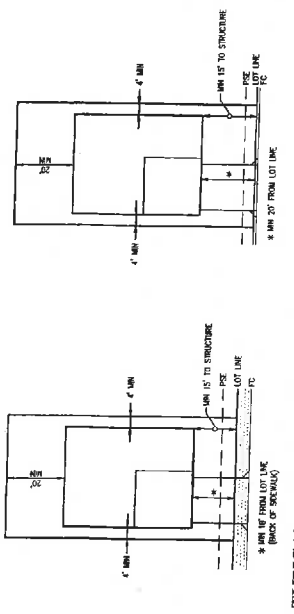
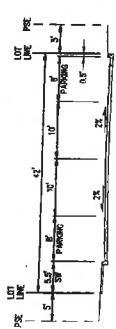
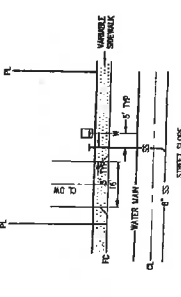
BOUNDARY CREEK (A.K.A. ROBERTS RANCH)
TRACT 7530

OWNER / DEVELOPER
SHELL OIL COMPANY
1000 WEST 11TH STREET
DALLAS, TEXAS 75205
CONTACT: LEE SULLIVAN

SOILS ENGINEER
STEVENS, FERRONE & BAILEY
1502 WILSON PARK COURT
DALLAS, TEXAS 75205
CONTACT: TONY FERRONE

CIVIL ENGINEER
CARLSON, BARBEE & GIBSON INC.
2825 CHERRY STREET
SAN FERNANDO, CA 91350
CONTACT: TEE HOSBERG

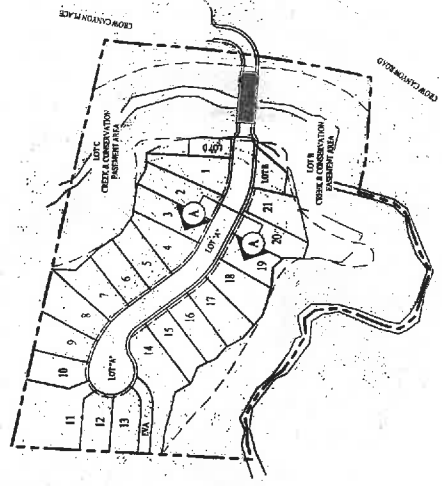
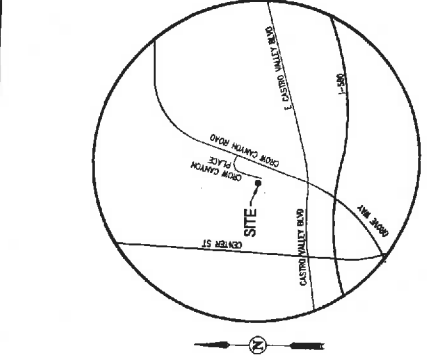
LOT #	SIZE (SF)
1	6,209
2	6,205
3	6,216
4	5,206
5	5,205
6	5,190
7	6,190
8	6,190
9	6,190
10	5,202
11	5,199
12	5,199
13	5,199
14	5,199
15	5,202
16	5,199
17	5,199
18	5,199
19	5,199
20	5,199
21	5,199
LOT A (BERTY)	31,408
LOT B (SOUTH CREEK)	87,688
LOT C (NORTH CREEK)	101,134
LOT D (WATER QUALITY)	2,500
LOT E (WATER QUALITY)	3,000
TOTAL	357,982



PROPERTY INFORMATION:

NOTE: THIS MAP IS FOR THE PARCEL(S) IDENTIFIED BY THE PARCEL(S) NUMBER(S) SHOWN ON THE MAP.
 PARCEL(S) IDENTIFIED BY THE PARCEL(S) NUMBER(S) SHOWN ON THE MAP.
 PROPOSED USE: RESIDENTIAL SINGLE-FAMILY
 PROPOSED DENSITY: 2.55 DU/AC
 PROPOSED LOT AREA: 100,000 SQ. FT.
 PROPOSED LUMP SUM: \$100,000
 PROPOSED PERMIT FEE: \$10,000
 PROPOSED DEVELOPER: SHELL OIL COMPANY
 PROPOSED ENGINEER: CARLSON, BARBEE & GIBSON INC.
 PROPOSED SOILS ENGINEER: STEVENS, FERRONE & BAILEY
 PROPOSED DATE: 11/15/14

NOTES:
 1. ALL DEVELOPERS SHALL OBTAIN NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 2. ALL DEVELOPERS SHALL OBTAIN NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 3. ALL DEVELOPERS SHALL OBTAIN NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 4. ALL DEVELOPERS SHALL OBTAIN NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
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 8. ALL DEVELOPERS SHALL OBTAIN NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 9. ALL DEVELOPERS SHALL OBTAIN NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 10. ALL DEVELOPERS SHALL OBTAIN NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.



ALAMEDA COUNTY PLANNING DEPARTMENT
 REVIEWED AND APPROVED:
 BY: PLANNING DIRECTOR
 DATE: _____



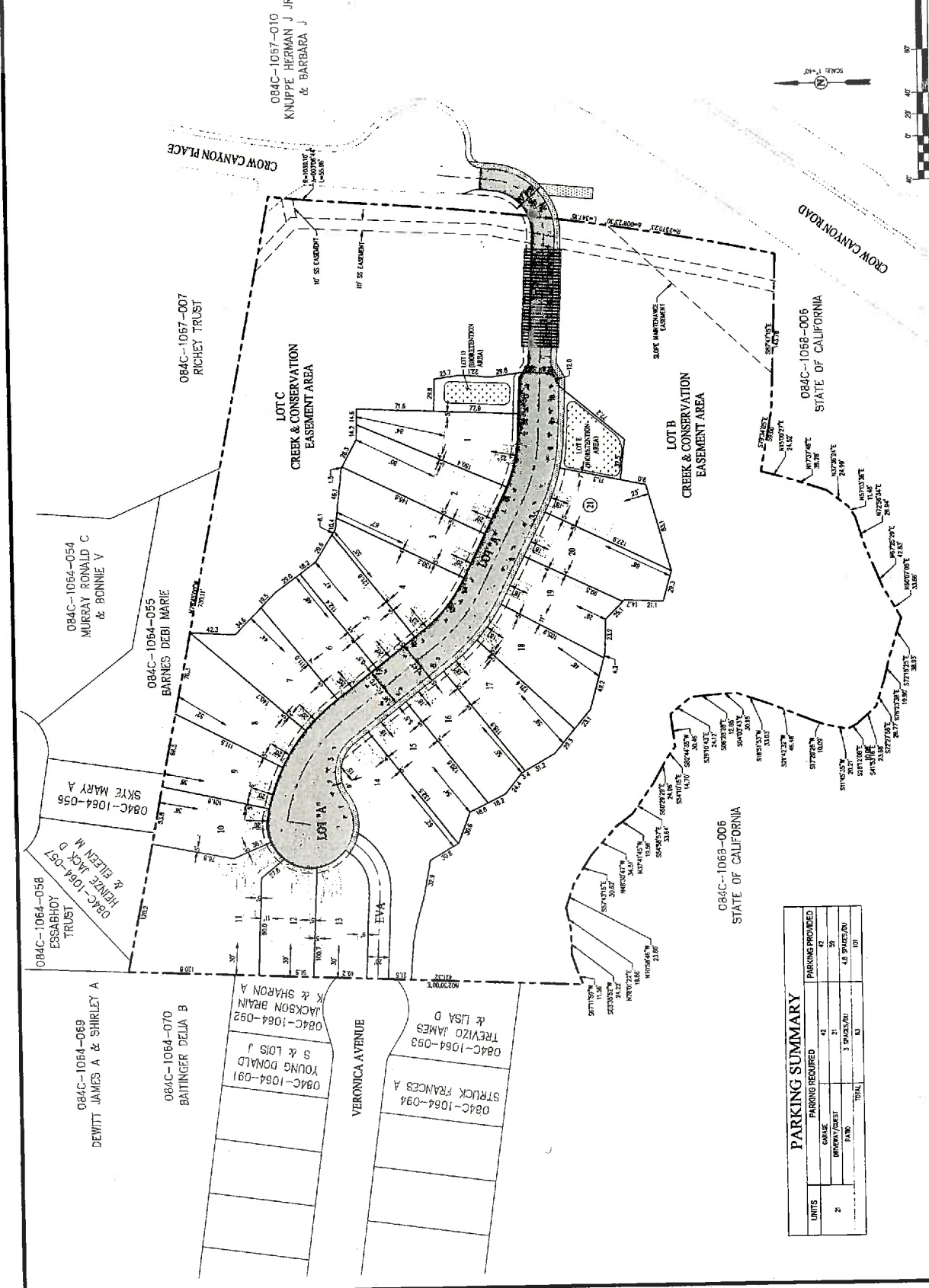
NO.	BY	DATE

Cartson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2811 Camino Romero, Suite 100 • San Bruno, CA 94066
 (415) 338-8888
 www.cartson.com



CASTRO VALLEY

DESIGNED:	STAFF
DRAWN:	M.K.A.
CHECKED:	LLR
SCALE:	1"=40'
SHEET NO.	2 OF 6
JOB NO.	1922-590



PARKING SUMMARY

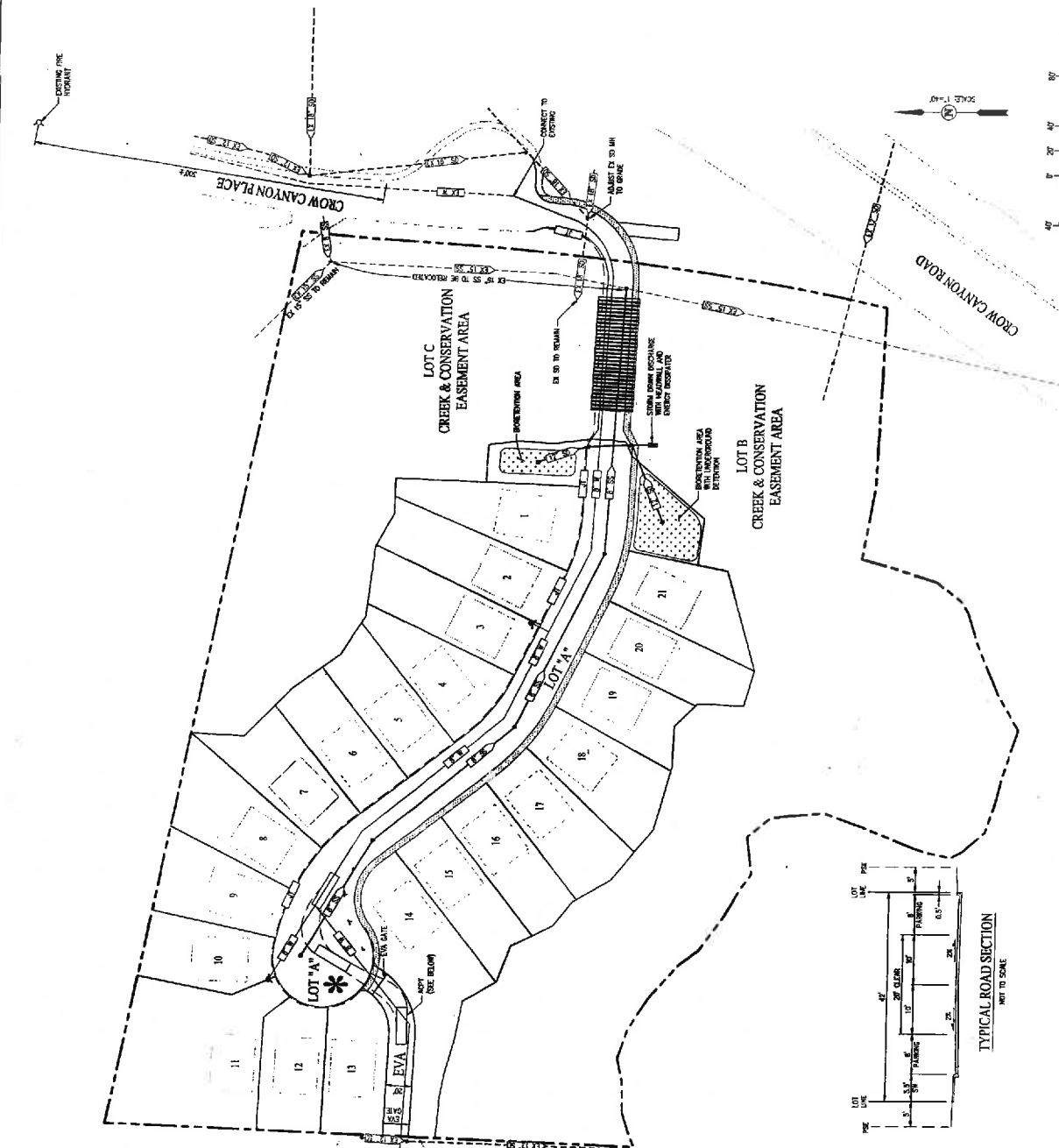
UNITS	REQUIRED	PROVIDED
SPACE	42	42
BICYCLE RACK	21	50
TOTAL	63	92

NO.	BY DATE	REVISIONS	APPROVAL

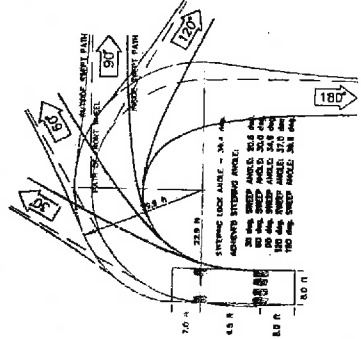
Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2323 Castro Street, Suite 200 • San Bruno, CA 94063
 (415) 338-0222
 www.cbg.com

UTILITY AND FIRE ACCESS PLAN
 TRACT 7530
 CASTRO VALLEY
 CALIFORNIA

DESIGNED: STAFF	DRAWN: M.K.A.	CHECKED: L.J.R.	SCALE: 1"=40'	SHEET NO. 3 OF 6
JOB NO. 1932450				



* BULB IS NOT A DEAD END FIRE DEPARTMENT ROADWAY. FIRE DEPARTMENT ACCESS ROADWAY CONTINUES THROUGH EMERGENCY VEHICLE ACCESS EVA.



TYPICAL ROAD SECTION NOT TO SCALE

ALAMEDA COUNTY PUMPER TRUCK (ACPT) NOT TO SCALE

DESIGNED: STAFF	CASTRO VALLEY
DRAWN: MICA	BOUNDARY CREEK
CHECKED: LJR	TRACT 7530
SCALE: 1"=40'	
SHEET NO. 4 OF 6	
JOB NO. 1622456	

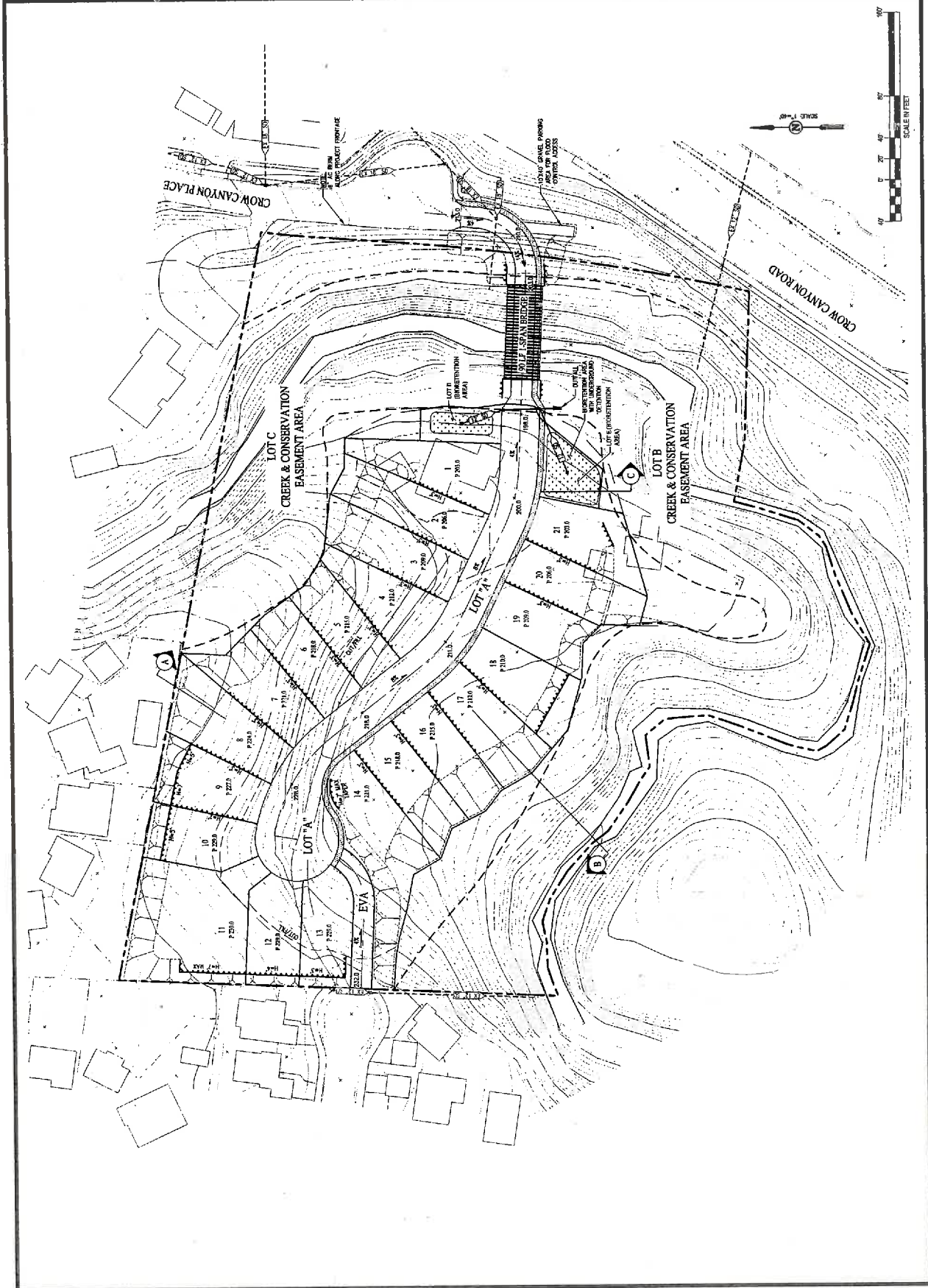
2023 Castro Valley, 5th Fl. 203 • San Francisco, CA 94601
 415.888.0222
 www.cbq.com

CBQ
 Carlson, Barbee
 & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS



CALIFORNIA
 GRADING PLAN
 BOUNDARY CREEK
 TRACT 7530

DESIGNED: STAFF	CASTRO VALLEY
DRAWN: MICA	BOUNDARY CREEK
CHECKED: LJR	TRACT 7530
SCALE: 1"=40'	
SHEET NO. 4 OF 6	
JOB NO. 1622456	



1622456.dwg
 11/22/2023 10:10:00 AM

CROSS SECTIONS AND DETAILS BOUNDARY CREEK TRACT 7530

CASTRO VALLEY

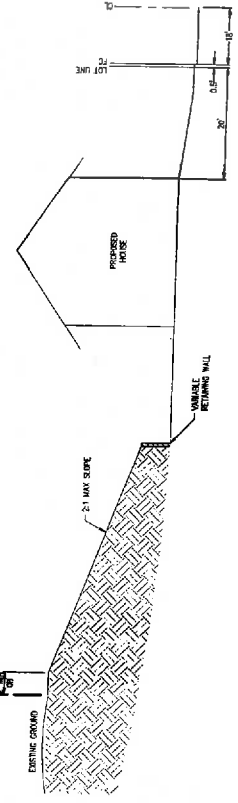
CALIFORNIA



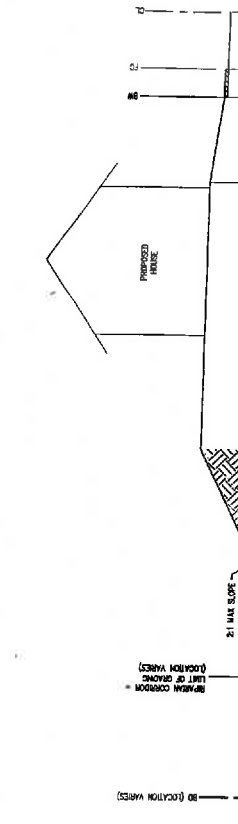
Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS & SURVEYORS & PLANNERS
2821 Camino Real, Suite 300
San Ramon, CA 94583
925.734.2222

NO.	BY	DATE	REVISIONS

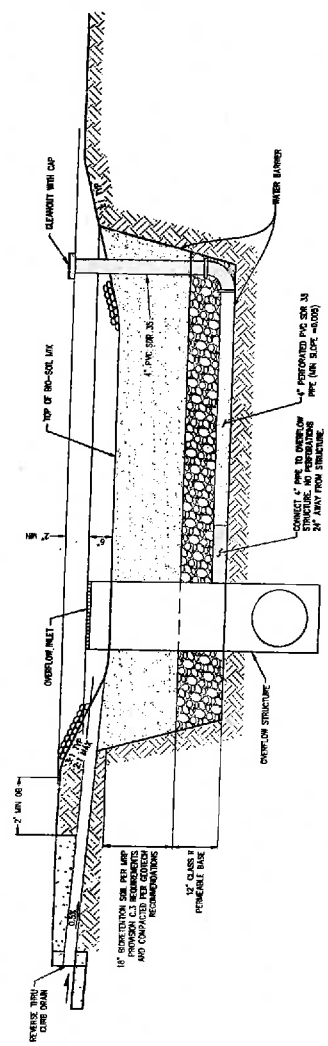
DESIGNED:	STAFF
DRAWN:	MJCA
CHECKED:	LJR
SCALE:	NTS
SHEET NO.	5 OF 6
JOB NO.	1822-050



TYPICAL NORTHERN LOT
SECTION A
NTS



TYPICAL SOUTHERN LOT
SECTION B
NTS



TYPICAL BIORETENTION AREA
(CLEAN WATER BASIN) - SECTION C
NTS

* ALL BIORETENTION TO CONFORM TO CURRENT NPDES REQUIREMENTS AND REGULATIONS.

CASTRO VALLEY
 DESIGNED: STAFF
 DRAWN: M.A.K.
 CHECKED: L.J.R.
 SCALE: 1"=40'
 SHEET NO. B OF 6
 JOB NO. 1822/50

DIRT DISTRIBUTION PLAN

BOUNDARY CREEK TRACT 7530



Carlsson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2805 CHERRY DRIVE, SUITE 300, CASTRO VALLEY, CA 94552
 WWW.CBG.COM

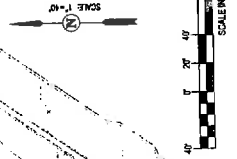
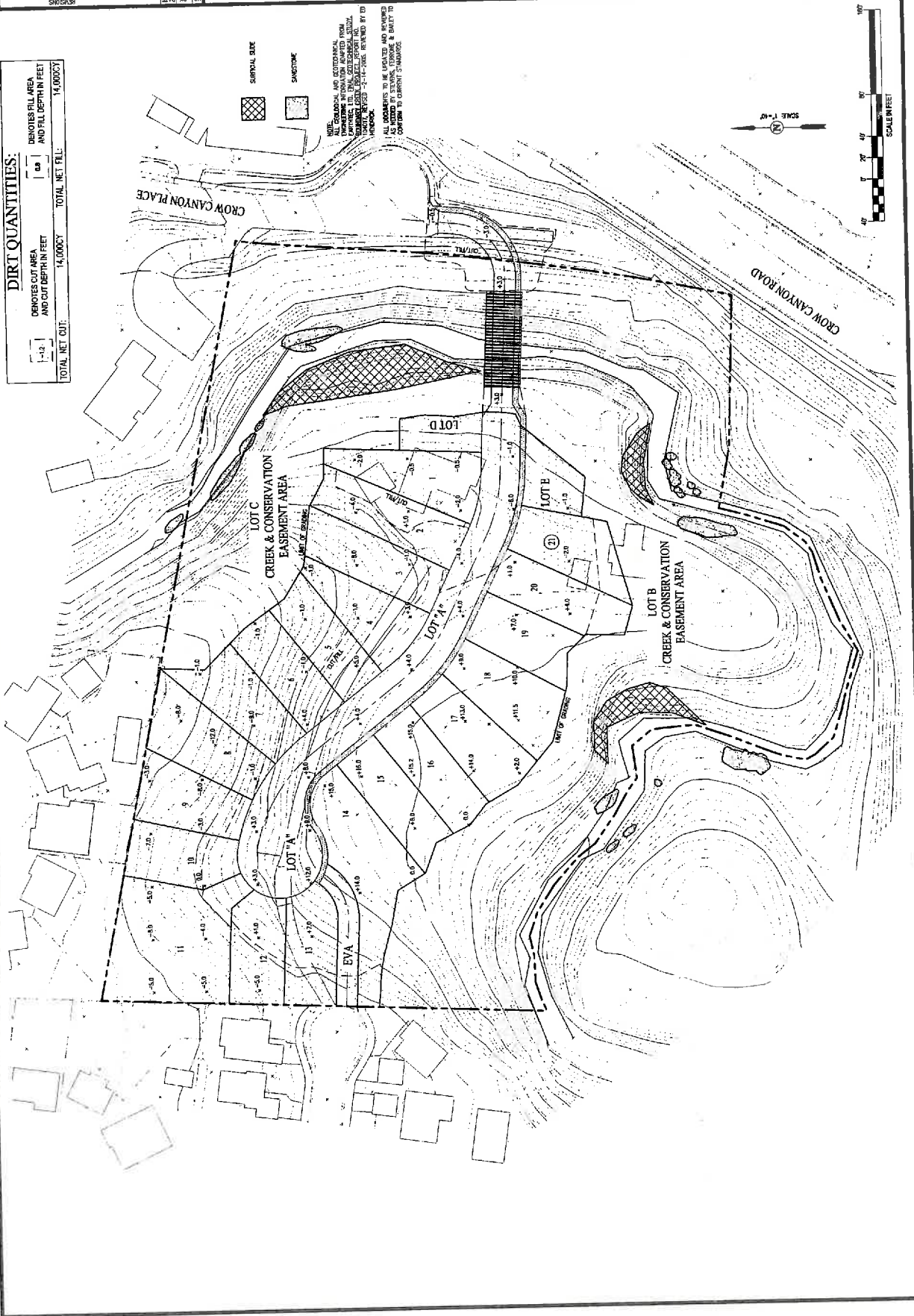
NO.	BY	DATE	REVISIONS

DIRT QUANTITIES:
 DENOTES FILL AREA AND FILL DEPTH IN FEET
 DENOTES CUT AREA AND CUT DEPTH IN FEET
 TOTAL NET CUT: 14,000CY
 TOTAL NET FILL: 14,000CY



ALL PROPOSED TO BE CREATED AND BOUNDARY AS NOTED BY SURVEY, EVIDENCE & BUILT TO CONFORM TO CURRENT STANDARDS.

DATE: 08/20/14
 DRAWN: M.A.K.
 CHECKED: L.J.R.
 SCALE: 1"=40'



Roberts Ranch Conditions of Approval Compliance Matrix

March 2016

1	COA compliance concurrent with filing of Final Map	Ongoing
2	Subdivision design & improvements must comply with Exhibit B	Ongoing: Project will comply with the to be approved Exhibit B
3	All project documents to be filed with, reviewed and approved by Public Works	Ongoing
4	Current Preliminary Title Report to be submitted and accepted by Public Works	Ongoing
5	Rights of Entry now shown and required must be submitted to Public Works	Ongoing
6	Alameda County liability release	Ongoing
7	Project must comply with Mitigation Monitoring & Reporting Program	Ongoing: Program is detailed in EIR
8	Public Works shall monitor certain aspects of the project	Ongoing
9	Community Development shall monitor and report on implementation of various mitigation plans	Ongoing
10	Developer agrees to abide by project mitigation monitoring program	Ongoing
11	Approval of Draft CC&R's and special conditions by Planning Director prior to DRE	Ongoing
12	Signing & striping to be installed per Alameda County requirements	Ongoing: To be identified on Improvement Plans
13	Approval for above ground utilities and other street fixtures	Ongoing: To be identified on Improvement Plans, Joint Trench Plans, and Landscape Plans
14	Public Works must approved professionally engineered plans	Ongoing
15	Grading plans in compliance with Alameda County Grading Ordinance; Grading Permit Required; conformance with Exhibit B quantities	Ongoing: To be identified on Grading Plans; Grading Permit to be obtained prior to grading
16	Licensed surveyor shall identify limits of grading for County inspection	Prior to grading and based on approved plans
17	Allowed improvements prior to filing of Final Map	Timing to be determined

18	Obtain Encroachment Permits	To be obtained prior to construction.
19	No grading permitted until plans approved by Public Works; plans to be in general compliance with Exhibit B	Ongoing
20	All retaining walls to be designed prior to issuance of Grading Permit	Ongoing
21	Foundations to be designed in compliance with CBC and current geotechnical information	Ongoing: May want to include Stevens Ferrone & Bailey in this list and/or identify them as the primary Geotech.
22	Geotech design information	Ongoing: To be included in final design
23	Retaining wall design information	Ongoing: To be included in final design
24	Vegetation Protection Plan approved by Public Works prior to grading	Ongoing: Will be prepared and approved prior to grading
25	Bridge abutment design information	Ongoing: To be included in final design
26	Allowable and restricted encroachments into Riparian Corridor; implement Riparian Restoration Plan; obtain necessary environmental permits	Ongoing: Impacts to Riparian Corridor have been minimized through new site design; Riparian Restoration plan has been approved; environmental permits obtained
27	Riparian Restoration Plan required	Approved: COA met through Boundary Creek Biological Restoration Plan prepared by Zentner & Zentner
28	Establishment and funding of Conservation Easement Area	Ongoing: Funding, monitoring, reporting, and maintenance to be funded by Developer and HOA. Zentner & Zentner to provide oversight.
29	Conservation Area restrictions	Ongoing: Included in the approved Zentner & Zentner Biological Restoration Plan
30	View fence required to separate private and publicly accessible areas of the project from Conservation Areas	Ongoing: To be included in final plans
31	Loss of native trees to be minimized to the greatest extent feasible. Mitigate for tree loss.	Ongoing: Project footprint has been reduced to avoid trees and open space to the greatest extent feasible. Lost trees to be mitigated as part of the approved Biological Restoration Plan.
32	Enhance lands adjacent to and within the Riparian Corridor	Approved: COA met through Boundary Creek Biological Restoration Plan prepared by Zentner & Zentner
33	Grading shall not negatively impact water flow	Ongoing: Design to be incorporated into final project plans and approved by County

34	Provide appropriate erosion control	Ongoing: Design to be incorporated into final project plans and approved by County
35	Monitor slope stability following major seismic events.	Ongoing: Required monitoring to be included in final project documents
36	Appropriately clear existing site	Ongoing: Geotech & County inspection
37	Geotechnical requirements	Ongoing: Included in final project plans
38	Geotechnical requirements	Ongoing: Included in final project plans
39	Following grading, test soils for corrosivity	Ongoing: Soil corrosivity may impact type of concrete used and PG&E transformer vault design; plans to be adjusted accordingly based on test results
40	Bridge construction requirements	Ongoing: To be included in final project plans
41	Limited work in creek corridor and riparian woodlands from October 15 to April 15. Bridge to be construction between June 15 and October 15 or as otherwise conditioned.	Ongoing: To be included in final project planning
42	Bridge construction requirements	Ongoing: To be included in final project plans
43	Environmental Preconstruction Surveys	Ongoing: To be completed as required
44	Establish buffer zones is special status species found	Ongoing: Buffer zones to be established should special status species be found
45	Environmental Permitting requirements	Complete: Permits obtained. In the process of renewing California Fish & Wildlife Permit which recently expired.
46	Environmental Permitting requirements	Complete: Permits obtained. In the process of renewing California Fish & Wildlife Permit which recently expired.
47	SWPPP compliance requirements	Ongoing: To be included in final project planning and plans
48	Storm water best management practices	Ongoing: To be included in SWPPP compliance documentation and as required by this COA
49	Water Board compliance	Ongoing: To be included in SWPPP compliance documentation and as required by this COA
50	Post-construction BMP requirements	Ongoing: Project will comply with post-construction BMP's by implementing current C.3 storm water requirements. May need to modify this condition to remove specific requirements in conflict

		with current storm water management practices.
51	Post-construction BMP hydraulic sizing design requirements	Ongoing: May need to modify this condition to remove specific requirements in conflict with current storm water management practices.
52	Post-construction BMP requirements	Ongoing: May need to modify this condition to remove specific requirements in conflict with current storm water management practices.
53	Post-construction BMP requirements	Ongoing: May need to modify this condition to remove specific requirements in conflict with current storm water management practices.
54	Post-construction BMP requirements	Ongoing: May need to modify this condition to remove specific requirements in conflict with current storm water management practices.
55	Additional storm water detention via underground storage pipes.	Ongoing: To be designed into final project plans if determined necessary.
56	Dust control during construction	Ongoing: To be included in final project planning and plans.
57	Air quality requirements	Ongoing: To be included in final project planning and plans.
58	On-call archaeologist	Ongoing: As required
59	On-call archaeologist	Ongoing: As required
60	Archaeological Monitoring Closure Report	Ongoing: Provided following required monitoring
61	Interface with CalTrans	Ongoing: As required
62	Archaeological resource education and reporting	Ongoing: As required
63	Lead & asbestos surveys	Complete: Building demolition, other than concrete foundations, has been completed. A Phase I Environmental Assessment has been performed with no concerns regarding lead & asbestos. No additional lead & asbestos surveys anticipated.
64	Working hours; project signage; accountability.	Ongoing: As required
65	Dust control	Ongoing: As required
66	Documents required for submittal prior to final project acceptance	Ongoing: As required

67	Properly abandon unused water wells	Ongoing: As required, although none currently identified.
68	Landscape Plan requirements	Ongoing: To be included in final Landscape Plans
69	Complete landscaping prior to occupancy and in the vicinity of homes to be occupied.	Ongoing: As required
70	Install automatic garage doors in all units	Ongoing: As required
71	All new utilities required to be underground.	Ongoing: To be included in final project plans.
72	Screen utility meters	Ongoing: To be included in final project plans.
73	Coordinate with EBMUD New Business Office to initiate water service.	Ongoing: As required
74	Provide EBMUD will serve letter.	Complete: We understand that EBMUD has already provided a will serve letter as part of the Tentative Map Approval process.
75	Provide a looped water system.	Ongoing: To be shown on final project plans. System will connect at Crow Canyon Place and at Veronica Court to complete the loop.
76	Castro Valley Sanitary District will serve letter.	Complete: We understand that CVSD has already provided a will serve letter as part of the Tentative Map Approval process.
77	Sanitary sewer service required to each home	Ongoing: As required and shown on final project plans
78	Comply with Alameda County Fire Department requirements. Provide compliance letter to Public Works.	Ongoing: As required and improvements shown on final project plans
79	Final project acceptance requirements	Ongoing: As required
80	Fire Hazard Management Plan required	Approved: The Fire Hazard Management Plan has been approved and might be modified to address the current site plan. This COA may need to be revised.

Table 2: Comparative Summary of Significant Environmental Impacts and Mitigation Measures Previously Approved Project and the Roberts Ranch Project

Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
Aesthetics and Visual Quality			
<p>Impact Vis-1: The addition of new homes on the Project site would add several new sources of light to the area. Light from inside and outside the homes, as well as street lighting could adversely affect nighttime views of nearby neighbors within the area.</p>	<p>Slightly reduced impact</p>	<p>MM Vis-1: Lighting Design Guidelines. The Applicant shall design lighting to be sensitive to neighboring land uses and to minimize energy use, according to standard County lighting guidelines. The Alameda County Planning Department shall review the design plans to ensure compatibility of the Project with all applicable guidelines. The general lighting guidelines for County projects include the following items:</p> <ul style="list-style-type: none"> • Applicant shall design public area lighting so as to evenly illuminate areas of concern, but so as not to intrude upon private areas any more than necessary. Public areas not essential to security should be illuminated only when necessary for occupation by use of timers or motion detector circuits. • Applicant shall use the lowest wattage lamps reasonable for illumination of the area of concern. • Applicant shall install only full cutoff-shielded lights for illumination of public areas. Non-shielded lighting presently in place shall be replaced when required only with shielded fixtures. • Applicant shall design and place night time lighting and security lighting so that it is no higher than necessary to illuminate the area of concern for security or visual comfort, and so that the lighting is directed toward the area of concern, and always below the horizontal. • Applicant shall not position night lighting to illuminate areas beyond the site boundaries, nor shall the applicant position general lighting to radiate above the horizontal, but shall place lights or install shielded lights to illuminate only the area 	<p>Yes</p>

Roberts Ranch Project

Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
		<p>of concern.</p> <ul style="list-style-type: none"> Residents shall extinguish any lights not required for onsite security reasons. For any lighting on areas nonessential for security or active operations, applicant shall place lights on a motion detector circuit so illumination only occurs when required for occasional visibility. The Homeowners Association shall enforce these conditions through CC&Rs for the Project. Applicant shall submit a lighting plan for review and approval by the Planning Director prior to issuance of building permits. 	

Air Quality

Impact Air-1: Demolition of the existing structures, site grading, and the construction of new homes would have a short-term effect on air quality, primarily due to the generation of particulate matter. Particulate matter is normally generated by the disturbance of soils through excavation and grading, construction vehicle travel on unpaved surfaces, and the tracking of soils onto paved roads. Equipment exhaust emissions and demolition activities also contribute to particulate matter during construction activity.

Slightly reduced impact

Air-1a: Dust Control. The Project shall demonstrate compliance with all applicable County regulations and BAAQMD recommended operating procedures prior to issuance of building or grading permits, including standard dust control measures. The effective implementation of dust abatement programs, incorporating all of the following dust control measures, would reduce the temporary air quality impact associated with construction dust.

- During excavation, the construction area shall be watered using equipment and staff that are provided by the Project applicant or prime contractor, as needed, to avoid visible dust plumes. Appropriate nontoxic dust palliative or suppressant, added to water before application, may be used.
- All trucks hauling soil, sand and other loose materials shall be covered or shall maintain at least two feet of freeboard.
- All unpaved access roads, parking areas and construction staging areas shall be either paved, watered as necessary to avoid visible dust plumes, or subject to the application of (non-toxic) soil stabilizers.

Yes, as modified:

Air-1a: Dust Control. The Project shall demonstrate compliance with all applicable County regulations and BAAQMD-recommended BMPs operating procedures prior to issuance of building or grading permits, including standard dust control measures. The effective implementation of dust abatement programs, incorporating all of the following dust control measures, would reduce the temporary air quality impact associated with construction dust.

- During excavation, the construction area shall be watered using equipment and staff that are provided by the Project applicant or prime contractor, as needed to avoid visible dust plumes. Appropriate non-toxic dust palliative or suppressants may be added to water before application. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access

Roberts Ranch Project Impact

Change from Previously Approved Project

Approved Mitigation Measures from Previous EIR

Still Applies?

- All paved access roads, parking areas and staging areas at the construction site shall be swept daily with water sweepers as necessary to control dust and tracking of soil.
 - If visible soil material is carried onto adjacent public streets, these streets shall be swept daily with water sweepers.
 - All stockpiles of debris, soil, sand or other materials that can be blown by the wind shall either be covered or watered as necessary to avoid visible dust plumes.
 - An off-pavement speed limit of 15 miles per hour for all construction vehicles shall be incorporated into the construction contract and enforced by the prime contractor.
 - All inactive portions of the Project site (those areas which have been previously graded, but inactive for a period of ten days or more) shall be watered with an appropriate dust suppressant, covered or seeded.
 - All earth-moving or other dust-producing activities shall be suspended when the above dust control measures prove ineffective in avoiding visible dust plumes during periods of high winds. The wind speed at which this suspension of activity will be required may vary, depending on the moisture conditions at the Project site, but suspension of such miles per hour.
- Air-1b: Diesel Emission Reduction.** The Project shall demonstrate compliance with all applicable County regulations and operating procedures prior to issuance of building or grading permits, and shall use its best efforts to adhere to the following diesel reduction efforts:
- Diesel powered equipment shall be maintained in good working condition, with manufacturer-recommended mufflers, filters, and other equipment.

Roads) shall be watered two times per day.

All trucks hauling soil, sand and other loose materials shall be covered. ~~er shall maintain at least two feet of freeboard.~~

All unpaved access roads, parking areas and construction staging areas shall be either paved, watered as necessary to avoid visible dust plumes, or subject to the application of (non-toxic) soil stabilizers.

All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.

Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

All paved access roads, parking areas and staging areas at the construction site shall be swept daily with water sweepers as necessary to control dust and tracking of soil.

~~if visible soil material is carried onto adjacent public streets, these streets shall be swept daily with water sweepers.~~ All visible mud or dirt

track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

All stockpiles of debris, soil, sand or other materials that can be blown by the wind shall either be covered or watered as necessary to avoid visible dust plumes.

All vehicle speeds on unpaved roads

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Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
Roberts Ranch Project Impact	<ul style="list-style-type: none"> • Diesel powered equipment shall not be left inactive and idling for more than ten minutes, and shall comply with applicable BAAQMD rules. • Alternative fueled construction equipment shall be used as feasible. • The hours of operation of heavy-duty equipment and/or the amount of equipment in use shall be limited to the extent feasible. 	<p>shall be limited to <u>15 miles per hour</u>. An off-pavement speed limit of 15 miles per hour for all construction vehicles shall be incorporated into the construction contract and enforced by the prime contractor. All inactive portions of the Project site (those areas which have been previously graded, but inactive for a period of ten days or more) shall be watered with an appropriate dust suppressant, covered or seeded at a frequency adequate to maintain <u>minimum soil moisture of 12 percent</u>. <u>Moisture content can be verified by lab samples or moisture probe.</u></p> <p>All earth-moving or other dust-producing activities shall be suspended when <u>average wind speeds exceed 20 miles per hour</u>. <u>the above dust control measures prove ineffective in avoiding visible dust plumes during periods of high winds</u>. The wind speed at which this suspension of activity will be required may vary, depending on the moisture conditions at the Project site.</p> <p><u>Post a publicly visible sign with the telephone number and person to contact at the Air District regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</u></p>

Air-1b: Diesel Particulate Matter Emission Reduction. The Project shall demonstrate

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compliance with all applicable County regulations and operating procedures prior to issuance of building or grading permits, and shall use its best efforts to adhere to the following diesel reduction efforts:

- All construction diesel-powered equipment shall be maintained and properly tuned in accordance with manufacturer's specifications, good working condition, with manufacturer-recommended mufflers, filters, and other equipment. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Diesel-powered equipment shall not be left inactive and idling for more than ten minutes, and shall comply with applicable BAAQMD rules. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
- Alternative fueled construction equipment shall be used as feasible. The Project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned,

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Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
			<p><u>leased, and subcontractor vehicles would achieve a project wide fleet average 20 percent NO_x reduction and 45 percent PM reduction compared to the most recent California Air Resources Board (CARB) fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.</u></p> <ul style="list-style-type: none"> • <u>Use low volatile organic compound (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).</u> <p>The hours of operation of heavy-duty equipment and/or the amount of equipment in use shall be limited to the extent feasible.</p>

Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
<p>Impact Air-2: Demolition of the existing house, grading and the construction new homes would have a short-term effect on air quality, primarily due to the generation of particulate matter. Excessive particulate matter concentrations could affect nearby sensitive receptors.</p>	No change	<p>Mitigation: The Project applicant shall implement mitigation measures MM Air-1a and MM Air-1b.</p>	<p>Yes, as modified above and to include the following construction-period BMPs:</p>
			<p>Air-1b: Diesel Particulate Matter Emission Reduction. The Project shall . . . use its best efforts to adhere to the following diesel particulate matter reduction efforts:</p> <ul style="list-style-type: none"> • <u>Where access to alternative sources of power (i.e., the electrical grid) are available, portable diesel engines shall be prohibited.</u> • <u>All off-road equipment shall have engines that meet or exceed either U.S. Environmental Protection Agency (EPA) or CARB Tier 2 off-road emission standards, and/or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy.</u>
<p>Biological Resources</p>	Slightly reduced impact	<p>Bio-1a: Restricted Development within the Riparian Corridor. No grading or construction activities for proposed residential lots, including grading for yards, building pads or cantilevered decks, shall be allowed to encroach into the Riparian Corridor. To the extent that final design and construction activities would modify the Tentative Map, the Applicant shall adjust the site plan and grading to comply with this restriction by identifying feasible engineering/design solutions that can be implemented to avoid encroaching into the Riparian Corridor. To the extent that such engineering/design solutions may prove infeasible, the County shall require the applicant to fully avoid the impact by eliminating any such encroachments into the Riparian Corridor, and instead incorporating the remaining area into an open space parcel or Conservation Area. The following exceptions shall apply:</p>	<p>Yes, as modified:</p> <p>Bio-1a: Restricted Development within the Riparian Corridor is still applicable, but site plan and the grading plan for the Project have been designed to comply with the Riparian Corridor restriction by avoiding encroachment into the Riparian Corridor. The obligation to acquire permits from the CDFW, Corps, and RWQCB for the bridge, outfall, and sandbag wall remain, but have been substantially met through permit processes subsequent to the County's prior 2005 Project approvals.</p> <p>Bio-1b: Riparian Restoration Plan remains applicable, but has been met through preparation of the <i>Roberts Ranch Biological Restoration Plan</i> (Zentner and</p>
<p>Impact Bio-1: Construction and grading activities would result in limited, but potentially significant impacts on the Riparian Corridor on the Project site.</p>			

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Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
Roberts Ranch Project Impact	<p>Grading and construction activities necessary for bridge abutments as necessary to construct the bridge across Crow Creek shall be allowed. Compensation for the loss of native trees and other vegetation to be removed shall be achieved through implementation of a Riparian Restoration Plan.</p> <ul style="list-style-type: none"> Grading and construction activities necessary for the storm drain outfall into Crow Creek shall be allowed. Compensation for the loss of native trees and other vegetation to be removed shall be achieved through implementation of a Riparian Restoration Plan. Prior to construction, permits shall be acquired by the applicant from CDFW for the bridge, outfall, and sandbag wall, and any encroachment into the Riparian Corridor. Similarly, permits shall be acquired from the CDFW, Corps, and RWQCB prior to constructing the outfall, or sandbag wall. <p>Bio-1b: Riparian Restoration Plan. The graded and undisturbed lands adjacent to and within the Riparian Corridor that will not be subject to development activity shall be enhanced through a re-vegetation, monitoring, and maintenance program. This program shall offset the loss of native trees and herbaceous riparian vegetation resulting from the development project. The goal of the Riparian Restoration Plan is to enhance and restore a self-sustaining riparian woodland habitat supporting native trees, shrubs, and grasses, including species previously eliminated from the area. Requirements for the Riparian Restoration Plan shall include the following:</p> <ul style="list-style-type: none"> The Riparian Restoration Plan shall provide for a replacement ratio of a minimum of 10:1 for the loss of riparian woodland trees and/or riparian woodland under-story vegetation. All re-vegetation and restoration tasks shall be overseen by an ecological monitor, a qualified ecologist with experience in the areas of habitat 	<p>Zentner 2011) as submitted to the RWQCB. This Restoration Plan identifies approximately 0.31 acre of lower bank riparian woodland to be restored in areas that are currently un-vegetated and/or occupied by nonnative trees adjacent to the creek; approximately 0.54 acre of upper bank riparian oak woodland to be restored in areas that are dominated by nonnative trees or areas without tree cover; and approximately 1.21 acres of existing riparian oak woodland to be enhanced in areas where tree cover is sparse and the understory is dominated by nonnative species.</p> <p>Additionally, Bio1-b is modified to remove specific lots from the Previously Approved Project:</p> <p>d) Riparian woodland restoration would occur in the areas shown in Figure 5-5 of the Recirculated Draft EIR, on the peninsula of land south of below lot 27, in the passive recreation area near the new bridge in the recreation area identified immediately adjacent to north of lot 27, and in identified locations along Crow Creek where riparian woodland enhancement opportunities are present. Other re-vegetation and restoration sites may be identified in coordination and consultation with the CDFW through the Fish and Game Code 1602 Streambed Alteration Agreement process required for this project.</p> <p>Bio-1c: Conservation Area also remains applicable. The means by which the</p>

Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
		<p>restoration.</p> <ul style="list-style-type: none"> All revegetation activities should be performed in the fall or winter months to enhance survival. Riparian woodland restoration would occur in the areas shown in Figure 5-5 of the Recirculated Draft EIR, on the peninsula of land south of (below) Lot 3, in the passive recreation area near the new bridge, in the recreation area immediately adjacent to (north of) Lot 27, and in identified locations along Crow Creek where riparian woodland enhancement opportunities are present. Other re-vegetation and restoration sites may be identified in coordination and consultation with the CDFW through the Fish and Game Code 1602 Streambed Alteration Agreement process required for this project. Riparian woodland restoration and enhancement activities shall proceed according to the requirements provided in Appendix C of the original Draft EIR. These restoration and enhancement requirements provide guidelines for planting, irrigation, maintenance and monitoring. <p>Bio-1c: Conservation Area. Prior to, or concurrent with the filing of final maps for the Project, all areas of the Riparian Corridor (with the exception of specific locations where development activities have been permitted) shall be described as a Conservation Area. The Conservation Area shall be preserved and managed in perpetuity for the conservation of biological resources.</p>	<p>Conservation Area will be preserved by granting a conservation easement to a conservator meeting qualifications defined in California and Civil Code Section 815, et seq., has not yet been determined.</p> <p>Bio-1d: Allowable Uses within the Conservation Area also remains applicable, and will need to be established within the terms of the Conservation Easement.</p> <p>Bio-1e: Fencing also remains applicable to the Roberts Ranch Project and subject to County's final Design Review approval.</p>
	<ul style="list-style-type: none"> Means by which this Conservation Area may be preserved include placing these lands into a conservation easement that is granted by the landowner to a conservator that meets California and Civil Code Section 815, et seq., with the terms of the easement recorded/noticed on the property deed and included within the terms of the Codes, Covenants and Restrictions for the 		

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Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
Roberts Ranch Project Impact	Change from Previously Approved Project	<p>Project. Possible conservators include the CDFW or any other qualifying tax-exempt nonprofit organization which has as its primary purpose the preservation of open space as set forth at California Civil Code 815 et seq.</p> <ul style="list-style-type: none"> Alternatively, the Conservation Area may be transferred in fee title to an entity that will protect the open space values of this area in perpetuity. Possible fee title owners of the Conservation Area include a homeowners association established for the Project, the County, the Park District (i.e., Hayward Area Recreation and Park District or East Bay Regional Park District), CDFW or other public agencies. If any owner is not a qualified conservation organization as set forth at California Civil Section 815 et seq., a conservation easement shall also be recorded over the Conservation Area by a conservation organization that meets the requirements set forth in California and Civil Code Section 815, et seq. A County Service Area, Landscape and Lighting District, assessment district or other such funding source shall be established to provide for a permanent and stable funding source for on-going maintenance and management of the Conservation Area, paid for by the Project property owners. The terms of the easement/title transfer shall be approved by the CDFW and any other applicable federal or state resource agency. <p>Bio-1d: Allowable Uses within the Conservation Area. Within the Conservation Area all development activity shall be prohibited, and allowable uses and management activities shall be limited to the following types/examples:</p> <ul style="list-style-type: none"> Native and riparian vegetation restoration and enhancement 	

Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
<p>Impact Bio-2: Construction and grading activities would result in significant impacts related to the loss of native trees that are located outside of the Riparian Corridor.</p>	<p>Slightly reduced impact</p>	<ul style="list-style-type: none"> • Creek stability work as required by the Public Works Agency • Selective tree pruning, selective removal of dead or dying vegetation that presents a fire hazard, and other selective fuels management activities as determined to be necessary by the Alameda County Fire Department to provide for adequate public safety and fire protection • Passive recreation including pedestrian trails, seating facilities and nonstructural creek overlooks • Mosquito abatement and other types of maintenance activities necessary to protect general health and safety • Access for maintenance of the bridge, storm drain outfall structure, and fences (as applicable) • Monitoring of cut and/or fill slopes for signs of instability or erosion, and necessary corrective actions as approved by Public Works 	<p>Yes</p>
<p>Bio-1e: Fencing. All private backyard spaces and/or publicly accessible space within the Project shall be separated from the Conservation Area by installation of a permanent fence. This fence should be designed as an attractive "view fence." to accommodate views of the creek channel and otherwise enhance resident enjoyment of the creek while maintaining a permanent boundary for the Conservation Area. Any fence installed must be permanently maintained through a County Service Area, Landscape and Lighting District, assessment district or other such funding source that is established to provide for permanent and stable funding for on-going maintenance.</p> <p>Bio-2a: Minimizing the Loss of Non-Riparian Native Trees. Grading and construction activities outside the Riparian Corridor shall occur such that the loss of native trees is minimized to the greatest extent feasible. Feasibility (as used in this context) is defined as</p>			

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Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
Roberts Ranch Project Impact	Change from Previously Approved Project	<p>solutions that can be implemented to save a native tree without requiring a change in the proposed site plan, lot location or grade elevation. Compensation for the loss of native trees that are not located within the BRA and that cannot be feasibly saved and must be removed shall be achieved through implementation of the Native Tree Restoration and Replacement Plan. Non-native trees outside the Riparian Corridor may be removed at the discretion of the developer.</p> <p>Bio-2b: Native Tree Replacement Plan. Lands adjacent to and within the Riparian Corridor shall be enhanced through a re-vegetation, monitoring, and maintenance program to offset the loss of native trees as a result of the development project. The goal of the Replacement Plan is to enhance and restore a self-sustaining woodland habitat supporting native trees, shrubs, and grasses. Requirements for the Native Tree Replacement Plan shall include the following:</p> <ul style="list-style-type: none"> • The native tree restoration and enhancement plan shall provide for a minimum of a 2:1 replacement ratio for loss of native trees. • All re-vegetation activities shall be overseen by an Ecological Monitor, a qualified ecologist with experience in the areas of habitat restoration. • All revegetation activities should be performed in the fall or winter months to enhance survival. • Native tree replacement shall occur in the areas shown in Figure 5-5 of the 2005 Recirculated EIR in the oak woodland planting zone, the upper portions of the existing eucalyptus patches and the woodland enhancement zone areas. Other revegetation and restoration sites may be identified in coordination and consultation with the CDFW. • Restoration and enhancement activities shall proceed according to the requirements provided in Appendix C of the original Draft EIR. These restoration and enhancement requirements 	

Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
<p>Impact Bio-3: Construction barriers left in Crow Creek during construction would potentially create significant wildlife movement restrictions.</p>	<p>No change</p>	<p>provide guidelines for planting, irrigation, maintenance, and monitoring. Salient points of restoration include:</p> <ul style="list-style-type: none"> o All planted native trees shall include installation of an irrigation system. The irrigation system shall have all irrigation valves wired to clocks that will facilitate consistent, regular watering. o Irrigation will occur over a three to four-year establishment period and terminated in the fall of the third or fourth year. A restoration ecologist shall determine when irrigation should be cut back and then terminated. o Monitoring shall occur over a ten-year period. o Alameda County, the CDFW, and the RWQCB shall be provided with annual monitoring reports. o At the end of the ten year monitoring period at least 90 percent of the installed plants shall be healthy or else replanting and subsequent establishment irrigation shall be required for an additional three years. <p>Bio-3a: Bridge Construction Barrier Removal. During construction of the bridge, ensure that no barriers are constructed across the creek and left in place overnight. Reduce disturbance of native ground cover and the soil surface to the maximum extent practicable.</p> <p>Bio-3b: Construction Period. No construction work will be allowed in the Creek or riparian woodlands between October 15 and April 15, with the exception of planting or related activities. Bridge construction activities will be concluded between June 15 and October 15, when steelhead are not expected to be in this reach of Crow Creek, or as otherwise conditioned by the NMFS. In addition, BMPs will be employed during construction to minimize and/or prevent water quality impacts on Crow Creek. Silt fencing backed by hay bales will be installed</p>	<p>Yes</p>

Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
<p>Impact Bio-4: Construction activities and overall conversion of the Project site to a residential use may affect special status species.</p>	<p>No change</p>	<p>along the top-of-bank to prevent sediment or construction materials from rolling down the banks. In addition, a hammock, or similar material, will be deployed over the creek during construction to capture any debris that could fall into the creek.</p> <p>Bio-3c: Creek Area Construction Requirements. All work conducted within the stream channel (i.e., rock slope protection placement and bridge construction) shall be conducted during times of low flow. Cofferdams should be used to divide the construction zone from the centerline of the creek to avoid interrupting flows during construction. Engineering plans should designate grading and construction areas including site access, equipment access, and staging areas that minimize disturbance to riparian vegetation.</p> <p>Bio-3d: Bridge Lighting. Lighting on the bridge shall be designed so that all street lights consist of modified beam lights that are directed down onto pavement sections only, and that specifically do not illuminate the surrounding environment.</p> <p>Bio-4a: Pre-Construction Surveys. Pre-construction surveys shall be conducted by a qualified biologist prior to any ground disturbance no more than 30 days prior to construction and preferably no more than 60 days.</p> <p>Bio-4b: Buffer Zones. If pre-construction surveys locate special status species on the Project site, a construction-free buffer zone shall be established by the biologist in consultation with CDFW.</p> <p>Bio-4c: California Red-legged Frog Consultation. As part of the permitting process, the applicant shall request that the Corps consult with the USFWS using their January 26, 1999 Programmatic Formal Endangered Species Act Consultation on Issuance of Permits under Section 404 of the Clean Water Act or Authorizations under the Nationwide Permit Program for Projects that May Affect the California Red-legged Frog (herein referred to as Programmatic Consultation). If the Corps</p>	<p></p>
<p>Bio-4c: California Red-legged Frog Consultation has effectively been implemented with issuance of the Section 7 Consultation for the Boundary Creek Subdivision Project by the USFWS in November of 2006.</p> <p>Bio-4a: Pre-Construction Surveys and Bio-4b: Buffer Zones have been further clarified and defined pursuant to the USFWS itemized programmatic conservation measures, required compensation program, monitoring requirements, and terms and conditions implementing reasonable and prudent measures to minimize the potential of red-legged frog mortality, harm, and harassment. The Project will be required to</p>			

Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
		<p>allows the Project to proceed forward under the Programmatic Consultation (as evidenced in an issued Corps permit), the avoidance and protection measures presented in the USFWS Programmatic Consultation will be implemented for this Project. These protection measures include having a biological monitor present during all work in the creek channel, installing frog exclusion fencing on the up and downstream ends of the work area, implementing an employee education program, and dewatering the creek channel (use of coffer dams) immediately prior to work so that the work area does not serve as an attractant to California red-legged frogs. While dewatering the construction area, a biological monitor would remain onsite to remove any frogs trapped in the enclosed work area. The biological monitor would remain on site during all work in the creek channel (creek includes bed, bank, channel).</p>	<p>implement each and all of these identified measures pursuant to issuance of the Corps' Nationwide Permits (NWPs) 7 – Outfall Structures, and 33 – Temporary Construction, Access and Dewatering, most recently reissued in September 2014.</p>
		<p>As an alternative to this approach, pursuant to the 1997 USFWS guidelines for conducting California red-legged frog site assessments and surveys, a formal California red-legged frog assessment would be submitted to the USFWS requesting permission to conduct a protocol survey for California red-legged frog. If approved by the USFWS, protocol surveys for California red-legged frogs should be conducted by a USFWS authorized California red-legged frog biologist between May 1 and November 1. The results of the survey would be submitted to the USFWS. If no California red-legged frogs are found during the USFWS approved surveys, then there would be no further requirements for the red-legged frog. If the California red-legged frog is found during surveys, or if the USFWS assumes presence of this frog and declines to approve surveys, then the applicant shall be required to obtain an incidental take permit from the USFWS prior to any ground breaking at the project site. A copy of the incidental take permit (also known as a "non-jeopardy" biological opinion) shall be submitted to the Alameda County Planning Department prior to any</p>	

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Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
<p>Impact Bio-5: Development of the Project site with residential uses, the construction of a bridge over Crow Creek and the placement of a storm drain outfall into Crow Creek would result in water quality impacts on the creek.</p>	<p>No change</p>	<p>ground breaking. Mitigation: The Project applicants shall implement mitigation measures Hydro-1a: SWPPP Regulatory Compliance, Hydro-1b: Storm Water Quality Control Plan BMPs, Hydro-1c: RWQCB Water Quality Certification, Hydro-2a: Post-Construction BMPs, and Hydro-2b: Post-Construction BMP Design Criteria.</p>	<p>Yes</p>
<p>Cultural Resources</p>			
<p>Impact Archeo-1: It is possible that archaeological, paleontological or prehistoric resources, as well as interred human remains could be discovered during the demolition, site preparation, and construction of the Project.</p>	<p>No change</p>	<p>Archeo-1a: On-Call Archaeologist. Prior to the initiation of construction or ground-disturbing activities, the Project applicant shall retain a professional archaeologist to remain on-call throughout any Project ground-disturbing construction activities for consultation and the review and evaluation of any unexpected discoveries of significant archaeological resources. The on-call archaeologists shall also inform all personnel connected with construction of the Project of the possibility of finding archaeological resources (e.g., human remains, artifacts, bedrock, bone, or shell).</p> <p>Archeo-1b: Monitoring. Archaeological monitoring of subsurface construction shall occur during surface clearing, grading, and excavations for the proposed bridge abutments, the storm drain outfall, and for utilities and sewers. Monitoring on either a full-time or intermittent basis shall be up to the discretion of the Project Archaeologist depending on their assessment of the potential for the exposure of significant archaeological resources.</p> <p>Archeo-1c: Archaeological Discovery. If such resources are encountered during construction, all work will be halted with a 30-foot radius of the findings and a qualified archaeologist shall be retained to ascertain the nature of the discovery. Mitigation measures recommended by the archaeologist and approved by the Planning Director shall be implemented.</p> <p>Archeo-1d: Human Remains. Additionally, if human</p>	<p>Yes</p>

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		<p>remains are found within the Project Area, State law (CEQA Section 15064.5 and the Health and Safety Code Section 7050.5) requires the following steps to be taken:</p> <ul style="list-style-type: none"> • There shall be no further excavation or disturbance of the site or any nearby areas reasonably suspected to overlie adjacent human remains until the County Coroner is contacted; if the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours; • The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent; • The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods. 	
		<p>Archeo-1e: Archaeological Monitoring Closure Report. An Archaeological Monitoring Closure Report shall be completed by the Project Archaeologist upon the completion of monitoring. A copy shall be filed with the California Historical Resources Information System, Northwest Information Center, Sonoma State University, Rohnert Park (California Historical Resources Information System/Northwest Information Center) and with the Director, Alameda County Development Planning.</p>	
		<p>Archeo-1f: Caltrans Notification. Prior to initiating grading or construction activities, the Applicants shall notify Caltrans of their intent to develop the Project site in order to promote proper stewardship of a recorded archaeological site. The Applicants shall also submit a set of development plans to Caltrans that show the Project boundaries, and encourage Caltrans to</p>	

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 implement adequate access barriers to their property.

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Geology and Soils

Impact Geo-1: Future development on the Project site could expose people or property to seismic ground shaking.

No change

Yes

Geo-1a: Criteria for Foundation Design. All building foundation design shall be subject to compliance with the California Building Code. In addition, development within the Project site shall be subject to the recommendations of the Preliminary Geotechnical Study, the Slope Stability Assessment, and subsequent Geological Reports and Geotechnical Reports as required by Alameda County prior to final maps and building permits. Consistent with these reports, foundation designs may include, but shall not be limited to the following:

- The footings should be at least 12 inches in width. In addition, footings located adjacent to utility trenches should have their bearing surfaces below an imaginary one horizontal to one vertical plane projected upward from the bottom edge of the trench.
- The foundations may be designed for an allowable axial soil bearing pressure of 1,500 pounds per square foot for dead plus live load, with a one-third increase for any transient load (including wind or seismic).
- All footings for a given structure should bear either on two or more feet of soil or entirely on rock. The weight of foundation concrete below grade may be neglected in sizing computations. All footings should be reinforced as required by the structural designer to provide structural continuity, to permit strong spanning of local irregularities, and to be rigid enough to accommodate potential differential movements on the order of one-half inch over 20 lineal feet.
- The foundation excavations should be clean (i.e., free of all loose slough) and dry prior to placing steel and concrete. Concrete should be pumped

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or placed by means of a tremie or elephant's trunk to avoid aggregate segregation and earth contamination (i.e., concrete should not be chuted against the excavation sidewalls) for excavations over five feet deep.

- Structural stability of the rebar reinforcement should be maintained during concrete placement to prevent buckling. The concrete should be properly vibrated to mitigate formation of voids and to promote bonding of the concrete to steel reinforcing.

Geo-1b: Lateral Resistance. Resistance to lateral forces could be computed by either frictional resistance or passive pressure; if both are combined, then the lesser should be reduced by 50 percent. An allowable friction factor of 0.17 is estimated between the surface of mass concrete and the adjacent soil; or, for rock, 0.35. Allowable passive earth pressure applied against vertical faces of the foundation is estimated to be about 175 pounds per cubic foot (equivalent fluid pressure).

Geo-1c: Slab-on-Grade Floor Support. All building foundation design shall be subject to compliance with the California Building Code. In addition, all future development within the Project site shall be subject to the recommendations of the Preliminary Geotechnical Study, the Slope Stability Assessment, and subsequent Geological Reports and Geotechnical Reports as required by Alameda County prior to final maps and building permits. Consistent with these reports, foundation designs may include, but shall not be limited to:

- The sub grade soils should be maintained at 2 to 4 percent above the compaction moisture content, as affirmed by the Geotechnical Engineer within 24 hours of slab concrete placement.
- The floor slabs should not be placed on a dry sub grade. The slabs should be designed to float—move differentially with respect to the footings.

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Still Applies?

Approved Mitigation Measures from Previous EIR

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	<ul style="list-style-type: none"> Slab thickness and reinforcement should be as required by the structural designer, based on an estimated modulus of sub grade reaction of 100 psi/in. The floor slabs should be underlain by a 4-inch thick layer of crushed washed rock which is intended to serve as a capillary moisture break and to provide uniform slab support. Gradation of this material should be such that 100 percent will pass a 1-inch sieve and 0 to 5 percent passes the No. 4 sieve. We recommend a 10-mil moisture vapor barrier (sealed at all laps, splices, penetrations, etc.) be placed above the gravel moisture break. The vapor barrier should extend laterally into the footings. If maximum two-inches of sand should be placed above the membrane, then we recommend a moisture barrier be placed against the outer face of the perimeter footing. Further resistance to moisture vapor intrusion could be achieved with proper curing of the concrete, adding a sealant to the mix (e.g., Moxie), having a mix design with low slump (we suggest 2 to 4 inches), low water/cement ratio (we suggest not greater than 0.45), and high strength (we suggest at least 4000 psi). The exterior ground surface should be at least 6 inches below the top of the floor slab. All surfaces should slope to drain away from all sides of each building. 	<p>Geo-2: Foundation Design, Liquefaction Potential. All building foundation design shall be subject to compliance with the California Building Code. In addition, all future development within the Project site shall be subject to the recommendations of the Preliminary Geotechnical Study, the Slope Stability Assessment, and subsequent Geological Reports and Geotechnical Reports as required by Alameda County prior to final maps and building permits. Consistent with</p>	<p>Geo-2: Foundation Design, Liquefaction Potential. All building foundation design shall be subject to compliance with the California Building Code. In addition, all future development within the Project site shall be subject to the recommendations of the Preliminary Geotechnical Study, the Slope Stability Assessment, and subsequent Geological Reports and Geotechnical Reports as required by Alameda County prior to final maps and building permits. Consistent with</p>
<p>Impact Geo-2: Future development on the portions of the Project site (Lots 9, 10, 11, and 12) could expose people or property to damages associated with liquefaction.</p>	<p>No change in impact other than modification from Lots 9 through 12 to Lots 16 through 19 to be consistent with current site plan.</p>	<p>Yes, as modified:</p>	<p>Geo-2: Foundation Design, Liquefaction Potential. All building foundation design shall be subject to compliance with the California Building Code. In addition, all future development within the Project site shall be subject to the recommendations of the Preliminary Geotechnical Study, the Slope Stability Assessment, and</p>

Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
<p>Impact Geo-3: Construction on the Project site would occur on slopes that could become unstable during a major seismic event. Additionally, the Project proposes extensive cut and fill grading that could create new, unstable soil conditions on the site.</p>	<p>Slightly reduced impact</p>	<p>these reports, foundation designs may include, but shall not be limited to reinforced shallow foundations (post-tension slabs) for homes on Lots 9 through 12, and slope buttressing along the edge of Crow Creek.</p>	<p>subsequent Geological Reports and Geotechnical Reports as required by Alameda County prior to final maps and building permits. Consistent with these reports, foundation designs may include, but shall not be limited to reinforced shallow foundations (post-tension slabs) for homes on lots 9-16 through 12-19, and slope buttressing along the edge of Crow Creek.</p>
<p>Geo-3a: Deepened Footings. All building foundation design shall be subject to compliance with the California Building Code. In addition, all future development within the Project site shall be subject to the recommendations of the Preliminary Geotechnical Study⁴, the Slope Stability Assessment, and subsequent Geological Reports and Geotechnical Reports as required by Alameda County prior to final maps and building permits.</p>	<p>Slightly reduced impact</p>	<p>Structures whose footings are on or within fifteen feet of the slope should be deepened and stepped down as designed by the structural designer such that the bottom of the footing is below an imaginary horizontal line projected into the slope at a point that is five feet downhill along the ground surface from where the downhill vertical face of the footing intercepts the slope face.</p>	<p>Yes</p>
<p>Geo-3b: Erosion Control. Slopes shall be protected from erosion as designed by a Civil Engineer and/or landscape architect. Even though water from surface and/or groundwater sources would be controlled and/or diverted to the storm drain system, there is unknown potential for instability to occur due to outside influences such as natural weathering, prolonged heavy torrential rainstorms and/or continued cutting into the toe of the slope by the creek.</p>	<p>Slightly reduced impact</p>	<p>Geo-3c: Monitoring. After all construction activity is</p>	<p>Subsequent Geological Reports and Geotechnical Reports as required by Alameda County prior to final maps and building permits.</p>

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complete, the slopes shall be monitored by a certified geotechnical engineer or engineering geologist. The lowest level of monitoring would be a site reconnaissance after a significant seismic event to determine, based on observation of surficial features, if slope instabilities appear imminent, or have occurred. A higher level of monitoring would be the field reconnaissance together with the surveyor setting monuments and resurveying them to check for movements (both lateral and vertical).

Geo-3d: Retaining Wall Design. Specific geotechnical design parameters for all retaining walls along the edge of slopes, shall be determined when the source of fill is established, and after testing of that fill has been performed. Any retaining wall design shall be subject to the recommendations of the California Building Code. In addition, all future development within the Project site shall be subject to the recommendations of the Preliminary Geotechnical Study, the Slope Stability Assessment, and subsequent Geological Reports and Geotechnical Reports as required by Alameda County prior to final maps and building permits. Consistent with these reports, the following is tentative criteria for design of the walls and subject to modification upon further Project earthwork definition:

- Retaining walls should be designed to be capable of moving, such that the top of the wall is free to deflect or rotate at least 0.1 percent of the wall height if subjected to an ultimate active earth pressure of 31 pounds per cubic foot (pcf), equivalent fluid pressure. If a wall cannot move the required amount, then the wall should be designed to resist an ultimate at-rest earth pressure of 50 pcf for granular material, for equivalent fluid pressure. The preceding values are predicated on complete drainage of the wall backfill. Surcharge loads from adjacent permanent construction, building foundations, construction

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<p>Impact Geo-4: Land clearing, grading, cut and fill operations and any other site preparation activities and installation of impervious surfaces such as asphalt roads will increase the risk of soil erosion and loss of</p>	<p>Slightly reduced impact</p>	<p>activities, traffic, slopes, etc., also should be taken into consideration.</p> <ul style="list-style-type: none"> <p>Drainage of the walls should be accomplished using a full wall drainage blanket or a pre-manufactured wall drainage system. The drainage blanket materials, if selected for use, should consist of Class 2 permeable material per Section 68-1.025 of the Caltrans Standard Specifications. The drainage blanket should be at least 12 inches thick and placed to within 12 inches of the top of the wall. The drainage rock should be enveloped in geotextile drainage fabric. The fabric should be installed per the manufacturer's criteria. Water collected at the bottom of the drainage blanket may be transmitted away from the wall by a perforated pipe or weep holes. The pipe should be at least four inches in diameter with the perforations placed down on top the geotextile fabric. The pipe should daylight at a lower grade line, or connect to a sump, storm drain or other suitable disposal facility. Weep holes should be at least two inches in diameter and spaced not more than six feet on centers.</p> <p>Wall backfill within the zone defined by a plane sloping up from the bottom of the wall at 1 Horizontal: 1 Vertical should be constructed as engineered fill using a select, non-expansive, granular soil. Care should be taken to avoid excessive pressures against walls during backfilling, and it is recommended that walls be braced during the backfilling operation. The backfill should be compacted to at least 90 percent relative compaction per ASTM D 1557.</p> <p>Geo-4a: Site Clearing and Stripping. The construction area should be clear of all obstructions including existing fill, vegetation, debris, rubble, rubbish, and any loose, wet, soft or disturbed soils. Any pits, cisterns, septic tanks, leach fields, etc., that might be</p>	<p>Yes</p>

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encountered, should also be cleaned out and/or removed. Trees to be removed should have their entire root bowls cleared of all roots and loose soils.

- All excavations resulting from the clearing operations should be cleared to expose firm, undisturbed earth material and backfilled with approved compacted earth materials.
- In conjunction with clearing, the building and pavement areas should be stripped to sufficient depth to remove all organic laden topsoil. The actual stripping depth should be determined by our representative at the time of construction. The cleared and stripped materials should be removed from the site or stockpiled for possible use as landscape materials.

Geo-4b: Slopes and Drainage. Permanent excavation and embankment slopes in soil should be graded at an inclination of 2 horizontal to 1 vertical or flatter. The crowns of all slopes should be constructed so that surface runoff water is not allowed to flow over the faces of the slopes.

- Soils are considered moderately susceptible to erosion where drainage concentrations occur. The rock is considered to have low susceptibility to erosion.
- Concentrated flowing water should be either dissipated or channeled to appropriate discharge facilities, as determined by the general Civil Engineer and shown on his erosion and grading plan.
- Positive surface gradients should be provided adjacent to the buildings and pavement areas to direct surface water away from the foundations and pavements toward suitable discharge facilities.
- Ponding of surface water should not be allowed on or adjacent to the pavement.

topsoil.

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<p>Impact Geo-5: Construction of the proposed Project could expose people or property to unstable soils, adverse engineering properties or geologic units.</p>	<p>No change</p>	<p>Geo-5a: Foundation Design, Clay Soils. All building foundation design shall be subject to compliance with the California Building Code. In addition, all future development within the Project site shall be subject to the recommendations of the Preliminary Geotechnical Study, the Slope Stability Assessment, and subsequent Geologic Reports and Geotechnical Reports as required by Alameda County prior to final maps and building permits. In order to develop foundation design criteria for posttension slab design, Atterberg Limits Tests have been performed on samples of the clay and used the procedures according to the Post-Tensioning Institute design manual entitled "Design and Construction of Post Tensioned Slabs-On-Ground" (1996). Consistent with these reports, foundation designs may include, but shall not be limited to the following:</p> <ul style="list-style-type: none"> • All slab foundations be designed by and be post-tensioned as required by the structural designer to act as a unit, to provide structural continuity and to permit strong spanning of local irregularities. • Assure that at least two feet of granular soil is beneath any reinforced footings and slabs-on-grade. • Lime treatment of the uppermost two feet of clay soils should also be considered. • A higher level of mitigation would be to install cast-in-drilled hole (CIDH) piers or deepened footings that penetrate deep into the clay soil in conjunction with free-floating the slab-on-grade. <p>Geo-5b: Foundation Bearing. All building foundation design shall be subject to compliance with the California Building Code. In addition, all future development within the Project site shall be subject to the recommendations of the Preliminary Geotechnical Study, the Slope Stability Assessment, and subsequent Geologic Reports and Geotechnical Reports as required</p>	<p>Yes</p>

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Roberts Ranch Project Impact		<p>by Alameda County prior to final maps and building permits. Consistent with these reports, the foundation system for any individual structure should bear on the same type of earth material— either on two or more feet of soil or entirely on rock.</p> <p>Geo-5c: Sub-Grade Preparation. All building foundation design shall be subject to compliance with the California Building Code. In addition, all future development within the Project site shall be subject to the recommendations of the Preliminary Geotechnical Study, the Slope Stability Assessment, and subsequent Geologic Reports and Geotechnical Reports as required by Alameda County prior to final maps and building permits.</p> <ul style="list-style-type: none"> • Once the construction areas have been cleared, and any excavations made, the soils exposed in those areas to receive engineered fill, pavement and slabs-on-grade should be scarified to at least 6 inches. • The loosened soils should be uniformly moisture conditioned to 1 to 3 percent over optimum and compacted to the requirements for engineered fill. Inability to achieve the stated compaction could be used as a further criteria for the removal of loose and/or wet, soft soils or for the need of special stabilizing measures. <p>Geo-5d: Material for Fill. All on-site earth materials which are free of significant vegetation (not more than 2 percent) and other undesirable, deleterious substances; which have a plasticity index of 15 or less; which do not contain rocks or lumps greater than 4 inches in greatest dimension with not more than 15 percent larger than 22 inches; and, which are pre-approved by the Project geotechnical engineer are considered suitable for use as fill. Samples from borrow areas should be obtained for laboratory testing (if required) at least four days prior to any material being used/imported to the site.</p>	

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Impact Geo-6: Construction of the Project's	No change	<p>Geo-5e: Compaction. All building foundation design shall be subject to compliance with the California Building Code. Consistent with this requirement, compaction requirements may include, but shall not be limited to the requirement that loosened native sub-grade soils and engineered fill should be uniformly compacted to at least 90 percent relative compaction as determined by ASTM Test Designation D 1557.</p> <ul style="list-style-type: none"> • The uppermost six inches of flatwork and pavement sub-grade soils should be uniformly compacted to 90 percent at 2 to 4 per cent over optimum. • Fill materials should be spread and compacted in lifts not exceeding 8 inches in un-compacted thickness. The moisture content of fill materials should be determined based upon the compaction characteristics of the earth material. If construction proceeds during or shortly after the wet winter months, it may require time to dry the on-site soils since their moisture content will probably be appreciably above the optimum. • In addition, if subgrade soils are wet at the time of construction, they could be rutted, loosened or otherwise disturbed to several feet of depth by the construction equipment and require additional over excavation and/or stabilization. • Construction occurring in later summer or early fall (subsequent to the on-site earth materials becoming relatively dry) may require substantial amounts of water to be added during earthwork operations to enable the appropriate moisture content and compaction to be achieved. <p>Geo-5f: Sulphate Presence and Corrosion Potential. Upon completion of earthwork construction, testing of the soil for sulphates and evaluation of corrosion potential shall be conducted.</p> <p>Geo-6: Bridge Design. All bridge design and</p>	Yes

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proposed bridge over Crow Creek could be susceptible to unstable soils, adverse engineering properties or geologic units.

construction shall be subject to compliance with the California Building Code. In addition, the bridge design and construction shall be subject to the recommendations of the Preliminary Geotechnical Study, the Slope Stability Assessment, and subsequent Geologic Reports and Geotechnical Reports as required by Alameda County prior to final maps and building permits. Consistent with these reports, it is expected that the bridge could be supported upon cast-in-drilled hole piers, commonly referred to as drilled piers, designed in end-bearing. Specific design criteria should include the following:

- Each pier should extend at least 10 feet below the grade existing at the time of our field exploration.
- The piers should bear on very dense earth materials (weathered to intact rock) indicated to be present at various depths in the borings.
- Each pier should be at least 30 inches in shaft diameter. The piers should be at least three pier diameters apart, center-to-center.
- Field and laboratory tests indicate that at the 10 foot depth, the pier may be designed for an allowable axial earth material bearing pressure of 4,800 pounds per square foot for dead plus live load, with a one-third increase for any transient load (including wind or seismic). The weight of the foundation below grade may be neglected in pier foundation should be designed by the structural engineer.
- Ultimate pullout capacity (Tult) in pounds of the pier could be calculated by the following equation: $Tult = 58 DEZ$, where D = pier shaft diameter, in feet; and, E = pier shaft embedment, in feet, into the soils. An appropriate factor of safety should be applied to the resulting uplift resistance. The weight of concrete below grade also may be incorporated into the uplift resistance.

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<p>Hydrology and Water Quality</p> <p>Impact Hydro-1: Demolition, grading and construction activities could generate increases in the amount of sediment dissolved in runoff water and increase the amount of pollution discharged into Crow Creek.</p>	<p>Slightly reduced impact</p>	<p>Hydro-1a: SWPPP Regulatory Compliance. The Project Applicant shall demonstrate compliance with the following regulatory requirements prior to commencement of construction activities:</p> <ul style="list-style-type: none"> • The developer shall submit a Notice of Intent to the State Office of Planning and Research and prepare and implement a SWPPP, as required by the NPDES General Permit. • The SWPPP shall be consistent with the terms of the General Permit, the Manual of Standards for Erosion and Sedimentation Control Measures by the Association of Bay Area Governments, policies and recommendations of the local urban runoff program (County of Alameda) and the Staff Recommendations of the RWQCB. • The SWPPP shall incorporate BMPs to reduce and treat runoff, and to control sediment and erosion during the construction process. • A copy of the SWPPP shall be made available at the Project site, but is not required to be submitted to the RWQCB. <p>Hydro-1b: Storm Water Quality Control Plan BMPs. BMPs shall be utilized during construction to ensure that erosion, runoff, and the alteration of existing drainage patterns from grading activities and Stormwater Quality Control Plan (SWQCP) to the County for review. The SWQCP shall include details on the BMPs to be implemented at the site during grading and construction.</p> <ul style="list-style-type: none"> • Stormwater drainage connections and runoff controls shall be designed and constructed prior to beginning demolition and/or grading in order to control any additional stormwater runoff created during these activities. Connections and flow controls shall be established based on estimated natural or current runoff, if needed. 	<p>Yes</p>

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Roberts Ranch Project Impact	<ul style="list-style-type: none"> • Non-structural BMPs shall be implemented, including minimizing disturbance of soils to the extent practical, preserving natural vegetation where possible and maintaining the site in clean condition using good housekeeping practices. The project site shall be maintained so that a minimum of sediment-laden runoff leaves the site. • Structural erosion control BMPs shall be utilized where appropriate, including mulch, grass and stockpile covers. Sediment controls shall be provided at the edge of disturbed areas including such facilities as silt fences, inlet protections, sediment traps and check dams. Silt fences or straw wattles shall be installed prior to any grading at the project site and shall be operable during the rainy season (October 15 to April 15). • Jute netting, plantings or other erosion control methods shall be placed down-slope of the retaining walls along those portions of the creek banks where retaining wall are proposed. • Grading at the Project site shall be limited to the excavation shown on the Vesting Tentative Subdivision Map. • Between October 15 and April 15, all paved areas shall be kept clear of earth materials and debris, and all sediment barriers shall be inspected and repaired at the end of each working day and, in addition, after each storm. • All graded or disturbed areas at the Project site shall be seeded immediately after grading is complete. Seeded areas which are disturbed by storms shall be repaired, re-seeded and mulched as soon as possible after being damaged. 	
	<p>Hydro-1c: RWQCB Water Quality Certification and Other Permits. The Project applicant shall apply to the RWQCB for Clean Water Act Section 401 Certification and/or water discharge requirement under the Porter</p>	

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<p>Impact Hydro-2: Although the Revised Project includes routing of runoff through lawn areas and other pervious surfaces within yards and a central filtration system for treating surface runoff, the filter system is not fully designed or engineered.</p> <p>The Draft EIR recommendation for implementation of Tier 2 post-construction best management practices is effectively incorporated into Revised Project.</p>	<p>Slightly reduced impact</p>	<p>Cologne Act. For construction of the Project, the applicant shall submit a Notice of Intent to be covered under the General Permit for Discharges of Stormwater Related to Construction Activities, which is an NPDES permit. Additionally, the Project shall be designed to include post-construction BMPs consistent with the County's NPDES permit for stormwater discharges.</p> <p>Hydro-2a: Post-Construction BMPs. The Project shall implement Tier 2 post-construction BMPs as defined in Table 2 of the Regional Board Staff Recommendations for New and Redevelopment Controls for Stormwater Programs section of Alameda County's Stormwater Management Plan. Under Tier 2 BMPs, drainage from all paved surfaces, including streets, parking lots, driveways and roofs should be routed through an appropriate treatment mechanism before being discharged into the storm drain system. The BMPs are designed to meet the "maximum extent practicable" definition of treatment as specified in the federal Clean Water Act. Specific post-construction BMPs to be implemented at the Project site should include, but not be limited to the following:</p> <ul style="list-style-type: none"> • Minimize Directly Connected Impervious Area at Residential Lots. All rainfall from residential rooftops and in-lot impervious surfaces should be routed through lawn areas or other pervious surfaces within yards, where infiltration can filter pollutants through the soil before such runoff is "connected" to the storm drain system. Although existing soils on the Project Site have been identified as having moderate to moderately slow infiltration rates, the upper layers of soils generally consist sandy and silty clays for which infiltration-based stormwater management solutions can be effective. • Biofilters. Biofilters, also known as vegetated swales are vegetated slopes and channels that should be designed into the Project to transport 	<p>Hydro-2a: Post-Construction BMPs and Hydro-2d: Biofilters remain applicable to the Project, but these BMPs and biofilters have been reviewed and approved by the RWQCB pursuant to their 2014 Certification. That Certification was based on the Roberts Ranch, Formerly Known as Boundary Creek, Post-Construction Stormwater Treatment Plan.</p> <p>Hydro-2b: Post-Construction BMP Design Criteria remains applicable to the Project, but has been completed, reviewed and approved by the RWQCB pursuant to their 2014 Certification. That Certification was based on the modeled 10-year storm event runoff from the Project site as modeled using the Hydrologic Engineering Center's Hydrologic Modeling System (HEC-HMS).</p> <p>Hydro-2c: Minimized Directly Connected Impervious Area remains applicable to the Project, but has been completed, reviewed, and approved by the RWQCB pursuant to their 2014 Certification. That Certification was based on a design plan that included pervious concrete used for sidewalks, additional parking spaces along the access streets, the emergency vehicle access road to Veronica Avenue, and the driveway to Lot 3, as well as bioretention</p>

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Roberts Ranch Project Impact	<p>shallow depths of runoff slowly over vegetation. Biofilters can be effective at the site if flows are slow and depths are shallow. This can generally be achieved by grading the site and sloping pavement in a way that promotes sheet flow of runoff. For biofilter systems, features that concentrate flow such as curb and gutter, paved inverts, and long drainage pathways across pavement must be minimized. The slow movement of runoff through the vegetation will provide an opportunity for sediments and particulates to be filtered and degraded through biological activity. A biofilter system may also provide an opportunity for stormwater infiltration which can further remove pollutants and reduce runoff volumes.</p> <ul style="list-style-type: none"> Retention and detention. Retention and detention systems should be designed primarily to store runoff for one to two days after a storm prior to discharge into the creek, and will be generally dry until the next storm. A retention system should have a permanent pool that retains the runoff volume until it is replaced during the following storm. A properly designed retention/detention system will release runoff slowly enough to reduce downstream peak flows, allow fine sediments to settle and uptake dissolved nutrients in the runoff where wetland vegetation is included. Retention/detention systems are most appropriate for areas where soils percolate poorly such as the Project site. Manufactured Treatment Systems. Where there are no opportunities for infiltration systems to provide adequate filtering and treatment of directly connected impervious areas (primarily on-site roadways), manufactured treatment systems should be incorporated into the storm drain system prior to its outfall into Crow Creek. These devices are available from many manufacturers, 	<p>treatment area being constructed at each residential lot to treat runoff from the rooftops.</p> <p>Hydro-2e: Final Design, Water Quality BMPs remains applicable to the Project. Design-level engineering plans for the Roberts Ranch Project shall be submitted to the Alameda County Public Works Clean Water Program pursuant to Final Subdivision Map and improvement plan approval, and similar design-level plans shall be re-submitted to the RWQCB (as may be required) pursuant to their permit approval process.</p>

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		<p>and generally function to separate urban pollutants from runoff with such mechanisms as catch basins or inlet inserts, separators and/or media filters. These manufactured treatment systems can be inserted into a conventional conveyance storm drain system, and may potentially also supplement more integrative site planning and landscape strategies. They have minimal impact on reducing overall runoff volumes or mitigating peak flows. Other considerations include both initial expense and the cost of intensive, regular maintenance recommended by device manufacturers, which can include trash removal, replacement of filters, flushing cartridges, and vacuuming of sediment.</p> <p>Hydro-2b: Post-Construction BMP Design Criteria. The Tier 2 post-construction BMPs shall be constructed to incorporate, at a minimum, hydraulic sizing design criteria to treat stormwater runoff:</p> <ul style="list-style-type: none"> • Volume Hydraulic Design Basis: Treatment BMPs whose primary mode of action depends on volume capacity, such as detention/retention units or infiltration structures, shall be designed to treat stormwater runoff equal to: <ul style="list-style-type: none"> ○ the maximized stormwater quality capture volume for the area, based on historical rainfall records determined using the formula and volume coefficients set forth in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998), pages 175-175 (e.g., approximately the 85th percentile 24-hour storm runoff event); or ○ the volume of annual runoff required to achieve 80% or more capture, determined in accordance with the methodology set forth in Appendix D of the California Stormwater Best Management Practices Handbook, 	

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Roberts Ranch Project Impact	<p>(1993), using local rainfall data.</p> <ul style="list-style-type: none"> • Flow Hydraulic Design Basis: Treatment BMPs whose primary mode of action depends on flow capacity, such as swales, sand filters or wetlands shall be sized to treat: <ul style="list-style-type: none"> ○ 10% of the 50-year peak flow rate; or ○ the flow of runoff produced by a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the applicable area, based on historical records of hourly rainfall depths; or ○ the flow of runoff resulting from a rain event equal to at least 0.2 inches per hour. <p>Hydro-2c: Minimized Directly Connected Impervious Area. Pursuant to Final Subdivision Map approval and/or Regional Water Quality Control Board permit approval, the applicant shall further explore opportunities to disconnect rainfall from residential rooftops and in-lot impervious surfaces from the storm drain system, and to increase the permeable surfaces of the developed site. Where feasible, runoff should be routed through lawn areas or other pervious surfaces within yards where infiltration can filter pollutants through the soil before such runoff is "connected" to the storm drain system.</p> <p>Hydro-2d: Biofilters. Pursuant to Final Subdivision Map approval and/or RWQCB permit approval, the applicant shall further explore opportunities to incorporate vegetative swales, planter boxes, and other types of biofilters into the design of the project (see Appendix Q of the 2005 Recirculated EIR: Post-Construction Stormwater Quality Treatment-Options). Additional biofilters may be capable of reducing the minimum treatment volume of runoff that requires additional treatment at the detention basin, thereby potentially reducing the size requirements of the proposed detention facility.</p> <p>Hydro-2e: Final Design, Water Quality BMPs. Design-</p>	

Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
<p>Impact Hydro-3: The Project would increase in the amount of impervious surface area, creating an increase in the amount of surface runoff that could exceed the capacity of downstream stormwater systems.</p>	<p>Slightly reduced impact</p>	<p>level engineering plans shall be submitted to the Alameda County Public Works Clean Water Program pursuant to Final Subdivision Map and improvement plan approval, and similar design-level plans shall be submitted to the RWQCB pursuant to their permit approval process. These engineering plans shall demonstrate how all Alameda County and RWQCB requirements for post-construction BMPs, consistent with the County's NPDES permit for stormwater discharge, will be met. These plans shall also demonstrate how a comprehensive approach to water quality BMPs is to be implemented for the project.</p> <ul style="list-style-type: none"> • If less land is needed for a re-designed detention basin than is shown on the tentative map, the excess land shall remain within that portion of the site indicated as a water quality basin, and shall not be used to create an additional residential lot or to add to an existing residential lot. • In the event that detailed design-level engineering plans indicate a need for greater land are for the appropriate design of a detention basin, this land area shall not be derived from areas within the identified Riparian Corridor or within the creek bank setback as established pursuant to the Alameda County Watercourse Protection ordinance. <p>Any additional land as may be needed for a redesigned detention basin shall be derived from residentially planned land as shown on the Tentative Map. If land from residential lots is needed to accommodate a redesigned detention basin, this revision would not constitute a substantial change to the Tentative Map.</p> <p>Hydro-3: Detention of increased Stormwater Flows. The Project's storm drain system shall be designed to provide for over-sized underground conduits (pipes) and detention basin that provide for the detention of increased storm water flows attributable to the Project.</p>	<p>Yes</p>

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The amount of required detention storage shall be equal to the difference in volume of the increased runoff attributed to the Project's computed runoff coefficient, less the volume of increased runoff already anticipated by the District at a runoff coefficient of 0.45.

- The required storage shall be computed using flood routing techniques with a unit hydrograph. The SCS method (e.g., TR-55) may be used to develop storm hydrographs and routing calculations when designing the storage and outlet drainage works.
- Discharge from the conduit into Crow Creek shall be controlled by the outlet works to Crow Creek such that the predetermined discharge rate from the detention facility and the peak flow in Crow Creek are not exceeded.
- The storage facility shall be designed such that the water surface returns to its base elevation within 24 hours.
- Care should be taken to prevent siltation problems.
- Assurances shall be provided for the continued maintenance of the storage and outfall facilities through a homeowners association established for the Project.

Noise

Impact Noise-1: Construction Noise. Noise due to demolition, grading and other construction activities, as well as construction traffic along Veronica Avenue and Crow Canyon Place, would exceed County noise standards.

Slightly reduced impact

Noise-1a: Construction Equipment Mufflers. Mufflers shall be used on all heavy equipment during construction activities.

Noise-1b: Construction Hours. The Project should limit the operation of excessively noisy tools or equipment to the period between 7 a.m. and 7 p.m. on weekdays (except legal holidays) and between 8 a.m. and 5 p.m. on weekends. Additionally, adequate muffling and proper maintenance of all construction equipment at the Project site shall be required. Signs shall be posted to notify the adjacent residents of the period of

Yes

Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
Public Services			
<p>Impact Serv-1: The Project is located within a fire hazard severity zone, indicating that the potential for fire at the site is potentially significant.</p>	No change	<p>Serv-1a: Fire Access. The following design and operational considerations shall be incorporated into the project to provide suitable emergency access for fire apparatus:</p> <ul style="list-style-type: none"> • The emergency vehicle access road shall be increased to a 20-foot width. The gate, lock, and other obstructions for the emergency vehicle access road shall be approved by the Alameda County Fire Department. Grade transitions at the emergency vehicle access road shall demonstrate adequate approach and departure angles. • The inside radius of the curve on Crow Canyon Place at the bridge shall be increased to 50 feet. • Areas where parking is not permitted, including turnarounds and turnouts, shall be posted as fire lanes. Parking shall not be permitted on fire lanes, and should not occur on Crow Canyon Place or on Roberts Court. • The proposed bridge shall be designed to an HS-20 loading standard to accommodate fire equipment. <p>Serv-1b: Fire Protection. The following design and operational considerations shall be incorporated into the project to provide adequate fire protection:</p> <ul style="list-style-type: none"> • Fire hydrants and flow requirements shall be based on the codes and standards in effect at the time of building permit issuance, and based on the size of the building and type of construction. • Roofs within the Project shall comply with a minimum with Class B Fire rating, in accordance with the Alameda County Building Code. • The project shall comply with applicable local and 	Yes

Roberts Ranch Project

Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
<p>Impact Serv-2: The generation of 20 students would contribute to the cumulative demand for school facilities.</p>	<p>Slightly reduced impact</p>	<p>state regulations pertaining to wildland fire safety and defensible space, including the requirements of Appendix II-A of the Fire Code provisions. Allowable fire safety and defensible space planning activities include selective tree pruning, selective removal of dead or dying vegetation that presents a fire hazard, and other selective fuels management activities as determined to be necessary by the Alameda County Fire Department to provide for adequate public safety and fire protection.</p> <ul style="list-style-type: none"> • During demolition and construction, all requirements of Article 87 of the Fire Code regarding fire-safe construction practices shall be implemented by the contractor or project manager. <p>Serv-2: School Facilities Impact Mitigation Fee. The Applicant shall pay the required school facilities impact mitigation fee in order to ensure that the project bears the individual incremental share of improvements to accommodate the cumulative demand for school facilities resulting from the increase in student population.</p>	<p>Yes</p>
Recreation			
<p>Impact Rec-1: An increase of 78 additional park patrons would contribute to the cumulative demand for more park and recreation facilities.</p>	<p>Slightly reduced impact</p>	<p>Rec-1: Recreation Dedication In-Lieu Fee. The Applicant shall pay the required park dedication in-lieu fee in order to ensure that the Project bears the individual incremental share of improvements to accommodate the cumulative demand for park and recreation facilities resulting from the increase in population.</p>	<p>Yes</p>
Transportation and Traffic			
<p>Impact Traf-1: Peak hour vehicle trips generated by the Revised Project would cumulatively contribute to the violation of an ACCMA LOS standard.</p>	<p>Slightly reduced impact</p>	<p>Traf-1: Traffic Fee. The Revised Project shall be assessed the County's traffic impact fee, based on the number of residential units constructed.</p>	<p>Yes</p>

Roberts Ranch Project Impact	Change from Previously Approved Project	Approved Mitigation Measures from Previous EIR	Still Applies?
<p>Utilities</p> <p>Impact Util-1: The Project site is not currently served by water distribution facilities and the extension of such facilities will be required. The extension of water distribution facilities could impact water service operations in the area, and is considered to be potentially significant.</p>	<p>No change</p>	<p>Util-1a: Water Conservation. The Project shall be designed in such a manner as to comply with the Model Water Efficient Landscape Ordinance (division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495), including water conservation programs and best management practices for water conservation.</p> <p>Util-1b: Water Service Estimate. The Applicant shall contact EBMUD's New Business Office to initiate a water service estimate to determine the costs and conditions for providing water service. Detailed drawings of the bridge crossing for the Project should also be submitted to EBMUD as part of this process.</p> <p>Util-1c: System Design and Fees. The Applicant shall include an on-site loop system, pay all applicable connection fees and pay all applicable service fees.</p>	<p>Yes</p>

