



AGENDA

REGULAR MEETING OF THE OAKLEY PLANNING COMMISSION

**Tuesday, October 1, 2024
6:30 PM**

Oakley City Council Chambers located at 3231 Main Street, Oakley, California 94561. Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

MISSION STATEMENT: The City of Oakley will create a resilient future that fosters and attracts a vibrant and evolving community that welcomes and values all people.

VISION STATEMENT: The City of Oakley celebrates our unique Delta lifestyle and small-town feel where we Live in a safe, dynamic community, **Work** together to build the future, and **Play** in our own backyard.

Agendas are posted in Oakley at Oakley City Hall-3231 Main Street, outside the gym at Delta Vista Middle School-4901 Frank Hengel Way and outside the Library at Freedom High School-1050 Neroly Road; agendas are also posted on the City's Internet Website www.ci.oakley.ca.us.

A complete packet of information containing staff reports and exhibits related to each item is available for public review prior to an Oakley Planning Commission meeting at Oakley City Hall, 3231 Main Street, Oakley, CA 94561. Any writings or documents provided to a majority of the Oakley Planning Commission regarding any item on this agenda will be made available for public inspection, during regular business hours, at the front counter in the Main Lobby of the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561.

Agendas may be picked up at the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561 for no charge. To request information regarding placement on the City's agenda e-mail distribution list, please contact us at (925) 625-7000.

We provide social media options to stay connected to City Hall through Facebook, Twitter, Next Door and Instagram. Other opportunities to connect with City Hall include Engage In Oakley, Oakley OnDemand on the city's website; and by emailing info@ci.oakley.ca.us. Please contact us at (925) 625-7000 for additional information or visit www.oakleyinfo.com.

If you have a physically challenging condition and require special accommodations, please call the City Clerk's office at (925) 625-7013.

Please keep cell phones/electronic devices turned off during the meeting. Please be advised that Oakley Planning Commission meetings are video recorded and attendees may appear on video.

Members of the public may address the Oakley Planning Commission on items of interest that are within the City's jurisdiction. Public comment on items not listed on the agenda will be heard under the Public Comments section of the agenda. In compliance with State law, the Oakley Planning Commission may not take action on an item that is not specifically listed on the agenda. If you would like to speak on any agenda item, please fill out a public speaker card available in the lobby and submit it to the City Clerk prior to the agenda item being called. The Oakley Planning Commission Chair will call you by name to the podium to hear your comments and you have up to 3 minutes to speak.

1. OPENING MATTERS

 1.1 **Call to Order and Roll Call of the Oakley Planning Commission**

 1.2 **Pledge of Allegiance to the Flag**

2. PUBLIC COMMENTS

At this time, the public is permitted to address the Planning Commission on non-agendized items.

3. CONSENT CALENDAR

Consent Calendar items are typically non-controversial in nature and are considered for approval by the Planning Commission with one single action. Members of the audience, Staff or the Planning Commission who would like an item removed from the Consent Calendar for purposes of public input may request the Chair remove the item. The public may request to remove an item(s) to provide input by completing a public speaker card and submitting it to the City Clerk prior to the item(s) being called by the Chair.

 3.1 **Approve Minutes from the Regular Planning Commission Meeting held September 3, 2024 (Kim Snodgrass, Deputy City Clerk)**
 Minutes

4. PUBLIC HEARINGS

5. REGULAR CALENDAR

6. REPORTS

 6.1 **Reports from Staff Members**

 6.2 **OAKLEY PLANNING COMMISSION**
 (a) **Reports from Commission Members**
 (b) **Requests for Future Agendas**

7. WORK SESSIONS

 7.1 **Cedarwood Estates Preliminary General Plan Amendment (PA 03-24)(Evan Gorman, Associate Planner)**
 Staff Report
 1. Vicinity Map
 2. Notice of Work Session

3. Conceptual Plan
4. Existing and Proposed Land Use Designations

8. ADJOURN



Minutes of the Regular Meeting of the Oakley Planning Commission held September 3, 2024

1) OPENING MATTERS

1.1 Call to Order and Roll Call of the Oakley Planning Commission

Chair Oleksii Chuiko called the meeting to order at 6:30pm in the Oakley City Council Chambers located at 3231 Main Street, Oakley, California. Commissioners Leonard Price, Jeanne Krieg and Jimmy Ramirez were present. Vice Chair Diego Verduzco was absent.

1.2 Pledge of Allegiance to the Flag

Commission Ramirez led the Pledge of Allegiance to the flag.

2) PUBLIC COMMENTS

Chair Chuiko mentioned there was one online comment submitted and it will be entered into the record.

3) CONSENT CALENDAR

3.1 Approve Minutes from the Regular Planning Commission Meeting held July 2, 2024 (Kim Snodgrass, Deputy City Clerk)

It was moved by Commissioner Krieg and Seconded by Commissioner Ramirez to approve item 3.1. Motion was unanimous and so ordered. (3-0) Ayes: Price, Krieg, Ramirez, Abstained: Chuiko.

4) PUBLIC HEARINGS

4.1 Daub 4 Kids Conditional Use Permit Amendment (CUP 06-24) (Evan Gorman, Associate Planner)

Associate Planner Evan Gorman presented the staff report.

Commissioner Ramirez inquired if everything is okay with fire code, exits and evacuations with the removal of the wall shown in Exhibit "A".

Mr. Gorman responded when planning applications are reviewed, staff has to make a judgement call if they see something that would be a major hurdle and if it is worth the delay in terms of the entitlement process; here they found there are many code solutions to achieve their goal, so they went for a quicker entitlement process; if something does come up, there are code solutions within this approval. He stated this will be reviewed further to meet the Building Code should it be approved.

There being no additional questions, Chair Chuiko opened the Public Hearing.

The applicant commented that they are compliant with the Fire Department and the Health Department. She stated they come out once a year.

There were no comments from the public, so Chair Chuiko closed the Public Hearing and called for deliberations.

It was moved by Commissioner Price and seconded by Commissioner Krieg to approve item 4.1. Motion was unanimous and so ordered. (4-0)

5) REGULAR CALENDAR

None

6) REPORTS

6.1 Reports from Staff Members

Mr. Strela reported the 12th annual Heart of Oakley Festival will be held on September 21st from 11-4 at Civic Center Plaza. He reported that Jose Cortez was hired as the new Senior Planner and started on August 12th, he was formerly employed with the cities of Benicia, Napa, and Antioch. He also reported that two new Building Inspectors were hired, Angel Garcia Martinez started on August 19th and Francisco Martinez started on August 26th. He stated he is happy to report the Community Development Department is currently a full family.

6.2 OAKLEY PLANNING COMMISSION

(a) Reports from Commission Members

(b) Requests for Future Agendas

Commissioner Price reported that the August TRANSPLAN meeting was cancelled, the next meeting will be September 12th.

Commissioner Ramirez reported he will not be in town November 5th. He also reported he attended the Friends of the Marsh Creek Watershed event on August 3rd where they talked about restoration and what healthy stewardship looks like in Oakley. He mentioned it was awesome to meet people from the City of Brentwood who really put a concerted effort towards their environmental planning, their creeks and what they would

do with their rivers. He mentioned there is an opportunity for Oakley to think about how it can protect and beautify its natural resources. He stated he doesn't know if this could be a work session or there's something already on the books but suggested exploring how to plan around the salmon and Delta.

Mr. Strelo mentioned the November meeting will be held on November 19th rather than the first Tuesday of the month due to that being Election Day.

7) WORK SESSIONS

None

8) ADJOURN

There being no further business, the meeting was adjourned at 6:47 p.m.

Respectfully Submitted,

Kim Snodgrass
Deputy City Clerk

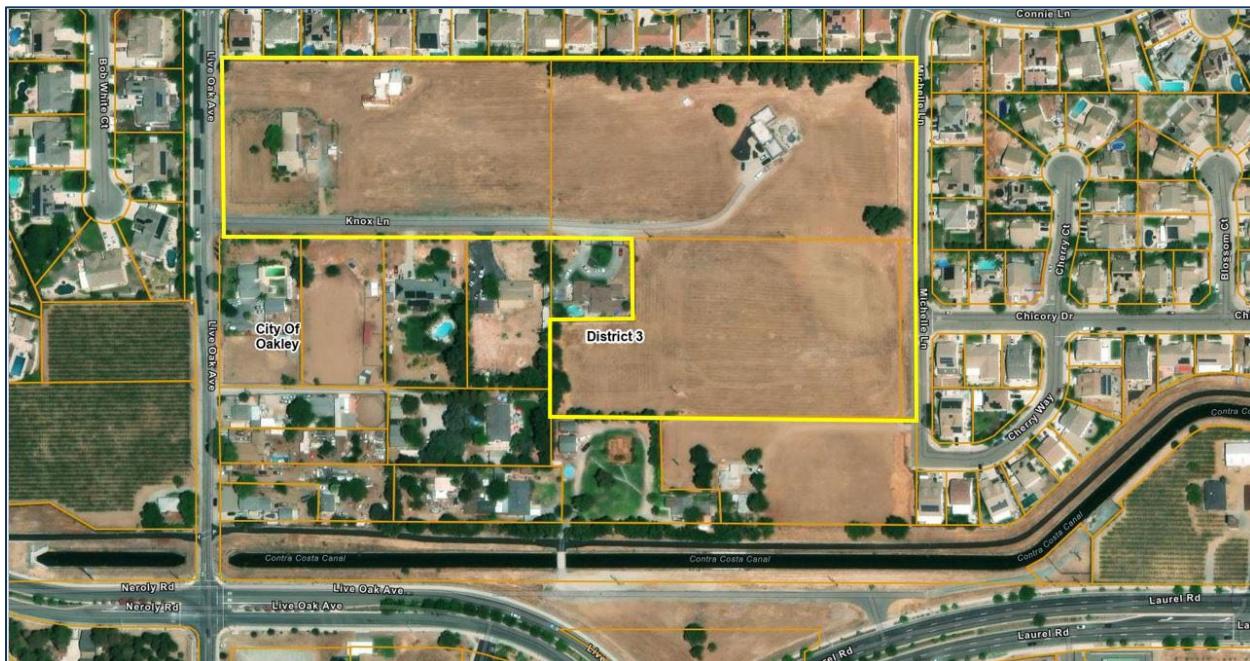
DATE: October 1, 2024
TO: Joshua McMurray, City Manager
FROM: Evan Gorman, Associate Planner
SUBJECT: Cedarwood Estates Preliminary General Plan Amendment (PA 03-24) - Work Session to discuss the merits of a potential project to amend the General Plan Land Use Designation of an approximately 14.41-acre parcel from Residential Very Low (RV) to Residential Low/Medium (RLM)

Approved and
Forwarded to the
Planning Commission

Summary

This is a work session on a request by Louis Parsons of Discovery Builders, Inc. ("Applicant") to discuss the merits of a potential project to amend the General Plan Land Use Designation of an approximately 14.41-acre site from Residential Very Low ("RV") to Residential Low/Medium ("RLM"). The intended purpose is to facilitate a Tentative Map application to subdivide the site into 60 single-family lots ranging from between 6,120 square feet and 10,197 square feet ("Project"). The conceptual project also includes three additional parcels for drainage facilities. The project site is located at 4192 Live Oak Avenue and 2300 Knox Lane and is zoned R-12 (Single-Family Residential) District. APN's: 041-030-032, and -033, and -041.

Figure 1 – Project Site



Preliminary General Plan Amendment Process

The process of amending the City of Oakley 2020 General Plan ("General Plan") is subject to California Government Code ("GC") Sections 65350 - 65362, which apply to the preparation, adoption and amending of general plans and general plan elements. GC Section 65351 is written as follows:

"During the preparation or amendment of the general plan, the [City] shall provide opportunities for the involvement of citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups, through public hearings and any other means the planning agency deems appropriate."

The application process for a General Plan Land Use Amendment can come with significant costs when factoring in Staff time involved in preparing documents, conducting analysis, holding non-public and public meetings, hiring consultants for technical and environmental studies and documents, and consulting with outside agencies. Since a General Plan Land Use Amendment is a legislative and discretionary action that sets the tone for all other land use decisions on a property, Staff encourages potential applicants to first file a Preliminary General Plan Amendment, or "PGPA."

The purpose of the PGPA is to allow Staff to provide a brief description of the proposed amendment and provide a concept of the project, as submitted by the applicant, to the Planning Commission and City Council. The applicant is provided a chance to present the request, further describe the concept, and provide additional insight on the background of the request.

EXISTING GENERAL PLAN AND ZONING DESIGNATION

- The General Plan Land Use Designation for the project site is Residential Very Low ("RV") - The Residential Very Low designation allows for large-lot single-family residential development, which maintains the low density typical of a large-lot suburban development. The density permitted by the General Plan is 1.0-2.3 dwelling units per gross acre which would permit 15-34 units under this designation.
- The site is zoned R-12 (Single-Family Residential, minimum lot size, 12,000 square feet) District.

PROPOSED LAND USE DESIGNATION

- The General Plan Land Use Designation proposed by the applicant is Residential Low/Medium (RLM) – This designation provides for moderately dense single-family residential development that is consistent with suburban uses. The density permitted by the General Plan is 3.8-5.5 dwelling units per gross acre which would permit 55-80 units under this designation.



PROJECT SITE

The project site comprises three separate residential parcels ranging in size from just over 4.6 acres to just under 5.2 acres. Two of the parcels, north of Knox Lane, contain existing homes while the parcel south of Knox Lane is vacant. Adjacent to the project site, along the south side of Knox Lane, are four one-acre parcels and one half-acre parcel. Two of these five adjacent parcels are zoned R-15, two are zoned Agricultural Limited, and the half acre parcel is zoned R-12 like the project site. To the north and east, the area is zoned for a Planned Unit Development (P-1), with 18 single-family homes along the northern boundary of the project site. These homes are set on medium-sized lots, with most between 7,000 and 8,000 square feet. Across Michelle Lane to the east, the lots are similar in size. To the west, across Live Oak Avenue, the parcels are larger and zoned R-15. In terms of land use, the properties to the north and east are designated for low/medium density housing, while those to the south and west, including the project site, are designated for very low-density residential use.

PREVIOUS APPLICATIONS

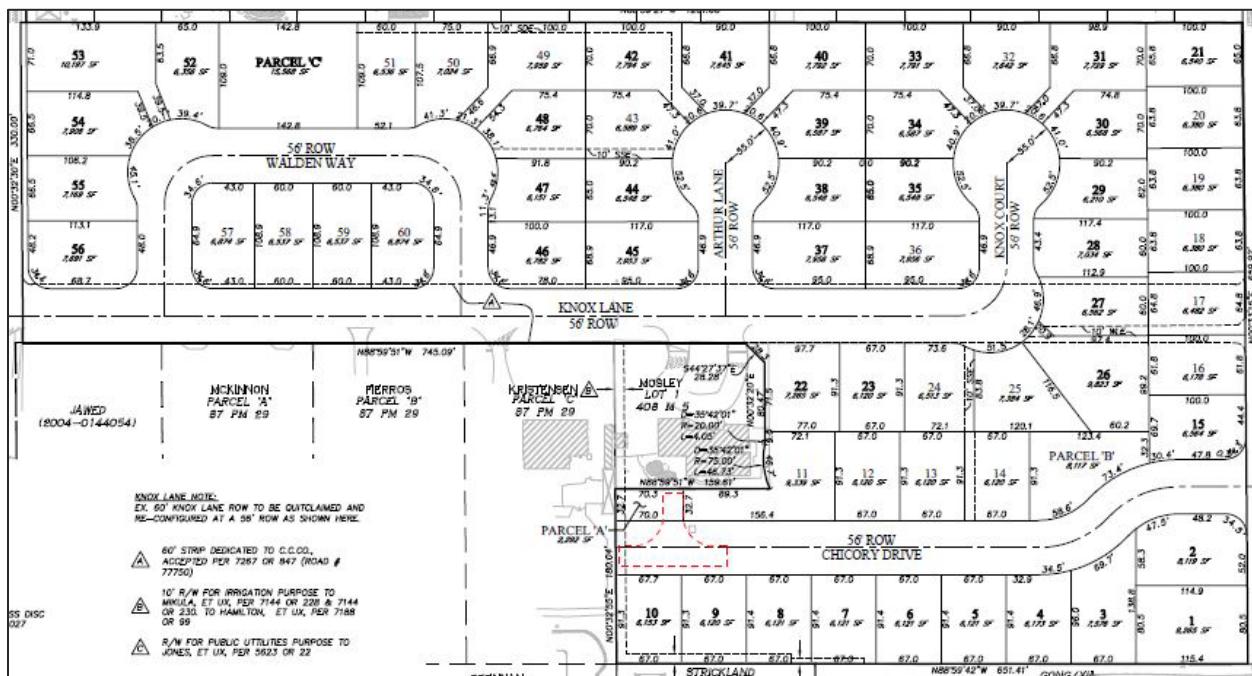
This project site was associated with a 34-lot Vesting Tentative Map known as "Cedarwood Subdivision 9088" from the same developer, which was approved in 2010 but has since expired. Discovery Builders, Inc., submitted a separate preliminary general plan amendment in 2021 with a 73-lot conceptual plan which was generally not well-received by the City Council at the time and subsequently did not move forward.

CONCEPTUAL PLANS

The applicant submitted conceptual plans which help to visualize how a project under the proposed designation may look. The plan shows 60 single-family lots ranging from between 6,120 square feet and 10,197 square feet. The conceptual plan includes three additional parcels for drainage facilities. The density of this plan is 4.16 dwelling units per gross acre. It is important to note that this plan is preliminary, and it lacks the same amount of information as a tentative map and development plan application would, including the lot dimensions, right of way widths, and landscaping. They should be used for illustrative purposes only and to get a sense of what a project under the proposed designation may look like.



Figure 2 – Conceptual Layout



Analysis

When evaluating amendments to the General Plan's land use designations, it's important to conduct a comparative review of the land uses and designations of adjacent properties. A change to the RLM designation would allow for a maximum gross density of 5.5 dwelling units per acre, potentially accommodating up to 79 dwelling units. In this case, while the RLM designation would match properties to the north and east, it would replace 15 acres of RV designation, possibly encouraging future requests for density increases on remaining RV properties to the south.

Attachment 3 illustrates the existing and proposed land use designations in context. As development progresses and land use designations change to facilitate that development, pressure increases on nearby vacant properties to develop or request similar or higher density amendments. This pattern of density increases through land use amendments may result in an undesirable development pattern, where each new amendment creates adjacent parcels that may seek higher density. It is crucial to consider the broader implications of such amendments on surrounding properties and their potential to set precedents for other areas, potentially leading to more amendment requests.



Figure 3 – Existing and Proposed General Plan Land Use Designations

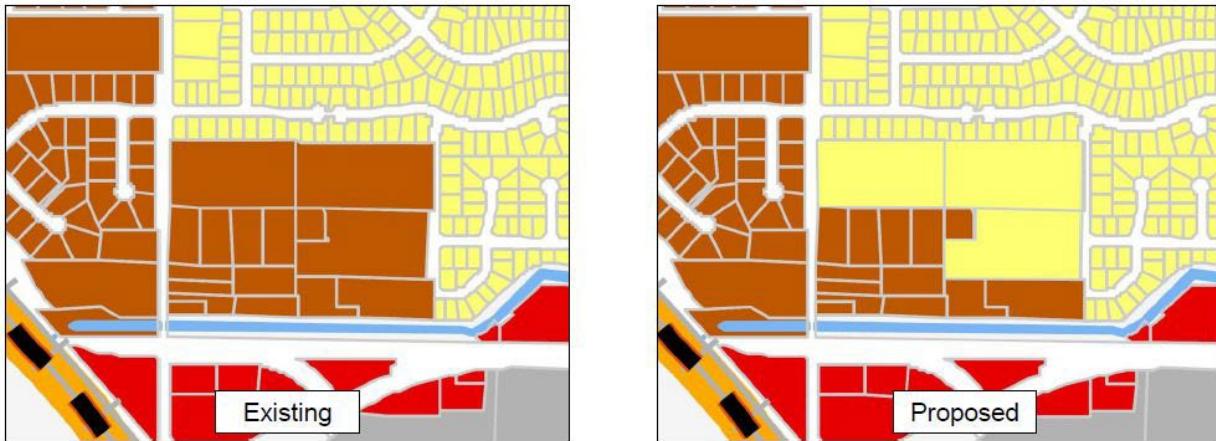


Table 1 – General Plan Land Use Designations and Density Ranges

Land Use Designation	Minimum Density on project site (units)	Maximum Density on project site (units)
Residential Very Low (RV)(Existing) (1.0-2.3 du/ac)	15 Units	34 Units
Residential Low (RL) (Included for Reference) (2.3-3.8 du/ac)	34 Units	55 Units
Residential Low/Medium (RLM)(Proposed) (3.8-5.5 du/ac)	55 Units	80 Units

Consistency with the Oakley Strategic Plan 27+

Holding an advisory work session is consistent with the goals in the section of the Oakley Strategic Plan 27+ entitled, “Community and Economic Development Goal”. Reviewing applications for compliance with Oakley’s development standards ensures thoughtful growth.

Fiscal Impact

There is no fiscal impact. This is a developer funded account. All Staff time and City of Oakley generated materials are charged to the account.



Staff Recommendation

This is an advisory work session only. There is no process to approve a project because of this work session. The Planning Commission may act in an advisory role to the City Council. Staff will include the Planning Commission's consensus direction and minutes from this meeting to the City Council at a future work session.

Attachments

1. Vicinity Map
2. Notice of Work Session
3. Conceptual Plan
4. Existing and Proposed Land Use Designations



Vicinity Map

Cedarwood Estates Preliminary General Plan Amendment (PA 03-24)
Oakley, CA 94561 APNs: 041-030-032, and -033, and -041





NOTICE OF WORK SESSION

Notice is hereby given that on **October 1, 2024** at 6:30 p.m., or as soon thereafter as the matter may be heard, the Planning Commission of the City of Oakley will hold a Work Session at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering an application for a project as described below:

Project Name: Cedarwood Estates Preliminary General Plan Amendment (PA 03-24)

Project Location: 4192 Live Oak Avenue and 2300 Knox Lane, Oakley, CA 94561

Applicant: Louis Parsons, Discovery Builders, Inc., 3240 Stone Valley Road W. Suite 2, Alamo, CA 94507 lp Parsons@discoverybuilders.com

Request: This is a work session on a request by Louis Parsons of Discovery Builders, Inc. ("Applicant") to discuss the merits of a potential project to amend the General Plan Land Use Designation of an approximately 14.41-acre site from Residential Very Low ("RV") to Residential Low/Medium ("RLM"). The intended purpose is to facilitate a Tentative Map application to subdivide the site into 60 single-family lots ranging from between 6,120 square feet and 10,197 square feet ("Project"). The conceptual project also includes three additional parcels for drainage facilities. The project site is located at 4192 Live Oak Avenue and 2300 Knox Lane and is zoned R-12 (Single-Family Residential) District. APN's: 041-030-032, and -033, and -041. This item is to be an advisory hearing only.

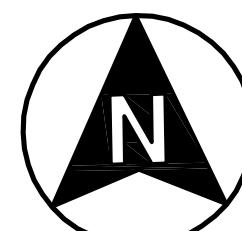
How to Review: The Staff Report and its attachments will be available for public review, on or before **September 26, 2024** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at www.ci.oakley.ca.us/agendas-minutes-videos-archive/ by navigating to the **October 1, 2024** Planning Commission agenda and clicking the project title link. (Note: City Hall is closed on the 1st and 3rd Fridays of each month). Interested persons are invited to submit written comments prior to and may testify at the public hearing. Written comments may be submitted to Evan Gorman, Associate Planner at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to Gorman@ci.oakley.ca.us.

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Oakley City Clerk at, or prior to, the Public Hearing.

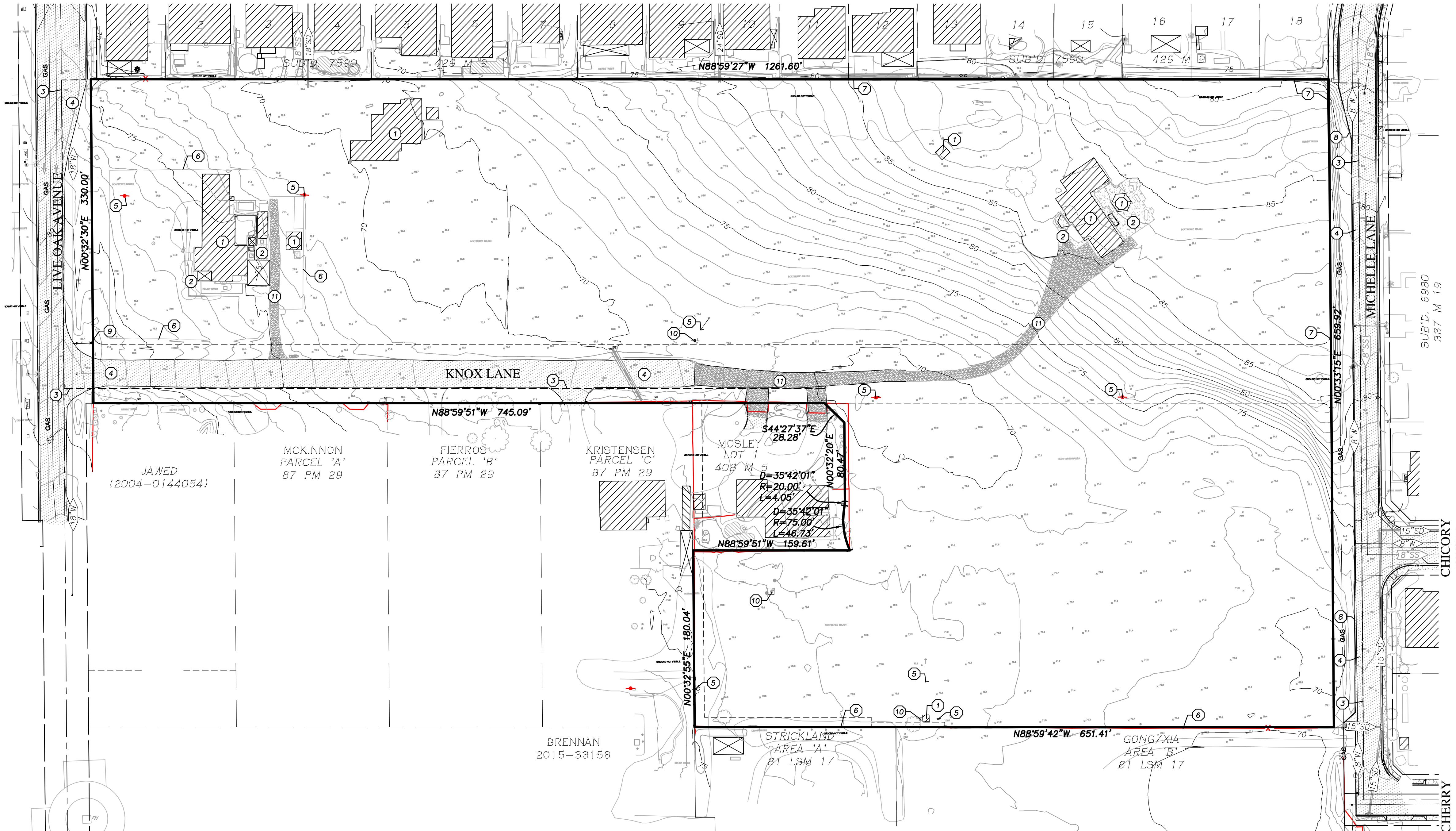
TOPOGRAPHIC SURVEY & DEMOLITION PLAN

"CEDARWOOD ESTATES"

SUBDIVISION 9690
 CITY OF OAKLEY
 COUNTY OF CONTRA COSTA
 STATE OF CALIFORNIA

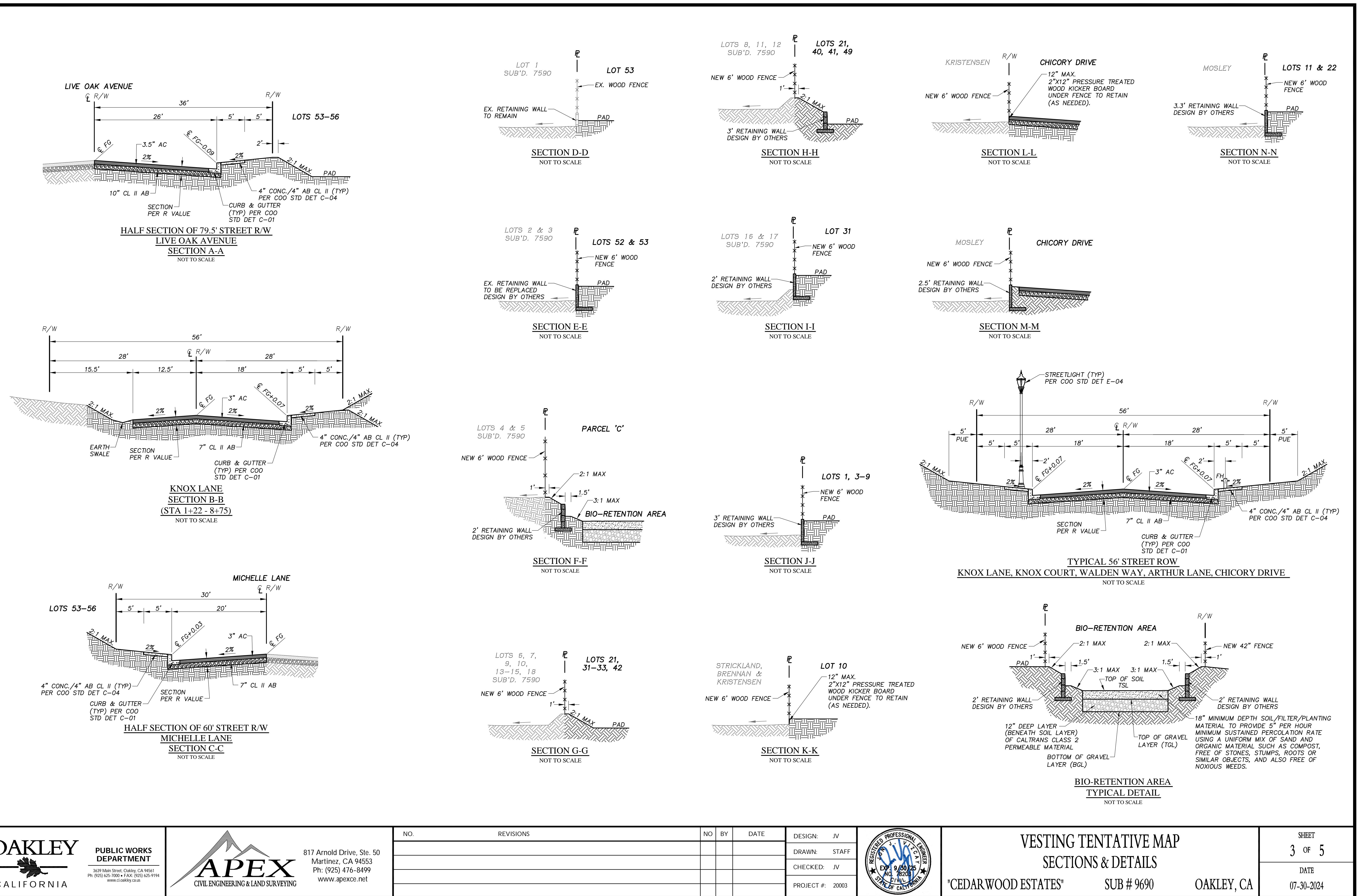


GRAPHIC SCALE
 60 30 0 60
 (IN FEET)
 1 inch = 60 feet



GENERAL DEMOLITION NOTES:

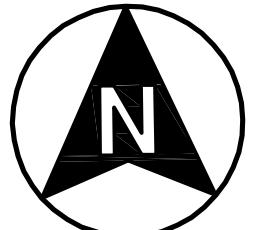
1. A DEMOLITION PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION. COPIES OF THE PERMITS ARE REQUIRED TO BE ON SITE AT ALL TIMES.
2. NOISE-PRODUCING CONSTRUCTION ACTIVITY (INCLUDING PLAYING OF RADIO OR MUSIC) AND GRADING OPERATION SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY) EXCEPT CITY HOLIDAYS, AND FROM THE HOURS OF 7:00AM TO 5:00PM, SATURDAY AND SUNDAY; NONE, AND SHALL BE PROHIBITED ON STATE AND FEDERAL HOLIDAYS. ALL EQUIPMENT SHALL BE ADEQUATELY MUFFLED AND MAINTAINED. NO CHANGES SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF OAKLEY. ALL REQUESTS FOR CHANGES MUST BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE REQUEST FOR CHANGE.
3. THE CONSTRUCTION CONTRACTOR AGREES, THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL AND CITY OF OAKLEY HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
4. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS AT THE JOB SITE.
5. THE CONTRACTOR SHALL CONTROL DUST BY WATERING EXPOSED SURFACES AS NEEDED. INCREASED WATERING SHALL BE REQUIRED WHEN WIND SPEEDS EXCEED 10 MPH.
6. THE PROJECT APPLICANT SHALL SWEEP STREETS DAILY, OR AS NECESSARY, WITH WATER SWEEPERS IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION DRIVES TO PREVENT THE TRACKING OF SOIL, DUST, MUD, OR CONSTRUCTION DEBRIS ON PUBLIC STREETS.
8. MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY. STREET SHALL BE SWEEP WITH A POWER SWEEPER (NOT PRESSURE WASHED) AS DIRECTED BY THE CITY OF OAKLEY.
9. ALL WATER, SEWER, ELECTRIC, GAS, CABLE & PHONE SERVICES/LATERALS SHALL BE REMOVED BACK TO THE APPROPRIATE UTILITY MAIN.
10. SHOULD THERE BE ANY WATER WELLS ON THIS PROPERTY, THE CONTRACTOR SHALL OBTAIN A WELL PERMIT FROM THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DIVISION, PRIOR TO ANY GRADING IN THE IMMEDIATE VICINITY OF A WELL AND PRIOR TO REMOVAL OF A WELL.
11. SHOULD THERE BE A SEPTIC SYSTEM ON THIS PROPERTY, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DIVISION FOR REMOVAL, PRIOR TO ANY GRADING IN THE IMMEDIATE VICINITY OF A SEPTIC TANK OR LEACH FIELD AND PRIOR TO REMOVAL OF A SEPTIC SYSTEM.



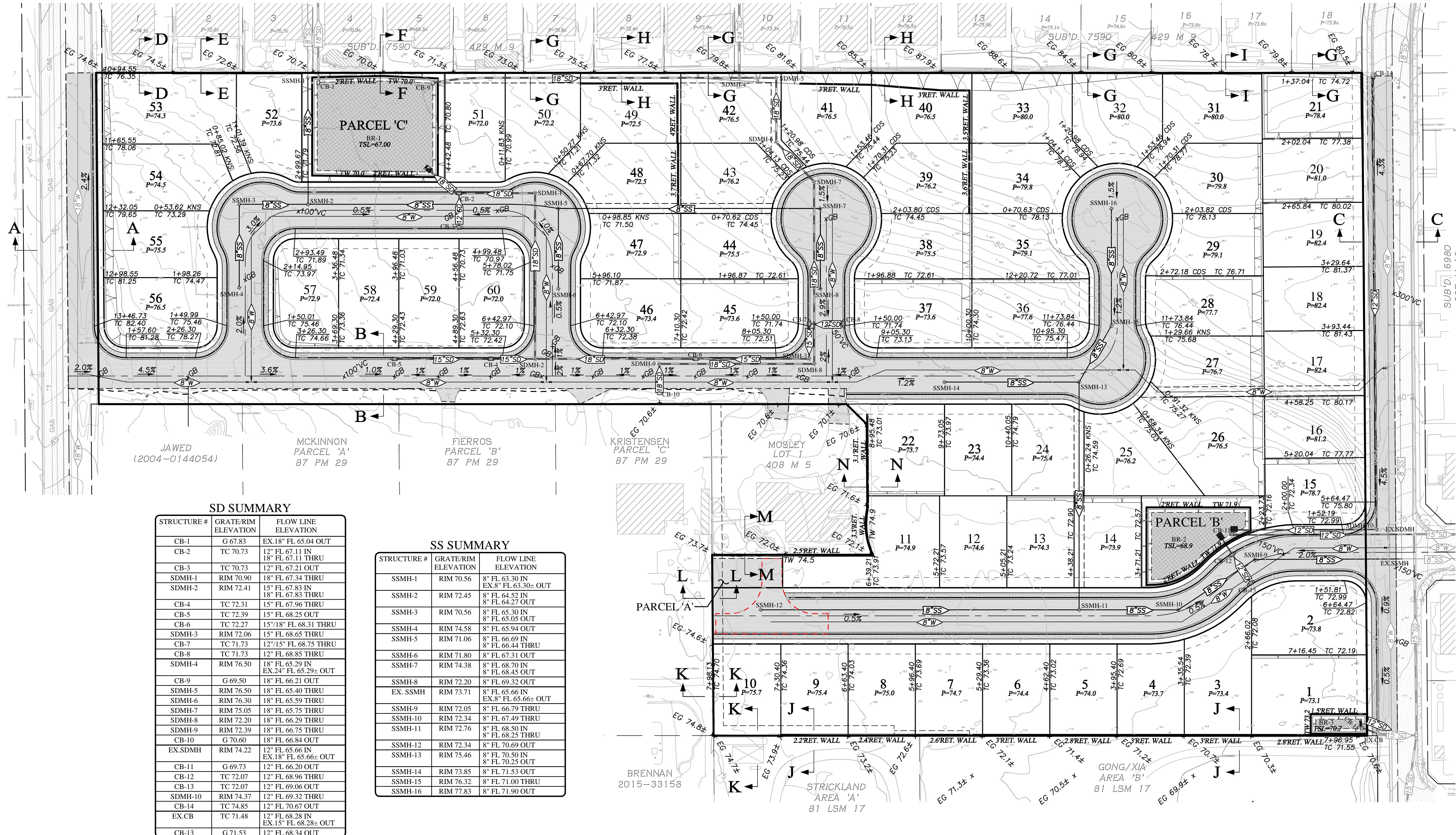
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

"CEDARWOOD ESTATES"

SUBDIVISION 9690
CITY OF OAKLEY
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA



GRAPHIC SCALE
(IN FEET)
1 inch = 50 feet



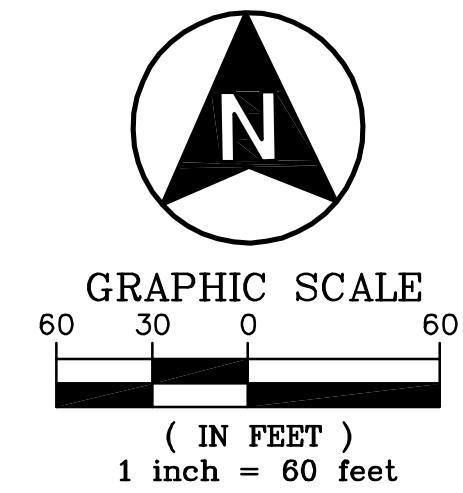
PRELIMINARY C.3 STORM WATER CONTROL PLAN

"CEDARWOOD ESTATES"

SUBDIVISION 9690
 CITY OF OAKLEY
 COUNTY OF CONTRA COSTA
 STATE OF CALIFORNIA

BIO-RETENTION AREA SUMMARY

IMP AREA NAME	DMA NAME	DMA AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	IMP SIZING FACTOR	MINIMUM AREA (SF)	REQUIRED IMP AREA (SF)	PROPOSED IMP AREA (SF)
BR-1	R1	125,785	1.0	125,785	0.04	5,031	10,156	10,260
	C1/P1	113,167	1.0	113,167	0.04	4,527		
	L1	149,556	0.1	14,956	0.04	598		
BR-2	R2	39,776	1.0	39,776	0.04	1,591	4,151	4,163
	C2/P2	55,291	1.0	55,291	0.04	2,212		
	L2	87,096	0.1	8,710	0.04	348		
BR-3	R3	4,229	1.0	4,229	0.04	169	428	435
	C3/P3	5,267	1.0	5,267	0.04	211		
	L3	11,979	0.1	1,198	0.04	48		



ABBREVIATIONS

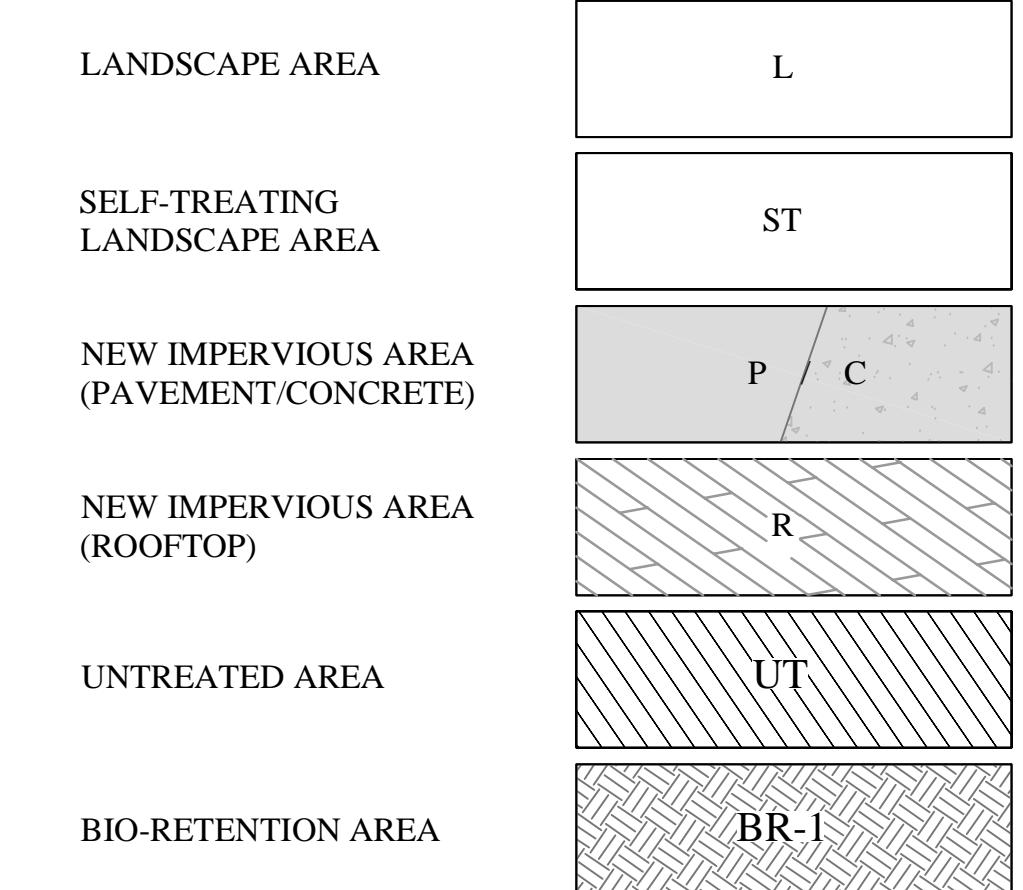
BR - BIO-RETENTION AREA
 C - CONCRETE
 L - LANDSCAPE AREA
 OL - OFFSITE LANDSCAPE AREA
 OPC - OFFSITE PAVEMENT/CONCRETE
 P - PAVEMENT
 R - ROOFTOP
 ST - SELF-TREATING LANDSCAPE AREA

C.3 COMPLIANCE

REFER TO STORM WATER CONTROL PLAN REPORT FOR ADDITIONAL INFORMATION

C.3 STORM WATER CONTROL LEGEND

DRAINAGE MANAGEMENT AREAS (DMA):



BMP TRIBUTARY BOUNDARY: - - - - -

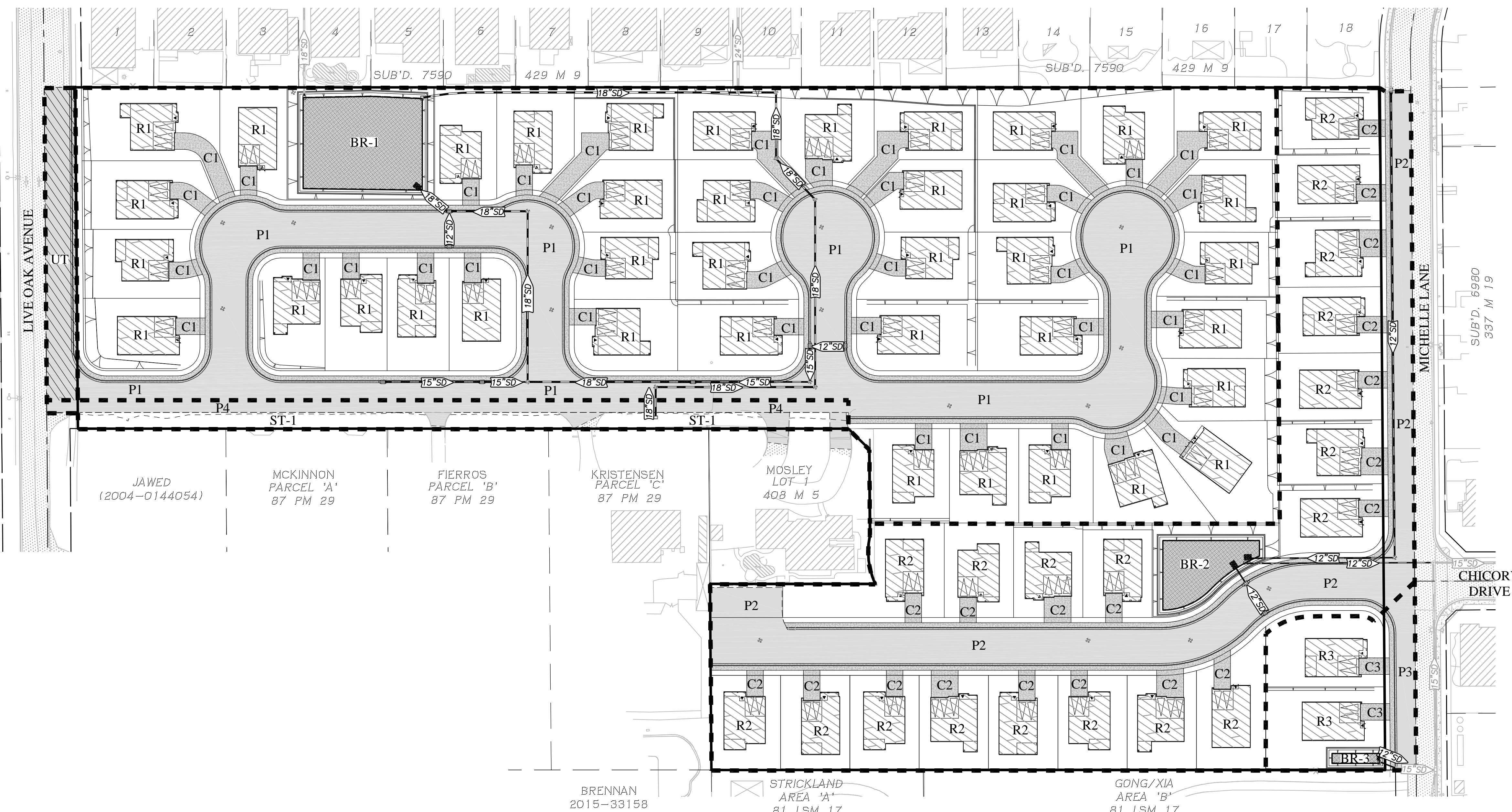
PROJECT DATA FORM

PROJECT NAME/NUMBER	"CEDARWOOD ESTATES" - SUB # 9690
PROJECT LOCATION	4192 LIVE OAK AVENUE OAKLEY, CA
NAME OF DEVELOPER	FORECAST LAND INVESTMENTS, LLC
PROJECT TYPE AND DESCRIPTION	60 LOTS (SINGLE FAMILY RESIDENTIAL) + 3 PARCELS
PROJECT WATERSHED	EAST COUNTY DELTA DRAINAGES
TOTAL PROJECT SITE AREA (ACRES)	13.96 ACRES (608,176 SF)
TOTAL AREA OF LAND DISTURBED (ACRES)	14.63 ACRES (637,129 SF)
TOTAL NEW IMPERVIOUS SURFACE AREA (SQ. FT.)	332,069 SF
TOTAL REPLACED IMPERVIOUS SURFACE AREA	31,411 SF
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA	31,411 SF
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	363,480 SF
RUNOFF REDUCTION MEASURES SELECTED	<input checked="" type="checkbox"/> 1. DISPERSE RUNOFF TO VEGETATED AREA <input type="checkbox"/> 2. PERVERIOUS PAVEMENT (PAVERS) <input type="checkbox"/> 3. CISTERNS OR RAIN BARRELS <input checked="" type="checkbox"/> 4. BIO-RETENTION FACILITY OR FLOW-THROUGH PLANTER
50% RULE	N/A
PROJECT DENSITY	4.3 UNITS/AC
APPLICABLE SPECIAL PROJECT CATEGORIES	N/A
PERCENT LID AND NON LID TREATMENT	100% LID
HMP COMPLIANCE	N/A

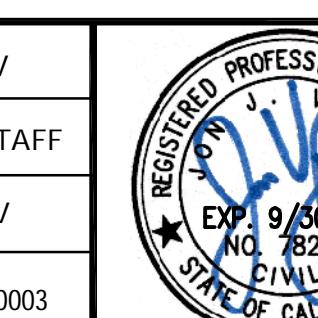
THE PROJECT WILL DRAIN TO THREE BIO-RETENTION AREAS (BR-1, BR-2, AND BR-3). FROM THESE BMPs, THE OVERFLOW STORM DRAIN SYSTEM WILL TIE IN TO THE EXISTING STORM DRAIN SYSTEMS TO THE NORTH AND EAST.

THE PROJECT PROPOSES GREATER THAN 1 ACRE OF NEW IMPERVIOUS SURFACES, HOWEVER SINCE THE STORM DRAIN SYSTEM IS FULLY ENGINEERED AND DRAINS TO A LINED CHANNEL OUT TO THE TIDALLY INFLUENCED WATER WAY OF BIG BREAK, THE PROJECT IS THEREFORE EXEMPT FROM HAVING TO SATISFY THE HYDROMODIFICATION (HM) REQUIREMENTS OF THE CONTRA COSTA COUNTY CLEAN WATER PROGRAM.

AS A RESULT, THE BIO-RETENTION AREAS ARE DESIGNED FOR TREATMENT ONLY, USING THE 4% METHOD.



NO.	REVISIONS	NO.	BY	DATE	DESIGN:	JV
					DRAWN:	STAFF
					CHECKED:	JV
					PROJECT #:	20003



VESTING TENTATIVE MAP
 PRELIMINARY C.3 STORM WATER CONTROL PLAN
 "CEDARWOOD ESTATES" SUB # 9690 OAKLEY, CA

SHEET 5 OF 5
 DATE 07-30-2024

