

**Appendix A: Notice of Preparation and
Scoping Comments**

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



Catherine Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division

Jason Crapo
Deputy Director
Building Inspection Division

Steven Goetz
Deputy Director
Transportation, Conservation and
Redevelopment Programs

August 27, 2013

**NOTICE OF PREPARATION
NOTICE OF SCOPING SESSION
FOR AN ENVIRONMENTAL IMPACT REPORT ON THE
PROPOSED "BALL ESTATE" RESIDENTIAL PROJECT
County File Number SD13-9338**

TO: ALL INTERESTED AGENCIES AND PARTIES

The Contra Costa County Department of Conservation and Development has received an application from Camille Avenue, LLC and Camille Ironwood Properties, LLC requesting approval of a Major Subdivision for the "Ball Estate" residential project. The Department has determined that this project requires preparation of an environmental impact report.

PROJECT LOCATION/SITE DESCRIPTION

The project site is located in the unincorporated community of Alamo in central Contra Costa County. The project site is approximately 60 acres consisting of a family estate, family office building, and adjacent open space. An intermittent drainage meanders through the center of the site, and three wetlands and a creek exist on the site. The project site is flanked by steep terrain beginning at the foot of the open space area, ascending through East Bay Regional Park District (EBRPD) lands, to Las Trampas Ridge.

The project site is bounded by East Bay Regional Park District lands, specifically Las Trampas Ridge on the west and along a portion of the southern boundary. The EBRPD trail commences at the end of Camille Avenue, near the project site's eastern property line, and continues adjacent to Camille Lane until it reaches park property, where it traverse up through parklands to the Las Trampas Ridge trail. Single-Family residential

homes are also located on the north, east, and along the southern boundary of the property.

PROPOSED PROJECT

The proposed project includes the subdivision of a 60-acre site resulting in 35 residential lots and two parcels designated for open space within a gated community. The lots will range from 20,007 square feet to 52,655 square feet. The existing office, barn, and auxiliary structures will be removed, while the existing residence will remain. The proposed residential lots will be located on the lower 21 acres of the 60-acre site, outside of the areas designated for open space. The open space area will be used for the creation of a wetland, habitat enhancement, and flood control. Slopes within the project area near the estate and east of the office building were not constructed with engineered fill and therefore, these slopes will be repaired. Approximately 229 trees will be removed as a result of the project and as recommended by the Arborist. The proposed project may have a significant impact on the following resources: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hydrology and Water Quality, and Transportation and Traffic. A more detailed description of the proposed project can be obtained from the Department of Conservation and Development.

PUBLIC COMMENTS

The Contra Costa County Department of Conservation and Development is the Lead Agency for the preparation of the environment impact report for this project. All responsible and trustee agencies, interested agencies and other interested parties are invited to submit comments which address environmental concerns related to the implementation of the proposed project.

Responses to this Notice of Preparation must be in writing and must be received at the following address by 5:00 p.m. on Thursday, September 26, 2013:

**Contra Costa County Department of Conservation and
Development
Attention: Jennifer Cruz
30 Muir Road
Martinez, California 94553**

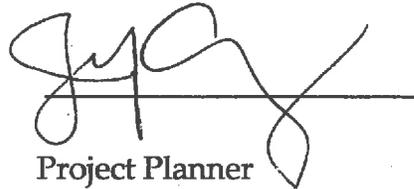
SCOPING SESSION

A Scoping Session will be held on Monday, September 16, 2013 at 3:30 p.m., 30 Muir Road, Martinez, California. Interested agencies and parties may submit oral and written comments pertaining to environmental concerns related to the proposed project.

SUPPORTING DOCUMENTS

The Major Subdivision application and supporting documentations are available for review at the office of the Contra Costa County Department of Conservation and Development during normal business hours. If you have any questions or wish to obtain a copy of any supporting documents related to this project, please contact me by e-mail at Jennifer.Cruz@dcd.cccounty.us or by phone at (925) 674-7790.

Signature:

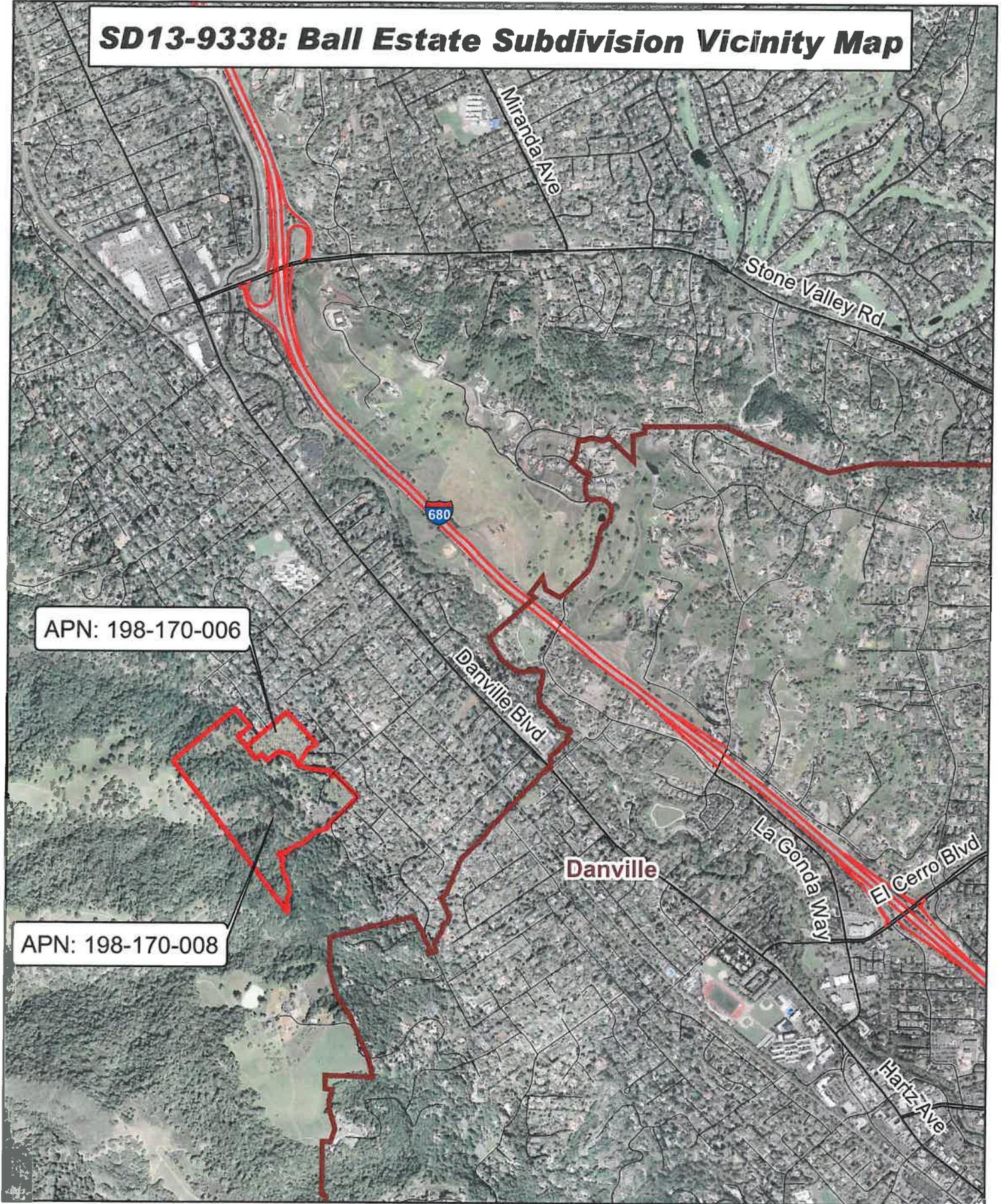


Title:

Project Planner
Contra Costa County
Community Development Division
30 Muir Road
Martinez, CA 94553

Attachments: Site Location
Vesting Tentative Map

SD13-9338: Ball Estate Subdivision Vicinity Map



APN: 198-170-006

APN: 198-170-008



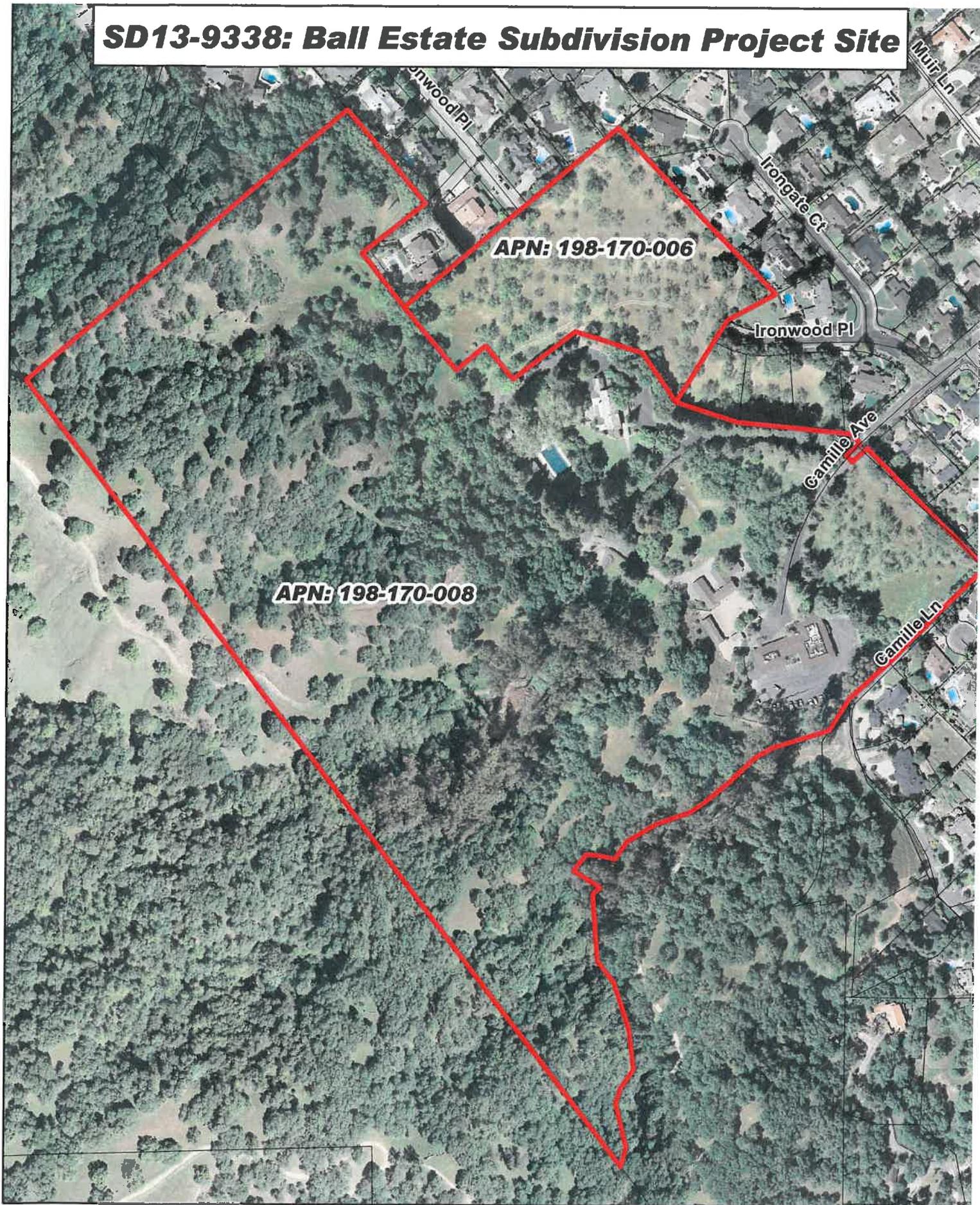
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Map Created 8/27/2013
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



SD13-9338: Ball Estate Subdivision Project Site



Map Created 8/27/2013
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

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GENERAL NOTES:

- OWNER: CAMILLE IRONWOOD PROPERTIES, LLC
300 CAMILLE AVENUE
ALAMO, CA 94507
- PROPERTY ADDRESS: 333 CAMILLE AVENUE
ALAMO, CA 94507
- LAND DEVELOPER, CIVIL ENGINEER: ALIQUOT ASSOCIATES, INC.
1300 SOUTH MAIN ST., SUITE 310
WALNUT CREEK, CA 94598
PHONE: (925) 478-8300
FAX: (925) 478-8380
CONTACT: VINCE D'ALDO
- ASSESSOR'S PARCEL NUMBERS: 188-170-008; 188-170-009
- EXISTING USE: SINGLE FAMILY RESIDENTIAL AND OFFICE USE
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- EXISTING ZONING: R-20 (SINGLE-FAMILY RESIDENTIAL - LOT SIZE 20,000 SQUARE FEET MINIMUM)
PROPOSED ZONING: R-20 (SINGLE-FAMILY RESIDENTIAL - LOT SIZE 20,000 SQUARE FEET MINIMUM)
- CONTRA COSTA COUNTY GENERAL PLAN: SINGLE-FAMILY RESIDENTIAL LOW DENSITY (SL)
(LD - 2.0 SINGLE FAMILY UNITS PER NET ACRE)
- SITE AREAS:
21.89 ACRES: DEVELOPED SITE AREA
1.42 ACRES - PARCEL A
30.17 ACRES - 33 LOTS
38.82 ACRES: OPEN SPACE
TOTAL = 60.51 ACRES
- NET AREA: 18.41 ACRES
- NUMBER OF LOTS: 18.41 X 2.0 = 33 LOTS (MAXIMUM NUMBER OF LOTS PER GENERAL PLAN)
- PROPOSED NUMBER OF LOTS: 30 LOTS
(LESS TWO EXISTING RESIDENCES = 33 NEW HOMES.)
(LESS FIVE LEGAL LOTS = 30 NEW LOTS)*
*LOTS WITH CERTIFICATES OF COMPLIANCE
- NET DENSITY: 33 LOTS = 2.1 U/AC
30 NEW LOTS = 1.5 U/AC = (21.89 AC - (6 X 20,000 SF) = 19.4 AC, 30 U / 19.4 AC = 1.5 U/AC
- LOT SIZE: AVERAGE 25,197 SF±
MINIMUM 20,000 SF±
MAXIMUM 32,855 SF±
- FEMA: ZONE X - AREA OF MINIMAL FLOOD HAZARD
ABOVE THE 500-YEAR FLOOD LEVEL,
PER CONTRA COSTA COUNTY FIRM MAP
PANEL 434 OF 802
MAP NUMBER 0801302434F
EFFECTIVE DATE JUNE 16, 2009.
- UTILITIES:
SEWER - CENTRAL CONTRA COSTA SANITARY DISTRICT
WATER - EAST BAY MUNICIPAL WATER DISTRICT (EBMWD)
SERVICE ZONE: F3A
SERVING ELEVATIONS: RANGE FROM 280 FEET TO 480 FEET
STORM DRAIN - CONTRA COSTA COUNTY
FIRE - CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
GAS & ELECTRIC - PACIFIC GAS AND ELECTRIC (PG&E)
TELEPHONE - AT&T
CABLE - COMCAST CABLE
- BENCHMARK: CCCC BM # 3832 CCC FASTENER & TAG
IN NORTHWEST CORNER OF TYPE "C"
INLET ON SOUTH SIDE OF CAMILLE AVE.
85'± WEST OF INTERSECTION CAMILLE
AVE & S.P.R.R.
ELEV. 325.235 (NVD 29)

ABBREVIATION INDEX

AB	AT	P	PAD
AC	AGGREGATE BASE	PAE	PRIVATE ACCESS EASEMENT
ARV	ASPHALT CONCRETE	PAV	PAVEMENT
BC	AIR RELEASE VALVE	PFW	PERIMETER FENCE WALL
BGR	BEGINNING OF CURVE	PL	PROPERTY LINE
BDR	BEGIN CURB RETURN	PL	PROPERTY LINE
BO	BOUNDARY	PS	POWER POLE
BO	BLOW OFF	PRC	POINT OF REVERSE CURVATURE
BLDG	BUILDING	PR	PROPOSED
BW	BOTTOM OF WALL (AT FINISHED GRADE)	PT	POINT
CB	CATCH BASIN	PUE	PUBLIC UTILITY EASEMENT
CCP	CAST IN PLACE PIPE	RET	RETAINING
C/L	CENTER LINE	RI	RIGHT OF WAY
C&G	CURB AND GUTTER	R/W	RIGHT OF WAY
CO	CLEAR OUT	SD	STORM DRAIN LINE
CMP	CORRUGATED METAL PIPE	SE	STORM DRAIN EASEMENT
CONC	CONCRETE	SDMH	STORM DRAIN MANHOLE
DE	DRAINAGE EASEMENT	SF	SQUARE FEET
DI	DROP INLET	SS	SANITARY SEWER LINE
DI	DUCTILE IRON PIPE	SSE	SANITARY SEWER EASEMENT
DLR	DRIP LINE RADIUS	SSM	SANITARY SEWER FORCE MAIN
DWY	DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
EB	ELECTRICAL BOX	STR	STRUCTURE
EC	END OF CURB	STRK	STRUCTURE
EDR	END OF CURB RETURN	TB	TOP OF BANK
ELEV	ELEVATION	TC	TOP OF VERTICAL CURB
EP	EDGE OF PAVEMENT	TFC	TOP OF FLUSH CURB
EX (C)	EXISTING	T(PFW)	TOP OF PERIMETER FENCE WALL
FC	FACE OF CURB	TUF	TOP OF FOOTING
FF	FRESH FLOOR ELEVATION	TP	TOP OF PAVEMENT
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW-LINE	TYP	TYPICAL
G	GAS	W	WATER
GB	GRADE BREAK	WM	WATER METER
GBL	GRADE BREAK LINE	WV	WATER VALVE
GR	GRATE	EBRP	EAST BAY REGIONAL PARK
GUT	GUTTER	PAE	PRIVATE ACCESS EASEMENT
G LP	GUTTER LIP	SSE	SANITARY SEWER EASEMENT
HP	HIGH POINT	PSDE	PRIVATE STORM DRAIN EASEMENT
INV	INVERT	PUE	PUBLIC UTILITY EASEMENT
JP	JOINT POLE	PVT	PRIVATE
JT	JOINT TRENCH	CCWD	CONTRA COSTA WATER DISTRICT
LP	LOW POINT	CCCFCWD	CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
MH	MANHOLE	---	DAYLIGHT LINE
(N)	NEW	---	EDGE OF PAD
NC	NOT IN CONTRACT		
NTS	NOT TO SCALE		
OE/OHE	OVERHEAD ELECTRIC		

LEGEND

PROPOSED

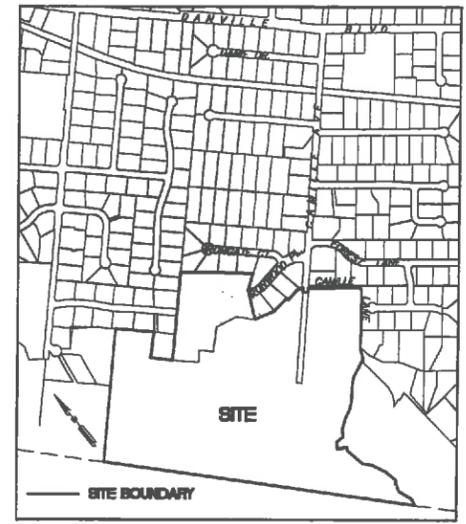
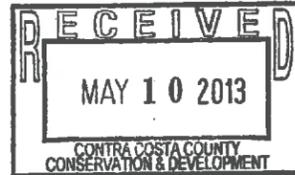
- PROPERTY LINE
- LOT LINE
- STORM DRAIN LINE
- SUBDRAIN
- EARTH SWALE
- SANITARY SEWER LINE
- SANITARY SEWER LATERAL
- WATER LINE
- WATER LATERAL
- GAS LINE
- RETAINING WALL
- LANDSCAPE DRAIN
- CATCH BASIN
- CLEAROUT WITH SCREENCAP
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- POWER POLE
- JOINT POLE
- GUY WIRE
- ELECTROLER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- PROPOSED GRADES
- RUNOFF DIRECTION
- EXISTING TREE TO BE REMOVED

EXISTING

- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- WATER LATERAL
- GAS LINE
- RETAINING WALL
- LANDSCAPE DRAIN
- CATCH BASIN
- CLEAROUT WITH SCREENCAP
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- POWER POLE
- JOINT POLE
- GUY WIRE
- ELECTROLER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- PROPOSED GRADES
- RUNOFF DIRECTION
- EXISTING TREE TO BE REMOVED

INDEX

- TM-1 TITLE SHEET
- TM-2 EXISTING CONDITIONS
- TM-3 LOT AREAS AND DIMENSIONS
- TM-4 GRADING & DRAINAGE PLAN
- TM-5 TREE PRESERVATION PLAN
- TM-6 UTILITY PLAN
- TM-7 PHASING MAP
- TM-8 STORMWATER CONTROL PLAN



Aliquot Associates, Inc.
Civil Engineers
Surveyors

ALICUT

VEISTING TENTATIVE MAP
BALL ESTATES
TITLE SHEET AND TYPICAL ROAD SECTIONS
SUBDIVISION 9338 - 333 CAMILLE AVENUE
CONTRA COSTA COUNTY
ALAMO

TM-1
1 of 8

Aliquot Associates, Inc.
 1400 S. Bascom Ave., Suite 200
 San Jose, CA 95128
 Telephone: (415) 944-4430
 Fax: (415) 944-4430

Planners
 Civil Engineers
 Surveyors



CALIFORNIA

ALAMO

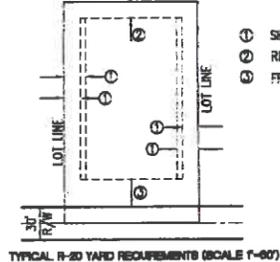
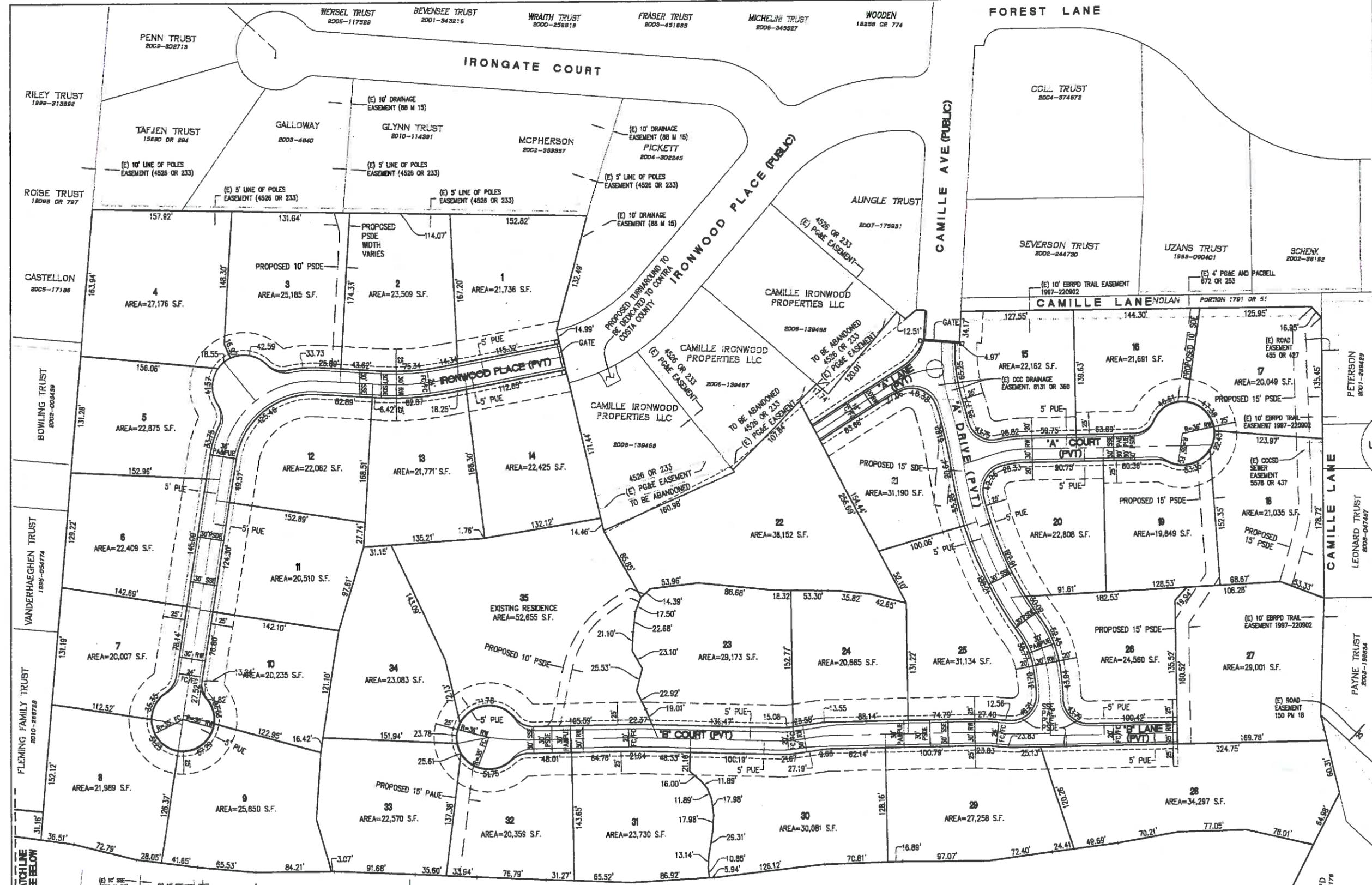
VESTING TENTATIVE MAP - LOT AREAS
 BALL ESTATES
 SITE PLAN

SUBDIVISION 9338 - 3333 CAMILLE AVENUE
 CONTRA COSTA COUNTY

Scale: 1" = 40'

No.	Revision
1	Issue for Review
2	Issue for Review
3	Issue for Review
4	Issue for Review
5	Issue for Review
6	Issue for Review
7	Issue for Review
8	Issue for Review
9	Issue for Review
10	Issue for Review
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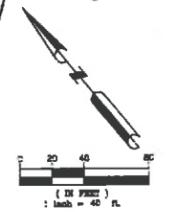
Drawing Number: TM-3
 3 of 8



- ① SIDE SETBACK: 15' OR 20'=35' AGGREGATE
- ② REAR SETBACK=15'
- ③ FRONT SETBACK=25' (20' SECONDARY FRONTAGE)

NOTES:
 1. ALL LOT AREAS ARE TO PROPERTY LINE IN ROADS.
 2. DISTANCES ON SIDE LOT LINES ARE TO RIGHT OF WAY.

OPEN SPACE
 PER GENERAL PLAN



**LETTERS RECEIVED
DURING COMMENT
PERIOD**

Jennifer Cruz

From: Don Whiteneck <donwhiteneck@gmail.com>
Sent: Monday, September 23, 2013 9:32 AM
To: Jennifer Cruz
Cc: Candace Andersen
Subject: Application SD 13-9338, Ball Estate Subdivision
Attachments: Letter Regarding proposed Ball Estate Subdivision 09.22.13.odt

Dear Ms. Cruz.

Attached is a followup letter regarding the Meeting of Monday September 16, 2013.

Donald H Whiteneck
940 Camille Lane
Alamo, CA 94507
925-820-7203

September 22, 2013

Jennifer Cruz
Contra Costa County Conservation & Development Department
Community Development Division
30 Muir Road
Martinez, CA 94553 jennifer.cruz@dcd.cccounty.us

Re: Application SD 13-9338, Ball Estate Subdivision

Dear Ms. Cruz,

As a followup to the meeting on Monday, September 16, my primary concerns (at this time) regarding the Ball Estate Subdivision are:

- 1) No place for trail users to park except Camille Avenue.
- 2) Camille Lane is inadequate (unsafe) for Camille Lane residents.
- 3) Camille Lane is inadequate for the Park District's need to access Park property with large equipment and emergency vehicles.
- 4) Drainage under Camille Lane where the S/E corner of the Ball property drains is inadequate.
- 5) Concerns that the office building parking lot will be used as a construction yard during the entire project.

Detailed explanation of concerns

Trail user parking -The end of Camille Avenue has become a parking lot for trail users. Trail use has increased significantly over the past ten years. It is now common to see 10 or more cars parked at the end of Camille Avenue and I have seen over 20 cars parked on many occasions (all the way back to Muir Road). When cars are parked on both sides of Camille Avenue, it becomes a one lane road. Trail users often leave their doors

open when preparing to hike and when returning from a hike. They congregate in the road while they talk or stretch, making it very difficult to get by. Dogs frequently run around without a leash.

A parking lot is needed for trail users, a space large enough for 50 cars but no horse staging. The lot should be on park property and out of sight from the surrounding homes.

Large equipment and emergency vehicle access to the Park -The Park District has brought large equipment and/or emergency vehicles into Park property via Camille Lane on numerous occasions. Camille Lane is not adequate for this kind of usage.

The Park District needs direct Park access from Camille Avenue.

Improved road access for Camille Lane residents - Camille Lane is a one lane road approximately $\frac{1}{4}$ mile in length and has a 90 degree turn with extremely limited visibility. The road serves seven large houses plus the Park District. The original purpose of the lane was to serve two houses. The road is inadequate and unsafe. There is no room for pedestrian traffic but the lane is used by pedestrians to get from Underhill to Camille Avenue and from Underhill to the park gate on Camille Lane.

We need improved access. I realize there are many one lane roads in Alamo, many of which are inadequate for the homes they serve. However, in this instance there is an opportunity (and perhaps the only opportunity) to improve access for Camille Lane residents.

The parcel map shows Camille Avenue extending into Ball property approximately 150 yards beyond the gated entrance to their office buildings. Camille avenue should extend as a public road to the back of the Ball property. From there, the Park District could access Park property directly from Camille Avenue.

Camille Lane could then be redirected from approximately where the Park gate is located on Camille Lane to a newly extended Camille Avenue.

Inadequate drainage on south east corner of Ball property – The south east corner of the Ball property drains into an eight inch drain pipe which runs under Camille Lane. The drain pipe is inadequate now. During heavy rains, water has overflowed onto the road.

The Ball development will make the problem worse with the addition of Hardscape for all the proposed homes. The proposed Ball subdivision shows drainage running to the southeast corner.

Additionally, two years ago, drainage work was performed in the orchard below the parking lot. I don't know exactly what was done but this is my "guess";

Drainage from the office building parking lot was redirected to terminate into the orchard. The drainage previously ran by pipe over to Camille Avenue where it entered the storm drain. Camille Avenue has had flooding problems in the past and perhaps this was intended to solve that problem. However, if my guess is correct, this change has worsened the drainage problem on Camille Lane.

Concerns that office building parking lot will become a construction yard during project – The Ball's representative has stated in prior meetings that the office building area would most likely be the last phase of the project. The Balls have used the parking lot as a construction yard in the past. Approximately ten years ago, a Camille Lane resident requested the office building management company to remove construction materials from the parking lot. It took close to a year of phone calls and letters before the lot was cleaned up.

Sincerely,

Donald H Whiteneck

cc: Supervisor Candace Anderson (candace.anderson@bos.cccounty.us)

DEPARTMENT OF TRANSPORTATION

111 GRAND AVENUE
OAKLAND, CA 94612
PHONE (510) 286-6053
FAX (510) 286-5559
TTY 771

CONTRA COSTA
COUNTY

2013 SEP 30 P 1:57



*Flex your power!
Be energy efficient!*

September 27, 2013

DEPARTMENT OF
CONSERVATION
AND DEVELOPMENT

CC680622
CC-680-R9.5
SCH# 2013082081

Ms. Jennifer Cruz
Community Development Division
Contra Costa County Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Dear Ms. Cruz:

Ball Estate Subdivision – Notice of Preparation (NOP)

Thank you for including the California Department of Transportation (Caltrans) in the environmental document review process for the project referenced above. We have reviewed the NOP and have the following comments to offer. One of Caltrans' ongoing responsibilities is to collaborate with local agencies to avoid, eliminate, or reduce to insignificance potential adverse impacts by local development on State highways.

Lead Agency

As the lead agency, the Contra Costa County Department of Conservation and Development (County) is responsible for all project mitigation, including any needed improvements to State highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. This information should also be presented in the Mitigation Monitoring and Reporting Plan of the environmental document. Required roadway improvements should be completed prior to issuance of the Certificate of Occupancy.

Vehicle Trip Reduction

Caltrans encourages you to locate any needed housing, jobs and neighborhood services near major mass transit centers, with connecting streets configured to facilitate walking and biking, as a means of promoting mass transit use and reducing regional vehicle miles traveled and traffic impacts on the State highways.

We also encourage you to develop Travel Demand Management (TDM) policies to promote usage of nearby public transit lines and reduce vehicle trips on the State Highway System. These policies could include lower parking ratios, car-sharing programs, bicycle parking and showers for employees, and providing transit passes to residents and employees, among others. For information about parking ratios, see the Metropolitan Transportation Commission (MTC) report *Reforming*

Parking Policies to Support Smart Growth or visit the MTC parking webpage:
http://www.mtc.ca.gov/planning/smart_growth/parking.

Traffic Impact Fees

Please identify traffic impact fees to be used for project mitigation. Development plans should require traffic impact fees based on projected traffic and/or based on associated cost estimates for public transportation facilities necessitated by development. Scheduling and costs associated with planned improvements on the State ROW should be listed, in addition to identifying viable funding sources correlated to the pace of improvements for roadway improvements, if any.

State Route 680 is critical to regional and interregional traffic in the San Francisco Bay region. It is vital to commuting, freight, and recreational traffic and is one of the most congested regional freeway facilities. The traffic generated by this proposed project, together with other projects in the vicinity, can potentially have a cumulative significant regional impact to the already congested State Highway System.

Should you have any questions regarding this letter, please call Brian Brandert of my staff at (510) 286-5505.

Sincerely,



ERIK ALM, AICP
District Branch Chief
Local Development - Intergovernmental Review

c: Scott Morgan (State Clearinghouse)

September 10, 2013

2013 SEP 16 P 2:19

Jennifer Cruz, Project Planner
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

DEPARTMENT OF
CONSERVATION
AND DEVELOPMENT

Re: Notice of Preparation of an Environmental Impact Report for the
Proposed Ball Estate Residential Project (County File Number SD13-9338)

Dear Ms. Cruz:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Notice of Preparation of an Environmental Impact Report (EIR) for the Proposed Ball Estate Residential Project (Project) located in Alamo. EBMUD has the following comments.

WATER SERVICE

EBMUD's Danville Pressure Zone, with a service elevation between 250 and 450 feet, will serve the proposed development. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions of providing water service to the development. Engineering and installation of water mains and water services requires substantial lead-time, which should be provided for in the project sponsor's development schedule.

WATER CONSERVATION

The Project presents opportunities to incorporate water conservation measures. EBMUD requests that the County include in its conditions of approval a requirement that the project sponsors comply with the California Model Water Efficient Landscape Ordinance (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). Project sponsors should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense.

Jennifer Cruz, Project Planner
September 10, 2013
Page 2

If you have any questions concerning this response, please contact David J. Rehnstrom,
Senior Civil Engineer, at (510) 287-1365.

Sincerely,

A handwritten signature in black ink, appearing to read 'WRK', with a long horizontal flourish extending to the right.

William R. Kirkpatrick
Manager of Water Distribution Planning

WRK:GJC:sb
sb13_192.doc

cc: Gordon Nathan Ball
P.O. Box 67
Danville, CA 94526

September 26, 2013

Jennifer Cruz, Project Planner
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

RE: Notice of Preparation, Proposed "Ball Estate" Residential Project
CFN: SD13-9338

DEPARTMENT OF
CONSERVATION
AND DEVELOPMENT

2013 SEP 30 P 1:57

CONTRA COSTA
COUNTY

Dear Ms. Cruz,

The East Bay Regional Park District ("District") has received the August 27, 2013 Notice of Preparation for an Environmental Impact Report (EIR) for the Ball Estate Residential Project. As described in our previous comment letter, the Ball property is located immediately adjacent to Las Trampas Regional Wilderness which is owned and managed by the District. The District also holds an easement for recreational trail access along Camille Lane at the property's eastern edge. We understand that the project applicant proposes a new 35-home gated subdivision with at least six new parcels backing on the trail easement, and eight parcels abutting an open space area contiguous with Las Trampas.

The District appreciates that the applicant and County have opted to proceed with a full EIR. The project clearly requires this level of analysis pursuant to CEQA in order to fully evaluate potential biologic, aesthetic, grading, drainage, circulation and other impacts.

On August 7, 2013, District staff met with the applicants and their representative Vince D'Alo at our Administrative Office in Oakland. Based on that meeting, additional review of the Project Description, and attendance at the public scoping session on September 16, the District would like to raise several issues that need attention as part of further project development and environmental review:

First, it is our understanding that the District is being considered as the possible recipient of a land dedication or donation encompassing the proposed open space area shown on the draft Vesting Tentative Map. To be clear, we are open to additional discussion on this issue and do agree that incorporation of this land into the regional wilderness might be appropriate and logical. However, if this solution is pursued, the District will not accept the entirety of the open

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space parcel, but will require that a 100-foot deep buffer area be maintained along the edge of the subdivision and ideally maintained for fire protection by the Homeowners Association (HOA), Geologic Hazard Abatement District (GHAD), San Ramon Valley Fire District (SRVFD) or other appropriate entity. Regarding this open space area, we also recommend coordination with SRVFD to ensure that necessary fire access roads are included in the final project design. There is one fire road / trail in particular (SRVFD #32-1) that if kept, may need to have public access added as a legal use as this road creates a short loop hike on which it would be difficult to control or limit access.

Secondly, the District is concerned about additional traffic and congestion on Camille Avenue that may result from the Project. Because previous negotiations with the Ball Family resulted in the existing trail easement but no set-aside area for parking, many trail users currently park at the end of Camille Avenue and use this street as a de-facto staging area. On busy days, this use could conflict with traffic from the new subdivision and result in a dangerous public safety hazard. The District respectfully recommends that a full traffic study be undertaken and that the applicants consider providing a much-needed staging area for the regional wilderness.

Thirdly, the District requests that the EIR carefully consider the impact of the new homes on the existing trail easement. This public recreational amenity is an important asset to the community of Alamo and the enjoyment of its users should be protected. Houses backing on the easement will need adequate set-backs, as will any backyard structures associated with those homes. The trail's edge should not be created by a harsh wall or fence, but rather by a softened buffer using vegetation or a comparable alternative.

Lastly, the EIR should thoroughly address the potential impacts of the Project on the Regional Wilderness and on the ecological health of the proposed open space parcel after the homes are constructed. The construction of 35 new homes and the removal of approximately 229 trees are likely to result in negative impacts to nearby wildlife, and may also affect erosion, drainage and wildfire potential.

The District is not opposed to the proposed subdivision; however, we believe that considerable environmental review of the Project is needed. We look forward to working with the applicants and the county to address any issues that may relate to the Regional Wilderness and trail easements, and our other comments above. We appreciate the opportunity to review and comment on this Project. Please feel free to contact me at arivoire@ebparks.org, should you have any questions.

Sincerely,



Anne C. Rivoire
Senior Planner

Cc: Vince D'Alo, Principle, Aliquot Associates



Bay Delta Region
7329 Silverado Trail
Napa, CA 94558
(707) 944-5500
www.wildlife.ca.gov



CONTRA COSTA COUNTY

2013 SEP 30 P 1:57

DEPARTMENT OF
CONSERVATION
AND DEVELOPMENT

September 24, 2013

Ms. Jennifer Cruz
Contra Costa County
Community Development Division
30 Muir Road
Martinez, CA 94533

Dear: Ms. Cruz:

Subject: Ball Estate Residential and Commercial Use Permit, Notice of Preparation of an Environmental Impact Report, SCH #2013082081, Contra Costa County

The California Department of Fish and Wildlife (CDFW) reviewed the comment request packet for the Ball Estate Project (Project) located in the Town of Danville, Contra Costa County. The Project proposes to construct a 60-acre community with 35 residential lots and contains two parcels designated for open space preservation. The Project would include extensive grading, trenching, excavation, sedimentation and soil compaction, as well as a direct impact to tributaries of San Ramon Creek and the banks, channel width, riparian zones, flood plains, and upland habitat of these channels. The Project would remove 229 trees and cause fragmentation and a decrease in available native California oak woodlands, grasslands, and riparian habitats for California threatened and endangered species, species of special concern, and fully protected species. CDFW has the following comments:

Trustee Agency Authority:

CDFW is a Trustee Agency with responsibility under the California Environmental Quality Act (CEQA) for commenting on projects that could impact plant and wildlife resources. Pursuant to Fish and Game Code Section 1802, CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species. As a Trustee Agency for fish and wildlife resources, CDFW is responsible for providing, as available, biological expertise to review and comment upon environmental documents and impacts arising from project activities, as those terms are used under CEQA [Division 13 (commencing with Section 21000) of the Public Resources Code].

Responsible Agency Authority:

CDFW has regulatory authority over projects that could result in the "take" of any species listed by the state as threatened or endangered, pursuant to Fish and Game Code Section 2081. If the Project could result in the "take" of any species listed as threatened or endangered under the California Endangered Species Act (CESA), an Incidental Take Permit (ITP) will be required. CEQA requires a Mandatory Finding of Significance if a project is likely to substantially impact threatened or endangered species (Sections 21001{c}, 21083, Guidelines Sections 15380, 15064, 15065). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency's FOC does not eliminate the Project proponent's obligation to comply with Fish and Game Code Section 2080.

Fish and Wildlife Resources:

The Project has the potential to impact nesting birds, migratory birds and state special-status, fully protected or listed, threatened and endangered species including, but not limited to; California red-legged frog (*Rana draytonii*), Alameda whipsnake (*Masticophis lateralis euryxanthus*), western pond turtle (*Emys marmorata*), western burrowing owl (*Athene cunicularia*), Swainson's hawk (*Buteo swainsonii*), pallid bat (*Antrozous pallidus*), Antioch efferian robberfly (*Efferia antiochi*), Northern California black walnut (*Juglans hindsii*), Diablo helianthella (*Helianthella castanea*), Mt. Diablo fairy lantern (*Calochortus pulchellus*), bent flowered fiddleneck (*Amsinckia lunaris*), Congdon's tarplant (*Centromadia parryi* ssp. *Congdonii*), Norris' beard moss (*Didymodon norrisii*), Contra Costa manzanita (*Arctostaphylos manzanita laevigata*), oval leaved viburnum (*Viburnum ellipticum*), Hall's bush-mallow (*Malacothamnus hallii*), slender-leaved pondweed (*Potamogeton pusillus*), slender silver-moss (*Anomobryum julaceum*), woodland woollythreads (*Monolopia gracilens*), and San Joaquin spearscale (*Atriplex joaquiniana*).

Tree Preservation:

The Project proposes to remove 229 trees at the Project site but does not indicate the location or species to be removed. Mitigation replacement ratios to compensate for such an impact are dependent upon the species, propagation method, and the habitat type to be removed. In addition, mitigation for the removal of mature trees is likely not to attain the same habitat values for 10 years or longer. This is especially true for slow growing oaks. Therefore, CDFW recommends that alternatives be developed and considered that minimize the number of trees to be impacted and/or removed.

Section 1600 Lake and Streambed Alteration Agreements:

For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream, or use material from a streambed, CDFW may require a Lake and Streambed Alteration Agreement (LSAA), pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant. Issuance of an LSAA is subject CEQA. CDFW, as a responsible agency under CEQA, will consider the CEQA document for the project. The CEQA document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for completion of the agreement. To obtain information about the LSAA notification process, please access our website at <http://www.dfg.ca.gov/habcon/1600/>; or to request a notification package, contact CDFW's Bay Delta Regional Office at (707) 944-5500.

If you have any questions, please contact Mr. Robert Stanley, Environmental Scientist, at (707) 944-5573; or Mr. Craig Weightman, Environmental Program Manager, at (707) 944-5577.

Sincerely,



Scott Wilson
Acting Regional Manager
Bay Delta Region

cc: State Clearinghouse



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

August 29, 2013

To: Reviewing Agencies
Re: Ball Estate Subdivision
SCH# 2013082081

Attached for your review and comment is the Notice of Preparation (NOP) for the Ball Estate Subdivision draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Jennifer Cruz
Contra Costa County Dept. of Con. and Dev.
30 Muir Road
Martinez, CA 94553

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2013082081
Project Title Ball Estate Subdivision
Lead Agency Contra Costa County

Type NOP Notice of Preparation

Description The proposed project includes the subdivision of a 60-acre site resulting in 35 residential lots and two parcels designated for open space within a gated community. The existing office, barn, and auxiliary structures will be removed, while the existing residence will remain. The proposed residential lots will be located on the lower 21 acres of the 60-acre site, outside of the areas designated for open space. The open space area will be used for the creation of a wetland, habitat enhancement, and flood control. Slopes within the project area near the estate and east of the office building were not constructed with engineered fill and therefore, these slopes will be repaired. Approximately 229 trees will be removed as a result of the project and as recommended by the Arborist.

Lead Agency Contact

Name Jennifer Cruz
Agency Contra Costa County Dept. of Con. and Dev.
Phone 925 674 7790 **Fax**
email
Address 30 Muir Road
City Martinez **State** CA **Zip** 94553

Project Location

County Contra Costa
City Alamo
Region
Cross Streets Camille Avenue
Lat / Long
Parcel No. 198-170-006 and 198-170-008
Township **Range** **Section** **Base**

Proximity to:

Highways I-680
Airports
Railways
Waterways
Schools Rancho Romero
Land Use R-20 (Single-Family Zoning District) / SL (Single Family Residential-Low Density) and OS General Plan

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Water Quality

Reviewing Agencies Resources Agency; Department of Conservation; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 3; Native American Heritage Commission; California Highway Patrol; Caltrans, District 4; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 2

Date Received 08/29/2013 **Start of Review** 08/29/2013 **End of Review** 09/27/2013

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
Nicole Wong

California Coastal Commission
Elizabeth A. Fuchs

Colorado River Board
Tanya M. Trujillo

Dept. of Conservation
Elizabeth Carpenter

California Energy Commission
Eric Knight

Cal Fire
Dan Foster

Central Valley Flood Protection Board
James Herota

Office of Historic Preservation
Ron Parsons

Dept of Parks & Recreation Environmental Stewardship Section

California Department of Resources, Recycling & Recovery
Sue O'Leary

S.F. Bay Conservation & Dev't. Comm.
Steve McAdam

Dept. of Water Resources Agency
Nadell Gayou

Fish and Game

Dept. of Fish & Wildlife
Scott Flint

Environmental Services Division
Michael Machado

Fish & Wildlife Region 1
Donald Koch

Fish & Wildlife Region 1E
Laurie Harnsberger

Fish & Wildlife Region 2
Jeff Drongesen

Fish & Wildlife Region 3
Charles Armor

Fish & Wildlife Region 4
Julie Vance

Fish & Wildlife Region 5
Leslie Newton-Reed

Fish & Wildlife Region 6
Gabrina Gatchel

Fish & Wildlife Region 6 I/M
Heidi Sickler

Fish & Wildlife Region 6 I/M
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Wildlife M
George Isaac

Marine Region

Other Departments

Food & Agriculture
Sandra Schubert

Dept. of Food and Agriculture
Services

Dept. of General Services
Public School Construction

Dept. of General Services
Environmental Services Section

Dept. of Public Health
Jeffery Worth

Dept. of Health/Drinking Water

Delta Stewardship Council
Kevan Samsam

Independent Commissions/Boards

Delta Protection Commission
Michael Machado

Cal EMA (Emergency Management Agency)
Dennis Castrillo

Native American Heritage Comm.
Debbie Treadway

Public Utilities Commission
Leo Wong

Santa Monica Bay Restoration
Guangyu Wang

State Lands Commission
Jennifer Deleong

Tahoe Regional Planning Agency (TRPA)
Chery Jacques

Cal EPA

Air Resources Board
Airport/Energy Projects
Jim Lerner

Transportation Projects
Douglas Ito

Industrial Projects
Mike Tollstrup

State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

State Water Resources Control Board
Phil Crader
Division of Water Rights

Dept. of Toxic Substances Control
CEQA Tracking Center

Department of Pesticide Regulation
CEQA Coordinator

Caltrans, District 8
Dan Kopulsky

Caltrans, District 9
Gayle Rosander

Caltrans, District 10
Tom Dumas

Caltrans, District 11
Jacob Armstrong

Caltrans, District 12
Marlon Regisford

Regional Water Quality Control Board (RWQCB)

RWQCB 1
Cathleen Hudson
North Coast Region (1)

RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

RWQCB 3
Central Coast Region (3)

RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

RWQCB 5S
Central Valley Region (5)

RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

RWQCB 5R
Central Valley Region (5)
Redding Branch Office

RWQCB 6
Lahontan Region (6)

RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

RWQCB 7
Colorado River Basin Region (7)

RWQCB 8
Santa Ana Region (8)

RWQCB 9
San Diego Region (9)

Other

2013082081

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Ball Estate Subdivision

Lead Agency: Contra Costa County Dept. of Conservation and Development

Contact Person: Jennifer Cruz

Mailing Address: 30 Muir Road

Phone: (925) 674-7790

City: Martinez

Zip: 94553

County: Contra Costa County

Project Location: County: Contra Costa County

City/Nearest Community: Alamo

Cross Streets: Camille Avenue

Zip Code: 94507

Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: ...

Assessor's Parcel No.: 198-170-006 and 198-170-008

Section: ...

Twp.: ...

Range: ...

Base: ...

Within 2 Miles: State Hwy #: I-680

Waterways: n/a

Airports: n/a

Railways: n/a

Schools: Rancho Romero

RECEIVED

Document Type:

- CEQA: [X] NOP [] Draft EIR [] Supplement/Subsequent EIR [] Neg Dec [] Mit Neg Dec [] Early Cons [] Neg Dec [] Draft EIS [] Other: [] Joint Document [] Final Document [] Other: ...

AUG 29 2013

STATE CLEARING HOUSE

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation [] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment [] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit [] Community Plan [] Site Plan [X] Land Division (Subdivision, etc.) [] Other: ...

Development Type:

- [X] Residential: Units 37 Acres 60 [] Office: Sq.ft. Acres Employees [] Transportation: Type [] Commercial: Sq.ft. Acres Employees [] Mining: Mineral [] Industrial: Sq.ft. Acres Employees [] Power: Type MW [] Educational: [] Waste Treatment: Type MGD [] Recreational: [] Hazardous Waste: Type [] Water Facilities: Type MGD [] Other: ...

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation [] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [X] Water Quality [X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater [X] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian [X] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement [] Coastal Zone [] Noise [] Solid Waste [] Land Use [] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects [] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other: ...

Present Land Use/Zoning/General Plan Designation:

R-20(Single-Family Zoning District)/SL (Single-Family Residential-Low Density) and OS (Open Space) General Plan

Project Description: (please use a separate page if necessary)

The proposed project includes the subdivision of a 60-acre site resulting in 35 residential lots and two parcels designated for open space within a gated community. The existing office, barn, and auxiliary structures will be removed, while the existing residence will remain. The proposed residential lots will be located on the lower 21 acres of the 60-acre site, outside of the areas designated for open space. The open space area will be used for the creation of a wetland, habitat enhancement, and flood control. Slopes within the project area near the estate and east of the office building were not constructed with engineered fill and therefore, these slopes will be repaired. Approximately 229 trees will be removed as a result of the project and as recommended by the Arborist.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

2013082081

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SCH #

Project Title: Ball Estate Subdivision

Lead Agency: Contra Costa County Dept. of Conservation and Development Contact Person: Jennifer Cruz
Mailing Address: 30 Muir Road Phone: (925) 674-7790
City: Martinez Zip: 94553 County: Contra Costa County

Project Location: County: Contra Costa County City/Nearest Community: Alamo
Cross Streets: Camille Avenue Zip Code: 94507

Longitude/Latitude (degrees, minutes and seconds): Total Acres:

Assessor's Parcel No.: 198-170-006 and 198-170-008 Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: I-680 Waterways: n/a
Airports: n/a Railways: n/a Schools: Rancho Romero

RECEIVED

Document Type:

- CEQA: [X] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec [] Mit Neg Dec [] NOI [] EA [] Draft EIS [] Other: [] Joint Document [] Final Document [] Other:

AUG 29 2013

STATE CLEARING HOUSE

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [X] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [X] Residential: Units 37 Acres 60
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[X] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

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ZA 9-16-13 - Scoping Session - Ball Estates, County File No. SD13-9338

David Aungle: So, I think I have two questions and a comment. The first question is, I just want to confirm that the letter that I sent to Jennifer has been received and is on record and will be a part of the, whatever the official record is. There is a letter that I sent on August 19th in which I and several of our neighbors listed a fairly long list of concerns that we wanted to ensure were addressed when the total environmental impact is looked at.

Lashun Cross: Jennifer Cruz, the project planner, is present and we can confirm that following the hearing.

David Aungle: Okay. And my second question is can I, again not completely knowing the process, can I assume that every one of the items that we listed in that letter in some way will be addressed during the whole process that you go through to look at the environmental impact.

Lashun Cross: That is the process, that each of your comments be addressed during the review and the drafting and the draft EIR.

David Aungle: Okay.

Lashun Cross: So, each of those comments...

David Aungle: So, I don't have to go through each of those topics here if the letter has already been received?

Lashun Cross: That is correct. It has been received. Unless you just want to reiterate what those concerns are orally? You are welcome to do so.

David Aungle: Well, so the one point that I really do want to put a little bit of emphasis on is, or quite a lot of emphasis on, because this is what I hear. I know we're concerned about, we live adjacent to the property, and many of our neighbors are concerned about too, and that is safety and the traffic impact, both during and after, I suppose, the construction is completed. During construction, and then once again the final point of the actual project having being built, and if you visit Camille Avenue, then you would see on certain days, well first of all it is not just a street that people come and go on but it's a pretty major thoroughfare for our kids to go to school. There's a lot of bicycle traffic. There's only a sidewalk on one side. There's a lot of parents with their bicycles riding with their kids to school. And then the situation is compounded by, on certain days, there's a lot of parking of vehicles at the end of the street with people essentially accessing the trail that you can get to at down Camille Lane. And even as things are today, that's a safety concern because the amount of traffic that is parked there and the amount of to and from traffic and the amount of people exiting their cars with their dogs, and so on, whether it's on a school day or a weekend or during the holidays just past. There's really a real safety concern. And one of the great concerns that we have and we hear is that being compounded by just the additional traffic of all the construction traffic, and then when we get to point where, of course, there are additional homes there, we are concerned that we have an ongoing safety issue. And I really just want to emphasize that, whether it's the traffic impact up and down Camille, where there's a safety

concern at the trail at the Iron Horse trail crossing, which also concerns many of us because we see people coming and going at speed and we see a lot of nearer things there. Whether it's the impact of Danville Boulevard, but it's also this impact that people might not realize of the number of people parking for trail access. And then that being compounded during this development, that's something that I really wanted to call out in this hearing.

Lashun Cross: Thank you. For the record, would you mind stating your name and address again?

David Aungle: Yeah. It's David Aungle, A-U-N-G-L-E.

Lashun Cross: Thank you.

David Aungle: And the address is 1001 Ironwood Place.

Lashun Cross: Thank you. Any additional testimonies?

David Aungle: No. I think that's really what I wanted to make sure that got said.

Lashun Cross: Okay. Thank you.

David Aungle: Thank you.

Lashun Cross: The next speaker that I have is...is it Richard Lo....?

Richard Loewke: Richard Loewke. Thank you.

Lashun Cross: Sorry.

Richard Loewke: I'm here with Mr. Aungle. I'm a professional urban planner and an environmental consultant and we're not here to oppose or support this project but first would like to express our appreciation to the county and the applicant both for proceeding in having a complete environmental impact report prepared. I think one of the challenges, and I just want to emphasize something that Mr. Aungle has just said, one of the challenges in preparing this EIR so that its useful and complete and defensible is that it take a sensitivity level approach to traffic and safety issues, not just a quantitative approach. Camille is a substandard street. It's used by small children on their way to elementary school. There's cars parked along it. The Iron Horse trail is a primary feeder between that neighborhood and Rancho Romero School and there are site distance issues that, all of which will be affected by this project. Everybody understands that traffic will come. It's a matter of how that's analyzed and the sensitivity in dealing with the safety issues that we expect to see incorporated in the document. Mr. Aungle's letter has listed a number of other issues. I just wanted to emphasize that as an infill project, this comes with the territory, trying to be sensitive to those kinds of things. Thank you.

Lashun Cross: Thank you Mr. Loewke. Could you just tell me the address again, one more time, for the record?

Richard Loewke: My address is 547 Wickham Court in San Ramon.

Lashun Cross: Thank you.

Richard Loewke: Thank you.

Lashun Cross: I have no additional speaker cards for this item. Is there anyone here who wishes to speak on this item? (pause) (comments from the audience) I don't mind if you speak and fill it out afterwards.

Don Whiteneck: My name is Don Whiteneck and I live at 940 Camille Lane. And I just found out about this meeting about two hours ago. So, my question is who is on notice of getting letters to come to these meetings and who isn't, because our property is about fifty to seventy feet from the Ball property?

Lashun Cross: That question can be answered by the staff, Jennifer Cruz, she's present.

Don Whiteneck: Okay. Regarding the comments on the trail parking, yesterday there were about twelve cars parked at the end of Camille Avenue and I've counted as many as twenty. And it seems to be worse and worse every year. When cars are parked on both sides of the road, it becomes basically a one lane road. And it's worse than that because when you drive up there, people have their car doors open, their dogs are running around without a leash and they are doing their stretching exercises and it's very difficult to get through. So, I think one thing that needs to come out of this is the park needs a parking lot, a big parking lot. And the next thing is that Camille Lane is inadequate. It's a one-lane road that feeds seven large houses. And while I realize this isn't a problem directly for the Ball Development, it's a problem that could be resolved by widening the road or changing access into Camille Avenue, Camille Lane. And the third issue is drainage. The southeast corner of the Ball property drains into a eight inch drain pipe that goes under Camille Lane and that pipe is inadequate for the runoff we have now. We do have, when we have heavy rains, the pipe fills and it overflows onto the street. And then after they put in the hardscape, the concrete, asphalt, the drain's just going to be worse. So, that drain pipe is inadequate for what we have now and it will get worse with development. So, those are my primary concerns.

Lashun Cross: Don, could you just state your name one more time and your address for the record?

Don Whiteneck: Don Whiteneck. 940 Camille Lane.

Lashun Cross: Thank you.

Don Whiteneck: Now do you need a green card or...

Lashun Cross: Yes, please. I have no additional speaker cards. Is there anyone else who wishes to speak on this item? (pause) Okay. I see no one. As a reminder, again, the deadline to submit written comments is Thursday. Five p.m. September 26th, 2013. And these comments should be addressed to Jennifer Cruz. That concludes our scoping session. Thank you.