



---

**REGULAR MEETING OF THE  
CITY OF CONCORD  
ZONING ADMINISTRATOR**

**9:00 a.m., Wednesday, August 9, 2017  
PERMIT CENTER CONFERENCE ROOM  
1950 Parkside Drive, Concord**

---

**AGENDA**

**PUBLIC COMMENT PERIOD**

(The public may speak on any item within the jurisdiction of the Zoning Administrator not listed on this agenda. Approximately 15 minutes is allocated for the Public Comment Period, and each speaker will be allowed approximately 3 minutes.)

**HEARINGS:**

1. **Leiser Glen Minor Subdivision (PL17193 – PM)** – Application for a two lot minor subdivision on a 0.56-acre site at 3744 Sanford Street. The General Plan land use designation is Low Density Residential; Zoning classification is RS7.5 (Single Family Residential 7,500 sq. ft. minimum lot size). APN: 110-422-002. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15315 “Minor Land Divisions,” the project is classified as a Class 15 Categorical Exemption, and therefore, no further environmental review is required. **Project Planner: Sarah Yuwiler @ (925) 671-3465.**

**ADJOURNMENT**

**Next Zoning Administrator’s Meeting:** August 23, 2017

---

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3021, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Correspondence and writings received within 72 hours of the scheduled Zoning Administrator meeting that constitute a public record under the Public Records Act concerning any matter on the agenda is available for inspection during normal business hours at the Permit Center located at 1950 Parkside Drive, Concord. For additional information contact the Planning Division at (925) 671-3152.

**APPEALS**

Decisions of the Zoning Administrator may be appealed to the Planning Commission. Appeals and the required filing fee must be filed with the City Clerk within ten (10) days of the decision.

If you challenge any of the foregoing described actions in court, an appeal first of said actions to the Zoning Administrator, Planning Commission, and/or City Council (as applicable) in the manner and within the time period established in Development Code Chapter 18.510 (Appeals and Calls for Review) is required, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator and/or Planning Commission (as applicable) at, or prior to, said public hearing.



**REPORT TO ZONING ADMINISTRATOR**

DATE: August 9, 2017

**SUBJECT: Leiser Glen Minor Subdivision at 3744 Sanford Street (PL17193-PM)**

**Recommendation: Adopt Zoning Order No. 17-05 ZA approving the Leiser Glen Minor Subdivision at 3744 Sanford Street.**

**I. Introduction**

**A. Application Request**

Application for a two-lot Minor Subdivision of a 0.56-acre site.

**B. Location**

The site is located at 3744 Sanford Street; APN 110-422-002.



**C. Applicant**  
Pat Leiser  
2950 Almondwood Place  
Oakley, CA 94561  
**Business Phone:** (925) 642-1018

**Owner**  
Harris Court Investments, LLC  
2950 Almondwood Place  
Oakley, CA 94561  
**Business Phone:** (925) 642-1018

## II. Background

On April 18, 2017, a Tentative Parcel Map application was submitted by Pat Leiser (“Applicant”) on behalf of Harris Court Investments, LLC (“Owner”) to subdivide a 0.56-acre site at 3744 Sanford Street into two lots. The Development Advisory Committee (DAC) reviewed the application initially on May 9, 2017, and deemed the application incomplete on May 17, 2017.

On May 18, 2017, a neighborhood meeting was held in regards to the project. One neighbor from 3736 Sanford Street attended noting drainage concerns for when the site is developed as their property is down grade from the proposed project site and wanted to ensure that drainage be addressed in the City’s review.

On June 9, 2017, the applicant submitted a revised Tentative Parcel Map that included the reorientation of setbacks, corrections to the map and drainage modifications. The application was deemed complete on July 7, 2017.

## III. General Information

### A. **General Plan**

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

### B. **Zoning**

The project is zoned Single Family Residential (RS-7.5; minimum 7,500 square foot lot area).

### C. **CEQA Status**

Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15315 “Minor Land Divisions,” the project is classified as a Class 15 Categorical Exemption, and therefore, no further environmental review is required.

### D. **Site Description**

The project site is a 0.56 acre (24,230 sq. ft.) parcel with existing access along Sanford Street. The site also has access from an access easement and cul-de-sac to the north of the parcel that is shared with the property at 3760 Sanford Street. The property is currently developed with one single-family home.

The existing house converted the original garage, which had access from Sanford Street, into living area and in turn uses a two-car garage that gains access off of the access easement. The City will require the curb cut on Sanford Street for the original garage to be closed as the driveway no longer serves a garage. Main access to the proposed and existing parcels would be off of the existing access easement and cul-de-sac.

No changes are otherwise proposed to the existing home and currently there are no development plans for the proposed Parcel A.

**E. Surrounding Land Use**

**Table 1: Surrounding Land Uses**

	<b>Land Use</b>	<b>General Plan Designation</b>	<b>Zoning</b>
<b>North</b>	Residential Single-Family	Low Density Residential	RS-7.5
<b>Northeast</b>	Residential Single-Family	Low Density Residential	RS-7.5
<b>East</b>	Residential Single-Family	Low Density Residential	RS-7.5
<b>South</b>	Residential Single-Family	Low Density Residential	RS-7.5
<b>West</b>	Residential Single-Family	Low Density Residential	RS-7.5

**IV. Detailed Project Description**

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

**Table 2: Proposed Parcels**

<b>Parcel</b>	<b>Gross Lot Area</b>	<b>Net Lot Area</b>	<b>Lot Width</b>	<b>Lot Depth</b>
A	12,489 sq. ft.	11,914 sq. ft.	99.24'-99.49'	123.57'-127.93'
B	11,742 sq. ft.	10,231 sq. ft.	127.93'-131.93'	89.88'-90-97'

The proposal is to subdivide the existing parcel into two parcels. One parcel is proposed as a 10,231 square foot lot which would encompass the existing house and the other parcel is proposed to be 11,914 square feet located in the rear of the existing single-family home. A new property line is proposed parallel to Sanford Street and dividing the existing parcel relatively in half, extending the entire width of the parcel to the access easement or existing cul-de-sac. Parcel A, the slightly larger of the two parcels, will be located to the rear or west of Parcel B, and Parcel B would become a corner lot with the front of the parcel being defined as the lot line adjacent to Sanford Street.

Parcel B would encompass the existing single-family home and Parcel A would be made up of a vacant lot to be developed into a single-family home at a later time. There are currently no plans submitted for the development of Parcel A. Any new development on Parcel A would be reviewed under a separate design review application. Access to the newly created parcels will be provided via a 28 foot wide access easement cul-de-sac, made up of an existing 25 foot wide easement and a new 3 foot wide proposed addition to the easement to allow access to three lots.

A catch basin is proposed near the southern property line of Parcel A to address the drainage concerns onto neighboring parcels. The preliminary design of the catch basin was reviewed by the Engineering Division and was determined to meet City standards.

**Analysis**

**A. General Plan**

The site's General Plan designation of Low Density Residential is intended for single-family residential uses at densities of two and one-half to ten units per net acre. The proposed subdivision will result in the development of single-family homes at a density of 3.9 dwelling units per net acre. Therefore, the project complies with the intended use and density of the General Plan consistent with and implementing the low density designation.

**B. Zoning/Development Regulations**

As indicated in Table 3 below, the proposed lots conform to the RS-7.5 and general development standards. Further development of Parcel A will require the owner to submit a design and site review application for approval. The existing house has a legally non-conforming front setback (with or without the proposal of a lot split) that will not increase in its degree of nonconformity as a result of the subdivision (see Table 3 footnote). The proposed subdivision would also increase the width of the existing access easement from 25 feet to 28 feet to comply with standards for easements that provide access to three lots.

**Table 3: Comparison of Project to Development Standards**

<b>RS-7.5 Standards</b>	<b>Required</b>	<b>Parcel A</b>	<b>Parcel B</b>
Lot Area (minimum)	7,500 sq. ft.	11,914 sq. ft.	10,231 sq. ft.
Lot Width (min.)	75'	99.24'-99-49'	127.93'-131.93'
Lot Depth (min.)	85'	123.57'- 127.93'	89.88'-90.97'
Lot Coverage (max.)	35%	TBD	27%
<b>Building Setbacks (min.)</b>			
Front	20'	20'	2'6"-11'6" <sup>A</sup>
Sides	5' and 10'	10' and 10'	7'7"
Corner Side	10'	N/A	23'
Rear	20	20'	33'2"
<b>Other Requirements</b>			
Parking	2 (at least one covered)	TBD	2 covered
Access Easement	28 feet	28 feet	28 feet

<sup>A</sup>The Planning Division has issued a zoning interpretation that the front setback of the home will continue to be taken from the property line abutting Sanford Street. Therefore the existing home is legal nonconforming because it does not currently meet the required front setback. By following this zoning interpretation, the lot split does not further increase the nonconformity of the existing house. If the orientation of the setbacks for the existing home was based off of the characteristics of the Proposed

Parcel B, then the degree of nonconformity would be increased as the house would not meet the rear and exterior side yard setbacks.

**C. Tentative Parcel Map**

Pursuant to Municipal Code Section 17.20.050(c), the Zoning Administrator may approve a tentative parcel map after finding that the *“map, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, the Zoning Ordinance, and other applicable provisions of the Municipal Code.”*

As explained in this report, proposed improvements, including drainage facilities and the widening of the existing access easement are consistent with the General Plan, Development Code, and other applicable provisions of the Municipal Code. Further conditions of approval are included with the Zoning Order to assure compliance with the City’s Municipal Code, including a requirement for a separate design review application for the future development on Parcel A.

**V. Public Contact**

Public notification was mailed out to the property owners within three-hundred (300) feet of the subject parcel to notify of the neighborhood meeting and allow for discussion and comments on the project.

Notification was also mailed to all owners and occupants of property within three-hundred (300) feet of the subject parcel, and has been published in the Contra Costa Times, notifying of the public hearing as required by the Concord Municipal Code. This item has also been posted at the Civic Center and at the subject site at least 10 days prior to the public hearing.

**VI. Summary and Recommendations**

Staff finds the project to be consistent with the General Plan, the Subdivision Ordinance, and the Development Code. Staff recommends the Zoning Administrator open the public hearing, consider the staff report and presentation by the applicant, the public testimony, and close the hearing upon completion of public testimony. Staff further recommends the Zoning Administrator adopt ZA Order No. 17-05 ZA with draft conditions of approval, approving the Leiser Glen Minor Subdivision at 3744 Sanford Street.

Prepared By:   
Sarah Yuwiler  
Assistant Planner  
(925) 671-3465  
Sarah.yuwiler@cityofconcord.org

**Exhibits:**

- A. Zoning Administrator Order No. 17-05 ZA and Draft Conditions
- B. Tentative Parcel Map received August 2, 2017

## ZA ORDER NO. 17-05 ZA

OFFICE OF THE ZONING ADMINISTRATOR  
CITY OF CONCORD  
APPROVING A MINOR SUBDIVISION (PL17193-PM)  
Applicant/Owner: Harris Court Investments, LLC/ Pat Leiser  
Project Name: Leiser Glen Minor Subdivision

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**WHEREAS**, on April 18, 2017, Pat Leiser. (“Applicant”) submitted an application to subdivide a 0.56 acre site with an existing single-family home into two lots at 3744 Sanford Street, APN 110-422-002; and

**WHEREAS**, on July 7, 2017, the application was deemed complete; and

**WHEREAS**, the Zoning Administrator, after giving all public notices required by State law and the Concord Municipal Code, held a duly noticed public hearing on August 9, 2017, on the proposed parcel map; and

**WHEREAS**, at such public hearing, the Zoning Administrator considered all oral and written information, testimony, and comments received during the public review process, including information received at the public hearing, the oral report from City staff, and the written report from City staff dated August 9, 2017, application materials, and exhibits presented; and

**NOW, THEREFORE, BE IT RESOLVED** that the Zoning Administrator does hereby approve the 3744 Sanford Street Leiser Glen Minor Subdivision (PL17193-PM) subject to the attached Conditions of Approval referenced in Attachment A, based on the following findings.

1. Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended; the project is classified as Categorical Exempt per Section 15315, “Minor Land Divisions”, and therefore, no further environmental review is required.
2. The proposed tentative parcel map, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, the Zoning Ordinance, and other applicable provisions of the Municipal Code in that:
  - a) the proposed subdivision will result in creating two single-family residential lots at a density 3.9 units per net acre which is consistent with the low density residential designation of the General Plan;

- 1 b) the proposed lots comply with the RS-7.5 zoning standards for lot area, lot  
2 width and depth, and are therefore physically suitable for the development and  
3 intended use of the proposed lots for single-family homes;
- 4 c) the existing single-family home complies with RS-7.5 development standards  
5 for setbacks, lot coverage, and building height, with the exception of a legal non-  
6 front yard setback, which will not be increased in its degree of nonconformity as a  
7 result of the minor subdivision; and
- 8 d) the proposed subdivision includes improvements consistent with the  
9 requirements and applicable standards of the General Plan and Development Code,  
10 including drainage improvements and a shared access easement that will be  
11 widened from 25 feet to 28 feet.

12 Based on the above findings, on Wednesday, August 9, 2017, the Zoning Administrator  
13 approves said application subject to the attached Conditions of Approval, referenced as Attachment  
14 "A".

15  
16  
17 \_\_\_\_\_  
18 Michael P. Cass  
19 Zoning Administrator

20 Attachment "A" –Draft Conditions of Approval  
21  
22  
23  
24  
25  
26  
27  
28



**DRAFT CONDITIONS OF APPROVAL**  
**Leiser Glen Minor Subdivision**  
**PL17193-PM**  
**3744 Sanford Street**  
**APN: 133-012-013**

**PERMIT DESCRIPTION**

1. These Conditions of Approval apply to and constitute the approval of a **Tentative Parcel Map (MS 402-17)** consisting of *two (2)* individual parcels on a **0.56 acres site**.

<b>Parcel</b>	<b>Gross Lot Area</b>	<b>Net Lot Area</b>	<b>Lot Width</b>	<b>Lot Depth</b>
A	12,489 sq. ft.	11,914 sq. ft.	99.24'-99.49'	123.57'- 127.93'
B	11,742 sq. ft.	10,231 sq. ft.	127.93'-131.93'	89.88'- 90-97'

2. The following Exhibits, date stamped received by the City of Concord, on June 9, 2017, are approved and shall be incorporated as Conditions of Approval.

<b><u>Plan</u></b>	<b><u>Date Prepared</u></b>	<b><u>Prepared by</u></b>	<b><u>Sheet</u></b>
Tentative Parcel Map	8/2/17	Bob Lezcano-Licensed Surveyor	1 of 2
Preliminary Site Plan	8/2/17	Bob Lezcano-Licensed Surveyor	2 of 2

**GENERAL CONDITIONS**

3. Where a plan or further information is required, it is subject to review and approval by the applicable City Department/Division, as noted at the end of each Condition. The Division listed first shall be the primary contact for implementation of that Condition. **(PLNG, BLDG, ENGR)**
4. The project shall comply with all applicable Federal and State laws and Concord Municipal Code (CMC) requirements. **(PLNG, BLDG, ENGR)**
5. The Conditions of Approval (and mitigation measures) shall be listed on a plan sheet that is included in the construction plan set, submitted as part of the required improvements in connection with these Conditions of Approval. **(PLNG, ENGR)**

- 1 6. Two annotated copies of the Conditions of Approval specifying how each applicable condition  
2 has been satisfied shall be submitted at the time of submittal of the Parcel Map for recordation.  
(*PLNG, ENGR*)
- 3 7. The vacant project site and area surrounding the site shall be (**fenced and**) maintained in a  
4 weed and litter free condition for the period prior to construction. (*BLDG, PLNG*)
- 5 8. For projects that abut residential uses, the perimeter fence/wall shall be installed within two  
6 weeks from completion of site demolition or grading work in the area of the fence/wall. If the  
7 fence at an abutting residential property is planned for removal, or if an existing residential  
8 property does not have a fence, the replacement perimeter fence/wall shall be completed  
9 within two weeks from removal of the original fence, unless otherwise approved by the  
10 Planning Division. (*PLNG, ENGR*)

9 **DESIGN REVIEW**

- 10 9. Subsequent construction of the single-family home and related improvements on Parcel A  
11 requires approval of a Design Review application. (*PLNG*)

12 **STREET IMPROVEMENTS**

- 13
- 14 10. Remove the existing driveway along the frontage on Sanford Street and replace with concrete  
15 curb, gutter and sidewalk and repair/replacement of deficient frontage improvements as  
16 determined by the City Engineer, prior to occupancy approval or Acceptance of  
17 Improvements. (*ENGR*)
- 18 11. Prior to Parcel Map recordation dedicate three additional feet for the widening of the existing  
19 access easement from 25 feet to 28 feet as required to serve three parcels. (*ENGR, PLNG*)
- 20 12. Widen the existing access easement to provide a total paved width of 28 feet, in accordance  
21 with the requirements of the Development Code prior to the Acceptance of Improvements.  
22 (*ENGR, PLNG*)
- 23 13. Any trenching for underground utilities shall comply with the modified City Standard Detail  
24 S-17 for pavement repair and possible slurry placement. (*ENGR*)
- 25 14. Construct all public facilities in accordance with the current Americans with Disabilities Act  
26 (ADA), including driveways and curb ramps. (*ENGR*)
- 27 15. Prior to Parcel Map recordation, remove and replace existing driveway approach at access  
28 easement to serve the subdivision, in accordance with the City standard S-14, and compliance  
with ADA provisions. (*ENGR*)

1 **NOISE**

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

4 **Monday through Friday .....7:30 a.m. to 6:00 p.m.**

5 Construction on Saturdays may be allowed only upon prior approval by the Building,  
6 Engineering, and Planning Divisions. No changes to these construction hours shall be allowed  
7 without the prior written consent of the City. A contact person shall be available during all  
8 construction activities in the evening and on weekends to respond to complaints and take  
9 actions necessary to reduce noise. **(BLDG, ENGR, PLNG)**

10 **CONSTRUCTION ACTIVITIES**

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

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

15 19. Construction equipment shall not be serviced at the site at any time. During construction no  
16 deliveries shall be made to the site and no delivery vehicles (including gasoline tanker trucks)  
17 shall enter the site between 6:00 p.m. and 7:30 a.m. on weekdays, and between 5:00 p.m. and  
18 8:00 a.m. on weekends and federal holidays. Delivery vehicles shall have their engines turned  
19 off during unloading. **(BLDG, ENGR, PLNG)**

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

23 21. Implement the following measures during construction:

24 a. Gather all construction debris on a regular basis and place them in a dumpster  
25 or other container that is emptied or removed on a weekly basis. When  
26 appropriate, use tarps on the ground to collect fallen debris or splatters that  
27 could contribute to storm water pollution.

28 b. Remove all dirt, gravel, rubbish, refuse, and green waste from the street  
pavement, and storm drains adjoining the project site. During wet weather,  
avoid driving vehicles off paved areas.

c. Broom sweep the public street pavement adjoining the project site on a daily  
basis. Caked-on mud or dirt shall be scraped from these areas before sweeping.

d. Install filter materials (e.g., sandbags and filter fabric) at the storm drain inlet  
nearest the downstream side of the site in order to preclude any debris or dirt  
from flowing into the City storm drain system. Filter materials shall be  
maintained and/or replaced as necessary to ensure effectiveness and to prevent  
street flooding. Dispose of filter particles in an approved trash receptacle.

- 1 e. Create a contained and covered area on the site for the storage of bags, cement,  
2 paints, flammable, oils, fertilizers, pesticides, or any other materials used on the  
3 site that have the potential for being discharged to the storm drain system by  
4 being windblown or in the event of a material spill.
- 5 f. Never clean items such as machinery, tools, and brushes or rinse containers in a  
6 street, gutter, or storm drain.
- 7 g. Ensure that concrete, gunite, plaster, or similar supply trucks do not discharge  
8 wash water into street gutters or drains. **(ENGR, BLDG)**
- 9
- 10 22. No equipment shall be started or staging area be established on the streets or the site before or  
11 after the specified hours of construction. **(ENGR, BLDG)**
- 12
- 13 23. Ensure that no debris or construction scrap material is placed on any adjoining lot, open space  
14 area, or street, and that any such material stored on an adjoining site shall be completely  
15 removed and the site cleaned, prior to occupancy approval. **(ENGR, BLDG)**
- 16
- 17 24. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or  
18 sleeping quarters on the construction site unless authorized for site security. **(ENGR, BLDG)**
- 19
- 20 25. There shall be no parking of construction equipment or construction worker's vehicles on  
21 residential streets at any time; all vehicles shall be maintained on-site. **(ENGR, BLDG)**
- 22
- 23 26. Portable toilets used during construction shall be kept as far as possible from adjacent  
24 properties and shall be emptied on a regular basis as necessary to prevent odor. **(ENGR,  
25 BLDG)**
- 26
- 27 27. Identify truck routes for the import or export of cut/fill material and/or construction debris for  
28 review and approval by the City Engineer prior to the issuance of permits. Repair any damage  
to City streets (private and public) caused by activity associated with this project. **(ENGR)**
- 29
- 30 28. In the event of the encounter of subsurface materials suspected to be of an archaeological or  
paleontological nature, all grading and/or excavation shall cease, the find shall be left  
untouched, and the City Planning Division shall be immediately notified. The County Coroner  
and the Native American Heritage Commission shall also be notified and the procedures  
required in CEQA §15064.5 shall be followed. This requirement shall be noted on the  
Grading and Building Plans, prior to issuance of permits. **(PLNG, ENGR, BLDG)**
- 31
- 32 29. In the above event, retain a qualified professional archaeologist certified by the Register of  
Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to  
evaluate and make recommendations as to disposition, mitigation and/or salvage. The  
recommendation shall be implemented before work may proceed. The applicant shall be  
responsible for all costs associated with the professional investigation and implementation.  
**(PLNG, ENGR, BLDG)**

1  
2 **CONSTRUCTION PLAN REVIEW/PRE-PERMIT REQUIREMENTS**

- 3 30. The proposed buildings are within the 100-year Floodplain Zone (x). At a minimum, comply  
4 with the City of Concord Municipal Code requirements in establishing building finished floor  
5 elevations. The Grading Plan shall be referenced to the same elevation datum as the FEMA  
6 map, and shall show the finished floor elevations of the proposed buildings, 100-year Base  
7 Flood Elevations (BFE), and building setback line per CMC. *(ENGR) CMC*
- 8 31. Submit electronic copy of Preliminary Title Report, prepared within three months prior to plan  
9 submittal. *(ENGR)*
- 10 32. Obtain an Encroachment Permit from the City prior to performing any work within the public  
11 right-of-way or public easements in order to close the curb cut on Sanford Street, remove and  
12 replace the driveway approach for the access easement and remove and replace a portion of the  
13 sewer lateral. *(ENGR) CMC*
- 14 33. Pay the Improvement Plan review fee at the time of submittal of Improvement Plans and  
15 supporting documents to Engineering Services for review. The current fee is based on the  
16 estimated cost of constructing the required improvements *(ENGR)*
- 17 34. Pay the Construction Inspection fee prior to issuance of the Construction Permits or scheduling  
18 the Subdivision Agreement for consideration by the City. The current fee is based on of the  
19 estimated cost of constructing the required improvements to support the subdivision.

20 **SUBDIVISIONS/SITE DEVELOPMENT PLANS**

- 21 35. The Tentative Parcel Map prepared by Bob Lezcano-Licensed Surveyor and date stamped  
22 received July 18, 2017 by the Planning Division is not approved for construction. Submit Civil  
23 Engineering drawings, prepared by a Registered Civil Engineer to Engineering Services for  
24 review and approval prior to issuance of an Encroachment Permit or Grading Permit. *(ENGR)*
- 25 36. The Parcel Map shall be prepared by a qualified Civil Engineer or Licensed Land Surveyor  
26 and shall be subject to review and approval by Engineering Services. *(ENGR)*

27 **GRADING/ EROSION CONTROL/GEOLOGIC**

- 28 37. Grading on adjacent properties shall require written approval from the affected property  
owners. *(ENGR)*
38. On-site finish grading work shall require drainage to be directed away from all building  
foundations at a minimum slope of 2 percent and a maximum slope of 20 percent toward  
approved drainage facilities or swales. Non-paved drainage swales shall have a minimum  
slope of 1 percent. *(ENGR)*
39. The project engineer shall inspect the finished grading and certify that it conforms to the  
compaction and elevations shown on the Grading Plan and Soils Report. *(ENGR) CMC*

- 1 40. At all times seasonally appropriate erosion control measures shall be implemented per plans  
2 approved by the City Engineer for all grading work at all times. Wet season measures shall be  
3 in place October through April at a minimum and when rain is otherwise predicted. At the  
4 time of approval of the Improvement and/or Grading Plans, an approved Erosion Control Plan  
5 prepared by a registered Civil Engineer shall be filed with the City Engineer. *(ENGR)*
- 6 41. All graded slopes and stockpiles of loose soil shall be hydromulched/hydroseeded by October  
7 of any given year. During grading work between October and April, if rain is forecast, stop all  
8 grading work two days before the rain forecast and implement BMPs to insure that the site is  
9 protected from erosion. *(ENGR)*
- 10 42. Submit Grading, Erosion Control, Improvement, and Stormwater Control Plans to Engineering  
11 Services for review and approval prior to the issuance of Grading, Encroachment, and  
12 Building Permits. Where applicable, evidence of compliance with the State General  
13 Construction Permit shall be provided. *(ENGR) CMC*
- 14 43. Comply with the applicable provisions of the Grading Ordinance and the Storm Water  
15 Management and Discharge Control Ordinance. *(ENGR) CMC*

#### 12 UTILITIES

- 13 44. Remove and replace existing portion of sewer lateral between property line cleanout and sewer  
14 main, to reconstruct perpendicular to street right-of-way in accordance with City standards.  
15 Video inspect and air test remaining portions of existing sewer lateral, in the presence of the  
16 Construction Inspector, to verify function and integrity of existing buried pipe prior to  
17 connection and use to serve the proposed home. *(ENGR)*
- 18 45. Comply with the City of Concord sewer design flow criteria and sewer construction  
19 requirements of the Central Contra Costa Sanitary District. *(ENGR)*
- 20 46. Coordinate all facility adjustments, relocations, or additions to utility services with the  
21 appropriate utility companies. *(ENGR)*
- 22 47. All new utilities shall be constructed underground prior occupancy approval. *(ENGR)*
- 23 48. Utility areas, electrical and gas meters shall be architecturally screened from view. *(PLNG)*
- 24 49. Connect all buildings to the sanitary sewer collection facilities of the City, and pay all current  
25 sewer connection and service fees prior to occupancy approval. *(ENGR) CMC*
- 26 50. Submit Grading, Erosion Control, Improvement, and Stormwater Control Plans to Engineering  
27 Services for review and approval prior to the issuance of Grading, Encroachment, and  
28 Building Permits. Where applicable, evidence of compliance with the State General  
Construction Permit shall be provided. *(ENGR) CMC*

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

- 2 51. Submit a Stormwater Control Plan (SWCP) prepared in accordance with the current Contra  
3 Costa Clean Water Program Stormwater C.3 Guidebook for review and approval by  
4 Engineering Services prior to issuance of any permit. **(ENGR)**
- 5 52. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.  
6 **(ENGR)**
- 7 53. Ensure that the area surrounding the project such as the streets stay free and clear of  
8 construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way  
9 related to project construction. Areas that are exposed for extended periods shall be watered  
10 regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular  
11 basis. All trucks shall be covered. **(ENGR)**
- 12 54. Collect and convey all stormwater entering and/or originating from the site to an adequate  
13 downstream drainage facility. **(ENGR)**

14 **AGREEMENTS, FEES, BONDS**

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

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

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

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

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

- 28 56. Pay a Document Imaging fee to reimburse the City for implementation of the Document  
Imaging and File Retention programs, prior to recordation of Parcel Map. **(PLNG)**
57. Enter into a Maintenance Agreement acceptable to the City prior to the approval of Parcel  
Map, agreeing to provide for proper maintenance of the private street, storm drain, catch basin  
outside of the public street right of way, street lights and other privately maintained  
improvements pursuant to CMC Section 94-329. **(ENGR, PLNG)**

- 1 58. Encroachment Permit Application is required for the closure of the curb cut on Sanford, the  
2 removal and replacement of the driveway approach to the access easement and the removal  
3 and replacement of a portion of the sewer lateral to comply with City requirements:  
4 a. Pay the Filing Fee at the time of submittal of permit application, improvement plans and  
5 supporting documents to City Engineering Services for review. The current fee is \$66.00.  
6 b. Provide a restoration security before issuance of the Encroachment permit. The security  
7 shall be in an amount sufficient to restore existing public improvements to a serviceable  
8 condition should development improvement activity cause damage. The amount of the  
9 security shall be determined by, and be in a form acceptable to the City Engineer.
- 10 59. Grading Permit Application:  
11 a. Pay Grading Permit Fees at submittal of a Grading Permit application. The current fee is  
12 determined based on cubic yardage of cut and fill combined, or at the hourly rate in effect  
13 at the time of payment if the hourly rate is used. The current hourly rate is \$238.00.  
14 b. Provide a \$2,000 cash deposit for Erosion Control prior to issuance of Grading Permit.  
15 The deposit will be placed in a refundable account. Any unused funds will be returned at  
16 project completion. If the initial deposit is insufficient to cover actual costs, an additional  
17 deposit in an amount determined by the City Engineer will be required.  
18 c. Pay Stockpile and Erosion Control Monitoring fee prior to issuance of Grading Permit.  
19 The stockpile and erosion control monitoring fee is currently \$38 per calendar day and is  
20 collected for the life of the Grading Permit activity. **(ENGR)**
- 21 60. Site Development:  
22 a. Pay the Improvement Plan review fee at the time of submittal of Improvement Plans and  
23 supporting documents to Engineering Services for review. The current fee is based on the  
24 estimated cost of constructing the required improvements.  
25 b. Pay the Construction Inspection fee prior to issuance of the Construction Permits. The  
26 current fee is based on the estimated cost of constructing the required improvements to  
27 support the subdivision, see fees and charges.  
28 c. Pay the Drainage Acreage Fee prior to issuance of the building permit. The current fee is  
\$2,178/acre. (Drainage Area 5).  
d. Pay the Parkland Fee prior to issuance of the building permit. The current fee is \$16,691  
per living unit for Low Density Designation.
61. Sewer Connection Permit:  
a. Pay Sanitary Sewer connection fee. The current sewer connection fee is \$5,043 per  
single-family dwelling unit and shall be paid prior to map recordation  
b. Pay current sewer service fee prior to map recordation. The current fee is \$547 per  
year and is pro-rated by the month that connection is made. **(ENGR)**
62. Traffic Mitigation Fee:  
a. Pay Offsite Street Improvement Program (OSIP) fee less possible fee credit. The OSIP  
fee shall be paid prior to issuance of the building permit. The current OSIP fee is  
\$3,251 per single-family dwelling. **(ENGR)**



1 63. Parcel Map Application:

- 2 a. Pay the Parcel Map review fee at the time of submittal of Parcel Map to Engineering  
3 Services for review and recordation. Current fee is estimated to be \$3,841.00, plus  
4 \$256 per lot.  
5 b. Pay the Parcel Map recordation filing fee prior to consideration by the Approving  
6 Authority. The current fee is \$2,561.00.  
7 c. Provide a \$500.00 deposit for archiving permanent records prior to approval of the  
8 Parcel Map for recordation. Actual fees will be charged following completion of  
9 work. **(ENGR)**

10 **OTHER/MISCELLANEOUS**

11 64. Provide a landscape plan for Parcel B at the time of encroachment permit issuance for the  
12 removal of the paved driveway on Sanford Street and replacement with landscaping as it no  
13 longer serves a garage. **(PLNG)**

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

18 66. Comply with the requirements of the Contra Costa County Health Department for the  
19 abandonment of existing septic tanks or wells. **(ENGR) CMC**

20 67. Comply with the requirements of the Contra Costa Fire Protection District. Submit complete  
21 sets of plans and specifications to the Fire District for review and approval at:

22 Contra Costa County Fire Protection District  
23 2010 Geary Road  
24 Pleasant Hill, CA 94523

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

27 68. The applicant shall defend (with counsel approved by City), indemnify and hold harmless the  
28 City, any agency or instrumentality thereof, and its/their respective agents, officers, officials,  
volunteers, and employees from and against any and all administrative and/or legal claims,  
actions or proceedings to attack, set aside, void, or annul approval of the project, including  
without limitation, any related application, permit, certification, condition, environmental  
determination, other approval, compliance or failure to comply with applicable laws and  
regulations, and/or processing methods ("Challenge"), with the exception of a Challenge  
arising out of the City's sole negligence or willful misconduct. The City shall have the right to  
pre-approve any material decision involved in defending any such Challenge, including  
settlement, and may (but is not obligated to) participate in the defense of any Challenge. If  
applicant does not promptly defend any Challenge, City may (but is not obligated to) defend

1 such Challenge as City, in its sole discretion, determines appropriate, all at applicant's sole  
2 cost and expense. The applicant shall bear any and all losses, damages, injuries, liabilities,  
3 costs, and expenses (including, without limitation, staff time and in-house attorney's fees on a  
4 fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs,  
5 and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether  
6 incurred by Developer, City, or awarded to any third party, and shall pay to the City upon  
7 demand any Costs incurred by the City. No modification of the project, any application,  
8 permit, certification, condition, environmental determination, other approval, change in  
9 applicable laws and regulations, or change in processing methods shall alter the applicant's  
10 indemnity obligation. Pursuant to Government Code Section 66474.9, the applicant's  
11 indemnification obligation with respect to any claim, action or proceeding to attack, set aside,  
12 void, or annul an approval of City concerning a subdivision (tentative, parcel, or final map  
13 application or approval) shall be limited to actions brought within the time period provided for  
14 in Government Code Section 66499.37, unless such time period is extended for any  
15 reason. The City shall promptly notify applicant of any Challenge, and shall cooperate fully in  
16 the defense. (CA)

17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
69. The permit and approval shall expire in *two (2) years* from the date on which they became  
approved, unless the Parcel Map is recorded. All permits approved concurrently with a  
Tentative Map shall be valid for the life of the map. The effective date of the permit and  
approval is *August 9, 2017 (PLNG)*

70. A request for a time extension from the expiration date of *August 9, 2019* can be considered if  
an application with required fee is filed at least 45 days before the original expiration date,  
otherwise a new application is required. A public hearing will be required for all extension  
applications. Extensions are not automatically approved. Changes in conditions, City policies,  
surrounding neighborhood, and other factors permitted to be considered under the law, may  
require, or permit denial. *(PLNG)*

**OWNER/DEVELOPER**  
 2411 LEISER GLEN  
 2610 ALDINGWOOD PLACE  
 DUBLIN, CA 94568  
 (925) 842-1016

**CIVIL ENGINEER**  
 ART CHAI ENGINEERING & LAND SURVEYING  
 10000 RAYBURN DRIVE, SUITE 30  
 MARTINEZ, CA 94553  
 (925) 478-8499

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE MONUMENT LINE OF ST. GEORGE DRIVE ON THE EAST SIDE OF THE MAP OF SUB 2615 (AS SHOWN AS NORTH 84°53'04" WEST

**BENCHMARK**

ELEVATIONS ARE BASED ON CITY OF CONCORD BENCHMARK VC 550 MONUMENT AT INTERSECTION OF HILLSBOROUGH DRIVE AND SANFORD STREET. ELEVATION WAS ADJUSTED TO NAVD 83 USING CORRECTION ET ELEVATION DIFFERENTIAL = +261. (ELEV = 106.17)

**GENERAL**

ASSESSORS PARCEL NO: 3714 SANFORD STREET CONCORD, CA 94520  
 TOTAL GROSS AREA: 24,230 SF (0.56 AC)  
 PROPOSED NET AREA: 22,140 SF (0.51 AC)  
 EXISTING USE: SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 NUMBER OF UNITS: 2 PARCELS  
 DENSITY: 3.8 UNITS/AC (GROSS/NET)  
 LOT COVERAGE: 17% (1,800 SF)  
 ZONE: "X" (FRM PANEL 0094H)  
 DATED: 03-27-2017

**FACILITIES**

WATER: CONTRA COSTA WATER DISTRICT  
 SEWER: CITY OF CONCORD  
 STORM DRAIN: CITY OF CONCORD  
 GAS & ELECTRIC: PACIFIC GAS & ELECTRIC  
 FIRE PROTECTION: CONTRA COSTA FIRE PROTECTION DISTRICT

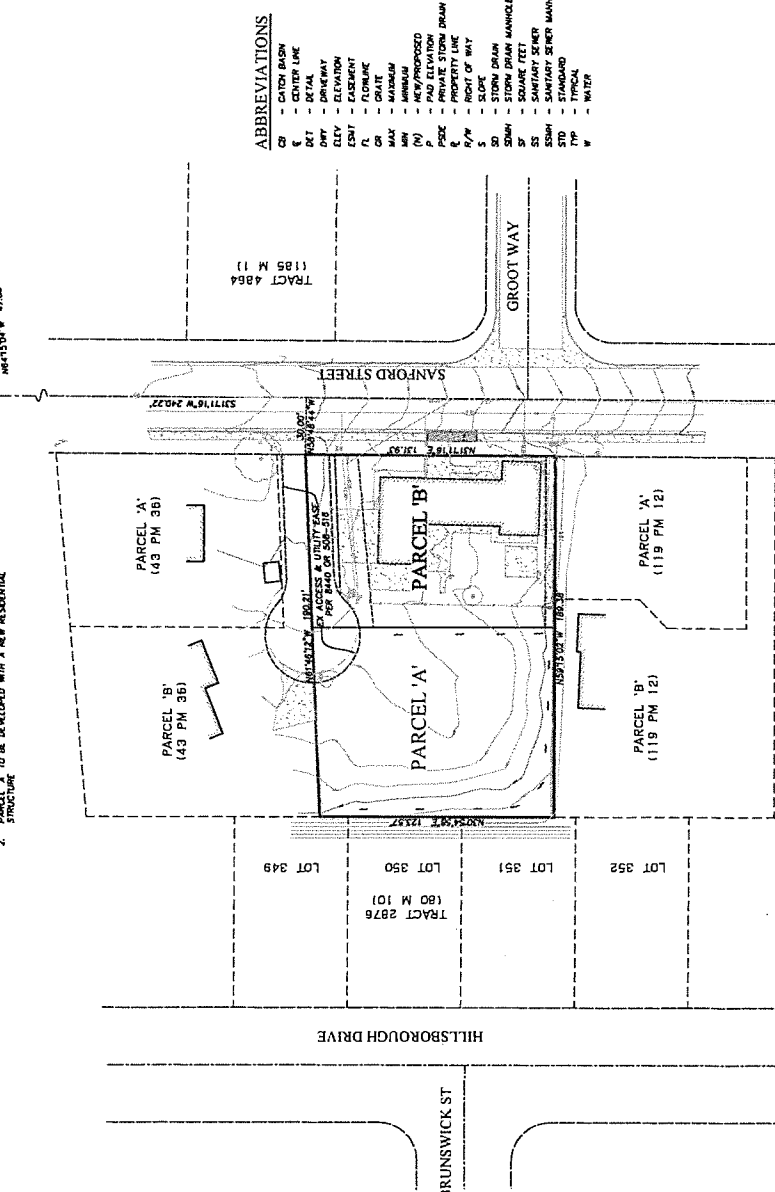
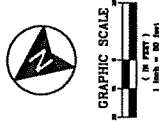
**NOTES**

- NO PUBLIC AREAS ARE PROPOSED.
- PARCEL 'A' TO BE DEVELOPED WITH A NEW RESIDENTIAL STRUCTURE.

**TENTATIVE PARCEL MAP**  
**"LEISER GLEN" MINOR SUBDIVISION (MS 402-17)**  
 CITY OF CONCORD  
 COUNTY OF CONTRA COSTA  
 STATE OF CALIFORNIA

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	TENTATIVE MAP/TITLE SHEET
2	PRELIMINARY SITE PLAN

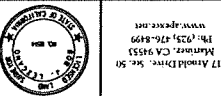
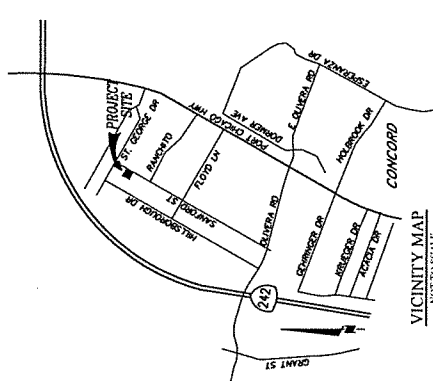


**ABBREVIATIONS**

- CB - CATCH BASIN
- CL - CENTER LINE
- DET - DETAIL
- DRY - DRIVEWAY
- ELEV - ELEVATION
- ESW - EASEMENT
- GL - GROUND LEVEL
- MAN - MANHOLE
- MIN - MINIMUM
- MAX - MAXIMUM
- NEW/PROPOSED - NEW/PROPOSED
- PRIV - PRIVATE
- PROP - PROPOSED
- R/W - RIGHT OF WAY
- S - SLOPE
- SD - STORM DRAIN
- SM - SQUARE FEET
- SS - SANITARY SEWER
- SSM - SANITARY SEWER MANHOLE
- STD - STANDARD
- TP - TYPICAL
- W - WATER

**LEGEND**

- EXISTING: BOUNDARY, R/W, ADJACENT PROPERTY LINE, CENTERLINE, BUILDING LINE, RETAINING WALL, FENCE LINE, INDEX CONTOUR, INTERMEDIATE CONTOURS, SEWER LINE, WATER LINE, PARKING, CONCRETE, STORM DRAIN & CATCH BASIN, DRAINAGE SWALE
- NEW/PROPOSED: UTILITY BOX, WATER METER, AIR CONDITIONER, CATCH BASIN, WATER VALVE, FIRE HYDRANT, SEWER MANHOLE, FOUND MONUMENT, POWER POLE, ELECTRICAL SERVICE, GAS METER, SEWER CLEARWELL, TREE TRIMMING/APPROX CANOPY



NO.	REVISIONS	BY	APP	DATE

TENTATIVE MAP  
 "LEISER GLEN" (MS 402-17)  
 TITLE SHEET  
 3714 SANFORD STREET, CONCORD, CA

SHEET 1 OF 2  
 DATE 8-2-2017  
 PROJECT: 1011

**RECEIVED**  
 AUG 02 2017  
**PLANNING**

EXHIBIT B



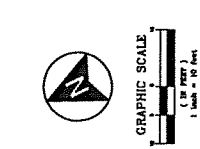
817 Arnold Drive, Ste. 50  
P.O. Box 44899  
Concord, CA 94535  
www.apex-inc.com

Civil Engineering & Land Surveying  
**APEx**  
CITY OF CONCORD

NO.	REVISIONS	BY	DATE

TENTATIVE MAP  
PRELIMINARY SITE PLAN  
LIESER GLEN (MS 402-17)  
374 SANFORD STREET, CONCORD, CA

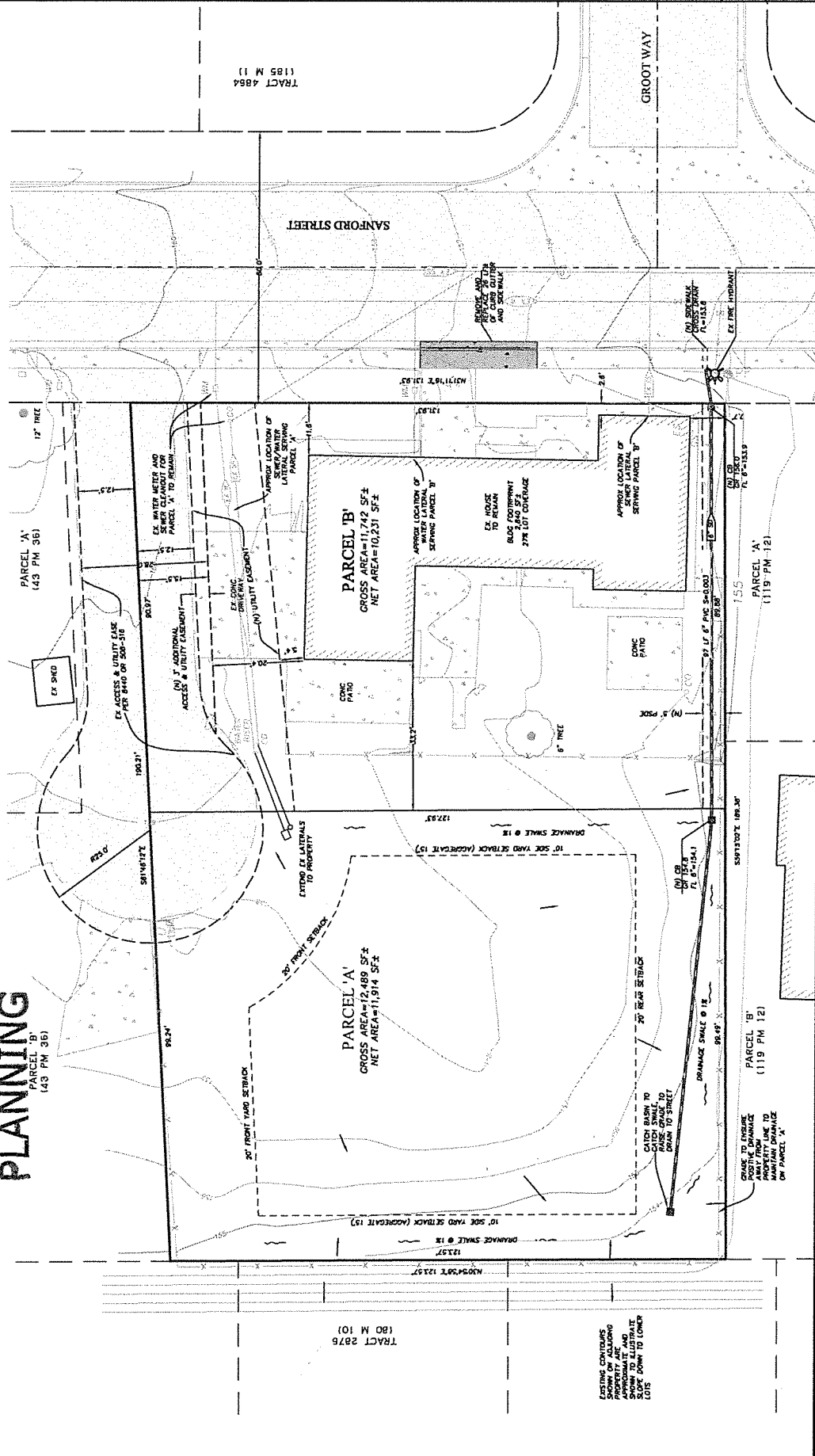
SHEET	2 OF 2
DATE	8-2-2017
PROJECT #	17141



**PRELIMINARY SITE PLAN**  
**"LIESER GLEN"**  
MINOR SUBDIVISION (MS 402-17)  
CITY OF CONCORD  
COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA

**RECEIVED**  
**PLANNING**  
PARCEL 'B'  
(143 PM 36)

AUG 02 2017



FOR THE CITY OF CONCORD  
1 800 737 2600  
AT LEAST TWO DAYS  
BEFORE YOU DO  
NOTHING

NOTICE: LOCATION OF ALL EXISTING UTILITIES SHOWN ON  
THE PLANS HAVE BEEN DETERMINED FROM THE BEST  
AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE  
UTILITY OWNERS AND EXERCISE EXTREME CAUTION IN  
AREAS OF UNBURY UTILITIES DURING CONSTRUCTION.

EXISTING UTILITIES  
SHOWN ON ALLIANCE  
APPROXIMATELY AND  
CONTRACTOR SHALL  
SHOW TO ILLUSTRATE  
HOW TO LOCATE  
UTILITIES

TRACT 4864  
(185 M 11)

TRACT 2876  
(180 M 10)