



**City of Concord**  
**Engineering – Current Development**  
Community Development Department  
1950 Parkside Drive  
Concord, CA 94520  
Phone: (925) 971-2489

## **MEMORANDUM**

**TO: Joan Ryan, Community Reuse Area Planner**

**CC: Kevin Marstall, PE, City Engineer**

**FROM: Bruce Davis, PE, Senior Civil Engineer**

**SUBJECT: Coast Guard Property Disposition**

**DATE: November 3, 2020**

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Joan,

The purpose of this memorandum is to summarize the Engineering Division's position and initial recommendations regarding redevelopment of the two former Coast Guard housing locations along Hamilton Avenue and Mt. Hood Circle, referenced here as North Village and South Village, respectively. These recommendations are preliminary, are not necessarily exhaustive, and do not represent final Engineering conditions of approval for the project.

The following summary of recommendations is presented with the understanding that the North Village will be completely redeveloped, without retaining existing structures, roadways, or utilities; and the South Village will either be redeveloped fully, or only partially by rehabilitating the existing structures, roadways, and utility infrastructure.

### South Village Rehab Option

In the event that the developer proposes to rehabilitate the existing South Village, we recommend the following project requirements:

1. The existing roads do not conform to current City standards, so if the roads will be retained they shall be privately owned and maintained.
2. Existing private sidewalks within the property shall be brought up to current ADA standards, including curb ramps.
3. Existing public frontage on both sides of E. Olivera shall be added or brought up to current City and ADA standards for the length of the project site.
4. Existing Storm drain and Sanitary Sewer infrastructure will be private.
5. Existing Water infrastructure will be per CCWD requirements.



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6. Existing PG&E and Telecommunication infrastructure will be per the appropriate utility company, except that any overhead utilities shall be undergrounded.
7. Existing lighting shall be analyzed and brought up to current City lighting/photometric standards.
8. The existing Sanitary Sewer, if retained, shall be analyzed, and brought up to current minimum City (Central Sanitary District) standards for private sewer mains and sewer laterals, including the repair of any deficient conditions.
9. The existing Storm Drain system should be analyzed, and any deficient conditions mitigated.
10. All existing street runoff shall be redirected to a stormwater treatment facility, conforming to current C.3 stormwater guidelines, prior to discharging to the City Storm Drain System.
11. A provision for future EVA access, but not general public access, should be provided at the east road (Kilauea St)
12. Specifically regarding the ball fields on the west side of Olivera, we agree that the water service (and any other utility services) originating on the east side of Olivera should be separated. The ball fields should have separate utility connections than the south village.

South Village / North Village (full redevelopment)

Regarding the North Village site, and in the event that the developer proposes to fully redevelop the South Village site, we recommend the following project requirements:

13. If new roads are constructed to current City standards for right-of-way widths, frontage improvements, etc., Engineering will support accepting them as public roads.
14. Storm drain, sanitary sewer, and street lighting infrastructure, if constructed to current City standards, may be public infrastructure.
15. New water infrastructure and services will be per CCWD requirements.
16. New PG&E and Telecommunication infrastructure will be per the appropriate utility company, and all utilities shall be constructed underground.
17. Roads need to conform to the specific plan for long term circulation to the east with the future build-out.
18. Specifically, the existing northern entrance to North Village needs to be maintained at its current location (Hamilton Ave at Esperanza Dr).
19. Existing public frontage on both sides of E. Olivera shall be added or brought up to current City and ADA standards for the length of the project site.