

#### PLANNING COMMISSION AGENDA

#### Regular Meeting

7:00 P.M. on Tuesday, November 12, 2019

Hoyer Hall, Clayton Community Library, 6125 Clayton Road, Clayton, California

- 1. CALL TO ORDER, ROLL CALL, PLEDGE TO THE FLAG
- 2. ADMINISTRATIVE
  - 2.a. Review of agenda items.
  - 2.b. Declaration of Conflict of Interest.
  - Commissioner Bassam Altwal to report at the City Council meeting of November 19, 2019 (alternate Commissioner Frank Gavidia).
- 3. PUBLIC COMMENT
- 4. MINUTES
  - 4.a. Approval of the minutes for the October 22, 2019 Planning Commission meeting.
- PUBLIC HEARINGS
  - 5.a. ENV-01-17, DBA-01-19, SPR-04-17, TRP-24-17; Environmental Review, Density Bonus, Site Plan Review Permit, Tree Removal Permit; William Jordan; 6170 High Street (APN: 119-021-063), 6450 Marsh Creek Road (APN: 119-021-055), and 6490 Marsh Creek Road (APN: 119-021-063). Review and consideration of a request for an California Environmental Quality Act (CEQA) Infill Exemption, Density Bonus, Site Plan Review Permit, and Tree Removal Permit for a three-parcel project site measuring a combined total of approximately three acres to be developed with three, three-story buildings (one building per parcel) consisting of a combined total of 81 units of rental senior housing, a community room, fitness center, and coffee bar. Seven of the units are proposed to be deed-restricted for very low income households. The project will include approximately 86 off-street parking spaces.

Agenda Planning Commission Regular Meeting Tuesday, November 12, 2019 Page 2

**Staff Recommendation:** Staff recommends that the Planning Commission receive and consider the staff report and all information provided and submitted to date, receive and consider any public testimony and, if determined to be appropriate:

- Adopt Planning Commission Resolution No. 05-19 making the determination that the project qualifies for a Categorical Exemption, under Class 32 Infill Development Projects, pursuant to the California Environmental Quality Act (ENV-01-17); and
- 2) Adopt Planning Commission Resolution No. 06-19 approving the Affordable Housing Density Bonus Application (DBA-01-19), Site Plan Review Permit (SPR-04-17), and Tree Removal Permit (TRP-24-17) for The Olivia on Marsh Creek, an 81-unit senior residential development project.

#### 6. OLD BUSINESS

None.

#### NEW BUSINESS

None.

#### 8. COMMUNICATIONS

- 8.a. Staff.
- 8.b. Commission.

#### ADJOURNMENT

 The next regular meeting of the Planning Commission is scheduled for Tuesday, November 26, 2019.

Most Planning Commission decisions are appealable to the City Council within ten (10) calendar days of the decision. Please contact Community Development Department staff for further information immediately following the decision. If the decision is appealed, the City Council will hold a public hearing and make a final decision. If you challenge a final decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s), either in oral testimony at the hearing(s) or in written correspondence delivered to the Community Development Department at or prior to the public hearing(s). Further, any court challenge must be made within 90 days of the final decision on the noticed matter. If you have a physical impairment that requires special accommodations to participate, please contact the Community Development Department at least 72 hours in advance of the meeting at 925-673-7340. An affirmative vote of the Planning Commission is required for approval. A tie vote (e.g., 2-2) is considered a denial. Therefore, applicants may wish to request a continuance to a later Commission meeting if only four Planning Commissioners are present.

Any writing or documents provided to the majority of the Planning Commission after distribution of the agenda packet regarding any item on this agenda will be made available for public inspection in the Community Development Department located at 6000 Heritage Trail during normal business hours.

#### Minutes

#### Clayton Planning Commission Meeting Tuesday, October 22, 2019

#### CALL TO ORDER, ROLL CALL, PLEDGE TO THE FLAG

Chair Peter Cloven called the meeting to order at 7:00 p.m. in the First Floor Conference Room at Clayton City Hall, 6000 Heritage Trail, Clayton, California.

Present: Chair Peter Cloven

Vice Chair A.J. Chippero Commissioner Bassam Altwal Commissioner William Gall Commissioner Frank Gavidia

Absent: None

Staff: Interim Community Development Director David Woltering

Assistant Planner Milan Sikela, Jr.

#### 2. ADMINISTRATIVE

2.a. Review of agenda items.

2.b. Declaration of Conflict of Interest.

Vice Chair A.J. Chippero to report at the City Council meeting of November 5, 2019.

#### 3. PUBLIC COMMENT

None.

#### 4. MINUTES

4.a. Approval of the minutes for the August 27, 2019 Planning Commission meeting.

Commissioner Altwal moved and Vice Chair Chippero seconded a motion to approve the minutes, as submitted. The motion passed 5-0.

#### 5. PUBLIC HEARINGS

5.a. ZOA-04-19, Municipal Code Amendment, City of Clayton. Review and consideration of recommending approval of a proposed Ordinance to amend Section 6.05.010 et seq. of the Clayton Municipal Code in order to allow the keeping of chickens, with specified restrictions, in single-family residential zoning districts.

Interim Director Woltering presented the staff report.

Commissioner Altwal had the following question and comments:

- What are the average side setbacks for detached single-family residential lots in Clayton? Assistant Planner Sikela responded that the average side setbacks for detached single-family residential lots in Clayton are a minimum of 10 feet or 15 feet with a combined average total of both sides being 25 feet.
- Since chickens are, typically, not constantly kept in an enclosure, there are times
  the chickens would be outside of an enclosure and would roam around the back
  yard.
- The minimum 20-foot side and rear yard setback being proposed by staff for an
  enclosure would be prohibitive to property owners that may wish to have
  chickens because it would require the enclosure to be placed near the middle of
  the back yard in order for the enclosure to comply with the 20-foot setbacks
  requirement.

Interim Director Woltering indicated that the reason staff proposed the 20-foot minimum setback for the chicken enclosure was to mitigate any potential noise or odor impacts.

Commissioner Gall had the following questions and comments:

- What is the allowed height of side and rear yard fencing in Clayton? Assistant
  Planner Sikela responded that the allowed height of side and rear yard fencing
  in Clayton is six feet without an administrative use permit and seven feet with
  approval of an administrative use permit.
- He expressed concerns with the maximum 12-foot enclosure height proposed by staff since the enclosure would be twice as tall as a six-foot fence and, therefore, would create a visual impact to adjacent properties. As a result, he would propose a maximum enclosure height of 8 feet in order to reduce visual impacts to adjacent properties.
- Who would maintain and clean the enclosure? Interim Director Woltering responded that staff anticipates any violations related to the keeping of chickens would be brought to the staff's attention through the City's complaintbased code enforcement process as well as City staff working in conjunction with Contra Costa County Animal Control.
- He had concerns with the possible noise and excrement impacts that may result from the keeping of chickens.

Commissioner Gavidia concurred with Commissioner Altwal's comments, Commissioners Gall's comments, and added that he was concerned that the chickens might attract other predators such as raccoons and birds of prey.

Chair Cloven had the following comments:

- Concerns that limiting chickens to the enclosure would pre-empt a property owner's ability to have free-range chickens.
- Establishment of provisions for the keeping of chickens would help the City address existing illegal chicken keeping.

The public hearing was opened.

Alana Hope, resident of Concord, indicated the following:

- Support approval of chicken keeping in Clayton.
- She has eight chickens on her property.
- The proposed 20-foot side and rear yard setback is too restrictive and, as a result, should be reduced to 10 feet.
- People have a fundamental right to have sustainable options for food resources.
- Regarding noise concerns, chickens are generally quiet unless they are laying an egg; then chickens make a subtle, relaxing sound. Alternatively, chickens may also make noise when a predator threatens the flock.
- Chicken raising promotes a connection to our heritage, tradition, and history.
- The only time chickens emit odors is if they are restricted to the enclosure and the enclosure is not cleaned on a regular basis.

Ann Stanaway, resident of Clayton, indicated the following:

- Chicken excrement is extremely acidic and can be toxic to agricultural soil if not composted correctly.
- She looked online and found ample information about how to healthfully and responsibly compost chicken excrement.
- She supports allowing chickens to roam throughout the yard in order to promote the option of having free range chickens.
- Please be aware that some chickens can fly.

Ms. Hope responded to Ms. Stanaway's comments that, typically, chickens do not fly and, given that the staff-proposed 1,000 square feet of property per chicken would preclude a chicken's urge to fly since they would have so much space on the property to roam.

The public hearing was closed.

Commissioner Altwal had the following comments:

- Wording should be added in the proposed regulations that would expand chicken keeping to included detached single-family residential properties located in the Planned Development (PD) Districts as suggested by staff.
- The minimum side and rear yard setbacks for an enclosure should be 10 feet.
- The maximum height for an enclosure should be eight feet.

Vice Chair Chippero had the following comments:

- He concurred with Commissioner Altwal's comments regarding enclosure setbacks and height requirements.
- We should allow chickens to be free range and not be confined to the enclosure.
- Chickens would likely not smell or make noise if not confined.
- Was surprised to learn that the City prohibits the keeping of chickens in Clayton at this time.

Commissioner Gall indicated opposition to recommending approval of the Ordinance to the City Council as there does not seem to be an urgent need for or public outcry to legalize the keeping of chickens.

Commissioner Gavidia had the following comments:

- At previous residences that he lived outside of Clayton, he had chickens.
- Clayton is a rural community; the keeping of chickens is part of our culture and history.
- We need to ensure enforcement as violations come to the City's attention.
- He concurred with Commissioner Altwal's comments regarding enclosure setbacks and height requirements.

Chair Cloven had the following comments:

- It is apparent the City needs to establish regulations for the keeping of chickens.
- Establishing provisions for the keeping of chickens would allow the City to better regulate this type of land use.
- He concurred with Commissioner Altwal's comments regarding enclosure setbacks and height requirements.

Interim Director Woltering confirmed the edits provided by the Commissioners and summarized the revised criteria:

- A chicken enclosure shall have a minimum setback of 10 feet from the side and rear property line.
- The chicken enclosure shall be a maximum of eight feet in height.
- In order to support the Planning Commission's decision to allow free range chickens which would promote improved health of the chickens, the word "Generally" had been added before the word "Contained" in order to allow a property owner the latitude to have the chickens roam throughout the yard instead of the chickens being kept permanently inside the enclosure.
- Change "food article" to "food receptacle".
- Expand the allowance of keeping chickens to detached single-family residential neighborhoods located within Planned Development (PD) Districts.

Commissioner Altwal moved and Commissioner Gavidia seconded a motion to adopt Resolution No. 04-19, recommending City Council approval of an Ordinance to allow the keeping of chickens, with specified restrictions, in single-family residential zoning districts and detached single-family residential neighborhoods located within Planned Development (PD) Districts. The motion passed 4-1.

#### 6. OLD BUSINESS

None.

#### NEW BUSINESS

None.

#### 8. COMMUNICATIONS

8.a. Staff

Interim Director Woltering informed the Planning Commissioners that at the October 29, 2019 Land Use Sub-Committee meeting the State's Accessory Dwelling Unit (ADU) standards would be reviewed and ADU comments would be received with no action taken at the meeting. Furthermore, staff is expects to be ready for holding on public hearing for the proposed 81-unit senior rental housing project, Olivia on Marsh Creek, at the next regularly-scheduled Planning Commission meeting on November 12, 2019.

8.b. Commission

None.

#### ADJOURNMENT

 The meeting was adjourned at 8:30 p.m. to the regularly-scheduled meeting of the Planning Commission on November 12, 2019.

Submitted by David Woltering, AICP, MPA Interim Community Development Director Approved by Peter Cloven Chair

#### PLANNING COMMISSION STAFF REPORT

Meeting Date: November 12, 2019

Item Number: 5.a

From: David Woltering, AICP, MPA

Interim Community Development Director

Prepared By: Holly Pearson, AICP

**Contract Planner** 

Subject: Public Hearing to review and consider an Infill Exemption in

accordance with the California Environmental Quality Act (CEQA), Affordable Housing Density Bonus Application, Site Plan Review Permit, and Tree Removal Permit for The Olivia on Marsh Creek, an 81-unit Senior Rental Housing Development

(ENV-01-17, DBA-01-19, SPR-04-17, TRP-24-17)

Applicant: William Jordan

#### REQUEST

The applicant, William Jordan, requests a public hearing before the Clayton Planning Commission for the purpose of reviewing the Infill Exemption (ENV-01-17), Affordable Housing Density Bonus Application (DBA-01-19), Site Plan Review Permit (SPR-04-17), and Tree Removal Permit (TRP-24-17) for The Olivia on Marsh Creek, a proposed 81-unit senior (55 and older) rental housing project. The project includes seven affordable units designated for Very Low Income households (as defined by the U.S. Department of Housing and Urban Development [HUD]). The proposed development is located on three adjacent parcels at the southwest corner of the intersection of High Street and Marsh Creek Road in the Town Center (6170 High Street) and just south of the Town Center (6450 Marsh Creek Road and 6490 Marsh Creek Road) of Clayton. The total area of the project site is 3.02 acres (see Attachment A for Vicinity Map).

The Affordable Housing Density Bonus application involves a request to allow a greater number of residential units than is normally permitted on the site under the General Plan land use designation and zoning (81 units proposed, as compared to 60 normally permitted) in exchange for the provision of the seven affordable units, in accordance with State and local Density Bonus Law provisions. The Site Plan Review Permit request involves consideration of the

architecture, landscaping, parking, lighting, and fencing for the construction of three multi-unit residential buildings on three separate parcels, each consisting of between 25 and 30 units. The Tree Removal Permit request is for the proposed removal of 106 total trees on the three parcels to accommodate construction of the buildings and other improvements, with a tree replacement plan provided.

#### PROJECT INFORMATION

Applicant/Property Owner: William Jordan

> P.O. Box 547 Clayton, CA 94517

Acreage/Location: Total of 3.02 acres comprised of three lots:

6170 High Street (APN: 119-021-063) (1.11 acres)

6450 Marsh Creek Road (APN: 119-021-055) (0.97 acres) 6490 Marsh Creek Road (APN: 119-021-013) (0.93 acres)

General Plan Designation: Multifamily High Density (20 units per acre)

Town Center Commercial (for 6170 High Street only)

Town Center Specific Plan

Multi-Family High Density Residential

Designation:

(15.1 to 20 units per acre)

Planned Development (PD) District Zoning Classification:

Surrounding General

North: Town Center Commercial

Plan Designations:

South: Rural Estate (0 to 1.0 units per acre)

Multifamily High Density (20 units per acre)

Single Family High Density (5.1 to 7.5 units per acre) East:

Town Center Commercial

West: Town Center Commercial

Rural Estate (0 to 1.0 units per acre)

Surrounding Zoning

North: Planned Development (PD) District Classifications: South: Planned Development (PD) District

Planned Development (PD) District West: Planned Development (PD) District

Single Family Residential R-40-H (minimum lot area 40,000

square feet with equestrian uses)

Environmental Review: Categorically Exempt per the California Environmental Quality Act

(CEQA) Guidelines Section 15332, Infill Development Projects.

Public Notice:

On November 1, 2019, a Public Hearing Notice was published in the Contra Costa Times, posted on the notice boards, and mailed to property owners located within 300 feet of the project site.

Authority:

Section 17.44.020 of the Clayton Municipal Code (CMC) authorizes the Planning Commission to approve a Site Plan Review Permit in accordance with the standards of review in CMC Section 17.44.040.

Section 15.70.030.C of the CMC authorizes the Planning Commission to approve, conditionally approve, or deny a tree removal permit.

Chapter 17.90 of the CMC incorporates the State requirements set forth in California Government Code § 65915, authorizes the City to approve additional density for a residential development beyond the maximum density allowed in the applicable zoning district, in exchange for the inclusion of affordable housing units in the development.

#### BACKGROUND

On September 6, 2017, the applicant, William Jordan, filed an application with the Clayton Planning Department to construct a multi-family residential development project at the corner of High Street and Marsh Creek Road, including a request for the granting of a density bonus pursuant to the State's Density Bonus Law (California Government Code Sections 65915 to 65918) and the City's Affordable Housing Density Bonus Requirements Ordinance (Chapter 17.90 of the Clayton Municipal Code [CMC]). The proposed development would consist of forrent units and would be restricted to occupancy by residents age 55 and older.

The 3.02-acre project site consists of three separate parcels: 6170 High Street, 6450 Marsh Creek Road, and 6490 Marsh Creek Road. The three parcels would remain separate; no merging of lots is proposed. A portion of the rear lot line of 6170 High Street abuts the side lot line of 6450 Marsh Creek Road. A 20-foot wide "pole" portion of a flag lot immediately to the west of 6450 Marsh Creek Road separates the latter parcel from 6490 Marsh Creek Road.

All three parcels have a General Plan land use designation of Multifamily High Density; in addition, 6170 High Street is located within the Town Center Specific Plan area, which applies additional design standards to development on that lot. All three parcels have a zoning designation of Planned Development (PD) District. Per CMC Section 17.28.050, for properties zoned Planned Development and with a General Plan land use designation of Multifamily High Density, the development standards for the Multiple Family Residential (M-R-H) District apply to multifamily residential development projects.

The three parcels associated with this application were identified as affordable housing opportunity (AHO) sites in the City's 2009-2014 Housing Element Update. Accordingly, in 2011, the properties were re-designated in the City's General Plan to Multifamily High Density Residential to allow a maximum of 20 units per acre, increasing the allowed densities from a maximum of five units per acre along Marsh Creek Road and 15 units per acre on High Street. The City had determined that the proximity of these parcels to the Town Center, services and nearby bus transit offered for Clayton an appropriate opportunity to locate affordable housing. Subsequently, in 2016, the City designated these sites for 20 units per acre to assure achieving density levels that would enable a developer to construct affordable units on these parcels. The current developer has been working with the City since 2015, considering different options for developing these properties. The developer shifted from an earlier townhome development proposal at about 15 units per acre to this current senior housing proposal with seven affordable housing units as a concept that would offer higher density close to services and transit with affordable units in support of the City's Housing Element objectives. The 81 units would additionally offer economic development advantages for the Town Center restaurants and merchants, given the population that would occupy this development could walk to these establishments.

#### AFFORDABLE HOUSING DENSITY BONUS APPLICATION

The project site's General Plan land use designation, Multifamily High Density, allows a maximum density of 20 units per acre, or 60 total units for the 3.02-acre site. Under California's Density Bonus Law, because the proposed project provides seven affordable (below market rate) units, or 11 % of the maximum allowed number of units, the project is eligible for a density bonus of 35 %, or 21 units, for a total of 81 proposed units.

As noted above, the seven affordable units in the proposed development would be designated for residents meeting HUD's definition of Very Low Income for the Oakland-Fremont HUD Metro Fair Market Rate (FMR) Area (the federally-defined geographical area in which Contra Costa County is located, for the purpose of calculating area median income as well as local income limits for eligibility for federal housing subsidies). For 2019 the definition of Very Low Income for the Oakland-Fremont HUD Metro FMR Area is a maximum annual income of \$43,400 for a one person, \$49,600 for a family of two persons, and \$61,950 for a family of four persons.

The affordable units are dispersed throughout the proposed development. The locations and sizes of these units are as follows:

6170 High Street: 1 bdrm 1 bath / 683 sq. ft. / 2nd floor

1 bdrm 1 bath / 566 sq. ft. / 2nd floor 2 bdrm 2 bath / 950 sq. ft. / 2nd floor

6450 Marsh Creek Road: 1 bdrm 1 bath / 671 sq. ft. / 2nd floor

1 bdrm 1 bath / 567 sq. ft. / 2nd floor

6490 Marsh Creek Road: 1 bdrm 1 bath / 567 sq. ft. / 2nd floor

2 bdrm 2 bath / 950 sq. ft. / 2nd floor

#### Legal Context and Requirements

#### California Density Bonus Law

The State's Density Bonus Law is a package of incentives intended to help make development of affordable and senior housing more affordable. In addition to provisions allowing additional residential density for qualifying projects, the law provides for incentives and concessions such as a reduction in parking requirements, reduction or relaxation of development or design standards, and other similar project modifications that reduce the cost of development, thereby helping to make the inclusion of below market rate units financially feasible. The Density Bonus Law specifies that a development meeting the requirements of the law is entitled to receive the density bonus and accompanying concessions by right, provided that the project would not result in adverse impacts (e.g. harmful public health or safety effects, environmental degradation, or damage to a historic resource). In other words, a local jurisdiction is required to grant a density bonus, along with the incentives and concessions that have been demonstrated to be necessary to make the project feasible, when the proposed project complies with the Density Bonus Law.

The Density Bonus Law includes three categories of incentives: maximum parking requirements, concessions, and waivers/reductions of development standards. Maximum parking requirements are established based on unit size. For a project seeking a density bonus, the local jurisdiction with approval authority is allowed to require a maximum of one parking space per one-bedroom unit and two spaces per two-bedroom unit. However, an applicant can request a lower parking standard as a concession.

Concessions are defined under the law as modifications to development standards, including zoning regulations and design standards that result in actual and verifiable cost reductions. The applicant must demonstrate that a requested concession is necessary to make the project financially feasible. The law stipulates that, for a project proposing to designate between 10% and 15% of the total units for Very Low Income households (as defined by HUD), the developer is entitled to receive two concessions.

A developer is also entitled to a waiver or reduction of any development standard that is shown to physically preclude construction of the proposed project at the residential density that is allowed with the bonus. The Density Bonus Law does not impose a limit on the number of waivers a developer may request. For waivers, the project applicant does not need to demonstrate economic necessity. As with concessions, the local jurisdiction must grant the waiver or reduction if it is found to be necessary to physically accommodate the project and there is not a resulting adverse impact to the public health, welfare, and safety.

#### Clayton Affordable Housing Density Bonus Requirements Ordinance

Chapter 17.90 of the CMC is the City's Affordable Housing Density Bonus Ordinance, which was adopted to comply with the State's Density Bonus Law. The ordinance establishes the

procedure and submittal requirements for a proposed residential development with affordable units to request a density bonus. Among other requirements, the applicant must provide information that describes the concessions being requested and verify the cost reductions associated with these concessions.

#### Project Requests under Affordable Housing Density Bonus Application

#### Requested Concessions

As noted above, because the proposed development would restrict 11 % of the permitted number of units to Very Low Income households, based on the provisions of the Density Bonus Law the project is entitled to receive two (2) concessions. The applicant has requested the two concessions described below as part of the Affordable Housing Density Bonus application:

#### 1. Reduction in Setback Requirements

The applicant is requesting a reduction in some of the required building setbacks for the development. The table below summarizes the specific parcels and building setbacks for which a reduced standard is sought, and shows both the required and proposed building setbacks:

6170 High Street	Required by Code	Requested for Project
Front	20 ft	8 ft
6450 Marsh Creek Road	Required by Code	Requested for Project
Side - South	15 ft	11 ft

In addition the applicant requests a reduction in the required front setback for parking spaces (CMC Section 17.37.090.A.2 prohibits parking in the front setback). The required and proposed front parking setbacks are shown below:

6170 High Street	Required by Code	Requested for Project
Front (north)	20 ft	12 ft
6450 Marsh Creek Road	Required by Code	Requested for Project
Front	20 ft	0 ft
6490 Marsh Creek Road	Required by Code	Requested for Project
Front	20 ft	4 ft (approx.)

#### 2. Reduction in Required Number of Parking Spaces

The second concession requested is a reduced parking requirement (please note: as previously described, the Density Bonus Law sets forth a *maximum* parking requirement that may be imposed by the local jurisdiction of one space per one-bedroom unit and two spaces per two-bedroom unit. In this case, the applicant is requesting a reduction below this maximum as a concession). The proposed Olivia on Marsh Creek development includes 45 one-bedroom units and 36 two-bedroom units. Under CMC Section 17.37.030, this unit count would result in 180 required parking spaces (including guest parking) and, under the Density Bonus Law, the maximum number of parking spaces that the City may require is 117.

The applicant's original request for reduction of the parking requirement was 62 spaces (0.76 spaces per unit). Staff felt that this amount of parking was insufficient to serve the need and demand of the residential development and would cause spillover parking effect into adjacent residential areas. Because the requested concession would result in an adverse impact on the surrounding area, staff requested that the developer provide at least one assigned parking space per unit on-site plus a small amount of guest parking. Accordingly, the developer revised the parking plan to provide up to 86 spaces, equal to one space per residential unit plus 5 guest spaces). Each residential unit will have an assigned parking space.

The applicant has submitted an economic analysis (report) of the requested concessions, prepared by PlaceWorks, to verify that these concessions result in actual cost reductions and are necessary to make the development project financially feasible. The report concludes that the requested concessions are warranted under the Density Bonus Law and Clayton's affordable housing regulations, and that both concessions are necessary for the project to be financially feasible (see Attachment F). The conclusions of this report were supported by a peer review prepared by Michael Baker International (see Attachment G).

The applicant also provided a parking study by Kimley-Horn (Attachment H) that analyzed whether the original parking proposal of 62 spaces was sufficient to meet the estimated parking demand for the residential development. The study concluded that, based on the land use category of Senior Adult Housing - Attached from the Institute of Transportation Engineers (ITE) Parking Generation Manual, the parking demand for The Olivia would be 53 parking spaces, and therefore the 62 proposed parking spaces would be adequate. The City retained Michael Baker International to conduct a peer review of the Kimley-Horn parking study (Attachment I). This peer review noted that the ITE Parking Generation Manual is only one source for parking demand data, and suggested that the data behind ITE's Senior Adult Housing-Attached category are outdated and based on data collected from sites in Pennsylvania, and therefore do not accurately represent parking demand in Clayton. The peer review noted the importance of taking into consideration the local conditions when estimating parking demand for the project (e.g. rural area with limited shopping and employment, limited transit service, actual auto ownership rates of residents age 55 and older, lack of on-street parking in the immediate area around the project site). The peer review concludes that, based on the common practice of estimating the senior age-restricted parking rate at 50% of the standard rate for multifamily housing, the actual parking demand for The Olivia would be approximately 90 spaces.

#### Requested Waivers

The applicant is requesting a total of seven waivers or reductions of development and design standards for the proposed project. Staff has worked with the applicant to develop understandings regarding the details of several of these items as the proposed project has evolved. Staff supports the granting of the waivers and reductions described below. In order to physically accommodate the number of dwelling units allowed under the Density Bonus Law

as well as the required amount of open space and the 86 parking spaces requested by staff on the project site, it is necessary to reduce or waive the standards noted below.

#### 1. Parking Lot Landscaping Requirements

Section 17.37.090.H of the CMC sets requirements for the size and configuration of landscaping for new parking lots. The applicant requests reductions for the following four standards in this section:

- One tree per 150 square feet of perimeter planting area;
- Internal planting areas equal to at least 10 % of the total parking lot area;
- Minimum area of 25 feet and minimum width of five feet for parking lot landscape areas; and
- Minimum of one tree for every three parking spaces.

For each standard, the code requirement and the details of the proposed project are shown below.

#### Code Requirement: Internal planting area equal to at least 10 % of parking lot area

	Parking lot area	Landscape area required	Landscape area proposed
6170 High Street	10,721 sf	1,072 sf (10%)	2,857 sf (27%)
6450 Marsh Creek Road	10,306 sf	1,031 sf (10%)	2,099 sf (20%)
6490 Marsh Creek Road	9,211 sf	921 sf (10%)	2,654 sf (29%)

On each of the three parcels the proposed landscaping plan exceeds the minimum required planting area of 10% of the total parking lot area, but planting areas are along the perimeter of parking lots rather than internal, as is stated in the zoning code.

#### Code Requirement: One tree per 150 sf of perimeter planting area

	Perimeter planting Area	Trees required	Trees proposed
6170 High Street	1310 sf	8	5
6450 Marsh Creek Road	807 sf	5	4
6490 Marsh Creek Road	1238 sf	8	10

The applicant notes that C.3 stormwater management requirements and space dedicated to C.3 features such as bioretention areas places constraints on the number of trees that can be planted in the parking lot perimeter areas.

#### Code Requirement: One tree per three parking spaces

	Number of parking spaces	Trees required	Trees proposed
6170 High Street	27	9	5
6450 Marsh Creek Road	31	10	4
6490 Marsh Creek Road	28	9	10

#### 2. Site Plan Review Standard for Size and Bulk

Section 17.44.040 of the CMC provides standards for the review and approval of a Site Plan Review Permit. Section 17.44.040.G states that the new development should be complementary with adjacent existing structures in terms of materials, color, bulk and size. The applicant has requested a waiver or relaxing of this standard of compatibility with the surrounding area in terms of size and bulk. Although the height and bulk of the proposed development are greater than that of the structures on adjacent properties, there are existing site conditions which reduce or mitigate the impact of the buildings' height and bulk. This is discussed further below in the "Building Height" section under Site Plan Review Permit.

#### 3. Preservation of Natural Features

The Town Center Specific Plan, which sets regulations applicable to the 6170 High Street parcel, includes site design guidelines stating that "All mature trees should be retained where feasible" and encouraging minimization of "grading and alteration of natural landforms." Staff's review of the proposed grading and tree removal for 6170 High Street found that the two existing, mature trees on the eastern side property line are located within a stormwater treatment area (flow-through planter) which cannot be relocated due to site constraints; therefore, it is not feasible to preserve these trees. Staff also finds that the proposed site design minimizes grading and preserves the site's natural topography.

#### 4. Covered Parking

Schedule 17.37.030.A of the CMC includes requirements for a certain proportion of required parking spaces to be covered. For multi-family dwellings the Code requires at least one out of every 1.5 parking spaces for one-bedroom units to be covered, and one out of every two parking spaces for two-bedroom units to be covered. The current parking proposal has all 86 parking spaces as open (no covered parking). Staff supports the waiver of this standard in particular due to concerns that covered/enclosed parking (garages) would likely be used for storage rather than parking, which would further exacerbate the condition of limited parking on site.

#### 5. Percentage of Regular and Compact Parking Spaces

Section 17.37.080 of the CMC requires all resident parking spaces, and at least 90 % of guest spaces, to be standard spaces. In order to accommodate staff's direction to provide at least one parking space per dwelling unit plus a small amount of guest parking, the applicant's revised parking plan has a higher percentage of compact spaces, as shown below:

	Standard Spaces	Compact Spaces
6170 High Street	14 (51.9%)	13 (48.1%)
6450 Marsh Creek Road	21 (67.7%)	10 (32.3%)
6490 Marsh Creek Road	18 (64.3%)	10 (35.7%)

## 6. Building Height limit of 35 feet within 50 feet of abutting single family residential district

The development standards for the M-R-H zoning district in Section 17.20.080.C of the CMC set a building height limit of 40 feet, except that within 50 feet of an abutting single family residential district the building height limit is 35 feet. This standard applies only to 6170 High Street, as this is the only one of the three parcels that abuts a single family residential district, the R-40-H zone immediately to the west.

Only a very small portion, approximately four horizontal feet, of the proposed building at 6170 High Street that is within 50 feet of the abutting R-40-H-zoned parcel exceeds the 35-foot height limit. This section of the building within the 50-foot distance of the single family residential district is 36 feet 9 inches above finished grade.

#### 7. Tree Replacement - Trunk Diameter Ratio

The Tree Replacement Plan requirements in Section 15.70.040.A of the CMC include two options for the cumulative trunk diameter of replacement trees: either (1) a cumulative trunk diameter of at least 50 % of the trunk diameter of trees to be removed if the replacement trees are not of the varieties listed in Section 15.70.015.C as "Protected Trees"; or (2) a cumulative trunk diameter of at least 33 % of the trunk diameter of the trees to be removed if the replacement trees are of the varieties listed in Section 15.70.015.C as Protected Trees. The City's list of Protected Trees includes, but is not limited to, native species such as Ash, Bay, Box Elder, Madrone, Maple, Oak, and Walnut varieties.

The applicant has opted to provide replacement trees with a cumulative trunk diameter of 33% of the diameter of trees to be removed, and is requesting a waiver of the requirement for all replacement trees to be species on the City's Protected Tree list. The project's landscape architect states that most of the trees on the City's Protected Tree list are considered weed trees and are not suitable for modern landscape purposes (e.g.

not suitable for planting as part of high-density housing projects). The applicant also submitted an analysis of the tree sizes (DBH) that would be required to meet the replacement ratio requirements of 33% (if using Protected Tree species only) and 50% (if using non-protected tree species). The conclusion is that it is generally not feasible to landscape the project using the large sizes of trees (4.75 inches average trunk diameter, which equates to a 60-inch box tree) that would be required to comply with the 50% ratio.

Staff worked with the applicant to develop a solution that would meet both the applicant's needs for landscape design and the City's objective for plantings that are compatible with the natural landscape and setting of the project site and the surrounding area. Staff requested that the applicant create a "blended" landscape palette that includes both oak and other native tree species, and non-native/ornamental tree species. The intent is for new and replacement trees and landscaping to complement the existing trees in the surrounding area as they grow and mature. The current planting plan fulfills this objective.

#### SITE PLAN REVIEW PERMIT

The Site Plan Review Permit process, as outlined in CMC Chapter 17.44, is intended to ensure that new development is compatible with Clayton's character and does not create adverse impacts on adjacent properties. The Site Plan Review Permit involves consideration of the project's compliance with applicable development standards (lot coverage, building height, building setbacks) as well as architectural design, site planning, open space, landscaping, parking, and vehicular access. It also considers protection of solar access, privacy, and views for adjacent properties.

#### Project Overview

Each of the three lots is proposed to be improved with a three-story multi-family residential building, plus landscaping, open space amenities, and parking. The table below summarizes the significant components of each property:

	Lot Area	Building Footprint	Number of Residential Units	Number of Parking Spaces
6170 High Street	48,378 sf	11,659 sf	30	27
6450 Marsh Creek Road	42,361 sf	10,966 sf	26	31
6490 Marsh Creek Road	40,603 sf	10,916 sf	25	28

#### Multiple Family Residential High Density (M-R-H) Development Standards

#### Lot Coverage

The maximum lot coverage in the M-R-H zoning district is 65 % of the lot area. Each of the three project sites is well below the maximum lot coverage, as shown below:

6170 High Street: Lot coverage 24.1 % 6450 Marsh Creek Road: Lot coverage 25.9 % 6490 Marsh Creek Road: Lot coverage 26.9 %

#### **Building Height**

The M-R-H zone sets a maximum building height of 40 feet, except that within 50 feet of an abutting single family residential district the maximum building height is 35 feet. The heights of buildings on all three lots comply with this standard, with two permitted exceptions:

- (1) As noted above in the Requested Waivers section of the Affordable Housing Density Bonus discussion, Waiver #6, described previously, allows a small, horizontal four-foot portion of the 6170 High Street building that is within 50 feet of the abutting R-40-H zone to exceed 35 feet (proposed height: 36 feet 9 inches).
- (2) Each of the three buildings has a corner decorative roof element that is an allowed projection above the maximum building height per CMC Section 17.36.020.

Maximum building heights for each building are shown below:

Height to Parapet Height of Decorative

Roof Element

6170 High Street: 39 feet 2-½ inches 45 feet 8 inches 6450 Marsh Creek Road: 37 feet 6 inches 42 feet 0-½ inches 6490 Marsh Creek Road: 38 feet 6 inches 44 feet 7 inches

#### **Setbacks**

The minimum building setbacks in the M-R-H zone are 20 feet from front lot lines, 15 feet from interior side lot lines, and 15 feet from rear lot lines. The setbacks for the proposed project are shown in the following table (note: all side lot lines for the three parcels are interior).

ADDRESS OF PARCEL	FRONT SETBACK	SIDE SETBACK	SIDE SETBACK	REAR SETBACK
6170 High Street	8 ft*	37 ft 9 in (west side)	58 ft 3 in (east side)	57 ft 3 in
6450 Marsh Creek Road	20 ft	86 ft 6 in (north side)	11 ft * (south side)	52 ft
6490 Marsh Creek Road	28 ft	90 ft (north side)	27 ft 6 in (south side)	24 ft

<sup>\*</sup> A concession for a reduced building setback is requested pursuant to the Density Bonus Law.

#### Architectural Design

#### Architectural Style and Concept

The building design is intended to be reminiscent of the architectural style of old western communities or mining towns and to blend into the semi-rural context and character of

Clayton. Exterior features that define this style include horizontal siding, batten board siding, tall windows, parapet roof styles, porches, heavy trim for shadows, and rustic color schemes.

#### **Exterior Colors and Materials**

Building materials such as smooth hardiplank siding, brick, wooden beams and railings, and metal and composition shingle roofing, as well as stone retaining walls, are similar and complementary to the design and rustic character of nearby structures. Proposed exterior color for the buildings are primarily neutral and natural earth-tones, such as beiges, browns, grays, and earthy shades of red, which are complementary with the rustic character of the surrounding area. Exterior colors vary from one building to the next in order to create visual interest and distinct design between the three properties.

6170 High Street is subject to the design guidelines in the Town Center Specific Plan, which are intended to preserve the historic and semi-rural character of Clayton's center. The building is consistent with the guidelines in the Specific Plan that call for breaking up of the façade into smaller human-scale forms; covered porches/walkways; a low brick building base; wood detailing such as beams, railings and corbels; natural-looking building materials such as composition shingle roofing and hardiplank siding (with the appearance of wood); and natural and earth-tone colors.

#### **Exterior Lighting**

Wall-mounted lighting is provided at all main building entrances/exits and all exterior doors to individual units. Lighting fixtures are metal gooseneck type, appropriate for the architectural style and semi-rural setting. The outdoor open space areas have three-foot six-inch high bollard lighting.

#### Signage

Each of the three buildings has a wall-mounted wood sign with the name of the development, "The Olivia on Marsh Creek," that is visible from the public street (dimensions: 2 feet 6 inches by 12 feet for 6170 High Street and 4 feet 6 inches by 20 feet for both 6450 Marsh Creek Road and 6490 Marsh Creek Road). At the driveway entrances to the 6450 Marsh Creek Road and 6490 Marsh Creek Road sites there is a brick veneer wall with pilasters and sign panel with the name "The Olivia on Marsh Creek" (8 square feet). The font on all signs is a rustic style that fits with the western architectural theme.

#### Fencing

The 6170 High Street property has four-foot high wood ranch fencing with horizontal rails along the front and rear property lines, consistent with the design guidelines for the Town Center Specific Plan. Existing fencing along the side property lines would remain.

Both 6450 Marsh Creek Road and 6490 Marsh Creek Road have 40-inch wood picket fencing along the front property lines, and six- to eight-foot deer fencing (wood posts with wire mesh) along the rear property lines. The deer fencing would also extend along the south side (interior) property line of 6490 Marsh Creek Road. Existing fencing would remain on the north

side property line of 6450 Marsh Creek Road that abuts the existing AT&T Switching Facility located on the southwest corner of High Street and Marsh Creek Road (height/materials?). Along the south side property line of 6450 Marsh Creek Road and the north side property line of 6490 Marsh Creek Road, which abut the "pole" section of the flag lot to the west, six-foot solid wood fencing is proposed to protect privacy for the neighboring lot.

#### Site Design

#### Open Space

The open space regulations for the Planned Development District zone in Section 17.28.100 of the CMC require that at least 20 % of the project site be dedicated to open space areas, with 10% provided as passive open space and 10% designed for active open space.

In the site plans for the proposed project, passive open spaces include sloped areas with natural vegetation. Active open spaces include lawn areas, landscaped areas, patios, and paved walkways. Open space area on the three subject parcels is summarized below:

	Total Lot Area	Total Open Space	Active Open Space
6170 High Street	48,378 sf	25,998 sf (54%)	9,716 sf (20.1%)*
6450 Marsh Creek Rd	42,361 sf	21,059 sf (49.7%)	12,863 sf (30.4%)*
6490 Marsh Creek Rd	40,603 sf	21,047 (51.8%)	19,834 sf (48.8%)*

<sup>\*</sup> For active open space the required amount is 50 % of the required total amount of open space at 20 % of lot area, i.e. 10 % of total lot area. Percentages of active open space shown above are expressed as percentages of total lot area.

Amenities provided in active open spaces include a small fenced dog park on each of the three sites and patio areas with enhanced paving, shade arbors, seating and tables, grills, fire pits and water features.

#### Landscaping - Trees

The planting plan includes a variety of native (Coast Live Oak, Valley Oak, California Bay) and non-native (Marina Strawberry, Deodar Cedar, Chinese Pistache, Western Redbud, Golden Rain Tree, Lavender Crape Myrtle, London Plane, Southern Magnolia) tree species. This palette follows staff's direction to the applicant regarding the requested waiver under the Density Bonus Law to include non-native trees not included on the City's Protected Tree list (CMC Section 15.70.015.C) in the tree replacement plan. See the following section, *Tree Removal Permit*, for discussion of existing trees on the project site and proposed new trees to be planted.

#### Landscaping - Shrubs and Groundcover

The planting palette features a rich mix of shrub and groundcover varieties, with 38 proposed varieties of shrubs and perennials and 12 varieties of grasses and vines. The overall planting theme provides an assortment of colors, textures, and heights. Staff has concerns that a large proportion of the shrub and groundcover varieties are moderate water demand species, which is not fully consistent with the intent of the Landscape Water Conservation Standards in CMC Chapter 17.80. As a result, staff has included a condition that the planting list be updated to replace moderate water species with low or very low water varieties, subject to review and approval by City staff.

#### Parking and Vehicular Access

As discussed above, the project is requesting a reduced requirement for parking spaces as a concession under the Density Bonus Law. One parking space per residential unit plus five guest parking spaces are proposed, for a total of 86 spaces. The applicant is also seeking a waiver of the standard in CMC Section 17.37.080 relating to the required percentages of regular and compact parking spaces. Under the proposed parking layout, the following would be percentages of compact spaces on each lot: 48.1 % on 6170 High Street, 32.3 % on 6450 Marsh Creek Road, and 35.7 % on 6490 Marsh Creek Road.

Each parcel has one proposed point of vehicular access to the street, with driveway width of 25 feet (minimum requirement per CMC Section 17.37.090 is 20 feet). The parking plans for each lot also comply with zoning requirements for 25-foot aisle width and additional two-foot width for all parking spaces adjacent to obstructions such as walls or columns.

#### Solar Access, Privacy and Views

The project is located on a relatively flat site and maintains adequate building setbacks from property lines, thereby avoiding shadow impacts and protecting solar access for adjacent properties. Because the subject lots are downhill from the adjacent properties to the west, with a significant difference in elevation of about 50 feet between the subject site and the uphill lots to the west of the subject site, the proposed buildings will not obstruct views from these neighboring properties to the west. No other properties adjacent to the project site have significant views.

Mature existing trees along the western property line of the subject parcels and along the southern property line of 6490 Marsh Creek Road will be maintained, helping to ensure privacy for adjacent properties to the west and south. In addition, new Oak and Bay trees will be planted along the western property line of the AT&T Switching Facility property to provide additional screening. As noted above, along the "pole" section of 6470 Marsh Creek Road that is located between 6450 Marsh Creek Road and 6490 Marsh Creek Road, six-foot high solid wood fencing is proposed to ensure privacy for the former parcel.

#### TREE REMOVAL PERMIT

As part of the project, the applicant is requesting approval of a Tree Removal Permit to remove both protected and non-protected trees to accommodate the proposed development. The

applicant has submitted an Arborist Report dated December 2015, plus an addendum for 6490 Marsh Creek Road dated January 25, 2018 (see Attachment J).

	Trunk Diameter Inches to be Removed	Required Trunk Diameter Inches for Replacement at 33%	Proposed Trunk Diameter Inches for Replacement
6170 High Street	124.5	41	42
6450 Marsh Creek Road	120	40	54
6490 Marsh Creek Road	86	29	41

The following table shows the total number of trees on each parcel, both protected and nonprotected, and the number of trees in each category that are proposed to be removed.

The tree replacement plan proposes to provide replacement trees with a cumulative trunk

	Total Trees	Trees to be Removed (all)	Protected Trees	Protected Trees to be Removed
6170 High Street	21	13	13	7
6450 Marsh Creek Road	45	16	14	13
6490 Marsh Creek Road	86	78	7	4

diameter of 33% of the trunk diameter of the trees to be removed, as allowed by CMC 15.70.0405.A.2. Tree replacement details are presented in the table below:

As previously discussed, the applicant is requesting a Density Bonus Law waiver to allow some of the replacement trees to be species not defined as "Protected Trees" per CMC Section 15.70.015.C. Proposed non-protected replacement trees include Marina Strawberry, Deodar Cedar, Chinese Pistache, Western Redbud, Golden Rain Tree, Lavender Crape Myrtle, London Plane, and Southern Magnolia. Staff is suggesting the Platanus Columbia variety of London Plane tree be selected for its known resistance to disease.

#### **ENVIRONMENTAL REVIEW**

The project is Categorically Exempt pursuant to the CEQA Guidelines Section 15332, Infill Development Projects (also referred to as a Class 32 Infill Exemption). The project meets all the conditions outlined in Section 15332: (1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) The proposed development occurs within the city limits on a project site of no more than five acres, surrounded by developed areas; (3) The project site has no value as habitat for endangered, rare, or threatened species; (4) Project approval would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) The

site can be adequately served by all required utilities and public services. In addition, none of the exceptions to the Categorical Exemption listed in CEQA Guidelines Section 15300.2 apply to this project.

Staff retained Raney Planning & Management to prepare an environmental analysis of the project to determine whether the proposed development meets the criteria for a Class 32 Infill Exemption. The analysis reviewed the biological, air quality, noise, traffic, and water qualities studies prepared for the project and concluded that the project satisfies all criteria for an Infill Exemption (see Attachment K).

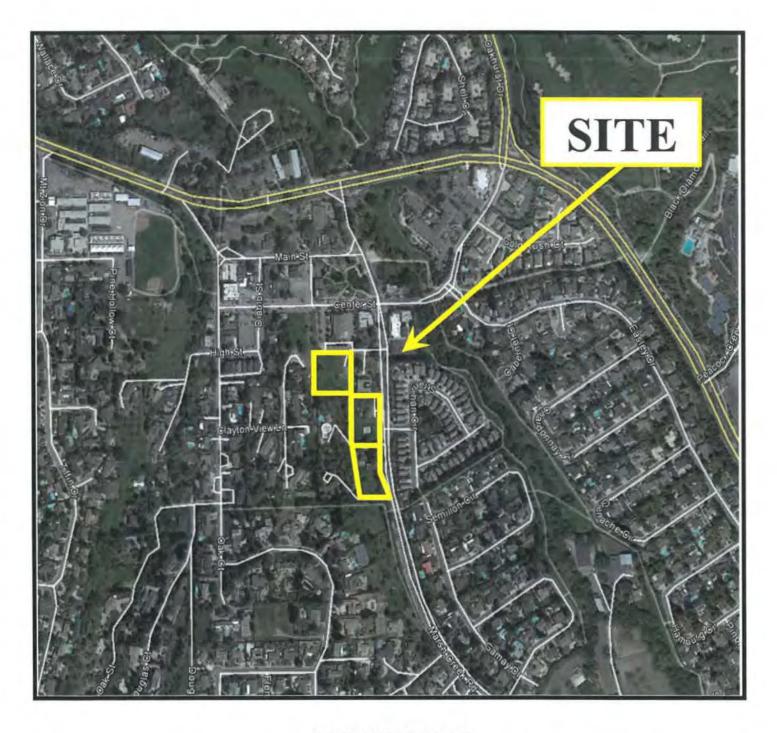
#### RECOMMENDATION

Staff recommends that the Planning Commission receive and consider the staff report and all information provided and submitted to date, receive and consider any public testimony and, if determined to be appropriate:

- Adopt Planning Commission Resolution No. 05-19 making the determination that the project qualifies for a Categorical Exemption, under Class 32 Infill Development Projects, pursuant to the California Environmental Quality Act (ENV-01-17)(see Attachment B); and
- 2) Adopt Planning Commission Resolution No. 06-19 approving the Affordable Housing Density Bonus Application (DBA-01-19), Site Plan Review Permit (SPR-04-17), and Tree Removal Permit (TRP-24-17) for The Olivia on Marsh Creek, an 81-unit senior residential development project (see Attachment C).

#### **ATTACHMENTS**

- A Vicinity Map
- B Planning Commission Resolution No. 05-19
- C Planning Commission Resolution No. 06-19
- D Project Plans for The Olivia on Marsh Creek, including:
  - —Architectural Plans (Color renderings, Floor Plans, Roof Plans, and Elevations)
  - Landscape Plans (Conceptual Landscape Plans, Conceptual Planting Palettes, Planting Images, Conceptual Landscape Details)
  - Civil Plans (Site Plans, Existing Site Conditions, Demolition and Tree Removal Plans, Utility Plans, Offsite Storm Drain Plans, C-3 Compliance Exhibits)
- E The Olivia on Marsh Creek Colors and Materials Examples (to be distributed at the November 12, 2019 Planning Commission meeting)
  - F "Economic Analysis of Requested Concessions Clayton Senior Housing Project" by PlaceWorks
  - G "Peer Review of Economic Analysis" by Michael Baker International
  - H "The Olivia on Marsh Creek Parking Study Final Memorandum" by Kimley-Horn
  - Peer Review of Kimley-Horn Parking Study by Michael Baker International
  - J Arborist Report and Addendum
  - K CEQA Infill Exemption Report from Raney Planning & Management, Inc.



### **VICINITY MAP**



Olivia on Marsh Creek Project ENV-01-17/DBA-01-19/SPR-04-17/TRP-24-17 6170 High Street (APN: 119-021-063)

6450 Marsh Creek Road (APN: 119-021-055) 6490 Marsh Creek Road (APN: 119-021-013)



#### Draft

# CITY OF CLAYTON PLANNING COMMISSION RESOLUTION NO. 05-19

# A RESOLUTION OF THE CLAYTON PLANNING COMMISSION DETERMINING THAT THE OLIVIA ON MARSH CREEK SENIOR HOUSING PROJECT QUALIFIES FOR A CATEGORICAL EXEMPTION UNDER CLASS 32 – INFILL DEVELOPENT PROJECTS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (ENV-01-17)

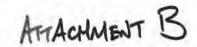
WHEREAS, the City received an application from William Jordan requesting review and consideration of an Affordable Housing Density Bonus Application (DBA-01-19), Site Plan Review Permit (SPR-04-17), Tree Removal Permit (TRP-24-17), and related Environmental Review (ENV-01-17) for development of an 81-unit senior residential development located on three adjacent parcels with a total area of 3.02 acres ("Project"), located at the southwest intersection of High Street and Marsh Creek Road (APNs: 119-021-063, 119-021-055, and 119-021-013); and

WHEREAS, the Project meets the definition of an infill development project as specified in Section 15332 of Title 14 of the California Code of Regulations, the California Environmental Quality Act ("CEQA") Guidelines; and

WHEREAS, the City commissioned an independent analysis of the Project's eligibility for a Class 32 Infill Exemption by Raney Planning & Management, Inc., titled "Infill Exemption Environmental Analysis for Clayton Senior Housing Project" and dated June 14, 2019, which analyzes whether the Project meets all criteria of the Class 32 Infill Exemption as stated in CEQA Guidelines Section 15332, and which is attached as Exhibit A to this Resolution; and

WHEREAS, the Clayton Planning Commission has reviewed the "Infill Exemption Environmental Analysis for Clayton Senior Housing Project"; and

WHEREAS, on November 12, 2019, the Clayton Planning Commission held a dulynoticed public hearing on the Project, including staff's recommended determination of a Class 32 Categorical Exemption (Infill Development Projects) pursuant to the CEQA Guidelines.



#### NOW, THEREFORE, BE IT RESOLVED, as follows:

- The foregoing recitals are true and correct.
- The Clayton Planning Commission hereby finds, on the basis of the whole record before it, that:
  - a. The City of Clayton exercised overall control and direction over the CEQA review for the Project, including the preparation of the "Infill Exemption Environmental Analysis for Clayton Senior Housing", and independently reviewed the same; and
  - There is no substantial evidence that the Project will have a significant effect on the environment; and
  - c. The "Infill Exemption Environmental Analysis for Clayton Senior Housing" reflects the City's independent judgment and analysis.
- The Clayton Planning Commission hereby determines that the Project is Categorically Exempt, under Class 32 – Infill Development Projects, from further review pursuant to the California Environmental Quality Act.

PASSED AND ADOPTED by the Planning Commission of the City of Clayton at a regular meeting on the 12<sup>th</sup> day of November, 2019.

APPROVED:	ATTEST:
Peter Cloven Chair	David Woltering Interim Community Development Director

Exhibit A: Infill Exemption Environmental Analysis for Clayton Senior Housing Project by Raney Planning & Management, Inc.



June 14, 2019

David Woltering Interim Community Development Director City of Clayton 6000 Heritage Trail Clayton, CA WWW.RANEYMANAGEMENT.COM

MORTHERN CALIFORNIA

1501 SPORTS DRIVE ELITE II. SACHAMENTO, CA 95834

THE S15.372,6100 . FAX: 815,418,6100

Subject: Infill Exemption Environmental Analysis for Clayton Senior Housing Project

Dear Mr. Woltering:

The City of Clayton retained Raney Planning & Management, Inc. (Raney) to determine whether the Clayton Senior Housing Project satisfies criteria (c) and (d) of the Class 32 Infill Exemption included in the California Environmental Quality Act (CEQA) Guidelines. The specific conditions identified in the Class 32 Infill Exemption in the CEQA Guidelines are as follows (specific emphasis has been added for criteria (c) and (d)):

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

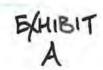
- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The applicant team prepared several technical studies for the project, which provide information needed to determine whether the project satisfies criteria (c) and (d). To that end, the Raney team performed peer reviews of the applicant-prepared reports to determine their adequacy. The technical reports for the Clayton Senior Housing Project are as follows:

- 6170 High Street/6450 Marsh Creek Road, 6490 Marsh Creek Road Revised Biological Constraints Assessment Survey Results (November 6, 2018), prepared by Olberding Environmental;
- Air Quality & Greenhouse Gas Impact Assessment for the Proposed Clayton Senior Housing Project, Clayton, CA, prepared by Ambient Air Quality & Noise Consulting (September 24, 2018);
- Noise & Groundborne Vibration Impact Assessment for the Proposed Clayton Senior Housing Project, Clayton, CA, prepared by Ambient Air Quality & Noise Consulting (September 21, 2018); and
- Clayton Senior Housing Trip Generation Study Final Letter (May 8, 2017), prepared by Kimley Horn.

The following section provides a summary of Raney's review of the technical biological, air quality, noise, traffic, and water quality studies.





#### Biological

Raney has determined that the methods employed by Olberding Environmental are in general conformance with industry standard practice for biological assessments. For example, the report includes a search of the California Natural Diversity Database (CNDDB) maintained by the California Department of Fish and Wildlife, and reports the special-status species recorded within an extended radius around the project site (presumably 5 miles). The initial peer review comments provided by Raney to the City on September 19, 2018 have been adequately addressed in the final November 6, 2018 report. The report concludes that the project site has no value as habitat for endangered, rare or threatened species, consistent with criteria (c) of Infill Exemption 15332.

#### Air Quality

Raney has concluded that the Air Quality/Greenhouse Gas analysis was completed in accordance with current industry standards, and in compliance with the recommended guidance of the Bay Area Air Quality Management District (BAAQMD). The general methodology of the Technical Memorandum included estimating potential air quality and greenhouse gas (GHG) emissions from construction and operation of the proposed project, using the most-up-to-date version of the California Emissions Estimator Model (CalEEMod) software. To assess the adequacy of the Air Quality/GHG analysis presented in the Technical Memorandum, Raney reviewed the methods, assumptions, and CalEEMod outputs provided by Ambient Consulting. The initial peer review comments provided by Raney to the City on July 20, 2018 and September 7, 2018 have been adequately addressed in the final September 24, 2018 report. The report concludes that the proposed project would result in construction and operational emissions below the BAAQMD's thresholds of significance. Thus, the proposed project would not result in any significant air quality effects, consistent with criteria (d) of Infill Exemption 15332.

#### Noise

Raney hired j.c. brennan & associates, Inc., a noise technical expert, to perform a technical peer review of the project-specific noise and vibration study. j.c. brennan & associates reviewed the report methodology and results and determined that the report was completed in accordance with current industry standards and adequately addresses whether the proposed project would exceed the City of Clayton's General Plan Noise Element and/or Noise Ordinance standards. The report concludes that the proposed project would result in operational noise levels below the relevant City noise thresholds. With respect to construction noise, the report correctly notes that construction activities occurring between the allowable hours specified in Clayton Municipal Code Section 15.01.101 are not subject to the City's noise level thresholds. Per City Ordinance, construction hours for the project would be limited. Thus, the proposed project would not result in any significant noise effects, consistent with criteria (d) of Infill Exemption 15332.

#### Traffic

Raney consulted with Abrams Associates Traffic Engineering, Inc. to advise on the accuracy of a Trip Generation Study prepared for the proposed project by Kimley Horn. On May 9, 2018, Abrams Associates confirmed that the method of analysis used in the Trip Generation Study was correct, and that the resulting trip estimates are accurate. The Trip Generation Study concludes that the proposed project would generate 16 AM peak hour trips and 19 PM peak hour trips using the ITE Trip Generation Manual. The expected AM and PM peak hour trips are well below the Contra Costa Transportation Authority's 100 peak hour trip threshold for warranting a traffic impact analysis. Additionally, the nearby intersection of Marsh Creek Road/Clayton Road was analyzed and it was determined that the intersection would not be impacted by the relatively small increase in trips in the vicinity. Thus, the proposed project would not result in any significant traffic effects, consistent with criteria (d) of Infill Exemption 15332.

#### Hydrology

The City Engineer has reviewed the proposed project's potential to significantly effect water quality in the vicinity and has determined that compliance with existing stormwater regulations would ensure no significant adverse water quality effects would occur, as the following will demonstrate. The proposed project would implement the City of Clayton development standards, as well as adhere to all regulations set forth by the Regional Water Quality Control Board, including Section C.3 of the Municipal Regional Storm Water Permit. Additionally, the proposed project would adhere to all requirements for sewerage collection and purveyance of drinking water enforced by the Contra Costa Water District. The City Engineer determined that the proposed project would not introduce any extraordinary issues that would negatively impact water quality on the project site or in the surrounding area. Thus, the proposed project would not result in any significant water quality effects, consistent with criteria (d) of Infill Exemption 15332.

#### Conclusion

As discussed above, the project site does not contain valuable habitat for endangered, rare or threatened species. Based on an air quality analysis conducted for the proposed project, emissions of criteria pollutants associated with the project would not exceed applicable thresholds established by BAAQMD. Additionally, as determined by the technical studies, the proposed project would be consistent with all applicable regulations set forth by the City and Contra Costa County with regard to noise and traffic. Finally, the City Engineer has evaluated the project site plans and determined that the proposed project would not create any significant adverse effects to water quality on the project site or in the surrounding area. Based on the above, the Clayton Senior Housing Project would satisfy the Infill Exemption conditions (c) related to biological resources and (d) related to air quality, noise, traffic, and water quality.

#### **Exceptions to Categorical Exemptions**

Even if a project is ordinarily exempt under any of the categorical exemptions, CEQA Guidelines Section 15300.2 provides specific instances where exceptions to otherwise applicable exemptions apply. The following is a discussion of any possible exceptions to the CEQA exemption.

Criterion 15300.2(a): Location

This exception only applies to CEQA exemptions under Classes 3,4,5,6, or 11. Since the proposed project qualifies as a Class 32 Infill Exemption, Criterion 15300.2(a) would not apply.

Criterion 15300.2(b): Cumulative Impact

The project site is currently designated Multifamily High Density Residential in the Clayton General Plan and zoned Planned Development. The proposed project is consistent with the site's General Plan and zoning designations. Therefore, impacts of the project have been anticipated by the City and analyzed in the General Plan EIR. Furthermore, the proposed project would not create a significant impact related to modification of habitat for endangered, rare, or threatened species, air quality, noise, traffic, or water quality. Thus, the overall effects of the proposed project would be less than significant and would not contribute to significant cumulative impacts.

Criterion 15300.2(c): Unusual Circumstances

The proposed project would develop a senior housing facility on a project site currently planned for residential development. As discussed above, the Biological Assessment determined that the site does not contain any suitable habitat for endangered, rare, or threatened species; and, such species are not anticipated to occur on-site. Additionally, the project site has not been identified as a source of potentially hazardous materials or waste contamination which could pose a risk to surrounding residents. Based on the above, the project site is not affected by any unusual circumstances. Thus, the exception regarding significant effects on the environment due to unusual circumstances would not apply.

Criterion 15300.2(d): Scenic Highway

The project site would not be located within view of any Officially Designated Scenic Highway. Interstate 680 (I-680), an Officially Designated Scenic Highway, is located approximately 7.5 miles southwest of the project site; however, I-680 would not provide views of the project site. Thus, the exception regarding scenic highways would not apply.

Criterion 15300.2(e): Hazardous Waste Sites

The Cortese List, consisting of databases identified in California Government Code Section 65962.5, was consulted to identify sites with known hazardous materials or waste contamination within or adjacent to the project site; however, none were found. Thus, an exception to the Class 32 exemption based on the presence of a hazardous waste site would not apply.

Criterion 15300.2(f): Historical Resources

The City of Clayton's Heritage Preservation Task Force Report includes a list of any potentially historic resources located within the City, including historic resources listed on either the California Register of Historical Resources or the National Register. Based on the Report, the existing on-site structures are not listed as historical resources and the project site does not contain any other structures which are considered historic by the City. In addition, the project site is located within an urbanized area of the City of Clayton and is surrounded by development. Thus, archaeological and paleontological resources are not anticipated be present at or near the project site. Therefore, the exception based on presence of historical resources would not apply.

#### Conclusion

Based on the above discussions, the proposed project would be consistent with the General Plan and zoning designations. Consistency with such would ensure that the project would not result in any cumulative impacts which have not already been anticipated by the City. In addition, the project site does not contain any unusual circumstances. Finally, the project site is not within view of a Scenic Highway, identified as a source of hazardous materials, and does not contain any recorded historic resources. Based on the above, the proposed project would not meet any of the exception criteria for a Class 32 Infill Exemption.

Please contact me at (916) 372-6100 if you have any questions regarding this Infill Exemption analysis.

Sincerely,

Nick Pappani
Vice President
Raney Planning and Management, Inc.

California Department of Transportation. California Scenic Highway Mapping System Contra Costa County. Accessed June 2019. Available at: http://www.dot.ca.gov/hq/LandArch/16\_livability/scenic\_highways/.

#### **Draft for Review**

# CITY OF CLAYTON PLANNING COMMISSION RESOLUTION NO. 06-19

#### A RESOLUTION APPROVING THE AFFORDABLE HOUSING DENSITY BONUS APPLICATION (DBA-01-19), SITE PLAN REVIEW (SPR-04-17), AND TREE REMOVAL PERMIT (TRP-S4-17) FOR THE OLIVIA ON MARSH CREEK SENIOR HOUSING PROJECT

WHEREAS, the City received an application from William Jordan requesting review and consideration of an Affordable Housing Density Bonus Application (DBA-01-19), Site Plan Review Permit (SPR-04-17), and Tree Removal Permit (TRP-24-17), and related Environmental Review (ENV-01-17) for development of an 81-unit senior residential project located on three adjacent parcels with a total area of 3.02 acres ("Project"), known as The Olivia on Marsh Creek Road, located at the southwest intersection of High Street and Marsh Creek Road (APNs: 119-021-063, 119-021-055, and 119-021-013); and

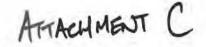
WHEREAS, the City commissioned an independent analysis of the Project's eligibility for an Infill Exemption by Raney Planning & Management, Inc., titled "Infill Exemption Environmental Analysis for Clayton Senior Housing Project" and dated June 14, 2019, which analyzes whether the Project meets all criteria of the Class 32 Infill Exemption as stated in California Environmental Quality Act (CEQA) Guidelines Section 15332; and

WHEREAS, the Clayton Planning Commission adopted Resolution No. 05-19 determining that the Project is Categorically Exempt from environmental review pursuant to CEQA, under Class 32 (Infill Development Projects) of the CEQA Guidelines, at the Planning Commission meeting of November 12, 2019; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, on November 12, 2019, the Clayton Planning Commission held a dulynoticed public hearing on the Affordable Housing Density Bonus Application (DBA-01-19), Site Plan Review Permit (SPR-04-17), and Tree Removal Permit (TRP-24-17), and received and considered testimony and evidence, both oral and documentary.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission does determine the foregoing recitals are true and correct and makes the following findings for approval of the Affordable Housing Density Bonus application:



Clayton Municipal Code (CMC) Section 17.90.090 states that the City shall grant the concessions or incentives requested by a project applicant unless the City makes a written finding, based upon substantial evidence, of either of the following:

- A. The concession or incentive is not required in order to provide for Affordable Housing Costs;
- B. The concession or incentive would have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the Federal Register of Historical Resources or any locally officially designated architecturally and historically significant buildings and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Low and Moderate Income households.

The applicant has submitted documentation demonstrating that the two requested concessions are required in order to make the development project economically feasible with inclusion of the affordable units. According to the independent analysis prepared on the applicant's behalf, and subject to a peer review by the City, for the cost savings of the concessions: (1) a reduction in setback requirements for buildings and parking spaces; and (2) a reduction in the required number of parking spaces; the total cost savings makes it possible to offer seven units at reduced rents to Very Low Income households.

The City further finds that the requested concessions would not have an adverse impact on public health or safety, the physical environment, or historic resources. There are no environmentally sensitive areas or historic resources on or adjacent to the project site. With one parking space provided per dwelling unit, the project will avoid any potential adverse impacts related to parking.

NOW THEREFORE BE IT FURTHER RESOLVED, the Planning Commission hereby makes the following required findings for approval of a Site Plan Review Permit:

#### That the project is consistent with the General Plan designation and policies.

The General Plan designation of the project site is Multifamily High Density (MHD) (20 units per acre). This designation is intended to facilitate development of apartments or condominiums in areas of Clayton where higher densities are appropriate, such as near the commercial center. The proposed development is immediately adjacent to the commercial Town Center of Clayton. This land use designation allows for maximum structural coverage of 65% of the site area. The proposed project is well below this maximum, with lot coverages of 24.1% for 6170 High Street, 24.5% for 6450 Marsh Creek Road, and 26.1% for 6490 Marsh Creek Road.

The policies for the MHD land use designation encourage new development to use

"Planned Development concepts and standards, with incorporation of significant design and amenity in the project." The project site is subject to the Planned Development District zoning regulations and corresponding development standards. The project is well designed, with quality building materials, articulated facades, ample open space, diverse and attractive landscaping, and other amenities including outdoor furnishings, bicycle racks and an assigned parking space for each unit.

Due to the project incorporating a density bonus, pursuant to State law and the City's Affordable Housing Density Bonus Requirements Ordinance, it exceeds the 20 unit per acre residential density for the MHD land use designation. Proposed residential density for the project with the bonus units is 26.8 units per acre However, the state Density Bonus Law allows a development project to exceed the maximum density allowed under the General Plan when affordable housing units are included. Furthermore, the Density Bonus Law requires the City to approve the project with the additional density, provided that it meets all requirements of the law and does not result in adverse impacts. Thus, in this case the project is allowed and is consistent with state law and the City's local regulations (CMC Chapter 17.90) at the proposed density of 26.8 units per acre.

#### 2. Meets the standards and requirements of the Zoning Ordinance.

The project meets the requirements of CMC Chapter 17.90, the Affordable Housing Density Bonus Requirements. Eleven percent of the number of 60 residential units allowed under the General Plan are set aside for households meeting HUD's definition of Very Low Income. Therefore, the project is entitled to a 35 percent density bonus, equivalent to 21 additional units. The type and size of affordable units reflects the range and sizes of units in the project as a whole (five one-bedroom units and two two-bedroom units are designated as below market rate [BMR]). The units are dispersed throughout the three buildings and are identical in design and construction quality to the market-rate units.

The applicant has submitted all required materials for the Affordable Housing Unit Plan that are listed in CMC Section 17.90.140. A requirement for an Affordable Housing Unit Agreement pursuant to CMC Section 17.90.150 has been included as a Condition of Approval for the project.

In addition, the project complies with the zoning standards of the Planned Development District in CMC Chapter 17.28. As prescribed in CMC Section 17.28.050.B, the applicable development standards are the Multiple Family Residential High Density (M-R-H) District standards in Chapter 17.20. With the exception of minor variations in required setbacks and building height and the reduced parking requirements that are permitted through the granting of concessions and waivers/reductions pursuant to the Density Bonus Law, the project meets the development standards for the M-R-H District.

## 3. Preserves the general safety of the community regarding seismic, landslide, flooding, fire, and traffic hazards.

The project is located on a mostly level site that is not impacted by landslide hazard and is not located in an area at risk of flooding. The project will comply with local and State building codes for seismic safety and fire prevention.

#### 4. Maintains solar rights of adjacent properties.

The project is located on a relatively flat site and maintains adequate building setbacks from property lines, thereby avoiding shadow impacts and protecting solar access for adjacent properties.

#### Reasonably maintains the privacy of adjacent property owners and/or occupants.

Mature existing trees along the western property line of the subject parcels and along the southern property line of 6490 Marsh Creek Road will be maintained, helping to ensure privacy for adjacent properties to the west and south. In addition, new Oak and Bay trees will be planted along the western property line of 6170 High Street to provide additional screening. Along the "flagpole" section of 6470 Marsh Creek Road that is located between the two subject parcels at 6450 and 6490 Marsh Creek Road, six-foot high solid wood fencing is proposed to ensure privacy for the former parcel.

#### Reasonably maintains the existing views of adjacent property owners and/or occupants.

The project is located on a relatively flat site and is downhill from the adjacent property to the west. Because of the significant difference in elevation between the subject site (approximate elevation of 400 feet above sea level) and the properties to the west, 6470 Marsh Creek Road and 6061 Clayton View Lane, (approximate elevation of 450 feet above sea level) the proposed buildings will not obstruct views from these neighboring properties to the west. No other properties adjacent to the project site have significant views.

# 7. Is complementary, although not identical, with adjacent existing structures in terms of materials, colors, size, and bulk.

The applicant has requested a waiver of this standard pursuant to the Density Bonus Law. The size and bulk of the proposed buildings (three stories in height) exceed that of many of the existing structures in the surrounding area. However, the topography in the vicinity of the project site, specifically the hill immediately to the west, has the effect of lessening the visual impact of the taller buildings. In addition, variations in exterior wall planes and design articulation of the facades helps to create a less bulky appearance.

Building materials such as smooth hardiplank siding, brick and composition shingle roofing, as well as stone retaining walls, are similar and complementary to the design and rustic character of nearby structures. Proposed exterior colors for the buildings are primarily neutral and natural earth-tones, such as beiges, browns, grays, and brownish shades of red, which are complementary with the character of the surrounding area.

Is in accordance with the design standards for manufactured homes per Section 17.36.078.

Not applicable – the project does not include manufactured homes.

NOW THEREFORE BE IT FURTHER RESOLVED, The Clayton Planning Commission does hereby approve the Affordable Housing Density Bonus Application (DBA-01-19), Site Plan Review Permit (SPR-04-17), and Tree Removal Permit (TRP-24-17) for The Olivia on Marsh Creek Road, an 81-unit senior residential development located on three adjacent parcels with a total area of 3.02 acres, located at the southwest intersection of High Street and Marsh Creek Road (APNs: 119-021-063, 119-021-055, and 119-021-013), subject to the following conditions:

#### PLANNING CONDITIONS

- An Affordable Housing Unit Agreement (AUA) shall be recorded as a restriction on each parcel on which the Affordable Housing units will be constructed. The approval and recordation of the AUA shall take place prior to issuance of building permits. The AUA shall be binding on all future owners and successors interest. The AUA must include, at minimum, the following:
  - A description of the development, including the total number of units, the number of Affordable Housing Units, and the tenure of the Affordable Housing Units;
  - The size, in square footage, and location of Affordable Housing Units;
  - A description of the household income group to be accommodated by the Affordable Housing Units, and the formula for determining the monthly rent amount for each Affordable Housing Unit;
  - The term of affordability for the Affordable Housing Units;
  - A schedule for completion and occupancy of the Affordable Housing Units;
  - f. Provisions and/or documents for rights of first refusal or rental restrictions;
  - g. The Marketing Plan for rental of the Affordable Housing Units;
  - Provisions for monitoring the ongoing affordability of the Affordable Housing Units, and the process for qualifying prospective resident households for income eligibility; and
  - i. A description of the concession(s) or incentive(s) provided by the City.

- Specific property management procedures for qualifying and documenting tenant income eligibility, establishing affordable rent and maintaining Affordable Housing units for qualified tenants;
- Provisions requiring property owners to verify household incomes and maintain books and record to demonstrate compliance with this chapter;
- Provisions requiring the Property Owner to submit an annual report to the city, which includes the name(s), address, and income of each household occupying target units, and which identifies the bedroom size and monthly rent or cost of each Affordable Housing unit;
- m. Provisions describing the amount of, and timing for payment of, Administrative Fees to be paid to the city for the mandated term of compliance monitoring in accordance with the provisions of this chapter; and
- Any additional obligations relevant to the compliance with Chapter 17.90 of the Clayton Municipal Code, Affordable Housing Density Bonus Requirements.
- The project is subject to development impact fees. The applicant shall be responsible for all fees and environmental review costs, including those charged by the California Department of Fish and Wildlife.
- Any major changes to the project shall require Planning Commission review and approval. Any minor changes to the project shall be subject to City staff review and approval.
- No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and other fees that are due.
- Parking spaces shall be assigned to specific residential units. Each unit shall have one (1) assigned parking space. The number and location of the assigned parking space shall be stated in the rental agreement for each unit.
- 6. The applicant shall execute a shared parking agreement between 6170 High Street and 6450 Marsh Creek Road allowing for three (3) resident parking spaces and one (1) guest parking space for 6170 High Street to be located on the 6450 Marsh Creek Road parcel. The shared parking agreement shall be recorded on the deed for each parcel.
- Prior to issuance of a building permit, the applicant shall assure there is a recorded easement between Site 1 and Site 2 for pedestrian access between parking lot areas.

- 8. Prior to the commencement of grading, demolition, or construction activities, the applicant shall submit a recycling plan for construction materials to the City for review and approval. The plan shall include that all materials that would not be acceptable for disposal in the sanitary landfill be recycled/reused. Documentation of the material type, amount, where taken, and receipts for verification and certification statements shall be included in the plan. The applicant shall submit deposits to the City to ensure good faith efforts of construction and demolition recycling. A deposit of \$2,000 per residence shall be submitted prior to issuance of the building permit for each residence, or demolition permit. Appropriate documentation regarding recycling shall be provided to the City. All staff costs related to the review, monitoring, and enforcement of this condition shall be charged to the deposit account.
- 9. Prior to issuance of demolition permits for on-site structures, the applicant shall show compliance with the NPDES Municipal Regional Permit (MRP 2.0) issued by the San Francisco Regional Water Quality Control Board regarding Mercury control and disposal. Building and site assessment shall be conducted to determine if any Mercury-containing devices (i.e. thermostats, etc.) or sources exist. If the assessment identifies any Mercury-containing devices or equipment, the devices or equipment shall be properly removed and disposed of at an acceptable recycling facility or landfill, so that demolition activities do not result in Mercury being scattered on site or entering storm drains. Where applicable, documentation of site assessment and proper disposal shall be provided to the Community Development Department prior to the issuance of any new construction permit.
- 10. Prior to the issuance of demolition permits, the applicant shall show compliance with the NPDES Municipal Regional Permit (MRP 2.0) issued by the San Francisco Regional Water Quality Control Board regarding polychlorinated biphenyl (PCB) control and disposal. The applicant shall ensure proper management of potential PCB-containing materials and wastes during building demolition and disposing of PCB properly, so that demolition activities do not result in PCB entering storm drains. Prior to issuance of demolition permits, the applicant shall submit to the Community Development Department an analysis of the existing structures having PCB concentrations below 50 ppm, or provide written documentation and evidence as to the type and style of all structures to be demolished that are single-family residential and/or wood frame structures. If the applicant is unable to obtain compliance by either of these measures, the applicant shall abate any PCB at or above 50 ppb in accordance with an approved disposal plan to be submitted to the Community Development Department prior to issuance of demolition permits.
- At least thirty (30) days prior to any demolition or groundbreaking activities, the applicant shall retain an exterminator who shall evaluate the site and make recommendations for the control and/or eradication of any on-site rodents. The

exterminator's recommendations shall be subject to the review and approval of the Community Development Director. The applicant shall comply with the approved exterminator's recommendations prior to initiation of any demolition or groundbreaking activities.

- 12. Pursuant to Government Code Section 66474.9, the applicant (including the subdivider or any agent thereof) shall defend, indemnify, and hold harmless the City of Clayton and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the City's approval concerning this subdivision map application, which action is brought within the time period provided for in Section 66499.37. The City will promptly notify the subdivider of any such claim, action, or proceeding and cooperate fully in the defense.
- 13. The applicant agrees applicant agrees to indemnify, protect, defend, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including attorney's fees and disbursements arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City relating to this entitlement, or the environmental review conducted under the California Environmental Quality Act for this entitlement and related actions. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.

# GENERAL CONDITIONS

- The project shall comply with the Clayton Municipal Code. All construction shall conform to the requirements of the California Building Code and City of Clayton standards.
- 15. The developer shall comply with all mitigation measures listed in the CEQA environmental documents, including all Mitigation Measures prepared for this project. The Community Development Director shall interpret the mitigation measures and furnish the developer with specific improvements to be installed or procedures to follow.
- 16. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
- 17. The project shall be implemented as indicated on the application form and Page 8 of 21

- accompanying materials provided to the City and in compliance with the Clayton Municipal Code, or as amended by the Planning Commission.
- No building permit will be issued unless the plan conforms to the project description and materials as approved by the Planning Commission and the standards of the City.
- 19. This approval expires two years from the date of approval (expires\_\_\_\_\_\_, 2021), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Planning Commission. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one, one-year extension shall be granted.
- No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
- This approval supersedes previous approvals, if any, that have been granted for this site.
- The general contractor shall install and maintain the erosion and sedimentation control devices around the work premises per the most current NPDES Municipal Regional Permit (MRP). Current MRP is 2.0 and upcoming permit will be MRP-3.0.
- 23. All required easements or rights-of-way shall be obtained by the applicant at no cost to the City of Clayton. Advance permission shall be obtained from any property owners or easement holders for any work done within such property or easements.
- 24. Prior to issuance of the certificate of occupancy for each property, the public improvement for that property including streets, sewers, storm drains, street lights, and traffic signs required for access to the site shall be completed to the sole satisfaction of the City Engineer or City Traffic Engineer.
- City staff shall inspect the site for compliance with conditions of approval and approved plans prior to final inspection approval.
- 26. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way or easement, and peak commute-hour traffic shall not be impeded by construction-related activity. All on-site improvements not covered by the building permit including walkways, driveways, paving, sewers, drainage, curbs, an gutters must be constructed in accordance with approved

- plans and/or standards and a Site Development Permit approved by the City Engineer.
- 27. All existing easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval, and advance written permission shall be obtained from any property owner or easement holder for any work done within such property or easement.
- 28. Building permits for retaining walls shall be obtained as follows:
  - a. For major walls over three feet in height to be constructed during the massgrading phase, obtain a building permit prior to issuance of the grading permit.
  - b. For all other walls, obtain a building permit prior to issuance of permits for structures on the respective lot in accordance with the applicable California Building Code Standards.

# NOISE CONTROL, DUST AND CONDITIONS FOR CONSTRUCTION ACTIVITY

- 28. An encroachment permit is required for all work in the public right-of-way. Restoration of existing improvements (curb, gutter, sidewalk, street section, etc.) shall be to the City of Clayton standards and as approved by the City Engineer.
- The use of construction equipment shall be restricted to weekdays between the hours of 8:00 a.m. and 5:00 p.m., or as approved in writing by the City Manager.
- The project shall be in compliance with and supply all the necessary documentation to comply with the City of Clayton Construction and Demolition Debris Recycling Program.
- Driveway access to neighboring properties shall be maintained at all times during construction.
- Standard dust control methods shall be used to stabilize the dust generated by construction activities in accordance with the Bay Area Air Quality Management District standards.
- 33. The site shall be fenced with locked gates by 7:00 PM. The gates shall remain locked until 7:00 AM. Contractors shall not arrive at the site prior to the opening of the gates. The name and contact information shall be placed at locations on the site for neighbors to contact in the circumstance there is a concern that needs to be addressed to the satisfaction of the City Engineer.
- 34. All construction equipment utilizing combustion engines shall be equipped with "critical" grade (rather than "stock" grade) noise mufflers or silencers that are in good condition. Back up "beepers" shall be tuned to insure lowest possible

- noise levels while also serving the safety purpose of the backup sound indicator.
- Stationary noise sources shall be located at least 300 feet away from any occupied residential or business dwellings unless noise-reducing engine housing enclosures or other appropriate noise screens are provided.
- Speeds of construction equipment shall be limited to 10 mph. This includes equipment traveling on local streets to and from the site.
- Access shall be maintained to all driveways at all times.
- 38. There shall be no parking of construction equipment or construction worker's cars on residential or business streets at any time. A staging area shall be secured prior to issuance of a grading or building permit as determined necessary by the City Engineer.
- 39. Truck routes for the import or export of cut/fill material shall be identified and approved by the City Engineer prior to the issuance of any permits. Developer shall be responsible for the repair of any damage to City streets (private and public) caused by the contractor's or subcontractor's vehicles.
- 40. Prior to construction, developer shall ensure that the contractor shall contact City inspector for a pre-construction meeting. Haul route shall be submitted for review and approval by the City Engineer.
- 41. All construction activities must be designed to minimize potential spills from equipment and to provide a planned response in the event an accidental spill occurs. The developer shall maintain spill equipment on site; there shall be a designated area if refueling takes place on site. Developer shall insure all construction personnel are trained in proper material handling, cleanup and disposal procedures.
- 42. Prior to any demolition activities, a demolition permit shall be obtained and all demolition activities be performed in accordance with the Bay Area Air Quality Management District Regulation 11 Hazardous Pollutants, Rule 2 Asbestos Demolition, Renovation, and Manufacturing. The purpose of this Rule is to control emissions of asbestos to the atmosphere during demolition, renovation, milling and manufacturing and establish appropriate waste disposal procedures. These requirements specify the appropriate methods for survey, demolition/removal, and disposal of asbestos materials to control emissions and prevent hazardous conditions. Specifications developed for the demolition activities shall include the proper packaging, manifesting and transport of demolition wastes by trained workers to a permitted facility for disposal in accordance with local, State, and Federal requirements.

43. Prior to demolition or renovation activities that may disturb suspected lead-based paint (LBP), actual material samples shall be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead are subject to certain requirements of the Occupational Safety and Health Administration (OSHA) lead standard contained in 29 CFR 1910.1025 and 1926.62. If lead-based paint is identified, the paint shall be removed by a qualified lead abatement contractor. Specifications developed for the demolition activities shall include the proper packaging, manifesting, and transport of demolition wastes by trained workers to a permitted facility for disposal in accordance with local, State, and Federal requirements.

# PROPERTY MAINTENANCE

- 44. A parking lot sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to the storm season and prior to each storm event.
- The site shall be kept clean of all debris (litter, boxes, junk, garbage, etc.) at all times.
- No signs shall be installed on this site without prior City approval.
- Any undeveloped areas on-site shall be maintained in an attractive manner that ensures fire safety and prevents any runoff onto the adjacent sidewalks.

# AGENCY REQUIREMENTS

48. Applicable requirements of other agencies including, but not limited to the Contra Costa County Fire District, the Contra Costa Water District, City of Concord (Sanitation), and the East Contra Costa County Habitat Conservancy shall be met.

# FEES

- The applicant shall pay all fees required by the City Council and other applicable agencies.
- 50. The developer shall pay all required fees at the time of building permit issuance.

# GRADING

51. All grading shall be required grading and drainage plan prepared by a registered Civil Engineer, a soils report prepared by a registered Geotechnical Engineer and a Grading Permit approved by the City Engineer. The grading plans and soils report shall require review by the City's geotechnical consultant with all costs to be borne by the developer.

- 52. All recommendations made in the Soil Engineers report (unless amended through the City's review) and all recommendations made by the City's geotechnical consultant shall be incorporated into the design and construction of the project.
- Contour grading techniques with spot elevations shall be employed throughout the project to achieve a more natural appearance, even where this will increase the amount of grading.
- 54. Tops of cuts or toes of fills adjacent to existing public rights-of-way or easements shall be set back two feet minimum from said rights-of-way and easements.
- 55. Erosion control measures shall be implemented by the developer per plans approved by the City Engineer for all grading work not completed before October 1. At the time of approval of the improvement and/or grading plans, an approved Erosion Control Plan prepared by a registered Civil Engineer shall be filed with the City Engineer.
- 56. All graded slopes in excess of 5 feet in height shall be hydroseeded no later than September 15 and irrigated (if necessary) to ensure establishment prior to the onset of the rainy season
- 57. The applicant's engineer shall certify the actual pad elevation for the lot in accordance with City standards prior to issuance of Building Permit.
- Any grading on adjacent properties will require written approval of those property owners affected.
- If cultural resources are discovered during subsurface excavations, the Contractor shall cease construction and a qualified archeologist shall be contacted to make recommendations for mitigation.
- The plans shall include the boundary treatment shown on cross sections, drawn to scale, for retaining walls, fencing and drainage.
- 61. All elevations shown on the grading and improvement plans shall be on the USGS 1929 sea level datum or NAVD 88 with conversion information, or as approved by the City Engineer.

# UTILITIES

- The developer agrees to underground existing and proposed utilities (e.g. transformers and PMH boxes) except existing PG&E towers, if any, or as approved by the City Engineer.
- 63. Trash enclosures shall drain to sanitary sewer and shall incorporate methods to contain runoff at the front-gate and pedestrian access point to prevent storm water from entering the enclosure
- 64. The sewer collection system shall be constructed to function as a gravity system. Sanitary sewer collection system shall be constructed to the standards of the City of Concord and Central Contra Costa Sanitary District. Inspections of sanitary sewer collection system shall be performed by City of Concord under contract to City of Clayton.
- 65. Water system facilities shall be designed to meet the requirements of Contra Costa Water District and the fire flow requirements of the Contra Costa County Fire Protection District. All requirements of the responsible agency shall be guaranteed prior to approval of the improvement plans. Any required offsite easements shall be obtained by the developer at his/her own expense.
- A reduced pressure backflow preventer assembly shall be installed on all water meter services.
- 67. Double detector check fire line backflow assemblies shall be enclosed within an easement granted to Contra Costa Water District, as needed, and at no cost to the City or the District.
- 68. The developer shall provide adequate water pressure and volume to serve this development, as approved by the City Engineer. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi.
- All onsite utilities shall be privately maintained and connected to public facilities in accordance with City and applicable agency standards, as approved by the City Engineer.
- All sanitary sewer system connections and improvements shall be submitted for reviewed and approved by the City Engineer and review and comment by the City of Concord (Sanitation).

- 71. For projects disturbing one (1) acre or more, the developer shall comply with the State Construction General Permit requirements. The developer shall be responsible for preparing the SWPPP, submit all required documents, and obtaining coverage by filing a Notice of Intent (NOI) with State Water Resource Control Board (SWRQB).
- 72. A copy of the SWPPP and the Notice of Intent (WDID) shall be submitted to the City prior to issuing permits for construction. The SWPPP and the WDID shall be kept at the job site during construction. The WDID number shall be included onto the cover sheet of the Grading Plans for the project.
- 73. Prior to approval of the grading plans, the applicant shall submit a drainage study to the City for review and approval, and to the Contra Costa County Flood Control and Water Conservation District (FC District) for review and comment. The developer shall be responsible to pay directly for the agency's review.
- 74. Applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Permit (MRP) of the State Regional Water Resources Control Board NPDES Permit as applicable to this project.
- 75. Stormwater control facilities (C.3 facilities) shall be maintained and operated by the applicant/property owner, in perpetuity, in accordance with the Operation and Maintenance Plan. The applicant/property owner shall provide periodic and annual inspection reports.
- 76. Applicant shall submit a comprehensive Stormwater Control Plan, construction plans, details, and calculations in accordance with the current Contra Costa Clean Water Program (CCCWP) C.3 Guidebook (7<sup>th</sup> Edition). Required offsite improvements and street(s) frontage improvement work shall be considered and included as a part of this project for compliance with C.3 requirements The Stormwater Control Plan watershed drainage map shall include all impervious surface locations (i.e. streets, buildings, parking lots, walkways, etc.) to be used in the calculations for sizing C.3 facilities.
- CCWP C.3 online calculator shall be used in determining the size of the required
   C.3 facilities. Submit a printout and attach a copy in the Stormwater Control Plan.
- Bio-retention basin side slopes shall not be steeper than 3H:1V.
- 79. Using C.3 bio-retention basin(s) as a detention basin(s) for the mitigation of Increased peak flows shall be subject to the City Engineer's approval. If approved by the City Engineer, applicant shall submit hydrology and hydraulic study, calculations, and details to demonstrate compliance with the C.3

- requirements as well as flood control requirements. Detention basin(s) design parameters and the calculations shall also be in accordance with Contra Costa County Flood Control guidelines.
- 80. Prior to City Approval of the plans and issuance of permits, the applicant shall submit a signed operation and maintenance agreement. The agreement shall be the City's standard form and subject to the review and approval by the City.
- All storm water flows shall be collected onsite and discharged into an approved public storm drain system. No onsite drainage is allowed to flow over the sidewalk.
- 82. Applicant shall not increase storm water runoff to adjacent downhill lots unless either, (1) a Drainage Release is signed by the property owner(s) of the affected downhill lots and recorded in the office of the County Recorder; or (2) site drainage is collected and conveyed in approved drainage facilities within a private drainage easement through a downhill property. This condition may require collection of on-site runoff and construction of an off-site storm drainage system. All required releases and/or easements shall be obtained prior to issuance of any building permits.
- A structure shall be installed at all pipe intersections, change of direction, or change in slope as approved by the City Engineer.

# STREET IMPROVEMENTS

- 84. Sidewalks, curb, gutter, sidewalk and street pavement shall be constructed and/or replaced (if cracked, broken or damaged) in the public right-of-way along the entire project frontage as required by the City Engineer and at no cost to the City. Driveway aprons shall be removed and/or replaced with new curb, gutter and sidewalk to match the proposed development. Corner curb ramps (handicap ramps) that do not meet current Federal ADA and State Title 24 Standards shall be replace to current standards. Existing street pavement section shall be removed and replaced along the frontage of the property to the centerline of the street if the section is cracked or damaged in any way (regardless if it is damaged by project construction or not), or other roadway preservation methods as approved by the City Engineer. All required public easements or rights-of-way shall be offered to the City. All improvements shall be designed and constructed to the satisfaction of the City Engineer.
- 85. All streets shall be paved and improved after utilities are installed in accordance with the City of Clayton Standard Drawings and Design Guidelines and the approved plans.

# LANDSCAPING

- 86. Sight distance triangles shall be maintained per Chapter 12.08 of the CMC, Site Obstructions at Intersections, or as approved by the City Engineer. Landscaping and signage shall not create a sight distance problem.
- 87. Detailed landscaping and irrigation plans for the entire site shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this building.
- 88. Landscaping for the project shall be designed to comply with the applicable requirements of City of Clayton Municipal Code. The State Model Water Efficient Landscape Ordinance (MWELO). Prior to issuance of a building permit, the applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.
- 89. Landscape shall show immediate results. Landscaped areas shall be watered, weeded, pruned, fertilized, sprayed, and/or otherwise maintained as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved plans. Plant material selection shall avoid plant species that are known to be susceptible to disease (e.g., Platanus Blood Good) or drop fruit on hard surfaces and walkways causing a maintenance or safety concern.
- All trees shall be a minimum 15-gallon size and all shrubs shall be a minimum 5gallon size.

# PROJECT SPECIFIC CONDITIONS

- Any cracked or broken sidewalks shall be replaced as required by the City Engineer.
- 92. All rooftop mechanical equipment shall be screened from the public right-of-way and the residential properties to the west of the subject property. A line of sight study shall be submitted with the building permit submittal confirming the equipment is screened.
- 93. Asphalt paving shall have a minimum slope of two percent (2%), concrete paving shall have a minimum slope of 0.75%, except asphalt paving for identified accessible parking stalls and access routes shall have a minimum slope of 1.5% and a maximum slope of 2%, or as approved by the City Engineer.
- All on-site curbs, gutters and sidewalks shall be constructed of Portland cement concrete.

 All walkways adjacent to parking areas with vehicle overhang shall be a minimum of six and a half (6½) feet wide.

# TREE PROTECTION CONDITIONS

- 96. The following construction policies and guidelines for tree preservation and protection put forth by the City of Clayton shall be followed during project implementation:
  - a. The applicant shall submit for the review and approval of the Community Development Director a tree protection plan to identify the location of the tree trunk and dripline of all on- and off-site trees subject to City of Clayton Municipal Code Section 15.70.020.
  - b. A protective fence shall be installed around all trees subject to the tree protection plan. The protective fence shall be installed prior to commencement of any construction activity and shall remain in place for the duration of construction.
  - c. Grading, excavation, deposition of fill, erosion, compaction, and other construction-related activities shall not be permitted within the dripline or at locations which may damage the root system of trees subject to the tree protection plan, unless such activities are specifically allowed by the tree protection plan. Tree wells may be used if specifically allowed by the tree protection plan.
  - d. Oil, gas, chemicals, vehicles, construction equipment, machinery, and other construction materials shall not be allowed within the dripline of trees subject to the tree protection plan.
- 97. Trees which are identified for preservation, and are subsequently removed during construction, shall be replaced by new trees or shall be required to pay an in-lieu fee equal to 200% of the value (as established by the International Society of Arboriculture) of the original tree(s) to be preserved.
- The Community Development Department shall review and approve grading and improvement plans to ensure adequate measures are taken to protect trees.

# LANDSCAPING CONDITIONS

- 99. The project shall comply with all applicable requirements and regulations as they pertain to the Landscape Water Conservation Standards and the Water Efficient Landscape Ordinance.
- 100. Three sets of the landscape and irrigation plans shall be submitted with the grading and improvement plans for review and approval by the Community Development Department, Engineering Department, and the Maintenance Department. These plans shall be prepared by a landscape architect; shall have

- overall dimensions Engineer, and Maintenance Department; and shall show all existing and proposed public
- 101. Installation of all irrigation and landscaping shall be performed by a licensed contractor. Open trench inspection of the irrigation installation in areas to be maintained by the City is subject to approval of the Maintenance Department. Prior to the final inspection by the Maintenance Department, the installation shall be approved by the landscape architect.
- 102. All trees shall be planted at least ten (10) feet away from any public water, sewer, or storm drain lines, unless a closer location is approved by the City. All trees shall be installed with support staking. All nursery stakes must be removed from trees. All trees planted within eight (8) feet of a sidewalk or driveway shall be installed with root guards.

# EXPIRATION CONDITIONS

103. The Tree Removal Permit (TRP-24-17) shall expire simultaneously with the expiration of the Site Plan Review Permit (SRP-04-17), pursuant to the permit expiration provisions listed in Chapter 17.64 of the Clayton Municipal Code.

### **GENERAL CONDITIONS**

- The applicant shall obtain the necessary approvals from the Contra Costa County Fire Protection District.
- The applicant shall provide an adequate and reliable water supply for fire protection as set forth in the Uniform Fire Code.
- The access driveway/roadway and turnaround improvements must be completed and inspected by the Contra Costa County Fire Protection District (CCCFPD) prior to construction on the two residential lots.
- 4. All proposed residences are required to be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13D or Section R313.3 of the 2013 California Residential Code. A minimum of two (2) sets of sprinkler plans shall be submitted to the CCCFPD for both residences for review and approval prior to installation.
- Additional requirements may be imposed by the CCCFPD. Before proceeding with the project, it is advisable to check with the CCCFPD located at 4005 Port Chicago Highway, Concord, 925-941-3300.
- The applicant shall comply with all applicable State, County, and City codes, regulations, and standards as well as pay all associated fees and charges.

- All construction and other work shall occur only between 7:00 a.m. and 5:00 p.m. Monday through Friday. Any such work beyond these hours and days is strictly prohibited unless specifically authorized in writing by the City Engineer, 925-969-8181, scott.alman@weareharris.com (Clayton Municipal Code Section 15.01.101).
- The applicant shall obtain the necessary building permits from the Contra Costa County Building Inspection Department. All construction shall conform to the California Building Code.
- Prior to issuance of a Certificate of Occupancy for any residential building, the developer shall install security cameras to monitor primary individual building entries and parking areas with the ability to archive and monitor the imaging to the satisfaction of the Chief of Police.
- The developer agrees to underground utilities at the project site prior to the issuance of the Certificate of Occupancy for the last building to the satisfaction of the City Engineer.
- 11. The developer agrees to pay Quimby Act fees estimated to be \$8.008 per unit prior to issuance of the Certificated of Occupancy for the last building or enter into an agreement to pay those fees over a period not to exceed 36 months form the date of project approval to the satisfaction of the City Manager.
- The developer shall prepare a property maintenance program to address ongoing building maintenance, landscaping, parking lot maintenance, and tenant maintenance responsibilities to the satisfaction of the City Attorney.
- 13. Prior to issuance of a City demolition and/or grading permit the applicant shall complete a Green Infrastructure Feasibility analysis, as required by the San Francisco Rational Water Quality Control Board in MRP 2.0, to determine opportunities to address existing frontage runoff into planned or new bio retention areas behind the back of curb. If such analysis determines these are feasible, any Green Infrastructure shall be maintained by the abutting property owner in perpetuity.
- 14. The applicant is advised this project is subject in perpetuity to the required (annual) Operations and Maintenance inspections by the City for the C.3 facilities at the costs established and updated annually in the City Fees and Charges Schedule.
- 15. The trash enclosures shall have solid metal doors, a solid roof and ventilation. The proposed trash enclosures need to be enlarged in order to have internal clear dimensions that are adequate to accommodate the required refuse and

Planning Commission Resolution No. 06-19

recycling dumpsters/containers and resident accessibility to utilize them. The trash enclosures must be located in close proximity to the access driveway near the public right-of-way to the satisfaction of Republic Services and the City Engineer to assure accessibility for trash removal and adequate sight distance to assure the public the safety.

 All landscaping along Marsh Creek Road and along High Street behind the back of curb shall be maintained by the abutting property owner in perpetuity.

PASSED AND ADOPTED by the Planning Commission of the City of Clayton at a regular meeting on the 12<sup>th</sup> day of November 2019.

APPROVED:	ATTEST:
Peter Cloven Chair	David Woltering Interim Community Development Director

# FOUND THO 3/4" WON PURES AS SHOWN ON AS LOW ST. TAKEN AS MOOTES OFFE



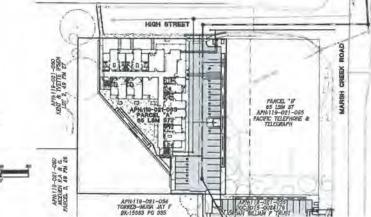
6170 HIGH STREET CITY OF CLAYTON, CONTRA COSTA COUNTY, CALIFORNIA



VICINITY MAP

	SHEET INDEX						
SHEET NUMBER DESCRIPTION							
C-1	COVER SHEET						
C-2	EXISTING SITE CONDITIONS						
0-3	DEMOUTION AND TREE REMOVAL PLAN						
C-4	ZONING MAP						
C-5	OVERALL SITE PLAN						
C~6	SITE PLAN-NORTH						
0-7	SITE PLAN-SOUTH						
C-9	OFFSITE STORM DRAIN						
C-8	C.3 EMBIT						
C-10	CLEAN BAY BLUE PRINT						
C-11	SLOPE DENSITY MAP						
C-12	SECTIONS						
C-13	DETAILS						

**ABBREVIATIONS** 



NO PUBLIC AVENUE AVE PROPOSED.

ROOD JOHE: "Y" (OUTSIDE THE SZE ANNUAL OWNIE ROOD PLANE)

SE MORSO STO HON STREET, CLAYTON, CA 14517 ACCUSED PARCE MARKET 119-029-045

1.11 AC (48.378 ST)

VACUATION

MIN (15.1 TO 20 ONTS FET UNISS ACTE)

IN STAMES SOUGHESTS

MEAN FAMILY RETRODUCED / SPANSANT

CONTRA CUSTA COUNTY (COO) CONTRO & CONCERVATION DECIDATY (COOYCANDO

INC DEAT FAIRLY, NON DESITTS TO GRAND DESCRIPTION

BASIS OF BEARINGS:

BENCHMARK

**GENERAL NOTES** 

I OWER/DEVELOPER

S OVE ENGINEER

4. DEUTEONICAL DIGNETI

TOOK SITE ACTIVACE

TOTAL HEMSER OF LOTS URING A SENOT OK & BETTER

DANIE

OF DESIGNATION

CHICAGO PARAGO

WHE GIS & BEETING

FOUND DRIVED DOCK STAMPED TOT BILL SERVE HERE AT THE DITTRANKE TO CLATTER DIFFERS AT THE TOP OF TO CLATTER DRIVES AT THE TOP OF ELEVATION TAMEN AS HELD (NAMEDIS) PROJECT GASED ON THESE DATM.

RECEIVED CITY OF CLAYTON
COMMUNITY OF PLOPMENT DEPT.

> REVIEW COPY SUBJECT TO REVISION

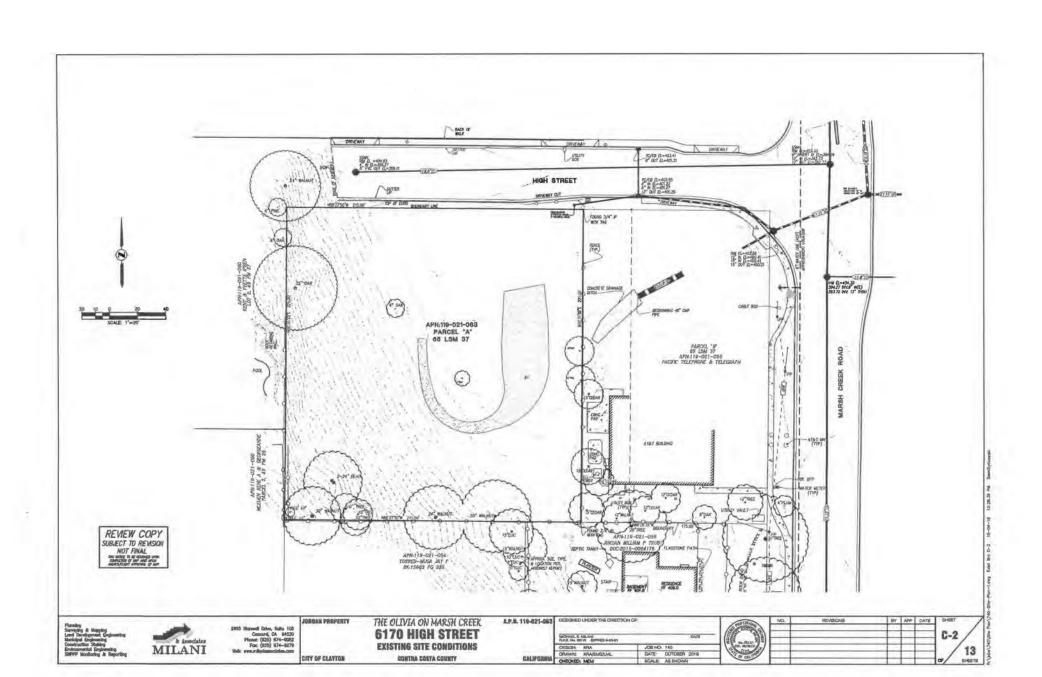


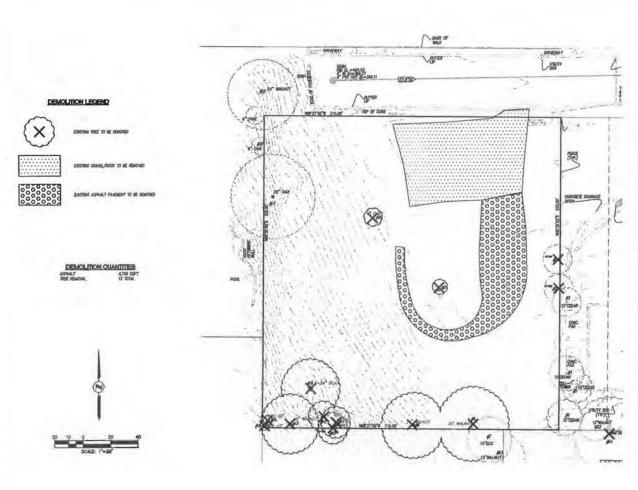
THE OLIVIA ON MARSH CREEK **6170 HIGH STREET COVER SHEET** CITY OF CLAYTON CONTRA COUTA COUNTY

MOHALE MEAN CALIFORNIA DIEXED: NEM SCALE: AS SHOWN

C-1

13





TREE REMOVAL NOTES:

1	Tage	Species	Common servi	DON	Height	Spread	Health	(пирич	Prospered Transi	Br Betection	Hotex
*	1	Quersus Ashartas	Valley Oak	11.5	30	205	6		+	6	filice tree, On property fine
	2	Allocation alliastrus	Time of Heaven	45,55	8	29		*	**		On property line
Ī	3	Calocadrus decurrens	Incerse Order	1.5	80	20	q		Y		CD, On adjected property
1	4	Colocedrus	Incerse-Cedar	11, 9.5	25	20	G	P	Y	6	CDSS, On adjusent property
1	5	Colocedno decumens	Incesses Cediar	9,2	20	15	6	u	Y	q	De adjacent property
1	6	Colocadrus dessarens	Income Cardor	14	B	20	6	6	Y	- 6	On selacent property line,
1	7	funaliphs) cornel(sienes)	River Red Form	25	50	- 55		P.		,	On adjacent property, Y.E., Main state Brandward, CD
4	8	Jugitare histoid	California Black Walnut	17.5	10	30	G	2.0	Ψ.	7-5	On property line, Breakswis, DV
	9	Asplant Mischill	California Black Walnut	23	30	90	0		.4		Deed, On property line
	10	Allertifue	Tree of Heaven	7	80.	10	*	6	N		On property line, factor from \$15
4	11	Affordfiss ofdering	Tree of House	9	30	15	F	0	14		Support from #15
+	12	Allorithus	Time of Howers	9	- 10	15		6	N.	1911	Sucker from #15
-	13	Arghorar Alfrida	California Block Walnut	7, 6.5, 6.5, 10, 13	30	30	r	p	Y	14	On prognering lines, DW, Model, Cleaned crision steem
٠	14	Allonthus' plitisime	Tree of Heaven	10.5	10	5	9		и		Sealer State #16, On property line
٠	15	Altertina oliusina	Tres of Hawen	4,7	20	10	F	19	N.	+	Sector From #36, On property line
4	16	Allesthut	Tim of Heaven	- 22	49	55	*		н	*	Davide CDES, Greskout
ı	17	Quercus lobsta	Velley Cale	22.5	45	40	G	*	19		CDESI, Benaltuit
1	18	Coverces Asterna	Valley Oak	7	20	10	•	.0	4		On adjacent property
1	19	Jughtrer himdell	Cultifornia fillank Walnut	7, 5, 9.5,	25	40	G	F-P	*		On adjacent property
*	20	Quercus lobete	Valley Onk	3, 2, 25	20	15	ñ	F-F	. Y	G	chuckets genuite emerit littleA
*	21	Guerrar loboty	Yalley Dak	4.5.25	20	30	6	·F	4	6	MARI

\* TO BE REMOVED \*\* PROTECTED TREE & TO BE REMOVED

REVIEW COPY
SUBJECT TO REVISION
NOT FINAL

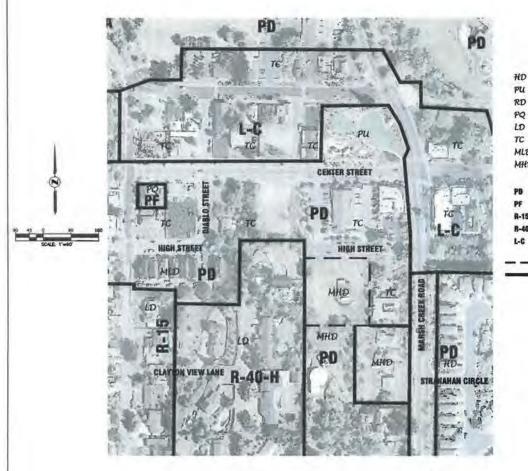


2005 Stument Other, Suits 105 General, CA 94250 Phone: (325) 674-9032 Fox: (925) 674-9279 Web: www.milminociates.com

THE OLIVIA ON MARSH CREEK **6170 HIGH STREET DEMOLITION & TREE REMOVAL PLAN** CONTRA COSTA COUNTY

A.P.M. 119-021-093 DESKINED UNDER THE DIRECTION OF

C-3



# **LEGEND AND ABBREVIATIONS**

OPEN SPACE/RECREATIONAL (PER GENERAL PLAN) RURAL ESTATE (PER GENERAL PLAN - 0 TO 1 UNITS PER GROSS ACRE) PUBLIC/QUASI PUBLIC (PER GENERAL PLAN) SINGLE FAMILY, LOW DENSITY (PER GENERAL PLAN - 1 TO 3 UNITS PER GROSS ACRE) TOWN CENTER (PER GENERAL PLAN)

SINGLE FAMILY HIGH DENSITY (PER GENERAL PLAN - 5.1 TO 7.5 UNITS PER GROSS ACRE)

MLD MULTI FAMILY, LOW DENSITY (PER GENERAL PLAN - 7.8 TO 10 UNITS PER GROSS ACRE) MHD MULTI FAMILY, HIGH DENSITY (PER GENERAL PLAN - 15.1 TO 20 UNITS PER GROSS ACRE)

PLANNED DEVELOPMENT PUBLIC FACILITY 15,000 SF MIN. LOT SIZE 40,000 SF MIN. LOT SIZE, HORSES ALLOWED LIMITED COMMERCIAL

> SITE BOUNDARY **ZONING BOUNDARY**

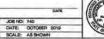


Concord, CA 94520 Phone (925) 674-9082 Fac (925) 674-9279

THE OLIVIA ON MARSH CREEK JORDAN PROPERTY **6170 HIGH STREET ZONING EXHIBIT** CITY OF CLAYTON CONTRA COSTA COUNTY

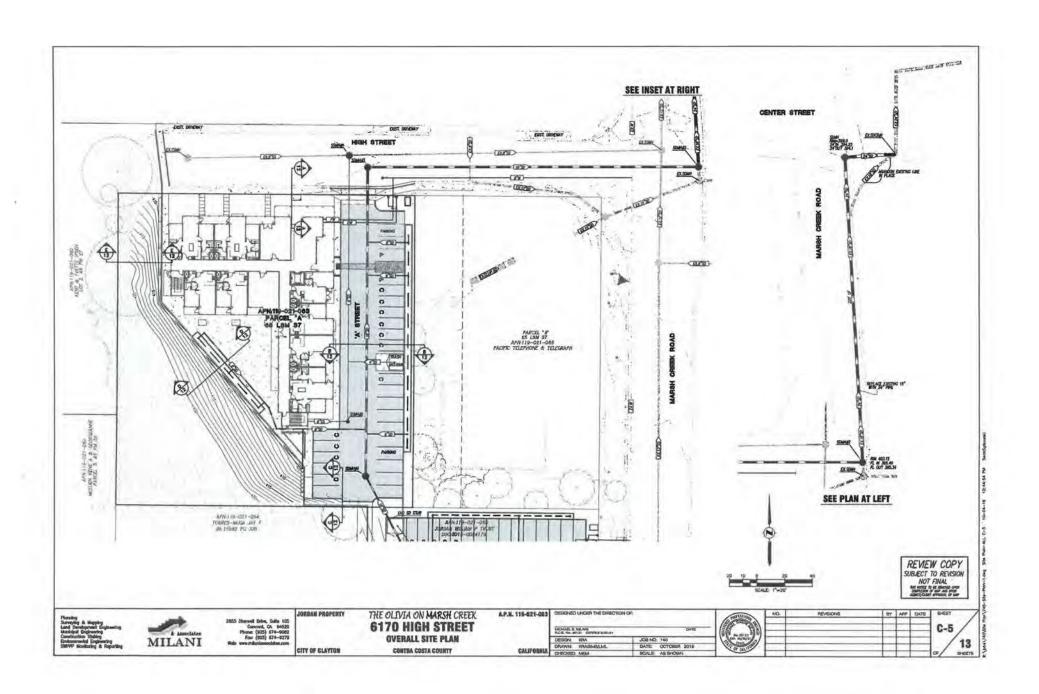
A.P.M. 119-821-983 DESIGNED UNDER THE DIRECTION OF

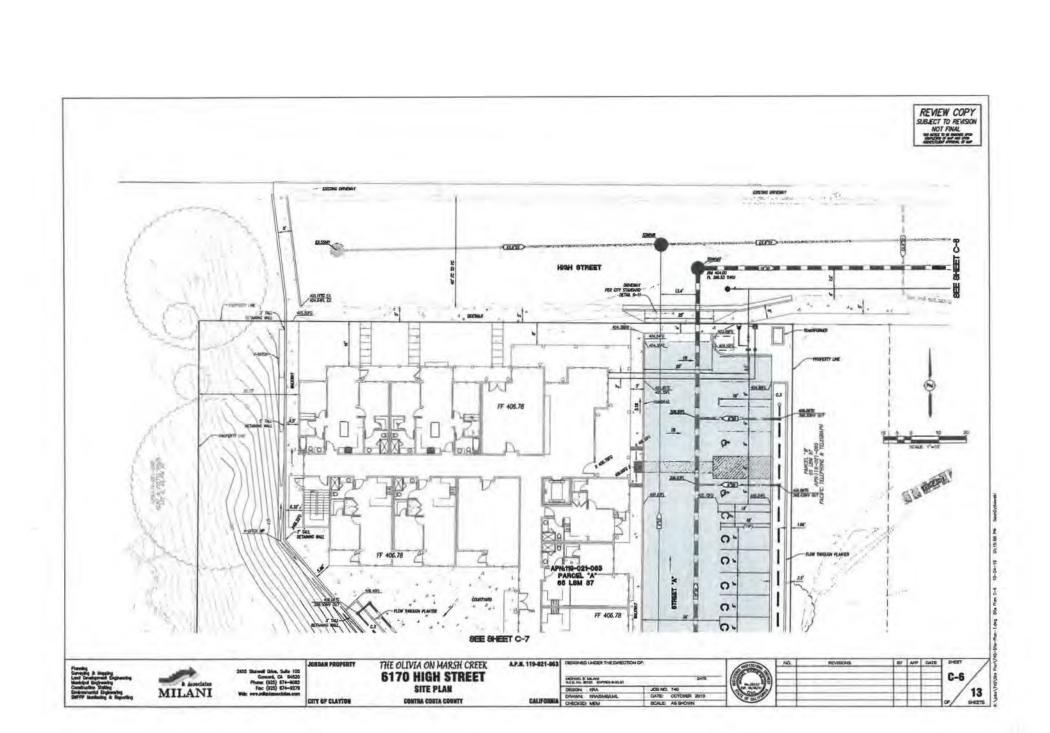
CALIFORNIA CHECKED: MEM

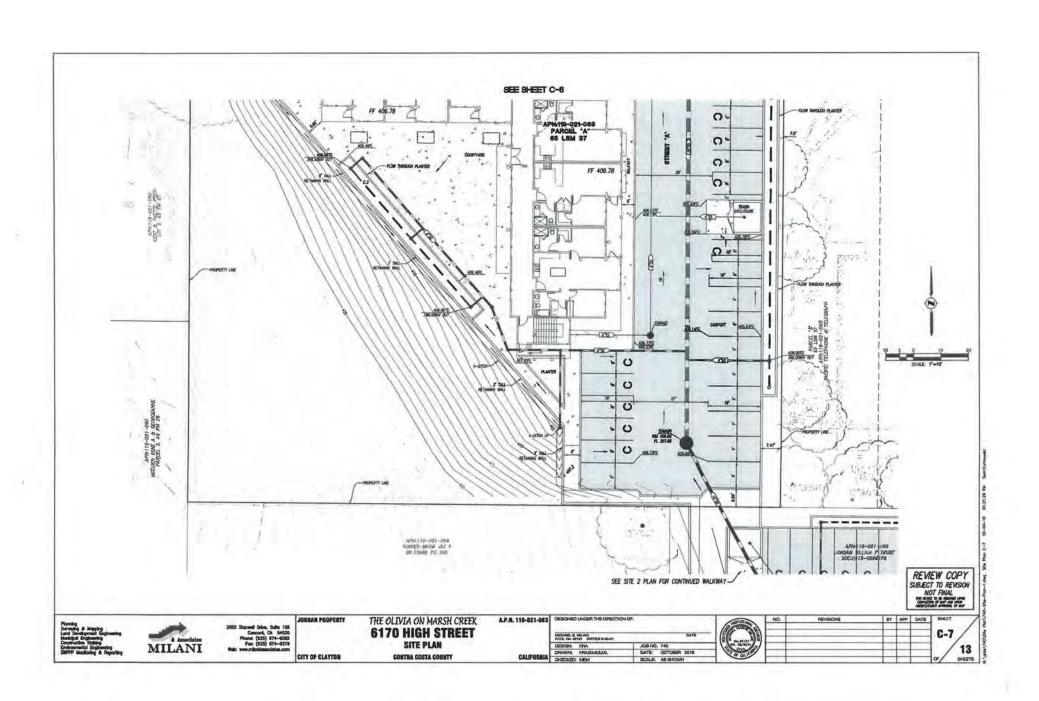


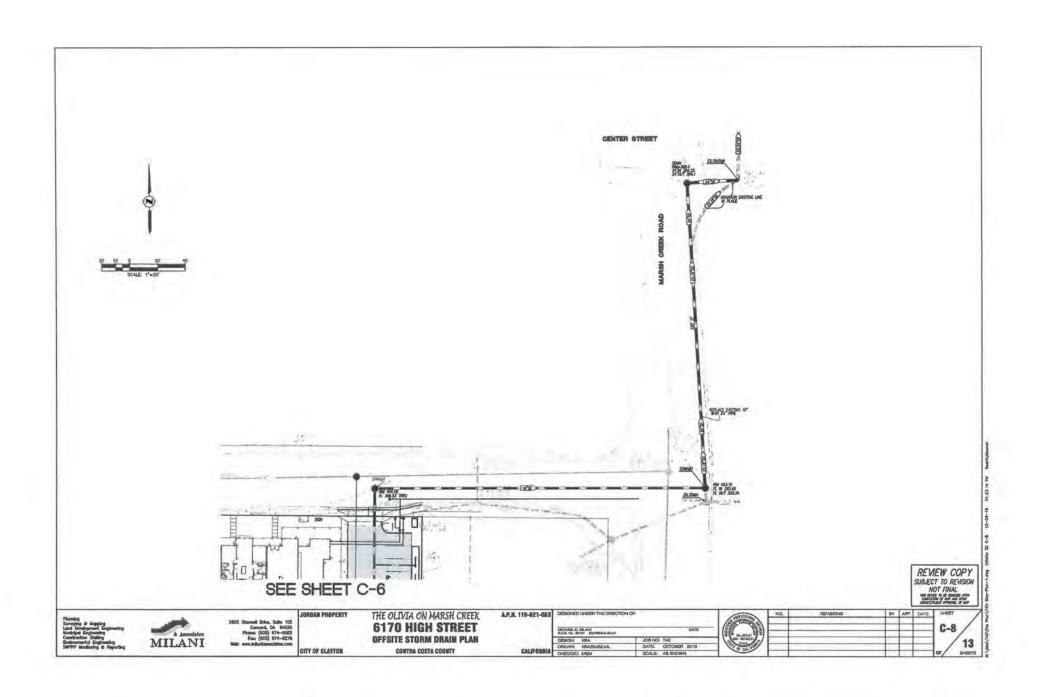
CAST STATE OF THE PARTY OF THE	NO.	REVISIONS	BY	APP	DATE	8
The same of				-		0
TO STATE OF						
a all						OF.

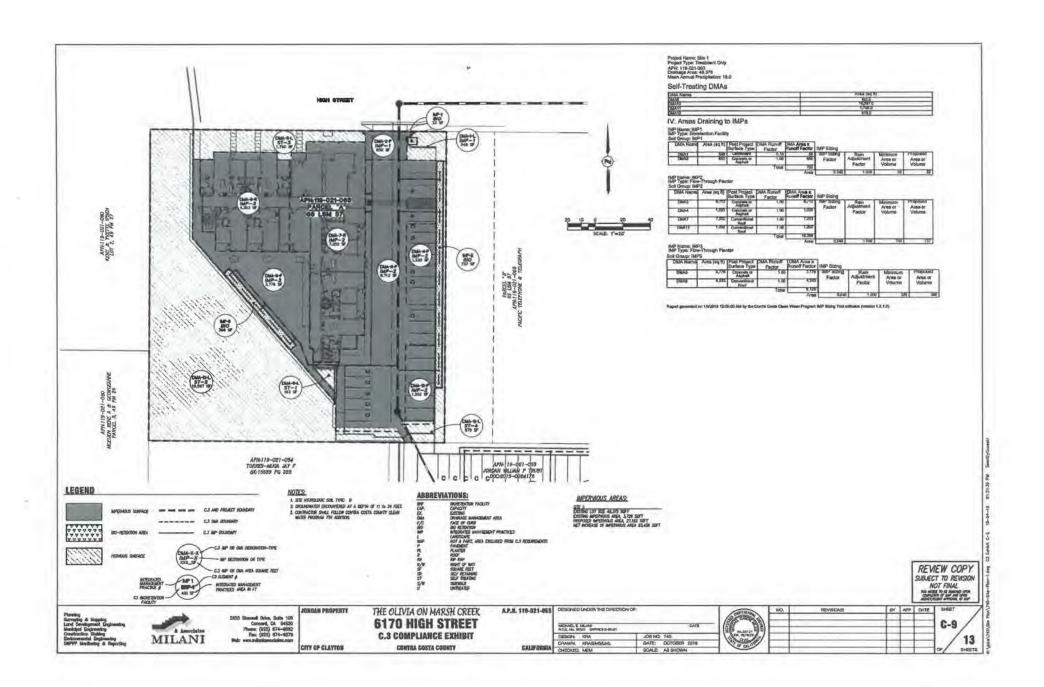
REVIEW COPY
SUBJECT TO REVISION
NOT FINAL:
THE HORSE TO BE REVISION OF THE ADDRESS OF THE PARTY OF THE ADDRESS OF THE ADDRESS











Make sure your crews and subs do the job right! Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan shead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of



#### Materials storage & spill cleanup

Non-hexardous materials management

" Kend, size, and streller naturals must be expend at least 10 lies () moore) from catch basics. All encurrenties records must be covered with a top and concained with a nerimeter control degree was weather or when usin is forcested or when not actively being used within 14 days.

- F Dist (first don't oversion) excitated water for dast counts as natified, Sweep or vacance streets and other paved areas delly. Do not would draw assess on
- in Harveta all austral, concrets, and accretion transmitted flow describing admitted Comply with City of Freezest Trillments for mayoring construction marrieds, wood, gop board, plot, etc.
- $s^\mu$ . Check disspense regularly by lease and to make sent they are ten eventilled. Regular or replace leaking dampoints promptly.
- " Cover all designates with a top at the end of every work day or designed weather.

#### Hetardous paterials management

- Label all harvators meterials and humalism sixura (each as postelles, sales). thirmers, andwersa, firel, oil, and estiferent) in econodisons with airy, country, mate, and dederal regulations.
- of Stour beareing materials and wastes in noter high containers, storp in se during wei weather or when sale is forecasted.
- of Follow manufacturer's application instructions for homolous materials and be careful may to me more than numerary. Do not epply charakula outdoors when ratio de frontanted writtin 24 hours.
- → Do not to account for appropriate disposal of all harming wasne.

#### Spill prevention and control

- Krop a soukpile of spill classery materials (regs, absorberns, etc. ) soullable at The communities also selected filmes.
- When spills or leaks your, counts them installed and to periodistry comfo to provent leaks and spills from easiting the guiter, street, or storm distin. Never west splited material into a guiter, street, stores deale, or swelch Dispose of all consistences and electric materials proper
- \*\* Report my lucuratum materials spills inmodistript Dial 911

#### Construction Entrances and Perimeter

- Excellisis and partition officetive permuter contents and audition of communities minutors and unit to sufficiently control ension and softment discharges from six and pracking off size.

- Sweep or vacuum any costs tracking immediately and record and mount power to receipt firstler tracking

#### Vehicle and equipment maintenance & cleaning

- buspect vehicles and equipment for leaks frequently. Use drip pans to critch leaks until repuirs on mode, repuir leuks
- Paul and maintain vehicles on elle only In a beamed area or over a drlp pass that
- te hig carruph to provent remot. or If you most clean vehicles ar southmen on electricas with some only is a bermed area than will not allow
- Name weight to may lady autiliary, strands, score drains, or creeks. The soft chains betricked not equipment co-cite using scorps, solvents, degramers,

#### Earthwork & contaminated soils

- of Keep assessed soll in the site where it will not sollier to the stock. Younder to dump trucks should take pleas on the site, not in the server.
- or Use Albertolia, ellt limens, or exter sensted measures to exinimize the flow of ells



CITY OF CLAYTON

First moving solvities are only allowed during dry weather by points and so approved by the City Tospessior in the Pfeld. Mazure regrection is the best form of erosine current. Mitalinins disturbance to

exacting regeration whosever possible.

\*\* If you dissurb a slope stering possible to proven sepaton by someting the soft with: transies control fabric, or word with fastproving grames as more as possible, Phon filter rolls down sizon mill sali in recorn

sory, displaceting, oder, terrory, should not eminiposerd units or pipes, or buried debrief, self-the Regissur for help in Assertialing

#### Dewatering operations

- Fiftherly manage all moves, all rescult within the site, and all small that discharges from the site. Run-on tions off site shall be directed away from all discurbed more or shall collectively be in compliance.
- Person water for deat expend, beforeign от наибит ко-бію рогром за бля дочной estast nasible.
- It came to notify and comin approval from the Engineer before discharging weign to a smeet, gotter, or exam deric. Plitation or discretes through a busin, tests, or antiquent tong may be required.
- In cross of Income consumination, sessing is required price to reuse or distinguy of group Consett with the tingleser to eleterable what testing is required and how to indepent resilies. Contaminated groundwater must be treated or banded off-site for garger disposel.

#### Saw cutting

- or Alunga acceptately screen or benticado attent desir felicos when saw enting. The
- filter falsels, natish health fales filters, or small ground hage to knop alvery out of the starm deale system.
- are finished in one insertion or at the end of each work day (whichever is
- if you an alony exam a such leafs, clean it so impediately

#### Paving/asphalt work



- Always coverstoon deals talete and matteries when paving or applying seal cost, such rest, electry seed, or fing seed. → Protect getture, dikthrs, and desirage course

- with sand/gravel bugs, or carries become. or Do not aware or west, down amous sand from sand seeding two genters, stoom drains, or cresios. Carlinet sand and recorn is to the
- stratigitie, or dispose of it as made, " Do not use water to weath flows fresh capital

#### Concrete, grout, and mortar storage & waste disposal

- Sime comme, green, and passer under server, its publics. and mony from desirage seems. These australia must rever much s
- Wash and commonte servicement/reades of S-silve or leste control on washing asses that will not allow discharge of weak water coro the underlying soil



from weeking espensel aggregate (discrete and remove is fire appropriate discussion of the

# Painting

- materials in a gather or shoot! Published owner water veillest, or containing in a sink-
- of Pitter paint diluters and solvents for room whenever possible. Dispuse of oil-based point sledge and unusable chines at

#### Landscape Materials

of Centric, privile, and store on pulling all controlled fundament manusials (middle, everyone, Scrillianes, etc.) storing sect wearbest or when milt is firecounted or when not actively being used within 14 days.

- Discontinue the application of any modifie landauge married

For enhances and more donated influentions

CLEAN BAY BLUE PRINT

040000

Storm drain polluters may be liable for fines of \$10,000 or more per day!



2055 Shamed Dalve, Suffer 105 Conceed, CA 94520 Finna (925) 674–9002 Fac (825) 674–8279

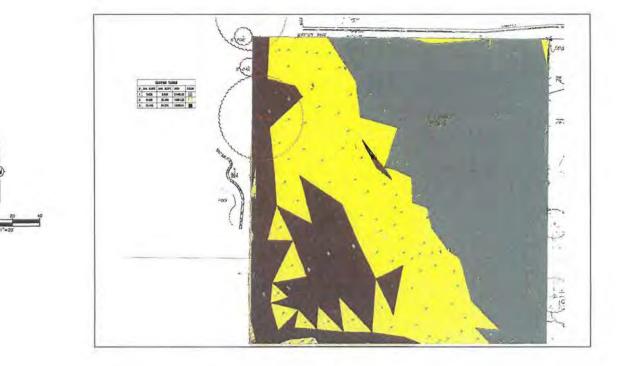
**6170 HIGH STREET CLEAN BAY BLUE PRINT** CONTRA COSTA COUNTY

CALIFORNIA DIEDRED MEM TICALE AS SHOWN



13

A.P.R. 119-821-063 DESIGNED UNDER THE DIRECTION OF THE OLIVIA ON MARSH CREEK



REVIEW COPY
SUBJECT TO REVISION
NOT FINAL
HIS INTER TO BE SHOWN OF THE STATE TO SHOWN OF THE STATE TO BE SHOWN OF THE STATE TO SHO



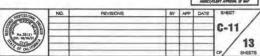
2655 Stormell Drive, Suite 105 Concerd, CA 94520 Phone: (925) 874–9082 Fox (925) 674–9279 Water www.milaniamoclobas.com CITY OF CLAYTON

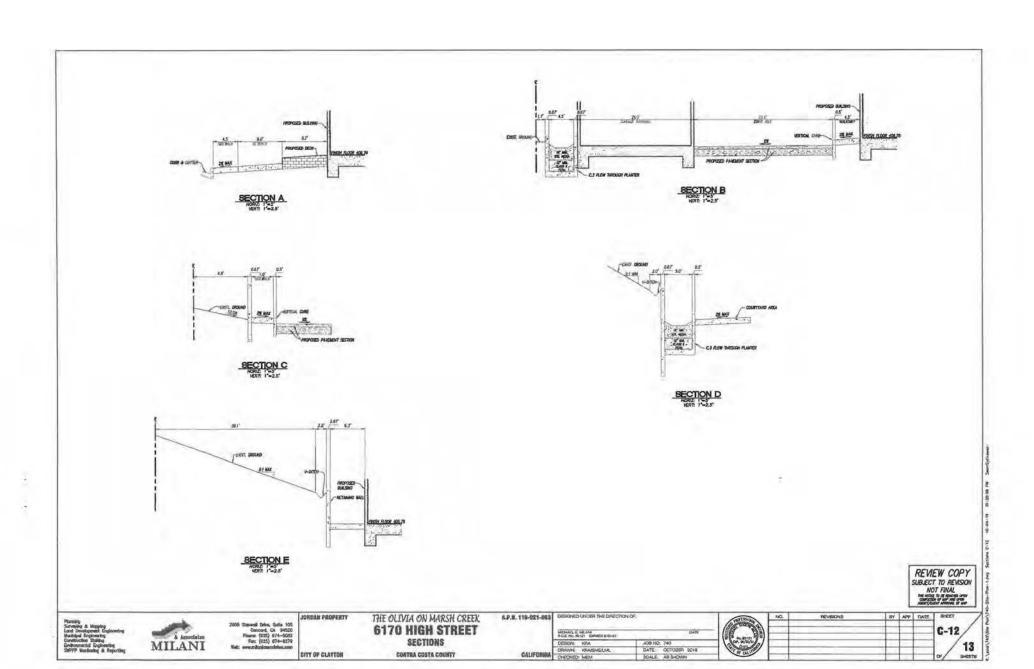
JORDAN PROPERTY

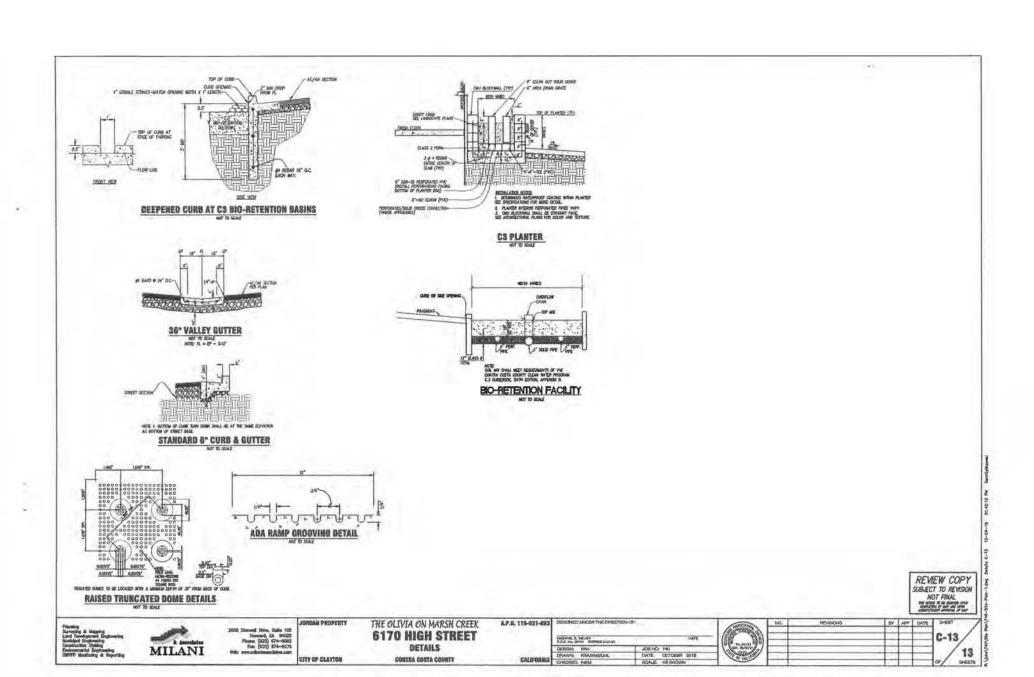
THE OLIVIA ON MARSH CREEK **6170 HIGH STREET** SLOPE DENSITY MAP CONTRA COSTA COUNTY

A.P.M. 119-021-063

JOB NO: 740 DATE: OCTOBER 2019 SCALE: AS SHOWN DESIGN: KRA DRAWN: KRASWSAMI CALIFORNIA CHECKED MEM







#### GENERAL HOTES

- L OWER/DEVELOPER MILLIAM P JORGAN TRUST HIDO MANSH CREDI ROAD CLATTON, CL 94017 PHONE (821) 871-7249
- Z. ARCHITECT DESIGN & DEVILOPMENT SOUR TELEGRAPH ASPAIR, SUFEL A DHEAME, CA 34609 PHONE (\$10) 326-7270 CONTACT, JOHN HEATON
- 1 DVIL ENGINEER MEAN AND ASSOCIATES
  JUST STANBELL DRIVE SHITE FUSCONTONS, CA SHEED
  PROME (\$25) 674-9002
  LUMFACT: KEN ALCOCK
- A. DÉCTEDINICAL ENGINEER
- are vaciety.
- AUGUSTON PARCEL HUMBS THE LOUGHE
- 60 ic (0,30) CA DESCRIPTION JUND TIELY TO TO LINETY FEW GROSS ACKEN
- FRESTING PLANES PERSONAL PROPERTY. Newsorn Josef. IND DIRECT FAMILY, HIGH DENGTYS: PO (PLANNED SEVELD-NESTS)
- STAND METERS SHIRE FAMILY INCODENTAL

111-101-000

BASIC MARSH CHEEK HOAD, CLAYTON, CA. BASIC

- PROPERTY (TO)
- MET FAMILY RESISTIAL AVAILABILITY THINK MAKER OF LUTTE 1 LEF
- URUSES & SERVES
  - SERE CONTROL COSTA MATER DESIRET PHONE OIL & BUTTON GO & BUCCOLO
  - CARE CONCAST
  - OTT OF CLAYTON
    CONTRA COSTA COMMY FLOOD CONTRA
    & CONSERVATION DISTRICT (CONTRAMENT)
- NO PUBLIC AREAS ARE PROPERED.
- ROOD ZONG "Y" (OUTSIDE THE GUST ANNUAL CHANGE ROOD PLANE)
- (PWHE DOOM DATED: DE/N/YOOK)
- LEGAL DESCRIPTION: PARKES, "A" AS SHOWN ON THE RECORD OF SAMES, RECORDED MARCH 7, 1678 W BOOK IS OF LICENSED SAMESKAS MAR, PAISE 37, CONTRA CLISTA CERNITY.
- ENSING CONSTIGUE BASED ON PIELS TOPOGRAPHIC SUPPLY BY MEAN & ASSOCIATES CONFLETED HOLEMER, 2013

#### BASIS OF BEARINGS: FOUND TWO 3/4" WON PEPES AS SHOWN ON 68 LEW 37, TAKEN AS NOO'35'02"E

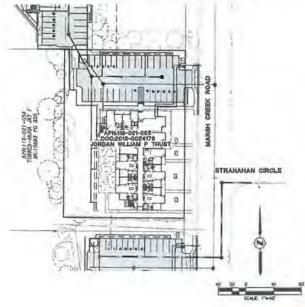
#### BENCHMARK:

TO CANTON COLOR OF A CALLEY (MAN TO STATE OF A CALLEY ASSET OF ASSET OF A CALLEY ASS

# SITE PLAN THE OLIVIA ON MARSH CREEK

# 6450 MARSH CREEK ROAD

CITY OF CLAYTON, CONTRA COSTA COUNTY, CALIFORNIA





VICINITY MAP

	SHEET INDEX							
SHEET KUMBER DESCRIPTION								
C-1	COVER SHEET							
C-2	EXISTRING SIVE CONDITIONS							
0-3	DEMOLITION AND TREE REMOVAL PLAN							
C-4	ZOIRING MAP							
C-5	OVERALL SITE PLAN							
0-6	SITE PLAN-NORTH							
C-7	SITE PLAN-SOUTH							
0~8	C.3 EQUET							
0-9	CLEAN BAY BLUE PRINT							
C-10	SECTIONS							
0-11	DETAILS							

RECEIVED

CITY OF CLAYTON COMMUNITY DEVELOPMENT DEST.

REVIEW COPY SUBJECT TO REVISION NOT FINAL

PREMATION	DESCRIPTION	AJEREMATION-	
ACF	ASSESTED CEMENT PAPE	101	160
ACP AD AP AP BE BE BE BE BE BE BE BE BE BE BE BE BE	AREA CRAIN	N/A	- 80
Vb.	AHOLE POWT	00	CON
BC .	DEGN CLIRVE	ONE	: 01
BF .	HEAN CLIEVE HOTTOM OF FOOTING HLOW OFF	PAY	PA
80	ILOW OFF	PCC-	PP
BIC.	BETEN VERTICAL CLAVE BACK OF BULK CONTENLINE	LESS.	PE
DW	DACK OF WALK	PDC	99
CL.	DECOMPOSED CROWNE	JAC .	PO
DO	DELIGINAL PROPERTY.	PAC	200
67	DO OF OURSE	-	84
E DEV	ELEVATION	FERF PICC PICC PIC PIC PIC PIC PICC PICC PI	260
DG.	THO OF SERVICE CHESE	NET	RE
EW:	ENE MAT	RSR	RO
EX	ECETING	RT	AK
	FINSH FLOOR	EW.	RK
FE	FRIEDY CRACE	5	몆
F74	FRE HYDRANT	20	57
R	FLOW LINE	30	2
FLS0	PLOW LINE SIDE OFFICIALS	22	- 54
78	PEGE MINTER MAIN GRACE MEAN	3500	38
007	GARAGE FRESH FLECOR	SW	2
FAT OF STREET	SARKE LP	707	<b>地名的外州科阿拉利加州加州加州加州州州州州州州州州州州州州州州州州州州州州州州州州州州州州</b>
OR.	COLATE	TOC TOC TOC TOC	170
MARK	HERM-CORETY POLYETHIELDS	We .	12
495	HICH POSIT	79	-10

ABBREVIATIONS

DESCRIPTION



2885 Shrowd Drive, Salis 105 Concard, CA 94520 Phone: (925) 674-9082 Fac: (925) 874-9278

CITY OF CLAYTON

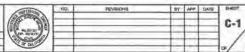
THE OLIVIA ON MARSH CREEK

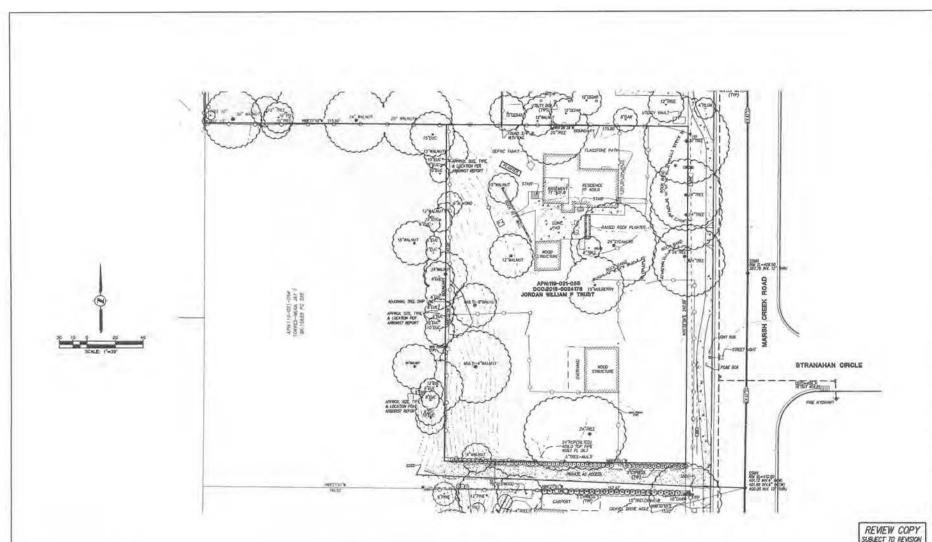
**6450 MARSH CREEK ROAD** COVER SHEET

**CONTRA COSTA COUNTY** 

A.P.M. 119-021-055

DRAWN: HTAGASKAL CALIFORNIA CHECKED: MEM SCALE AS SHOWN





REVIEW COPY
SUBJECT TO REVISION
NOT FINAL
BIG MORE TO BE GRANDED UNDE
CHARLES OF BE GRANDED UNDE
CHARLES OF BERNEL OF BERNEL
STREET, STREET, STREET, OF BERNEL
STREET, STREET, STREET, STREET, STREET,
STREET, STREET, STREET,
STREET, STREET, STREET,
STREET, STREET,
STREET, STREET,
STREET, STREET,
STREET, STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREET,
STREE



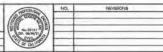
2555 Stamuel Orive, Salto 165 Concord, CA 94525 Please: (925) 674-6052 Fex: (925) 674-9279 Web: yvvv.niloskanoristina.com

JOHDAN PROPERTY THE OLIVIA ON MARSH CREEK **6450 MARSH CREEK ROAD EXISTING SITE CONDITIONS** CITY OF CLAYTON

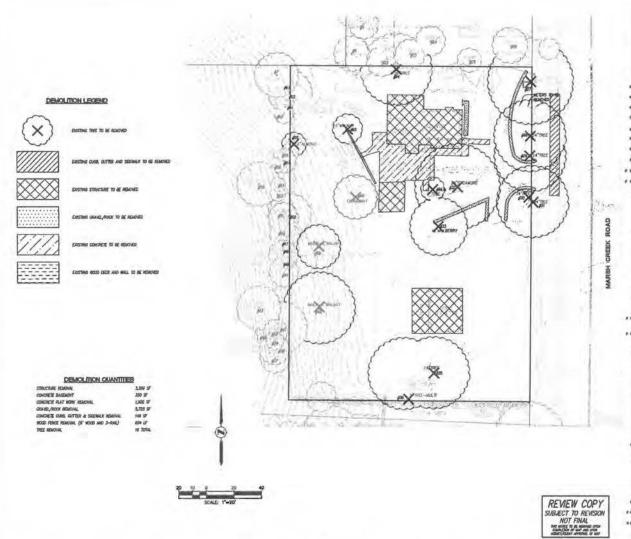
CONTRA COSTA COUNTY

A.P.N. 119-021-055

DESIGN: KRA DRAWN: KRASMSKML CALIFORNIA DISCHED MEM BOALE: AS BHOWN



C-2



TREE REMOVAL NOTES:

		-							T	Sed 43824	
1	Tage	Sector	Donney num	Other	Height	Spreed	Holm	hrume	Projected Treat	lue Turtessition	Iteas
ľ	22	Jugions bound	California Block Weinst	6,1	30	20	7			P	On adjusted property, Main stein gone, Rootstock
ľ	23	Criticis/rus discorrent	Vicesas Cedar	13.5	- 20	20	0		+	- 0	On selfacent property, Old 8172 Loan
ľ	24	Chloradeut decirient	Income Ceder	9.5	13	15		,	- Y	.0	On adjected property, Old #17
ľ	25	Guercai Asbette	Valley Oak	3.5	30	m		F.	4	g	On adjusted property, CD, DW
t	26	Ulmun pertille	Sterion Elm	5.7.5	23	.62				· a	On adjusted property, Surface roots, CDBS
ľ	27	Minus purpler	Sheron Dm	31	30	M			*	P	Street Table, Headard for high
Ì	28	Omo punta	Shorten Din	29	10	40			R		voltage clearance, CD Street Tree, Headed for high yellagy cleanance, CD
t	29	Umin pumils	Siberian Cire	12.3	30	15	+	P	N	P.	Street Free, Headed for high voltage clearance, CDEB
t	30	(/limar psymilar	Siberiso Dim	11, 8.5,	30	es.		P	R	P	Street Time, Headed for high
Ì	31	Ulmas pumila	Siberian Eins	9, 11, 16, 12	10	50		P	**	P	voltage deprove, Multi Street Tree, Headed for high eckage classrance, Multi, COST
Ì	32	Platianus x higanics	London Place	19.5	50	10	0	q	n	- 4	ED .
t	33	Monu office	Milberry	20.5	40	55	п	P	- 44	p	Headed
ŀ	34	France contribute		65, 45	25	20			**	P	ID, Headed
ŀ	35	Satisfican	Elderberry	10, 3	25	10.			Y	. 0	FP, Breakouts, 1/2 tree gone
1	36	Son/Later	Eldaterry	43.	20	10					FF, Large pruning wounds, Un
1	37	Chrolyptus	Silver Dollar Gum	45,5	40	25			#	6	property line  Moe tree, On adjacent-property
ŀ	-	polyanthamas Fatalyptis		-	-	-	-	-	-	-	Lean, De adlectorit producto
ļ	38	polyanthemas filestypast	Silver Dollar Gum		72	20	0	*	14	6	Control of the Contro
ŀ	39	polyonthemus finalyotus	Silver Dollar Gum	- 1	15	15	6		4	0	Leun, On adjacent property
L	40	posonihenos	Silver Collar Gum	6	to.	15	ū	-6	- 6	G	Dis sufficient property
1	41	Eurolyptus panaldulmata	River Red Clues	12	25	10	6	18	*	G	Lean on funcy, On adjudent property
Ī	42	Fair olyphia polyembanios	Säver Dollar Gum	6	33	15	6		- 4	,	COES, On adjacent property
ı	43	Jugimu Moutel	Celifornia Black Walnut	20	15	15		*	Y		Argoleosis, Multi from stump sprouts, On adjusted property
t	44	Incohetus polysotherns	Silver Dollar Gurn	10	45	a	6	6	н	- 62	On adjacent property
ł	45	Ficulyptia	River Red Gues-	12	55	30	6	a	- 4	G	Do adjacent property
ł	46	perioldulerals Eurolyptus	Weer Red Sizes		35	15	-	6	1	0	On adjacent property
ł	47	Cernoldoleraliz Fue olyptus	Above flad Glem	10	25	20	a	,	- 11	a	Loan on fence, On aGeomit
ł		cameldulensia		444	-	-	-	-	-	-	property, Large pruning wount
1	48	Applants Modell	California Stack Walnut	25,3	15	30		P.	O¥.	P	Multifrom sturnp sprouts
1	49	Jugiana bloatal	California (Kack. Walnut	5.5, 5.5, 4.5, 7, 7.5	15	100	P	· R	٧	4	Mititleton, Multi from stump sprouts
Ì	50	Furufyptas namphbulenstr	River Red Guets		10	20	6		- 10	6	CO, On adjacent property
t	51	Excelyptor insportfields	Silver Dollar Gum		ts	15	P	0	N	-	On adjacent property
Ì	52	Anytona Modali	California (Rack	24° resité	25	10			¥	,	Multi from stump sprouts, Co property libe.
ł	53	Sowythin	Walnut Silver Dollar Gum	5	15	20	g.	1-6	N	6	EA, On a discent property
ł	54	polyeothermos Lacaryptes	Silver Dollar Gum	6	80	25	0	1	-	0	On adjacent property
ł	55	Juripantiferage Augisms Minefall	-	17, 8	25	25		-	Y	,	DW, Multi from stump sprout
ł	-	Ticolyptus	Walnut	-	-	-	-	-	-	-	On adjacent property  ED, On adjacent property
ł	56	polyanthemas Cutalyalter	Silver Delitar Guns	- 6	TS.	20	6	6	- 6	g	200000000000000000000000000000000000000
ļ	57	considulents	Hiver head Garre	11	65	25	+	6	-14	6	On adjusted property
1	58	Jughters Models	California fürck Walnut	12	10	15	P-0		. 4	P	Deat2, On property line
1	59	Proma dolar	Almond	3,3,3	10	15	F.	FFP	N	f-F	Muhi, On property line in Fern
I	60	Facelyptus polyentherica	Silver Dollar Gum		75	20	G	6	W	6	On adjacent property
1	61	Zvi alygitat polygnihemor	Silver Poller Gun		29	15	6	F		6	Lean, On adjacent property
1	62	Everygens polygentherman	Wer Dolar Gun	105	60	25	6	6	-	- 0	On adjacent property
t	63	Auglans Alndali	California Black	18	25	75	P-D		4	P	Go adjusted property, CD,
ŀ	64	Alterology	Tree of Heaven	13	16	35	6		N		Abyunt deed 10, Hullow, Large prusing
1	65	/uglass hindsi	Catifornia Black	6.1	20	30	1	7	7		warrds, CD Multi from storag sprouts
1	-	Jugitara hindali	California Black	7.7	20	20		-	-		PP, Mutti from sturny aproint
1	66	- Spinor Statement	Webset	14,65	70	20	,		¥	,	17, main store strong strong

\* TO BE REMOVED \*\* PROTECTED TREE & TO BE REMOVED



2655 Sturmed Drive, Safer 105 Consord, CA 94520 Phone: (925) 574–9053. For: (925) 674–9279 Water www.milankousochthau.com

CITY OF CLAYTON

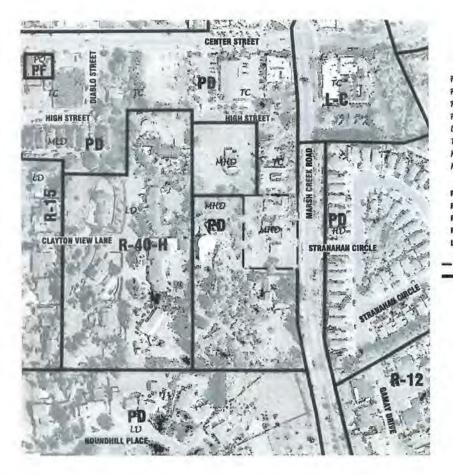
JORDAN PROPERTY THE OLIVIA ON MARSH CREEK

A.P.H. 110-021-055 **6450 MARSH CREEK ROAD** TREE REMOVAL & DEMOLITION PLAN

CONTRA COSTA COUNTY

JOS NO: 740 DATE: OCTOBER SITIE SCALE: AS SHOWN CALIFORNIA CHECKED MEM





## **LEGEND AND ABBREVIATIONS**

SINGLE FAMILY HIGH DENSITY (PER GENERAL PLAN - 5.1 TO 7.5 UNITS PER GROSS ACRE) HD OPEN SPACE/RECREATIONAL (PER GENERAL PLAN) PU BURAL ESTATE (PER GENERAL PLAN - 0 TO 1 UNITS PER GROSS ACRE) RD PUBLIC/QUASI PUBLIC (PER GENERAL PLAN) PQ SINGLE FAMILY, LOW DENSITY (PER GENERAL PLAN - 1 TO 3 UNITS PER GROSS ACRE) LD TC TOWN CENTER (PER GENERAL PLAN) MULTI FAMILY, LOW DENSITY (PER GENERAL PLAN - 7.6 TO 10 UNITS PER GROSS ACRE) MLD MULTI FAMILY, HIGH DENSITY (PER GENERAL PLAN - 15.1 TO 20 UNITS PER GROSS ACRE) MHD

PLANNED DEVELOPMENT PUBLIC FACILITY 15,000 SF MIN. LOT SIZE 40,000 SF MIN. LOT SIZE, HORSES ALLOWED B-40-H LIMITED COMMERCIAL

SITE BOUNDARY

ZONING BOUNDARY



REVIEW COPY SUBJECT TO REVISION NOT FINAL



Concord, CA 94520 Phone: (925) 874-9082 Fax: (925) 874-9279

JORDAN PROPERTY THE OLIVIA ON MARSH CREEK

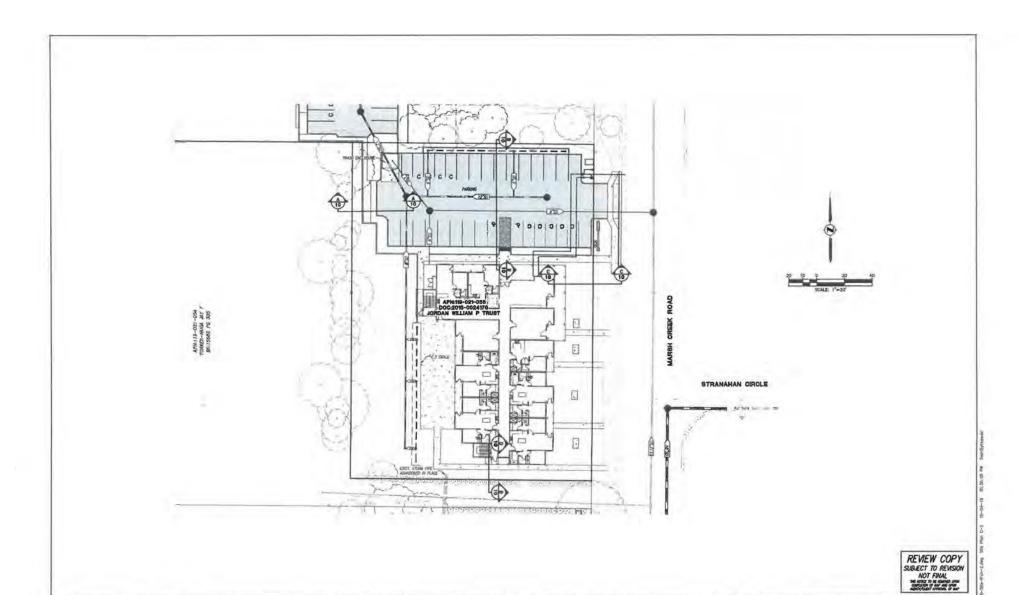
6450 MARSH CREEK ROAD

CITY OF CLAYTON

ZONING EXHIBIT CONTRA COSTA COUNTY

A.P.N. 119-021-055 JOB NO: 740 DATE: OCTOBER 2019 CALIFORNIA





Planning Surveying & Mapping Land Development Engineering Manadapid Engineering Countraction Staking Engineerinated Engineering SWPP Montlanting & Reporting



2055 Statemil Dives, Suita 105 Concerd, CA 94520 Phone: (925) 674–9032 Fac: (925) 674–9279 Walt: www.pulgalamockeles.com JORDAN PROPERTY

CITY OF CLAYTON

THE OLIVIA ON MARSH CREEK
6450 MARSH CREEK ROAD
OVERALL SITE PLAN

CONTRA COSTA COUNTY

X AP.N. 119-021-055 ROAD

118-021-055 DESIGNED LACER THE DIRECTION OF.

LICOURLE BLAMP OFFER PARKET

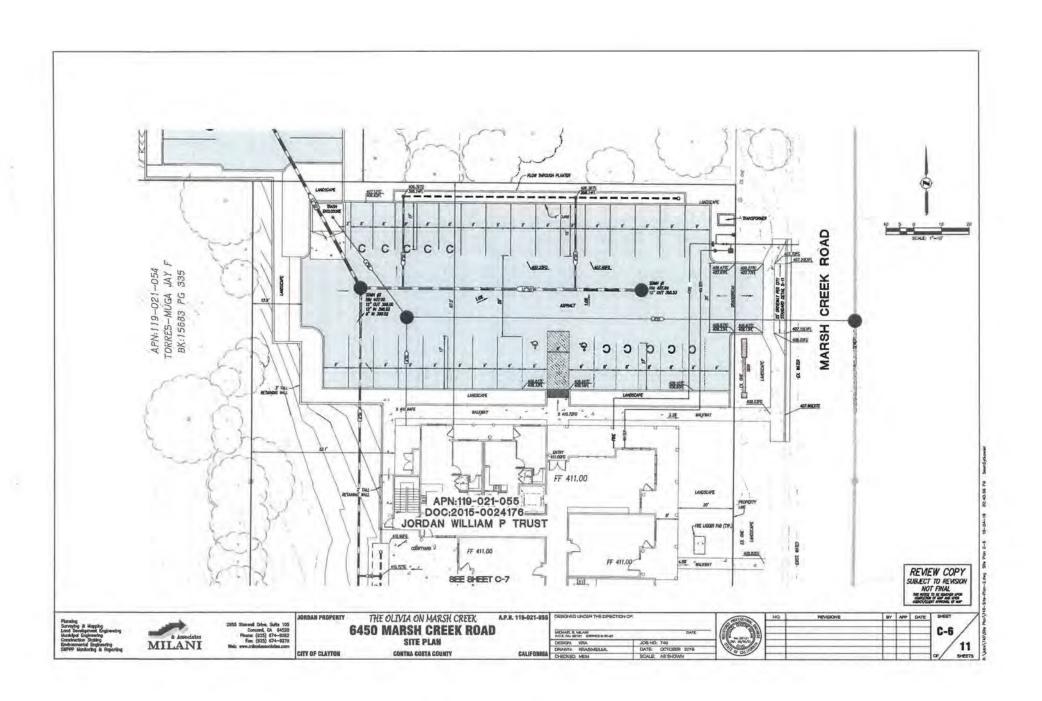
DESIGNE FOR JOHNS JOS NO. 740

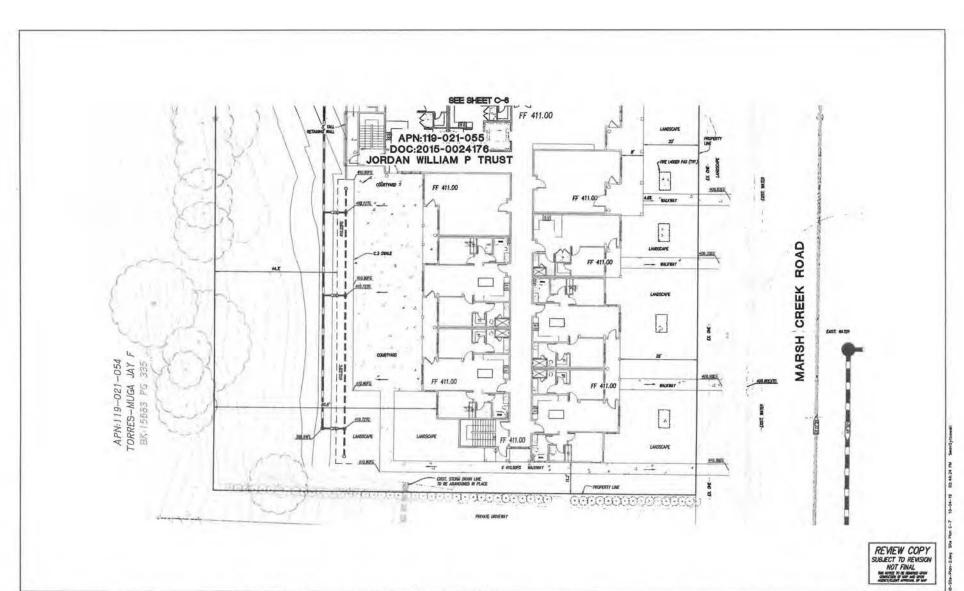
CALIFORNIA DIVISION DIVISIONI DIVIS



NO. HEVISIONS BY APP DATE SHEET

11







2655 Stawed Drive, Sults 105 Concerd, CA 94520 Phone: (925) 674-9052 Fac (925) 674-9279 Wel: www.nitoriamacolotes.com

CITY OF CLAYTON

YING YOR KAGROL

THE OLIVIA ON MARSH CREEK **6450 MARSH CREEK ROAD** SITE PLAN

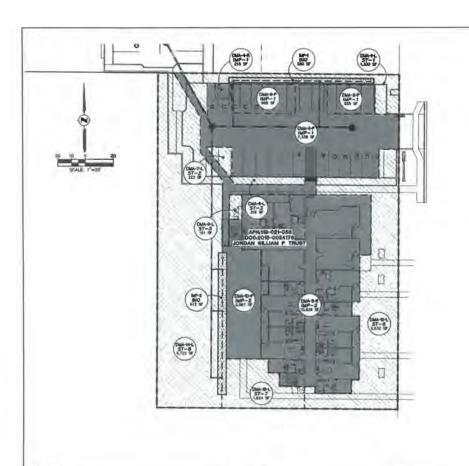
CONTRA COSTA COUNTY

A.P.N. 119-021-055 JOB NO; 740 DATE: OCTOBER 2019 SCALE: AS SHOWN DESIGN: KRA DRAWN: KRASMSAM CALIFORNIA CHECKED MEM



C-7

11



Project Nume: Cleyton Senior Housing North Site 2 Project Type: Treatment Only APN: 119-021-055 Drainage Aren: 42,361 Mean Annual Precipitation: 18,0

Self-Treating DMAs

DMA Name	Alua (sq fl)
SMAY	1,000.0
SHAY	223.0
5003	7/80
SACAS .	101.0
SMA'S	5,632.0
27,730	1)624.0
WAYA	9,722.0

#### IV. Areas Draining to IMPs

IMP Name: IMP1
IMP Type: Flow-Through Planter
Soil Group: IMP1

LMA Name | Area (sq tt) | Yould

Area or Volume Area or Volume DMAS DMAA

IMP Neme: IMP2 IMP Type: Bloretention Facility

DMA Name		Surface Type	Factor	Runoff Factor	IMP Sizing			
DUANS	2,087	Concrete or Asphalt	1.00	2,087	MP Sizing Factor	Rain Adjustment	Minimum Area or	Proposed Ama or
DMATI	10,629	Convertions Roof	1.00	10,828	1 0.20	Factor	Volume	Volume
	-		Total	72,095				
				Area	0.048	1.000	518	015

Report generated on 1/9/2019 12:00:90 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).

LEGEND

- IS REMORT &

L STE HOROLOGIC SOLTIFIE D

L ORFINDANTER SECONTISSES AT A DEPTH OF H IS 24 PEET.

CONTRACTOR SHALL POLICY CONTRA COSTA COUNTY CLEAR
WATER PROGRAM 7TH ALLOHOUS.

THOMS:

BENETHTOR FACILITY
COPICITY
COPICITY
COPICITY
FACE OF ORB
RECORD MANAGEMENT AREA
FACE OF ORB
RECORD MANAGEMENT PARCINED
FACE OF ORB
RECORD MANAGEMENT PARCINED
FACE A PART A PARCINED FROM C.S. RECORDS
FACILITY
RECORD FOR MANAGEMENT PARCINED
FACE OF MANAGEMENT AREA
SERVING
SERVIN

ABBREVIATIONS:

IMPERVIOUS AREAS:

CRESTING FOR SZE AZJAN SIGHT DUSTING IMPERIODUS AREA, SLASS SOFT PROPROSED IMPERIODUS AREA, 22,370 SOFT HET INCREASE OF IMPERIOUS AREA 10,044

REVIEW COPY SUBJECT TO REVISION

NOT FINAL

THE MOTE TO BE REMODE OF HE

ASSEMBLED OF HEP AND HOP

ASSEMBLED OF HEP AND HOP

ASSEMBLED APPENDENT APPENDENT OF HEP



2655 Starrenti Drive, Seltur 103 Concord, CA 94529 Phone: (925) 674-9052 Fac: (925) 674-9279

JORDAN PROPERTY THE OLIVIA ON MARSH CREEK

**6450 MARSH CREEK ROAD C.3 COMPLIANCE EXHIBIT** 

CITY OF CLAYTON

CONTRA COSTA COUNTY

A.P.M. 119-021-055 DESIGNED LINER THE DIRECTION OF DEDICHE HAA DRAWNE HAASMISHAR DATE: COTOMER 3018 BCALE: AS BHOWN CALIFORNIA CHECKED MEM



140.	REVISIONS	BY	APP	DATE	SHEET
_					00/
					0-0
					/ 11
1					OF BHEETS

Make sure your crews and subs do the job right! Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Prancisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following those guidelines and the project specifications will ensure your compliance with City of



#### Materials storage & spill cleanup

Not-hazardous materials manusement

\*\* Next, (Set, and similar passecials must be amount at least 10 (Set (5 motors) from much basies. All communities majorful arous be covered with a top and contained with a verimeter control derive test weather or when rule is Europeted or whose me actively helag und within 14 days.

- ✓ Our (but short oversee) melalized visitar for dust instabil so moded. Strong or vacuum streets and other parent areas delly. Do not week form attents or work arms with water?
- \* Bacyola vII soyinel, sources, and aggregate bean magnal time demolfate softelias. Comply with City of Pressual Ordinates for racycling construction materials, wood, gyp hosest, pipe, etc.
- Chock dampenes regularly for insin and to make som they are not operation.
   Repair or implace leading dampides promptly.
- IF Cover all dissequent with a tary at the end of every work day or dering wet weether.

#### Hazardone materials management

- Label all hasendour funccials and homology winner (such as people'des, paints (Mitmees, Activests, first, off, and excidence) in secondator with city, county, state, and finismi regulations.
- # Story Sametons meterials and waster in water Cald containers, sizes in to during wes weather or when min is Temperated. or Police cumulature's application instructions for basedons materials and be
- cureful ten to use more than narrowary. Do not apply chemicals condorn when mis in foresered within 24 hours-
- To care to extrage for appropriate disposal of all basedone senior.

#### Sall wrevention and control

- Firep a stockplin of apill cleamsp materials (rage, absendents, etc. ) annihible at the experimental tile at all times.
- to proved lode and spills from resching the guite, seem, or soon draft. Never week spilled muncial into a gatter, street, street deals, or condi-" Dispose of all commitment and themop statemia properly.
- \*\* Slaport soy bacardous contrible spills ferrocounty! Total 911.

- → Escaldish and maintain efficative pedicater counsis and maintain all ma extreaces and ento to sufficiently comed terroion and sectional discharges from site and inacking off size.
- Sweep or vacuum any must tracking immediately and sense sudiness income in research forther tracking

#### Vehicle and equipment maintenance & cleaning

- → Inspert vehicles and equipment for leaks frequently. Use drip para to couch insics and repair on make repair leaks
- Puel and multiplia volutions on site only In a homed was or over a ddp pun dus
- Zozon tomora oi digestri glil til are Il'uma provit clean whiches or not domein site, close with own raly is a sensod arms that will not ellere disser written to case from scatteres, vitarrette.
- asserts doubts, or creates. P Do not close whisles or opportunit co-circ paint sours, and come, dispressors, street eleming optigment, etc.

#### Earthwork & contaminated soils

- Describe to domp tracks should take place on the size, and in the owner.
- ✓ Use fiber rolls, still facuss, or other control messages to relating the flow of slit



no only allowed during dry weather by possit and as approved by the City Respector to the Flold. → Makeur regutation is the best form of musica assent. Minister disurbante to

existing vogetsina whosever possible. → U sau disturb a slope during construction prevent ecosion by securing the soil with union control fabric, or anal with festproving graves se sons as pouldAr. Place fiber rolls down-slope until soil is secure

regressed tunion or physic, or busied debale), call the Registers for help to decomplaint. what should be done, and manage disposal of commission soft according to thair hannests

## Dewatering operations

- → Effectively manage all une-m, all receif within the site, and all monif that abotherges from the site. Rise-on from off site sind he dimeted away from slit disturbed areas or shall pollocity by to in compliance.
- of Bours outer for dust central brimelies. on another co-cite propose to the gentlest endent possible.
- As sure to untily and abbain approved from the Engineer bollon discharging weins to a smeet, gutter, or overs defe. Plintins or disersion through a basis, well, or actional trep may be required.
- Conseil with the Engineer to determine what teering is required and how to interpret courts. Contaminated groundwater cases be transied or bunded off-size for purper diagonal.

#### Saw cutting

- or Always completely cover or hardende stress shall tales when any eating. He
- Otter Schole, earth basin inles fillers, or sandjersval bags to keep story out of the storm distin system.
- are finished in one boution or as the mul of each work day (whichever is
- If now con alony somes a couch basis, close it up immediately.

#### Paving/asphalt work



- \*\* Always sower stems distin taken and continue when paving up applying and now, inch cost, elistry seed, or fra seed. or Protest guiters, stickes, and desirage concess
- 1/15 and/greed bigs, or carrier, terms. from small sending has gratters, storm dealers on creation. College sand and recorn if to the
- encipile, or dispuse of it as turb e" Do not use water to weak stown limit sopial meants presented.

# REVIEW COPY SUBJECT TO REVISION

#### Concrete, grout, and mortar storage & waste disposal

- Stem courses, gross, and moreo uniter cover, or polices. and every from drainings seem. These controls areas server contin strem drain.
- or Week out present applicament make will-size or into contained weekend mess that will not allow discharge of weak water onto the underlying tall



Since reading respond marries communicated resolves it for appropriate Napost off six.



million, at consideres for a ship-

of Viller point tideson and solvenia for some wheatever provible. Dispose of oil-based pains studge and manufactilities as

### Landscape Materials

Painting

maintak is a galax or smut

pains before clearing breature.

- Contain, cover, and arree on polices all sociopiled lendarape samericle (melch, excepted, firefilients, cis.) during set sentine to what sate is forcessed or when not actively being used within 14 days.
- clima de application of any contible husburge margin within 2 days of immental rate and thring wat weather.

For references and races described indemocratics

	STREET, SA.
ı	priorector et.
	962146

CLEAN BAY BLUE PRINT

बब्द्ध ह

Storm drain polluters may be liable for fines of \$10,000 or more per day!



Concord, CA 94525 Fluxe: (925) 874–9082 Fax: (925) 874–8279

JOHDAN PROPERTY

THE OLIVIA ON MARSH CREEK

**6450 MARSH CREEK ROAD CLEAN BAY BLUE PRINT** CONTRA COSTA COUNTY

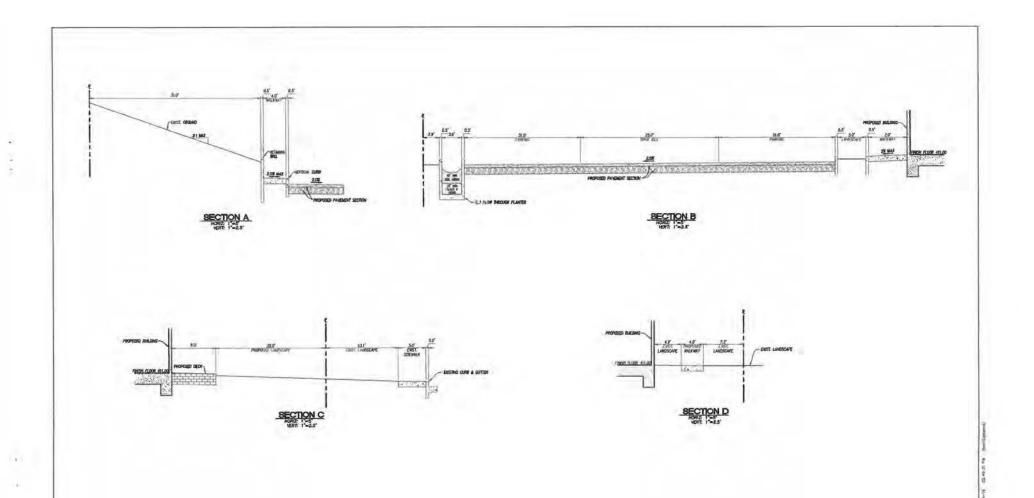
CITY OF CLAYTON

A.P.M. 119-021-055

CALIFORMA

DESIGNED UNDER THE DIRECTION OF MONELE MANE ACC. NO BINET SPECIE MOST DATE: OCTOBER 2010 DRAWN: KRAISKSLA BOALE: AG SHOWN

C-9



REVIEW COPY SUBJECT TO REVISION NOT FINAL SUBJECT OF S

Fluming Surveying & Mapping Land Development Engineering Markelpel Engineering Construction Seeling Environmental Engineering SWEET Meetington & Beautiful



2055 Stammel Cross, Salbe 105 Doncerd, CA 94520 Flames (925) 674–9092 Fact (925) 574–9279 Walk www.milandomocileta.com

JORGAN PROPERTY 103 4320 4002 9279

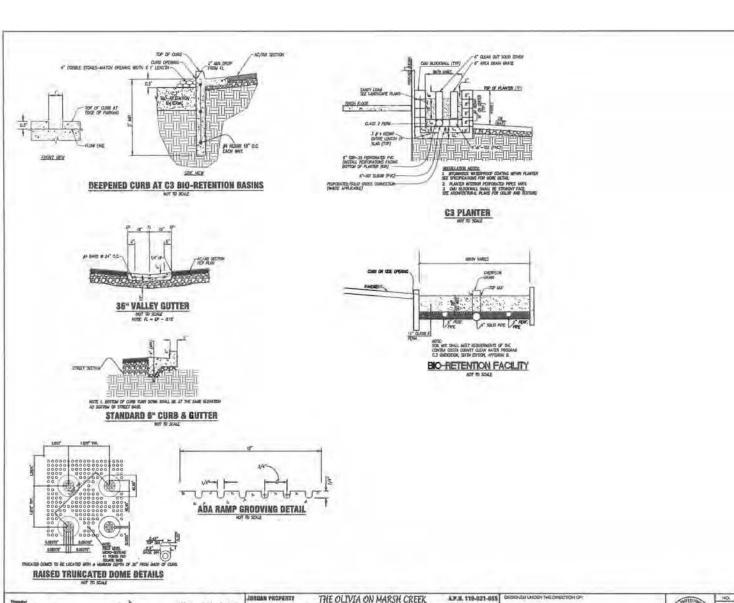
CITY OF GLAYTON

THE OLIVIA ON MARSH CREEK
6450 MARSH CREEK ROAD
SECTIONS
CONTRA CORTA COUNTY

A.P.M. 119-021-055

DESCRIPTION OF THE PROPERTY OF THE PROPERT

NO. PEVICHE BY APP CAT



REVIEW COPY SUBJECT TO REVISION NOT FINAL



2555 Stammil Orine, Suits 105 Cornord, CA 945270 Phone: (025) 674–6027 Roc: (025) 674–6076 Male: www.mileniamoristim.com

THE OLIVIA ON MARSH CREEK **6450 MARSH CREEK ROAD** 

DETAILS CITY OF CLAYTON

CONTRA COSTA COUNTY

CALIFORNIA CHECKED, MEM

C-11

### GENERAL NOTES

1. INNER/DEVELOPER

CHART A DEVELOPMENT SAME TELESTAPH ANDRE SATE A CALLARD, CA PROTE PRODE (SA) 526-7370 CONTROL JOHN RESTOR

MILAM AND ASSOCIATES 1658 STANNELL DIVINE, SATE HOS CONCISED, ON 04529 PHONE (1955) 471-4002 CONTROL REN ALCOCY

A GENERAL DIRECT

SECA THE CONCRETING HEAM PROPE STREET LINCONSTIT. CA INSIZE PHONE (\$10) 707-3215 CONTACT: STEVE BATCH

SHID WARDS CHEEK WORD, CLASTON, CA. MISST ASSESSOR PARIOE ACADES 110-025-013 वहा व्ह (ब्लुझा छ) GP. DESCRIPTION PS (PLANES IERGONERS) EMING SOMO PROPOSED ZOMAG PO (FLAMED DOGLOPHON)

SHILL FAME! RESIDENTLY DISTRIC COE MALTI FAMILY RESIDENTIAL/AFAITMONTS PROPOSED LISE:

FORE MAKES OF LICES

UTLITES & ERVICES

CONTRA COSTA MINER DESPECT **開放** SENSOR. CITY OF CONCORD CAS & GECTRO PAGES DAS & ELECTRIC CORP

i tar

CONTRA COUTA COUNTY FLORE CONTRA COUTA COUNTY ECONOTY (COORCERO)

NO PUBLIC MIERS ME PROPOSED.

ROOD FORE "Y" (OUTSIDE THE GIPS ANNUAL OWNIE FLOOD PLANE)

PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP I HONTH, MAKE I WEST, WOUNT CHIEF AND MEREDIAN, DISCORDED AS POLICIES.

EDSTING CONDITIONS BASED ON FIRED TOPOGRAPHIC SHINEY BY NEARS & ASSOCIATES COMPLETED MAY, YORK

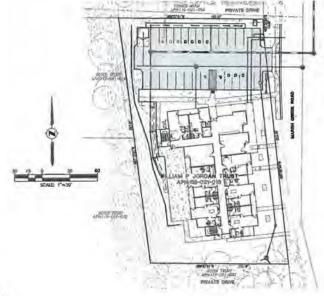
BASIS OF BEARINGS: FOLKE THE 3/4" FROM PIPES AS SHOWN ON AS ASSAULT TAKEN AS ADDITION

BENCHMARK:

TOWN BRASE GON TRAINED
FOR BLES GON TRAINED
FOR BLES SERVE FOR AT THE ENTRANCE
TO CARTINE FOR OPPICES AT THE TOP OF
A CATER SHOWN ON CARTON ROAD.
ELIMINATOR HEAVEN AN AFREN ROAD. DEVATION TAKEN AS 410,208 (NOVO 1829)

# SITE PLAN THE OLIVIA ON MARSH CREEK

6490 MARSH CREEK ROAD CITY OF CLAYTON, CONTRA COSTA COUNTY, CALIFORNIA





VICINITY MAP

SHEET INDEX			
SHEET NUMBER	DESCRIPTION		
C-1	COVER SHEET		
C-2	EXISTING SHE CONDITIONS		
C-3	DEMOLITION AND TREE REMOVAL PLAN		
C-4	ZORENG MAP		
C-5	OVERALL SITE PLAN		
C-8	SITE PLAN-NORTH		
G-7	SITE PLAN-SOUTH		
D-8	C.3 ENHBIT		
0-9	CLEAN BAY BLUE PRINT		
C-10	SECTIONS		
C-11	DETAILS		

**ABBREVIATIONS** 

DIVIDUAL DIV

BOJOSPINO

MARIANE
MOT MOT MARIANE
MOT MARIANE
MOT MARIANE
MOT MOT MARIANE
MOT MOT MARIANE
MOT MOT MARIANE
MOT MARIANE
MOT MARIANE
MOT MOT MAR

REVIEW COPY SUBJECT TO REVISION NOT FINAL

CITY OF CLAYTON.



Concord, CA 94520 Please (925) 674-9052 Fac (925) 674-9279

JORGAN PROPERTY THE OLIVIA ON MARSH CREEK

**6490 MARSH CREEK ROAD COVER SHEET** 

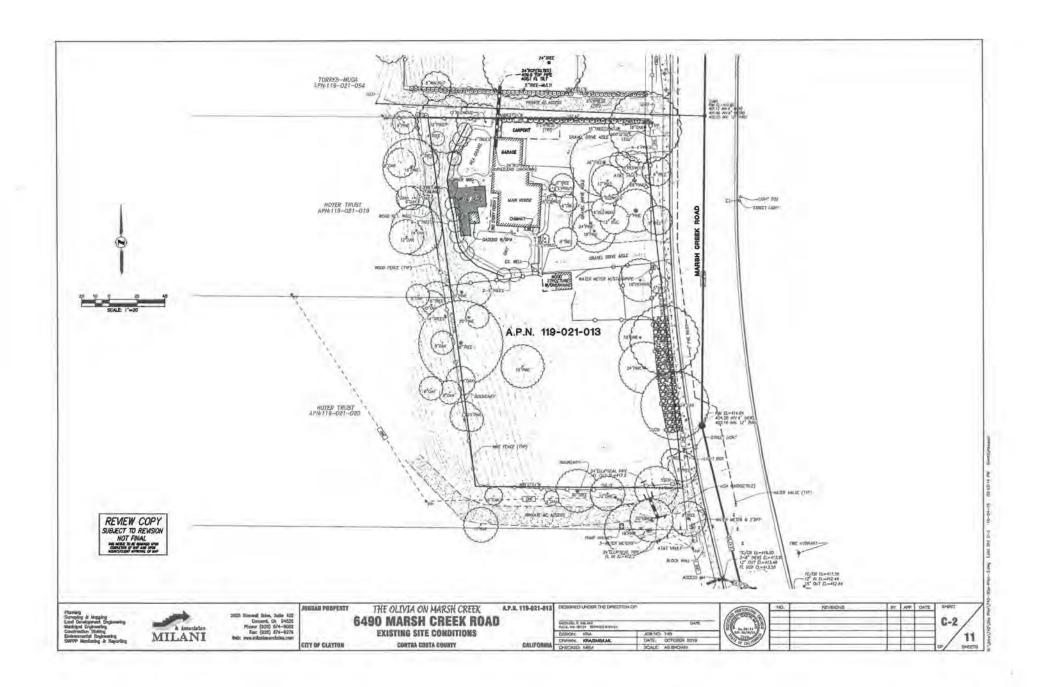
CITY OF CLAYTON CONTRA COUTA COUNTY

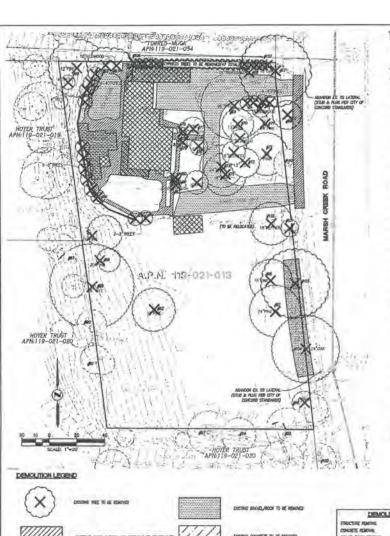
A.P.M. 110-021-018

CALIFORNIA

JOB NO: 746 DATE: OCTOBER 2018

BY AND DATE C-1 11





YOUR	DESIGNATAL	AND THE O

1	57	bestons	Waydes	403	M.	M	A	1		0.	III), High virrage prover from
1	68	Spinstered	California Machi Worked	13/0	25	28	0	-	7		Dec Name of
Ti	69	Date:	And Look	26.5	9	- 20	4			- 1	C255+4
13	70	Anniged	Open Guidal disso	TRE	w	A				1	
13	71	Pro Minne	Name	N	n	. 10	0	10	M	+	Ameri, COES
13	72	-	Accepted	0.6	39.	36	6	10.		9	G
13	73		find feet flast	35	19	30	0-				
13	74	Person	Alestonia Princip	25		160		A		2	Matrie
1	75	frage.	SHALLSHARM BUT	M.	30	10	4				Silari, Citypescowing pure
1	76	Name and	Montey Pho		40	18	,	1		-	DNS, William
1	77	Partie secondard	Perpe Leit Floor		ж	10	1.			-	cost
1	78	-	Salas Opensi	0.0	44.	14.		4	. w	9	
-	79	s Sperment	Sides Ogress		-40						-
-	80	Experience Cupremie	Status Digestes	23	w	1			-		Downe
100	81	(Amount)	Relaciones	63,13	*	4	0		4		Consist
н	82	Carree	Station Organia	14		1	0				Desire
44	83	Separe	Care Report	W.	60	n	14				Topped And Australia for wells
100	84	Ampania	Class Swillness	12.5		- 15	14				Singered, Prot sectorials for confe
100	85	Management of the least of the	Minimum Pind	11.0	42	20	14				200x2
-	86	state on	***	2.55	18	15		4			
1	87	Suitere	Bullion Selb	13, 13		-				-	(II) masser gura, Or property
-	88	plantame:	Minnang Fire	25		-	0	-			Spring has, Lagertick our
н	89	Aspiros regio	English Windows:	20	DE.	0	1		4		MARK Surge trans wound. Or
Н	90	Germingled	Die Dale	7	5	15					On presently liver, still girlifest to
-	91	German	Minus Sertesi	4	20	20					On property fire, Faller, swir, 44
-	92	And taken	Microry Prot.	ta.	19		*				produg woods Large track record, Long Street
	93	Agran James d	Planted Pipler	w	20	- m					On adjacent passents, Handad, I
-	94	Querran Males	'May Dri	125	20	-			*		the regard to draw to the
+	95	Serve Horn	WANTER	6.150	15				-	0	De passer's five. Was give.
-	96	Alleria allera	Tree of Garners	0	20	2	0	1	*		Marie
-	97	Assessables	name to	10.5	100	-	-	4	9		- Ameri
Ή	98	Autom	Name of Proc.	IES	20	-		1			is some Minal
-	99	-	One Person	1	25	-	-	1			Baston
-	100		Colomo Pinamia	12	B	-			-	-	Draw trea
10	101	Comp Street	Outree Friends	1	25	30	6	4	1		Sport Pres
16	102	hate a second	1000		211	-		-			-
-	103	Darrie Comm	Villey Chil	14,0	-	-	0	-	-	0	Service time, Physician prov
H	-	-	-	-	-0	100	-	-	-	-	These decisioning was all, the
ж	104	Course riveges &	Mercuk	BAK	26		14	1	Y	f.	green mark until anythin berna.
1	105	Page of the last	-	u	25	20	9	4		0	lossiva; la

+ TO BE REMOVED

\*\* PROTECTED TREE TO BE REMOVED

FINANCIAL CONCRETE TO HE WINDSO DESTRUC MOON DEEN AND MALL TO BE REMOVED

DEMOLITION QUANTITIES L750 SF CONCRETE CARRE CATTER & SIGNAL A REMOVIE 680 SF BOOD DECRUIS (ELICVIN) NOTO RETAINE NALL RESOURL THE RESOURCE 77 TOTAL

REVIEW COPY SUBJECT TO REVISION

NOT FINAL

THE MEDIT OF THE PARTY OF



2655 Stammel Drive, Suits 105 Concerd, CA 94530 Phone (925) 874-9082 For: (925) 874-9279

JORGAN PROPERTY

THE OLIVIA ON MARSH CREEK

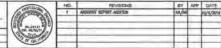
CITY OF CLAYTON

**6490 MARSH CREEK ROAD DEMOLITION & TREE REMOVAL PLAN** CONTRA COSTA COUNTY

CALIFORN

A.P.M. 119-021-013 DESIGNED LINOSH THE DIRECTION OF

П	MICHAEL E. HELANS FLCS: No. ISTAT SPERMISSISSIST	DATE
- 1	DEGIGNE KRA	JOS NO: 740
1	DRAWN HAWSHISCHL	DATE: COTOBER 2019
М	CHEDIED: MEM	SCALE AS BHOWN



44 25 2 5 6 6 W C Start presery line

2 6 0 4 6 2 4 2

1 6 6

2 0 a A5 20 1 5 5 W

45 10 2 1 0

1 2 2 3 9 . 30 7 6 6 4 6

U 25 1 6 1 .

AS 20 1 6 5 4

B 1 0 1 55 8 1 1 1

4.0 25 I 0 6 4 8 1 5 1

4 H 1 0 0

4 1 1 1

55 25 2 1 0 0

4 B I 0 0

3 8 4 9 9

M 1 1 1

a 1

3 0 0

...

8 9

6 20 4

44 H 1

F 16 4.4

6 B 1

M B 1

54

20 1 5 1 4

2 2 2 2 4 4

2 1 0 0 4 4

20 2 2 2 4 0 2 0 0 0 0 ta ps 1 f e e e e 53 5 1 T T T T

8 1 1 1 1 1 4 8 2 2 2 4 4 5 2 5 5 2 4 9 15 25 1 0 0 0 0

43 29

4 70

4.5 25

110

112 113

116

117

118 119

120

121

122

130

131

132 133

138 139

140

142

143

144

145

147

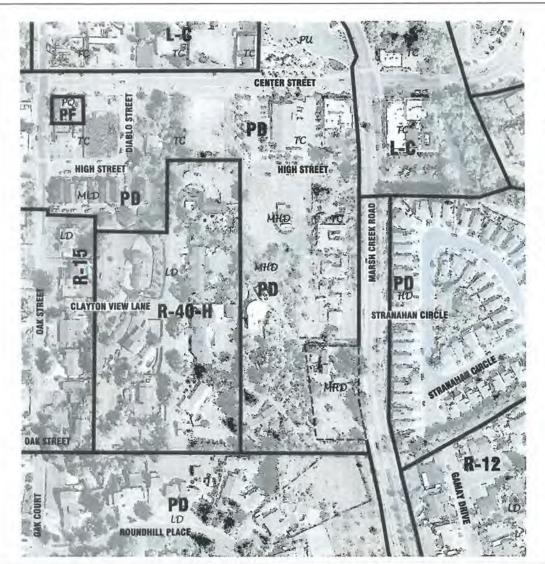
148

151

149 Separates

150 Consumer

C-3



# **LEGEND AND ABBREVIATIONS**

HD	SINGLE FAMILY HIGH BENSITY (PER GENERAL PLAN - 5.1 TO 7.5 UNITS PER GROSS ACRE)
PU	OPEN SPACE/RECREATIONAL (PER GENERAL PLAN)
RD	RURAL ESTATE (PER GENERAL PLAN - 0 TO 1 UNITS PER GROSS ACRE)
PQ	PUBLIC/QUASI PUBLIC (PER GENERAL PLAN)
LD	SINGLE FAMILY, LOW DENSITY (PER GENERAL PLAN - 1 TO 3 UNITS PER GROSS ACRE)
TC	TOWN CENTER (PER GENERAL PLAN)
MLD	MULTI FAMILY, LOW DENSITY (PER GENERAL PLAN - 7.6 TO 10 UNITS PER GROSS ACRE)
MHD	MULTI FAMILY, HIGH DENSITY (PER GENERAL PLAN - 15.1 TO 20 UNITS PER GROSS AGRE)
PD	PLANNED DEVELOPMENT
PF	PUBLIC FACILITY
R-15	15,000 SF MIN. LOT SIZE
R-40-H	40,000 SF MIN. LOT SIZE, HORSES ALLOWED
L-C	LIMITED COMMERCIAL
	SITE BOUNDARY
	ZONING BOUNDARY



REVIEW COPY SUBJECT TO REVISION NOT FINAL YES MERS TO SE RESIDENCE OF THE CONTROL OF THE PROPERTY OF THE ASSECTION OF THE PROPERTY OF THE ASSECTION OF THE PROPERTY OF THE



2655 Stemed Dalve, Salbs 105 Concerd, CA 94520 Phone: (925) 674–9052 Fax: (925) 674–9279 Web: www.mäsniossociotes.com

CITY OF CLAYTON

THE OLIVIA ON MARSH CREEK

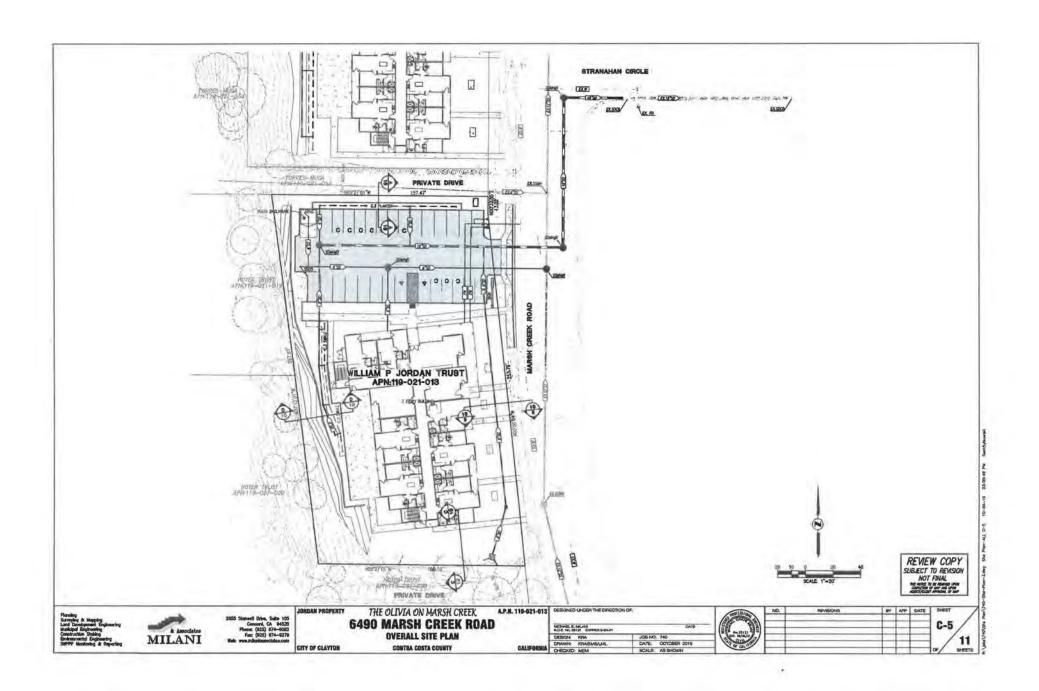
6490 MARSH CREEK ROAD **ZONING EXHIBIT** 

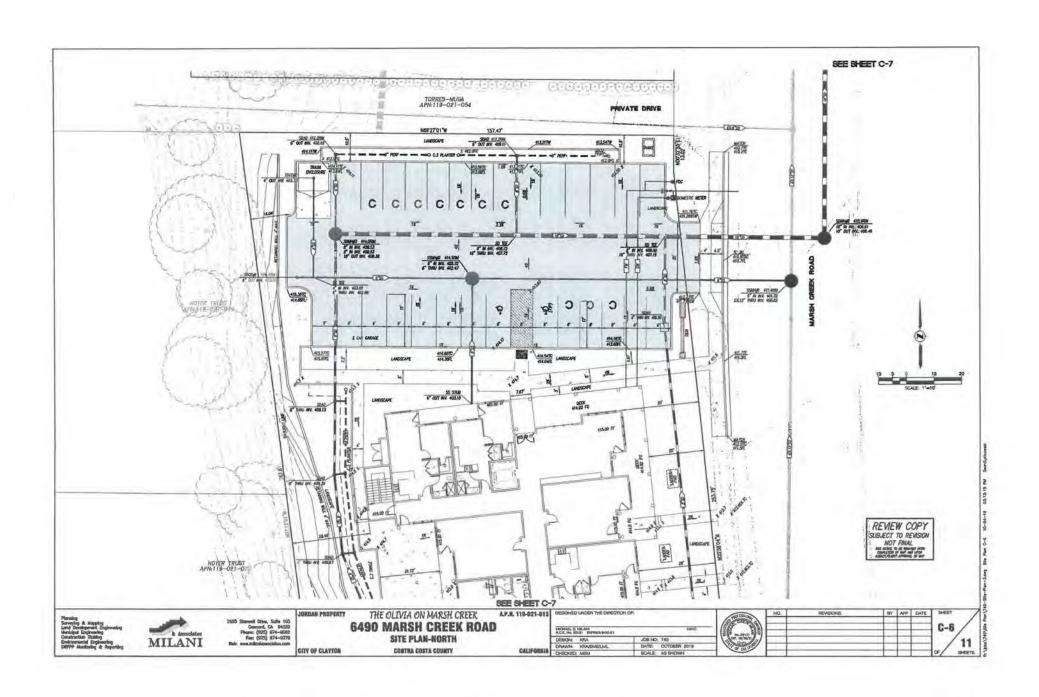
CONTRA COSTA COUNTY CALIFORNI

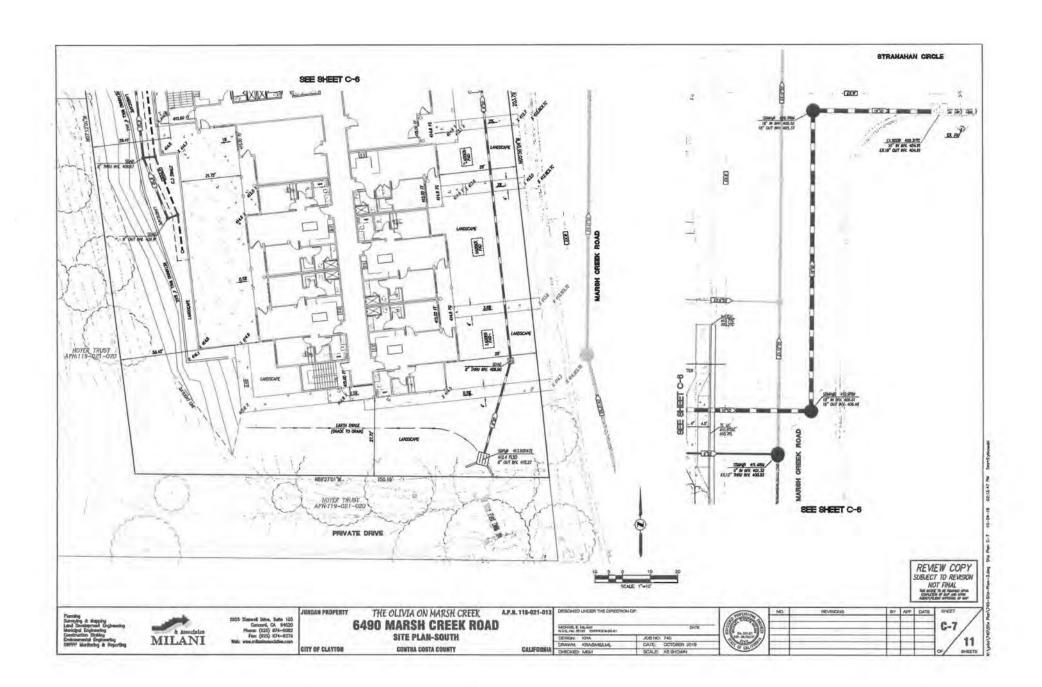
A.P.R. 119-021-013 DESIGNED UNDER THE DIRECTION OF:

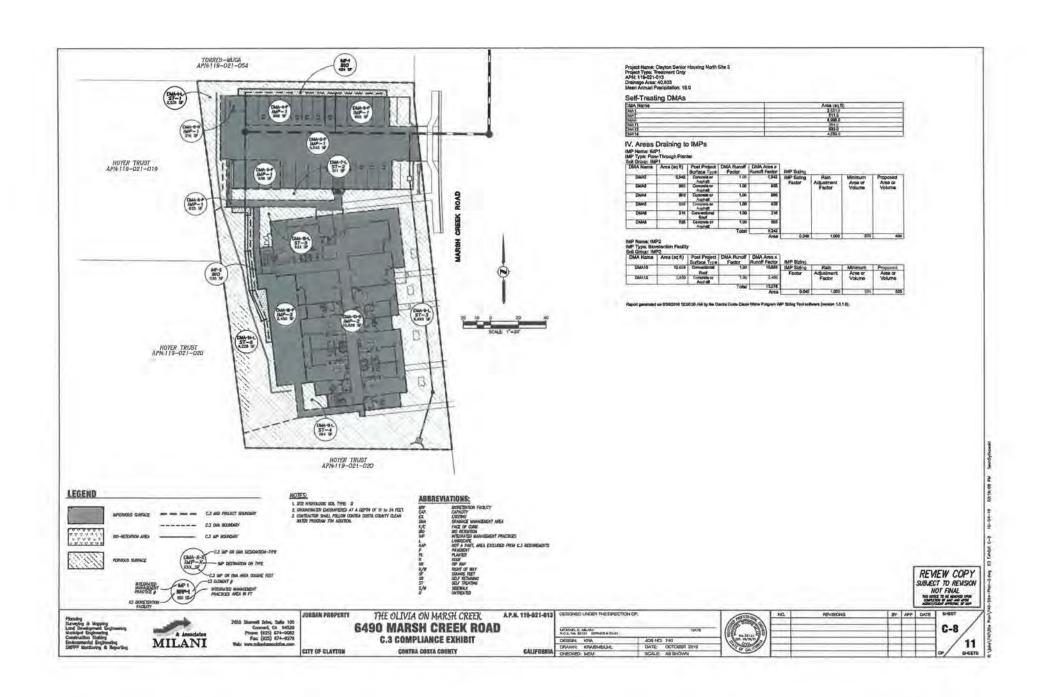
ı	RGE No. 85121 EMPERI \$-00-21	DANE
ľ	DESIGNE HPLA	JOB NO: 740
ľ	DRAWN MASHMALMIL	DATE: OCTOBER 2019
ŀ	CHECKED; MEM	SCALE AS SHOWN











Make sure your crews and subs do the job right! Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the bealth of creeks and the Bay sudies continentes and crews plan sheed to keep dirt, debris, and other construction waster away from sestern drains and focal. creeks. Following these guidelines and the project specifications will ensure your compliance with City of



#### Materials storage & spill cleanup

Non-hezardous materials tremagament

Flenck, Altri, and climiter manerials must be sured as losse 10 Arm (5 meters) disease. cards beater. All assertantian muscled must be revened with a term and compliant with a periodest control during not mustice or when only is firemental or when not sethyoly being used within 14 theys.

- " The (less don't oversee) reclaimed water the stars counted as gooded. Sweep or vectors streets and other paved onter delay. Do not wish drive errors or work copie with water!
- Barrycle all supball, contento, and aggregate trace material from describing activities. County with City of Present Collectors for marying reconstitute meeting, word, any based, play, ste.
- Classic descriptors regularly for leaks and to make some they use not remailist.
   Leptir or regions leaking descriptors protegilly.
   Cover all descriptors with a topy at the end of every work stay or during not sension.

Hazardona matedala munugement

- Label ali bassatique materiale and hazandana weane (reads as penticides, petitis, thinners, actionics, find, oil, and outflower) in accordance with only, county, state, and findered requirements.
- appropriate accordary conspictment and cover them at the red of every work day or ducting was weather or when cain is its reasond.
- at Polline manufacturer's application hastrocrims for hemologe restricts and be results) not to use more than accessery. Do not apply thermicals ocalizes when rais is discounted within 24 hours.
- \* Bu sure to arrange for appropriate disposal of all baseshous source.

Spill prevention and control

- Knep a sociable of spill closury materials (rags, absorbana, on: ) contable at the conseination site of all times. When sollts or leaks soors, commit them immediately and he reminderly useful.
- to unrevent leader and solifle from maching the genter, street, or every design. Sever weak spilled material late a guiter, street, storm drain, or world " Dispose of all commons: and cleaner manufals properly
- " Report my humminus meterials splite immediately! Dist 913

Construction Entrences and Perimeter

- of Earthful and mustain officeive perioder controls and authors all constructs entranges and cutte to sufficiently sentral errotors and softener Andarysa floor size and tracking off size.
- Sweep or vertain any since tracking (associately and accord with as provint further tracking

Vehicle and equipment maintenance & cleaning

- or impect validates and equipment for lasks frequently. Use delp pure to extels looks mill repairs are mode; repair bakis
- Post and ministric vehicles on alle only in a berned cres or over a drip pan that
- is hig eanugh to provent ranoff. If you must clean vehicles or equipmen on tito, slow with water only is a Second out the will not allow chase water to one late gatters, stores,
- siamo drainic, oy craelis. ➤ Do not close vehicles at agrigment no-eins uning except, polyemit, degracers, Warm planning agriculturers, em-



- of street commercial and on the site where it will not called in the street
- \* Younder to dump tracks should take place on the size, see in the same
- ar therefore role, effections, or other round measure to relations the flow of all off the site.



are only allowed during do wouldn by permit and so approved by the City beginning to the Flold. Matern vegendon is the best form of poolen commit, Mintention disturbance to retake voenates whoever need in er II you distact a store during countraction pervent ecosion by securing the sull with must an control fabric, or send with their growing greats to soon at possible. Place fiber colls down-slope mail sed in secure.

endarground testes or pipes, or booted debately, sall the Hegisters for help in describing what should be done, and recover discoult of immediated and counting to their impaction

## Dewatering operations

- # Effectively manage all not-ex, all most? within the sire, and all mould that discharges from the alls, Ramons from off site shall be directed ewey from all disturbed area or shall collectively be in compliance.
- " Hause weer Die dust control, lerigniten. or section to-city propose to the gentlest extrait possible.
- Be must in notify and obtain approved flow, the Fingineer before discharging water to a street, gitter, or storm deals. Plination or discovery through a busin, work or enthangling may be required.
- of to area of known commission, inside it moning their to make or finiteness of countriess. County with the Engineer to determine what nating is trapient and how to integral could. Commitment providence must be sented or basist off-site for present disposal.

#### Saw cutting

- A) stryk econglisisty scorer or horricado strem desis in his serios over coeffice. Une filter falsels, much beats tolet filters, or would grove began to know story mix of
- P. Dovol, aborts, or various any our slowy and side to all water as soon as you are finished in one location or at the end of each work day (whichever is
- in If was not shorty maters a much basis, place it up to mediately

#### Paving/asphalt work



- of Almeys order stress dutie takes and mentales when paving or applying and cont, lack cost, stimy seed, or this seed.
- → Period guara, dickes, and damage source with send/gravel bags, or contact berrist. → Do not aways or week shows move excels from and undler into autoes store drains. on preals. Callies: send and return it to the makein or dispose of it as each
- P De wel use water to walls lived think asphal SOLUTIO DESCRIPTION.

#### Concrete, grout, and mortar storage & waste disposal

- Store success, great, and martin under cover, on police and every lover straintage terms. These materials must never reach a Stone dista.
- arms that will not allow effectiveness of weak water onto the technilying soil or usin the someoning areas



Called the wash were from weaking temporal. Aggregate concrets and unove it für epproprista discount off site.

44444€

# Painting

- Decide to mixture a of uterplace - Palet and passin water-base point believ ringing breaker,
- At Philat and assume oil based under holives alsoning brushes in this new " Filter pulsi infaners and solvenia for some whenever possible. Dispute of 68-based paint studies and uncatable thinner as

#### Landscape Materials

- materials (molest, everyors; feeliliters, etc.) theory was wester or who min is the manufact when my netty-by being cold widds 14 days.
- → Discustime the application of any smallble landscape material within X street of firmatted rain suit during wet wreather.

Fer references and more devalled believes ben-

JOSDAN PROPERTY THE OLIVIA ON MARSH CREEK

**6490 MARSH CREEK ROAD** 

CONTRA COSTA COUNTY

A.P.M. 110-021-013

DATE OCTOBER 2018 DRAWN KRASMSAM



Cancerd, CA 84520 Phose (925) 674-0082 Fac (925) 674-9279

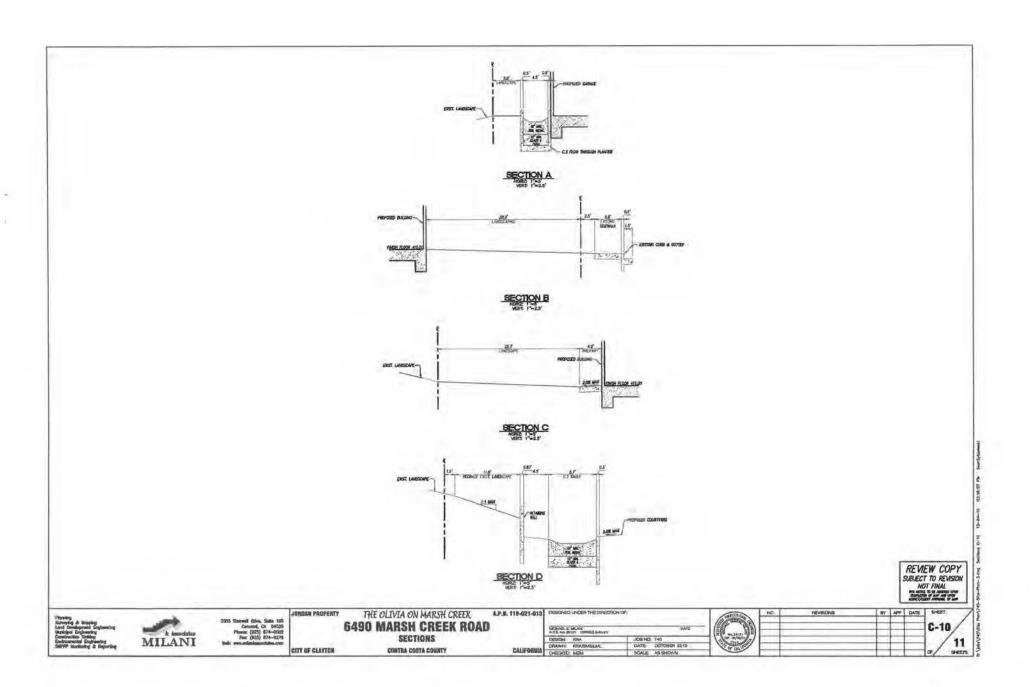
CITY OF GLAYTON

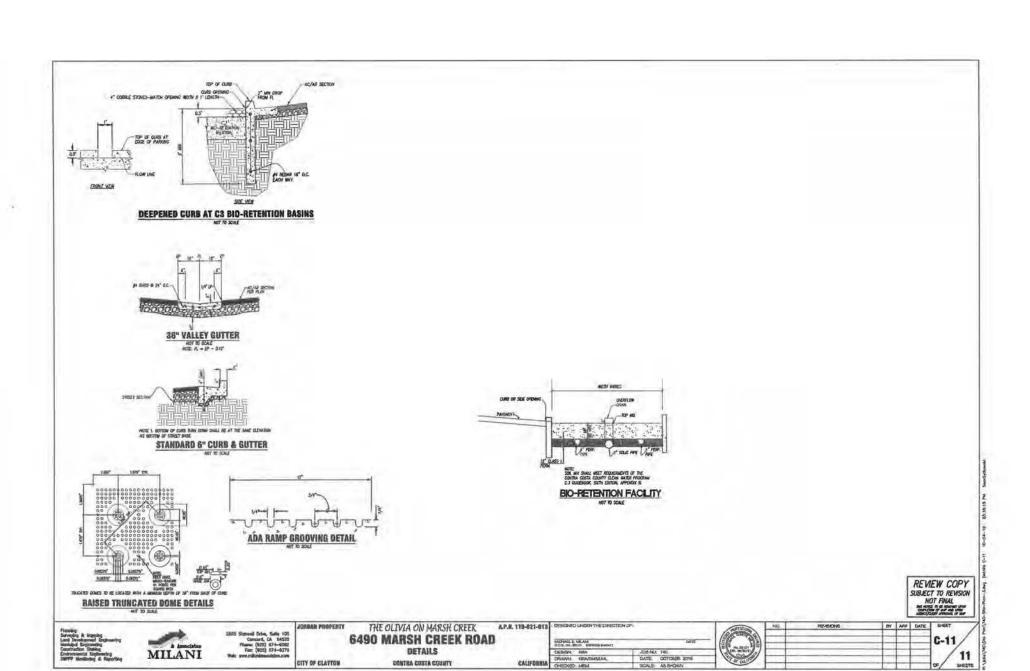
**CLEAN BAY BLUE PRINT** 

Storm drain polluters may be liable for fines of \$10,000 or more per day!

CALIFORNIA

CLEAN BAY BLUE PRINT





# "THE OLIVIA ON MARSH CREEK" A 55+ COMMUNITY

6170 High St. Clayton, CA 94517

#### CONSULTANTS

Structural Engineer: AG Schmidt Peter Schmidt 44IS Cowell Rd Concord CA 94318 [925] 669-9130

John Newton 5666 Telagreph Ave. Suite A Oakland, CA 94609

Civil Engineer:
Milgri and Associativa Eng.
2505 Stanwell Dr. #105
Concord, CA 94520
Kalcock@milgel-eng.com
Atter: Ken Alcock

MD Fotheringham, Landscape And 1700 North Bruedway, Suite 390 Walmit Creek, CA 9459b. MDF89DFethershem.com. Atten: Michael Fotheringham/Ben

Planning Consultanta: PlaceWorks 1625 Shattuck Ave. # 500 Burkeley, CA 94709 Climos@placeworks.com Atten: Charlie Knes

Friar Associates, Incorpo (geologist and solls) 2656 Nicholson Street San Leandro, CA 94377 Friar4515@gmail.com Atter: John Friar

Noise: Thombum Ausociation 20550 Ealer Road Centre Valley, CA 94546 5;r@ta-inc.com Attent Steven Therbum

Traffic Engineer: Kimlay Horn 4637 Chabot Drive Suite 300 Flessanton, CA 94588 Ben Nule Bitaniay-horn.com

Up Light Electrical Engineerin 3530 Twitchell bland rd West Seoramento, CA 95691 [lany@upilghtee.com Atten. Jim Leny

#### PROJECT STATEMENT

Artorist: SSCA Tree Consulting IS34 Rose St. Crocketz, CA 94525 Stave@sbestyres.com

Air Quality: Ambient 612 12th St., Suite 201 Paso Robins, CA 93446 Kurt@ambient.comsultin

Owner and Developer: William P. Jordan

P.O. Sox 547 Clayton, CA 94517 Siliponian@obcglobal.net Atture Bill Jordan

Phase I Emiroconstal: Partner Engineering and Science, Inc. 254 Torrance Blvd., Suite 200 Torrance, CA 9030 Corplor@partnerest.com Attent Cody Taylor

using the abolives, beld, Fraktieway, not closers one are never of confidences as type. The studiestics as type. The studiestics of the confidence with studiestic and produced as swell as wording profession. The development will control to enhance the sea wedge to devention as well as wording profession. The development will control to enhance the sea wedge to devention as well as wording profession. It will have all tools however for the residence disidence for not to it will be will be useful as well as a description that is become for integrigible positionesses as meaning as an association of the profession of the profession of these pales.

#### VICINITY MAP



William Jordan Design & Developm PO Box 547 Clayton, CA 94517 (925) 872-7249

### SHEET INDEX

Project Tile Schle on Princh Carel
Andrease
Andr

though chountably 4ct.
Graves John
Graves Hales Elec Glass G
6400 Hearth Create Hales Class G
6400 Hearth Create Hales G
6400 Hearth Create
Hales Share Hales G
100 Hearth Create
Hales Colored

100 Hearth Create

110 Heart

PROJECT INFO

Project "The Olinia on Marsh Creek Addresses

Squies Fest of Buildings 600 High to: 29 202 SF 600 High to: 29 202 SF 6400 High Cheek AC 27 ACS SF 6400 High Cheek AC 27 ACS SF hailding Higher Allowed: 40 Fest 6400 High to: 370-37 6400 Heart Coast McC 37 47 6400 Heart Coast McC 37 47 6400 Heart Coast McC 37 47

Lot Coverage Max. 65% Lot Coverage: See Chit plans and Landerage plans

RECEIVED

DET 1 4 2019

CITY OF CLAYTON COMMUNITY DEVELOPMENT DEPT.

COVER SHEET, PROJECT INFO, EXEMDERANG MERIODE RIAN MERIODE RIAN MERIODE RIAN

BOOF FLAN
BOOF FLAN
BOOF FLAN
BOT AND REAR ELEVATIONS
FRONT AND RESHT BLEVATION
TRACH FLOOR FLANS & ELEVATI
COLOR RESIDERANGS

PROJECT ADDRESS: 6170 High St. Clayton, CA 94517 APN: 119-021-063

> OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 (925) 872-7249

"The Olivia on Marsh Creek" A 55+ Community

COVER SHEET, PROJECT INFO, & RENDERING

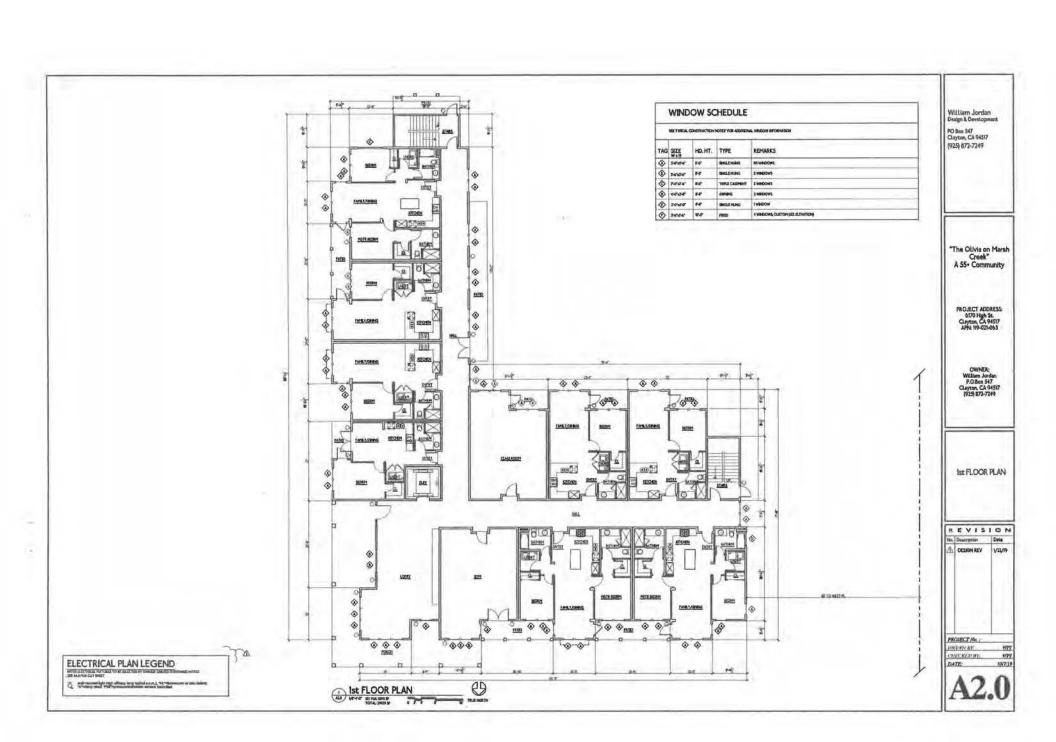
REVISION

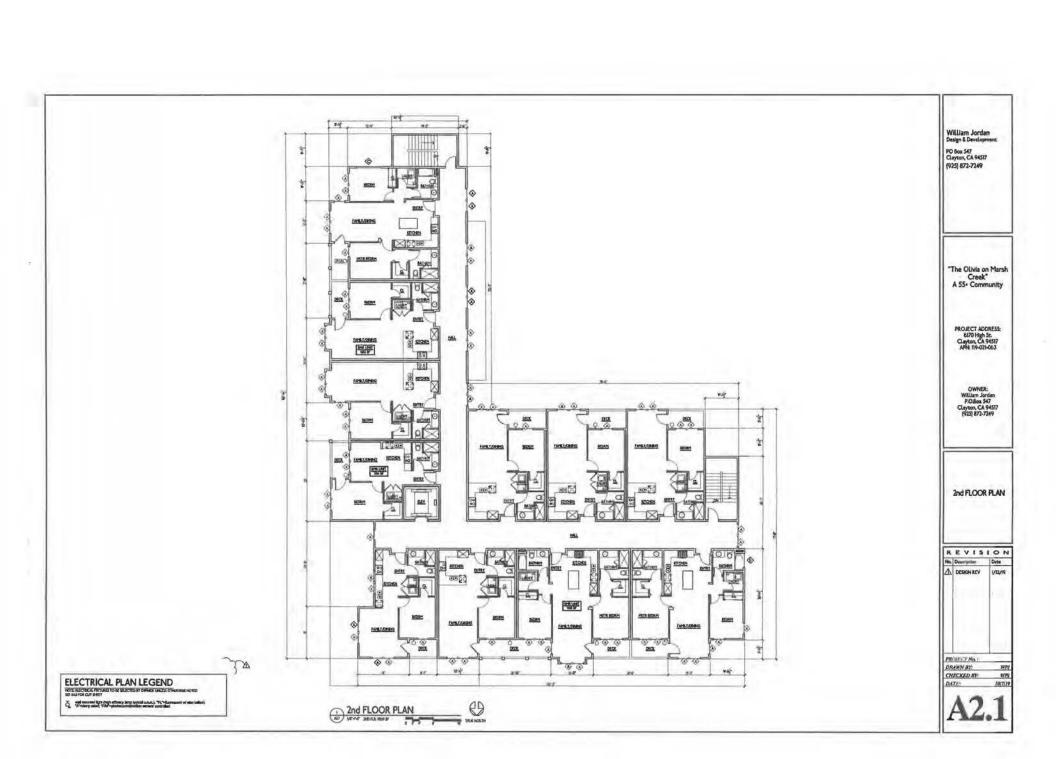
No. Description

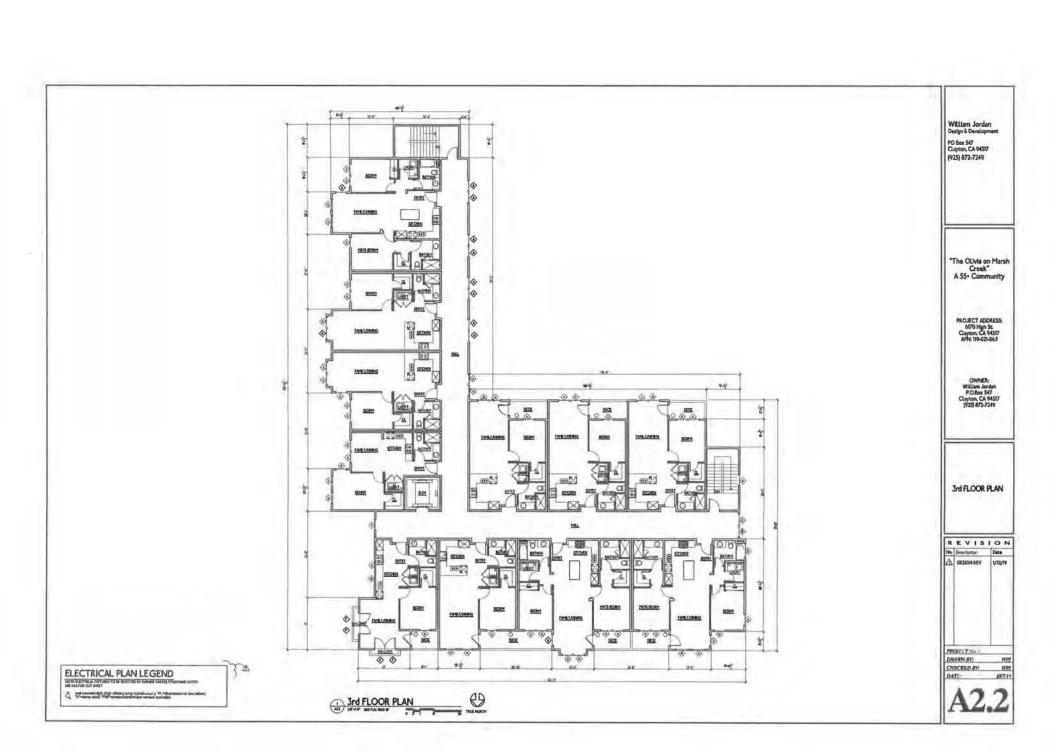
A DESIGNITEV 1/22/19

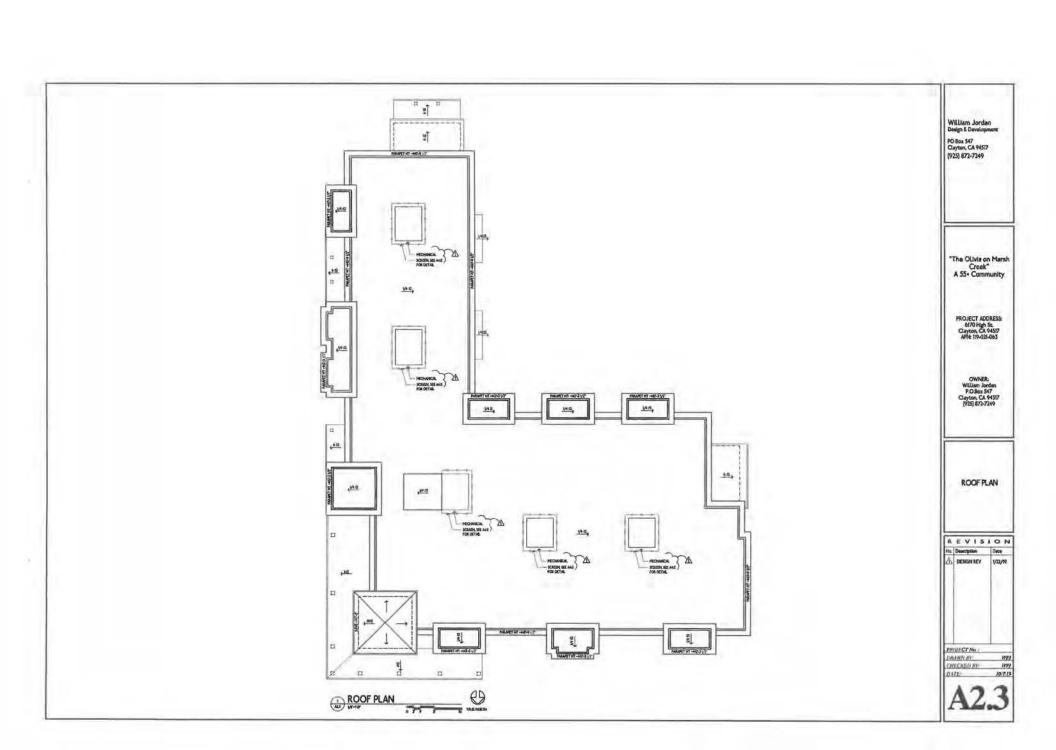
PROJECT No. DRAWN BY CHECKED BY: WPJ















William Jorden Design & Development

PO Box 547 Clayton, CA 94517 (925) 872-7249

"The Olivia on Marsh Creek" A 55+ Community

PROJECT ADDRESS: 6170 High St. Clayton, CA 94517 APN: 119-021-063

> OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 [925] 872-7249

LEFT (EAST) & REAR (SOUTH) ELEVATIONS

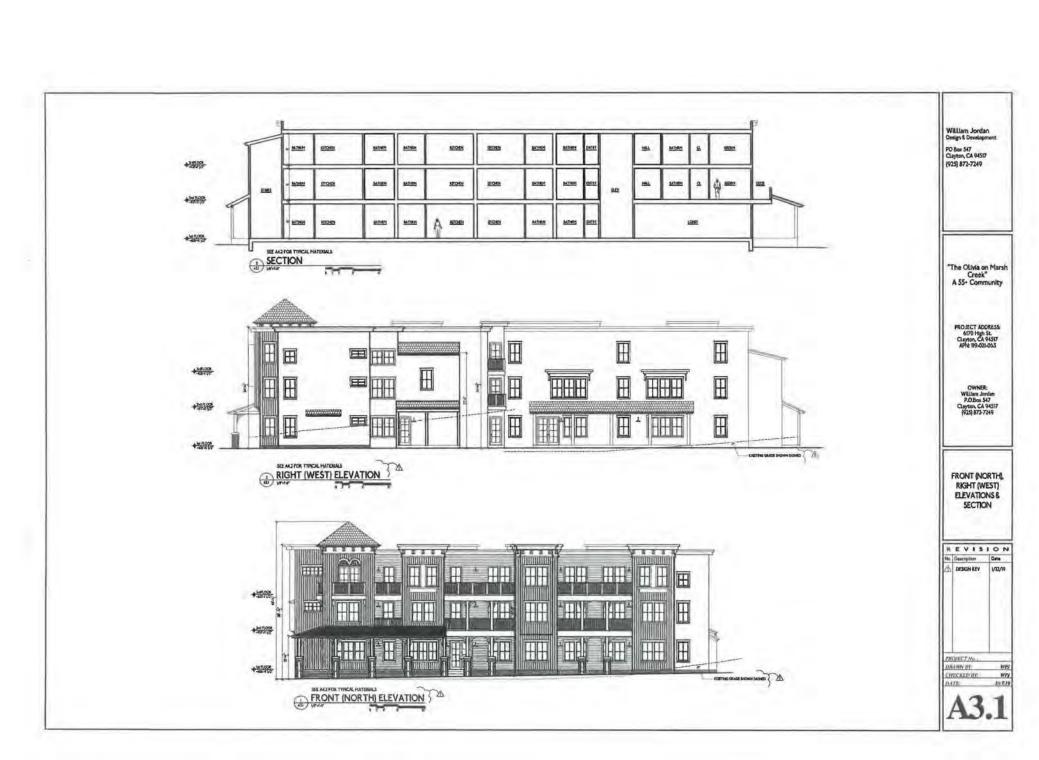
No.	Description	Date
A	DENGN REV	V22/19

PRIVECT NO.

DRAWN BY. B.

CHECKED BY: B.

DATE: 1077



44 3 BIN TRASH ENCLOSURE are . 3 BIN TRASH ENCLOSURE 3 BIN TRASH ENCLOSURE 3 BIN TRASH ENCLOSURE 3 BIN TRASH ENCLOSURE FLOOR PLAN

William Jordan Design & Development PO Box 547 Cleyton, CA 94517 (925) 872-7249

"The Olivia on Marsh Creek" A 55\* Community

PROJECT ADDRESS: 6170 High St. Clayton, CA 94517 APPE 119-021-063

OWNER: William Jordan P.O.Box 547 Clayton, CA 94597 (925) 872-7249

TRASH BIN ENC. FLOOR PLANS & ELEVATIONS

No Description Date  DESIGN REV V22/N		EVIS			
⚠ DESKIN REV V22/N	No.		Date		
	Δ	DESKIN REV	VIII/M		

PROVISCE NO.:

DRAWN BY: BY:

CHECKED BY: WP!

DATE: IGNIN

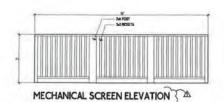




VIEW PARKING LOT RENDERING



EXTERIOR LIGHT TO BE INSTALLED AT ALL ENTRANCES, EXITS, PORCHES, GARAGES



REAR VIEW RENDERING

William Jordan Design & Development PO Box 547 Clayton, CA 94517

(925) 872-7249

"The Olivia on Marsh Creek" A 55+ Community

PROJECT ADDRESS: 6170 High St. Clayton, CA 94517 APN: 119-021-063

OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 (925) 872-7249

RENDERINGS & EXTERIOR LIGHTING CUT SHEET

R E V I S I O N
No. Description Date

DESIGN REV 1/22/19

PROJECT No.:

DRAWN BY: WY:

CHECKED BY: WY.

A4.0

#### MATERIALS



SMOOTH HARDIE LAP SIDING



BRICK BASE



SMOOTH HARDIE BOARD & BATTEN



COMP. SHINGLE ROOF



CORRUGATED METAL ROOF



**RETAINING WALL** 

COLORS (KELLY MOORE PAINTS)



TRIM COLOR



**TOWER WALL COLOR** 



WALL COLOR



WALL COLOR



ROOF COLOR

William Jordan Design & Development PO Box 547 Clayton, CA 94517 (925) 872-7249

"The Olivia on Marsh Creek" A 55+ Community

PROJECT ADDRESS: 6170 High St. Clayton, CA 94517 APN: 119-021-063

OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 (925) 872-7249

MATERIAL & COLOR BOARD

No. Description		Date	
A	DESIGN REV	V22/19	
		1	

PROJECT No. . DRAWN BY: CHECKED BY: DATE:



1381 SHELL LN = 28' TALL

1754-1756 INDIAN WELLS WAY=30' TALL



1784-1786 INDIAN WELLS WAY=32' TALL



4805 KELLER RIDGE=26' TALL



6061 CLAYTON VIEW= 42' TALL (4-STORIES)

PROJECT UNDER REVIEW, 5701 CLAYTON RD= 37'-9" TALL



CLAYTON CITY HALL 6000 HERITAGE TRAIL=40' TALL



6024 HIGH ST=34' TALL

PO Box 547 Clayton, CA 94517 (925) 872-7249

"The Olivia on Marsh Creek" A 55+ Community

PROJECT ADDRESS: 6170 High St. Clayton, CA 94517 APN: 119-021-063

OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 (925) 872-7249

HIGH DENSITY NEIGHBORHOOD CONTEXT

REVISION No. Description

DESIGN REV

CHECKED BY: DATE:

# "THE OLIVIA ON MARSH CREEK" A 55+ COMMUNITY

6450 Marsh Creek Rd. Clayton, CA 94517

### CONSULTANTS

Structural Engines AG Schmidt Peter Schmidt 4415 Cowell Rd Goncard CA 9458

5656 Telegraph Ave, Suite A Oakland, CA 94609

Chil Engineer: Milani and Associates Eng 2505 Stamwell, Dr. #105 Concord, CA 94530 Kalcock@milani-ang.com Attan: Kan Alcock

MD Fortheringham, Landscape Archit 1700 North Broadway, Satte 390 Walnut Creek, CA 94596 HOFEHOFatherstean.com HDF6HDFathersham.com Attent Michael, Fotheringham/Bon Hi

Planning Consoliums: PlaceWorks 1525 Stattuck Are. #300 Berkeley, CA 94709 Clinos@placeworks.com Attes: Charlie Knox

Thomburn Association 2088 Baker Apad Castro Vellay, CA 94546 Shifts-Inc.com Acters Steven Thorburn

Traffic Engineer: Kinkey Horn 4637 Chebot Drive Suite 500 Pleasanton, CA 94588 Bes Nate Stanley-horn.com

Up Light Electrical Engineers \$130 Twitchell Island of West Secremento, CA 95691 Jery@uplightes.com Attan. Jim Lery

#### PROJECT STATEMENT

Arborase 58CA Tree Considering 1534 Rose St. Crockett, CA 94525 StreetBehouting com

Anchieologist: Pacific Legicy Bay Area Division 900 Modoc St. Berksley, CA 94707 Holm@pacificLegacy.c Atter: Lisa Holm

Air Quality: Antident 612 lizh St., Suita 201 Paso Roblan, CA 93446 Kurt-Bandsons.consulting Attant Kurt Legialter

Owner and Developer: William P. Jordan P.O. Bex 547 Cusyton, CA 94517 Billjordan@ebcglobel.net Atter: Bill Jordan

Phase I Environmentals
Pertner Engineering and Science, Inc.
2154 Transnes Blvd., Suite 200
Torrance, CA 90501
Ctoylor®partneresicore
Actes: Cody Taylor

n urban gestetzene. word was kapp gelog basis to when we were looking at elevations. The project arch ing borksontal alding, lesteen bound siding, tall, windows, pempet roof styless, porch

#### VICINITY MAP



William Jordan PO Box 547 Clayton, CA 94517 (925) 872-7249

"The Olivia On Marsh Creek"

A 55+Community

PROJECT ADDRESS: 6450 Marsh Creek Rd. Clayton, CA 94517 APN: 119-021-055

OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 (925) 872 7249

COVER SHEET, PROJECT INFO.

& RENDERING

REVISION

PROJECT INFO
Project THE ODD on Pulse Obset's
Adversars
600 Very Local Rec. Capture
600 Very Local Rec. Pulse Very Local Very No. 600
600 Very Capture Very Local Rec. Pulse Very Very No. 600
600 Very Local Rec. Capture Very Local Rec. Capture
600 Very Lo

recording Accommission Acc.

General Selvi.

1070 High Sci. Less State 4.5016 SF

1070 High Sci. Less State 4.5016 SF

1070 High Sci. Less State 4.5016 SF

1070 High Create Ref Less State 4.5016 SF

1070 High Sci. Create Ref Less State 1.5016 SF

1070 High Sci. Sci. Selvi.

1070 High Sci. Selv

PROJECT INFO

## SHEET INDEX

SOF PLAN
ROOF PLAN
ROOF PLAN
REPART AND REAR ELEVATIONS
FRONT AND REAR ELEVATIONS
TRAIN FLOOR PLANS & BLEVATI
COLOR REMOGRANGS

Square Feet of Bulldings: 6070 High St.: 20,929 SF 6450 Marsh Creek Rd: 27,862 SF 6490 Marsh Creek Rd: 27,862 SF 40 feet Building Height via Density Bonut 6176 High St; 37-2 §\* 6450 Marsh Creek R.6: 37-6\* 6490 Marsh Creek R.6; 38-6\*

Serbacks via Danalty Bonus Law Walson Sen Civil plans and landscope plans

Let Coverage Max: 65% Let Coverage: See Ovil plans and landscape plans

RECEIVED

OCT 1 4 2019

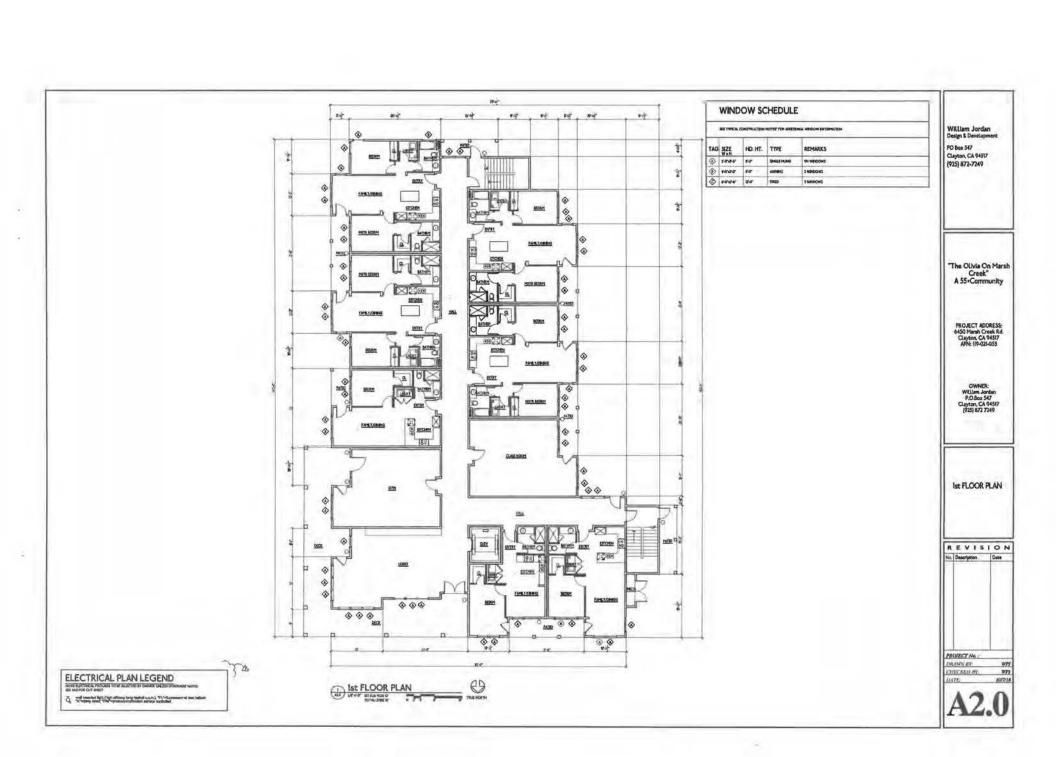
CITY OF CLAYTON
COMMUNITY DEVELOPMENT DEPT.

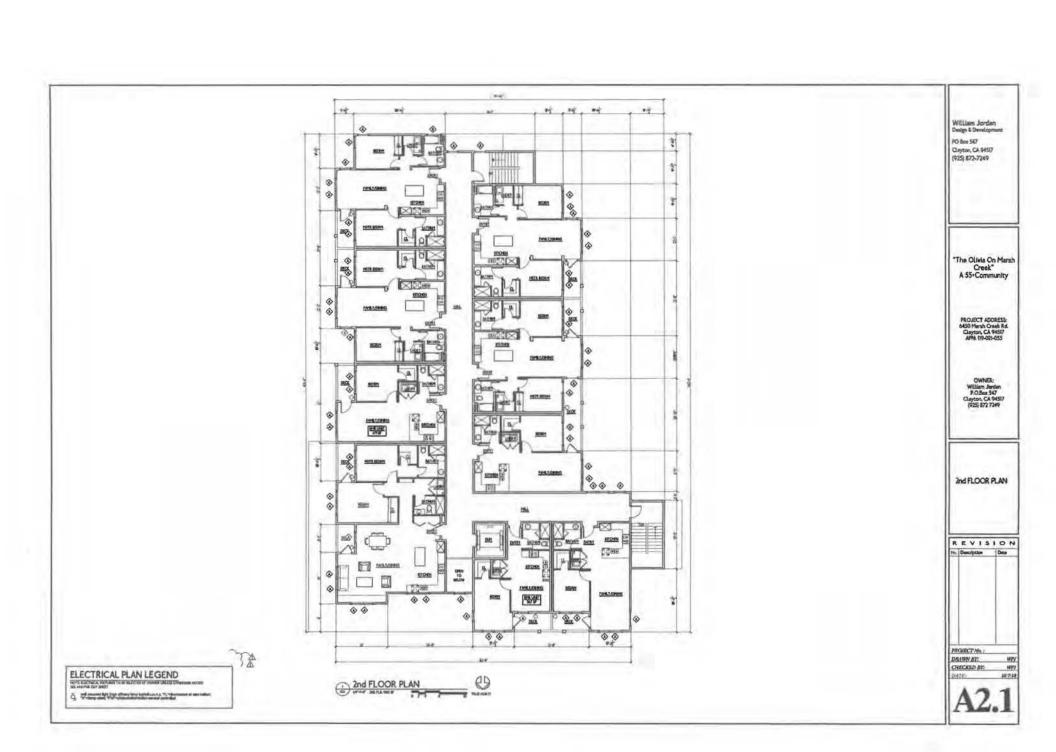
WPI

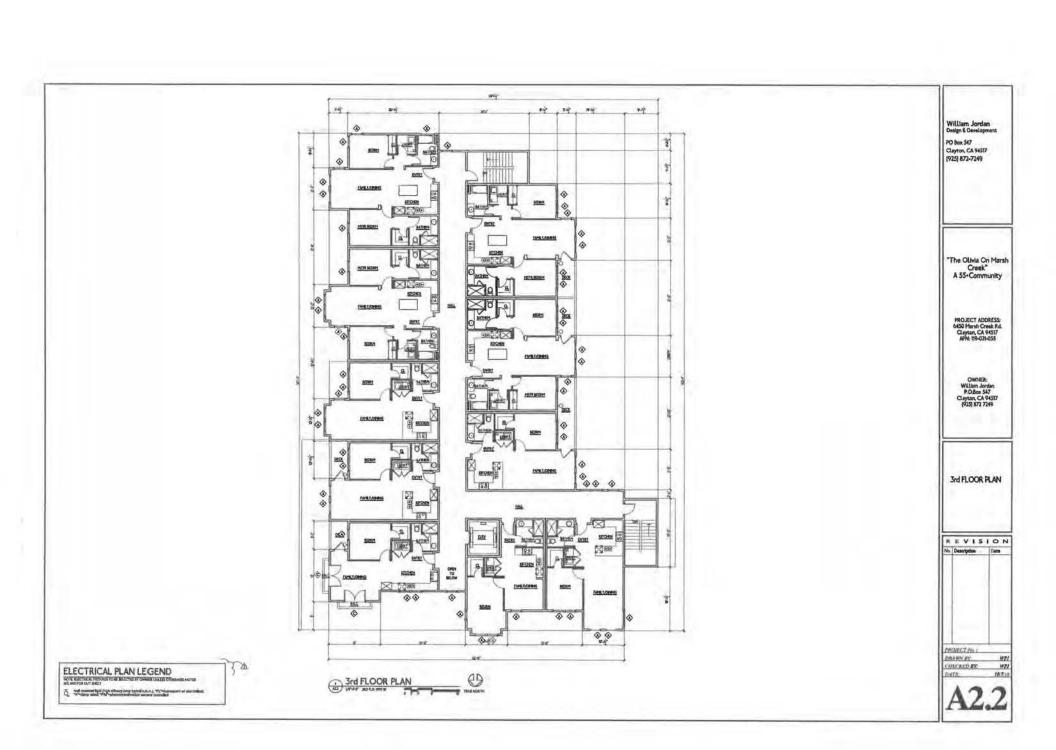
PROJECT No. DRAWN BY

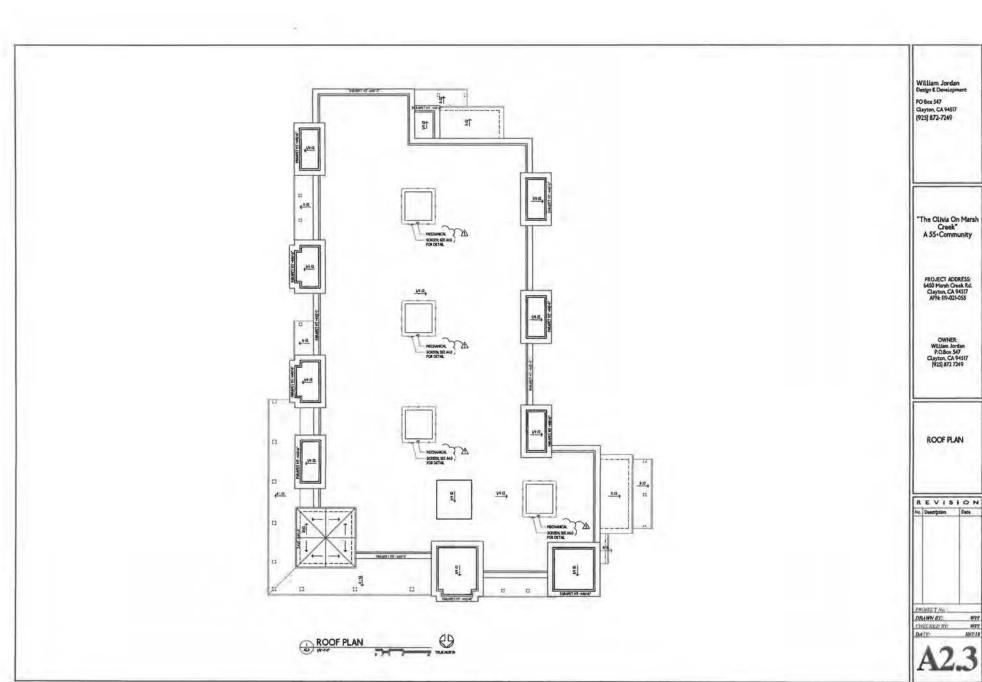
CHECKED BY: DATE:

VIEW FROM MARSH CREEK RD TOWER VIEW RENDERING









No.	E V I S Description	Date





William Jordan Design & Development

PO Box 547 Clayton, CA 94517 (925) 872-7249

"The Olivia On Marsh Creek" A 55+Community

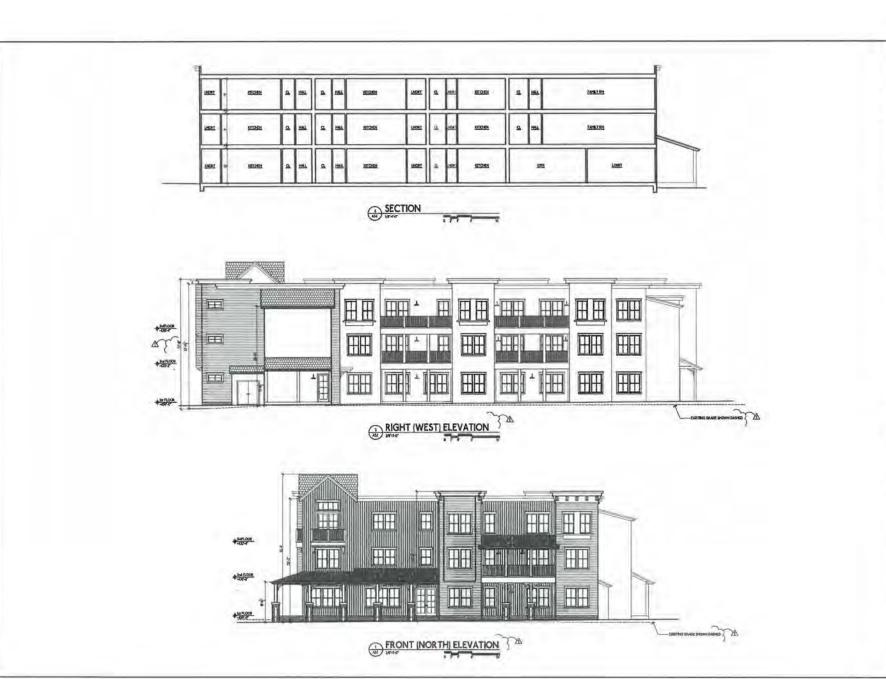
PROJECT ADDRESS: 6450 Marsh Greek Rd. Clayton, CA 94517 APN: 119-021-055

> OWNER: William Jorden P.O.Box 547 Clayton, CA 94517 (925) 872 7249

LEFT (EAST) & REAR (SOUTH) ELEVATIONS

140.	E V 1 5 1	Date
		7

DRAWN BY: CHECKED BY: DATE: 10



William Jordan Design & Development

PO Box 547 CLeyton, CA 94517 (925) 872-7249

"The Olivia On Marsh Creek" A 55+Community

PROJECT ADDRESS: 6450 Marsh Creek Rd. Clayton, CA 94517 APN: 119-021-055

OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 (925) 872 7249

FRONT (SOUTH), RIGHT (EAST) ELEVATIONS, & SECTION

No D	енс/улгон	Dete
		Т
Ш		

PROJECT No.

DRAWN BY: WY9

CHECKETORY WY9

DATE 100718

3 BIN TRASH ENCLOSURE FLOOR PLAN

William Jordan Design & Development PO Box 547 Clayton, CA 94517 (925) 872-7249

"The Olivia On Marsh Creek" A 55+Community

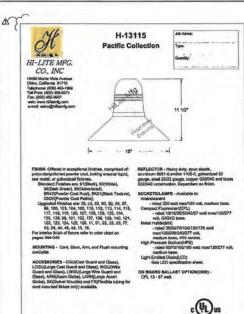
PROJECT ADDRESS: 6450 Marsh Creek Rd. Clayton, CA 94517 AF9E 119-021-055

OWNER: Wittern Jordan P.O.Box 547 Clayton, CA 94517 (925) 872 7249

TRASH BIN ENC. FLOOR PLANS & ELEVATIONS

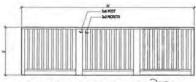
Na	E V I 5	Date
		1
L		L

DR4(0) RP; CH(0) RA(1) (0) 1029 DATE: 10710





AT EXTERIOR LIGHT TO BE INSTALLED AT ALL ENTRANCES, EXITS, PORCHES, GARAGES



MECHANICAL SCREEN ELEVATION TA



VIEW FROM MARSH CREEK RENDERING



REAR VIEW RENDERING

William Jordan Design & Development

PO Box 547 Clayton, CA 94517 (925) 872-7249

"The Olivia On Marsh Creek" A 55+Community

PROJECT ADDRESS: 6450 Marsh Creek Rd. Clayton, CA 94517 APN: 119-021-055

OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 (925) 872 7249

RENDERINGS & EXTERIOR LIGHTING CUT SHEET

R E V I S I O N
No Description Date

PROJECT No. ?

DRAWN BY: WP!

CHECKED BY: WP!

DATE: 1077.18

A4.0

# MATERIALS



SMOOTH HARDIE LAP SIDING



BRICK BASE



SMOOTH HARDIE BOARD & BATTEN



COMP. SHINGLE ROOF



CORRUGATED METAL ROOF

# COLORS (KELLY MOORE PAINTS)



WALL COLOR



WALL COLOR



TOWER WALL COLOR



TRIM COLOR





TERRA-COTTA METAL ROOF COLOR



SHINGLE ROOF COLOR



RETAINING WALL

filliam Jordan esign & Development

PO Box 547 Clayton, CA 94517 [925] 872-7249

"The Olivia On Marsh Creek" A 55+Community

PROJECT ADDRESS: 6450 Marsh Creek Rd. Clayton, CA 94517 APN: 119-021-055

OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 (925) 872 7249

MATERIAL & COLOR BOARD

No.	Description	Oate
		2
ш		

PROJECT No.:

DBANN BY: W
CHECKED BY: W
DATE: 107

A4.1



1381 SHELL LN = 28' TALL



1754-1756 INDIAN WELLS WAY=30' TALL



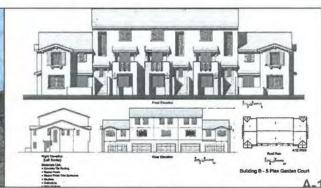
1784-1786 INDIAN WELLS WAY=32' TALL



4805 KELLER RIDGE=26' TALL



6061 CLAYTON VIEW= 42' TALL (4-STORIES)



PROJECT UNDER REVIEW, 5701 CLAYTON RD= 37'-9" TALL



CLAYTON CITY HALL 6000 HERITAGE TRAIL=40' TALL



6024 HIGH ST=34' TALL

> "The Olivia On Marsh Creek" A 55+Community

PROJECT ADDRESS: 6450 Marsh Creek Rd. Clayton, CA 94517 APN: 119-021-055

OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 (925) 872 7249

HIGH DENSITY NEIGHBORHOOD CONTEXT

R	E	V	1	5 1	0	
No.	Des	oript	ion	H	Date	
					1	

PROJECT No.:

DRAWN BY: WPJ

CHECKED IN: WPJ

DATE: JOYTUS

A5.0

# "THE OLIVIA ON MARSH CREEK" A 55+ COMMUNITY

6490 Marsh Creek Rd. Clayton, CA 94517

#### CONSULTANTS

Chil Engineer: Milani and Associates E 2505 Stamust I Dr. #605 Concord, CA 94520 Kelcock@milani-ang.com

700 North Broadway, Suite Walnut Creek, CA 94595

#### PROJECT STATEMENT

PROJECT INFO

#### VICINITY MAP



PO Box 547 Clayton, CA 94517 (925) 872-7249

#### SHEET INDEX

Lot Coverage Mec: 65% Lot Coverage: See Ovil. plans and Landson

PROJECT ADDRESS: 6490 Marsh Creek Rd. Clayton, CA 94517 APN: 119-021-013

"The Olivia On Marsh Creek" A 55+ Community

OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 (925) 872 7249

COVER SHEET, PROJECT INFO, & RENDERING

REVISION

Ns. Description Date A DESIGN KEY

PROJECT No. 1 DRAWN BY CHECKED BY:

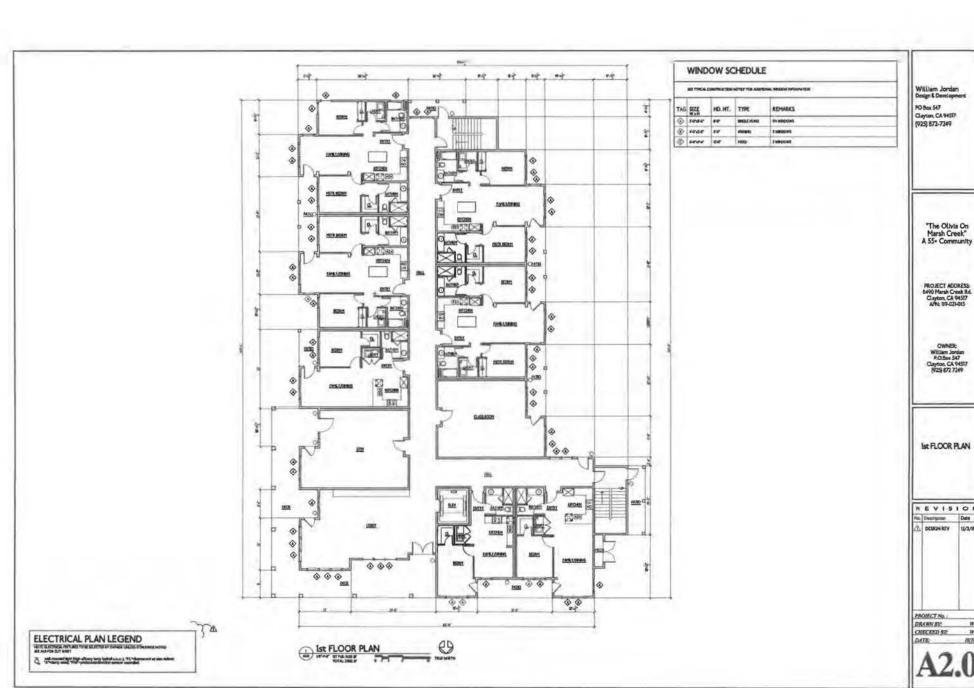


VIEW FROM MARSH CREEK RD TOWER VIEW RENDERING

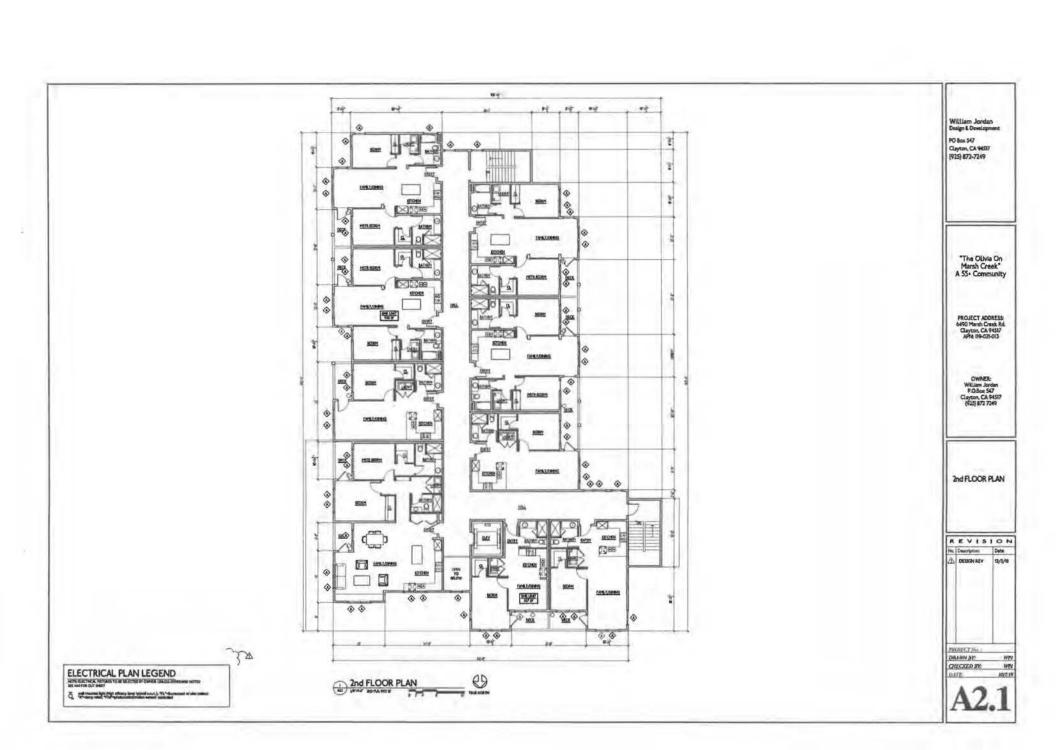
RECEIVED

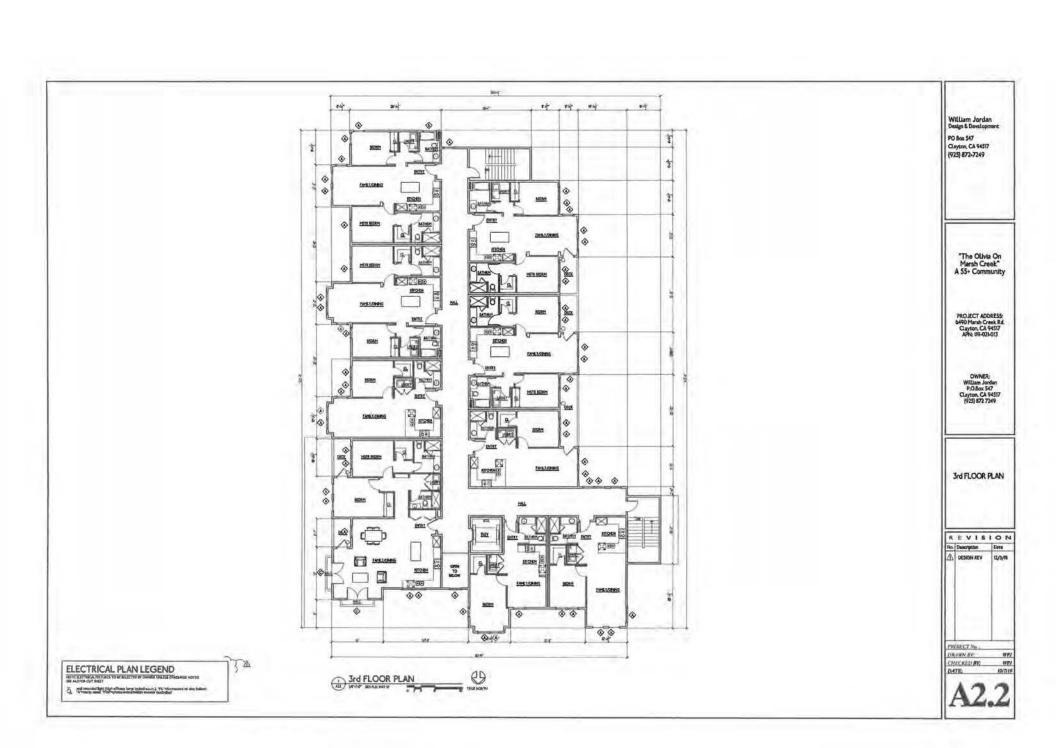
OCT 1 4 2019

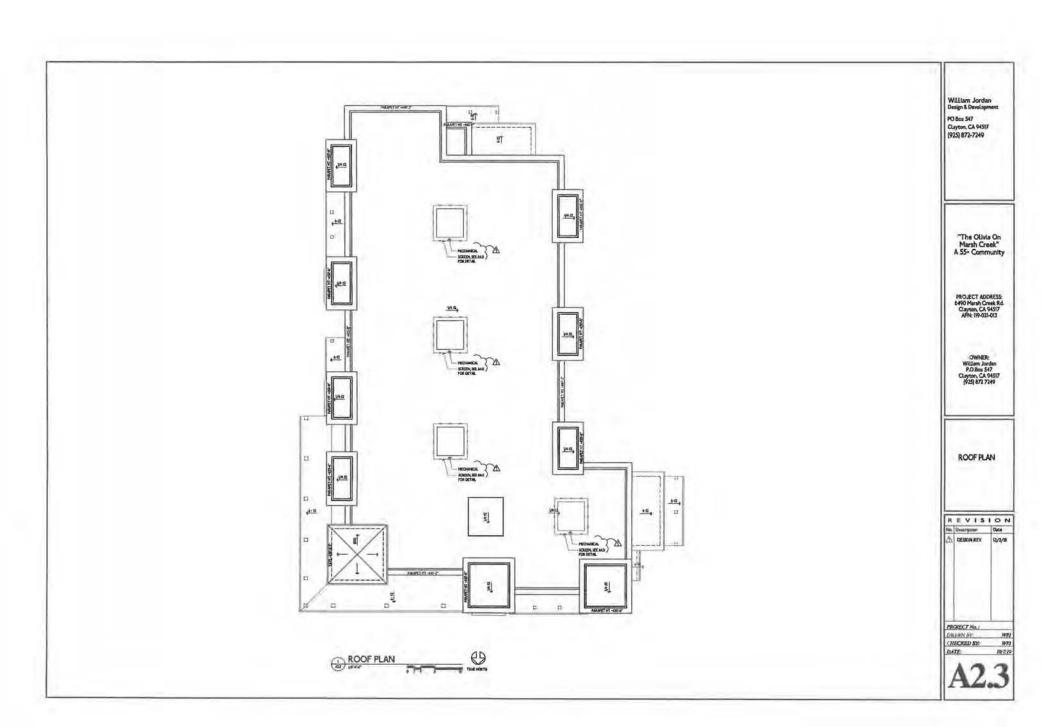
CITY OF CLAYTON COMMUNITY DEVELOPMENT DEPT.



REVISION His Descriptions Date 12/3/16











> "The Olivia On Marsh Creek" A 55+ Community

PROJECT ADDRESS: 6490 Marsh Creek Rd. Clayton, CA 94517 APN: 119-021-013

> OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 (925) 872 7249

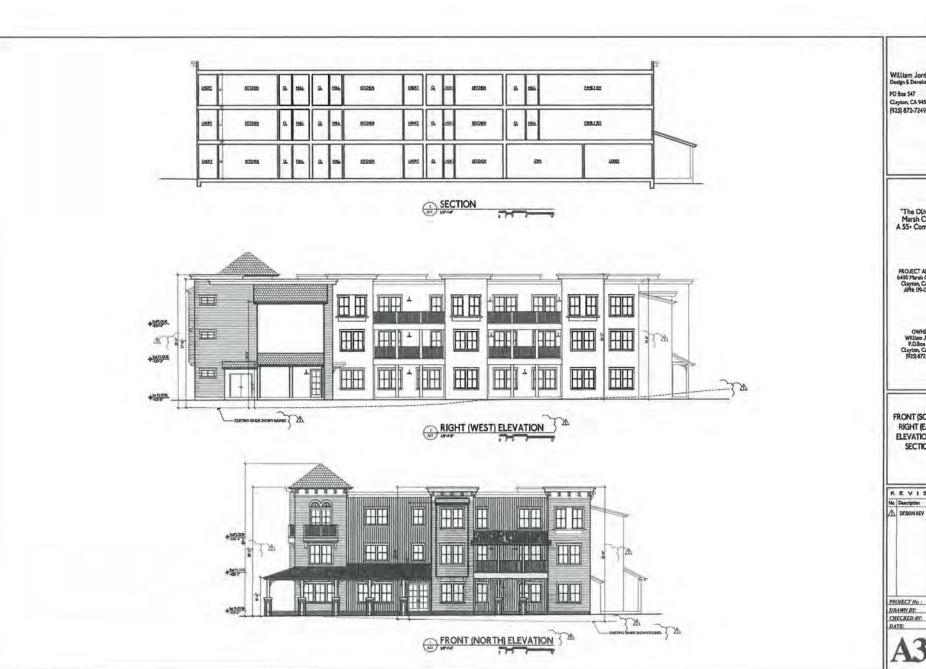
REAR (SOUTH) ELEVATIONS

No	Generation	Date
Δ	DESIGN REV	12/3/18
		1

PROBECT No.

DRAWN BY: WPI
CHECKED IN: WPI
DATE: 10/719

A3.0



"The Olivia On Marsh Creek" A 55+ Community

PROJECT ADDRESS: 6490 Marsh Creek Rd. Clayton, CA 94517 APN: 119-021-013

OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 (925) 672 7249

FRONT (SOUTH), RIGHT (EAST) ELEVATIONS, 8 SECTION

7	E V I S Description	Deta
A	DESIGN KEY	12/3/8

1477 10/7/19

> "The Olivia On Marsh Creek" A 55+ Community

PROJECT ADDRESS: 6490 Marsh Creek Rd. Clayton, CA 94517 AFN: 119-021-013

OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 (925) 872 7249

TRASHBIN ENC. FLOOR PLANS & ELEVATIONS



PROJECT NO.
DESIGN BY MYS
CHECKED BY WYS
DATE 1971.19

A3.2



100

3 BIN TRASH ENCLOSURE







3 BIN TRASH ENCLOSURE

3 BIN TRASH ENCLOSURE
FLOOR PLAN



ACCESSORIES - CGU/Cest Guard and Glass), LCGU/Large Cest Guard and Glass), WGU/Wire Guard and Glass), ANN/Large Wire Guard and Glass), ANN/Acom Globs), LANN/Large Acom Globs), 6K(Glashet Kruckte) and FX/Finstible noting cord mousted factor end/ availables.

ON BOARD BALLAST OPTION(OBS)-CFL 13 - 57 WIE.

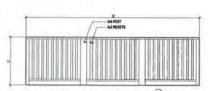
CUL US

MADE IN THE U.S.A.

VIEW FROM MARSH CREEK RD RENDERING



EXTERIOR LIGHT TO BE INSTALLED AT ALL ENTRANCES, **EXITS, PORCHES, GARAGES** 



MECHANICAL SCREEN ELEVATION



REAR VIEW RENDERING

William Jordan Design & Development PO Box 547

Clayton, CA 94517 (925) 872-7249

"The Olivia On Marsh Creek" A 55+ Community

PROJECT ADDRESS: 6490 Marsh Creek Rd. Clayton, CA 94517 APN: 119-021-013

OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 (925) 872 7249

RENDERINGS & EXTERIOR LIGHTING **CUT SHEET** 

REVISION No. Description Date ⚠ DESIGN REV 12/3/38

PROJECT No. DRAWN BY: CHECKED BY: WPJ 10/7/19 DATE

#### MATERIALS



SMOOTH HARDIE LAP SIDING



BRICK BASE



SMOOTH HARDIE BOARD & BATTEN



COMP. SHINGLE ROOF



CORRUGATED METAL ROOF

COLORS
(KELLY MOORE & BENJAMIN MOORE PAINTS)



WALL COLOR



WALL COLOR



**TOWER WALL COLOR** 



TRIM COLOR



ZINC GREY METAL ROOF COLOR



SHINGLE ROOF COLOR



**RETAINING WALL** 

William Jordan Design & Development PO 8ox 547 Clayton, CA 94517 (925) 872-7249

> "The Olivia On Marsh Creek" A 55+ Community

PROJECT ADDRESS: 6490 Marsh Creek Rd. Clayton, CA 94517 APN: 119-021-013

> OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 (925) 872 7249

MATERIAL & COLOR BOARD

No.	Description	Date
Δ	DESIGN REV	12/3/18

PROJECT NA :
DRAWN BY: WP:
CHECKED BY: WP:
DATE: 107/15

A4.1



1381 SHELL LN = 28' TALL

1754-1756 INDIAN WELLS WAY=30' TALL



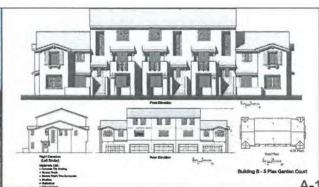
1784-1786 INDIAN WELLS WAY=32' TALL



4805 KELLER RIDGE=26' TALL



6061 CLAYTON VIEW= 42' TALL (4-STORIES)



PROJECT UNDER REVIEW, 5701 CLAYTON RD= 37'-9" TALL



CLAYTON CITY HALL 6000 HERITAGE TRAIL=40' TALL



6024 HIGH ST=34' TALL

Illiam Jordan sign & Developmen

PO Box 547 CLayton, CA 94517 (925) 872-7249

> "The Olivia On Marsh Creek" A 55+ Community

PROJECT ADDRESS: 6490 Marsh Creek Rd. Clayton, CA 94517 APNE 119-021-013

OWNER: William Jordan P.O.Box 547 Clayton, CA 94517 (925) 872 7249

HIGH DENSITY NEIGHBORHOOD CONTEXT

R E V I S I O N
No. Description Oate

A DESIGN REV 12/3/8

PROJECT No.:

DRABIN BY: W7

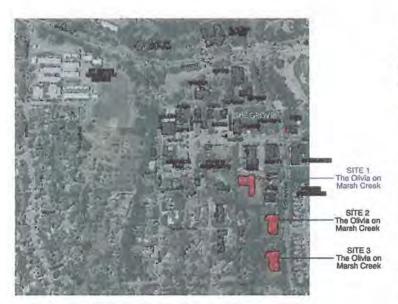
CHECKED BY: W8

A5.0

# SITE 1

## The Olivia on Marsh Creek

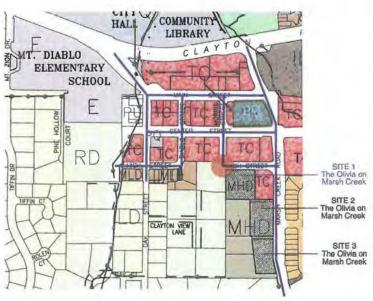
6170 High Street Clayton, CA 94517



### DOWNTOWN DISTRICT

BUILDING FOOTPRINTS IN DOWNTOWN CLAYTON

PROPOSED PROJECT



### CONNECTIVITY DIAGRAM

PEDESTRIAN NETWORK IN DOWNTOWN CLAYTON



RECEIVED

OCT 1 4 2019

CITY OF CLAYTON COMMUNITY DEVELOPMENT DEPT.



Cumbers

THE OLIVIA ON MARSH CREEK Clayton, CA

SITE 1 4170 High Street Clayton, CA 94512

Cliei William P. Jordan Trust

Short Thin

CONTEXT

Preliminary Design Submitted #2
Basis
As Shown on Plan

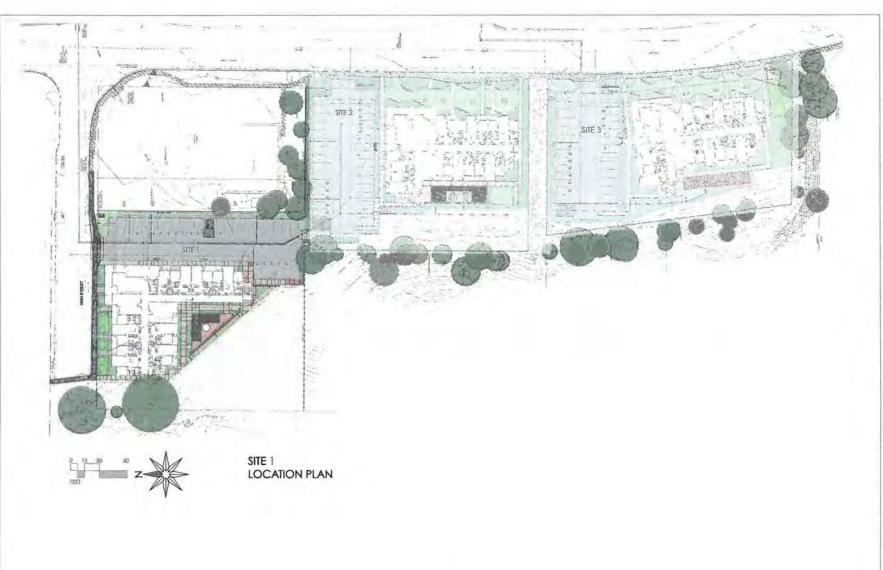
Disses by

Chokui by

Vertical

Size Date: JUNE 1, 2018 Save Date: OCTUBER 7, 2019

Project Heather 1707 Elect Humber



LANDSCAPE ARCHITECTS
170 News Good Cry. Tells 100
170 News Good Cry. Tells

Takephone: 523-529-5253 Direct: 415-652-2354 squall: pail@indfedoclogicos.sto



Countries

THE OLIVIA ON MARSH CREEK

Clayton, CA

SITE 1 6170 High Street Clayton, CA 94517

William P. Jordan Trust

Dest Title

SITE 1 LOCATION PLAN

Preliminary Design Submittal

As Shown on Pic

Disease by BHISPANIC

Checked b

Kerleion

-

Start Chore, JUNES 1, 2016 Same Date: OCSC0869; 7, 2019 Project Number

1.2



MATCHLINE SITE 2 PLANS

### SITE 1 LAND ACCOUNT

BUILDING FOOTPRINT: 11,659 SF

PARKING/UTILITY PAVEMENT: 10,721 SF

ACTIVE OPEN SPACE: 9,716 SF

PASSIVE OPEN SPACE/SLOPE AREA: 16,282 SF

#### TOTAL: 48,378 SF

17.20.150 Item C 17.20.150 mem C.
Minimum Landscape Area Required = 20% of 48.378 SF = 9,676 SF
Landscape Area Provided = 21.447 SF (44.3%),
Minimum Vegetated Landscape Required = 75% of 9,676 SF = 7,257 SF
Vegetated Landscape Provided = 21.447 SF

17,28,100 Minimum Open Space Required = 20% of 48,378 SF = 9,676 SF revarium upon space required = 2.0% of 48,378 SF = 9,676 SF Open Space Provided = 25,98 SF [54%] Minimum Active Open Space Required = 51% of 9,676 SF = 4,935 SF Active Open Space Provided = 9,716 SF

LITE BAPKOY EMENT	QUANTITY
SITE 1	
suliding Footprint	11.659 SF
Garage Footprist	Q 5F
Ontriva	10.697 SF
Utility Foversent	24 SF
intry Sian Wall	321F
leatwall	171.0
C3 Planten & Bosins	1.136 SF
Trub Planting Areas	3,423 SF
gwn	606 SF
Saped Open Space Revegetation	5,430 SF
Soped Open Space Reservs	10,947 5F
Pedestion Circulation	4,456 SF
Actual number totaled	48.378 SF
OTAL LANDSCAPE AREA	15.051 SF
OTAL OPEN SPACE AREA	31,426.SF
ASEA TOJ JATO	48,378 SF
OPEN SPACE AREA PERCENTAGE	64.76%
ANDSCAPE AREA PERCENTAGE	31.11%

### SITE 1 **OPEN SPACES PLAN VIEW**











THE OLIVIA ON MARSH CREEK

Clayton, CA

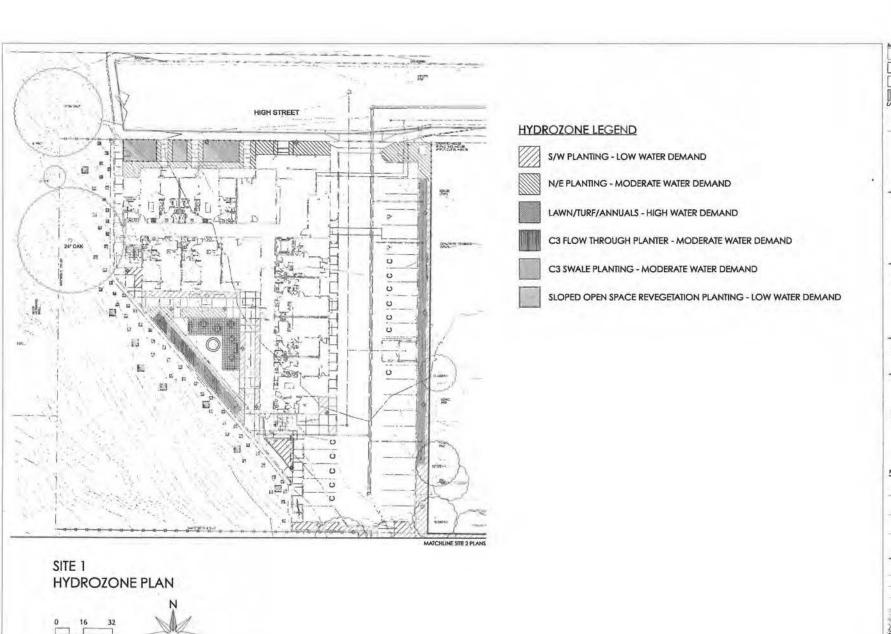
SITE 1 6170 High Street Clayton, CA 94517

William P. Jordan Trust

**OPEN SPACE** CALCULATIONS

Profiminary Design Submittal #2





1703 North Broodway, Suite 795 Whiten Creek, CA 94596 Telephone, 925-939-8250 Direct 415-523-2354 mould middleheringhen on



Contra

THE OLIVIA ON MARSH CREEK

Clayton, CA

SITE 1 4170 High Street Claylon, CA 94517

William P. Jordan Trust

Sheet Title

HYDROZONE PLAN

Preliminary Design Submittal #

Designal

Brids / MCS

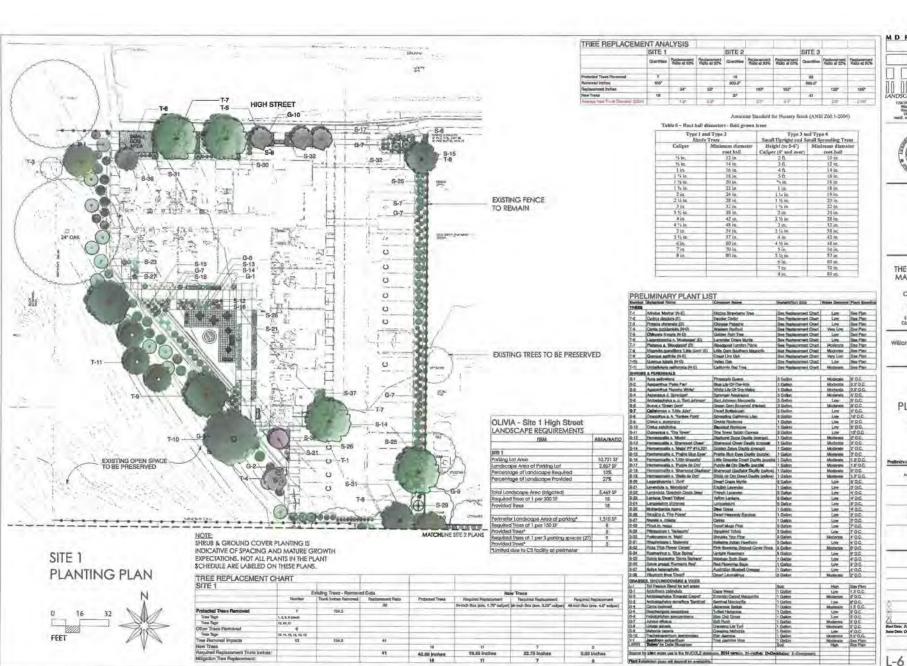
MDF

Revisio

Š

Seet Date: APM 1, 2018 Sees Date: OCTOBER 7, 2019 Project Number

I C See No.



M D FOTHERINGHAM LANDSCAPE ARCHITECTS



THE OLIVIA ON MARSH CREEK

Clayton, CA

SITE 1 6170 High Street Citylon, CA 94517

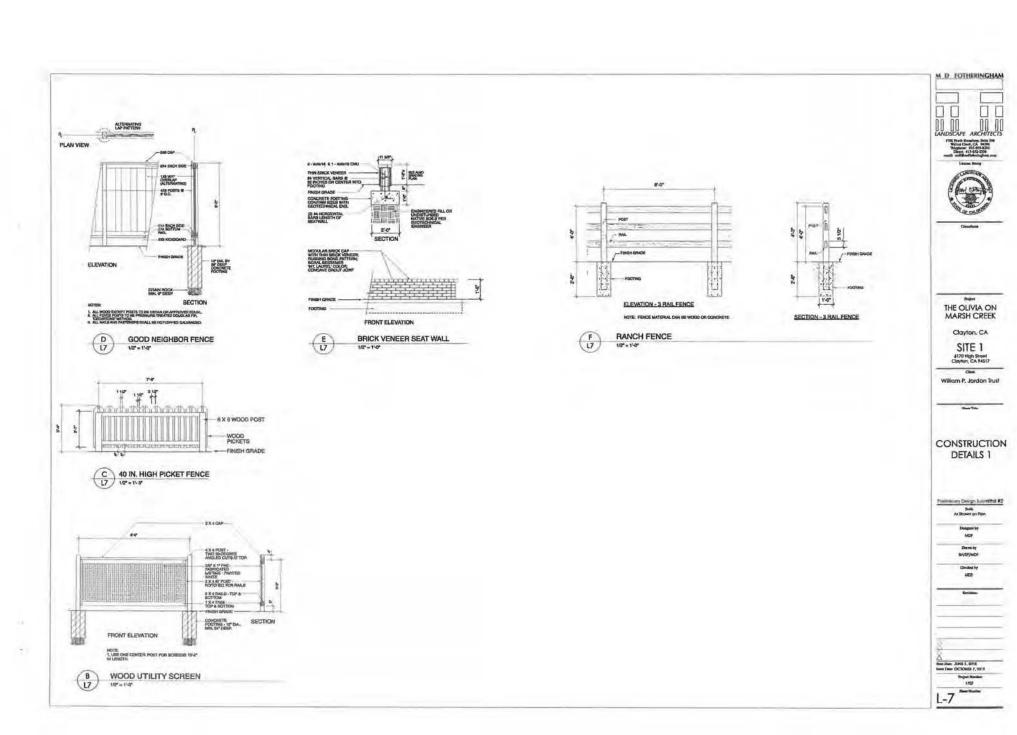
William P. Jordan Trust

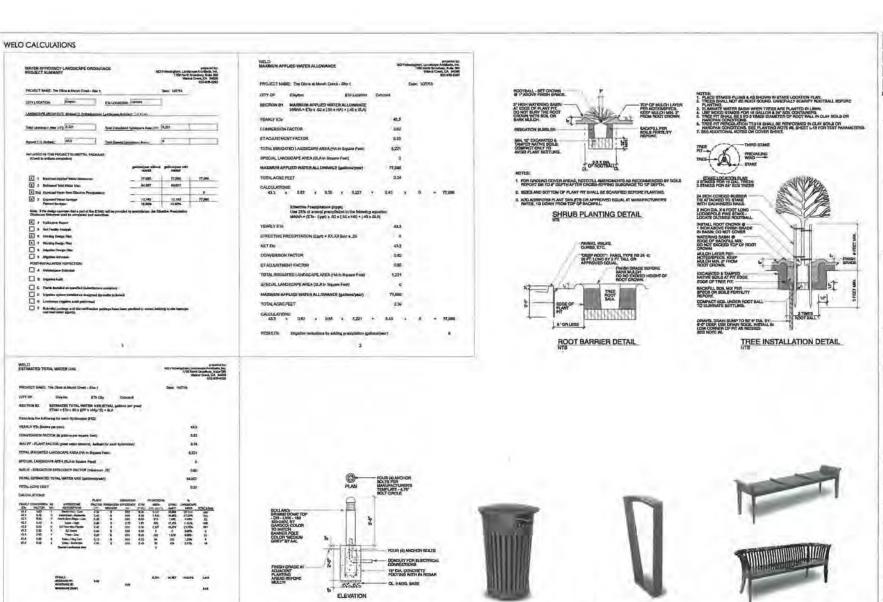
PLANTING PLAN

Preferencey Design Submittol #2 MOF HIDE

Earl Date: JUNE 1, 2010 have Date: OCTOBER 7, 2019

1707





C TRASH RECEPTACLE

LIGHT BOLLARD

B BICYCLE RACK

Ingles

THE OLIVIA ON MARSH CREEK

Clayton, CA

SITE I

AT 170 Kigh Ilmids

Country, CA

SITE I

AT 170 Kigh Ilmids

Country, CA

SITE I

AT 170 Kigh Ilmids

William P., Jordan Titus!

CONSTRUCTION
DETAILS 2
&
WELO
CALCULATIONS

Froliminary Design Journal of \$2 - Save July Property of the P

Port Dear JUPE 1, 2018 Inno Dear October 2, 2019 Project Minuter 1707

L-8

BENCH W/BACK/BACKLESS NTS (See architectural dwgs for alternate wood bench)

(A LB

T-1 Arbutus x. 'Marina' or Arbutus unedo (N-E) T-2 Cedrus deodara (E) Strawberry Tree





T-3 Pistacia chinesis (D) Chinese Pistache



T-4 Cercis occidentalis (N-D) Western Redbud



T-5 Chilopsis linearis (N-D) Desert Willow



T-6 Lagerstroemia x, 'Muskogee' (D) Lavender Crape Myrtle



**London Plane Tree** 



T-8 Magnolia grandiflora (E) Southern Magnolia



T-9 Quercus agrifolia (N-E) Coast Live Oak



T-10 Quercus lobata (N-D) Valley Oak



T-11 Umbellularia californica (N-E) California Bay Tree

THE OLIVIA ON MARSH CREEK

Clayton, CA **ALL SITES** 

William P. Jordan Trust

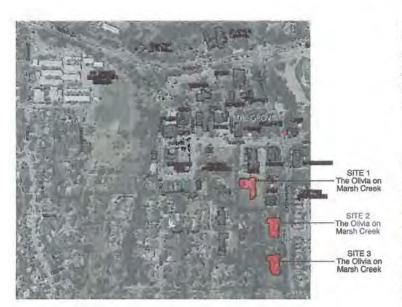
TREE **IMAGES** 

- 1	
J	Prefirmary Design Submitted #
1	Soile As Strong on Strong

# SITE 2

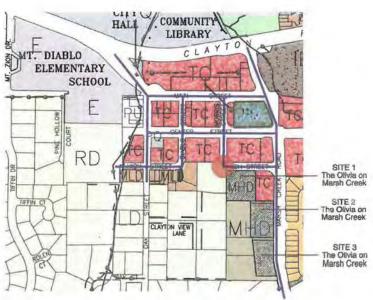
## The Olivia on Marsh Creek

6450 Marsh Creek Road Clayton, CA 94517



# DOWNTOWN DISTRICT

BUILDING FOOTPRINTS IN DOWNTOWN CLAYTON
PROPOSED PROJECT



### CONNECTIVITY DIAGRAM

PEDESTRIAN NETWORK IN DOWNTOWN CLAYTON
NEW SIDEWALK

RECEIVED

OCT 1 4 2019

CITY OF CLAYTON
COMMUNITY DEVELOPMENT DEPT.

M D FOTHERINGHAM



Complete

THE OLIVIA ON MARSH CREEK

> Clayton, CA SITE 2

6450 Manh Creek Road Clayton, CA 94517 Case William P. Jardan Trust

CONTEXT

Preliminary Design Submitted #2
Sode
As Shown on Plan
Descent by

Districtly SHIP (NOF

Clerkul ky

Savisium

Š.

Name Date: SUNT 1, 2016 mar Date: QCFG86R 7, 2019 Project Communication

Short No.



LANDSCAPE ARCHITECTS

TO MAIN DISTRICTS

TO MAIN DI

1700 Harth Brackway, Salin 390 Weber Cheek, CA. 94390 Hispanne, 1925-1934-293 Direct 415-470-2154 and m749-m846-freghen see



Constant

THE OLIVIA ON MARSH CREEK

Clayton, CA

SITE 2 6450 Marsh Creek Room Chryson, CA 74517

William P. Jordan Trust

Shop Tide

SITE 2 LOCATION PLAN

Preliminary Design Submitted

As Shown on Plo

Designed

BIVSP/MDF

----

Revision

Seet Date: JUNE 1, 2018 New Date: OCTORIE 7, 2019

Rejus Nas 1707 Sheet Hotel





BUILDING FOOTPRINT: 10,966 SF

PARKING/UTILITY PAVEMENT: 10,336 SF

ACTIVE OPEN SPACE: 12,863 SF

PASSIVE OPEN SPACE/SLOPE AREA: 8,196 SF

TOTAL LOT AREA: 42,361 SF (Does not included offsite)

17.20.150 Item C

Minimum Landscape Area Required = 20% of 42,361 5F = 8,472 5F Londscape Area Provided = 19,338 SF (45.7%)
Minimum Vegetated Landscape Required = 75% of 8,472 SF = 6,354 SF
Vegetated Landscape Provided = 14,643 SF

Minimum Open Space Required = 20% of 42,361 SF = 8,472 SF Open Space Provided = 21,059 SF (49.7%) Minimum Active Open Space Required = 51% of 8.472 SF = 4,321 SF Active Open Space Provided = 12,863 SF

THE OLD BUT ON MADOU	OPERIC OFF A
THE OLIVIA ON MARSH	CHEEK - SHE 2
LANDSCAPE & OPEN SPAC	SECALCIII ATIONIS

LITE IMPROVEMENT	QUANTITY
Building Footprint	10.764.32
Garabe Footplint	O SF
Parking	10.304 SF
Sidework.	363.5
Utility Faverneral	30 SF
C3 Planters & Basins	947 SF
Shrub Florisho, Aresa (includes office)	5.28 ( SF
Lawn	3,451.SF
Soped Open Space Revegetation	2.265 SF
Slaped Open Space Reserve	5.052 SF
Mowbana.	331 58
Fedestrian Circulation	4,722.SF
Actual number totaled (includes affaile)	44.714.SF
TOTAL LANDSCAPE AREA	18,340 57
TOTAL OPEN SPACE AREA	23.4125
TOTAL LOT AREA	44.714.1F
OPEN SPACE AREA PERCENTAGE	52.86%
LANDSCAPE AREA PERCENTAGE	AT DATE

SITE 2 **OPEN SPACES PLAN VIEW** 











THE OLIVIA ON MARSH CREEK

Clayton, CA SITE 2

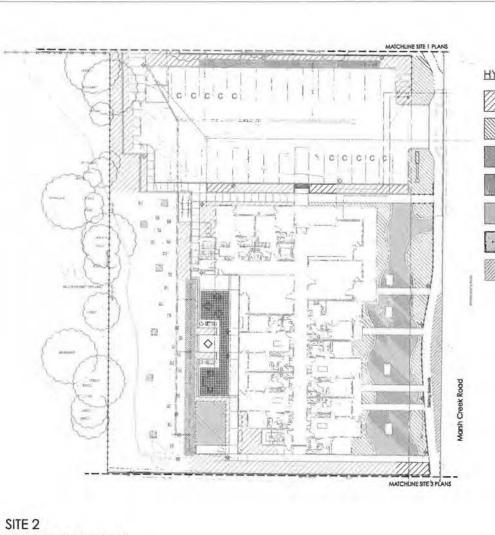
6450 Morsh Creek Road Ckryton, CA 94517

William P. Jordan Trust

OPEN SPACE CALCULATIONS

Preliminary Design Submitted #2







S/W PLANTING - LOW WATER DEMAND

N/E PLANTING - MODERATE WATER DEMAND

LAWN/TURF/ANNUALS - HIGH WATER DEMAND

C3 FLOW THROUGH PLANTER - MODERATE WATER DEMAND

C3 SWALE PLANTING - MODERATE WATER DEMAND

SLOPED OPEN SPACE REVEGETATION PLANTING - LOW WATER DEMAND

PARKWAY STRIP PLANTING - LOW WATER DEMAND

M D FOTHERINGHAM



THE OLIVIA ON MARSH CREEK

Clayton, CA

SITE 2

William P. Jordan Trust

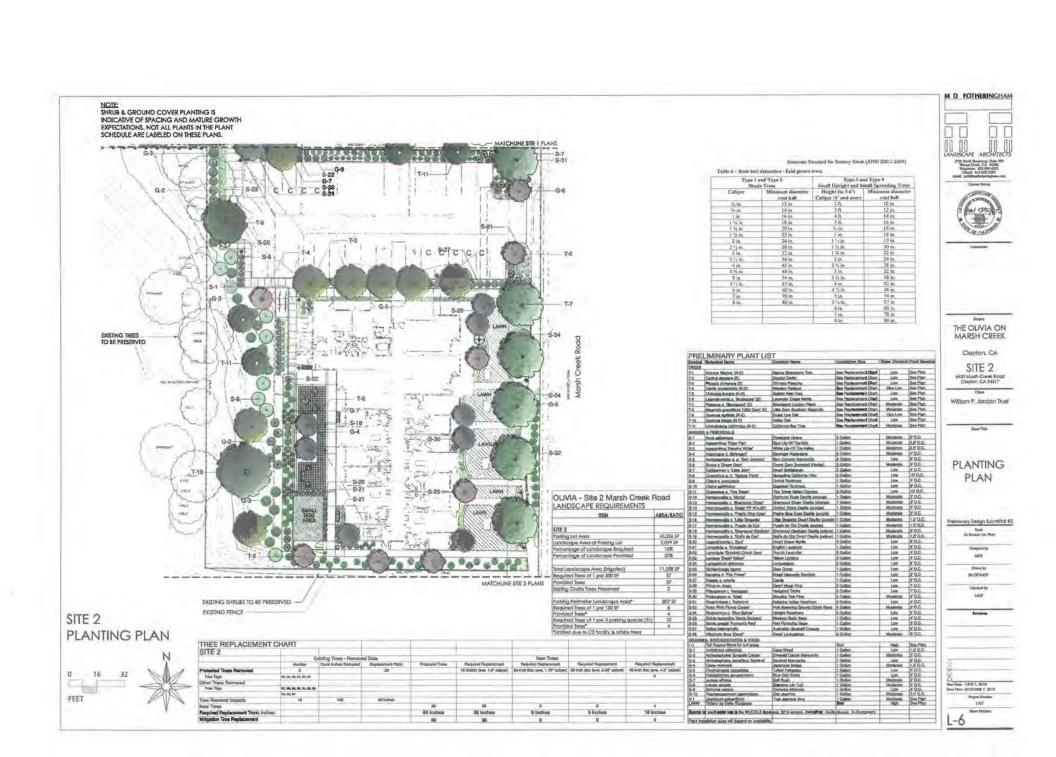
HYDROZONE PLAN

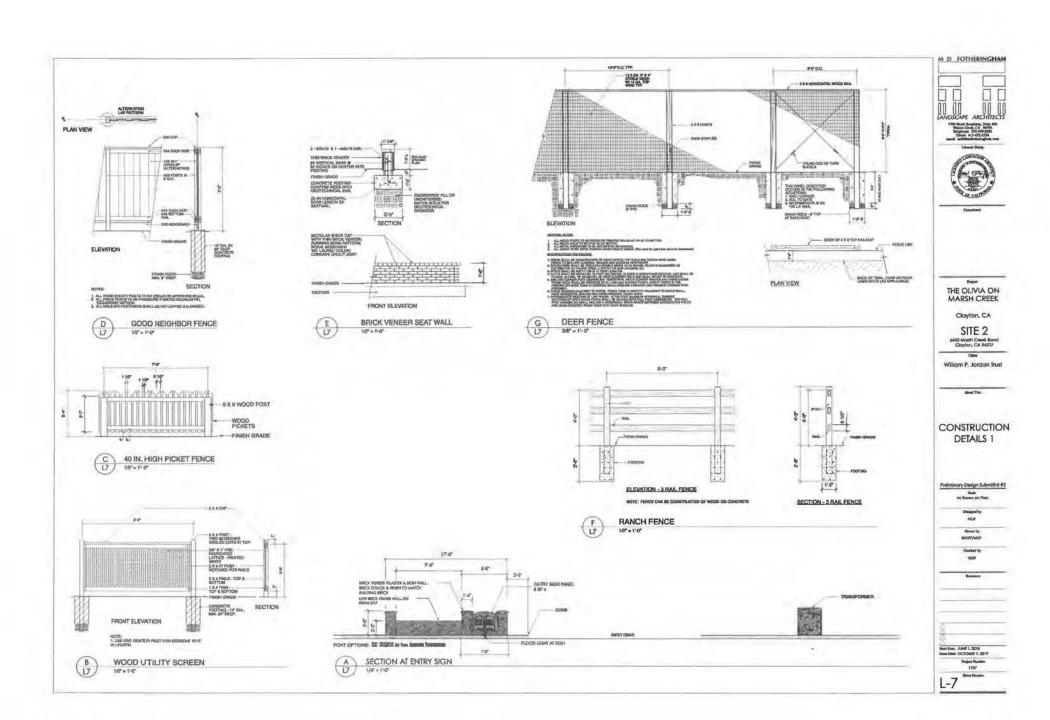
Preferency Design Submitted #2

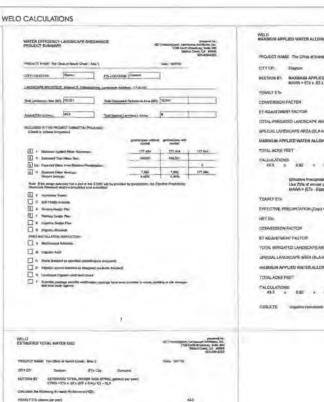
HYDROZONE PLAN



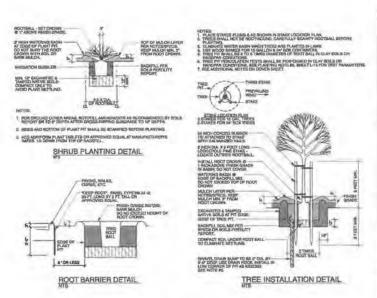




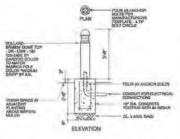


















B BICYCLE RACK





BENCH W/BACK/BACKLESS NTS (See architectural dwgs for alternate wood bench)

M D FOTHERINGHAM nn nn DSCAPE ARCHITECTS



THE OLIVIA ON MARSH CREEK

> Clayton CA SITE 2

6450 Month Creek Road Cityon, CA 94517

William P. Jordan Trust

CONSTRUCTION DETAILS 2

Prolivinary Design Submittel #2 As Shown on Piss BHANNADE

Dee DORGAN 1/38/1 1267

L-8



T-1 Arbutus x. 'Marina' or Arbutus unedo (N-E) T-2 Cedrus deodara (E) Strawberry Tree Deodar Cedar





T-3 Pistacia chinesis (D) Chinese Pistache



T-4 Cercis occidentalis (N-D) Western Redbud



T-5 Chilopsis linearis (N-D) Desert Willow



T-6 Lagerstroemia x. 'Muskogee' (D) Lavender Crape Myrtle



T-7 Platanus a. 'Bloodgood' (D) London Plane Tree



T-8 Magnolia grandiflora (E) Southern Magnolia



T-9 Quercus agrifolia (N-E) Coast Live Oak



T-10 Quercus lobata (N-D) Valley Oak



T-11 Umbellularia californica (N-E) California Bay Tree



THE OLIVIA ON MARSH CREEK

Clayton, CA

**ALL SITES** 

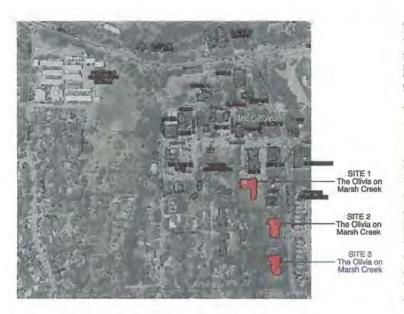
TREE **IMAGES** 

Preliminary Design Submittel
Scale
As Shown on Plan

# SITE 3

## The Olivia on Marsh Creek

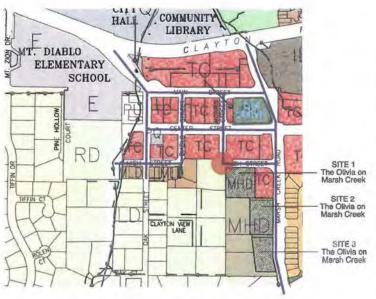
6490 Marsh Creek Road Clayton, CA 94517



### DOWNTOWN DISTRICT

BUILDING FOOTPRINTS IN DOWNTOWN CLAYTON

PROPOSED PROJECT



### CONNECTIVITY DIAGRAM

PEDESTRIAN NETWORK IN DOWNTOWN CLAYTON
NEW SIDEWALK

RECEIVED

OCT 1 4 2019

COMMUNITY DEVELOPMENT DEPT.

M. D. FOTHERINGHAM

IN THE PROPERTY OF THE PRO



Detectors

THE OLIVIA ON MARSH CREEK

Clayton, CA

Clayton CA 94517

Class

William P. Jordan Trust

30.02355

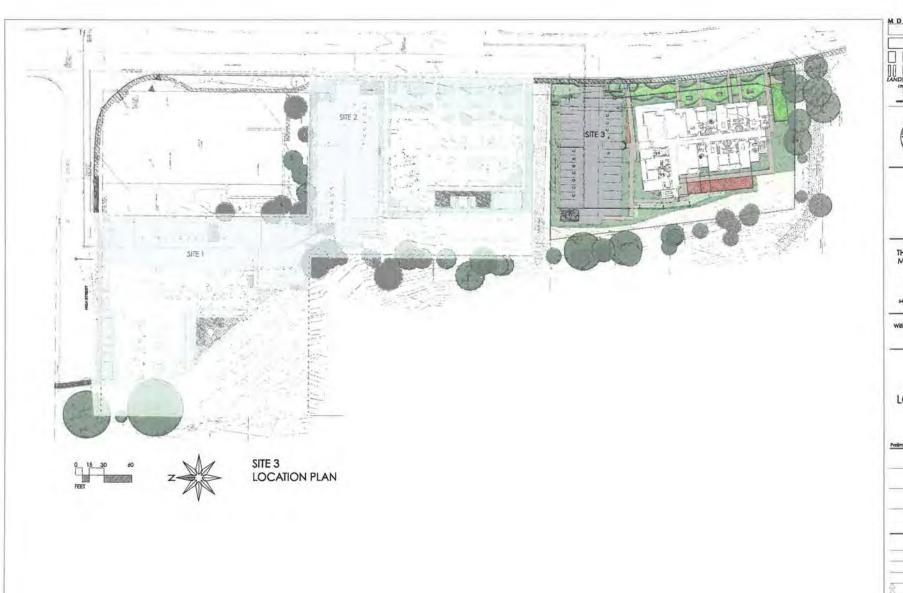
CONTEXT PLAN

Preliminary Design Submitted #2
Book
As Bookn on Plan
Bulgant by
App

Dave by separate

Bethfou

Bart New Add 1, 2014 Sans Dec OCTOBER 1, 2019 Polya Newford 1707 Sant Newfor





THE OLIVIA ON MARSH CREEK

Clayton, CA

SITE 3 i490 Maish Creek Roc Clayfon, CA 94517

SITE 3 LOCATION PLAN





THE OLIVIA ON MARSH O	
SITE IMPROVEMENT	QUANTITY
Building Feotpent	10,916 SP

SITE IMPROVEMENT	QUANTITY
Building Feotpent	10,916 SP
Garage Footprint	0.5F
Parking	7,211 SF
Sidewolk	613 SF
Unity Fayerand	29.5F
C3 Planters & Bosins	1,001 SF
Shrub Planing Areas (includes official	8,242 57
LOWED	2,576.55
Sopeo Open Space Revegetation	4.653 SF
Sloped Open Space Reserve	03F
Mawband	275 37
Pederivian Circulation	4,296 SF
Actual number totaled (includes offsite)	41.816.SF
TOTAL LANDSCAPE AREA	21,660 5F
TOTAL OPEN SPACE AREA	21,660 SF
TOTAL LOT AREA (includes offsite crucs)	41,816.58
OPEN SPACE AREA PERCENTAGE	51.80%
LANDSCAFE AREA PERCENTAGE	51.60%



THE OLIVIA ON MARSH CREEK

Clayton, CA

SITE 3

William P. Jordan Trust

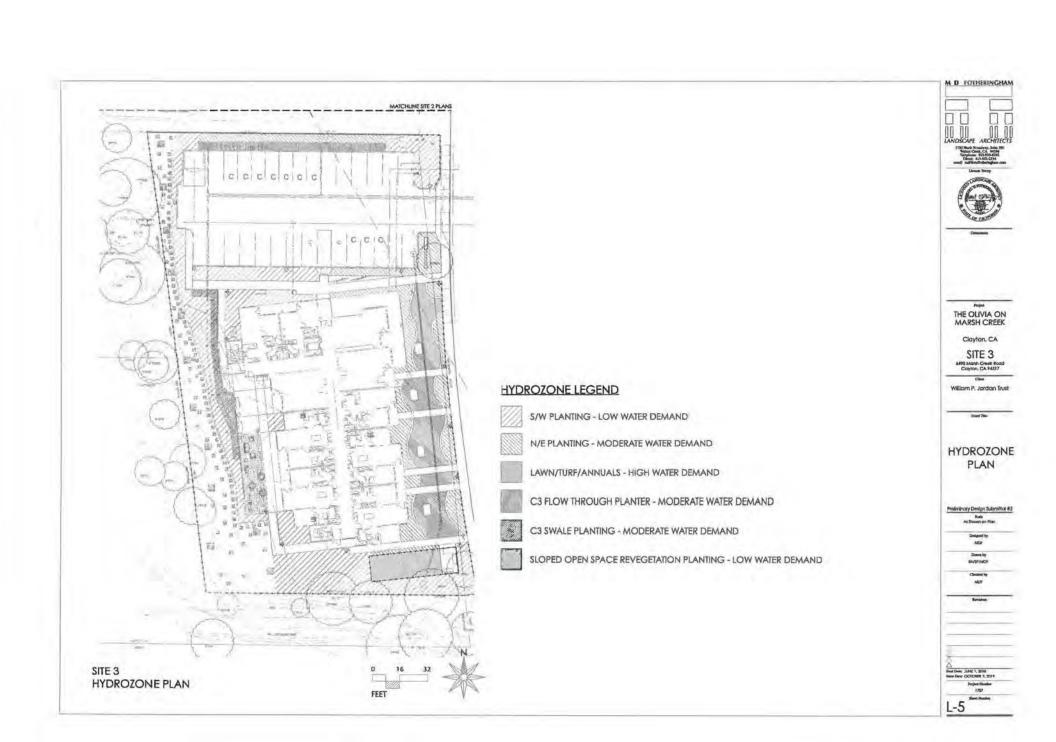
**OPEN SPACE** CALCULATIONS

Pretiminary Design Submittal #2

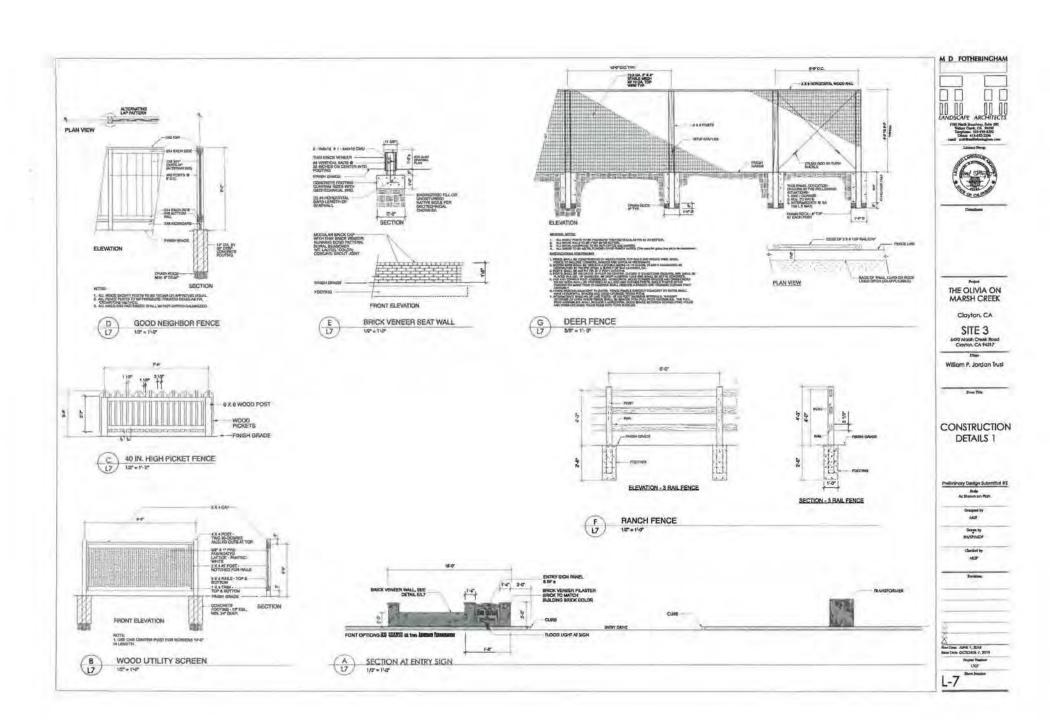
Steen Debt. JUNE 1, 2018 Seem Debt. OCTOBER 7, 2019

1707









MACH CALCULATION    Marked Control of Contro				
Well and the control of the control	WELO CALCULATIONS			
Part     Part     Part     Part     Part     Part	WALES ESPECIALLY   ASSESSMENT   Secretary   Secretar	### CANADISMS To Climb of Medit Cross - Clis 1  CHY OF Clegible	THE REPORT OF THE PROPERTY OF	S. ELANONI WINTER GARD WIND TITLES ARE ALATED IN LANGE.  1. THIS OFF PARK ARE SET ON THIS DEMERTICAL PROPERTY.  1. THIS OFF PARK ARE SET ON THIS DEMERTICAL PROPERTY.  1. THIS OFF PARK ARE SET ON THIS DEMERTICAL PROPERTY.  1. THIS OFF PARK ARE SET ON THIS DEMERTICAL PROPERTY.  1. THIS OFF PARK ARE SET ON THE PARK ARE SET ON THE PARK ARE SET OF T
	PELISTO MARIE THE Chief and Marrie (Chief - Chief - Ch	BICLAND, STORY TUP - CP. LIVE 100 DATE OF CO. LIVE	SH RECEPTACLE  B BICYCLE RACK NTS	L8 NTS (See architectural dwgs for

M D FOTHERINGHAM THE OLIVIA ON MARSH CREEK Claylon, CA SITE 3

AND Month Creek Road
Cityton, CA 74517 William P. Jordan Trust Sed Time CONSTRUCTION DETAILS 2

Presimency Causes Submitted 62.

Joseph Al Brown for Pigo.

Designed by HEST

Green for Supplied:

Lange Lange

-

Place JUNC 1, 2015 a Date COLORDE 7, 2017

L-8

T-1 Arbutus x. 'Marina' or Arbutus unedo (N-E)
Strawberry Tree
T-2 Cedrus deodara (E)
Deodar Cedar





T-3 Pistacia chinesis (D) Chinese Pistache



T-4 Cercis occidentalis (N-D) Western Redbud



T-5 Chilopsis linearis (N-D) Desert Willow



T-6 Lagerstroemia x. 'Muskogee' (D) Lavender Crape Myrtle



T-7 Platanus a. 'Bloodgood' (D) London Plane Tree



T-8 Magnolia grandiflora (E) Southern Magnolia



T-9 Quercus agrifolia (N-E) Coast Live Oak



T-10 Quercus lobata (N-D) Valley Oak



1-11 Umbellularia californica (N-E) California Bay Tree

M. D. FOTHERINGHAM



THE OLIVIA ON MARSH CREEK

Clayton, CA **ALL SITES** 

TREE **IMAGES** 

Prefirminary Design Submitted #2



## MEMORANDUM

Date: June 6, 2019

To: William Jordan

From: Steve Gunnells, Chief Economist

Subject: Economic Analysis of Requested Concessions

Clayton Senior Housing Project

This memo summarizes the economic analysis conducted for the requested concessions related to the state density bonus law, the Clayton Municipal Code (CMC), and the Housing Element of the Clayton General Plan.

## SUMMARY

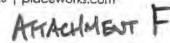
The proposed project would develop 81 for-rent apartments on three parcels. Seven of the units would be restricted to occupancy by households with qualifying very-low incomes, and all of the units would be restricted to occupancy by residents age 55 and older. The project site comprises three parcels, totaling 3.01 acres. The current general plan land use designation allows a maximum density of 20 units per acre, or 60 total units. Because the proposed project provides 11 percent of the units for very-low income households, it is eligible for a density bonus of 35 percent, or 21 units.

Under the state's density bonus law and the affordable housing regulations of the Clayton Municipal Code, the proposed project is allowed one or two concessions—changes to development standards and other regulatory relief that result in actual cost reductions to provide for affordable-housing costs.

The proposed project includes two requested concessions. The first concession, a reduction in required setbacks to accommodate buildings, parking lots and parking spaces, would reduce total development costs by \$500,000. The second concession, a reduction in the number of parking spaces required for multifamily housing to 62 spaces (0.76 spaces per unit), would reduce the total development cost by \$3,120,540. This memo provides a financial feasibility analysis of the proposed project, with and without the each of the requested concessions. The analysis shows that the proposed project with either of the concessions is not financially feasible. The two concessions are necessary for the project to be financially feasible. From an economic perspective, the requested concessions result in actual cost reductions and are necessary for the project to be developed.

Affordable-housing density-bonus development projects are allowed waivers or reductions in development standards that are necessary to physically accommodate the residential development. The proposed project includes eight such waivers. The memo describes the waivers, but they are not the subject of the financial feasibility analysis.

The analysis finds that the requested concessions are warranted under the state density bonus law and the affordable housing regulations of the City of Clayton. Furthermore, the state density bonus law



states that it is intended to be interpreted liberally in favor of producing the maximum number of housing units. And the Clayton Housing Element, policies 1.2 and 11.2, commit the City to granting regulatory incentives to projects that provide affordable units.

This memo presents the analysis in seven comment sections:

1. Proposed Project	2
2. Regulatory Context	3
3. Density	3
4. Density Bonus Concessions	4
5. Waivers and Reductions of Development Standards	5
6. Economic Analysis of Requested Concession	6
7. Findings	7

## COMMENTS

## 1. Proposed Project

The proposed project encompasses three parcels, all of which are designated in the Clayton General Plan as Multifamily High Density (MHD) and zoned Planned Development (PD). The geographic size of the three parcels is 3.01 acres.

The proposed project will provide three multifamily housing buildings, with a total of 81 rental apartments, as described in Table 1. Seven of the units will be leased at below market rates (BMR) to very-low-income households. All of the units in the proposed project would be restricted to occupancy by residents age 55 and older.

There will be 62 parking spaces, which is 0.76 parking spaces per unit. Forty-five of the units would have one bedroom with an average size of 675 square feet. The other 36 units would have two bedrooms and two bathrooms, with an average size of 950 square feet.

Table 1: Dwelling Unit Descriptions

Unit Type	Number of Units	Average Size (sq. ft.)	Average Unit Rent (\$ per month)	Average Unit Rent (\$ per sq. ft.)
Market Rate Units				
1 Bed / 1 Bath	41	675	\$ 2,000	\$ 2.80
2 Bed / 2 Bath	33	950	\$ 2,400	\$ 2.39
Below Market Rate Units				
1 Bed / 1 Bath	4	675	\$ 800	\$ 1.19
2 Bed / 2 Bath	3	950	\$ 800	\$ 0.84
Project Total				
Total	81	65,675 (unit area)	\$ 166,800	
		85,693 (gross floor area)		
Unit Average		1,058	\$ 2,059	\$ 2.54

Source: Project Applicant; Colliers International.

1 1 50

Memo To: William Jordan Economic Analysis of Requested Concessions June 6, 2019 • Page 3

## 2. Regulatory Context

The application of the affordable housing density bonus for this project is subject to four legislative requirements:

### 2A. State Density Bonus Law

The state's density bonus law for affordable housing (CA Government Code, Section 65915) sets forth the number of density bonus units that a project is eligible for based on the number and types of BMR units provided; establishes a density bonus project's entitlement to incentives or concessions, waivers or reductions of development standards, and reduced parking ratios; and requires cities and counties to adopt an ordinance implementing the state's housing density bonus law.

Although specific portions of the state's density bonus law are discussed in detail in subsequent sections of this report, two provisions are noted here. First, Section 65915(q) directs that unit calculations resulting in a fraction are to be rounded up to the next whole number. Second, Section 65915(r) states, "This chapter shall be interpreted liberally in favor of producing the maximum number of total housing units."

### 2B. Clayton Affordable Housing Density Bonus Requirements

Clayton's Affordable Housing Density Bonus Requirements (City of Clayton Municipal Code [CMC], Chapter 17.90) is the local ordinance that implements the state's density bonus law. The local ordinance replicates many of the standards in the state law; it also provides specifications for density bonus applications and recording an instrument to legally restrict rents and sales prices for affordable units.

## 2C. Clayton Housing Element

The housing element of the Clayton General Plan addresses topics required of housing elements by state law. In addition to documenting the need for additional affordable housing, the element also provides goals and policies on housing-related topics, including regulatory relief and incentives. The housing element identifies the need for affordable housing and for senior housing. In addition, provisions of the housing element relevant to waivers and concessions include:

Policy I.2, which states, in part, "...the City shall help facilitate the provision of affordable housing through the granting of regulatory concessions...."

POLICY II.2, which states, "The City shall encourage affordable housing by granting regulatory incentives to projects that provide affordable units."

Quantified Objectives, which sets the objective for construction of at least 26 housing units for verylow-income households.

## 2D. Clayton Town Center Specific Plan

Adopted in 1990, the specific plan provides land use regulations, development standards, and design guidelines that supersede similar provisions in the citywide zoning ordinance. The specific plan area applies to one of the three parcels in the subject property, 6170 High Street.

#### 3. Density

#### 3A. Allowable Density

Under the current PD zoning of the subject property, the maximum density is governed by the general plan land use designation. The MHD land use designation allows a maximum density of 20 residential

Memo To: William Jordan Economic Analysis of Requested Concessions June 6, 2019 • Page 4

dwelling units per acre. The site encompasses 3.01 acres, so the resulting maximum density is 60 dwelling units.

#### 38. Density Bonus

The proposed project will restrict seven of the units (11.6 percent of the allowable density of 60 units) to occupancy by households with very-low income. CMC Section 17,90.040.B grants a density bonus of 35 percent to a residential development project that provides 11 percent of the units at affordable costs for very-low income housing. For the 60 units allowed under the existing zoning, the 35 percent density bonus would be 21 additional units, for a total of 81 residential dwelling units. The number of units and the number of BMR units are provided in Table 1.

## 4. Density Bonus Concessions

State law and the local ordinance refer to "incentives or concessions" as one and the same, but this report uses the single term "concession" for brevity's sake.

#### 4A. Concessions Defined

Concessions are changes in development regulations applied to a qualified density-bonus housing project, which changes result in identifiable and actual cost reductions to provide for affordable housing costs. Examples of potential concessions include:

- A reduction in site development standards
- + A modification of zoning requirements
- + A modification of architectural design requirements that exceed minimum building standards
- + A reduction in required setbacks
- A reduction in in square footage requirements
- + A reduction in the ratio of parking spaces
- + Approval of mixed-use zoning (if the non-residential uses reduce the cost of the housing)
- Other regulatory incentives or concessions proposed by the developer or city

#### 4B. Number of Concessions

The City's affordable housing density bonus requirements allow two concessions for a density bonus project that provides 10 percent of the units for very-low-income households (CMC 17.90.100.B). The proposed project, with 11 percent of the units for very-low-income households, includes two requested concessions. The developer reserves the right to add, delete, and/or substitute requested concessions to facilitate entitlement and development of the proposed project.

#### 4C. Setback/Parking Concession

The City's zoning regulations prohibit buildings and parking lots/spaces in the required setback areas (CMC 17.37.090.A). In order to accommodate the proposed buildings and number of parking spaces outside of the required setbacks, extensive grading, installation of retaining walls, and additional drainage would be required. In consultation with the project's architects/engineers, the developer has determined that this requirement would add \$500,000 to the cost to develop the proposed project.

Memo To: William Jordan

Economic Analysis of Requested Concessions

June 6, 2019 • Page 5

The applicant is requesting, as a concession, that the City reduce the required setbacks (CMC 17.20.090, 17.20.100, 17.20.105, 17.020.110, and 17.20.120) to accommodate the proposed project, as shown on the site plan.

### 4D. Reduction in Required Number of Parking Spaces Concession

Under CMC Schedule 17.37.030A, the proposed number of dwelling units would require 180 parking spaces. The developer has determined that reducing the number of parking spaces to 62 would reduce the project cost by \$3,120,540 by eliminating the need for podium construction or subterranean parking. The applicant is requesting, as a concession, that the City reduce the required parking to accommodate the proposed development.

## 5. Waivers and Reductions of Development Standards

State density bonus law recognizes waivers and reductions of development standards (CA Gov't Code, Section 65915[e]) as distinct from concessions (CA Gov't Code, Section 65915[d]). State law does not limit the number of waivers or reductions in development standards, and the number of requested waivers and modifications of development standards does not affect the number of concessions to which a project is entitled (CA Gov't Code, Section 65915[e][2]).

## 5A. Waivers and Reductions of Development Standards Defined

State density bonus law prohibits a jurisdiction from applying "any development standard that will have the effect of physically precluding the construction" of a qualified density-bonus development project with density bonus units and requested concessions. Applicants propose the waivers and reductions of development standards needed to accommodate their proposed projects.

A specific regulatory relief may be requested as a concession or as a waiver. A concession is granted for regulatory relief needed to reduce the development costs in order to provide BMR units. A waiver is granted for regulatory relief needed to physically accommodate a density-bonus residential development project on a site.

#### 5B. Requested Waivers and Reductions of Development Standards

The applicant is requesting eight waivers:

### 5B(i) Parking Lot Landscaping.

A waiver of the development standards for parking lot landscaping required by CMC 17.37.090.H1, H2, H3, and H5. With the density bonus units and the parking needed for the project to be marketable, the subject properties cannot physically accommodate this development standard. A similar waiver is also requested for the Clayton Town Center Specific Plan design guideline for internal parking lot planting.

#### 5B(ii) Parking Lot Lighting Height.

A reduction in the development standard limiting parking lot lighting to ten feet in height, as set forth in CMC 17.37.90.G. To accommodate the proposed parking and provide sufficient lighting a higher lighting pole is necessary.

#### 5B(iii) Building Separation.

A reduction in the development standard requiring buildings to be at least 20 feet apart, as set forth in CMC 17.20.160. To accommodate the proposed parking a reduced building separation is necessary.

Memo To: William Jordan Economic Analysis of Requested Concessions June 6, 2019 • Page 6

#### 5B(Iv) Building Height

A reduction in the development standard that limits the height of multifamily buildings and within 50 feet of abutting single family residential district to 35 feet, as set forth in CMC 17.40.080.

## 5B(v) Site Plan Review Standard for Size and Bulk.

A waiver of the site plan review standards that new development should protect privacy, views, and be complementary with the adjacent existing structures in terms of size and bulk, which are reductions of the full standard set forth in CMC 17.44.040.E, F, and G. As mentioned in Comment 5A, because the proposed project is an affordable-housing density-bonus project, development standards that physically preclude the proposed project are not applicable. This requested waiver extends this regulatory relief to the corresponding site plan review standard also.

## 5B(vi) Preservation of Natural Features.

A waiver of the Town Center Specific Plan's site design guidelines that "All mature trees should be retained where feasible," and to "minimize grading and alteration of natural landforms." The specific plan applies only to the property at 6170 High Street, and this waiver request applies only to that property. All three properties are subject to CMC 15.70.030.A.3, which permits tree removal to allow construction of an improvement that is related to a development application, if the improvement cannot be reasonably relocated or modified to retain the subject tree. The proposed project cannot be physically accommodated on the site and preserve the trees.

#### 5B(vii) Covered Parking

A waiver of the development standard that required parking spaces for multifamily dwellings be covered, as required by CMC Schedule 17.37.030A.

#### 5B(viii) Guest Parking

A waiver of the development standard that multifamily dwellings provide 0.5 guest parking spaces per unit, as required by CMC Schedule 17.37.030A.

## 5C. Review of Requested Waivers and Reductions in Development Standards

Waivers and reductions in development standards are based on physically accommodating the proposed development with the density bonus units and the requested concessions. There is no requirement or standard that the waivers have an economic or financial rationale. Therefore, this report does not provide analysis of the cost or other economic implications of the requested waivers. The developer reserves the right to add, delete, and/or substitute requested waivers and reductions in development standards to facilitate entitlement and development of the proposed project.

### 6. Economic Analysis of Requested Concessions

As required under state law and the local ordinance, a requested concession should result in identifiable and actual cost reductions to provide for affordable housing costs. To evaluate this requirement, this report provides a pro forma analysis quantifying the expected return on investment for the proposed project with and without the requested concessions.

#### 6A. Pro Forma Analysis

Table 2, at the end of the report, provides the analysis for three scenarios—column A represents the proposed project with only the requested concession for setback/parking, column B represents the

Memo To: William Jordan Economic Analysis of Requested Concessions June 6, 2019 • Page 7

proposed project with only requested concession for number of parking spaces, and column C represents the proposed project with both requested concessions.

In the pro forma, the project description is the same for the three scenarios. The requested concession would not change the site plan, building plan, or occupancy of the residential units. The gross annual revenue and the net operating income are also the same for the three scenarios.

The hard construction costs are the same for the three scenarios. Scenario A includes other cost of \$3,120,540 for podium construction or construction of subterranean parking to accommodate the required number of parking space. Scenario B includes other cost of \$500,000 for grading, retaining walls, and additional drainage to accommodate parking without encroaching into setbacks. The soft construction costs, which are a percentage of the hard construction costs and other costs, also differ. The net result is that the total development cost decreases from \$347,500 per unit under scenario A and \$348,000 per unit under scenario B, to \$336,500 per unit when both requested concessions are factored in.

With both concessions, the total annual return increases from \$511,100 (scenario A) and \$597,500 (scenario B) to \$614,000, and the equity that the developer must invest in the proposed project decreases from \$12,388,000 (scenario A) and \$11,141,000 (scenario B) to \$10,903,000. The resulting return increases to 5.02 percent (measured as the yield) or 5.63 percent (measured as return on equity).

### 6B. Requested Concession Necessary for Feasibility

In order to attract investment, developers usually need to demonstrate a yield of 5.5 percent or a return on equity of 6.0 percent. Projects with a yield between 5.0 and 5.5 percent (or a return on equity of 5.5 to 6.0 percent) may still be feasible, but the developer may face challenges in attracting equity investment. Projects with a yield below 5.0 percent and a return on equity below 5.5 percent are unlikely to attract equity investment and are considered infeasible.

As the pro forma analysis in Table 2 demonstrates, the requested concessions improve the yield from an infeasible 4.42 percent (scenario A) and 4.92 percent (scenario B) to a marginally feasible 5.02 percent and increases the return on equity from an infeasible 4.13 percent (scenario A) and 5.36 percent (scenario B) to a feasible 5.63 percent. Thus, from an economic perspective, both requested concessions are necessary to reduce costs to provide for affordable housing cost. The density bonus alone is not sufficient, and either concession on its own is insufficient.

### 7. Findings

The analysis finds that both requested concessions are necessary and warranted under the state density bonus law and the affordable housing regulations of the City of Clayton.

Memo To: William Jordan Economic Analysis of Requested Concessions and Waivers June 24, 2019 • Page 8

Table 2: Density Bonus Financial Feasibility Analysis of Requested Concession

		A Proposed Project with Set- back/Parking Concession Only		B Proposed Project Reduced Park- ing Concession Only		C Proposed Project	
Projec	Description		, 1 1				4
(1)	Total Number of Units	81		81		81	
	Market Rate Units	<u>Number</u>	Average Size	Number	Average Size	<u>Number</u>	Average Size
(2)	1-Bedroom	41	675	41	675	41	675
(3)	2-Bedroom	33	950	33	950	33	950
(4)	Subtotal: Market Rate Units	74		74		74	
	Below Market Rate Units	Number	Average Size	Number	Average Size	<u>Number</u>	Average Size
(5)	1-Bedroom	4	675	4	675	4	675
(6)	2-Bedroom	3	950	3	950	3	950
(7)	Subtotal: Below Market Rate Units	7	17 101	7		7	7 mm
	Floor Area						1
(8)	Gross Residential Floor Area (sq. ft.)	64,575		64,575		64,575	7
(9)	Gross Common/Service Area (sq. ft.)	21,118		21,118		21,118	
(10)	Total Building Floor Area (sq. ft.)	85,693		85,693		85,693	10 121
	Site Area						
(11)	Total Site Area (sq. ft.)	131,120		131,120		131,120	Control of the last
Project	Revenue		100				THE REAL PROPERTY.
	Potential Gross Annual Income						
	Market Rate Units	Annual Total	Average Monthly per <u>Unit</u>	Annual Total	Average Monthly per <u>Unit</u>	Annual Total	Average Monthly per <u>Unit</u>
(12)	1-Bedroom	\$984,000	\$2,000	\$984,000	\$2,000	\$984,000	\$2,000
(13)	2-Bedroom	\$950,400	\$2,400	\$950,400	\$2,400	\$950,400	\$2,400
(14)	Subtotal: Market Rate Units	\$1,934,400		\$1,934,400	7.5	\$1,934,400	C. Land

Memo To: William Jordan Economic Analysis of Requested Concessions June 6, 2019 • Page 9

Table 2 continued

		A Proposed Project back/Parking Conc		Proposed Project Re		C Proposed Project	
	Below Market Rate Units	Annual Total	Average Monthly per <u>Unit</u>	Annual Total	Average Monthly per <u>Unit</u>	Annual Total	Average Monthly per <u>Unit</u>
(15)	1-Bedroom	\$38,400	\$800	\$38,400	\$800	\$38,400	\$800
(16)	2-Bedroom	\$28,800	\$800	\$28,800	\$800	\$28,800	\$800
(17)	Subtotal: Below Market Rate Units	\$67,200		\$67,200		\$67,200	
(18)	Total Gross Annual Income	\$2,001,600	Y	\$2,001,600		\$2,001,600	
	Expected Cash Flow						
(19)	Less Residential Vacancies	(\$60,048)		(\$60,048)		(\$60,048)	
(20)	Effective Gross Annual Income	\$1,941,552		\$1,941,552		\$1,941,552	
(21)	Less Operating Cost	(\$572,564)		(\$572,564)		(\$572,544)	
(22)	Net Operating Income	\$1,368,988		\$1,368,988		\$1,369,008	
Develo	oment Costs						
		<u>Total</u>	Cost per Building <u>Sq. Ft.</u>	<u>Total</u>	Cost per Building Sq. Ft.	Total	Cost per Building Sq. Ft.
(23)	Hard Cost (ex. other costs below)	\$21,000,000	\$245	\$21,000,000	\$245	\$21,000,000	\$245
	Other Costs						
(24)	- Podium/Subterranean Parking Cost	\$3,120,540		\$0		\$0	
(25)	- Grading/drainage/retaining walls	\$0		\$500,000		\$0	
(26)	Soft Cost	\$4,582,903	\$53	\$4,085,000	\$48	\$3,990,000	\$47
(27)	Land Acquisition	\$2,266,500	\$26	\$2,266,500	\$26	\$2,266,500	\$26
(28)	Total Development Cost	\$30,969,943	\$361	\$27,851,500	\$325	\$27,256,500	\$318
(29)	Total Development Cost per Unit	\$382,345		\$343,846	-	\$336,500	

Memo To: William Jordan

**Economic Analysis of Requested Concessions** 

June 6, 2019 • Page 10

#### Table 2 continued

		A Proposed Project with Set- back/Parking Concession Only	B Proposed Project Reduced Park- ing Concession Only	C Proposed Project
Feesilo	lity Analysis			
(30)	Amount Financed	\$18,581,966	\$16,710,900	\$16,353,900
(31)	Equity Required	\$12,387,977	\$11,140,600	\$10,902,600
(32)	Annual Debt Service	(\$1,149,785)	(\$1,034,011)	(\$1,011,921)
(33)	Net Cash Flow After Debt Service	\$219,203	\$334,978	\$357,087
(34)	Principal reduction	\$291,893	\$262,501	\$256,894
(35)	Total Annual Return	\$511,095	\$597,479	\$613,981
(36)	Yield (NOI/Cost)	4.42%	4.92%	5.02%
(37)	Return on Equity (Return/Equity)	4.13%	5.36%	5.63%

#### Notes to Table 2:

- The number of units and average unit size data (rows 1 to 7) are from the project architect.
- 2. The gross residential floor area (row 8) is the area for residential dwelling units, derived by multiplying the number of units by the average floor area for each type of unit and summing across the types of units. The gross common area and service area (row 9) is the gross floor area for the lobby, hallways, stairwells, mechanical equipment, etc. and is from the project architect. The total building floor area (row 10) is the sum of the residential floor area (row 8) and the common area and service area (row 9).
- Average per-unit rents (rows 12, 13, 15, and 16) are based on an analysis and recommendations from real estate brokerage Colliers International. The data reflect the expected lease
  rates in the first full year of operation. Rents may change over time in response to inflation and other market conditions.
- 4. The total gross annual income (row 18) is the total rent that would be generated over the course of a year if all residential units were leased for the entire year.
- 5. Residential vacancies (row 19) represent a 3.0 percent typical vacancy rate, based on recommendations by Colliers International. This datum is the amount of rent that will likely not be realized for time periods when units are vacant during transition between tenants.
- 6. Effective gross annual income (row 20) is the income that the project is expected to generate. It is derived by subtracting the expected vacancy loss (row 19) from the total annual gross income (row 18).

Memo To: William Jordan Economic Analysis of Requested Concessions June 6, 2019 • Page 11

- Operating costs (row 21) are based on recommendations by Colliers International and represent approximately 25.5 percent of effective gross income (row 18). Operating costs may
  change over time in response to inflation and other market conditions.
- 8. Net operating income (row 22) is a key metric for assessing the financial performance of a for-rent development project. It is derived by subtracting the operating costs (row 21) from the effective gross annual income (row 20).
- 9. Hard construction cost (row 23) is the total cost for site work and construction, excluding the cost to place utilities underground. The cost estimate was produced by the project architect. Other costs-podium/subterranean parking cost (row 24) is the estimated cost to construct a podium housing product or construct subterranean parking to accommodate the total number of re-quired parking spaces. Other costs-grading/drainage/retaining walls (row 25) is the estimated cost to grade the site, install retaining walls, and install additional drainage to accommodate buildings and parking without encroaching into required setbacks. The cost estimate was provided by the project engineer.
- Soft construction cost (row 26) includes the costs for architecture and engineering, permitting fees, and so forth. The soft cost is assumed at 19 percent of the hard cost (row 22) and other costs (rows 24 and 25).
- Land acquisition (row 27) is the price the developer paid to acquire the three properties.
- 12. The total development cost (row 28) is the sum of the hard construction cost (row 23), other construction costs-underground utility cost (row 24), other costs-grading/drainage/retaining walls (row 25), soft construction cost (row 26), and the land acquisition cost (row 27). The total development cost per unit (row 29) is derived by dividing the total development cost (row 28) by the total number of residential dwelling units (row 1).
- 13. The amount financed (row 30) represents the portion of the total development cost, 60 percent, that would be covered by the project's permanent financing. The equity required (row 31) is the amount that the developer will have to pay for the proposed project. It is derived by subtracting the amount financed (row 30) from the total development cost (row 28).
- 14. Annual debt service (row 32) is based on 30-year permanent financing at an annual rate of 4.65 percent.
- 15. Net cash flow after debt service (row 33) is the annual cash return the project is expected to generate for the owner of the project. It is derived by subtracting the annual debt service (row 32) from the net operating income (row 22).
- Principal reduction (row 34) is the amount of principal repaid in the first year of debt service, and it is based on the financing terms specified in Note 14. Because the permanent financing is an amortized loan, the amount of principal reduction would increase each year.
- 17. Total annual return (row 35) is another metric for assessing the financial performance of a for-rent development project. It is the sum of the net cash flow after debt service (row 33) and the principal reduction (row 34).
- 18. The yield (row 36) is a measure of the project's financial performance, representing the annual project revenue and the total development cost. It is derived by dividing the net operating income (row 22) by the total development cost (row 28).
- 19. The return on equity (row 37) is another measure of the project's financial performance, representing the amount that the developer puts into the project and the total amount of return in the first full year of operation. It is derived by dividing the total annual return (row 35) in the first year of operation by the equity required (row 31) from the developer.
- 20. Actual numbers in Table 2 may vary plus or minus depending on market conditions at time of construction and completion.



July 23, 2019

To: David Woltering
Director of Community Development
City of Clayton

From: Dino Serafini Michael Baker International

## RE: PEER REVIEW OF ECONOMIC ANALYSIS OF MARSH CREEK SENIOR HOUSING PROJECT

The following is our analysis of the Economic Analysis of Requested Concessions prepared by PlaceWorks (EA) dated June 6, 2019, for the Olivia on Marsh Creek senior housing/affordable housing project in the City of Clayton.

In accordance with our scope for this review:

- We have assessed the market-rate and affordable rents and the estimated operating costs of the project to verify whether the net income assumptions in EA are reasonable and comparable to the local rents and industry standards
- 2. Reviewed the cost of parking/setback and parking reduction concessions.
- 3. We have conducted an independent pro-forma analysis resulting in return on investment and internal rate of return for the three scenarios:
  - a. The proposed project with both requested concessions
  - b. The project with only the parking/setback concession (parking allowed within the required zoning setback) but not the parking reduction to 62 spaces.
  - c. The project with only the parking reduction to 62 spaces (no parking/setback concession so that parking will not occupy the required setback).
- 4. We considered the waivers and modifications to development standards requested by the developer in addition to the concessions and have qualitatively evaluated those which might impact the project's financial performance.

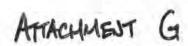
## Project Rental Rates

The monthly market-rate rents assumed for the project: \$2,000 for 1-bedroom units and \$2,400 for 2-bedroom units are reasonable for area. These rental rates are comparable to those in Concord (we did not find many apartments advertised for rent in Clayton). Very few apartment advertisements exceeded the rates assumed for the project.

## Affordable Rents

Per CMC 17.90.020 the maximum housing costs for very low-income households is 30 percent of 50 percent of the area median income (AMI) for the given household size. For a 2-person household the Contra Costa County AMI is \$83,500 and is \$73,100 for single-person household.

2729 Prospect Park Drive, Suite 220 | Rancho Cordova, CA 95670 |



The affordable housing cost is \$1,044 (30% x 50% x 83,500/12) for a 2-person household and \$914 (30% x 50% x 73,100/12) for a single-person. The EA gives \$800 per month for affordable unit rents for both the 1-bedroom and 2-bedroom units, which is about 23 and 26 percent of the 2-person and 1-person monthly income limits, respectively. However, the housing cost should include a utility allowance, which the PlaceWorks EA does not indicate. Adding a 15 percent utility allowance would increase the housing cost to \$920, about the equivalent of what the maximum cost is for a single-person household. The 2-bedroom units could be priced up to about \$900 (a total housing cost of \$1,035, including 15 percent utilities) and still comply with affordable cost limits.

## Operating Costs and Net Operating Income

At about \$573,000, the assumed annual cost of operating the project might be low. No separate line item allowance is given for property tax, insurance, management, capital reserve, or maintenance. It is assumed that these costs are all included in the \$573,000 annual operating cost, which is about 28.7 percent of gross rent. Subtracting property tax of 1 percent of the project cost (including land), the remainder provides \$3,400 per year per unit for the other costs. For comparison, the National Apartment Association in its 2018 survey, reports operating costs of 35 percent (including taxes) of gross potential income for properties less than five years old. With \$2 million gross annual rent, the project's operating costs would be \$700,000 at 35 percent. Therefore, the net operating income (NOI) of about \$1.37 million for each of the scenarios might be overstated. A lower NOI would negatively impact the project's return on investment.

## Construction and Other Costs

The "hard" construction costs for the three scenarios (that is, the structural and site costs common to all three scenarios) are the same \$21,000,000 for the 81-unit project. The cost per gross building area of \$245 per square foot is reasonable since this cost must include site development, utilities, landscaping, common area construction and surface parking. The cost differential between the scenarios is the cost of the structured parking (\$3,120,000) required without the parking reduction concession, and the grading and retaining walls (\$500,000) necessary without the setback/parking concession. Soft costs vary between the scenarios due to the additional design and engineering required for these elements. Land acquisition is \$2.67 million—the same for all three scenarios.

## Financing and Return on Investment

All scenarios assume the same basic financing arrangement: permanent, fully-amortized 30year financing of 60 percent of the total project development cost at 4.65 percent interest. Construction and lease-up will occur in one year. The first year of payment on principal is assumed as part of the first year's annual return.

We reviewed the calculations of return on investment and agree with the results of the three scenarios. The 5 percent return on investment feasibility threshold seems low for a land

development project, but this return is achieved after debt service. One thing to note is that the model does not include contingencies or a developer's fee, so we are assuming the 5 percent return must include those factors. The EA could have modeled other financing arrangements that are common to land development, such as an interest-only construction loan with interest due only on the construction draw (which tends to reduce financing costs). The thinking may be that, with the relatively short construction and lease-up period of one year, the analysis with the permanent loan would yield the same results.

## Alternative Internal Rate of Return Model

To provide an alternative financial scenario this peer review presents a pro-forma that assumes the project will be sold to an investor/management entity. This may or may not be the case for this project, but it provides a useful comparison and validation of the financial performance presented in EA by using an alternative approach.

## Financial Analysis of the Proposed Project

Our alternative analysis also assumes construction and "full-occupancy" in one year (the alternative model assumes the same 3 percent long-term vacancy rate as in the EA). We applied a 1 percent annual increase in rents. Other than applying a 2 percent increase in operating costs, we did not change the operating cost assumptions. The first-year NOI of \$1.38 million in our alternative model for the proposed project (with both concessions) is slightly higher than the PlaceWorks EA NOI of \$1.37 million. For our model, we assume interest-only construction financing at the same 4.65 percent. The alternative financial model shows a slightly lower return on equity of 5.47 percent versus 5.63 percent of the PlaceWorks EA, the difference is not significant and is due to the lower NOI in the first year.

Another common and useful financial metric for land development is the internal rate of return (IRR). The IRR provides the aggregate rate of return of the stream of net income over a period. At the end of the period the project is sold and the net proceeds (less the loan principal) is included in the stream of income. An IRR of 10-13 percent is the target for apartment projects. The proposed project's IRR is 4.4 percent based on a sales price of approximately \$28.5 million and net proceeds of \$11.6 million after repayment of the loan principal and brokerage fees. The sales price is based on a capitalization rate of 5 percent<sup>1</sup>. The IRR assumes sale of the project at the end of the third year after completion of construction, allowing the NOI to increase due to rental rate increases. Note that the IRR approach is highly sensitive to the sales price, which in turn is subject to the local market for apartment projects. The utility of the IRR approach is that it allows comparison to alternative investments. In this case, the proposed project is somewhat better than a "zero-risk" 10 year U.S. treasury note, currently yielding 2 percent.

<sup>&</sup>lt;sup>1</sup> The project's sale price is estimated as the NOI divided by the capitalization rate. The market capitalization rate for Contra Costa County is 5.79 percent for apartment projects. The low 5 percent cap rate assumed for the project is due to the new construction.

## Financial Analyses: Other Scenarios

The alternative model is applied to the project without the requested concessions. As expected, all things being equal, the added development costs result in higher financing costs and lower returns (as presented in the EA the NOI is not much affected by the lack of concessions).

The EA calculates return on equity of 4.13 percent and 5.36 percent for the project with only the setback/parking concession and with only the reduced parking concession, respectively.

The IRR analysis for the scenarios is presented in the table below; these calculations also assume the sale will occur after a three-year holding period after the construction is completed:

## Project Scenario Pro-Forma Summary

	Setback/Parking Concession Only	Reduced Parking Concession Only
Sales Price	\$28,546,945	\$28,546,945
Principal Balance	(\$18,526,618)	(\$16,691,256)
Closing costs & commissions	(\$570,930)	(\$570,930)
Net proceeds (less commission and closing costs)	\$9,449,397	\$11,284,759
Equity Contribution	(\$12,936,211)	(\$11,654,669)
Net return on operations to close of escrow (NOI minus interest on construction loan)	\$975,625	\$1,209,340
First year Return on Equity (show for model comparison)	3.92%	5.40%
Internal Rate of Return	(7.3%)	2.5%

As expected, the lack of concessions results in much less favorable financial performance. The IRR is negative in the setback/parking only scenario, illustrating the effect of the situation where the net proceeds of the sale plus the annual returns from operations do not cover the equity contribution. For this scenario the holding period would need to be several years longer

for an acceptable IRR. For the reduced parking only scenario, the IRR indicates the project is only marginally better that investing in 10-year treasury-notes.

## Some caveats with both the PlaceWorks EA and the alternative models:

- These analyses assume that the concessions do not impact the NOI to any great degree. The
  implication here is that increased supply of off-street parking does not carry a rental rate
  premium. It might be the case that the project with the structured parking might command
  higher rents.
- No provision is made for low income housing tax credits. If LIHTC could be applied to the affordable units, the project financing burden could be reduced. The credits would apply to all scenarios regardless of the concessions, however they could help to improve each scenarios' financial performance.
- 3. The general economic conditions affecting the project may be in flux. There is some uncertainty about whether interest rates will remain at their current low levels going forward. Construction costs have been high relative to net income particularly for housing. Raising rents to maintain even the relatively low financial performance of the project might be difficult for this target market.

## Project Waivers and Reductions in Development Standards

The project developer is requesting eight waivers in addition to the two concessions described above. The justification for the waivers is the physical necessity to reduce or eliminate the applicable standards in order to construct the project. The EA states that there is no requirement for financial analysis of the waivers. However, among these waivers are the following that could have financial implications for the project:

- Parking Lot Landscaping—it not clear in the EA whether the waiver request is for internal
  parking lot landscaping to be eliminated altogether. In any event, the savings in the cost of
  installing the landscaping and in the maintenance may have a significant effect on financial
  performance.
- Preservation of Natural Features—The cost to preserve trees on-site could be substantial; the City may want to know what the savings are.
- Covered Parking—It is not clear why the elimination of covered parking is needed. It is assumed
  that the development cost in the EA was based on uncovered spaces. However, from the site
  plan it appears that many, or most, of the spaces are in garages or under carports. How many
  of the remaining spaces would not be covered and what is the cost savings?
- Guest Parking—Eliminating the guest parking of one-half space per unit is a significant reduction. From our review of the project's site plan, it is not clear why the waiver is needed there appears to be space available for a number of guest parking spaces.

City of Clayton RE: Peer Review of Marsh Creek Senior Housing Economic Analysis July 24, 2019 Page 6

## Conclusions

We found the EA and its assumptions to generally reasonable and supportable with no errors or inconsistencies. The items we question that may have a bearing on the project's financial feasibility are:

- Based on the AMI income limits of a 2-person, the affordable rents for the 2-bedroom units
  could be increased from \$800 to \$900 per month. However, the increased annual revenue of
  \$3,600 for the three 2-bedroom affordable units would be negligible in terms of return on
  equity or the IRR of any of the scenarios.
- The annual operating costs appear to be low, increasing these costs would negatively affect the financial performance

## Kimley » Horn

## MEMORANDUM

To: William Jordan

From: Ben Huie, P.E.

California Professional Engineer #C76682

Kimley-Horn and Associates, Inc.

Date: June 10, 2019

Subject: The Olivia on Marsh Creek Parking Study - Final Memorandum

A senior active adult housing project, restricted to residents 55 years or older, is proposed to be constructed on three different sites at 6170 High Street, 6450 Marsh Creek Road, and 6490 Marsh Creek Road in Clayton, CA. The senior housing units are located at the southwest corner of the intersection of High Street and Marsh Creek Road. Figure 1 illustrates the location of the three senior adult housing sites in relation to adjacent uses in Clayton, CA. Since the project will be taking advantage of the lower parking requirements as afforded by the State Density Bonus law, a parking study is being requested for this proposed project to confirm if adequate parking is provided for the proposed project. This memorandum describes a quantitative analysis and presents the finding that The Olivia on Marsh Creek provides sufficient parking spaces to meet estimated demand.

Figure 1 - Study Area



Source: Google Maps

## Kimley»Horn

The senior adult housing project is proposing to construct a total of 81 units with the following number of units for each site:

- 6170 High Street (Site 1)
  - o 9 units of 2-bedroom and 2-bathroom
  - o 21 units of 1-bedroom and 1-bathroom
- 6450 Marsh Creek Road (Site 2)
  - o 13 units of 2-bedroom and 2-bathroom
  - o 13 units of 1-bedroom and 1-bathroom
- 6490 Marsh Creek Road (Site 3)
  - o 14 units of 2-bedroom and 2-bathroom
  - o 11 units of 1-bedroom and 1-bathroom

It should be noted that the allowable density for the project is 60 units. However, the project is applying for a density bonus of 35 percent since seven (7) of the 60 units, or 11 percent, is designated for very low-income housing. Therefore, the project's new allowable density would result in 81 units.

Site 1 will occupy 11,604 building square feet, Site 2 will occupy 10,880 building square feet, and Site 3 will occupy 10,833 building square feet. Figures 2 through 4 show the site plan for each of the proposed buildings.

BASCH FINCS

ONE & FENCY

Figh Street

Figh Street

PORT & FENCY

Figh Street

PORT & FENCY

Figh Street

PORT & FENCY

FIGH STREET

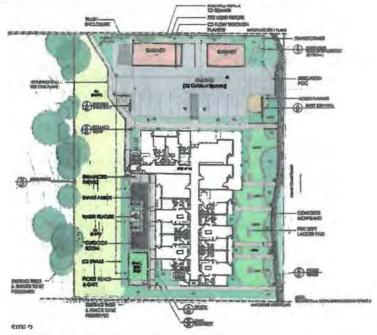
FI

Figure 2 - Proposed 6170 High Street Site Plan

Source: MD Fotheringham Landscape Architects

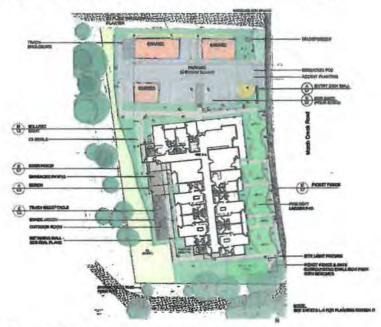
# Kimley»Horn

Figure 3 - Proposed 6450 Marsh Creek Road Site Plan



Source: MD Fotheringham Landscape Architects

Figure 4 - Proposed 6490 Marsh Creek Road Site Plan



Source: MD Fotheringham Landscape Architects



## Methodology

## PARKING SUPPLY

## **Proposed Supply**

The senior adult housing project is proposing to provide 0.76 parking spaces per unit for a total of 62 parking spaces for all three sites. Parking spaces for each site will consist of outdoor surface lot parking spaces and garage parking spaces.

## CLAYTON PARKING REQUIREMENTS

The City of Clayton's Parking Requirements are based on the multi-family dwelling land use classification in the City of Clayton's Municipal Code. The following are the parking requirements for multi-family dwelling units:

- For one bedroom, 1.5 vehicle spaces are required, one (1) of which should be covered
- For two or more bedrooms, two (2) vehicle spaces are required, one (1) of which should be covered
- · For guest parking, 0.5 spaces are required

The required parking for the proposed senior adult housing project is estimated and shown in Table 1. Site 1, Site 2, and Site 3 are required to provide 64.5, 58.5 and 57 parking spaces. Therefore, the project is required to provide a total of 180 parking spaces, and 105 of which should be covered. Since the project is proposing to provide 21, 20, and 21 parking spaces for Site 1, Site 2, and Site 3, respectively, for a total of 62 parking spaces, the proposing parking spaces does not meet the City's parking requirement. However, since the project will be providing very low-income housing, it would be eligible for a parking reduction per the state density bonus law.

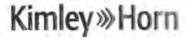
-

<sup>&</sup>lt;sup>1</sup> City of Clayton Municipal Code, Off-Street Parking Space Requirements Schedule 17.37.030A, August 2017

# Kimley»Horn

Table 1 - City of Clayton Municipal Code - Parking Requirements

		One Bedroom			Two Bedrooms				
Site	# of Bedrooms	Required # of Parking Spaces per Unit (Including Guest Spaces)	Subtotal Requirement (Spaces)	# of Bedrooms	Required # of Parking Spaces per Unit (Including Guest Spaces)	Subtotal Requirement (Spaces)	Total Required Spaces	Proposed Parking Supply	Meets City Parking Requirement?
Site 1	21	2	42 total	9	2.5	22.5 total	64.5 total	21	No
Site 2	13	2	26 total	13	2.5	32.5 total	58.5 total	20	No
Site 3	11	2	22 total	14	2.5	35 total	57 total	21	No
Total	45	-	90	36	-	90	180	62	4



### DENSITY BONUS PARKING REQUIREMENTS

As a senior adult housing development that limits residency based on age requirements, and given that the project meets Civil Code Sections 51.3 and 51.12, the project may be qualified for a restriction to the minimum parking requirement pursuant to the state density bonus law, Government Code Section 65915(p)(1). Additional reductions may be applicable if the criteria for Section 65915(p)(2) or Section 65915(p)(3)(A, B, or C) is met. However, the project does not meet the criterion for the additional reductions based on the following description:

- Section 65915(p)(2) The project is not located within a ½ mile of a major transit stop as described in Section 21155 and Section 2064.3 of the Public Resources Code
- Section 65915(p)(3)(A) The project is not located within a ½ mile of a major transit stop as described in Section 21155 and Section 2064.3 of the Public Resources Code
- Section 65915(p)(3)(B) The project is restricted to residents of 55 years or older, rather than 62 years or older
- Section 65915(p)(3)(C) The project is not intended as a special needs housing development.

Therefore, the project will only meet Section 65915(p)(1) which states the following parking requirement for the proposed project:

- Zero to one bedroom: one on-site parking space
- Two to three bedrooms: two on-site parking spaces
- Four or more bedrooms: 2.5 on-site parking spaces

Table 2 provides the parking requirements based on the above density bonus criterion.

Table 2 - Density Bonus Parking Requirements

	One Bedroom		Two Bedrooms		Total	Proposed	
Site	# of Bedrooms	Requirement (Spaces)	# of Bedrooms	Requirement (Spaces)	Required (Spaces)	Supply (Spaces)	Meets Requirement?
Site 1	21	21	9	18	39	21	No
Site 2	13	13	13	26	39	20	No
Site 3	11	11	14	28	39	21	No
Total	45	45	36	72	117	62	- LE

As shown in **Table 2**, based on the modified parking requirement allowed through the density bonus, the project is required to provide 39 parking spaces for each site, or 117 parking spaces total. Since the project is proposing to provide 21, 20, and 21 parking spaces for Site 1, Site 2, and Site 3, respectively, for a total of 62 parking spaces, the proposed parking spaces does not meet the City's parking requirement.



However, based on Government Code Section 65915(d), the project is allowed to request for two concessions since the project provides at least 10 percent of very low-income housing. Therefore, the project is requesting that one of the two requested concessions be a reduction in the number of required parking spaces to 0. 0.76 parking spaces per unit, or 62 total parking spaces. The City shall grant this concession unless the concession does not result in identifiable and actual cost reductions, unless the concession would have a specific, adverse impact, or unless the concession would be contrary to state or federal law. Placeworks prepared a technical memorandum<sup>2</sup> showing that this concession would provide a cost reduction. To show that this project would not adversely impact the surrounding parking, a parking demand analysis was completed.

#### PARKING DEMAND

## Proposed Parking Demand

Parking demand is typically estimated using the Institute of Transportation Engineers (ITE) Parking Generation Manual. This is a reference based on parking surveys throughout the country. The parking demand for the senior adult housing was estimated based on parking data for Senior Adult Housing – Attached (ITE Land Use Code 252). According to ITE, the 85th percentile demand rate is 0.66 spaces per dwelling unit. Applying this rate to the proposed 81 dwelling units results in a parking demand of approximately 53 parking spaces. The parking demand for each site is provided in Table 3.

Table 3 - Proposed Parking Supply vs. ITE Parking Demand

Site	Dwelling Units	Proposed ITE Parking Demand	Proposed Parking Supply	Meets ITE Parking Demand?
Site 1	30	20	21	Yes
Site 2	26	17	20	Yes
Site 3	25	16	21	Yes
Total	81	53	62	-

As shown above, each site provides sufficient parking to meet the proposed parking demand and the total proposed parking supply of 62 parking spaces meets the total proposed demand of 53 parking spaces. Therefore, the project's request for a parking concession to reduce the parking requirement to 0.76 parking spaces per unit meets the estimated ITE parking demand of 0.66 parking spaces per unit.

<sup>&</sup>lt;sup>2</sup> Placeworks, Economic Analysis of Requested Concessions, Clayton Senior Housing Project, June 29, 2019.

<sup>&</sup>lt;sup>3</sup> Institute of Transportation Engineers, Parking Generation, 4th Edition.



### CONCLUSIONS

It is proposed that a senior adult housing development be constructed at 6170 High Street, 6450 Marsh Creek Road, and 6490 Marsh Creek Road in Clayton, CA. The project proposes to construct a total of 81 units and would provide 62 total parking spaces. Since the project is providing very lowincome housing, it qualifies for a parking reduction per the state density bonus law, Government Code Section 65915 (p)(3)(B). The proposed project is eligible for a modified parking requirement of 117 total parking spaces or 39 parking spaces for each site. Since the project is providing 62 total parking spaces, the project does not meet the modified parking requirements. Therefore, the project is requesting as one of its two concessions, to reduce the parking requirement to the proposed parking supply of 0.76 parking spaces per unit or 62 total parking spaces. Based on the ITE parking demand for senior adult housing, it was estimated that the parking demand for the proposed project will result in 53 total parking spaces. Since the project is providing 62 total parking spaces, the proposed supply is sufficient to meet the proposed parking demand. Therefore, the proposed concession to reduce the parking requirement will meet the ITE parking demand. Based on this study, it is our professional opinion that the senior adult housing in Clayton, CA provides adequate parking supply to meet the parking demand.

# ClaytonSeniorHousingParkingStudy.FinalMemoV2 With MBI Comments 7-23-19.pdf Markup Summary

1(1)



Subject: Highlight Page Label: 1

Author: ROBERTDAVIS Date: 7/22/2019 9:44:18 AM

Status: Color: Layer: Space: This statement suggests that the project has applied and is consistent with State Density Bonus Law reduced parking requirements. This is not accurate. The project is requesting that a further reduction in parking to a parking ratio that is below the Density Bonus Law parking requirements shown in Table 2. The lower parking ratio being offered by the project is being requested to be granted as a secession that is offered by the Density Bonus Law as an additional form of assistance. In this case the requested concession is a Waiver or Reduction of Development Standards and the parking study has been performed to assess if adequate parking will be provided for the project and if this waiver will cause an impact.



Author: ROBERTDAVIS Date: 7/22/2019 10:03:57 AM

Status: Color: Layer: Space: While it is acknowledged that the project consists of three sites, the parking discussion should treat the individual sites separately since they are not contiguous and the total parking cannot be considered as a "pool" of parking that can be shared by all of the units. The tables correctly treat the sites separately when comparing parking supply to demand however the discussion of "parking rate provided should" should also be quantified for each site.



Subject: Highlight

Page Label: 4

Author: ROBERTDAVIS Date: 7/22/2019 10:35:59 AM

Status: Color: Layer: Space: As stated in the previous comment, parking supply and demand analysis for non-contiguous sites should be treat each site separately. According to the City's municipal code: "When the calculation of the required number of parking, loading, or bicycle spaces results in a fractional number, a fraction of one-half or more shall be adjusted to the next higher whole number of spaces." Therefore, Site 1 requires 65 spaces, Site 2 requires 59 spaces and Site 3 requires 57 spaces. A total of 181 parking spaces are required for the three sites. State Government Code 65915 requires all non-whole numbers in parking space calculations to be rounded up to the next whole number so the cumulative parking requirement for the three sites would also be 181 spaces.

For one be

Subject: Highlight

Page Label: 4

Author: ROBERTDAVIS Date: 7/22/2019 12:55:20 PM

For two or

Status: Color: Layer: Space: Replace with "For dwelling units with one ...."

)-terroit pateurist rugs.

For one bedroom, 1.
 For two or more ber

covered For guest parking, 0 Subject: Highlight Page Label: 4

Author: ROBERTDAVIS Date: 7/22/2019 12:56:23 PM

Status: Color: Layer: Space: Replace with "For dwelling units with two or more....."



Author: ROBERTDAVIS Date: 7/22/2019 10:39:02 AM

Status: Color: Layer: Space: Replace "Bedrooms" with "Dwelling Units"



Subject: Highlight Page Label: 5

Author: ROBERTDAVIS Date: 7/22/2019 10:39:39 AM

Status: Color: Layer: Space: Replace "Bedrooms" with "Dwelling Units"

64.5 total

Subject: Highlight Page Label: 5

Author: ROBERTDAVIS Date: 7/22/2019 10:42:23 AM

58.5 total

Status: Color: Layer: Space: This number should be rounded up to 65 spaces

64.5 total

Subject: Highlight Page Label: 5

58.5 total

Author: ROBERTDAVIS Date: 7/22/2019 10:42:53 AM

57 total

Status: Color: Layer: Space: This number should be rounded up to 59 spaces.

Subject: Highlight Page Label: 5

Author: ROBERTDAVIS Date: 7/22/2019 10:44:38 AM

Status: Color: Layer: Space: These total numbers are not relevant to the parking analysis since the sites are not contiguous.



Author: ROBERTDAVIS Date: 7/22/2019 1:00:04 PM

Status: Color: Layer: Space: Replace with "Dwelling Units"



Subject: Highlight Page Label: 6

Author: ROBERTDAVIS Date: 7/22/2019 1:00:14 PM

Status: Color: Layer: Space: Replace with "Dwelling Units"



Subject: Highlight Page Label: 6

Author: ROBERTDAVIS Date: 7/22/2019 1:01:57 PM

Status: Color: [] Layer: Space: These total numbers are not relevant to the parking analysis since the sites are not contiguous.

39 21 39 20 39 21 Subject: Highlight Page Label: 6

Author: ROBERTDAVIS Date: 7/22/2019 1:06:23 PM

Status: Color: Layer: Space: Note that the deficiency in the proposed supply is significantly less (49% less) than the reduced parking requirements allowed by the Density Bonus Law

39 20 39 21 117 62 Subject: Highlight Page Label: 6

Author: ROBERTDAVIS Date: 7/22/2019 1:06:57 PM

Status: Color: Layer: Space: Note that the deficiency in the proposed supply is significantly less (46% less) than the reduced parking requirements allowed by the Density Bonus Law

(Spaces)	⊃ujijiiy (Spaues)
39	21
39	20

Subject: Highlight Page Label: 6

Author: ROBERTDAVIS Date: 7/22/2019 1:41:50 PM

Status: Color: Layer: Space: Note that the deficiency in the proposed supply is significantly less (46% less) than the reduced parking requirements allowed by the Density Bonus Law. Also note that the reduced spaces required by the Density Bonus Law is only 60% of the 65 spaces required by the City for Site 1.



Author: ROBERTDAVIS Date: 7/22/2019 1:44:23 PM

Status: Color: Layer: Space:

This should read "does not meet the reduced State's Density Bonus Law parking criteria

Subject: Highlight Page Label: 6

Author: ROBERTDAVIS Date: 7/22/2019 12:57:49 PM

Status: Color:

Layer: Space:

Subject: Highlight Page Label: 6

WO T( Author: ROBERTDAVIS Date: 7/22/2019 12:58:12 PM

Status: Color: Layer: Space:

Subject: Highlight Page Label: 6

Author: ROBERTDAVIS Date: 7/22/2019 12:58:41 PM

Status: Color: Layer: Space:

Add "Units with two....."

Add "Units with zero ....."

Add "Units with four....."



Subject: Highlight Page Label: 6

Author: ROBERTDAVIS Date: 7/22/2019 4:06:22 PM

Status: Color: Layer: Space:

It should be noted that this portion of the State's Density Bonus Law recognized that transit priority areas have reduced personal vehicle ownership and and parking needs that would substantiate a lower parking requirement. This suggests that further reductions of the already reduced Density Bonus Law parking requirements are not acknowledged without good transit service. Furthermore, the lower parking ratio granted for developments that restrict rentals to individuals who are 62 years of age or older, recognizes that auto ownership and active driving status is substantially reduced as compared to residents between the ages of 55 and 62.

Subject: Highlight Page Label: 6

Author: ROBERTDAVIS Date: 7/23/2019 10:03:55 AM

Status: Color: Layer: Space:

replace with "be subject to"



Author: ROBERTDAVIS Date: 7/23/2019 12:59:49 PM

Status: Color: Layer: Space: It should be noted that the ITE Parking Generation Manual only one source for parking generation/demand data. There should be more discussion about the applicability of the ITE data to the proposed Olivia on Marsh Creek project. The parking data included in the ITE Senior Adult Housing (LU Code 252) is based on three sites that are all located in PA and the data was collected in 2008. The description of the sites surveyed does not indicate whether the age restricted aspect of the sites included in the surveys were for ages 55 and above or ages 62 and above. The reality of current economic conditions require many persons between the ages of 55 and 65 to maintain a working status and this affects the automobile ownership and driver status of the residents of the project. More recent research that has been performed on senior housing development in California has found that developments that are restricted to residents of age 55 and older generate more parking demand than those restricted to residents of age 62 and older.

The parking analysis does not provide any discussion of of the local setting that has a bearing on parking requirements. The project is located in a rural area that has limited shopping and employment opportunities. Additionally, the area has limited transit service. These factors have an influence on the auto ownership characteristics of individuals that will chose to live in the Project housing in that they will be more reliant on personal automobiles.

Project Site 1 is the only site that has available on-street parking in the event that the proposed 21 spaces are later determined to be inadequate. If the Project Sites 2 and 3 parking supply is later found to be inadequate, there is no on-street parking available on Marsh Creek Road. Residents or visitors who cannot find on-site parking would likely seek nearby on-street parking within the Stranahan Residential Subdivision. This potential impact has not been identified or discussed.



Author: ROBERTDAVIS Date: 7/23/2019 1:00:04 PM

Status: Color: Layer: Space: The proposed Project parking ratios range from 0.70 to 0.84 spaces per unit and has a composite ratio of 0.76 spaces per unit.

Clayton's code parking rate for multifamily housing results in a composite ratio of 2.23 spaces per unit. The proposed Project parking rate is only 34% of the City code rate.

By comparison, the California Density Bonus Law parking requirement results in a composite rate of 1.44 parking spaces per unit for 55+ senior housing. This California-based parking criteria is almost double the proposed Project parking rate.

It is common practice in many cities to set the senior age restricted housing parking rate at 50% of the standard rate for multifamily housing. Each city sets its parking rates and anticipated parking demand based on local conditions. If this practice is applied to the Clayton code rate, the Project would require a parking ratio of approximately 1.11 spaces per unit or 90 spaces. This rate, though lower, is fairly consistent with the State's rate for senior housing.

It is MBI's opinion that the Project parking analysis does not demonstrate that the proposed Project parking rate of 0.76 spaces per unit is reasonably consistent with California parking experience, nor does it provide sufficient evidence that the significantly reduced parking supply proposed for the Project will not cause parking impacts in the adjacent residential neighborhoods.

## SBCA TREE CONSULTING

1534 Rose Street, Crockett, CA 94525 Phone: (510) 787-3075 Fax: (510) 787-3065

Website: www.sbcatree.com

Steve Batchelder, Consulting Arborist
WC ISA Certified Arborist #228
CUFC Certified Urban Forester #134
CA Contractor License #(C-27) 53367
E-mail: steve@sbcatree.com

Molly Batchelder, Consulting Arborist
WC ISA Certified Arborist #9613A
ISA Tree Risk Assessment Qualified
E-mail: molly@sbcatree.com

Date:

January 25, 2018

To:

Bill Jordan PO Box 547

Clayton, CA 94517

Subject:

Addendum to December 7, 2015: Tree Survey Report.

Location:

6490 Marsh Creek Road, Clayton

Assignment:

SBCA Tree Consulting was asked return to the property to survey the row of cypress trees noted but not surveyed in the prior report and to provide tree protection guidelines for

trees proposed to be retained.

## Introduction

Appendix 1 provides the augmented survey data. Appendix 2 provides the tree locations, with numbers that correspond to the metal number tags and survey data in Appendix 1. Due to the narrow distance between the cypress trees, not all tree numbers are used in the tree location map. All trees qualify as a "Tree" by City ordinance as all are over 15 feet in height; none qualifies as "Protected Trees".

## Applicable City of Clayton Tree Ordinance

- D. "Tree" means a live woody plant having a single perennial stem or a multi-stemmed perennial plant which is over fifteen (15) feet in height at maturity.
- E. "Trunk Diameter" means the diameter of a tree trunk as measured four (4) feet, six (6) inches above natural grade.

## Summary

The 2015 survey identified thirty-nine (39) trees on or adjacent to the site. The earlier survey utilized number tags #67-105. The recent survey recorded data on an additional 47 Italian Cypress trees not surveyed in the original report. Tag numbers utilized for the survey now include #67 through #152, with a total of 85 trees surveyed. The 47 cypress trees qualify as "Trees" but do not qualify as "Protected Trees".

ATTACHMENT J

Most numerous species – Italian Cypress (Cupressus sempervirens) is represented by (52) trees. The row of forty-seven (47) Italian Cypress is located on the north property line.

<u>Table 1</u> – (Revised Species Information) Forty-seven Italian Cypress trees have been added to the prior survey data.

Species	Common Name	No. trees	No. of Protected Trees	No. Trees on Prop. line or Street	Suitability for Retention	
Ailanthus altissima	Tree of Heaven	1	0	1	Poor	
Cupressus sempervirens	Italian Cypress	52	0	0	Good	
Cupressus arizonica	Arizona Cypress	1	0	1	Poor	
Eucalyptus polyanthemos	Silver Dollar Gum	1	0	0	Good	
Eucalyptus sideroxylon	Cider Gum	2	0	1	Poor	
Juglans hindsii	Black Walnut	1	1	0	Poor	
Juglans regia	English Walnut	1	0	1	Fair	
Malus spp.	Flowering Crabapple	1	0	0	Fair	
Pinus halepensis	Aleppo Pine	2	0	0	Good-Fair	
Pinus pinea	Italian Stone Pine	1	0	0	Fair	
Pinus radiata	Monterey Pine	7	0	0	Fair-Poor	
Pistacia chinensis	Chinese Pistache	4	0	4	Street Trees	
Populus fremontii	Fremont Poplar	1	1	1	Poor	
Prunus cerecifera	Cherry Plum	1	0	0	Poor	
Quercus douglasii	Blue Oak	2	2	2	Fair-Poor	
Quercus lobata	Valley Oak	4	4	3	Good	
Robinia pseudoacacia	Black Locust	1	0	0	Fair	
Salix babylonica	Weeping Willow	1	0	0	Poor	
Sequoia sempervirens	Coast Redwood	2	0	0	Poor	
	Totals:	85	8	14		

# **End Report**

Report Submitted By:

Store Botch

Steve Batchelder, Consulting Arborist ISA Certified Arborist WE 228A CaUFC Certified Urban Forester #138 Calif. Contractor Lic. (C-27) 533675

# Appendix Items:

- 1. Tree Survey Data
- 2. Tree Location Map



# **Photo Supplement**



Photo above shows the row of 47 Italian Cypress trees that has been added to the survey data for 6490 Marsh Creek Road.

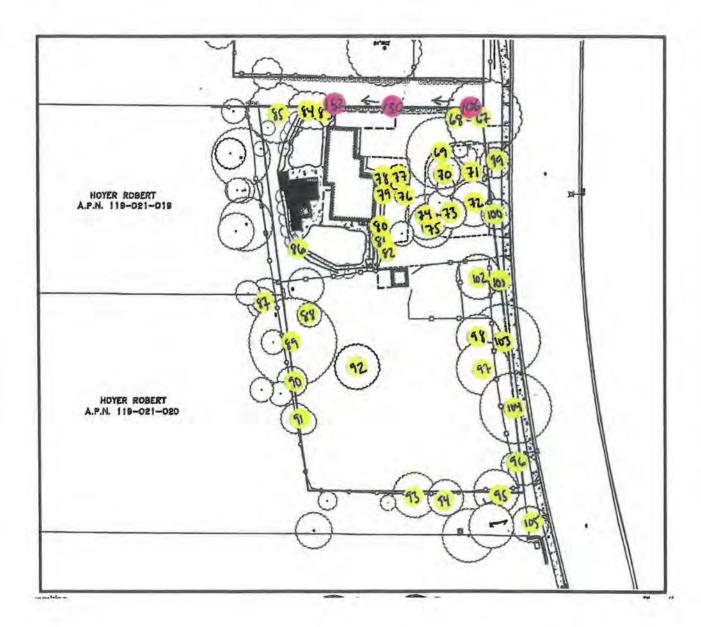
Supplemental Report Submitted By:

Store Botch

Steve Batchelder, Consulting Arborist ISA Certified Arborist WE 228A CaUFC Certified Urban Forester #138 Calif. Contractor Lic. (C-27) 533675

# **Appended Tree Location Map**

Red dots indicate row of Italian Cypress trees #106 thru #152. These trees were not included in the earlier survey conducted in 2015.



## COLUMN HEADING DESCRIPTIONS

Tag# - Indicates the number tag attached to tree

Species - Scientific name

Common Name - Vernacular name

DBH - Diameter measured in inches at 4.5 feet above soil grade, unless otherwise indicated

Height - In feet

Jordan

Spread - In feet

Health -Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying

Structure-Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous

Protected Tree? - As per City of Clayton Tree Ordinance: Y is Yes, N is No

Suitability for Retention - Based on Tree Condition: G is Good, F is Fair, P is Poor

Notes - See below

## ABBREVIATIONS AND DEFINITIONS

Embedded Bark (EB) - AKA Included Bark, this is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a higher propensity for failure.

Codominant (CD) - A situation where a tree has two or more stems which are of equal diameter and relative amounts of leaf area. Trees with codominant primary scaffolding stems are inherently weaker than stems, which are of unequal diameter and size.

Codominant w/ Embedded Bark (CDEB) - When bark is embedded between codominant stems, failure potential is very high and pruning to mitigate the defect is recommended.

Notes

Dead Wood (DW) - Interior dead branches noted in tree.

End Weight Reduction (EWR) - Reduction of end branch end weight recommended to reduce potential for limb failure.

Internal Decay (ID) - Noted by sounding with a mallet or visible cavities/large pruning wounds.

Multi (Multi) - Multiple trunks/stems emanate from below breast height (4.5' above soil grade).

Tag II	Species	Common name	рвн	Height	Spread	Health	Structure	Protected Tree?	Suitability for Retention	Notes
67	Quercus lobata	Valley Oak	17.5	30	45	G	G	Υ	G	CD, High voltage power lines
68	Juglans hindsii	California Black Walnut	17.5	25	25	D	н	Υ	Р	Dead, Hazardous
69	Robinia pseudoacacia	Black Locust	24.5	50	50	F	Р	N	F	CDEB x 2

Tag#	Species	Common name	рвн	Height	Spread	Health	Structure	Protected Tree?	Suitability for Retention	Notes
70	Eucalyptus polyanthemos	Silver Dollar Gum	13.5	60	40	G	G	N	G	
71	Pinus halepensis	Aleppo Pine	28	70	55	G	Р	N	F	Lean, CDEB
72	Pinus halepensis	Aleppo Pine	32.5	70	50	G	G	N	G	CD
73	Eucalyptus sideroxylon	Red Iron Bark	11	25	20	G	Р	N	Р	PP
74	Pinus radiata	Monterey Pine	21	60	30	G	G	N	G	Nice tree
75	Pinus pinea	Italian Stone Pine	15	30	50	G	F	N	F	Lean, Large pruning cuts
76	Pinus radiata	Monterey Pine	7	20	15	P	Р	N	Р	Crack, Dieback
77	Prunus cerasifera	Purple Leaf Plum	9	25	20	G	Р	N	Р	CDEB
78	Cupressus sempervirens	Italian Cypress	9	40	5	G	G	N	G	
79	Cupressus sempervirens	Italian Cypress	9	40	5	G	G	N	G	
80	Cupressus sempervirens	Italian Cypress	7.5	35	5	G	G	N	G	Crowded
81	Cupressus sempervirens	Italian Cypress	6.5, 5.5	20	6	G	G	N	G	Crowded
82	Cupressus sempervirens	Italian Cypress	8.5	40	5	G	G	N	G	Crowded
83	Sequoia sempervirens	Coast Redwood	14	30	15	F-G	F	N	Р	Topped, Not suitable for under powerlines
84	Sequoia sempervirens	Coast Redwood	12.5	30	15	F-G	F	N	Р	Topped, Not suitable for under powerlines

Tag#	Species	Common name	DBH	Height	Spread	Health	Structure	Protected Tree?	Suitability for Retention	Notes
85	Pinus radiata	Monterey Pine	22.5	45	30	F-P	G	N	P	Dieback
86	Malus spp.	Apple	3, 3.5	15	15	G	G	N	F	
87	Eucalyptus sideroxylon	Red Iron Bark	13, 12	40	40	G	Р	N	P	CD, one stem gone, On property line
88	Pinus radiata	Monterey Pine	16	30	50	G	Р	N	Р	Significant lean, Large trunk wounds
89	Juglans regia	English Walnut	29	25	45	G	F	N	F	Multi, Large trunk wound, On property line
90	Quercus douglasii	Blue Oak	7	25	15	P	Р	Y	Р	On property line, 60% girdled trunk
91	Cupressus arizonica	Arizona Cypress	8	25	20	G	Р	N	Р	On property line, Fallen over, Large pruning wounds
92	Pinus radiata	Monterey Pine	13	25	25	F	F	N	F	Large trunk wound, Lean, Stressed
93	Populus fremontii	Fremont Poplar	27	50	30	Р	Р	N	Р	On adjacent property, Headed, DW, High voltage power lines
94	Quercus lobata	Valley Oak	10.5	25	25	G	F	Υ	Р	On adjacent property, High voltage power lines
95	Quercus lobata	Valley Oak	9, 15.5	55	50	G	G	Y	G	On property line, Nice tree
96	Ailanthus altissima	Tree of Heaven	6	20	20	G	G	N	P	In fence
97	Pinus radiata	Monterey Pine	20.5	60	30	F	G	N	F	Stressed
98	Pinus radiata	Monterey Pine	16.5	30	25	F	F	N	Р	In canopy of oak
99	Pistacia chinensis	Chinese Pistache	6	25	30	F	F	N	G	Street tree

Tag#	Species	Common name	DBH	Height	Spread	Health	Structure	Protected Tree?	Suitability for Retention	Notes
100	Pistacia chinensis	Chinese Pistache	7.5	25	30	G	G	N	G	Street tree
101	Pistacia chinensis	Chinese Pistache	5	25	30	G	G	N	G	Street tree
102	Salix babylonica	Willow	15	10	10	Р	Р	N	Р	Headed
103	Quercus lobata	Valley Oak	26.5	60	65	G	F	Y	G	Street tree, High voltage power lines, but pruning was ok, Lean
104	Quercus douglasii	Blue Oak	24.5	25	50	F-G	F	Y	F	Street tree, High voltage power lines
105	Pistacia chinensis	Chinese Pistache	4.5	25	20	G	G	N	G	Street tree, Lean
106	Cupressus sempervirens	Italian Cypress	4.5	25	2	G	G	N	G	North property line row
107	Cupressus sempervirens	Italian Cypress	4.5	25	2	G	G	N	G	North property line row
108	Cupressus sempervirens	Italian Cypress	4	25	2	G	G	N	G	North property line row
109	Cupressus sempervirens	Italian Cypress	4	20	2	G	G	N	G	North property line row
110	Cupressus sempervirens	Italian Cypress	4.5	25	2	G	G	N	G	North property line row
111	Cupressus sempervirens	Italian Cypress	4.5	20	2	G	G	N	G	North property line row
112	Cupressus sempervirens	Italian Cypress	4.5	20	2	G	G	N	G	North property line row
113	Cupressus sempervirens	Italian Cypress	4	25	2	G	G	N	G	North property line row
114	Cupressus sempervirens	Italian Cypress	3	20	2	G	G	N	G	North property line row

Tag#	Species	Common name	рвн	Height	Spread	Health	Structure	Protected Tree?	Suitability for Retention	Notes
115	Cupressus sempervirens	Italian Cypress	4	20	2	G	G	N	G	North property line row
116	Cupressus sempervirens	Italian Cypress	4	20	2	G	G	N	G	North property line row
117	Cupressus sempervirens	Italian Cypress	4.5	25	2	G	G	N	G	North property line row
118	Cupressus sempervirens	Italian Cypress	4	20	2	G	G	N	G	North property line row
119	Cupressus sempervirens	Italian Cypress	4.5	20	2	G	G	N	G	North property line row
120	Cupressus sempervirens	Italian Cypress	4	25	2	G	G	N	G	North property line row
121	Cupressus sempervirens	Italian Cypress	5	25	2	G	G	N	G	North property line row
122	Cupressus sempervirens	Italian Cypress	4.5	25	2	G	G	N	G	North property line row
123	Cupressus sempervirens	Italian Cypress	6	25	2	G	G	N	G	North property line row
124	Cupressus sempervirens	Italian Cypress	4.5	25	2	G	G	N	G	North property line row
125	Cupressus sempervirens	Italian Cypress	5.5	25	2	G	G	N	G	North property line row
126	Cupressus sempervirens	Italian Cypress	5	25	2	G	G	N	G	North property line row
127	Cupressus sempervirens	Italian Cypress	4	25	2	G	G	N	G	North property line row
128	Cupressus sempervirens	Italian Cypress	5	25	2	G	G	N	G	North property line row
129	Cupressus sempervirens	Italian Cypress	6.5	25	2	G	G	N	G	North property line row

Tag#	Species	Common name	DBH	Height	Spread	Health	Structure	Protected Tree?	Suitability for Retention	Notes
130	Cupressus sempervirens	Italian Cypress	5	25	2	G	G	N	G	North property line row
131	Cupressus sempervirens	Italian Cypress	5.5	25	2	G	G	N	G	North property line row
132	Cupressus sempervirens	Italian Cypress	6	25	2	G	G	N	G	North property line row
133	Cupressus sempervirens	Italian Cypress	4, 4.5	25	2	G	G	N	G	North property line row
134	Cupressus sempervirens	Italian Cypress	6	25	2	G	G	N	G	North property line row
135	Cupressus sempervirens	Italian Cypress	6.5	25	2	G	G	N	G	North property line row
136	Cupressus sempervirens	Italian Cypress	5	25	2	G	G	N	G	North property line row
137	Cupressus sempervirens	Italian Cypress	4,3	25	2	G	G	N	G	North property line row
138	Cupressus sempervirens	Italian Cypress	6.5	25	2	G	G	N	G	North property line row
139	Cupressus sempervirens	Italian Cypress	8	25	2	G	G	N	G	North property line row
140	Cupressus sempervirens	Italian Cypress	5, 3	25	2	G	G	N	G	North property line row
141	Cupressus sempervirens	Italian Cypress	6	25	2	G	G	N	G	North property line row
142	Cupressus sempervirens	Italian Cypress	7	25	2	G	G	N	G	North property line row
143	Cupressus sempervirens	Italian Cypress	6.5	25	2	G	G	N	G	North property line row
144	Cupressus sempervirens	Italian Cypress	6	25	2	G	G	N	G	North property line row

Tag#	Species	Common name	DBH	Height	Spread	Health	Structure	Protected Tree?	Suitability for Retention	Notes
145	Cupressus sempervirens	Italian Cypress	4.5	25	2	G	G	N	G	North property line row
146	Cupressus sempervirens	Italian Cypress	6	25	2	G	G	N	G	North property line row
147	Cupressus sempervirens	Italian Cypress	5.5	25	2	G	G	N	G	North property line row
148	Cupressus sempervirens	Italian Cypress	5.5	25	2	G	G	N	G	North property line row
149	Cupressus sempervirens	Italian Cypress	6	25	2	G	G	N	G	North property line row
150	Cupressus sempervirens	Italian Cypress	5	25	2	G	G	N	G	North property line row
151	Cupressus sempervirens	Italian Cypress	5	25	2	G	G	N	G	North property line row
152	Cupressus sempervirens	Italian Cypress	6	25	2	G	G	N	G	North property line row



June 14, 2019

David Woltering Interim Community Development Director City of Clayton 6000 Heritage Trail Clayton, CA WWW.RANEYMANAGEMENT.COM

HORTHERN CALIFORNIA

YSOT SPORTS DRIVE SUITE A SACRAMENTO, CA 05/034

TEL: 215.372.6700 . FAX: 216.419.6103

Subject: Infill Exemption Environmental Analysis for Clayton Senior Housing Project

Dear Mr. Woltering:

The City of Clayton retained Raney Planning & Management, Inc. (Raney) to determine whether the Clayton Senior Housing Project satisfies criteria (c) and (d) of the Class 32 Infill Exemption included in the California Environmental Quality Act (CEQA) Guidelines. The specific conditions identified in the Class 32 Infill Exemption in the CEQA Guidelines are as follows (specific emphasis has been added for criteria (c) and (d)):

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

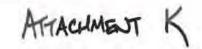
- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The applicant team prepared several technical studies for the project, which provide information needed to determine whether the project satisfies criteria (c) and (d). To that end, the Raney team performed peer reviews of the applicant-prepared reports to determine their adequacy. The technical reports for the Clayton Senior Housing Project are as follows:

- 6170 High Street/6450 Marsh Creek Road, 6490 Marsh Creek Road Revised Biological Constraints Assessment Survey Results (November 6, 2018), prepared by Olberding Environmental;
- Air Quality & Greenhouse Gas Impact Assessment for the Proposed Clayton Senior Housing Project, Clayton, CA, prepared by Ambient Air Quality & Noise Consulting (September 24, 2018);
- Noise & Groundborne Vibration Impact Assessment for the Proposed Clayton Senior Housing Project, Clayton, CA, prepared by Ambient Air Quality & Noise Consulting (September 21, 2018); and
- Clayton Senior Housing Trip Generation Study Final Letter (May 8, 2017), prepared by Kimley Horn.

The following section provides a summary of Raney's review of the technical biological, air quality, noise, traffic, and water quality studies.





#### Biological

Raney has determined that the methods employed by Olberding Environmental are in general conformance with industry standard practice for biological assessments. For example, the report includes a search of the California Natural Diversity Database (CNDDB) maintained by the California Department of Fish and Wildlife, and reports the special-status species recorded within an extended radius around the project site (presumably 5 miles). The initial peer review comments provided by Raney to the City on September 19, 2018 have been adequately addressed in the final November 6, 2018 report. The report concludes that the project site has no value as habitat for endangered, rare or threatened species, consistent with criteria (c) of Infill Exemption 15332.

## Air Quality

Raney has concluded that the Air Quality/Greenhouse Gas analysis was completed in accordance with current industry standards, and in compliance with the recommended guidance of the Bay Area Air Quality Management District (BAAQMD). The general methodology of the Technical Memorandum included estimating potential air quality and greenhouse gas (GHG) emissions from construction and operation of the proposed project, using the most-up-to-date version of the California Emissions Estimator Model (CalEEMod) software. To assess the adequacy of the Air Quality/GHG analysis presented in the Technical Memorandum, Raney reviewed the methods, assumptions, and CalEEMod outputs provided by Ambient Consulting. The initial peer review comments provided by Raney to the City on July 20, 2018 and September 7, 2018 have been adequately addressed in the final September 24, 2018 report. The report concludes that the proposed project would result in construction and operational emissions below the BAAQMD's thresholds of significance. Thus, the proposed project would not result in any significant air quality effects, consistent with criteria (d) of Infill Exemption 15332.

#### Noise

Raney hired j.c. brennan & associates, Inc., a noise technical expert, to perform a technical peer review of the project-specific noise and vibration study. j.c. brennan & associates reviewed the report methodology and results and determined that the report was completed in accordance with current industry standards and adequately addresses whether the proposed project would exceed the City of Clayton's General Plan Noise Element and/or Noise Ordinance standards. The report concludes that the proposed project would result in operational noise levels below the relevant City noise thresholds. With respect to construction noise, the report correctly notes that construction activities occurring between the allowable hours specified in Clayton Municipal Code Section 15.01.101 are not subject to the City's noise level thresholds. Per City Ordinance, construction hours for the project would be limited. Thus, the proposed project would not result in any significant noise effects, consistent with criteria (d) of Infill Exemption 15332.

### Traffic

Raney consulted with Abrams Associates Traffic Engineering, Inc. to advise on the accuracy of a Trip Generation Study prepared for the proposed project by Kimley Horn. On May 9, 2018, Abrams Associates confirmed that the method of analysis used in the Trip Generation Study was correct, and that the resulting trip estimates are accurate. The Trip Generation Study concludes that the proposed project would generate 16 AM peak hour trips and 19 PM peak hour trips using the ITE Trip Generation Manual. The expected AM and PM peak hour trips are well below the Contra Costa Transportation Authority's 100 peak hour trip threshold for warranting a traffic impact analysis. Additionally, the nearby intersection of Marsh Creek Road/Clayton Road was analyzed and it was determined that the intersection would not be impacted by the relatively small increase in trips in the vicinity. Thus, the proposed project would not result in any significant traffic effects, consistent with criteria (d) of Infill Exemption 15332.

## Hydrology

The City Engineer has reviewed the proposed project's potential to significantly effect water quality in the vicinity and has determined that compliance with existing stormwater regulations would ensure no significant adverse water quality effects would occur, as the following will demonstrate. The proposed project would implement the City of Clayton development standards, as well as adhere to all regulations set forth by the Regional Water Quality Control Board, including Section C.3 of the Municipal Regional Storm Water Permit. Additionally, the proposed project would adhere to all requirements for sewerage collection and purveyance of drinking water enforced by the Contra Costa Water District. The City Engineer determined that the proposed project would not introduce any extraordinary issues that would negatively impact water quality on the project site or in the surrounding area. Thus, the proposed project would not result in any significant water quality effects, consistent with criteria (d) of Infill Exemption 15332.

### Conclusion

As discussed above, the project site does not contain valuable habitat for endangered, rare or threatened species. Based on an air quality analysis conducted for the proposed project, emissions of criteria pollutants associated with the project would not exceed applicable thresholds established by BAAQMD. Additionally, as determined by the technical studies, the proposed project would be consistent with all applicable regulations set forth by the City and Contra Costa County with regard to noise and traffic. Finally, the City Engineer has evaluated the project site plans and determined that the proposed project would not create any significant adverse effects to water quality on the project site or in the surrounding area. Based on the above, the Clayton Senior Housing Project would satisfy the Infill Exemption conditions (c) related to biological resources and (d) related to air quality, noise, traffic, and water quality.

## **Exceptions to Categorical Exemptions**

Even if a project is ordinarily exempt under any of the categorical exemptions, CEQA Guidelines Section 15300.2 provides specific instances where exceptions to otherwise applicable exemptions apply. The following is a discussion of any possible exceptions to the CEQA exemption.

Criterion 15300.2(a): Location

This exception only applies to CEQA exemptions under Classes 3,4,5,6, or 11. Since the proposed project qualifies as a Class 32 Infill Exemption, Criterion 15300.2(a) would not apply.

Criterion 15300.2(b): Cumulative Impact

The project site is currently designated Multifamily High Density Residential in the Clayton General Plan and zoned Planned Development. The proposed project is consistent with the site's General Plan and zoning designations. Therefore, impacts of the project have been anticipated by the City and analyzed in the General Plan EIR. Furthermore, the proposed project would not create a significant impact related to modification of habitat for endangered, rare, or threatened species, air quality, noise, traffic, or water quality. Thus, the overall effects of the proposed project would be less than significant and would not contribute to significant cumulative impacts.

Criterion 15300.2(c): Unusual Circumstances

The proposed project would develop a senior housing facility on a project site currently planned for residential development. As discussed above, the Biological Assessment determined that the site does not contain any suitable habitat for endangered, rare, or threatened species; and, such species are not anticipated to occur on-site. Additionally, the project site has not been identified as a source of potentially hazardous materials or waste contamination which could pose a risk to surrounding residents. Based on the above, the project site is not affected by any unusual circumstances. Thus, the exception regarding significant effects on the environment due to unusual circumstances would not apply.

Criterion 15300.2(d): Scenic Highway

The project site would not be located within view of any Officially Designated Scenic Highway. Interstate 680 (I-680), an Officially Designated Scenic Highway, is located approximately 7.5 miles southwest of the project site; however, I-680 would not provide views of the project site. Thus, the exception regarding scenic highways would not apply.

Criterion 15300.2(e): Hazardous Waste Sites

The Cortese List, consisting of databases identified in California Government Code Section 65962.5, was consulted to identify sites with known hazardous materials or waste contamination within or adjacent to the project site; however, none were found. Thus, an exception to the Class 32 exemption based on the presence of a hazardous waste site would not apply.

Criterion 15300.2(f): Historical Resources

The City of Clayton's Heritage Preservation Task Force Report includes a list of any potentially historic resources located within the City, including historic resources listed on either the California Register of Historical Resources or the National Register. Based on the Report, the existing on-site structures are not listed as historical resources and the project site does not contain any other structures which are considered historic by the City. In addition, the project site is located within an urbanized area of the City of Clayton and is surrounded by development. Thus, archaeological and paleontological resources are not anticipated be present at or near the project site. Therefore, the exception based on presence of historical resources would not apply.

### Conclusion

Based on the above discussions, the proposed project would be consistent with the General Plan and zoning designations. Consistency with such would ensure that the project would not result in any cumulative impacts which have not already been anticipated by the City. In addition, the project site does not contain any unusual circumstances. Finally, the project site is not within view of a Scenic Highway, identified as a source of hazardous materials, and does not contain any recorded historic resources. Based on the above, the proposed project would not meet any of the exception criteria for a Class 32 Infill Exemption.

Please contact me at (916) 372-6100 if you have any questions regarding this Infill Exemption analysis.

Sincerely,

Nick Pappani Vice President Raney Planning and Management, Inc.

California Department of Transportation. California Scenic Highway Mapping System Contra Costa County
Accessed June 2019. Available at: http://www.dot.ca.gov/hq/LandArch/16\_livability/scenic\_highways/