

Planning Commission Staff Report

June 12, 2013
Item 5.b.

- SUBJECT:** Vesting Tentative Subdivision Map 8139
- APPLICANT/
PROPERTY OWNER:** Lynn Jansen
- PURPOSE:** Application for Vesting Tentative Subdivision Map approval to subdivide an approximately 3.71-acre lot (APN 946-4610-014-00) into seven single-family home lots plus two common area parcels.
- LOCATION:** Generally located north of the present terminus of Calico Lane and east of the present terminus of Lynn Drive
- GENERAL PLAN:** Medium Density Residential and Open Space-Public Health and Safety/Wildland Overlay
- ZONING:** PUD-MDR (Planned Unit Development – Medium Density Residential) District.
- EXHIBITS:**
- A. Draft Conditions of Approval
 - B. Vesting Tentative Subdivision Map 8139 dated “Received May 22, 2013”
 - C. Ordinance No. 2069, Approving Case PUD-94 with conditions of approval
 - D. Approved PUD Development Plan for PUD-94
 - E. Planning Commission Staff Report for PUD-94, without attachments, dated April 24, 2013
 - F. Planning Commission Meeting Minutes Excerpt, dated April 24, 2013
 - G. City Council Staff Report for PUD-94, without attachments, dated May 21, 2013
 - H. Location and Noticing Maps

BACKGROUND

On April 24, 2013, the Planning Commission unanimously recommended approval of PUD-94, a seven-lot single-family residential development on an approximately 3.7-acre parcel to the City Council. On May 21, 2013, the City Council introduced Ordinance No. 2069 approving PUD-94 subject to conditions of approval as recommended by the Planning Commission. Please refer to Exhibit C for Ordinance No. 2069.

Following the City Council’s action, the applicant, Mr. Lynn Jansen, submitted an application to subdivide the existing parcel into to seven single-family home lots and two common parcels. Vesting tentative subdivision maps are reviewed and acted on by the Planning Commission.

PROJECT DESCRIPTION

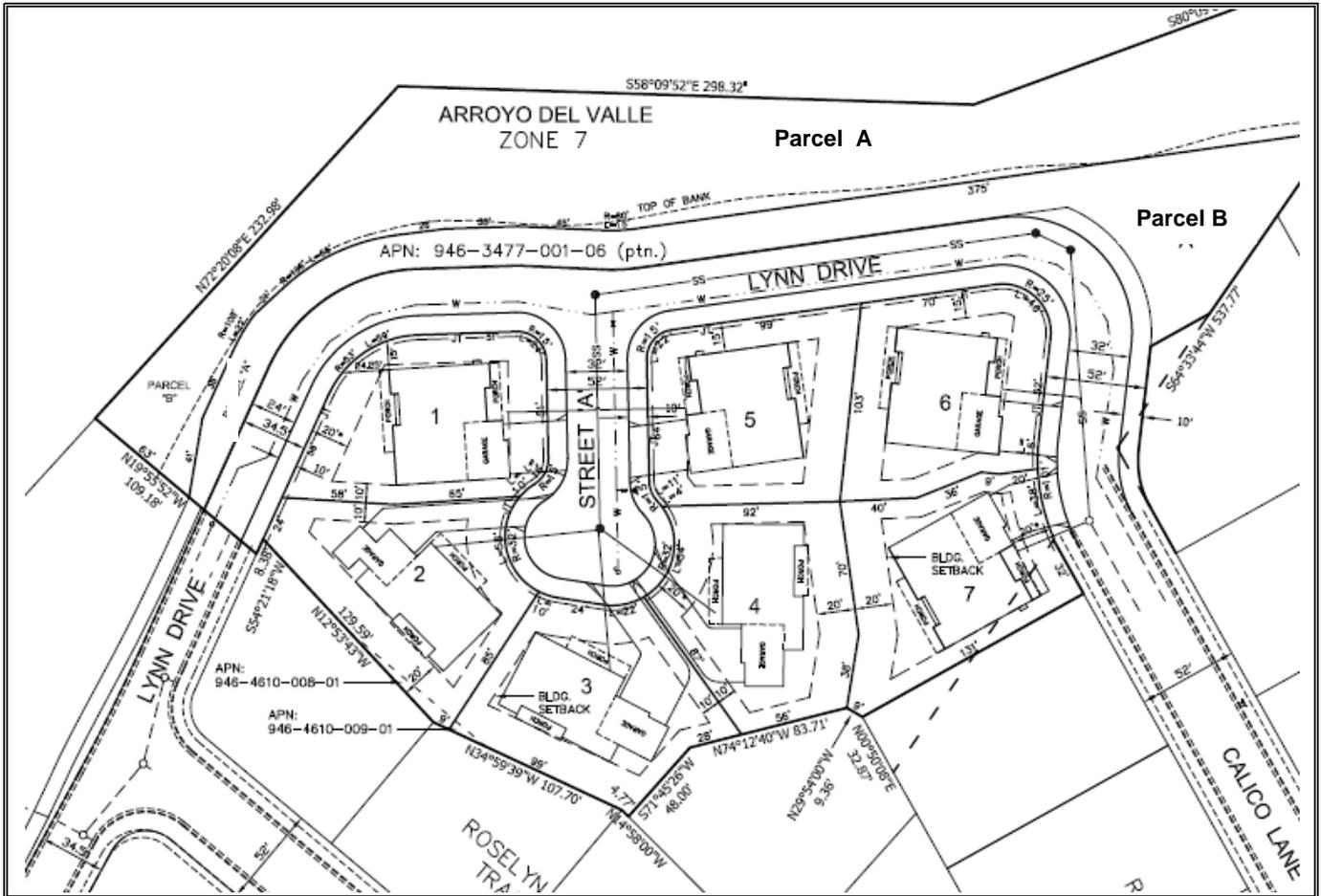
Vesting Tentative Subdivision Map 8139 will create seven new single-family residential lots, two common-area parcels, a new cul-de-sac (Jansen Court) providing access for Lots 1-5, a street to connect the existing Lynn Drive and Calico Lane, and related improvements (sidewalks, bio swales/retention area, utilities, landscaping, and a public pedestrian trail). The common area Parcel A is the portion of the Arroyo Del Valle that is located within the subject site, and Parcel B is the area between the arroyo and the northern right-of-way line of Lynn Drive, including bio retention/swale area, landscaping, trail, and fence¹.



Project Location

¹The applicant indicated to staff that the names of Parcel A and Parcel B as shown on the PUD plan were switched. Parcel A should have been the portion of Arroyo Del Valle located within the project site, and Parcel B should have been the common area between the arroyo and the north right-of-way of Lynn Drive. The tentative map has correctly named these two parcels.

The proposed lot sizes range from 9,905 sq.ft. to 10,010 sq.ft. with home sizes varying from 2,635 sq.ft. to 3,433 sq.ft. The floor plans and building elevations for the homes were approved with PUD-94. Please refer to the following figure for the proposed subdivision layout.



Proposed Vesting Tentative Map

DISCUSSION

Review of a tentative subdivision map requires consideration of consistency with the approved PUD development plan and compliance with State-mandated findings. The proposed lotting was approved with PUD-94, and the current submitted map is consistent with the approved PUD plan.

After introduction on May 21, 2013, the City Council adopted Ordinance No. 2069 on June 4, 2013. The ordinance becomes effective on July 4, 2013. As such, a condition has been included stating the approval of this vesting tentative map is contingent upon Ordinance No. 2069 becoming effective.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners within a 1,000-foot radius of the site. At the time this report was prepared, no comments from the public were received.

VESTING TENTATIVE SUBDIVISION MAP FINDINGS

State law and the Zoning Ordinance of the Pleasanton Municipal Code (PMC) set forth the purposes and the considerations to be addressed in reviewing a Vesting Tentative Subdivision Map. The Planning Commission must make the following findings that Vesting Tentative to the purposes of the PMC, before making its action.

1. The proposed vesting tentative subdivision map conforms to the zoning regulations/development plan.

The vesting subdivision map and improvements follow the design of the PUD development plan and conditions of Ordinance 2069.

2. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

The homes will comply with the City's residential Green Building Ordinance, which requires that each home achieve a "Green Home" rating on the "Single-Family Green Building Rating System." The homes in the development will incorporate a number of green building measures into the project. Furthermore, a PUD condition requires the GreenPoints for the homes be increased.

3. The proposed vesting tentative subdivision map, together with its design and improvement, is consistent with the Pleasanton General Plan.

PUD-94 was found to be consistent with the Pleasanton General Plan and Vesting Tentative Subdivision Map 8139 is consistent with the approved development plan. The proposed subdivision and its improvements are compatible with the objectives, policies, land uses, and programs specified in the General Plan.

4. The subdivision site is physically suitable for this type and density of development.

The property is not in a flood zone or earthquake fault zone. The site is relatively flat and project construction would involve minimal site grading and alteration of existing topography. In addition, the proposed density is consistent with Medium Density Residential requirements per the General Plan.

- 5. The design of the subdivision and improvements covered by the proposed vesting tentative subdivision map will not cause substantial environmental damage and avoidably injure fish and/or wildlife or their habitat.**

The subject site abuts Arroyo Del Valle on the north. With the rezoning and PUD review, the City found no potential for significant environmental effects and adopted a negative declaration. PUD-94 includes conditions that require protection of Arroyo Del Valle during all grading and construction activities and compliance with the recommendations of the project's geotechnical consultant (Engeo) and geotechnical peer review consultant (Kropp & Associates).

- 6. The design of the proposed subdivision or type of improvements is not likely to cause serious public health problems.**

The proposed subdivision meets all applicable City standards pertaining to public health, safety, and welfare (e.g., adequate public utilities and services, private road design and traffic safety, fire hazards, noise hazards, etc.). All public safety measures are addressed through the design and conditions of approval for PUD-94 and the vesting tentative subdivision map. The homes will be equipped with automatic residential fire sprinklers and will be required to meet the requirements of the California Building Code, Fire Code, and other applicable City codes and/or requirements. The site is free from toxic or hazardous materials and no earthquake, landslide, flooding, or other natural hazards exist at this site.

- 7. The design of the subdivision or its related improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.**

No easements exist. The vesting tentative subdivision map establishes an easement for public utilities as required in the PUD development plan conditions of approval.

- 8. The restriction on approving a tentative subdivision map on land covered by a land conservation contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act) is not applicable.**

The site is not covered by a land conservation contract.

- 9. The discharge of waste from the proposed subdivision would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board (RWQCB).**

No violation currently exists and capacity is available for this subdivision. The project would not discharge any waste other than domestic sewage. Urban stormwater runoff is required to meet the City's RWQCB (Regional Water Quality Control Board) permit requirements for urban development.

ENVIRONMENTAL ASSESSMENT

A Negative Declaration was prepared in conjunction with the rezoning of the property in 2011. The Negative Declaration analyzed the proposed seven-lot development as a future development of the site. The Negative Declaration states that a separate Negative Declaration would be prepared if significant changes have occurred.

The project site and its surrounding remain as they were until the unauthorized dumping into the creek bank occurred in November 2012. The State's Dept. of Fish and Wildlife reviewed the incident and determined that the impacts resulting from the dumping were insignificant.

The PUD-94 Development was found to be consistent with the Negative Declaration previously prepared for the rezoning of the subject site (PRZ-59) and that none of the conditions in CEQA Guidelines Section 15162 calling for preparation of a subsequent negative declaration had occurred.

The proposed Vesting Tentative Subdivision Map 8139 is consistent with PUD-94. No newer information or changed circumstances which require additional CEQA review has been identified to the City. Therefore, no separate environmental document accompanies this staff report for this item.

CONCLUSION

The proposed subdivision is consistent with the previously approved PUD development plan and requirements of the PUD approval (PUD-94).

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve Vesting Tentative Subdivision Map 8139 by taking the following actions:

1. Find that the proposed vesting tentative map is consistent with the PUD Development and the Negative Declaration previously prepared for the rezoning of the subject site (PRZ-59) and that none of the conditions in CEQA Guidelines Section 15162 calling for preparation of a subsequent negative declaration have occurred;
2. Make the subdivision map findings as stated in the Planning Commission staff report; and,
3. Approve Vesting Tentative Subdivision Map 8139 subject to the draft conditions of approval stated in Exhibit A.

Staff Planner: Jenny Soo, Associate Planner, 925.931.5615, jsoo@cityofpleasantonca.gov

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**Vesting Tentative Subdivision Map 8139
Roselyn Estates II**

SPECIAL CONDITIONS

Planning Division

1. The approval of Vesting Tentative Subdivision Map 8139 shall not become effective until Ordinance No. 2069 approving PUD-94 has become effective.
2. Prior to the approval of Final Map, the lot line adjustments approved by Case Nos. P12-1745 and P12-1809 shall be recorded.
3. Parcel A (Arroyo del Valle) shall be conveyed by separate instrument to the homeowners association and shall be maintained by the homeowners association.
4. A public trail easement, consistent with PUD-94 development plan, shall be dedicated on the face of the final map for Parcel B. The public trail and the remainder of Parcel B shall be maintained by the homeowners association including, bio-swale/retention areas, landscaping, irrigation, and fencing.

Urban Stormwater

5. The Homeowners Association shall be responsible for annual inspection, maintenance, and reporting of all stormwater NPDES facilities in accordance with the Operation and Maintenance Agreement executed between the City of Pleasanton and the Roselyn Estates, LLC representative and recorded at the Alameda County Recorder's office.

STANDARD CONDITIONS

Planning

6. Vesting Tentative Map 8139 shall be in substantial conformance to Exhibit B, dated "Received, May 22, 2013" on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development.
7. Vesting Tentative Subdivision Map 8139 shall lapse two years from the effective date of this approval unless a final subdivision map is recorded or an extension is approved by the City.

8. Vesting Tentative Subdivision Map 8139 shall incorporate by reference all applicable conditions and requirements of PUD-94, the PUD Development Plan covering this subdivision, as approved by the City Council.
9. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
10. Planning Division approval is required before any changes are implemented in the design, grading, drainage, etc., of the subdivision map.
11. The Final Subdivision Map plan check package will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the resolution unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal.

STANDARD CONDITIONS

Engineering

12. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
13. The tentative map shall contain a brief legal description of any parcel being re-subdivided, a statement of lot and total acreage, and a statement referencing any separate documents required to be recorded with the map.
14. Any dedications, open offers of dedication, or grants of easements to the city may be dedicated and accepted on the face of the map. Agreement or other required items shall be recorded as separate documents concurrently after recordation of the Final Map.
15. Prior to approval of the Final Map, the applicant developer shall comply with all applicable conditions of outside agencies having jurisdiction.
16. Prior to the first plan check, the applicant's engineer/surveyor shall submit a preliminary copy of the Final Map along with a preliminary copy of the title report and a copy of the adjoining deeds and/or recorded maps to the City. The City will forward these documents to its consultant who will estimate the cost for examining

the map and certifying that the map is technically correct and in accordance with Section 66442 of the California Subdivision Map Act. After the consultant has provided a cost estimate, the applicant's engineer/surveyor may submit the first plan check along with a deposit for these costs along with all other standard plan check fees. Any unused portion of the estimate will be returned to the applicant after the map is recorded. Similarly, if the applicant withdraws their application in writing prior to the consultant having performed the work, any unused portion of the deposit will be returned to the applicant. Conversely, should consultant's estimate be insufficient to cover all of the consultant's time, the applicant will be required to pay the City the difference between the estimate and the actual cost prior to submittal of the map for the City Engineer's approval.

17. At the time the applicant/responsible party submits the fee for the consultant map review, the applicant/responsible party shall also submit the following information to the City Engineer for review and approval:
 - a. Two prints of the Final Map.
 - b. One copy of the preliminary title report.
 - c. One set of the computer closures.
 - d. One legible copy of the latest recorded deed for the property being subdivided.
 - e. One legible copy of the recorded deeds for each of the adjacent properties unless those properties are part of a recorded map which has been recorded within the last seven years; and
 - f. One legible copy of the Recorded Final map, Parcel Map, or Record of Survey used to prepare this Parcel Map.
18. When the map is submitted for the City Engineer's signature, the applicant shall provide the City with an electronic copy of the Final Map in AutoCAD format for the City's GIS Division.
19. The developer's title company shall record the Final Map with the Alameda County Recorder's Office. The project developer shall provide the City with a bond copy of the recorded map with all recording data shown.
20. The Final Map submittal shall include the Planning Division number under which the tentative map application was approved and the Assessor's Parcel Number(s) for the original parcel(s) prior to this Subdivision.

END

INDEX TO SHEETS

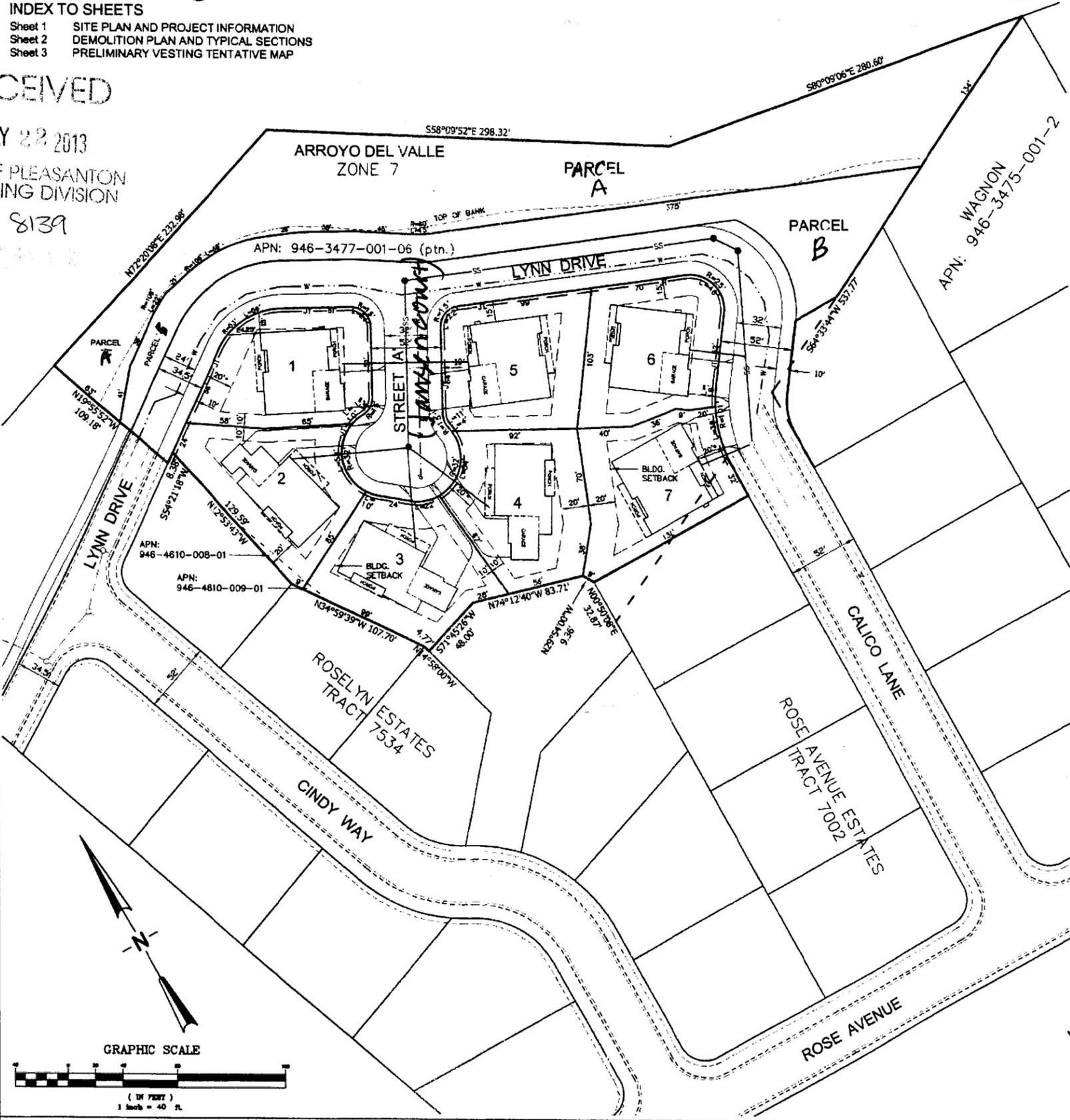
- Sheet 1 SITE PLAN AND PROJECT INFORMATION
- Sheet 2 DEMOLITION PLAN AND TYPICAL SECTIONS
- Sheet 3 PRELIMINARY VESTING TENTATIVE MAP

RECEIVED

MAY 22 2013

CITY OF PLEASANTON
PLANNING DIVISION

TRACT 8139



OWNER / DEVELOPER

Roselyn Estates, LLC
c/o Mr. Lynn Jensen
Lynden Homes
P.O. Box 417
Diablo, CA 94528-0417
(925) 743-8482

ROSELYN ESTATES PHASE II
RESIDENTIAL HOME PROJECT
(PUD 94 - TR 8139)

CIVIL ENGINEERING

DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, CA 94526
(925) 743-8482

BY **Lynden**
H O M E S

LANDSCAPE DESIGN

Thomas Bank & Associates
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
(925) 933-2683

PUBLIC WORKS AGENCIES

Water Service City of Pleasanton
Sanitary Sewer City of Pleasanton
Storm Drain City of Pleasanton
Creek Drainage Zone 7 Water District

ARCHITECTURAL DESIGN

John Nicosley, Architect
179 Kendall Road
Walnut Creek, CA 94596
(925) 932-8767

OUTSIDE UTILITIES & AGENCIES

Telephone AT&T
Gas & Electric Pacific Gas & Electric
Cable TV Comcast
Fire Protection Livermore-Pleasanton Fire Dept.

EXISTING SITE INFORMATION

Address	APN	Acres	Usage	Zoning	General Plan
Parcel Map 10076 (Pt. 'B')	946-3477-001-06 (portion)	3.71	Residential	Residential	Medium Density Residential
	946-4610-008-01				
	946-4610-009-01				

PROPOSED HOMES

Plan	Quantity	Living Area	Porch	Garage	Bedrooms	Gar. Car	Dwy. Car
'A'	4	2,635 SF	448 SF	587 SF	4	3	3
'B'	3	3,433 SF	408 SF	682 SF	5	3	3
Project Totals:	7	20,839 SF	3,019 SF	4,394 SF	31	21	21

PROPOSED PROJECT SUMMARY

Total Residential Units	7 Units
Total Gross Acres	3.71 Acres
Gross Density	1.89 Acres
Total Net Acres (w/o Arroyo)	2.80 Acres
Net Density	2.50 Du/Ac
Smallest Lot Size	9,906 Sq. Ft.
Largest Lot Size	10,010 Sq. Ft.
Average Lot Size	9,991 Sq. Ft.
Average Home (Living)	2,929 Sq. Ft.
Average FAR SF	30.1 Percent
Highest FAR	35.1 Percent

PROPOSED SITING SUMMARY

Front Setback Min. - Living Space:	20 Feet
Front Setback Min. - Garage / Porch:	15 Feet
Side Setback Min. - Standard:	10 Feet
Side Setback Min. - Street 'A':	15 Feet*
Rear Setback Min. - Living Space:	20 Feet*

* Exceptions as indicated on Sheet 5 Building Layouts

PROPOSED LAND USE SUMMARY

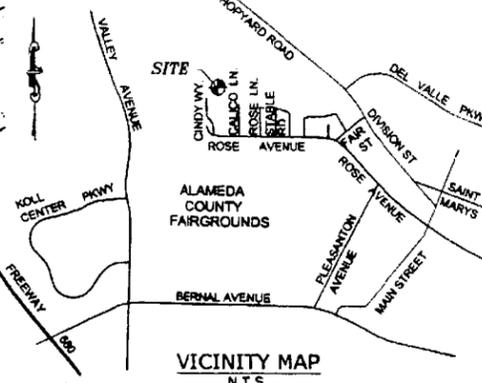
SFD Residential Lots	1.806 Acres	44%
Streets & Sidewalks R-O-W	0.747 Acres	20%
Other R-O-W	0.432 Acres	12%
Arroyo del Valle	0.913 Acres	24%
Total Project	3.709 Acres	100%

PROPOSED LANDSCAPING

Front Yard Landscaping	11,034 SF
Creekside Trail	5,432 SF
Bioswale Area	13,357 SF
24" Box Street Trees	15 Ea.
24" Box Front Yard Trees	14 Ea.
HOA Area Trees	19 Ea.

PROPOSED LOT USE SUMMARY

LOT #	LOT SQ. FT.	LIVING SQ. FT.	GARAGE SQ. FT.	PORCH SQ. FT.	F.A.R.
1	9,905 SF±	2,635 SF±	587 SF±	448 SF±	28.6%
2	10,002 SF±	3,433 SF±	682 SF±	408 SF±	35.1%
3	10,009 SF±	3,433 SF±	682 SF±	408 SF±	35.1%
4	10,009 SF±	3,433 SF±	682 SF±	408 SF±	35.1%
5	10,003 SF±	2,636 SF±	587 SF±	448 SF±	28.3%
6	10,001 SF±	2,636 SF±	587 SF±	448 SF±	28.3%
7	10,010 SF±	2,635 SF±	587 SF±	448 SF±	28.3%
TOTAL	69,936 SF±	20,839 SF±	4,394 SF±	3,019 SF±	
HIGH	10,010 SF±	3,433 SF±	682 SF±	448 SF±	35.1%
LOW	9,905 SF±	2,635 SF±	587 SF±	408 SF±	28.3%
AVERAGE	9,981 SF±	2,977 SF±	628 SF±	431 SF±	30.1%



SITE PLAN & PROJECT INFORMATION
VESTING TENTATIVE MAP

ROSELYN ESTATES PHASE II PROJECT
P.U.D. #94 - TRACT 8139
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE



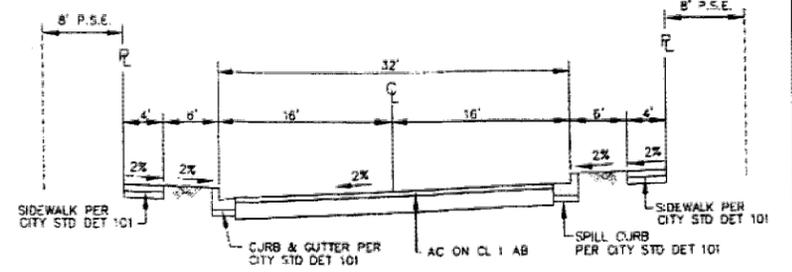
DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

Date: 5/22/2013
Scale: 1" = 40'
By: JED / msh
Job No.: 06136

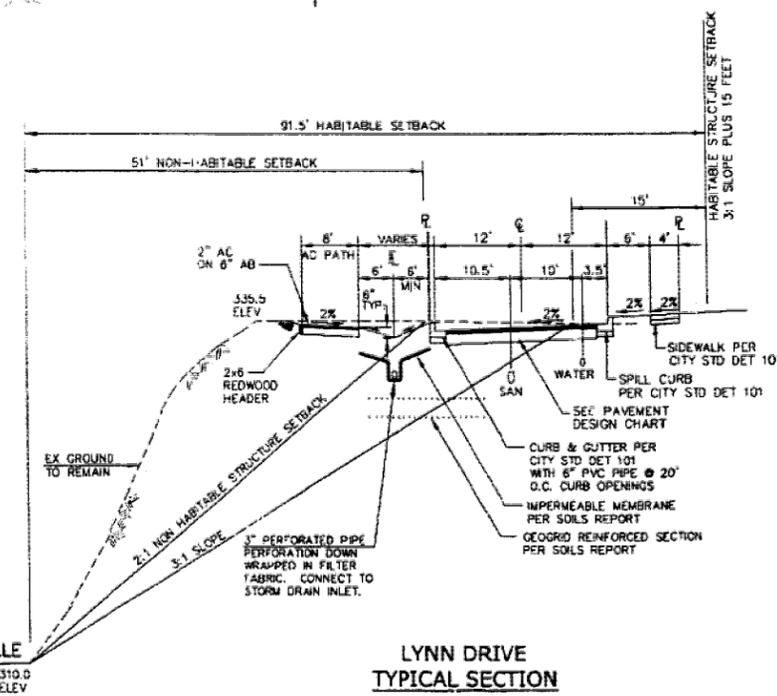
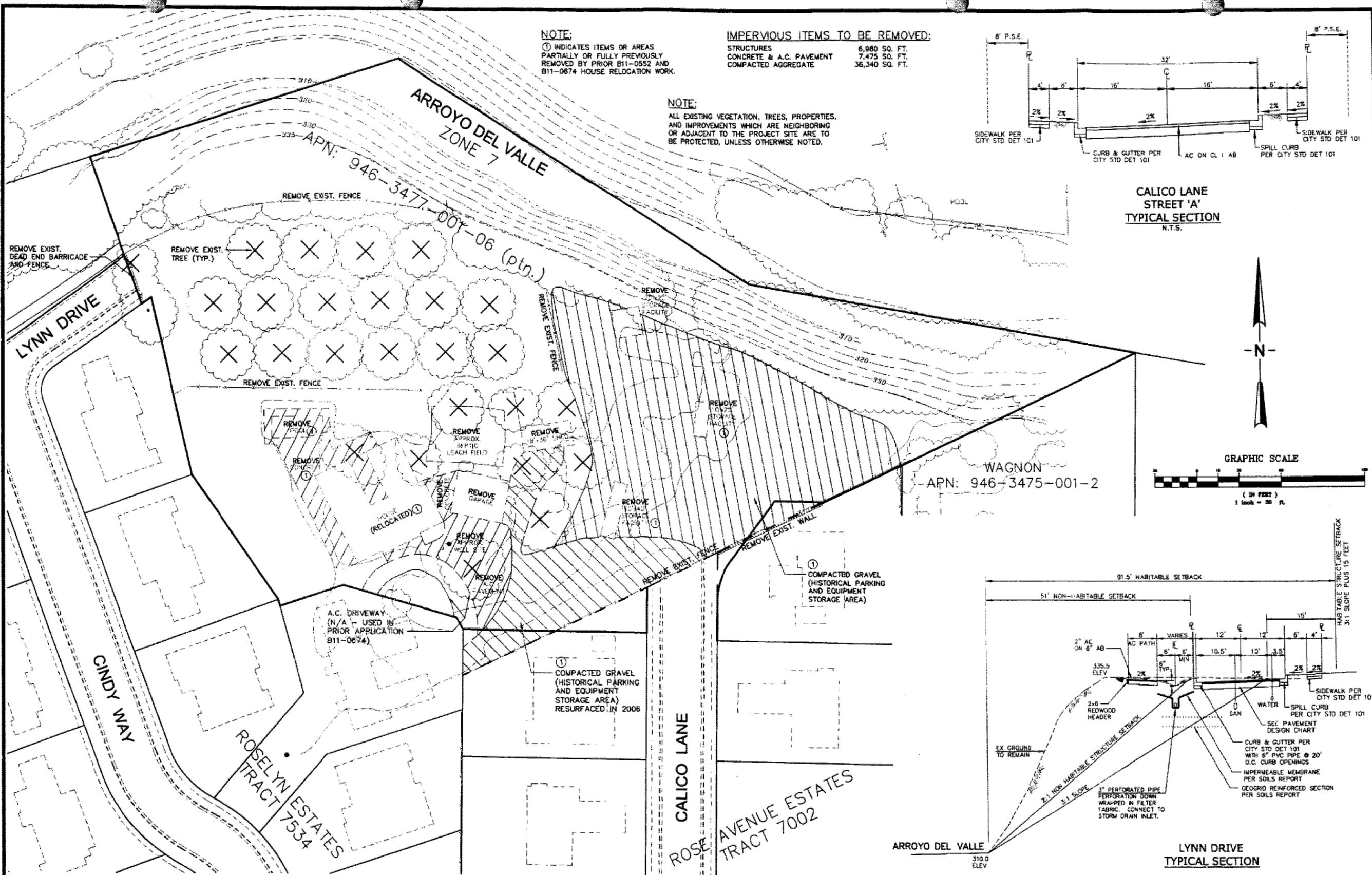
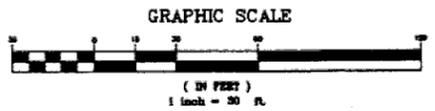
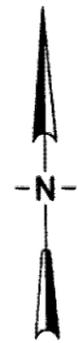
NOTE:
 ① INDICATES ITEMS OR AREAS PARTIALLY OR FULLY PREVIOUSLY REMOVED BY PRIOR B11-0552 AND B11-0674 HOUSE RELOCATION WORK.

IMPERVIOUS ITEMS TO BE REMOVED:
 STRUCTURES 6,980 SQ. FT.
 CONCRETE & A.C. PAVEMENT 7,475 SQ. FT.
 COMPACTED AGGREGATE 36,340 SQ. FT.

NOTE:
 ALL EXISTING VEGETATION, TREES, PROPERTIES, AND IMPROVEMENTS WHICH ARE NEIGHBORING OR ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED, UNLESS OTHERWISE NOTED.



CALICO LANE STREET 'A' TYPICAL SECTION
 N.T.S.



LYNN DRIVE TYPICAL SECTION

DEMOLITION PLAN & TYPICAL SECTIONS
 VESTING TENTATIVE MAP

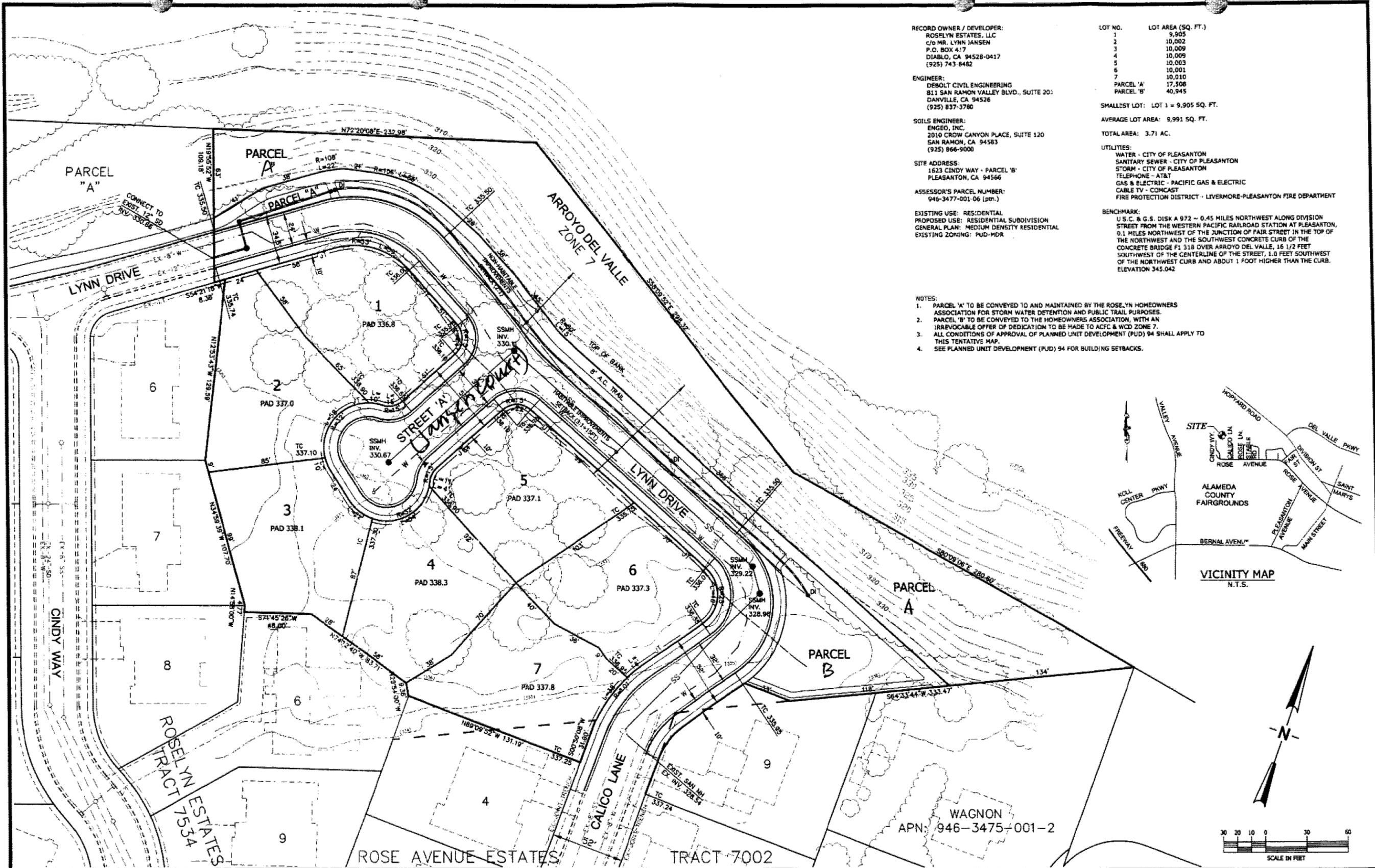
ROSELYN ESTATES PHASE II PROJECT
 P.U.D. #94 - TRACT 8139
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE



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 Danville, California 94526
 Tel: 925/837-3780
 Fax: 925/837-4378

Date: 3/22/2013
 Scale: 1" = 30'
 By: JED / adv
 Job No.: 06136



RECORD OWNER / DEVELOPER:
 ROSELYN ESTATES, LLC
 c/o MR. LYNN JANSEN
 P.O. BOX 417
 DIABLO, CA 94528-0417
 (925) 743-8482

ENGINEER:
 DEBOLT CIVIL ENGINEERING
 811 SAN RAMON VALLEY BLVD., SUITE 201
 DANVILLE, CA 94526
 (925) 837-3780

SOILS ENGINEER:
 ENGED, INC.
 2010 CROW CANYON PLACE, SUITE 120
 SAN RAMON, CA 94583
 (925) 866-9000

SITE ADDRESS:
 1623 CINDY WAY - PARCEL 'B'
 PLEASANTON, CA 94566

ASSESSOR'S PARCEL NUMBER:
 946-3477-001-06 (pt.)

EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL SUBDIVISION
 GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
 EXISTING ZONING: PUD-MDR

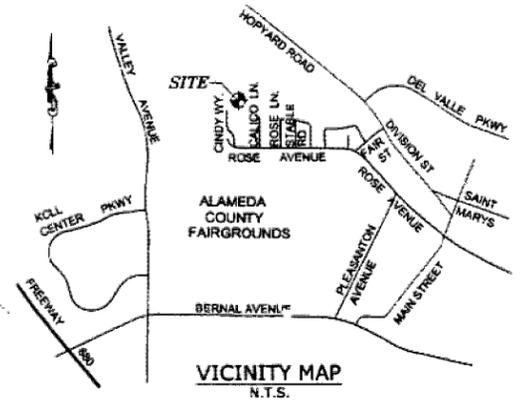
LOT NO.	LOT AREA (SQ. FT.)
1	9,905
2	10,002
3	10,009
4	10,005
5	10,003
6	10,001
7	10,010
PARCEL 'A'	17,508
PARCEL 'B'	40,945

SMALLEST LOT: LOT 1 = 9,905 SQ. FT.
 AVERAGE LOT AREA: 9,991 SQ. FT.
 TOTAL AREA: 3.71 AC.

UTILITIES:
 WATER - CITY OF PLEASANTON
 SANITARY SEWER - CITY OF PLEASANTON
 STORM - CITY OF PLEASANTON
 TELEPHONE - AT&T
 GAS & ELECTRIC - PACIFIC GAS & ELECTRIC
 CABLE TV - COMCAST
 FIRE PROTECTION DISTRICT - LIVERMORE-PLEASANTON FIRE DEPARTMENT

BENCHMARK:
 U.S.C. & G.S. DISK A 972 - 0.45 MILES NORTHWEST ALONG DIVISION STREET FROM THE WESTERN PACIFIC RAILROAD STATION AT PLEASANTON, 0.1 MILES NORTHWEST OF THE JUNCTION OF FAIR STREET IN THE TOP OF THE NORTHWEST AND THE SOUTHWEST CONCRETE CURB OF THE CONCRETE BRIDGE F318 OVER ARROYO DEL VALLE, 16 1/2 FEET SOUTHWEST OF THE CENTERLINE OF THE STREET, 1.0 FEET SOUTHWEST OF THE NORTHWEST CURB AND ABOUT 1 FOOT HIGHER THAN THE CURB. ELEVATION 345.042

- NOTES:
1. PARCEL 'A' TO BE CONVEYED TO AND MAINTAINED BY THE ROSELYN HOMEOWNERS ASSOCIATION FOR STORM WATER DETENTION AND PUBLIC TRAIL PURPOSES.
 2. PARCEL 'B' TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION, WITH AN IRREVOCABLE OFFER OF DEDICATION TO BE MADE TO ACFC & WCD ZONE 7.
 3. ALL CONDITIONS OF APPROVAL OF PLANNED UNIT DEVELOPMENT (PUD) 94 SHALL APPLY TO THIS TENTATIVE MAP.
 4. SEE PLANNED UNIT DEVELOPMENT (PUD) 94 FOR BUILDING SETBACKS.



VESTING TENTATIVE MAP

ROSELYN ESTATES PHASE II PROJECT
 P.U.D. #94 - TRACT 8139
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE

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 Danville, California 94526
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