

June 5, 2020

To: Ken Strelow, Principal Planner
City of Oakley Planning Division
3231 Main Street, Oakley, CA 94561

From: Rod Stinson
Division Manager / Air Quality Specialist
Raney Planning & Management, Inc.

Subject: 2480 Oakley Road Project IS/MND Comments

The City of Oakley received comments on the 2480 Oakley Road Initial Study/Mitigated Negative Declaration (IS/MND) from the Contra Costa County Flood Control & Water Conservation District on May 26, 2020. A list of general comments was provided by the District on the project; however, the following responses only address comments 5, 6, and 7 that relate specifically to the IS/MND, and the hydrology and water quality section therein. The remaining comments do not address the adequacy of the IS/MND.

According to the Contra Costa County Flood Control and Water Conservation District, the project site is located within Drainage Area 29H (DA 29H).¹ All projects located within DA 29H, including the proposed project, are subject to drainage fees that are due in accordance with Flood Control Ordinance Number 2006-05.² Pursuant to the fee collection agreement between the Contra Costa Board of Supervisors and the City of Oakley, the project applicant is required to pay the fee prior to recording the final map or as otherwise determined by the Contra Costa County Board of Supervisors. Given that all projects within Contra Costa County are subject to drainage fees, revisions to the IS/MND would not be necessary.

In addition, comments 6 and 7 from the District are related to preparation of a drainage study and providing a reference to the study in the IS/MND. To date, a drainage study has not been prepared for the proposed project. However, Mitigation Measures X-1, X-2, and X-3 include specific requirements that would be implemented as part of the proposed project related to stormwater runoff. Specifically, Mitigation Measure X-1 requires preparation of a Stormwater Pollution Prevention Plan (SWPPP). Additionally, Mitigation Measure X-2 requires the applicant to prepare and implement an interim and final erosion and sediment control plan which shall include, but not be limited to, the design and specifications of bio-treatment areas and a schedule for maintenance. Furthermore, Mitigation Measure X-3 requires project applicant to submit a complete Stormwater Control Plan and Report compliant with the requirements set forth in the City's most current National Pollutant Discharge Elimination System (NPDES) permit. It should be noted that the final drainage and stormwater reports for the project have not yet been completed. Upon completion

¹ Contra Costa County Flood Control & Water Conservation District. *Zones and Drainage Areas*. August 25, 2015.

² Contra Costa County Flood Control & Water Conservation District. *Drainage Fee Schedule*. Updated January 1, 2020.

and submittal to the City of Oakley, the reports and calculations will be provided to the Contra Costa Flood Control & Water Conservation District for review.

Compliance with the policies and regulations referenced in the discussion above and on pages 53 and 54 of the IS/MND would ensure that implementation of the proposed project does not result in an increase of stormwater runoff and, thus, will not significantly impact the drainage infrastructure in the area.

If you have any questions regarding the contents of this document, please do not hesitate to contact me at (916) 372-6100, or via email at rods@raneymanagement.com.

Sincerely,

Rod Stinson
Division Manager/Air Quality Specialist



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