Application Form and Planning Survey Report

To Comply With and Receive Permit Coverage Under The East Contra Costa County Habitat Conservation Plan and Natural Community Conservation Plan

Please complete this application to apply for take authorization under the state and federal East Contra Costa County HCP/NCCP incidental take permits. The East Contra Costa County Habitat Conservancy ("Conservancy") or local jurisdiction (City of Brentwood, City of Clayton, City of Oakley, City of Pittsburg, and Contra Costa County) may request more information in order to deem the application complete.

I. PROJECT OVERVIEW

PROJECT INFORMATION	
PROJECT NAME: Honey Lane Development Project	
PROJECT TYPE: ☒ Residential ☐ Commercial ☐ Transportation ☐ Utility ☐ Other	
PROJECT DESCRIPTION (BRIEF): The Honey Lane Development Project involves subdivision of the parcel at 637 Honey Lane into 19 single family lots for future development.	
PROJECT ADDRESS/LOCATION: 637 Honey Lane, Oakley, CA 94561	
PARCEL/PROJECT SIZE (ACRES): 4.92	
PROJECT APN(S): 033-030-030	
APPLICATION SUBMITTAL DATE: 5/20/2020	**FINAL PSR DATE:** (City/County/Conservancy use)
LEAD PLANNER:	
JURISDICTION: ☐ City of Brentwood ☐ City of Clayton ☒ City of Oakley ☐ City of Pittsburg ☐ Contra Costa County ☐ Participating Special Entity* *Participating Special Entities are organizations not subject to the authority of a local jurisdiction. Such organizations may include school districts, irrigation districts, transportation agencies, local park districts, geological hazard abatement districts, or other utilities or special districts that own land or provide public services.	
DEVELOPMENT FEE ZONE: ☒ Zone I ☐ Zone II ☐ Zone III ☐ Zone IV See figure 9-1 of the HCP/NCCP at www.cocohcp.org for a generalized development fee zone map. Detailed development fee zone maps by jurisdiction are available from the jurisdiction.	

PROJECT APPLICANT INFORMATION	
APPLICANT'S NAME: Matthew Rasuli	
AUTHORIZED AGENT'S NAME AND TITLE: Matthew Rasuli, Developer	
PHONE NO.: 925-685-4569	**APPLICANT'S E-MAIL:** matthewrasuli@gmail.com
MAILING ADDRESS: 117 Golden Hill Place, Walnut Creek, CA 94596	

BIOLOGIST INFORMATION[1]	
BIOLOGICAL/ENVIRONMENTAL FIRM: Rincon Consultants, Inc.	
CONTACT NAME AND TITLE: Anastasia Ennis, Associate Biologist	
PHONE NO.: 510-479-0603	**CONTACT'S E-MAIL:** aennis@rinconconsultants.com
MAILING ADDRESS: 449 15th Street, Suite 303, Oakland, CA 94612	

[1] A USFWS/CDFW-approved biologist (project-specific) is required to conduct the surveys. Please submit biologist(s) approval request to the Conservancy.

II. PROJECT DETAILS

Please complete and/or provide the following attachments:

1) **Project Description**
   Attach as **Attachment A: Project Description**. Provide a detailed written description that concisely and completely describes the project and location. Include the following information:
   - All activities proposed for the site or project, including roads utilized, construction staging areas, and the installation of underground facilities, to ensure the entire project is covered by the HCP/NCCP permit
   - Proposed construction dates, including details on construction phases, if applicable
   - Reference a City/County application number for the project, if applicable
   - General Best Management Practices, if applicable
   - If the project will have temporary impacts, please provide a restoration plan describing how the site will be restored to pre-project conditions, including revegetation seed mixes or plantings and timing

2) **Project Vicinity Map**
   Provide a project vicinity map. Attach as **Figure 1** in **Attachment B: Figures**.

3) **Project Site Plans**
   Provide any project site plans for the project. Attach as **Figure 2** in **Attachment B: Figures**.

4) **CEQA Document**
   Indicate the status of CEQA documents prepared for the project. Provide additional comments below table if necessary.

Type of Document	Status	Date Completed
☐ Initial Study		
☐ Notice of Preparation		
☐ Draft EIR		
☐ Final EIR		
☐ Notice of Categorical Exemption		
☐ Notice of Statutory Exemption		
☐ Other (describe)		

III. EXISTING CONDITIONS AND IMPACTS

Please complete and/or provide the following attachments:

1) **Field-Verified Land Cover Map**[2]
   Attach a field-verified land cover map in **Attachment B: Figures** and label as **Figure 3**. The map should contain all land cover types present on-site overlaid on aerial/satellite imagery. Map colors for the land cover types should conform to the HCP/NCCP (see *Figure 3-3: Landcover in the Inventory Area* for land cover type legend).

2) **Photographs of the Project Site**
   Attach representative photos of the project site in **Attachment B: Figures** and label as **Figure 4**. Please provide captions for each photo.

[2] For PSEs and city or county public works projects, please also identify permanent and temporary impact areas by overlaying crosshatching (permanent impacts) and hatching (temporary impacts) on the land cover map.

3) Land Cover Types and Impacts and Supplemental Tables

- For all terrestrial land cover types please provide calculations to the nearest **hundredth of an acre (0.01)**. For aquatic land cover types please provide calculations to the nearest **thousandth of an acre (0.001)**.
- **Permanent Impacts** are broadly defined in the ECCC HCP/NCCP to include all areas removed from an undeveloped or habitat-providing state and includes land in the same parcel or project that is not developed, graded, physically altered, or directly affected in any way but is isolated from natural areas by the covered activity. Unless such undeveloped land is dedicated to the Preserve System or is a deed-restricted creek setback, the development mitigation fee will apply (if proposed, would require Conservancy approval).
- **Temporary Impacts** are broadly defined in the ECCC HCP/NCCP as any impact on vegetation or habitat that does not result in permanent habitat removal (i.e. vegetation can eventually recover).
- If **wetland (riparian woodland/scrub, wetland, or aquatic)** land cover types are present on the parcel but will not be impacted please discuss in the following section 4) Jurisdictional Wetlands and Waters. Wetland impact fees will only be charged if wetland features are impacted. However, development fees will apply to the entire parcel.
- **Stream** land cover type is considered a linear feature where impacts are calculated based on length impacted. The acreage within a stream, below Top of Bank (TOB), must be assigned to the adjacent land cover type(s). Insert area of impact to stream below TOB in parentheses after the Land Cover acreage number (e.g., Riparian Woodland/Scrub: 10 (0.036) – where 10 is the total impacted acreage including 0.036 acre, which is the acreage within stream TOB). Complete following supplemental **Stream Feature Detail** table to provide information for linear feet.
- **Total Impacts** acreage should be the total parcel acreage (development project) or project footprint acreage (rural infrastructure or utility project).

Table 1: Land Cover Types and Impacts

Land Cover Type	Permanent Impacts	Temporary Impacts	*Proposed for HCP/NCCP Dedication on the Parcel (Requires Conservancy Approval)* *Stream Setback*	*Preserve System Dedication*
Grassland				
Annual Grassland				
Alkali Grassland				
Ruderal	2.05			
Shrubland				
Chaparral and Scrub				
Woodland				
Oak Savannah				
Oak Woodland				
Riparian				
Riparian Woodland/Scrub				
Wetland				
Permanent Wetland				
Seasonal Wetland				
Alkali Wetland				
Aquatic				
Aquatic (Reservoir/Open Water)				
Slough/Channel			0.368	
Pond				
Stream (in linear feet)	-	-	-	-
Irrigated Agriculture				
Pasture				
Cropland				
Orchard	2.18			
Vineyard				
Other				
Nonnative woodland				
Wind turbines				
Developed (not counted toward Fees)				
Urban	0.69			
Aqueduct				
Turf				
Landfill				
TOTAL IMPACTS				

Identify any uncommon vegetation and uncommon landscape features[3]:

Supplemental to Table 1: Uncommon Vegetation and Landscape Features

	Permanent Impacts	Temporary Impacts
Uncommon Grassland Alliances		
Purple Needlegrass Grassland		
Blue Wildrye Grassland		
Creeping Ryegrass Grassland		
Wildflower Fields		
Squirreltail Grassland		
One-sided Bluegrass Grassland		
Serpentine Bunchgrass Grassland		
Saltgrass Grassland		
Alkali Sacaton Bunchgrass Grassland		
☐ Other		
Uncommon Landscape Features		
Rock Outcrops		
Caves		
Springs and seeps		
Scalds		
Sand Deposits		
☐ Mines[4]		
☐ Buildings (bat roosts)[3]		
☐ Potential nest sites (trees or cliffs)[3]		

Please provide details of impacts to stream features:

Stream Name: Marsh Creek

Watershed: Lower Marsh Creek

Supplemental to Table 1: Stream Feature Detail[5]

Stream Width	Stream Type[6]	Permanent Impacts (linear feet)[7]	Temporary Impacts (linear feet)[7]
☐ ≤ 25 feet wide ☒ > 25 feet wide	☐ Perennial ☐ Intermittent ☒ Ephemeral, 3rd or higher order ☐ Ephemeral, 1st or 2nd order	0	0
☐ ≤ 25 feet wide ☐ > 25 feet wide	☐ Perennial ☐ Intermittent ☐ Ephemeral, 3rd or higher order ☐ Ephemeral, 1st or 2nd order		
☐ ≤ 25 feet wide ☐ > 25 feet wide	☐ Perennial ☐ Intermittent ☐ Ephemeral, 3rd or higher order ☐ Ephemeral, 1st or 2nd order		

[3] These acreages are for Conservancy tracking purposes. Impacts to these uncommon vegetation and landscape features should be accounted for within the land cover types in Table 1 (e.g., x acres of purple needlegrass in this supplemental table should be accounted for within annual grassland in Table 1).
[4] Insert amount/number, not acreage. Provide additional information on these features in Attachment A: Project Description.
[5] Use more than 1 row as necessary to describe impacts to streams on site.
[6] See glossary (Appendix A) for definition of stream type and order.
[7] Stream length is measured along stream centerline, based on length of impact to any part of the stream channel, TOB to TOB.

4) Summary of Land Cover Types

Please provide a written summary of descriptions for land cover types found on site including characteristic vegetation.

Grassland/Ruderal

Ruderal grassland within the project site consists primarily of non-native grasses and common weedy vegetation including brome (*Bromus* sp.), oats (*Avena* sp.), foxtail (*Hordeum murinum*), stork's bill (*Erodium* sp.), prickly lettuce (*Lactuca serriola*), bristly oxtongue (*Helminthotheca echioides*), and thistles (*Carduus* sp. and *Carthamus* sp.). The 2.05 acres of ruderal grassland within the project site occur on areas that had not been planted, landscaped, or developed, or where previously existing structures had been removed (Figure 3).

Agricultural/Orchard

An orchard consisting mostly of pistachio trees (*Pistacia vera*) covers 2.18 acres of the project site. (Figure 3). Solitary walnut trees (*Juglans regia* and *J. nigra*) were also present in the grove.

Developed/Urban

Urban developed areas within the project site consist of a solitary shed on the east edge of the project site, a house and adjacent fenced-in yard, and paved and graveled roads and paths providing access to house and yard (Figure 3). Developed/Urban land cover comprises 0.69 acre.

5) Jurisdictional Wetlands and Waters

If wetlands and waters are present on the project site, project proponents must conduct a delineation of jurisdictional wetlands and waters. Jurisdictional wetlands and waters are defined on pages 1-18 and 1-19 of the ECCC HCP/NCCP as the following land cover types: permanent wetland, seasonal wetland, alkali wetland, aquatic, pond, slough/channel, and stream. It should be noted that these features differ for federal and state jurisdictions. If you have identified any of these land cover types in Table 1, complete the section below.

a) Attach the wetland delineation report as **Attachment E: Wetland Delineation.** If a wetland delineation has not been completed, please explain below in section 4c.

b) Please check the following permits the project may require. Please submit copies of these permits to the Conservancy prior to the start of construction:

☐ CWA Section 404 Permit[8] ☐ CWA Section 401 Water Quality Certification

☐ Waste Discharge Requirements ☐ Lake and Streambed Alteration Agreement

c) Provide any additional information on impacts to jurisdictional wetland and waters below, including status of the permit(s):

[8] The USACE Sacramento District issued a Regional General Permit 1 (RGP) related to ECCC HCP/NCCP covered activities. The RGP is designed to streamline wetland permitting in the entire ECCC HCP/NCCP Plan Area by coordinating the avoidance, minimization, and mitigation measures in the Plan with the Corps' wetland permitting requirement. Applicants seeking authorization under this RGP shall notify the Corps in accordance with RGP general condition number 18 (Notification).

6) Species-Specific Planning Survey Requirements

Based on the land cover types found on-site and identified in Table 1, check the applicable boxes in Table 2a.

Table 2a. Species –Specific Planning Survey Requirements

Land Cover Type in Project Area	Required Survey Species	Habitat Element in Project Area	Planning Survey Requirement[9]	Info in HCP
☒ Grasslands, oak savannah, agriculture, or ruderal	☐ San Joaquin kit fox	Assumed if within modeled range of species	If within modeled range of species, identify and map potential breeding or denning habitat within the project site and a 250-ft radius around the project footprint.	pp. 6-37 to 6-38
	☒ Western burrowing owl	Assumed	Identify and map potential breeding habitat within the project site and a 500-ft radius around the project footprint. Please note the HCP requires buffers for occupied burrows. Surveys may need to encompass an area larger than the project footprint.	pp. 6-39 to 6-41
☐ Aquatic (ponds, wetlands, streams, sloughs, channels, and marshes)	☐ Giant garter snake	Aquatic habitat accessible from the San Joaquin River	Identify and map potential habitat.	pp. 6-43 to 6-45
	☐ California tiger salamander	Ponds and wetlands Vernal pools Reservoirs Small lakes	Identify and map potential breeding habitat. Document habitat quality and features. Provide the Conservancy with photo-documentation and report.	pp. 6-45
	☐ California red-legged frog	Slow-moving streams, ponds and wetlands	Identify and map potential breeding habitat. Document habitat quality and features. Provide the Conservancy with photo-documentation and report.	p. 6-46
	☐ Covered shrimp	Seasonal wetlands Vernal pools Sandstone rock outcrops Sandstone depressions	Identify and map potential habitat. Please note the HCP requires a 50 foot non-disturbance buffer from seasonal wetlands that may be occupied by covered shrimp. Surveys may need to encompass an area larger than the project footprint.	pp. 6-46 to 6-48
☒ Any	☐ Townsend's big-eared bat	Rock formations with caves Mines Abandoned buildings outside urban area	Map and document potential breeding or roosting habitat.	pp. 6-36 to 6-37
	☒ Swainson's hawk	Potential nest sites within 1,000 feet of project	Inspect large trees for presence of nest sites. Document and map.	pp. 6-41 to 6-43
	☒ Golden Eagle	Potential nest sites with ½ mile of project	Inspect large trees for presence of nest sites. Document and map.	pp. 6-38 to 6-39
Surveys for all covered species must be conducted by a qualified biologist (USFWS/CDFW project-specific approved). Please submit biologist approval request to the East Contra Costa County Habitat Conservancy. Surveys for all covered species must be conducted according to the respective USFWS or CDFW survey protocols, as identified in Chapter 6.4.3 in the HCP/NCCP.				

7) Planning Survey Species Habitat Maps

Provide Planning Survey Species Habitat Maps as required in Table 2a, attach as **Figure 5** in **Attachment B: Figures**.

[9] The planning survey requirements in this table are not comprehensive. Please refer to Chapter 6.4.3 in the ECCC HCP/NCCP for more detail.

8) Results of Species Specific Surveys

Provide a written summary describing the results of the planning surveys. Please discuss the location, quantity, and quality of suitable habitat for specified covered wildlife species on the project site.

Rincon biologist Anastasia Ennis conducted an initial survey of the project site and surrounding area on May 14, 2020 to map land cover and survey for the occurrence of habitat for special-status species. Surveys were conducted by: walking meandering transects within the project site with the aid of binoculars to observe the area; and inspecting all burrows for sign of ground nesting species such as the western burrowing owl as well as tree-nesting and other ground-nesting birds. The area surrounding the project site, where accessible, was surveyed from a vehicle to assess potential nesting habitat for western burrowing owl (within 500 feet of the site), Swainson's hawk (within 1000 feet), and golden eagle (within 0.5 mile) with the aid of aerial maps. Potential nesting habitat and large trees were scanned with binoculars.

Western Burrowing Owls

The project site supports potential habitat for western burrowing owls in burrows within the agricultural/orchard and ruderal/grassland landcover areas. Only two burrows were observed in the project site and no burrowing owls or evidence of owl occupancy were observed within the project area during the site survey. It is unlikely that burrowing owls occur within the project site due to the high density of predators observed in the project site (including: a great horned owl, a coyote, and at least four feral cats). The nearest CNDDB record of burrowing owl occurs approximately 0.75 mile southwest of the project site Additional potential burrowing owl habitat was identified in undeveloped land within 500 feet of the project site: in two ruderal grasslands, one immediately to the north and the other across Marsh Creek, 250 feet southeast of the site; and on agricultural pasture 300 feet west of the site (see **Figure 5, BUOW Habitat Map**). Ground squirrels were observed in the ruderal area to the southeast, providing a prey base in potential burrowing owl habitat. Preconstruction surveys will be required in areas identified as potential burrowing owl habitat per agency protocols.

Swainson's Hawk

The project area does not provide suitable nesting habitat for Swainson's hawk, however mature trees such as eucalyptus (*Eucalyptus* sp.) and ornamental pines (*Pinus* sp.) were located on properties to the north and west, just outside the project site. Other mature trees potentially suitable for large nesting raptors are present in landscaping and riparian areas within 1,000 feet of the project site. No Swainson's hawks or raptor nests were observed during the survey, either within the site or in surrounding areas. The nearest CNDDB record of Swainson's hawk occurs over 0.8 miles northeast of the project site. The project site supports limited foraging habitat within ruderal vegetation; however, adjacent agricultural and ruderal areas may provide better foraging opportunities. Preconstruction surveys are required if ground-disturbing activities commence during nesting season (March 15-September 15) per agency protocols.

Golden Eagle

The project area does not provide suitable nesting habitat for golden eagle; however, mature trees such as eucalyptus (*Eucalyptus* sp.) and ornamental pines (*Pinus* sp.) were located on properties to the north and west, just outside the project site. Other mature trees potentially suitable for large nesting raptors are present in landscaping and riparian areas within one half mile of the project site. No golden eagles or raptor nests were observed during the survey, either within the site or in surrounding areas. The nearest CNDDB record of a golden eagle occurs over 5 miles from the project site. The project site supports limited foraging habitat within ruderal vegetation; however adjacent agricultural and ruderal areas may provide greater foraging opportunities. Preconstruction surveys are required if ground-disturbing activities commence during nesting season (March 15-September 15) per agency protocols.

9) Covered and No-Take Plants

Please check the applicable boxes in Table 2b based on the land cover types found in the project area. If suitable land cover types are present on site, surveys must be conducted using approved CDFW/USFWS methods during the appropriate season for identification of covered and no-take species (see page 6-9 of the

ECCC HCP/NCCP). Reference populations of covered and no-take plants should be visited, where possible, prior to conducting surveys to confirm that the plant species is visible and detectable at the time surveys are conducted. In order to complete all the necessary covered and no-take plant surveys, spring, summer, and fall surveys may be required.

Table 2b. Covered and No-Take Plant Species

Plant Species	Covered (C) or No-Take (N)	Associated Land Cover Type	Typical Habitat or Physical Conditions, if Known	Typical Blooming Period	Suitable Land Cover Type Present
Adobe navarretia (*Navarretia nigelliformis* ssp. *radians*) [a]	C	Annual Grassland	Generally found on clay barrens in Annual Grassland [b]	Apr–Jun	☐ Yes ☒ No
Alkali milkvetch (*Astragalus tener* ssp. *tener*)	N	Alkali grassland Alkali wetland Annual grassland Seasonal wetland	Generally found in vernally moist habitat in soils with a slight to strongly elevated pH	Mar–Jun	☐ Yes ☒ No
Big tarplant (*Blepharizonia plumosa*)	C	Annual grassland	Elevation below 1500 feet [d] most often on Altamont Series or Complex soils	Jul–Oct	☐ Yes ☒ No
Brewer's dwarf flax (*Hesperolinon breweri*)	C	Annual grassland Chaparral and scrub Oak savanna Oak woodland	Generally, restricted to grassland areas within a 500+ buffer from oak woodland and/or chaparral/scrub [d]	May–Jul	☐ Yes ☒ No
Brittlescale (*Atriplex depressa*)	C	Alkali grassland Alkali wetland	Restricted to soils of the Pescadero or Solano soil series; generally found in southeastern region of plan area [d]	May–Oct	☐ Yes ☒ No
Caper-fruited tropidocarpum (*Tropidocarpum capparideum)*	N	Alkali grassland		Mar–Apr	☐ Yes ☒ No
Contra Costa goldfields (*Lasthenia conjugens*)	N	Alkali grassland Alkali wetland Annual grassland Seasonal wetland	Generally found in vernal pools	Mar–Jun	☐ Yes ☒ No
Diablo Helianthella (*Helianthella castanea*)	C	Chaparral and scrub Oak savanna Oak woodland	Elevations generally above 650 feet [d]	Mar–Jun	☐ Yes ☒ No
Diamond-petaled poppy (*Eschscholzia rhombipetala*)	N	Annual grassland		Mar–Apr	☐ Yes ☒ No
Large-flowered fiddleneck (*Amsinckia grandiflora*)	N	Annual grassland	Generally on clay soil	Apr–May	☐ Yes ☒ No
Mount Diablo buckwheat (*Eriogonum truncatum*)	N	Annual grassland Chaparral and scrub	Ecotone of grassland and chaparral/scrub	Apr–Sep	☐ Yes ☒ No
Mount Diablo fairy-lantern (*Calochortus pulchellus*)	C	Annual grassland Chaparral and scrub Oak savanna Oak woodland	Elevations generally between 650 and 2,600[d]	Apr–Jun	☐ Yes ☒ No
Mount Diablo Manzanita (*Arctostaphylos auriculata*)	C	Chaparral and scrub	Elevations generally between 700 and 1,860 feet; restricted to the eastern and northern flanks of Mt. Diablo [d] and the vicinity of Black Diamond Mines	Jan–Mar	☐ Yes ☒ No
Recurved larkspur (*Delphinium recurvatum*)	C	Alkali grassland Alkali wetland		Mar–Jun	☐ Yes ☒ No
Round-leaved filaree (*California macrophylla*) [c]	C	Annual grassland		Mar–May	☐ Yes ☒ No
San Joaquin spearscale (*Extriplex joaquiniana*) [e]	C	Alkali grassland Alkali wetland		Apr–Oct	☐ Yes ☒ No
Showy madia (*Madia radiata*)	C	Annual grassland Oak savanna Oak woodland	Primarily occupies open grassland or grassland on edge of oak woodland	Mar–May	☐ Yes ☒ No

[a] The species *Navarretia nigelliformis* subsp. *nigelliformis* is no longer considered to occur within Contra Costa County based on specimen annotations at the UC and Jepson Herbaria at the University of California Berkeley as well as the opinions of experts in the genus. This taxon is now recognized as *Navarretia nigelliformis* subsp. *radians.* Any subspecies of *Navarretia nigelliformis* encountered as a part of botanical surveys in support of a PSR should be considered as covered under this HCP/NCCP.

[b] Habitat for the *Navarretia nigelliformis* subspecies that occurs within the inventory are is inaccurately described in the HCP/NCCP as vernal pools. The entity within the Inventory generally occupies clay barrens within Annual Grassland habitat, which is an upland habitat type.

[c] From California Native Plant Society. 2007. *Inventory of Rare and Endangered Plants* (online edition, v7-07d). Sacramento, CA. Species may be identifiable outside of the typical blooming period; a professional botanist shall determine if a covered or no take plant occurs on the project site. Reference population of covered and no-take plants should be visited, where possible, prior to conducting surveys to confirm that the plant is visible and detectable at the time surveys are conducted.

[d] See Species Profiles in Appendix D of the Final HCP/NCCP. Reference populations of covered and no-take plants should be visited, where possible, prior to conducting surveys to confirm that the plant species is visible and detectable at the time surveys are conducted.

[e] In the recent update to the Jepson eflora (JFP 2013) *Atriplex joaquinana* has been circumscribed and segregated into a new genus called *Extriplex* based on the work of Elizabeth Zacharias and Bruce Baldwin (2010). The etymology of the genus *Extriplex* means, "beyond or outside Atriplex".

10) Results of Covered and No-Take Plant Species

Provide a written summary describing the results of the planning surveys conducted as required in Table 2b. Describe the methods used to survey the site for all covered and no-take plants, including the dates and times of all surveys conducted (see Tables 3-8 and 6-5 of the ECCC HCP/NCCP for covered and no-take plants), including reference populations visited prior to conducting surveys.

If any covered or no-take plant species were found, include the following information in the results summary:

- Description and number of occurrences and their rough population size.
- Description of the "health" of each occurrence, as defined on pages 5-49 and 5-50 of the HCP/NCCP.
- A map of all the occurrences.
- Justification of surveying time window, if outside of the plant's blooming period.
- The CNDDB form(s) submitted to CDFW (if this is a new occurrence).
- A description of the anticipated impacts that the covered activity will have on the occurrence and how the project will avoid impacts to all covered and no-take plant species. If impacts to covered plant species cannot be avoided and plants will be removed by covered activity, the Conservancy must be notified and has the option to salvage the covered plants. All projects must demonstrate avoidance of all six no-take plants (see table 6-5 of the HCP/NCCP).

Survey Methods

A site survey to assess potentially suitable habitat for special-status plants was conducted on May 14, 2020. All areas of the project site were assessed by systematically walking the survey area.

Survey Results and Discussion

The site survey was conducted within the blooming period for most special-status (covered) plants (excepting big tarplant, diamond-petaled poppy, and Mount Diablo manzanita). The survey did not involve focused or protocol surveys for any specific species; however, the project site consists mainly of actively managed agricultural areas (orchard), ruderal grassland, and urban/developed area, thus no suitable land cover types are present for covered plant species.

IV. SPECIES-SPECIFIC AVOIDANCE AND MINIMIZATION REQUIREMENTS

Please complete and/or provide the following attachments:

1) Species-Specific Avoidance and Minimization for Selected Covered Wildlife
Complete the following table and check the applicable box for covered species determined by the planning surveys.

Table 3. Summary of Applicable Preconstruction Surveys, Avoidance and Minimization, and Construction Monitoring Requirements[10]

Species	Preconstruction Survey Requirements	Avoidance and Minimization Requirements	Construction Monitoring Required	Info in HCP
☐ San Joaquin kit fox	• On project footprint and 250-ft radius, map all dens (>5 in. diameter) and determine status • Provide written survey results to USFWS within 5 working days after surveying	• Monitor dens • Destroy unoccupied dens • Discourage use of occupied (non-natal) dens	• Establish exclusion zones (>50 ft for potential dens, and >100 ft for known dens) • Notify USFWS of occupied natal dens	pp. 6-37 to 6-38
☒ Western burrowing owl	• On project footprint and 500-ft radius, identify and map all owls and burrows, and determine status • Document use of habitat (e.g. breeding, foraging)	• Avoid occupied nests during breeding season (Feb-Sep) • Avoid occupied burrows during nonbreeding season (Sep – Feb) • Install one-way doors in occupied burrow (if avoidance not possible) • Monitor burrows with doors installed	• Establish buffer zones (250 ft around nests) • Establish buffer zones (160 ft around burrows)	pp. 6-39 to 6-41
☐ Giant garter snake	• Delineate aquatic habitat up to 200 ft from water's edge on each side • Document any occurrences	• Limit construction to Oct-May • Dewater habitat April 15 – Sep 30 prior to construction • Minimize clearing for construction	• Delineate 200 ft buffer around potential habitat near construction • Provide field report on monitoring efforts • Stop construction activities if snake is encountered; allow snake to passively relocate • Remove temporary fill or debris from construction site • Mandatory training for construction personnel	pp. 6-43 to 6-45
☐ California tiger salamander	• Provide written notification to USFWS and CDFW regarding timing of construction and likelihood of occurrence on site	• Allow agency staff to translocate species, if requested	• None	p. 6-45
☐ California red-legged frog	• Provide written notification to USFWS and CDFW regarding timing of construction and likelihood of occurrence on site	• Allow agency staff to translocate species, if requested	• None	p. 6-46
☐ Covered shrimp	• Establish presence/absence • Document and evaluate use of all habitat features (e.g. vernal pools, rock outcrops)	• Establish buffer near construction activities • Prohibit incompatible activities	• Establish buffer around outer edge of all hydric vegetation associated with habitat (50 ft or immediate watershed, whichever is larger) • Mandatory training for construction personnel	pp. 6-46 to 6-48
☐ Townsend's big-eared bat	• Establish presence/absence • Determine if potential sites were recently occupied (guano)	• Seal hibernacula before Nov • Seal nursery sites before April • Delay construction near occupied sites until hibernation or nursery seasons are over	• None	pp. 6-36 to 6-37
☒ Swainson's hawk	• Determine whether potential nests are occupied	• No construction within 1,000 ft of occupied nests within breeding season (March 15 - Sep 15) • If necessary, remove active nest tree after nesting season to prevent occupancy in second year.	• Establish 1,000 ft buffer around active nest and monitor compliance (no activity within established buffer)	pp. 6-41 to 6-43
☒ Golden Eagle	• Establish presence/absence of nesting eagles	• No construction within ½ mile near active nests (most activity late Jan – Aug)	• Establish ½ mile buffer around active nest and monitor compliance with buffer	pp. 6-38 to 6-39

[10] The requirements in this table are not comprehensive; they are detailed in the next section on the following page.

2) Required Preconstruction Surveys, Avoidance and Minimization, and Construction Monitoring

All preconstruction surveys shall be conducted in accordance with the requirements set forth in Section 6.4.3, Species-Level Measures, and Table 6-1 of the ECCC HCP/NCCP. Detailed descriptions of preconstruction surveys, avoidance and minimization, and construction monitoring applicable to each of the wildlife species in Table 3 are located below. Please remove the species-specific measures that do not apply to your project (highlight entire section and delete).

WESTERN BURROWING OWL

Preconstruction Surveys

Prior to any ground disturbance related to covered activities, a USFWS/CDFW- approved biologist will conduct a preconstruction survey in areas identified in the planning surveys as having potential burrowing owl habitat. The surveys will establish the presence or absence of western burrowing owl and/or habitat features and evaluate use by owls in accordance with CDFW survey guidelines (California Department of Fish and Game 1995).

On the parcel where the activity is proposed, the biologist will survey the proposed disturbance footprint and a 500-foot radius from the perimeter of the proposed footprint to identify burrows and owls. Adjacent parcels under different land ownership will not be surveyed. Surveys should take place near sunrise or sunset in accordance with CDFW guidelines. All burrows or burrowing owls will be identified and mapped. Surveys will take place no more than 30 days prior to construction. During the breeding season (February 1– August 31), surveys will document whether burrowing owls are nesting in or directly adjacent to disturbance areas. During the nonbreeding season (September 1–January 31), surveys will document whether burrowing owls are using habitat in or directly adjacent to any disturbance area. Survey results will be valid only for the season (breeding or nonbreeding) during which the survey is conducted.

Avoidance and Minimization and Construction Monitoring

This measure incorporates avoidance and minimization guidelines from CDFW's *Staff Report on Burrowing Owl Mitigation* (California Department of Fish and Game 1995).

If burrowing owls are found during the breeding season (February 1 – August 31), the project proponent will avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young. Avoidance will include establishment of a non-disturbance buffer zone (described below). Construction may occur during the breeding season if a qualified biologist monitors the nest and determines that the birds have not begun egg-laying and incubation or that the juveniles from the occupied burrows have fledged. During the nonbreeding season (September 1 – January 31), the project proponent should avoid the owls and the burrows they are using, if possible. Avoidance will include the establishment of a buffer zone (described below).

During the breeding season, buffer zones of at least 250 feet in which no construction activities can occur will be established around each occupied burrow (nest site). Buffer zones of 160 feet will be established around each burrow being used during the nonbreeding season. The buffers will be delineated by highly visible, temporary construction fencing.

If occupied burrows for burrowing owls are not avoided, passive relocation will be implemented. Owls should be excluded from burrows in the immediate impact zone and within a 160-foot buffer zone by installing one-way doors in burrow entrances. These doors should be in place for 48 hours prior to excavation. The project area should be monitored daily for 1 week to confirm that the owl has abandoned the burrow. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation (California Department of Fish and Game 1995). Plastic tubing or a similar structure should be inserted in the tunnels during excavation to maintain an escape route for any owls inside the burrow.

SWAINSON'S HAWK

Preconstruction Survey

Prior to any ground disturbance related to covered activities that occurs during the nesting season (March 15–September 15), a qualified biologist will conduct a preconstruction survey no more than 1 month prior to construction to establish whether Swainson's hawk nests within 1,000 feet of the project site are occupied. If potentially occupied nests within 1,000 feet are off the project site, then their occupancy will be determined by observation from public roads or by observations of Swainson's hawk activity (e.g., foraging) near the project site. If nests are occupied, minimization measures and construction monitoring are required (see below).

Avoidance and Minimization and Construction Monitoring

During the nesting season (March 15–September 15), covered activities within 1,000 feet of occupied nests or nests under construction will be prohibited to prevent nest abandonment. If site-specific conditions or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be used, the Implementing Entity will coordinate with CDFW/USFWS to determine the appropriate buffer size.

If young fledge prior to September 15, covered activities can proceed normally. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the Implementing Entity for a waiver of this avoidance measure. Any waiver must also be approved by USFWS and CDFW. While the nest is occupied, activities outside the buffer can take place.

All active nest trees will be preserved on site, if feasible. Nest trees, including non-native trees, lost to covered activities will be mitigated by the project proponent according to the requirements below.

Mitigation for Loss of Nest Trees

The loss of non-riparian Swainson's hawk nest trees will be mitigated by the project proponent by:

- If feasible on-site, planting 15 saplings for every tree lost with the objective of having at least 5 mature trees established for every tree lost according to the requirements listed below.

  AND either

  1) Pay the Implementing Entity an additional fee to purchase, plant, maintain, and monitor 15 saplings on the HCP/NCCP Preserve System for every tree lost according to the requirements listed below, OR

  2) The project proponent will plant, maintain, and monitor 15 saplings for every tree lost at a site to be approved by the Implementing Entity (e.g., within an HCP/NCCP Preserve or existing open space linked to HCP/NCCP preserves), according to the requirements listed below.

The following requirements will be met for all planting options:

- Tree survival shall be monitored at least annually for 5 years, then every other year until year 12. All trees lost during the first 5 years will be replaced. Success will be reached at the end of 12 years if at least 5 trees per tree lost survive without supplemental irrigation or protection from herbivory. Trees must also survive for at least three years without irrigation.
- Irrigation and fencing to protect from deer and other herbivores may be needed for the first several years to ensure maximum tree survival.
- Native trees suitable for this site should be planted. When site conditions permit, a variety of native trees will be planted for each tree lost to provide trees with different growth rates, maturation, and life span, and to provide a variety of tree canopy structures for Swainson's hawk. This variety will help to ensure that nest trees will be available in the short term (5-10 years for cottonwoods and willows) and in the long term (e.g., Valley oak, sycamore). This will also minimize the temporal loss of nest trees.
- Riparian woodland restoration conducted as a result of covered activities (i.e., loss of riparian woodland) can be used to offset the nest tree planting requirement above, if the nest trees are riparian species.
- Whenever feasible and when site conditions permit, trees should be planted in clumps together or with existing trees to provide larger areas of suitable nesting habitat and to create a natural buffer between nest trees and adjacent development (if plantings occur on the development site).
- Whenever feasible, plantings on the site should occur closest to suitable foraging habitat outside the UDA.
- Trees planted in the HCP/NCCP preserves or other approved offsite location will occur within the known range of Swainson's hawk in the inventory area and as close as possible to high-quality foraging habitat.

GOLDEN EAGLE

Preconstruction Survey

Prior to implementation of covered activities, a qualified biologist will conduct a preconstruction survey to establish whether nests of golden eagles are occupied (see Section 6.3.1, *Planning Surveys*). If nests are occupied, minimization requirements and construction monitoring will be required.

Avoidance and Minimization

Covered activities will be prohibited within 0.5 mile of active nests. Nests can be built and active at almost any time of the year, although mating and egg incubation occurs late January through August, with peak activity in March through July. If site-specific conditions or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be appropriate or that a larger buffer should be implemented, the Implementing Entity will coordinate with CDFW/USFWS to determine the appropriate buffer size.

Construction Monitoring

Construction monitoring will focus on ensuring that no covered activities occur within the buffer zone established around an active nest. Although no known golden eagle nest sites occur within or near the ULL, covered activities inside and outside of the Preserve System have the potential to disturb golden eagle nest sites. Construction monitoring will ensure that direct effects to golden eagles are minimized.

3) Construction Monitoring Plan

Before implementing a covered activity, the applicant will develop and submit a construction monitoring plan to the planning department of the local land use jurisdiction and the East Contra Costa County Habitat Conservancy for review and approval. Elements of a brief construction monitoring plan will include the following:

- Results of planning and preconstruction surveys.[11]
- Description of avoidance and minimization measures to be implemented, including a description of project-specific refinements to the measures or additional measures not included in the HCP/NCCP.
- Description of monitoring activities, including monitoring frequency and duration, and specific activities to be monitored.
- Description of the onsite authority of the construction monitor to modify implementation of the activity.

☒ Check box to acknowledge this requirement.

[11] If the preconstruction surveys do not trigger construction monitoring, results of preconstruction surveys should still be submitted to the local jurisdiction and the East Contra Costa County Habitat Conservancy.

V. SPECIFIC CONDITIONS ON COVERED ACTIVITIES

1) Check off the HCP conservation measures that apply to the project.

APPLIES TO ALL PROJECTS

☒ **Conservation Measure 1.11. Avoid Direct Impacts on Extremely Rare Plants, Fully Protected Wildlife Species, or Migratory Birds.** This conservation measure applies to all projects. All projects will avoid all impacts on extremely rare plants and fully protected species listed in Table 6-5 of the ECCC HCP/NCCP. See HCP pp. 6-23 to 6-25, and Table 6-5.

APPLIES TO PROJECTS THAT IMPACT COVERED PLANT SPECIES

☐ **Conservation Measure 3.10. Plant Salvage when Impacts are Unavoidable.** This condition applies to projects that cannot avoid impacts on covered plants and help protect covered plants by prescribing salvage whenever avoidance of impacts is not feasible. Project proponents wishing to remove populations of covered plants must notify the Conservancy of their construction schedule to allow the Conservancy the option of salvaging the populations. See HCP pp. 6-48 to 6-50.

APPLIES TO PROJECTS THAT INCLUDE ARE ADJACENT TO STREAMS, PONDS, OR WETLANDS

☒ **Conservation Measure 2.12. Wetland, Pond, and Stream Avoidance and Minimization.** All projects will implement measures described in the HCP to avoid and minimize impacts on wetlands, ponds, streams, and riparian woodland/scrub. See HCP pp. 6-33 to 6-35.

APPLIES TO NEW DEVELOPMENT PROJECTS

☒ **Conservation Measure 1.10. Maintain Hydrologic Conditions and Minimize Erosion.** All new development must avoid or minimize direct and indirect impacts on local hydrological conditions and erosion by incorporating the applicable Provision C.3 Amendments of the Contra Costa County Clean Water Program's (CCCCWP's) amended NPDES Permit (order no. R2-2003-0022; permit no. CAS002912). The overall goal of this measure is to ensure that new development covered under the HCP has no or minimal adverse effects on downstream fisheries to avoid take of fish listed under ESA or CESA. See HCP pp. 6-21 to 6-22.

APPLIES TO NEW DEVELOPMENT PROJECTS THAT INCLUDE OR ARE ADJACENT TO STREAMS, PONDS, OR WETLANDS

☒ **Conservation Measure 1.7. Establish Stream Setbacks.** A stream setback will be applied to all development projects covered by the HCP according to the stream types listed in Table 6-2 of the HCP. See HCP pp. 6-15 to 6-18 and Table 6-2.

APPLIES TO NEW DEVELOPMENT PROJECTS ADJACENT TO EXISTING PUBLIC OPEN SPACE, HCP PRESERVES, OR LIKELY HCP ACQUISITION SITES

☐ **Conservation Measure 1.6. Minimize Development Footprint Adjacent to Open Space.** Project applicants are encouraged to minimize their development footprint and set aside portions of their land to contribute to the HCP Preserve System. Land set aside that contributes to the HCP biological goals and objectives may be credited against development fees. See HCP pages 6-14 to 6-15.

☐ **Conservation Measure 1.8. Establish Fuel Management Buffer to Protect Preserves and Property.** Buffer zones will provide a buffer between development and wildlands that allows adequate fuel management to minimize the risk of wildlife damage to property or to the preserve. The minimum buffer zone for new development is 100 feet. See HCP pages 6-18 to 6-19.

☐ **Conservation Measure 1.9. Incorporate Urban-Wildlife Interface Design Elements.** These projects will incorporate design elements at the urban-wildlife interface to minimize the indirect impacts of development on the adjacent preserve. See HCP pp. 6-20 to 6-21.

APPLIES TO ROAD MAINTENANCE PROJECTS OUTSIDE THE UDA

☐ **Conservation Measure 1.12. Implement Best Management Practices for Rural Road Maintenance.** Road maintenance activities have the potential to affect covered species by introducing sediment and other pollutants into downstream waterways, spreading invasive weeds, and disturbing breeding wildlife. In order to avoid and minimize these impacts, BMPs described in the HCP will be used where appropriate and feasible. See HCP pp. 6-25 to 6-26.

APPLIES TO NEW ROADS OR ROAD IMPROVEMENTS OUTSIDE THE UDA

☐ **Conservation Measure 1.14. Design Requirements for Covered Roads Outside the Urban Development Area (UDA).** New roads or road improvements outside the UDA have impacts on many covered species far beyond the direct impacts of their project footprints. To minimize the impacts of new, expanded, and improved roads in agricultural and natural areas of the inventory area, road and bridge construction projects will adopt siting, design, and construction requirements described in the HCP and listed in Table 6-6. See HCP pp. 6-27 to 6-33 and Table 6-6.

APPLIES TO FLOOD CONTROL MAINTENANCE ACTIVITIES

☐ **Conservation Measure 1.13. Implement Best Management Practices for Flood Control Facility Maintenance.** Flood control maintenance activities have the potential to affect covered species by introducing sediment and other pollutants into downstream waterways and disturbing breeding wildlife. In order to avoid and minimize these impacts, BMPs described in the HCP will be used where appropriate and feasible. See HCP pp. 6-26 to 6-27.

2) **For all checked conservation measures, describe how the project will comply with each measure. Attach as Attachment C: Project Compliance to HCP Conditions.**

VI. MITIGATION MEASURES

1) **Mitigation Fee Calculator(s)**
Complete and attach the fee calculator (use permanent and/or temporary impact fee calculator as appropriate), and attach as **Attachment D: Fee Calculator(s)**.

2) **Briefly describe the amount of fees to be paid <u>and</u> when applicant plans to submit payment.**

The site is located within Fee Zone 1.

It is expected fees will be paid on 4.23 acres of permanent impacts to agricultural/orchard and grassland/ruderal landcover types at a cost of $72,502.16.

Fees are anticipated to be paid prior to approval of the subdivision application.

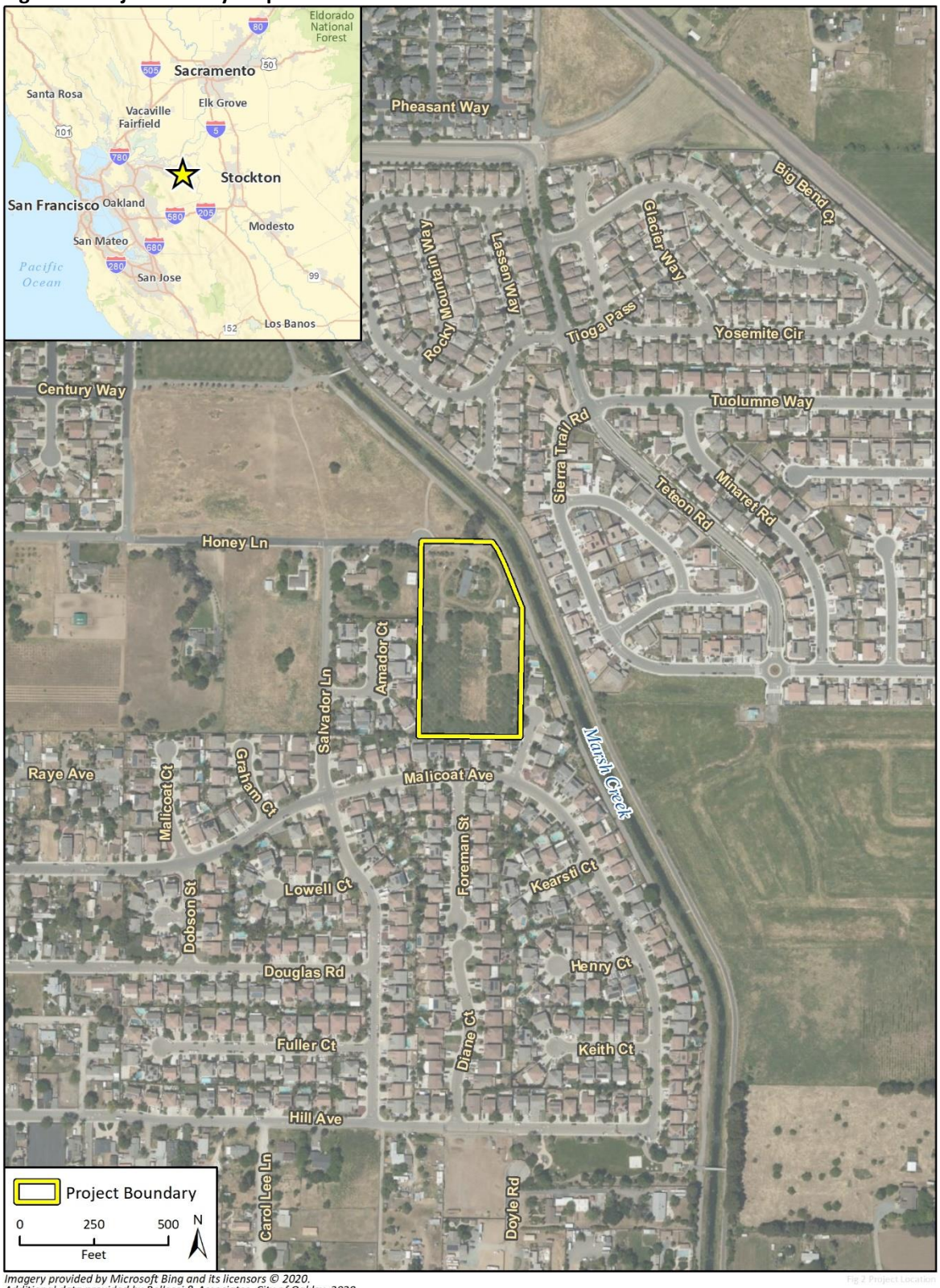
ATTACHMENT A: PROJECT DESCRIPTION

Project Description

The Honey Lane Development Project (project), is a proposed subdivision project at 637 Honey Lane in the City of Oakley, Contra Costa County, CA (see **Figure 1, Project Vicinity Map**). The project plans to subdivide a 4.92-acre parcel (APN: 033-030-030) into 19 lots for future development into single family homes (see **Figure 2a, Project Site Plans**). Project plans include installation of a paved access road, landscaping, storm drainage, and water and sewage lines. Project phases and start dates will be determined when permits are approved.

ATTACHMENT B: FIGURES

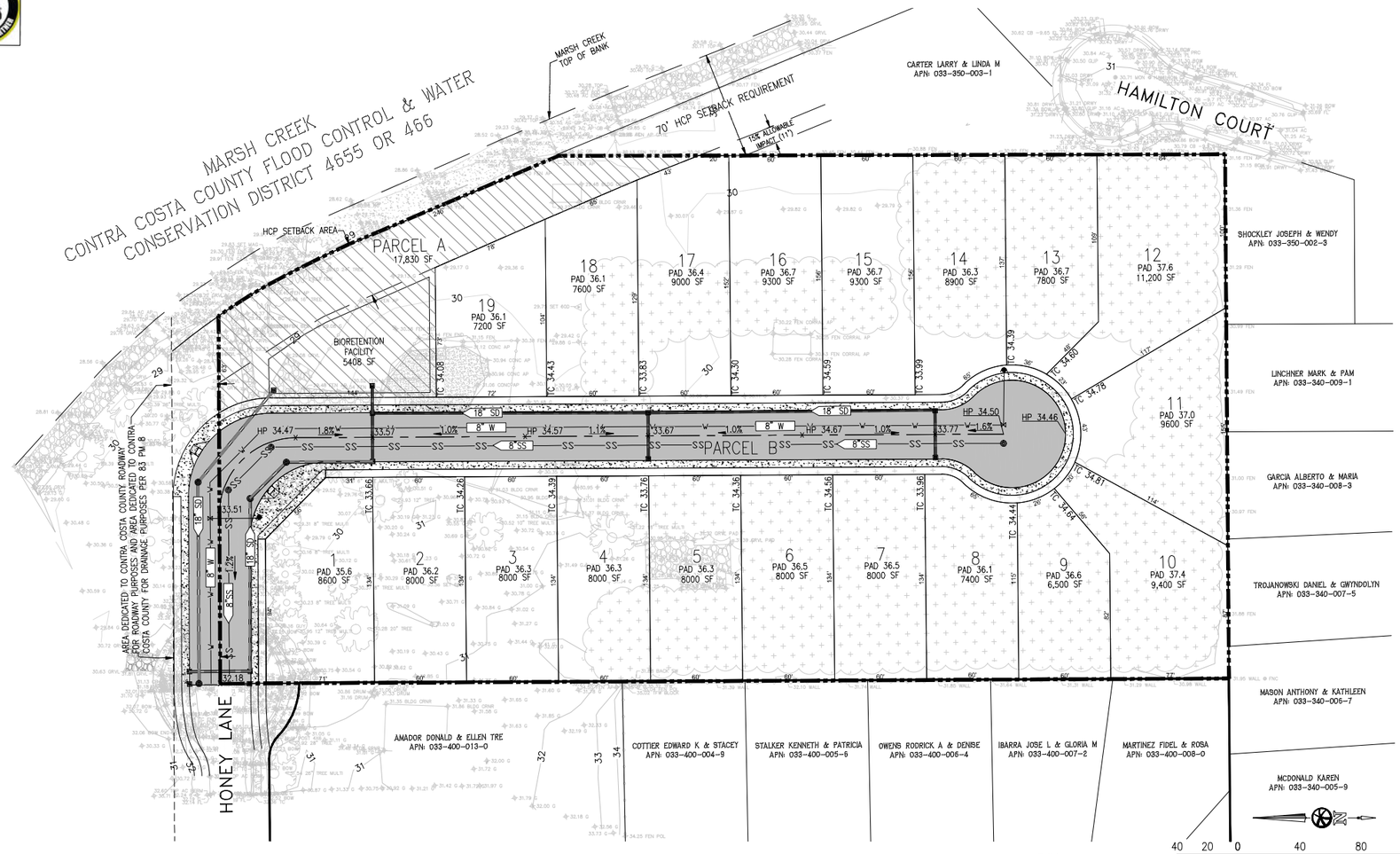
Figure 1. Project Vicinity Map

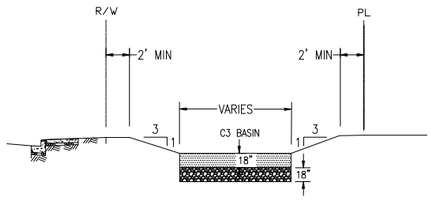


Imagery provided by Microsoft Bing and its licensors © 2020.
Additional data provided by Bellecci & Associates, City of Oakley, 2020.

Fig 2 Project Location

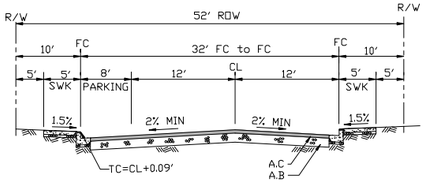
Figure 2a. Site Plan





TYPICAL C3 BASIN

NOT TO SCALE



TYPICAL STREET SECTION

NOT TO SCALE

GENERAL NOTES:

1. THIS PLAN WAS PREPARED FOR PROJECT ENTITLEMENT PURPOSES.
2. DESIGN INFORMATION SHOWN IS TENTATIVE AND SUBJECT TO CHANGE BASED ON FINAL DETAILED ENGINEERING DESIGN.
3. EXISTING TOPOGRAPHIC FEATURES ARE SHOWN IN GREYSCALE.
4. PROPOSED BUILDING AND DRIVEWAY FOOTPRINTS TO BE DETERMINED AT A LATER DATE. SETBACKS AND DIMENSIONS TO CONFORM WITH CITY STANDARDS.
5. GOOD NEIGHBOR PRIVACY FENCES FOR RESIDENTIAL SIDE AND REAR YARDS SHALL COMPLY WITH SECTION 9.1.1110.
6. THIS PROJECT MAY BE BUILT IN PHASES. PHASES TO BE DETERMINED AT A LATER DATE.
7. "NO PARKING FIRE LANE" SIGNS TO BE POSTED ALONG THE NORTHERN AND EASTERN PERIMETERS OF "PARCEL B" STREET.
8. STREET TREES TO BE INSTALLED PER RESIDENTIAL DESIGN GUIDELINES.

GRADING NOTES:

1. ALL LOTS TO BE GRADED AT 1.0% MINIMUM SLOPE.
2. PAD GRADES SHOWN REPRESENT LOT ELEVATION AT THE APPROXIMATE LOCATION OF THE PROPOSED RESIDENCE.
3. ALL SIDEWALK GRADES TO BE ADA COMPLIANT.
4. THIS IS A BALANCED SITE.

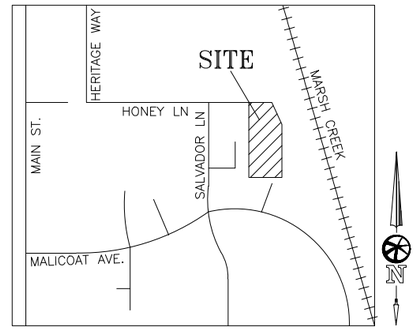
TENTATIVE MAP
&
PRELIMINARY GRADING PLAN
HONEY LANE PROPERTY

PARCEL D AS SHOWN ON SUBDIVISION MS 62-75 FILED OCTOBER 25, 1977, IN BOOK 58 OF PARCEL MAPS FILED AT PAGE 46, CONTRA COSTA COUNTY RECORDS

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA

DECEMBER 20, 2019 SCALE: 1"=40'



VICINITY MAP

NO SCALE

GENERAL NOTES

OWNER/DEVELOPER:	MOHAMMAD RASULI 117 GOLDEN HILL PLACE WALNUT CREEK, CA 94596 (925)-818-9240
ENGINEER:	BELLECCI & ASSOCIATES, INC. 2290 DIAMOND BLVD., SUITE 100 CONCORD, CALIFORNIA 94520 (925) 685-4569
A.P.N.:	033-030-030
SITE ADDRESS:	637 HONEY LANE, OAKLEY, CA
SITE AREA:	4.7 ACRES
EXISTING ZONING:	R-6
PROPOSED ZONING:	R-6
EXISTING USE:	RESIDENTIAL - 1 SINGLE FAMILY LOT
PROPOSED USE:	RESIDENTIAL - 19 SINGLE FAMILY LOTS
LOT SIZES:	MINIMUM: 6,500 SF MAXIMUM: 11,200 SF AVERAGE: 8,400 SF DENSITY: 4.0 DU/ACRE
SERVICES:	WATER - DIABLO WATER DISTRICT SEWER - IRON HOUSE SANITARY DISTRICT GAS & ELECTRIC - PACIFIC GAS & ELECTRIC CO. TELEPHONE - AT&T
FLOODING:	THIS AREA IS NOT SUBJECT TO 500 YEAR FLOODING PER FIRM PANEL 06013C 0355 G DATED 3/21/2017
TOPOGRAPHY:	TOPOGRAPHY PER FIELD SURVEY BY BELLECCI & ASSOCIATES, INC., 06/07/2019.
BOUNDARY:	BOUNDARY BASED ON FIELD SURVEY

LEGEND

PROPERTY LINE
EXISTING CONTOUR (MINOR)
105 EXISTING CONTOUR (MAJOR)
PROPOSED CONTOUR (MINOR)
-105- PROPOSED CONTOUR (MAJOR)
PROPOSED STORM TRENCH DRAIN
18" SD PROPOSED STORM DRAIN LINE
SS SS PROPOSED SANITARY SEWER
W PROPOSED WATER LINE
STORM DRAIN MANHOLE
STORM DRAIN INLET
FIRE HYDRANT
PROPOSED PARCEL A
PROPOSED PARCEL B
EXISTING VEGETATION
EXISTING GRAVEL
PROPOSED CONCRETE
PROPOSED LANDSCAPE

PRELIMINARY
1ST SUBMITTAL - DEC. 2019

BY	DATE	REVISIONS

Bellecci & Associates, inc.
Civil Engineering • Land Surveying
2290 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 685-4569 Fax (925) 685-4638

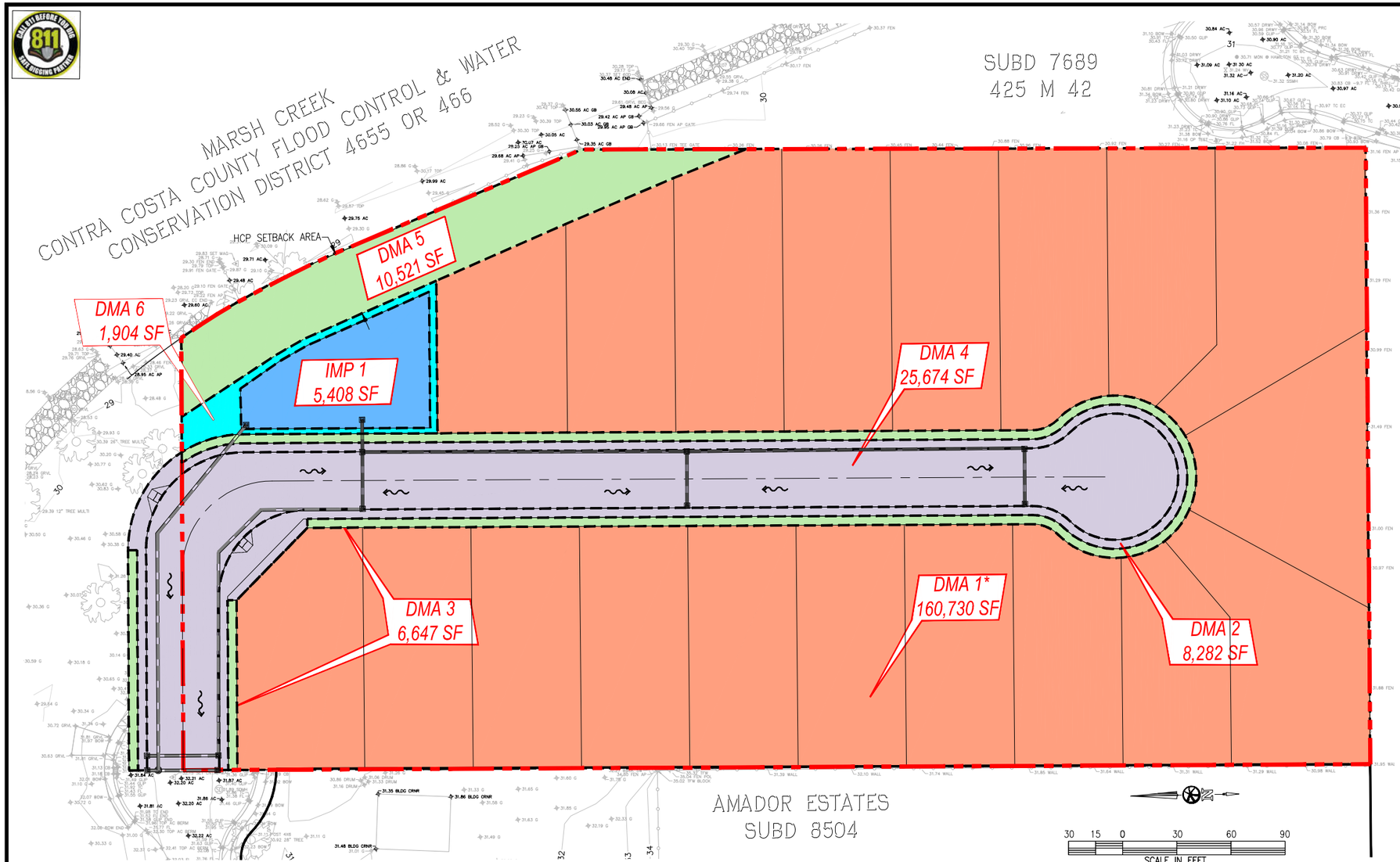
12/20/2019 DATE
APH, BH DRAWN BY
FCB CHECKED BY

REGISTERED PROFESSIONAL ENGINEER CHARLES F. BELLECCI No. 34380 CIVIL STATE OF CALIFORNIA

637 HONEY LN. DEVELOPMENT
SITE PLAN
TENTATIVE MAP
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SHEET C-1 OF C2
JOB NO. 19053

Figure 2b. Water Quality Plan



IMP SIZING SUMMARY

SELF-TREATING AREAS

DMA NAME	AREA (SF)
DMA 1B	64,292
DMA 3	6,647
DMA 5	10,521

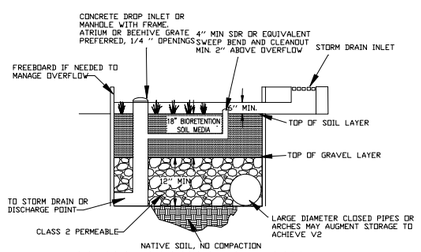
IMP NAME: IMP 1
IMP TYPE: BIORETENTION FACILITY
SOIL TYPE: C

DMA NAME	AREA (SF)	POST-PROJ. SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR
DMA 1A	96,438	CONV. ROOF	1.0	96,438
DMA 2	8,282	CONV. ROOF	1.0	8,282
DMA 4	25,674	CONV. ROOF	1.0	25,674
DMA 6	1,904	LANDSCAPE	0.1	190
			TOTAL	130,584

	IMP SIZING			
	IMP SIZING FACTOR	RAIN ADJUSTMENT FACTOR	MINIMUM AREA OR VOLUME	PROPOSED AREA OR VOLUME
AREA	0.040	1.000	5,223	5,408

* DMA 1 TOTAL AREA INLCUDES THE FOLLOWING ,

1. 96,438 SF OF ROOF AND DRIVEWAY AREA (IMPERVIOUS). ASSUMES 60% COVERAGE PER LOT.
2. 64,292 SF OF LANDSCAPE (PERVIOUS). ASSUMES 40% COVERAGE PER LOT.



TYPICAL SECTION - C.3 BASIN
NOT TO SCALE

NOTE:
BIORETENTION FACILITY SHOULD BE CONSTRUCTED PER CITY STANDARD.

SWCP NOTES:

1. ALL PROJECT DEVELOPED IMPERVIOUS AREAS TO DRAIN TO IMP'S.
2. ALL IMP'S TO BE BIO-RETENTION FACILITIES.
3. A TOTAL OF 5408 SF OF IMP BIO-RETENTION AREA IS PROVIDED WHICH EQUALS APPROXIMATELY 4.1% OF THE EQUIVALENT IMPERVIOUS AREA BEING CREATED.
4. IMP SIZING DETERMINED PER THE CONTRA COSTA COUNTY IMP SIZING TOOL SOFTWARE. ASSUMES FLOW-CONTROL, ONLY.
5. STORMWATER CONTROL PLAN REPORT TO FOLLOW AT A LATER DATE, DURING INITIAL FINAL DESIGN.

LEGEND

- PROJECT BOUNDARY
- DMA BOUNDARY
- PROPOSED STORM DRAIN LINE
- 4" PERFORATED PIPE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED LOT AREA
- IMPERVIOUS DMA – ASPHALT CONCRETE
- IMPERVIOUS DMA – LANDSCAPE
- SELF-TREATING DMA – LANDSCAPE
- BIORETENTION – C.3 BASIN
- DIRECTION OF FLOW
- STORM DRAIN MANHOLE
- STORM DRAIN INLET

PRELIMINARY
1ST SUBMITTAL – DEC. 2019

BY	DATE	REVISIONS

Bellecci & Associates, inc.
Civil Engineering • Land Surveying
2390 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 685-4868 Fax (925) 685-4638

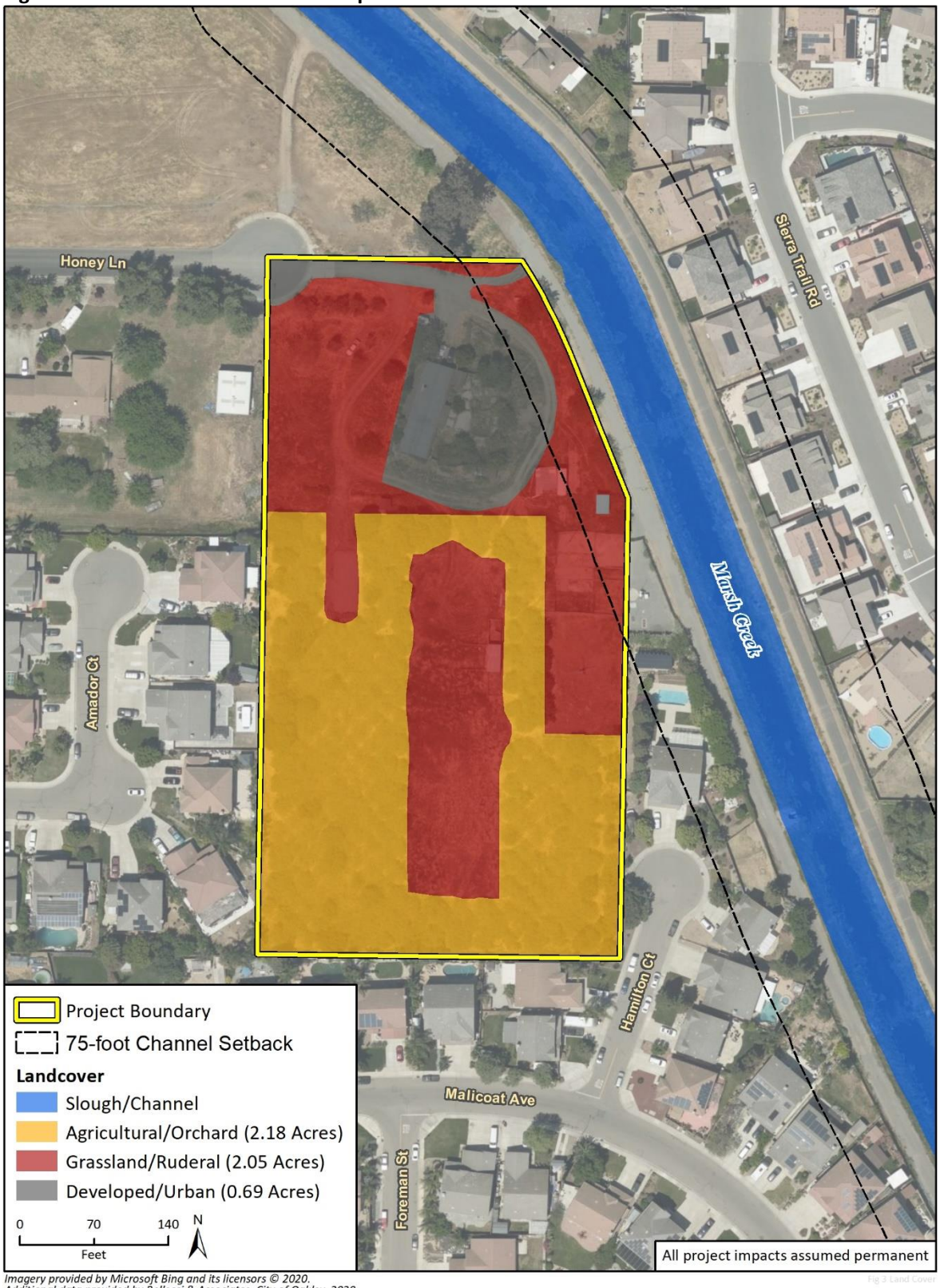
12/20/2019 DATE
AFH, BH DRAWN BY
FCB CHECKED BY

REGISTERED PROFESSIONAL ENGINEER CHARLES BELLECCI No. 34389 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

SITE PLAN
637 HONEY LN. DEVELOPMENT
STORM WATER CONTROL PLAN
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SHEET C-2 OF C2
JOB NO. 19053

Figure 3. Field-Verified Land Cover Map



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Additional data provided by Bellecci & Associates, City of Oakley, 2020.

Figure 4. Representative Site Photographs

Photograph 1. Paved driveway at northeast corner of project site with eucalyptus stand and ruderal grassland north of the site. View to the northeast.

Photograph 2. Ruderal grassland at north edge of project site with urban/developed house and fenced yard to the south. View to the south.

Photograph 3. Ruderal grassland north of orchard with urban/developed house and yard to the north. View to the north.

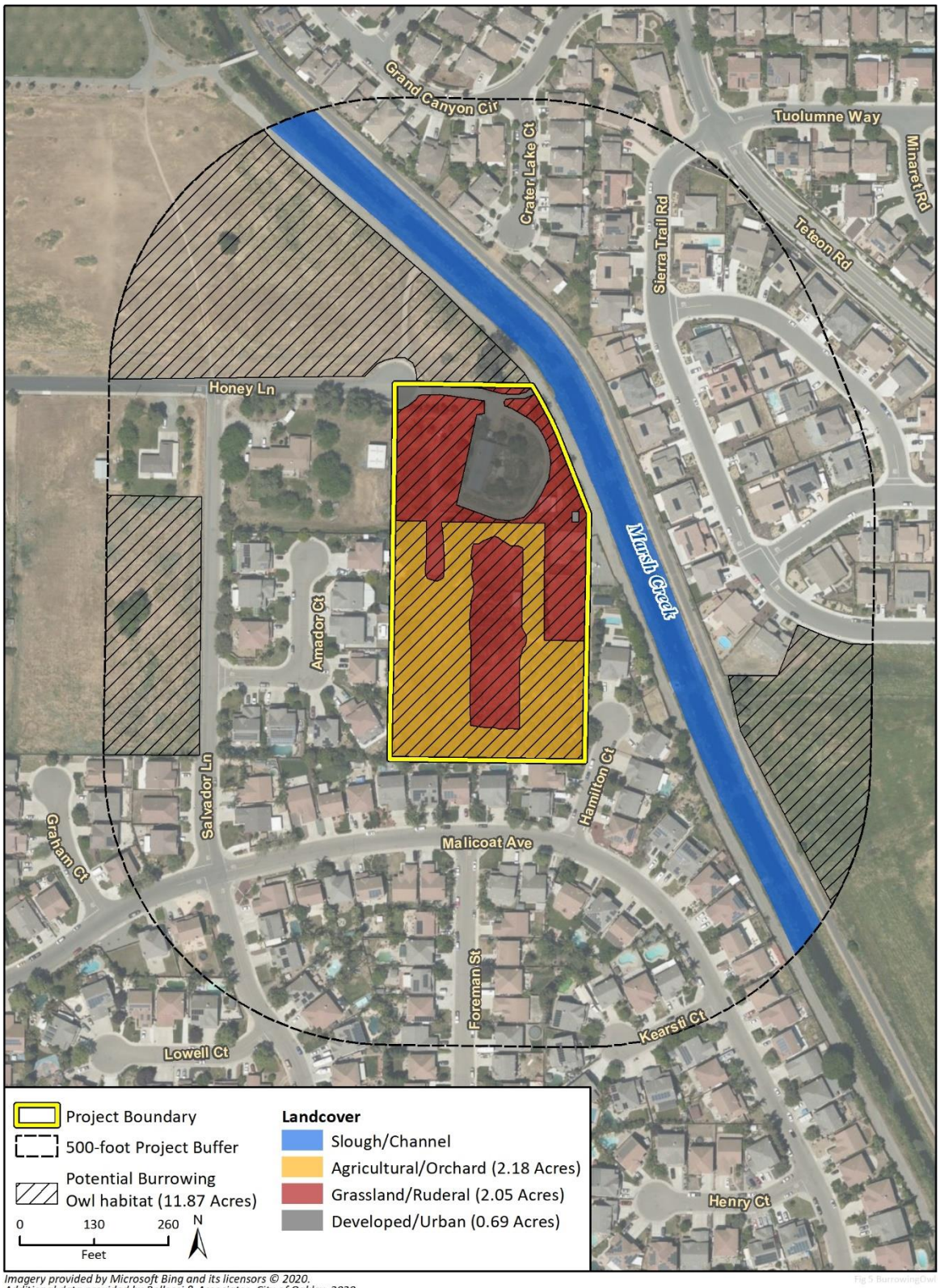
Photograph 4. Smaller ruderal area surrounded by orchard on western side of the site. View to the north.

Photograph 5. Large ruderal area surrounded by orchard. View to the north from south end of the site.

Photograph 6. View of small developed/urban shed surrounded by ruderal vegetation. View to the east.

Photograph 7. Marsh Creek east of project site. View to the south.

Figure 5. Potential Habitat for Western Burrowing Owl



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Additional data provided by Bellecci & Associates, City of Oakley, 2020.

ATTACHMENT C: PROJECT COMPLIANCE TO HCP CONDITIONS

Conservation Measure 1.11. Avoid Direct Impacts on Extremely Rare Plants, Fully Protected Wildlife Species, or Migratory Birds

Given the existing conditions of the project site, the potential for special status plants to occur within the site is considered extremely remote, as described in Section III (10). Species-specific pre-construction surveys, and if needed, monitoring and avoidance requirements for burrowing owl, Swainson's hawk, and golden eagle will be conducted as described in Section IV (2).

White-tailed kite (*Elanus caeruleus*), a "fully protected species," per California Fish and Game Code Section 3511, could potentially forage in the ruderal grassland and agricultural areas within or near the site. Trees and shrubs present within and surrounding the project site may provide suitable nesting habitat; however, no white-tailed kites or raptor nests were observed during the site survey. Measures to avoid take of the white-tailed kite are included in nesting bird avoidance measures in the subsequent paragraph. The project site does not support habitat for any other state "fully protected species."

To avoid take of nesting birds and raptor nests protected under California Fish and Game Code, site access and initial ground disturbance should occur outside the nesting season, which is approximately February 1 through September 15. If construction must begin within the bird breeding season, then no more than two weeks prior to initiation of ground disturbance and/or vegetation removal, a nesting bird preconstruction survey should be conducted by a qualified biologist within the disturbance footprint plus a 100-foot buffer. Preconstruction nesting bird surveys should be conducted during the time of day when birds are active and should be of sufficient duration to reliably conclude presence/absence of nesting birds and raptors onsite and within the designated vicinity. If no nests are observed no further mitigation is required.

If nests are found, their locations should be flagged and then mapped onto an aerial photograph of the project site at a scale no less than 1"=200' and/or recorded with the use of a Global Positioning System (GPS) unit. An appropriate avoidance buffer ranging in size from 300 to 500 feet from the nest, depending upon the species and the proposed work activity, should be determined and demarcated by a qualified biologist with bright orange construction fencing or other high-visibility delineators. No ground disturbance should occur within this buffer until the qualified biologist confirms that breeding/nesting is completed and all the young have fledged. If buffer zones are determined to be infeasible, a full-time qualified biological monitor should be onsite to monitoring construction within the buffer zones to ensure active nests and nesting birds are not impacted.

Conservation Measure 2.12. Wetland, Pond, and Stream Avoidance and Minimization

and **Conservation Measure 1.7. Establish Stream Setbacks**

While this project does not directly impact any wetlands or waters, it is located to the west of the mainstem of Marsh Creek. Marsh Creek is included in the "perennial, intermittent, or 3rd or higher order ephemeral streams in agricultural or natural areas" in the "stream reach type and location" category which determines stream setback requirements in the HCP's Urban Development Area (Table 6-2). The northeastern corner of the project site overlaps with 0.368 acres of the 75-foot stream setback specified by the plan for this category (Figure 3). Of the total acreage of project impact within the setback, ruderal land cover makes up 0.287 acres and urban/developed covers 0.081 acres. At the portion of Marsh

Creek adjacent to the project site, the perennial stream functions as a flood control channel: reinforced levees are found on either side of the creek and "top of bank" is at the same elevation as both the paved recreational trail on the east side and the flood control channel gravel access road on the west side of the creek. No riparian woodland or scrub is present, and vegetation within the creek banks is dominated by non-native plants. Weedy vegetation on the upper (reinforced) edges of the banks is mowed.

The proposed project is designed to minimize any indirect impacts to Marsh Creek. Planned construction within the setback is limited to 15 percent of allowable impacts (Figure 2a, CM 1.7) and other impacts planned within the setback are restricted to landscape plantings (Figure 2b), which will function as a buffer zone between the future housing development and Marsh Creek. A bioretention basin is proposed as part of the drain management plan (Figure 2b) to reduce flood risk and filter sediments and pollutants from runoff before they reach Marsh Creek. Hydrologic conditions will be maintained and erosion minimized (CM 1.10). Project activities will be in compliance with all additional measures outlined in CM 2.12 and CM 1.7. The proposed project will not result in adverse effects on downstream fisheries and will, therefore, avoid take of fish listed under the Endangered Species Act and California Endangered Species Act.

Conservation Measure 1.10. Maintain Hydrologic Conditions and Minimize Erosion

The proposed project falls under the Municipal Regional Stormwater NPDES Permit (NPDES Permit No. CAS612008, Order No. R2-2015-0049) Provision C.3.b.ii(2). Construction of storm drains and retention basin, etc. (Figure 2) is designed to be in compliance with this NDPES Permit and minimize impacts to the adjacent Marsh Creek. BMPs will be implemented to reduce erosion and runoff during construction. The proposed project will not result in adverse effects on downstream fisheries and will, therefore, avoid take of fish listed under the Endangered Species Act and California Endangered Species Act.

ATTACHMENT D: FEE CALCULATOR(S)

ECCC HCP/NCCP 2020 Fee Calculator Worksheet
Permanent Impacts

PROJECT APPLICANT: Matthew Rasuli

PROJECT NAME: Honey Lane Development Project

APN(s): 033-030-030

JURISDICTION: City of Oakley

DATE: May 18, 2020

DEVELOPMENT FEE		**ACREAGE PERMANENTLY IMPACTED (TABLE 1)[1]**		**2020 FEE PER ACRE (SUBJECT TO CHANGE)[2]**		
See appropriate ordinance or HCP/NCCP Figure 9-1 to determine Fee Zone	Fee Zone 1	4.23	x	$17,139.99	=	$72,502.16
	Fee Zone 2		x	$34,279.99	=	$0.00
	Fee Zone 3		x	$8,570.72	=	$0.00
				Development Fee Total	=	**$72,502.16**

WETLAND MITIGATION FEE	**ACREAGE PERMANENTLY IMPACTED (TABLE 1)[1]**		**2020 FEE PER ACRE (SUBJECT TO CHANGE)[2]**		
Riparian woodland / scrub		x	$84,239.66	=	$0.00
Perennial Wetland		x	$115,275.32	=	$0.00
Seasonal Wetland		x	$249,763.19	=	$0.00
Alkali Wetland		x	$236,462.19	=	$0.00
Ponds		x	$125,620.54	=	$0.00
Aquatic (open water)		x	$63,549.21	=	$0.00
Slough / Channel		x	$143,355.21	=	$0.00
STREAMS	**LINEAR FEET PERMANENTLY IMPACTED (TABLE 1)**		**2020 FEE PER LINEAR FT (SUBJECT TO CHANGE)[2]**		
Streams 25 feet wide or less		x	$686.78	=	$0.00
Streams greater than 25 feet wide		x	$1,034.52	=	$0.00
			Wetland Mitigation Fee Total	=	**$0.00**

FEE REDUCTION[3]			
Development Fee reduction for land in lieu of fee	=		
Development Fee reduction (up to 33%) for permanent assessments	=		
Wetland Mitigation Fee reduction for wetland restoration/creation performed by applicant	=		
Reduction Total	=	**$0.00**	

FINAL FEE CALCULATION		
Development Fee Total		$72,502.16
Wetland Mitigation Fee Total	+	$0.00
Fee Subtotal	=	**$72,502.16**
Contribution to Recovery	+	
TOTAL AMOUNT TO BE PAID	=	**$72,502.16**

[1] City/County planning staff will consult the land cover map in the Final HCP/NCCP and will reduce the acreage subject to the Development Fee by the acreage of the subject property that was identified in the Final HCP/NCCP as urban, turf, landfill or aqueduct land cover.

[2] Development Fees are adjusted annually according to a formula that includes both a Home Price Index (HPI) and a Consumer Price Index (CPI). The Wetland Mitigation Fees are adjusted according to a CPI. The Conservancy conducted the 2013 periodic fee audit required by the HCP/NCCP. Action by the County and participating cities is pending, which could result in adjustments to some or all fees in 2020.

[3] Fee reductions must be reviewed and approved by the Conservancy.