STATE OF CALIFORNIA
REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

STAFF SUMMARY REPORT
STAFF: Kathryn Hart
MEETING DATE: May 19, 2004

ITEM: 5L

SUBJECT: **SHAPELL INDUSTRIES OF NORTHERN CALIFORNIA AND PONDEROSA HOMES, ALAMO CREEK PROJECT, UNINCORPORATED CONTRA COSTA COUNTY – Issuance of Waste Discharge Requirements and Water Quality Certification**

DISCUSSION: Shapell Industries of Northern California (Shapell) and Ponderosa Homes have applied to fill 0.9 acres of jurisdictional waters of the State, as part of construction of a master planned community known as the Alamo Creek Project. The Project includes residential, recreational, and community land uses, and is located in the hills on an unincorporated 609-acre site along Camino Tassajara, to the east of Danville, in Contra Costa County. Shapell will develop about 236 acres of the site, and Ponderosa Homes will be building on about 12 acres.

The Project's 0.9 acres of impacts includes 0.12 acres (860 linear feet) of direct fill impacts to seasonal tributary creeks, and 0.59 acres of direct fill to seasonal wetlands and seeps. In Alamo Creek, about 0.19 acres of impact will occur from a culvert extension for the widening of Camino Tassajara, construction of a bridge crossing, and installation of rock vortex weir type grade control structures. The fill in these areas will impact potential habitat for the federally-listed threatened California red-legged frog. Additionally, stormwater runoff from the Project will be discharged into Alamo Creek.

Shapell has proposed a number of mitigation measures to compensate for the Project's direct impacts. Shapell will create a total of 1.3 acres of freshwater seasonal wetlands and seeps, a minimum of one new pond (0.24 acres) that will provide new red-legged frog breeding and rearing opportunities, and 740 linear feet (0.19 acres) of new seasonal tributary creek. Additionally, enhancement and restoration work will be done over 0.59 acres (13,343 linear feet) of a seasonal creek located in the Kawar Valley, located to the south of the Project site. In Alamo Creek, restoration and enhancement activities include removal of three old culverts, installation of two vortex weir grade control structures, and stabilizing and planting of the banks along a reach of about 1,780 linear feet. In addition, the mitigation plan includes restoration of three freshwater ponds, and dedication of 269 acres to open space. A grazing management plan will be implemented in those areas of the open space where cattle will be utilized for fuel reduction.

The majority of post-construction stormwater runoff from the Shapell portion of the Project will be directed to an onsite bioretention treatment unit, and the remainder will be directed to an existing water quality pond/flood control detention basin located on the adjacent Wendt Ranch development. The Ponderosa Homes portion of stormwater runoff will be treated within the Project site with bioretention features or a water quality pond, and subsequently discharged to Alamo Creek. The discharge of stormwater to the Wendt detention basin prior to its discharge to Alamo Creek will help to control changes in runoff volumes, duration, and timing that will result from the development's increases in impervious surfaces, thus reducing the possibility of downstream erosion. This is consistent with the County's updated municipal stormwater permit requirements for the treatment of runoff from new developments.

Shapell has provided written comments on the draft Tentative Order (Appendix B). Most of the comments were of a minor nature, providing clarification on project details. These comments were incorporated as appropriate into the Revised Tentative Order (Appendix A).

RECOMMEN-DATION: Adoption of the Revised Tentative Order

File No.: 2119.1242 & 2118.03 (KRH)

Appendices:
A: Revised Tentative Order
B: Correspondence
C: Figures of Project location and site map