

Author	Letter No.	Comment No.	Comment Text	Resource/Section	Comment Response
Alameda Co Flood, Zone 7	5	1	Flood Protection. The proposed project is not located near any Zone 7 flood control facility and drains to San Joaquin County. The project proposes to follow the policies of the East County Area Plan, including a provision for the County to work with Zone 7 for development of adequate storm drainage and flood control systems to serve existing and future development (Policy 277). To address the policy, County plans to develop design criteria for onsite flood control features such as catchment and retention ponds (Program 97), including a catchment pond designed for a 25-year, 24-hour peak storm event.	Hydrology	<i>Please refer to section 3.10 of the DEIR for information about stormwater discharges. All Project area storm water runoff would be diverted and contained onsite in catchment basins, thereby preventing any offsite discharges. These catchment ponds are designed for a 25-year, 24-hour peak storm event, as provided for on pages 2-9, 2-10, 3.10-7, and 3.13-7 of the DEIR.</i>
Alameda Co Flood, Zone 7	5	2	While the proposed project lies outside of the Alameda Creek Watershed jurisdiction of Zone 7, County should consider designing the catchment pond to accommodate a 100-year, 24-hour peak storm event, to provide protection from a 100-year flood (Policy 316).	Hydrology	<i>Please refer to section 3.10 of the DEIR for information about stormwater discharges. The Flood Insurance Rate Maps (1981a) place the Project site entirely outside of the 100-year flood hazard zone (floodplain).</i>
Alameda Co Flood, Zone 7	5	3	Wells and Well Permits. Our records indicate that there are no wells in the immediate project area; however, we have records that indicate there are at least six (6) wells on the Jess Ranch parcel. The well numbers and approximate locations are shown on the enclosed well location map (Figure 1). Please verify this information in the field and report any errors or unknown wells to Zone 7 Water Agency.	General	<i>Page 3.13-2 of the DEIR acknowledges that water for the project site and surrounding properties is sourced from groundwater wells. Please refer to section 3.10 of the DEIR for information about impacts to groundwater resources. Through site design and operational standards, impacts of the Proposed Project on groundwater quality would be less than significant and no mitigation would be required.</i>
Alameda Co Flood, Zone 7	5	4	Also, please be advised that any well that has been unused during the preceding twelve (12) months is considered abandoned and must be properly destroyed or sealed. A Zone 7 permit is needed for all well destructions, new well constructions or soil boring work that may be planned for this project parcel. More information on well and soil boring permitting can be found at: http://www.zone7water.com/permits-a-fees/36-public/content/64-well-drillingand-destruction-permits . Well permit applications and permit fee schedule can also be downloaded from this website.	Permitting	<i>Please refer to section 3.10 of the DEIR for information about impacts to groundwater resources. Through site design and operational standards, impacts of the Proposed Project on groundwater quality would be less than significant and no mitigation would be required. The project does not propose the creation, demolition, or abandonment of any wells.</i>

<p>Alameda Co Flood, Zone 7</p>	<p>5</p>	<p>5</p>	<p>Development Impact Fee. New development and the expansion of existing development may impose a burden on the existing flood protection and storm drainage infrastructure within the Zone 7 service area. Developments creating new impervious areas within the Livermore-Amador Valley are subject to the assessment of the Development Impact Fee for Flood Protection and Storm Water Drainage. These fees are collected for Zone 7 by the local governing agency: 1) upon approval of final map for public improvements creating new impervious areas; and/or 2) upon issuance of a building or use permit required for site improvements creating new impervious areas. Fees are dependent on whether post-project impervious area conditions are greater than pre-project conditions and/or whether fees have previously been paid. Please refer to Zone 7's Flood Protection & Storm Water Drainage Development Impact Fee Ordinance and additional information at: http://www.zone7water.com/permits-a-fees.</p>	<p>Permitting</p>	<p><i>Please refer to section 3.10 of the DEIR for information about stormwater discharges. All Project area storm water runoff would be diverted and contained onsite in catchment basins, thereby preventing any offsite discharges. Please also refer to section 3.13 of the DEIR and, in particular, Impact PSU-4. Per the DEIR's analysis, careful facility design and operation result in less than significant impacts on Impact PSU-4, requiring no mitigation for purposes of CEQA</i></p>
<p>Alameda Co Flood, Zone 7</p>	<p>5</p>	<p>6</p>	<p>Water-wise landscaping. Zone 7 encourages the use of sustainable, climate-appropriate, and drought tolerant plants, trees and grasses that thrive in the Tri-Valley area. Find more information at: http://www.trivalleywaterwise.com.</p>	<p>General</p>	<p><i>Please refer to the Project Description. The Project will incorporate a sustainable landscaping program.</i></p>
<p>Alameda Co Flood, Zone 7</p>	<p>5</p>	<p>7</p>	<p>In an effort to ensure that mailed notices and referrals from your agency make their way to the appropriate staff at Zone 7 in a timely manner, we are requesting that your databases / mailing lists are updated to reflect the following points of contact, specifically for routine development referrals and for CEQA / environmental reviews. (see contacts on letter)</p>	<p>General</p>	<p><i>Thank you for your comment; mailing lists have been updated.</i></p>