



22 Orinda way • Orinda • California • 94563

October 26, 2011

Town of Moraga  
Planning Dept.  
2100 Donald Drive  
Moraga, CA 94556

To Whom It May Concern:

A revision to the approved 12 lot residential subdivision on undeveloped land totaling approximately 23.3 acres, located southwest of Moraga Way, and accessed off of Stein Way, has been submitted to the City of Orinda. The revisions include more extensive grading of the site due to newly discovered soils conditions and the removal of additional protected trees. The location, number and size of the lots and design of the roadway will remain relatively unchanged from the originally approved subdivision. The City has provided the applicant with initial comments on the draft tentative map submittal. In anticipation of the re-submittal of the information necessary to deem this application complete, the City is soliciting informal comments from the various public agencies to help identify any potential issues that may need to be addressed by the applicant. Once an application for the proposed residential subdivision is submitted, the City will formally solicit comments from the same public agencies and the public.

Please review the enclosed development plan and provide the City of Orinda with any comments.

Thank you for your time and consideration. I hope to receive your response within the next two weeks.

Sincerely,

Scott Pacheco, AICP  
Associate Planner

**General Information**  
(925) 253-4200 (ph)  
(925) 254-9158 (fax)

**Administration**  
(925) 253-4220 (ph)  
(925) 254-2068 (fax)

**Planning**  
(925) 253-4210 (ph)  
(925) 253-7719 (fax)

**Parks & Recreation**  
(925) 254-2445 (ph)  
(925) 253-7716 (fax)

**Police**  
(925) 254-6820 (ph)  
(925) 254-9158 (fax)

**Public Works**  
(925) 253-4231 (ph)  
(925) 253-7699 (fax)

**BENCHMARK**

CONTRA COSTA COUNTY BENCHMARK # 1428  
 NAIL AND FASTENER SET IN TOP WEST SIDE OF A CONCRETE CIRCLE  
 RETAINING WALL AT ORINDA PLAZA, AT THE INTERSECTION OF  
 MORAGA WAY AND BRYANT WAY IN ORINDA.

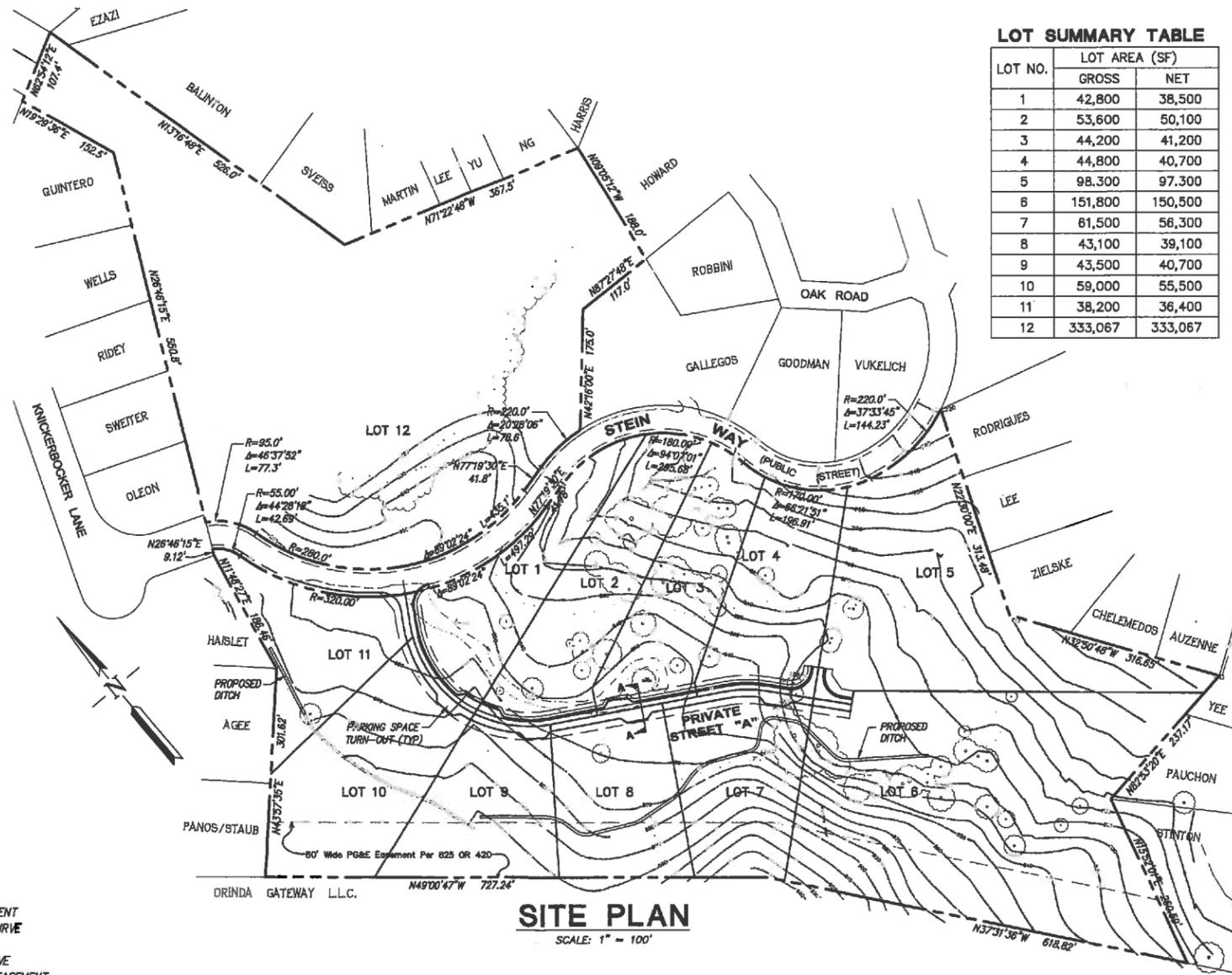
# TENTATIVE MAP MODIFICATIONS SUBDIVISION 8101 - ORINDA OAKS

CITY OF ORINDA, CONTRA COSTA COUNTY, CALIFORNIA

PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
→ 12"SD	STORM DRAIN	→ EX 12"SD
→ 8"SS	SANITARY SEWER	→ EX 8"SS
→ 8"W	WATER	→ EX 8"W
---	CURB & GUTTER	---
---	SIDEWALK	---
---	CONCRETE DITCH	---
---	SCENIC HILLSIDE LINE	---
---	RIDGE LINE	---
---	BUILDABLE AREA	---
■	STORM WATER INLET	□
■	FIELD INLET	□
●	MANHOLE	○
⊙	FIRE HYDRANT	⊙
⊙	BLOW OFF	⊙
⊙	WATER VALVE	⊙
⊙	WATER LATERAL WITH METER	⊙
⊙	STREET LIGHT	⊙
---	FENCE	---
---	SLOPE	---
---	HANDICAP RAMP	---
⊕	SAVE TREE	⊕ 20" OAK (S)
⊕	REMOVE TREE	⊕ 10" OLIVE (R)
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	---

**ABBREVIATIONS**

AB	AGGREGATE BASE	LP	LOW POINT
AC	ASPHALT CONCRETE	MH	MANHOLE
AD	AREA DRAIN	PAE	PRIVATE ACCESS EASEMENT
BC	BEGINNING OF CURVE	PCC	POINT OF COMPOUND CURVE
BO	BLOW OFF	PL	PROPERTY LINE
BW	BOTTOM OF WALL	PRC	POINT OF REVERSE CURVE
CCCS	CENTRAL CONTRA COSTA SANITARY DISTRICT	PSDE	PRIVATE STORM DRAIN EASEMENT
CL	CENTER LINE	PSE	PUBLIC SERVICE EASEMENT
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE PIPE
DWY	DRIVEWAY	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RET	CURB RETURN
EC	END OF CURVE	RW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	SDE	STORM DRAIN EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SNS	STREET NAME SIGN
EX	EXISTING	SO	SIDE OPENING INVERT
FC	FACE OF CURB	SSCO	SANITARY SEWER CLEAN OUT
FG	FINISHED GRADE	STA	STATION
FI	FIELD INLET	SW	STORM WATER INLET
FL	FLOW LINE	SWK	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
GR	GRATE	TW	TOP OF WALL
HP	HIGH POINT	WM	WATER METER
INV	INVERT ELEVATION		

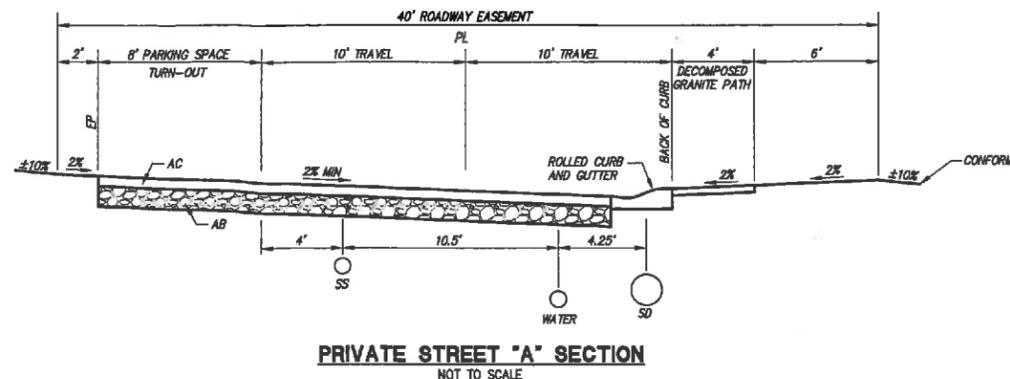


**LOT SUMMARY TABLE**

LOT NO.	LOT AREA (SF)	
	GROSS	NET
1	42,800	38,500
2	53,600	50,100
3	44,200	41,200
4	44,800	40,700
5	98,300	97,300
6	151,800	150,500
7	81,500	56,300
8	43,100	39,100
9	43,500	40,700
10	59,000	55,500
11	38,200	36,400
12	333,067	333,067

**GENERAL NOTES:**

- OWNER: ORINDA OAKS ASSOCIATES, LLC  
21710 STEVENS CREEK BLVD, SUITE 200  
CUPERTINO, CA 95014  
PHONE: (408) 257-2100
- DEVELOPER: SIGNATURE DEVELOPMENT GROUP  
2201 BROADWAY, SUITE 604  
OAKLAND, CA 94612  
CONTACT: MIKE GHIEMMETTI (510) 251-9270
- CIVIL ENGINEER: RUGGERI-JENSEN-AZAR  
4890 CHABOT DRIVE, SUITE 200  
PLEASANTON, CA 94588  
CONTACT: MARK FALGOUT (925) 227-9100
- ASSESSOR'S PARCEL NUMBERS: 273-110-014
- CURRENT USE: VACANT
- CURRENT ZONING: R-20
- PROPOSED USE: RESIDENTIAL
- GROSS AREA: 23.3± ACRES
- TOTAL NO. OF PROPOSED LOTS: 12
- UTILITIES:
  - WATER: EAST BAY MUNICIPAL UTILITY DISTRICT
  - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
  - SANITARY SEWER: CENTRAL CONTRA COSTA SANITARY DISTRICT
  - STORM DRAIN: CITY OF ORINDA
  - FIRE: MORAGA-ORINDA FIRE DISTRICT
  - TELEPHONE: AT&T
  - CABLE TV: COMCAST CABLE
- BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION.
- ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF CITY OF ORINDA.
- AERIAL TOPOGRAPHY WAS FLOWN IN SEPTEMBER 2011.
- THE PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 06013C0406F, DATED JUNE 16, 2009.



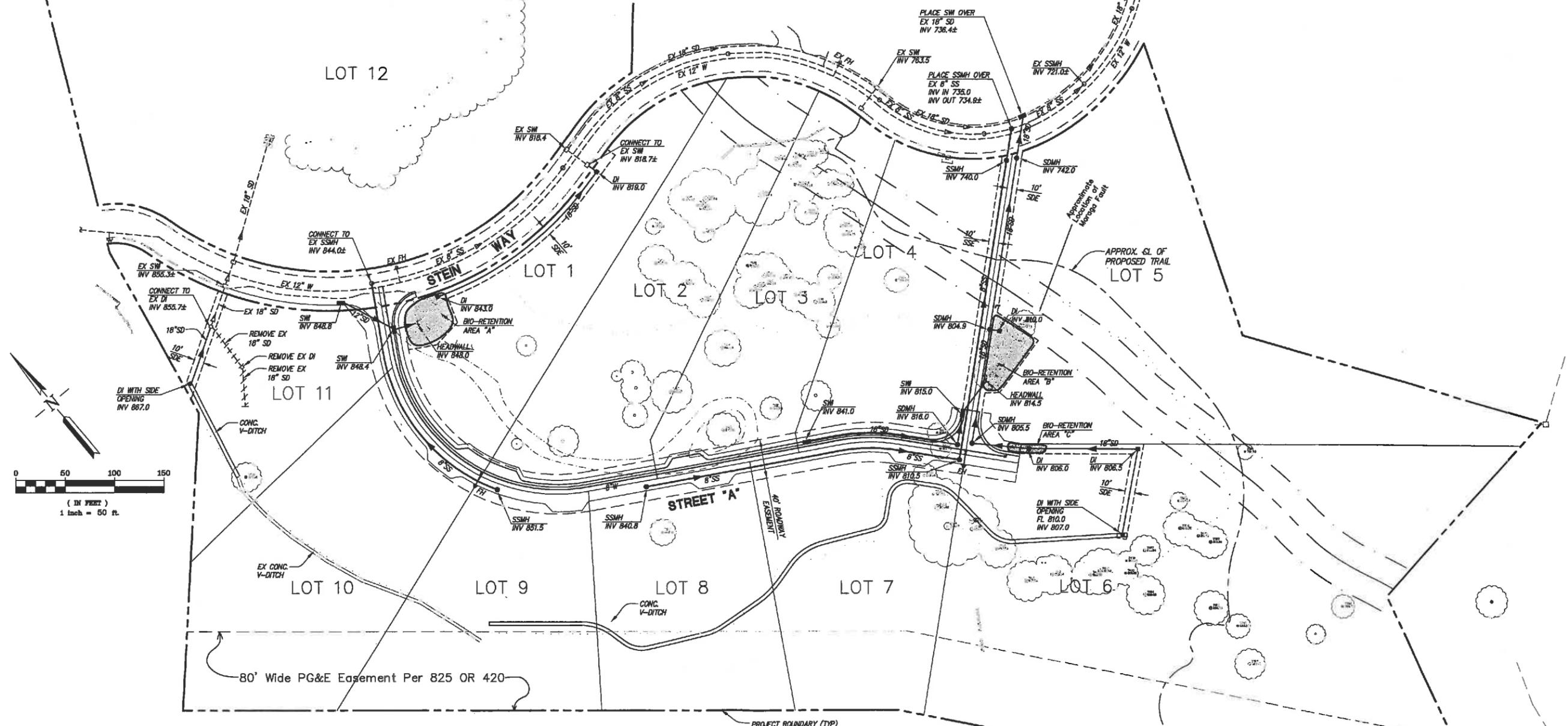
**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY GRADING PLAN
3	PRELIMINARY UTILITY PLAN



**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4890 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
 PHONE: (925) 227-9100 FAX: (925) 227-9100





**TENTATIVE MAP MODIFICATIONS**  
**SUBDIVISION 8101 - ORINDA OAKS**  
**PRELIMINARY UTILITY PLAN**  
 CITY OF ORINDA, CONTRA COSTA COUNTY, CALIFORNIA

**RJA**  
**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4800 HARBOR DRIVE, SUITE 200, PLEASANTON, CA 94588  
 PHONE: (925) 227-9160 FAX: (925) 227-9060

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