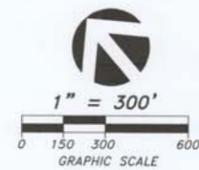


Indian Valley

Conceptual Development Plan

TOWN OF MORAGA, CALIFORNIA

DECEMBER 12, 2016



PA Design Resources, Inc.
Planning ■ Engineering ■ Surveying

3021 Citrus Circle, Suite 150
Walnut Creek, California 94598-2635 TEL (925) 210-9300

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

GENERAL NOTES AND VICINITY MAP

DECEMBER 12, 2016

GENERAL NOTES

1. LEGAL OWNER

MORAGA IV DEVELOPMENT, LLC
 (APN 257-180-037)
 (APN 257-180-038)
 (APN 257-180-040)
 (APN 257-180-073)
 (APN 271-120-016)
 (APN 257-180-041)

RUB INDIAN VALLEY, LLC
 (APN 271-120-020)

RUB MORAGA CC, LLC
 (APN 257-180-034)
 (APN 271-120-015)

2. APPLICANT

JOAN BRUZZONE, MANAGER OF THE LLC'S
 899 HOPE LANE
 LAFAYETTE, CA 94549-5131

3. PLANNERS, ENGINEERS & SURVEYORS

P/A DESIGN RESOURCES, INC.
 3021 CITRUS CIRCLE, SUITE 150
 WALNUT CREEK, CA 94598-2635
 TEL: (925) 210-9300

4. GEOTECHNICAL ENGINEER

ENGEQ, INC.
 2010 CROW CANYON PLACE, SUITE 250
 SAN RAMON, CALIFORNIA 94583-4634
 TEL: (925) 866-9000

5. TRAFFIC CONSULTANT

ABRAMS ASSOCIATES
 1875 OLYMPIC BLVD, SUITE 210
 WALNUT CREEK, CA 94596-5026
 TEL: (925) 945-0201

6. VISUAL CONSULTANT

MARC SZABO
 50485 VIA AMANTE
 LA QUINTA, CA 92253-7554
 TEL: (760) 564-1013

7. ENVIRONMENTAL CONSULTANT

MARYLEE GUINON, LLC
 354 BOHEMIAN HIGHWAY
 FREESTONE, CA 95472-9578
 TEL: (707) 874-9663
 AND
 OLBERDING ENVIRONMENTAL, INC.
 3170 CROW CANYON PLACE, SUITE 260
 SAN RAMON, CA 94583-1157
 TEL: (925) 866-2111

8. PLANNING CONSULTANT

LOEWKE PLANNING ASSOCIATES
 547 WYCOMBE COURT
 SAN RAMON, CA 94583-9101
 TEL: (925) 804-6225

9. ARCHITECT

HUNT HALE JONES ARCHITECTS, INC.
 444 SPEAR STREET, SUITE 200
 SAN FRANCISCO, CA 94105-1693
 TEL: (415) 512-1300

10. LANDSCAPE ARCHITECTURE

P/A DESIGN RESOURCES, INC.
 3021 CITRUS CIRCLE, SUITE 150
 WALNUT CREEK, CA 94598-2635
 TEL: (925) 210-9300

11. ASSESSOR'S PARCEL NUMBERS

APN 257-180-034	0.27 ± AC.
APN 257-180-037	35.55 ± AC.
APN 257-180-038	171.38 ± AC.
APN 257-180-040	3.08 ± AC.
APN 257-180-041	150.15 ± AC.
APN 257-180-073	46.36 ± AC.
APN 271-120-015	41.80 ± AC.
APN 271-120-016	0.11 ± AC.
APN 271-120-020	1.79 ± AC.

12. TOTAL SITE ACREAGE

450.49 ± ACRES (PER CCC ASSESSOR)
 NOTE: APPROXIMATE ONLY

13. EXISTING TOWN OF MORAGA GENERAL PLAN LAND USE DESIGNATIONS

RESIDENTIAL - 1.5 du/ac
 OPEN SPACE - 0.20 to 0.05 du/ac
 M.O.S.O. OPEN SPACE - 0.2 to 0.05 du/ac

14. SITE ACREAGES BY GENERAL PLAN LAND USE DESIGNATION

RESIDENTIAL	107.80 ± AC.
OPEN SPACE	44.11 ± AC.
M.O.S.O. OPEN SPACE	300.69 ± AC.
TOTAL (PER TITLE REPORT)	452.60 ± AC.

15. ALLOWABLE DENSITY UNDER THE GENERAL PLAN

RESIDENTIAL
 1.5 du/acre x 107.80 net acres = 161 units
 OPEN SPACE
 0.05-0.20 du/acre x 44.11 net acres = 2 to 8 units
 M.O.S.O. OPEN SPACE
 0.05-0.20 du/acre x 300.69 net acres = 15 to 60 units
 TOTAL ALLOWABLE UNITS: 178 to 229 units

NOTE: BASED ON TITLE REPORT ACREAGE AND DOES NOT INCLUDE POSSIBLE DENSITY BONUS

16. EXISTING LAND USES

- (1) SINGLE-FAMILY RESIDENCE, ABANDONED ORCHARD
 - CATTLE GRAZING

17. PROPOSED LAND USES

SINGLE-FAMILY RESIDENTIAL, OPEN SPACE

18. PROPOSED GENERAL PLAN LAND USE DESIGNATION

NO CHANGE

19. EXISTING TOWN OF MORAGA ZONING DISTRICTS

RESIDENTIAL	2-DUA
OPEN SPACE	N-OS
M.O.S.O. OPEN SPACE	OS-M

20. PROPOSED TOWN OF MORAGA ZONING DISTRICT

PLANNED DEVELOPMENT - NO CHANGE
 RESIDENTIAL 2-PD
 OPEN SPACE N-OS-PD
 M.O.S.O. OPEN SPACE X-PD

21. PROPOSED SUBDIVISION

- 71 SINGLE-FAMILY RESIDENTIAL LOTS
 - OPEN SPACE

22. PROPOSED PROJECT AREA PER TITLE REPORT

PROJECT SITE	140.9 ± ACRES
REMAINDER PARCEL	311.7 ± ACRES
TOTAL SITE AREA	452.6 ± ACRES

23. PROPOSED LOT SIZES

SEE CHART ON SHEET 2

24. PROPOSED ZONING STANDARDS

MINIMUM LOT AREA (NET)	10,000 SF
MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	100'
FRONT YARD SETBACK (VARIES)	15' or 20'
SIDE YARD SETBACK	10'
AGGREGATE SIDE YARD SETBACK	20'
REAR YARD SETBACK	20'
EXTERIOR (CORNER) SIDE YARD SETBACK	12'

25. PROPOSED PROJECT DENSITY

140.9 acres / 71 dwelling units = 1.98 du/acre

26. ESTIMATED PROJECT POPULATION

71 SINGLE-FAMILY UNITS x 2.61 PERSONS PER UNIT = 185 PERSONS
 NOTE: BASED ON THE 2011-2016 U.S. CENSUS INFO FOR MORAGA

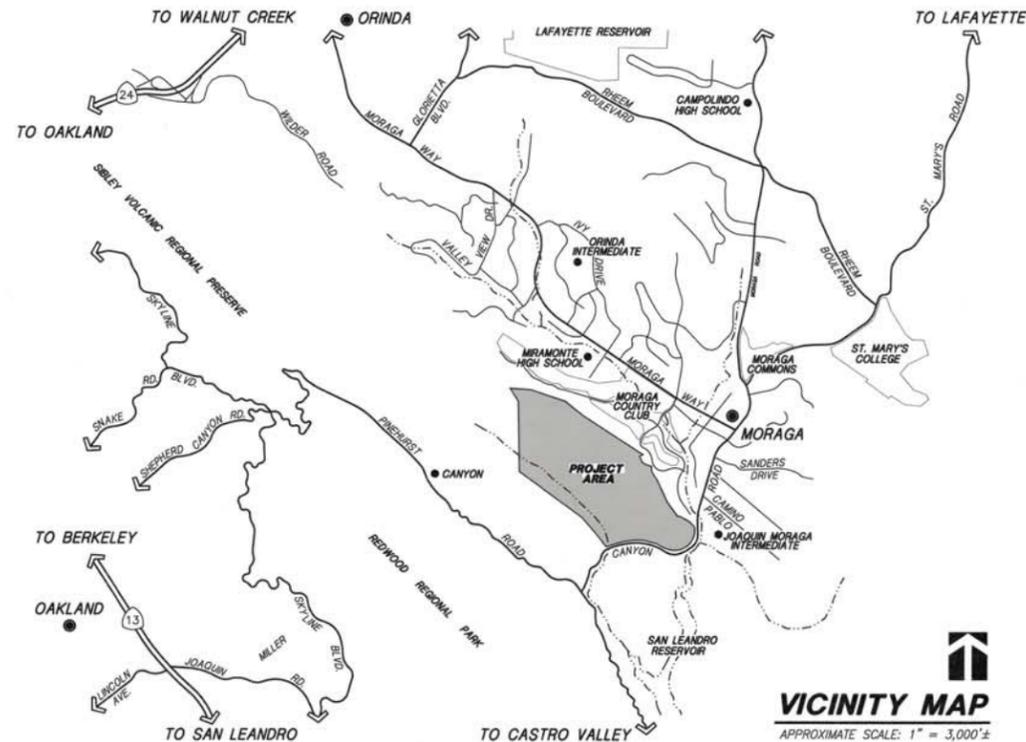
THE CERTIFIED 2015 MORAGA HOUSING ELEMENT IS 2.51 PERSONS PER HOUSEHOLD AS OF 2012 WHICH WOULD CALCULATE AS 71 SINGLE-FAMILY UNITS x 2.51 persons per unit = 178.

27. PUBLIC UTILITIES

SOURCE OF WATER SUPPLY: EAST BAY MUNICIPAL UTILITY DISTRICT
 WATER PRESSURE ZONES: BRYANT (UP TO 665 FEET)
 CARTER (ABOVE 665 FEET)
 SEWAGE DISPOSAL: COCCSD
 GAS & ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
 TELEPHONE SERVICE: AT&T
 CABLE TELEVISION: COMCAST (FRANCHISED BY THE TOWN)

28. PUBLIC SERVICES

FIRE PROTECTION: MORAGA-ORINDA FIRE DISTRICT
 POLICE SERVICE: MORAGA POLICE DEPARTMENT
 SCHOOL DISTRICTS: MORAGA SCHOOL DISTRICT
 • CAMINO PABLO ELEMENTARY (K-5)
 • JOAQUIN MORAGA INTERMEDIATE (6-8)
 ACALANES UNION HIGH SCHOOL DISTRICT
 • MIRAMONTE HIGH SCHOOL (9-12)
 PARK SERVICES: MORAGA PARKS AND RECREATION DEPARTMENT
 EAST BAY REGIONAL PARK DISTRICT



VICINITY MAP
 APPROXIMATE SCALE: 1" = 3,000'

TABLE OF CONTENTS

COVER SHEET	
GENERAL NOTES, TABLE OF CONTENTS AND VICINITY MAP	1
SECTIONS AND DETAILS	2
EXISTING SITE CONDITIONS	3
PROJECT CONTEXT EXHIBIT	4
EXISTING GENERAL PLAN EXHIBIT	5
EXISTING ZONING EXHIBIT	6
CONSTRAINTS EXHIBIT	7
GEOTECHNICAL EXHIBIT	8
SLOPE CLASSIFICATION EXHIBIT	9
EXISTING VEGETATION COMMUNITIES AND AQUATIC FEATURES EXHIBIT	10
WILDLIFE AVOIDANCE AND BIOLOGICAL MOVEMENT CORRIDOR EXHIBIT	11
PROJECT IMPACT EXHIBIT	12
CONCEPTUAL GRADING PLAN - OVERALL 1" = 300'	13
CONCEPTUAL GRADING PLAN 1" = 100'	14-16
CONCEPTUAL LANDSCAPE PLAN	17
STREET SECTIONS & ELEVATIONS	18-19
CIRCULATION PATTERN EXHIBIT	20
PRELIMINARY STORMWATER CONTROL PLAN	21
PRELIMINARY PHASING PLAN	22
TOTAL SHEETS IN SET	23

28. SUBDIVISION BOUNDARY

THE BOUNDARY LINE SHOWN HEREON IS NOT BASED UPON A FIELD SURVEY, BUT IS AN APPROXIMATE BOUNDARY COMPILED FROM AVAILABLE PUBLIC RECORD DATA.

29. BASIS OF BEARINGS

BETWEEN MONUMENT POINT "RED - CONTRA COSTA COUNTY 1954" TO MONUMENT POINT "LEE - EBMUD 1951" AS N55°22'37"W, BEARS BASED ON CALIFORNIA COORDINATE SYSTEM NAD 83, ZONE III.

30. BASIS OF ELEVATION

EPOCH 2007
 VERTICAL DATUM: NAVD 1988 [SUBTRACT -2.5' TO NGVD 1929]. HOLDING POINT 1017 (ELEV.-613.90) AND POINT 1018 (ELEV.-740.69).

31. CONTOUR INTERVALS

EXISTING: 5 & 10 FOOT INTERVALS
 DESIGN: 5 FOOT INTERVAL

32. TOPOGRAPHY

TOPOGRAPHY SHOWN HEREON WAS GENERATED BY PHOTOGRAMMETRY FROM AERIAL PHOTOGRAPHY TAKEN MARCH 1, 2002 AND PREPARED BY GEOMAPS OF RANCHO CORDOVA USING CONTROL ESTABLISHED BY P/A DESIGN RESOURCES, INC. AN ADDITIONAL FIELD SURVEY WAS PERFORMED IN JULY 2009 TO PROVIDE ADDITIONAL GROUND INFORMATION REGARDING THE AREAS WHERE DENSE TREES OBSTRUCT THE VIEW OF THE GROUND.

33. CIVIL EARTHWORK QUANTITY

800,000± cu. yds. (BALANCED ON SITE)
 NOTE: DOES NOT INCLUDE REMEDIAL EARTHWORK QUANTITIES.

34. PROJECT IMPROVEMENTS

THE PROPOSED PROJECT ROADS WITHIN THE SUBDIVISION SHALL BE PRIVATE. THESE INTERNAL ROADS WILL BE OWNED AND MAINTAINED BY THE H.O.A. PROPOSED PARCELS A, B AND C SHALL BE PRIVATE. THESE PARCELS WILL BE OWNED BY THE H.O.A. AND BE MAINTAINED BY THE H.O.A.

35. IMPORTANT NOTES

- A PORTION OF THE PROJECT AREA AND PROJECT SITE ARE LOCATED IN "ZONE A" AND IS SHOWN ON SHEET 7 OF THIS PLAN SET. SAID FLOOD ZONE WAS DIGITIZED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 060013C0409F DATED JUNE 16, 2009. REMAINING PORTIONS OF THE PROJECT AREA AND PROJECT SITE ARE DESIGNATED AS "ZONE X".
- THE SUBDIVIDER RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1.
- FOR COMPLIANCE WITH THE CONTRA COSTA CLEAN WATER PROGRAM, SEE THE BOUND REPORT ENTITLED, "INDIAN VALLEY, SINGLE FAMILY RESIDENTIAL DEVELOPMENT, STORMWATER CONTROL PLAN, DATED DECEMBER 2016 AND PREPARED BY P/A DESIGN RESOURCES, INC.
- FOR A WRITTEN LEGAL DESCRIPTION OF THE PROPERTY CONTAINED WITHIN THE BOUNDARY OF THIS SUBDIVISION, PLEASE SEE THE PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY.
- ALL PROPERTY OWNERS (NAMES AND ADDRESSES) ADJACENT TO THE PROJECT SITE ARE SHOWN ON SHEET 3.
- THE FIRE HYDRANT LOCATIONS SHALL BE FINALIZED UPON MORAGA-ORINDA FIRE DISTRICT'S REVIEW AND APPROVAL OF THESE PLANS.
- THE ABBREVIATION SHOWN IN THE LOWER RIGHT HAND CORNER OF EACH SHEET OF THIS PLAN SET (CDP) IS FOR CONCEPTUAL DEVELOPMENT PLAN.

THESE PLANS IDENTIFIED AS INDIAN VALLEY - CONCEPTUAL DEVELOPMENT PLAN, TOWN OF MORAGA, CALIFORNIA, DATED DECEMBER 12, 2016, SHEETS 1 THROUGH 22 INCLUSIVE, HAVE BEEN PREPARED UNDER THE DIRECTION OF AND APPROVED BY:

RAZMIK AVEDIAN
 R.C.E. 53063 EXPIRES 6/30/17
 P/A DESIGN RESOURCES, INC.
 DATE 12/11/16

P/A Design Resources, Inc.
 Planning ■ Engineering ■ Surveying

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CDP
 1
 OF 22

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

SECTIONS AND DETAILS

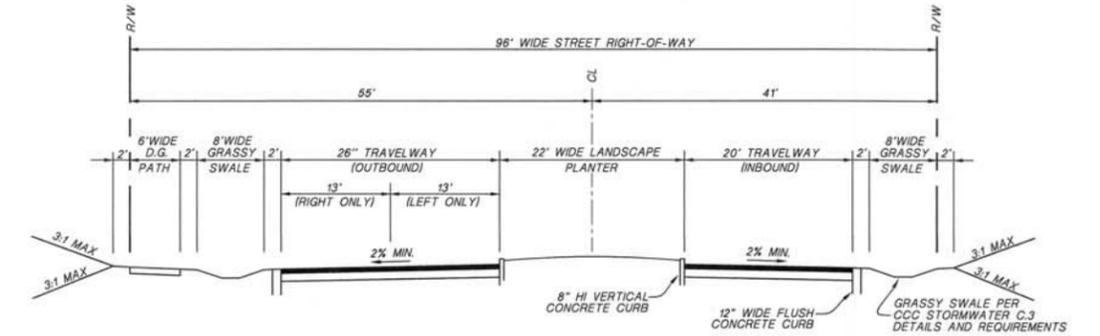
DECEMBER 12, 2016

LOT	LOT AREA TABLE				LOT SIZE MIX		
	GROSS SF	NET SF	GROSS AC	NET AC	10,000+	15,000+	20,000+
1	11,815	11,815			X		
2	10,463	10,463			X		
3	12,281	12,281			X		
4	11,679	11,679			X		
5	15,141	15,141				X	
6	13,106	13,106			X		
7	11,360	11,360			X		
8	10,586	10,586			X		
9	10,925	10,925			X		
10	82,942	62,261	1.90	1.43			X
11	40,108	40,108					X
12	24,383	24,383					X
13	15,540	15,540				X	
14	17,141	17,141				X	
15	16,553	16,553				X	
16	17,006	17,006				X	
17	44,153	29,158	1.01	0.67			X
18	20,746	20,746					X
19	24,443	24,443					X
20	27,169	27,169					X
21	28,850	28,850					X
22	24,630	24,630					X
23	21,004	21,004					X
24	20,750	20,750					X
25	11,700	11,700			X		
26	12,584	12,584			X		
27	204,410	193,607	4.69	4.44			X
28	26,834	26,834					X
29	23,124	23,124					X
30	43,196	43,196					X
31	33,319	33,319					X
32	15,445	15,445				X	
33	18,396	18,396				X	
34	15,393	15,393				X	
35	29,220	29,220					X
36	16,734	16,734				X	
37	26,927	26,927					X
38	22,425	22,425					X
39	20,881	20,881					X
40	22,849	22,849					X
41	23,408	23,408					X
42	29,347	29,347					X
43	32,775	32,775					X
44	30,939	30,939					X
45	24,058	24,058					X
46	21,353	21,353					X
47	21,878	21,878					X
48	22,644	22,644					X
49	21,860	21,860					X
50	17,624	17,624				X	
51	19,708	19,708				X	
52	22,401	22,401					X
53	25,402	25,402					X
54	20,565	20,565					X
55	21,412	21,412					X
56	10,080	10,080			X		
57	12,038	12,038			X		
58	11,162	11,162			X		
59	10,090	10,090			X		
60	20,115	20,115					X
61	19,780	19,780				X	
62	28,694	28,694					X
63	21,239	21,239					X
64	19,906	19,906				X	
65	19,326	19,326				X	
66	23,471	23,471					X
67	19,839	19,839				X	
68	20,563	20,563					X
69	18,008	18,008				X	
70	18,080	18,080				X	
71	16,673	16,673				X	

PARCEL AREA TABLE		
	SF	ACRES
TOTAL LOT AREA	1,720,649	39.5
PRIVATE ROADS	466,092	10.7
PUBLIC R/W DEDICATION	8,795	0.2
PARCEL A (OPEN SPACE)	2,683,300	61.6
PARCEL B (OPEN SPACE)	1,236,339	28.4
PARCEL C (OPEN SPACE)	20,908	0.5

PROJECT TOTAL AREA **6,136,083** **140.9**

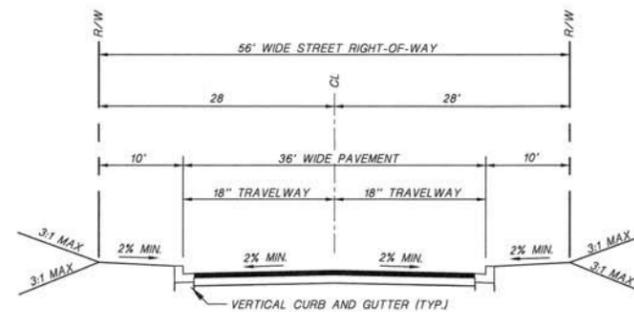
NOTE: LOT SIZE STANDARD AND ALLOWABLE VARIATION ARE PER SECTIONS 8.48.040 D AND E OF THE TOWN OF MORAGA MUNICIPAL CODE AND GENERAL PLAN POLICY LU1.6.



INDIAN CREEK WAY at PROJECT ENTRY

NO PARKING ALLOWED

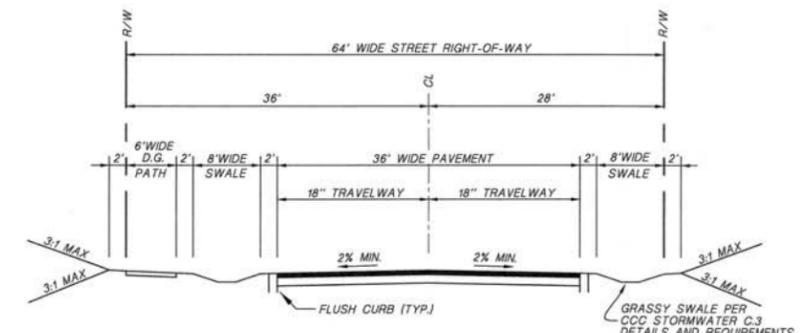
(NO PARKING)
NOT TO SCALE



INDIAN CREEK COURT (TYPICAL)

PARKING ALLOWED ON BOTH SIDES OF STREET

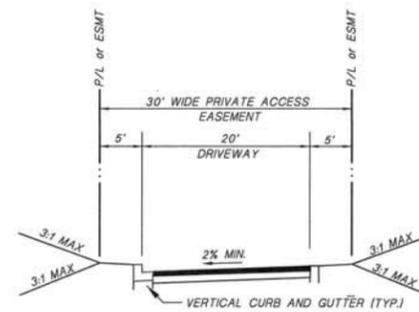
NOT TO SCALE



INDIAN CREEK WAY (TYPICAL) EXCEPT AT BRIDGES

PARKING ALLOWED ON BOTH SIDES OF STREET

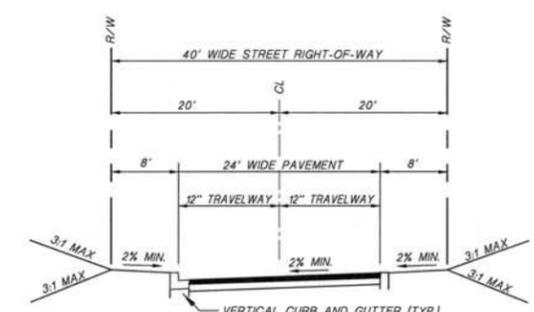
NOT TO SCALE



PRIVATE DRIVEWAY

NO PARKING ALLOWED

NOT TO SCALE



INDIAN VALLEY COURT (TYPICAL)

NO PARKING ALLOWED

NOT TO SCALE

TOTAL	1,720,649	1,662,600	TOTAL BY LOT SIZE	14	18	39
AVERAGE	24,234	23,417	LOT SIZE MIX %	18.9%	24.3%	52.7%
			TOWN STANDARD MIX %	10% MAX	45% MAX	45% MIN
			VARIATION OF MIX (+20%)	up to 30%	up to 65%	up to 65%

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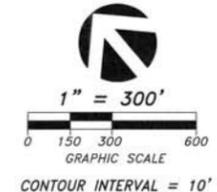
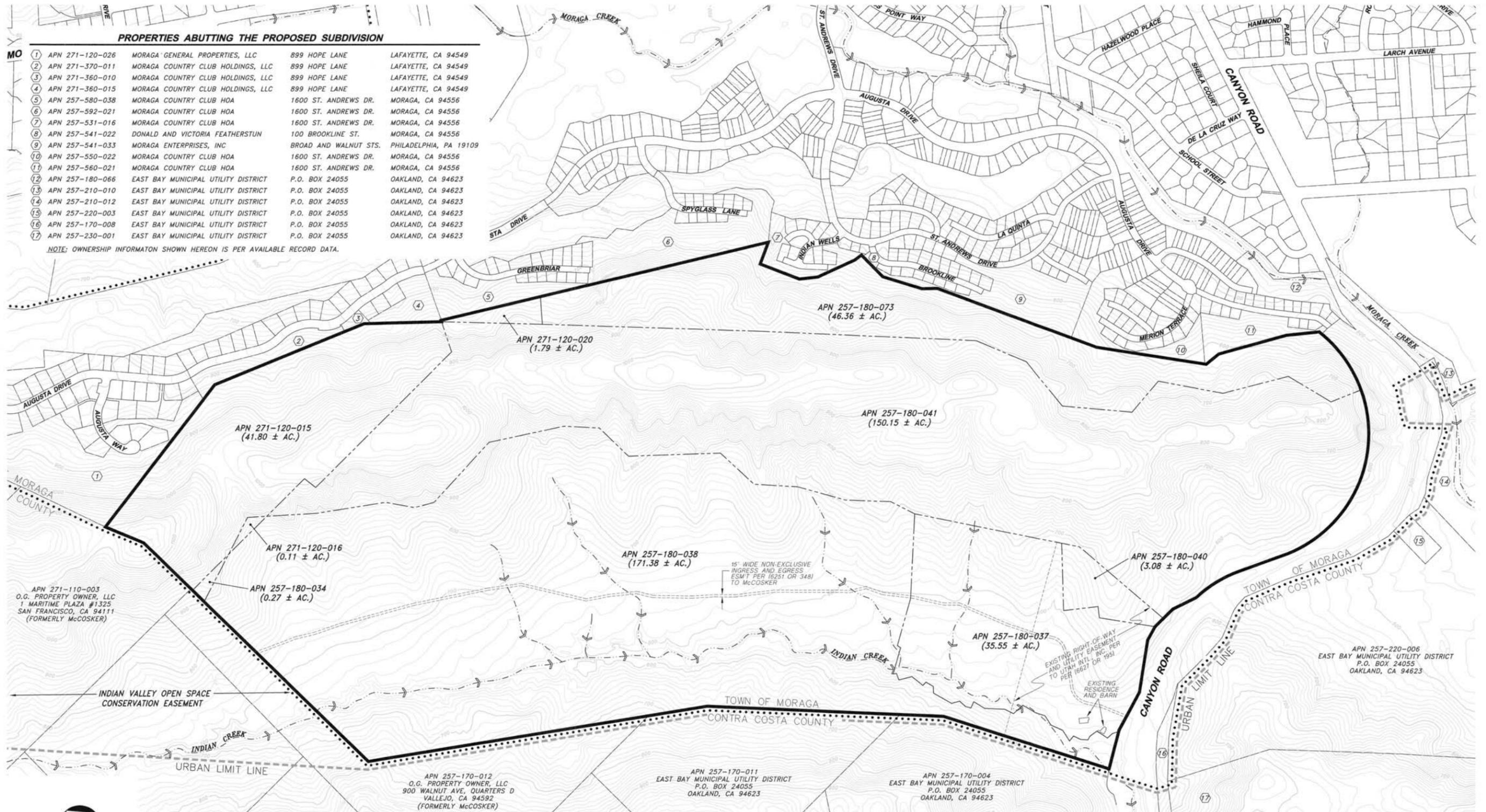
CDP
2
OF 22

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

EXISTING SITE CONDITIONS

DECEMBER 12, 2016

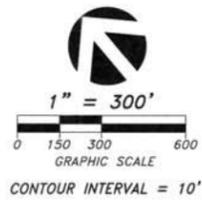


INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

PROJECT CONTEXT EXHIBIT

DECEMBER 12, 2016



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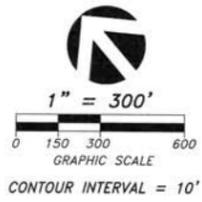
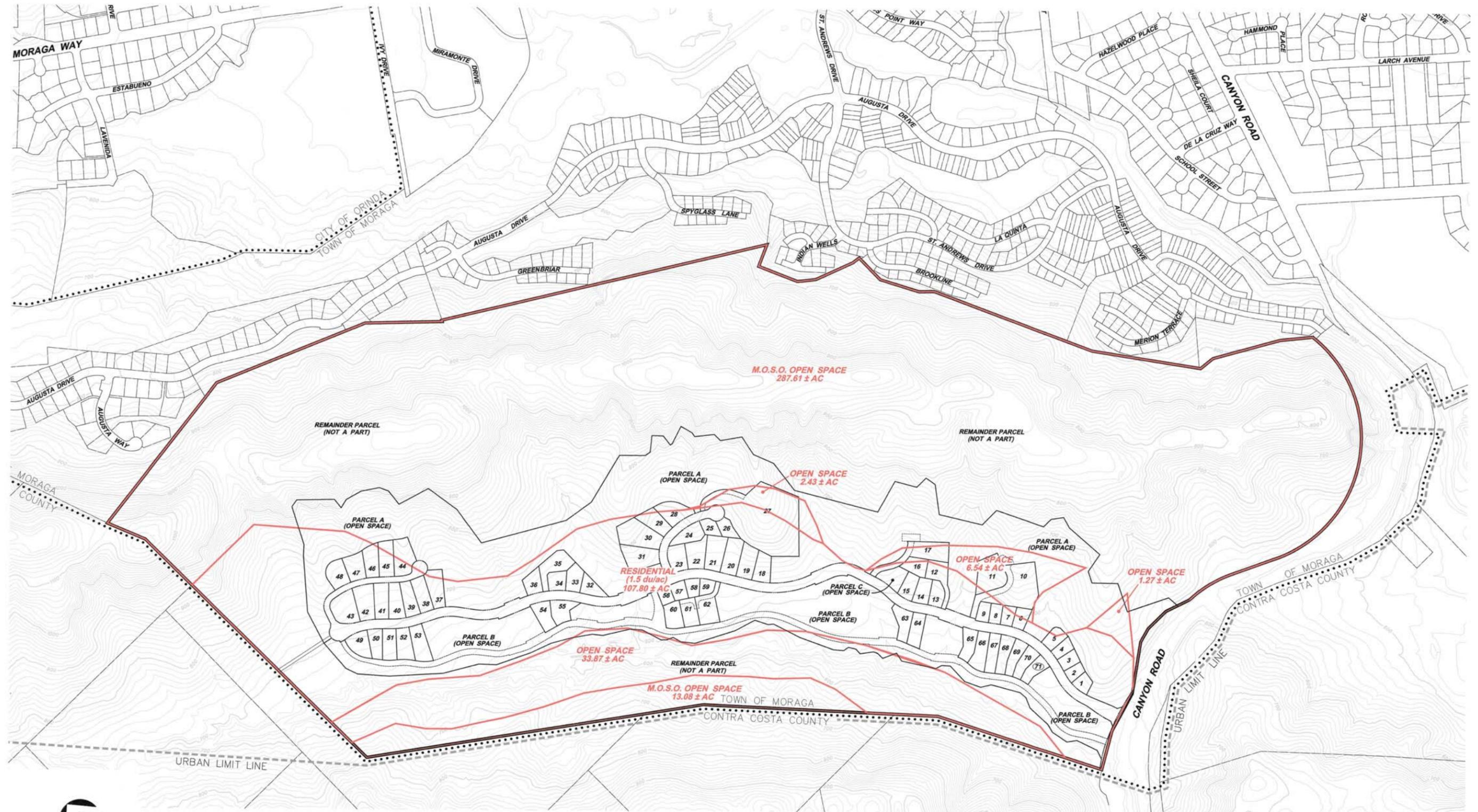
CDP
4
OF 22

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

EXISTING GENERAL PLAN EXHIBIT

DECEMBER 12, 2016



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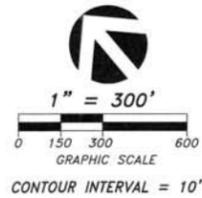
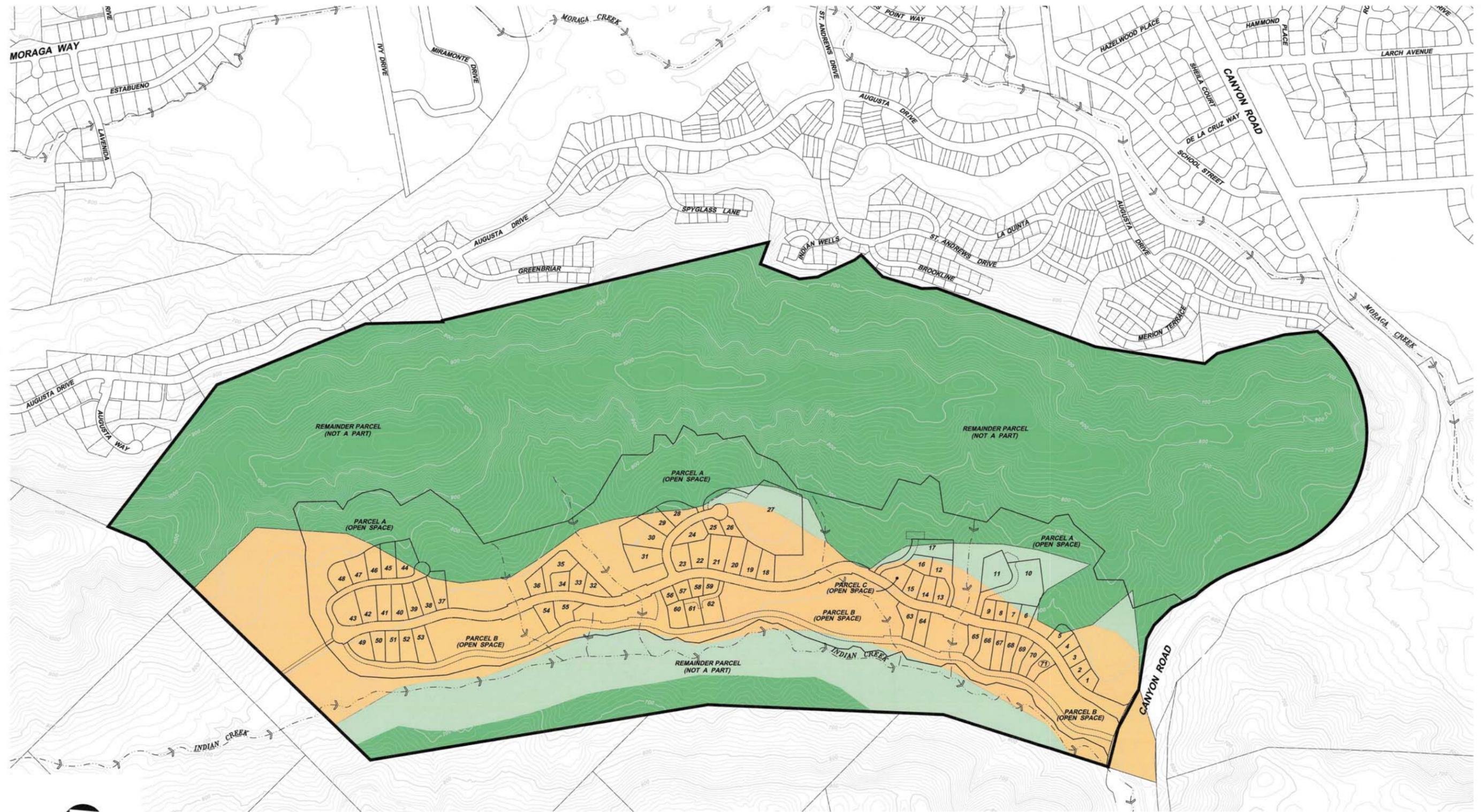
CDP
5
OF 22

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

EXISTING ZONING EXHIBIT

DECEMBER 12, 2016



LEGEND

EXISTING 'OPEN SPACE' ZONING DESIGNATION
 EXISTING 'M.O.S.O. OPEN SPACE' ZONING DESIGNATION

EXISTING 'RESIDENTIAL 2-DUA' ZONING DESIGNATION

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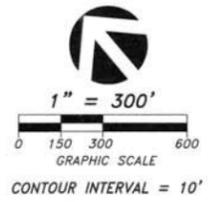
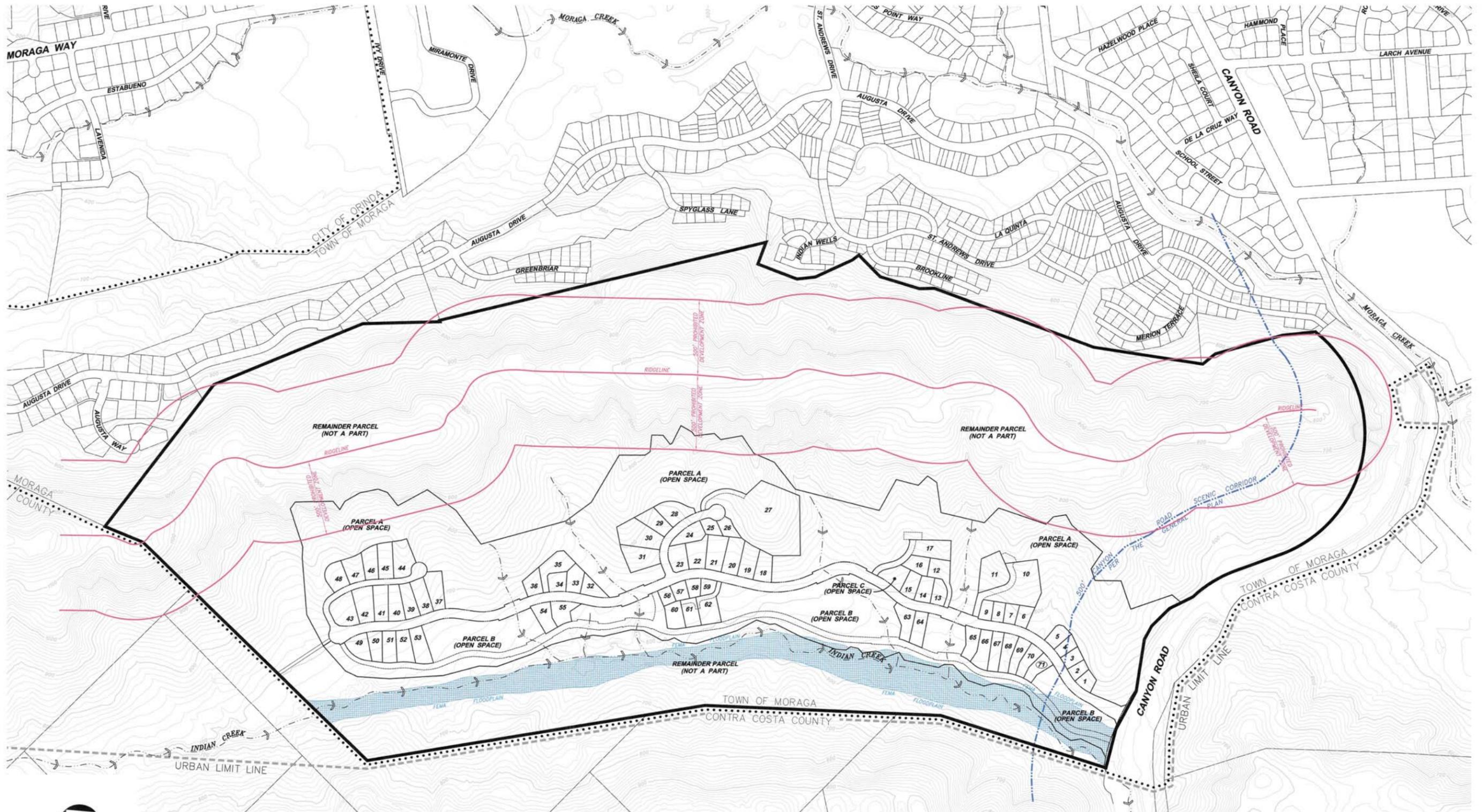
CDP
6
 OF 22

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

CONSTRAINTS EXHIBIT

DECEMBER 12, 2016



NOTE
 A PORTION OF THE PROJECT AREA AND PROJECT SITE ARE LOCATED IN FLOOD "ZONE A". SAID FLOOD ZONE WAS DIGITIZED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 06001300409F DATED JUNE 16, 2009 AND IS SHOWN HEREON IN "BLUE". REMAINING PORTIONS OF THE PROJECT AREA AND PROJECT SITE ARE DESIGNATED AS "ZONE X".

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 Walnut Creek, California 94598-2635 TEL (925) 210-9300

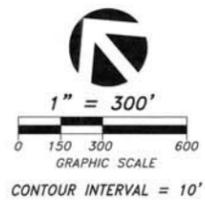
CDP
 7
 OF 22

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

GEOTECHNICAL EXHIBIT

DECEMBER 12, 2016



NOTE
 FOR ADDITIONAL DETAILED INFORMATION, SEE THE GEOTECHNICAL REPORT ENTITLED "UPDATED PRELIMINARY GEOTECHNICAL REPORT, INDIAN VALLEY PROJECT, MORAGA, CALIFORNIA" PREPARED BY ENGeo, INC DATED JUNE 8, 2015 AND REVISED JUNE 24, 2015.

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CDP
 8
 OF 22

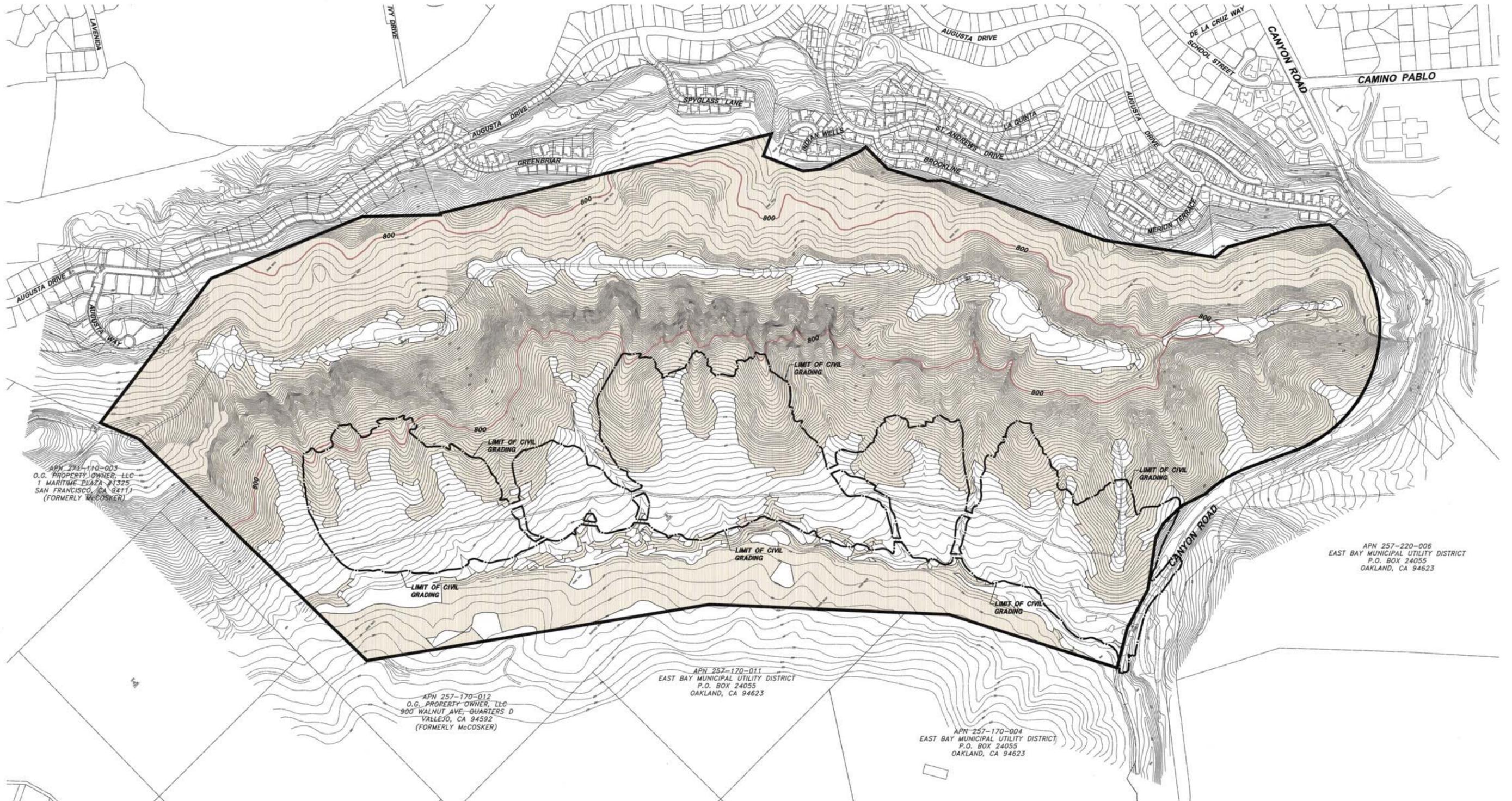
INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

WORK IN PROGRESS

SLOPE CLASSIFICATION EXHIBIT

DECEMBER 12, 2016



APN 293-110-003
O.G. PROPERTY OWNER, LLC
1 MARITIME PLAZA #1325
SAN FRANCISCO, CA 94111
(FORMERLY McCOSKER)

APN 257-220-006
EAST BAY MUNICIPAL UTILITY DISTRICT
P.O. BOX 24055
OAKLAND, CA 94623

APN 257-170-012
O.G. PROPERTY OWNER, LLC
900 WALNUT AVE. - QUARTERS D
VALLEJO, CA 94592
(FORMERLY McCOSKER)

APN 257-170-011
EAST BAY MUNICIPAL UTILITY DISTRICT
P.O. BOX 24055
OAKLAND, CA 94623

APN 257-170-004
EAST BAY MUNICIPAL UTILITY DISTRICT
P.O. BOX 24055
OAKLAND, CA 94623



SCALE: 1" = 300'
0 300 600

- LEGEND**
- INDICATES 20% AVERAGE SLOPE OR GREATER
 - INDICATES 800 ELEVATION CONTOUR

AVERAGE EXISTING PREDEVELOPED (GRADED AREA) SLOPE CALCULATION

CONTOUR INTERVAL: 5 FOOT
CONTOUR LENGTH: 179,773 ± LF
AREA WITHIN LIMIT OF GRADING: 106.7 ± AC

0.002296 (5) (179,773) = 19.34% < 20%
106.7

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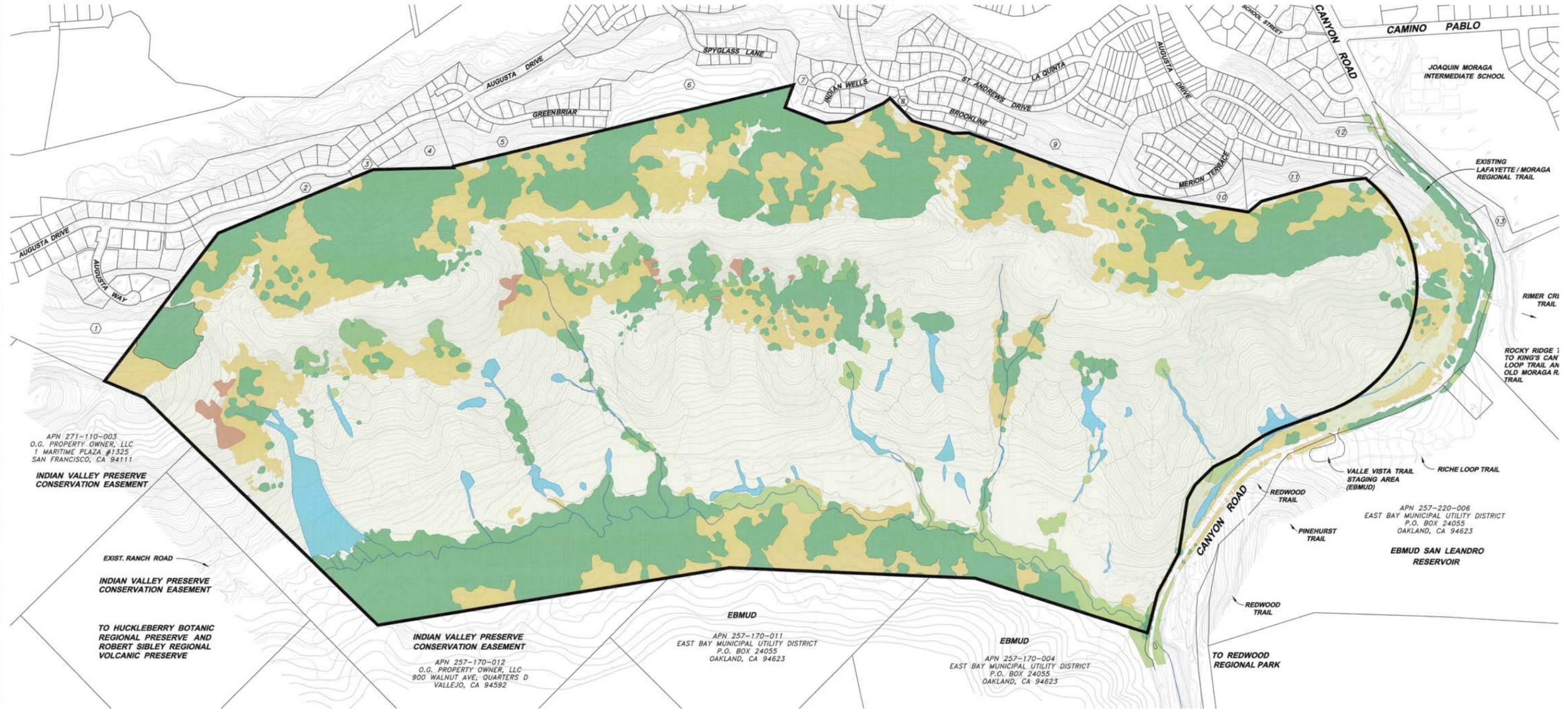
CDP
9
OF 22

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

EXISTING VEGETATION COMMUNITIES AND AQUATIC FEATURES EXHIBIT

DECEMBER 12, 2016



LEGEND

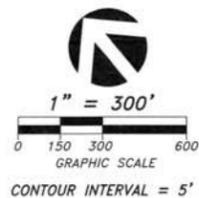
	NATURAL DRAINAGE COURSE <small>SOURCE: SYCAMORE ASSOCIATES, MARCH 2004</small>		COYOTE BRUSH SCRUB <small>SOURCE: SYCAMORE ASSOCIATES, MARCH 2004</small>
	SEEP <small>SOURCE: SYCAMORE ASSOCIATES, MARCH 2004</small>		FRESHWATER MARSH SEEP <small>SOURCE: SYCAMORE ASSOCIATES, MARCH 2004</small>
	COAST LIVE OAK WOODLAND <small>SOURCE: SYCAMORE ASSOCIATES, MARCH 2004</small>		SAGE SCRUB <small>SOURCE: SYCAMORE ASSOCIATES, MARCH 2004</small>
	NON-NATIVE ANNUAL GRASSLAND <small>SOURCE: SYCAMORE ASSOCIATES, MARCH 2004</small>		CENTRAL COAST RIPARIAN SCRUB <small>SOURCE: SYCAMORE ASSOCIATES, MARCH 2004</small>
			UNDIFFERENTIATED SCRUB <small>SOURCE: SYCAMORE ASSOCIATES, MARCH 2004</small>
			ABANDONED ORCHARD <small>SOURCE: SYCAMORE ASSOCIATES, MARCH 2004</small>

NOTE:

SEE "BIOLOGICAL AND WETLANDS ASSESSMENT FOR THE INDIAN VALLEY PROPERTY, MORAGA, CONTRA COSTA COUNTY" PREPARED BY SYCAMORE ASSOCIATES, LLC DATED JAN. 10, 2003, AND "BOTANICAL ASSESSMENT OF THE INDIAN VALLEY PROPERTY, MORAGA, CONTRA COSTA COUNTY" PREPARED BY SYCAMORE ASSOCIATES, LLC DATED MARCH 31, 2004.

FOR FURTHER DETAILED INFORMATION SEE:

- 1.) "U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL DELINEATION FOR THE INDIAN VALLEY PROJECT, CONTRA COSTA COUNTY, CALIFORNIA" PREPARED BY OLBERDING ENVIRONMENTAL, INC. AND MARYLEE GUINON, LLC DATED SEPTEMBER 2014
- 2.) "ADDENDUM TO THE BOTANICAL ASSESSMENT FOR THE INDIAN VALLEY PROPERTY, TOWN OF MORAGA, CONTRA COSTA COUNTY" PREPARED BY MARYLEE GUINON LLC AND OLBERDING ENVIRONMENTAL, INC. DATED AUGUST 11, 2014



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CDP
10
OF 22

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

WILDLIFE AVOIDANCE & BIOLOGICAL MOVEMENT CORRIDOR EXHIBIT

DECEMBER 12, 2016

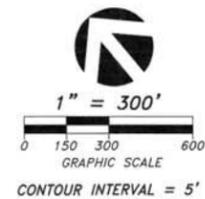


LEGEND

	NATURAL DRAINAGE COURSE <small>SOURCE: EYONKORE ASSOCIATES, MARCH 2004</small>		COYOTE BRUSH SCRUB <small>SOURCE: EYONKORE ASSOCIATES, MARCH 2004</small>
	SEEP <small>SOURCE: EYONKORE ASSOCIATES, MARCH 2004</small>		FRESHWATER MARSH SEEP
	COAST LIVE OAK WOODLAND <small>SOURCE: EYONKORE ASSOCIATES, MARCH 2004</small>		SAGE SCRUB <small>SOURCE: EYONKORE ASSOCIATES, MARCH 2004</small>
	NON-NATIVE ANNUAL GRASSLAND <small>SOURCE: EYONKORE ASSOCIATES, MARCH 2004</small>		CENTRAL COAST RIPARIAN SCRUB <small>SOURCE: EYONKORE ASSOCIATES, MARCH 2004</small>
			UNDIFFERENTIATED SCRUB <small>SOURCE: EYONKORE ASSOCIATES, MARCH 2004</small>

KEY LEGEND

INDICATES BIOLOGICAL WILDLIFE MOVEMENT CORRIDORS
(NOTE: MOVEMENT FLOWS IN BOTH DIRECTIONS)



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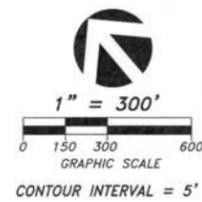
CDP
11
OF 22

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

PROJECT IMPACT EXHIBIT

DECEMBER 12, 2016



LEGEND

<p> INDICATES PERMANENT IMPACTS PROJECT (DEVELOPED) = 51.1 ACRES PROJECT (PUBLIC RW) = 1.3 ACRES TOTAL = 52.4</p> <p> INDICATES PERMANENT IMPACTS PROJECT (OPENSACE) = 11.8 ACRES TOTAL = 11.8</p>	<p> INDICATES TEMPORARY IMPACTS PROJECT (OPEN SPACE) = 59.5 ACRES PROJECT (PUBLIC RW) = 1.0 ACRES TOTAL = 60.5</p> <p> INDICATES NO IMPACTS PROJECT (OPENSACE) = 18.5 ACRES TOTAL = 18.5</p>
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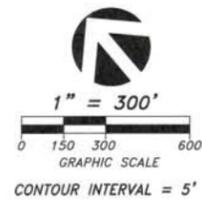
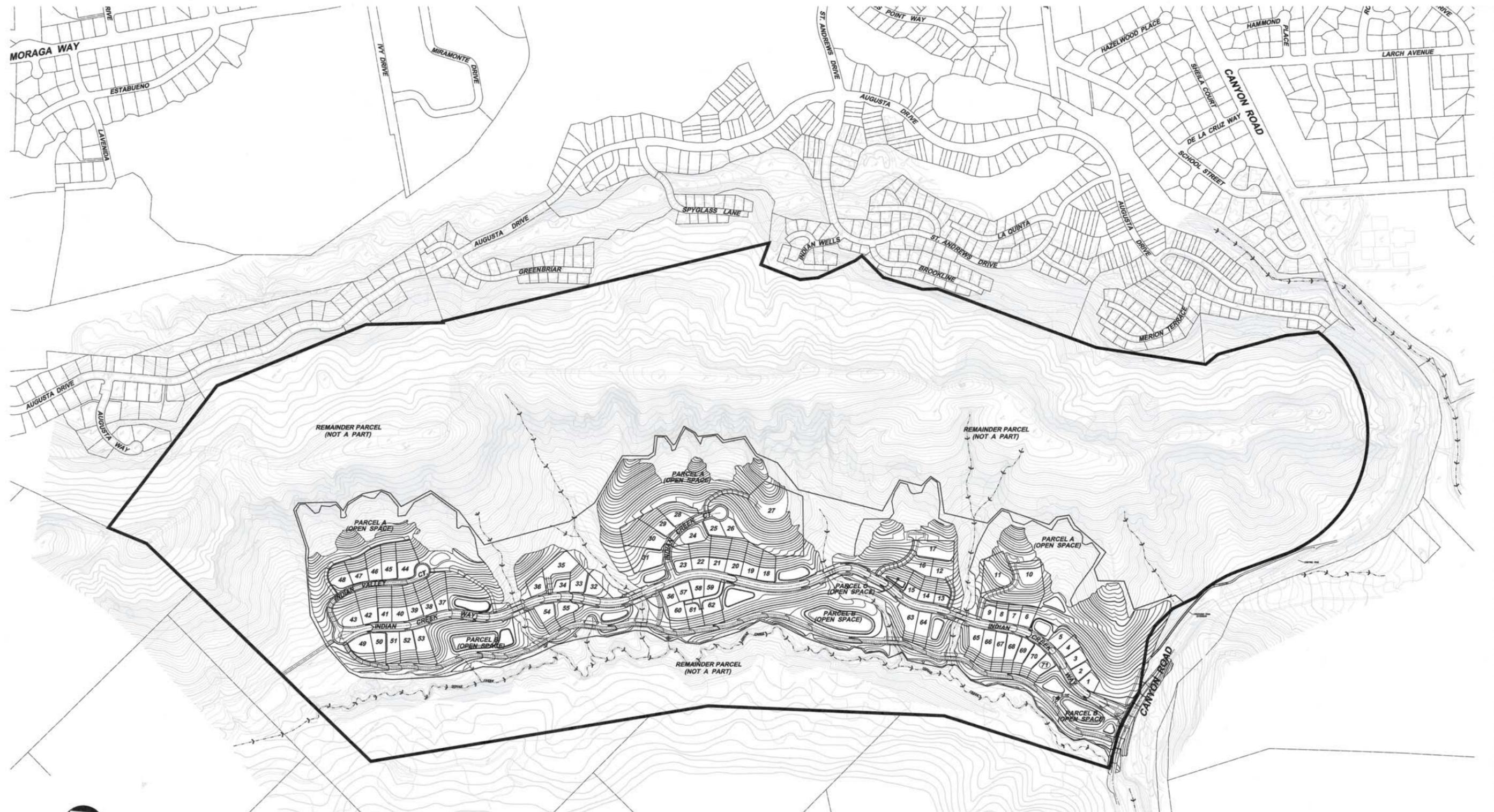
CDP
12
 OF 22

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

CONCEPTUAL GRADING PLAN - OVERALL

DECEMBER 12, 2016



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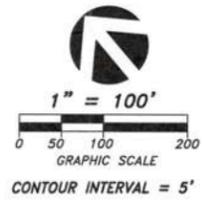
CDP
13
OF 22

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

CONCEPTUAL GRADING PLAN (1 of 3)

DECEMBER 12, 2016



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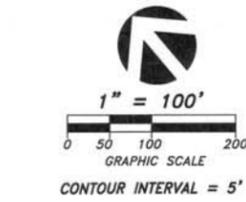
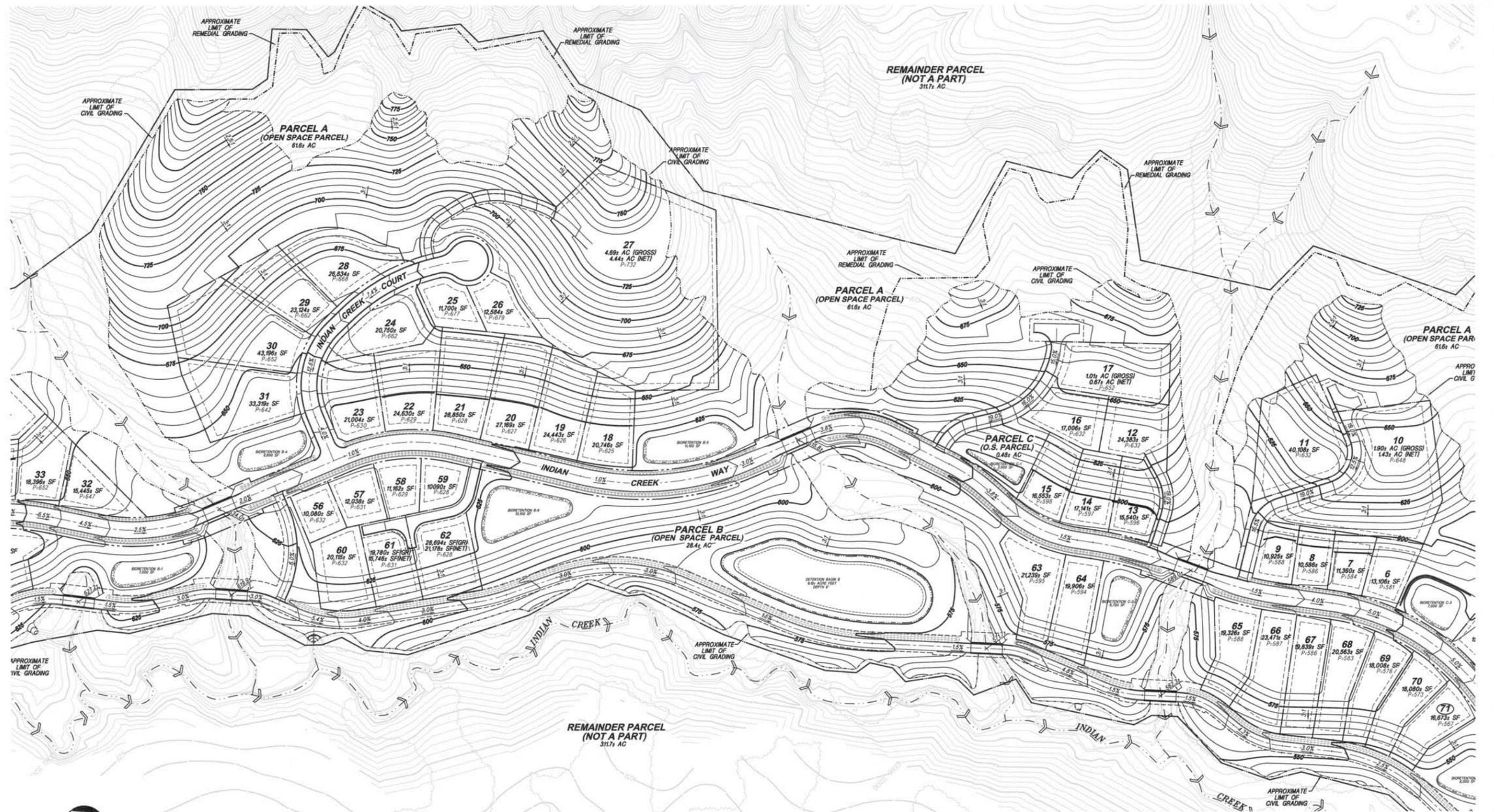
CDP
14
 OF 22

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

CONCEPTUAL GRADING PLAN (2 of 3)

DECEMBER 12, 2016



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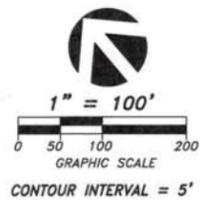
CDP
 15
 OF 22

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

CONCEPTUAL GRADING PLAN (3 of 3)

DECEMBER 12, 2016



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CDP
16
 OF 22

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

DECEMBER 12, 2016



KEY LANDSCAPE LEGEND

Botanical Name	Common Name	Botanical Name	Common Name	Botanical Name	Common Name
 PROJECT ENTRY TREE (Specimen 24-48" Box Trees)		 SLOPE TREES (15 gal.)		 SHRUBS (5 gal.) /GROUNDCOVER (1 gal.)	
1. <i>Quercus agrifolia</i>	Coast Live Oak	1. <i>Aesculus californica</i>	California Buckeye	<i>Arbutus unedo</i> 'Compacta'	Strawberry Tree
 MAJOR STREET TREES (80%-15 gal. - 20%-24" box)		2. <i>Arbutus 'Marina'</i>	Marina Strawberry Tree	<i>Arctostaphylos</i> spp.	Manzanita
1. <i>Platanus acerifolia</i> 'Yarwood'	London Plane Tree	3. <i>Cercis occidentalis</i>	Western redbud	<i>Baccharis p. 'Pigeon Point'</i>	Dwarf Coyote Brush
2. <i>Fraxinus o. 'Raywood'</i>	Raywood Ash	4. <i>Quercus agrifolia</i>	Coast Live Oak	<i>Berberis</i> spp.	Barberry
3. <i>Quercus ilex</i>	Holly Oak	5. <i>Quercus douglasii</i>	Blue Oak	<i>Ceanothus</i> spp.	Wild lilac
4. <i>Pistacia chinensis</i> 'Keith Davey'	Chinese Pistache	6. <i>Quercus lobata</i>	Valley Oak	<i>Cercis occidentalis</i>	Western Redbud
 ACCENT STREET TREES (15 gal.)		 RIPARIAN TREES (15 gal.)		<i>Festuca californica</i>	California Fescue
1. <i>Pyrus calleryana</i> 'Bradford'	Ornamental Flowering Pear	1. <i>Salix lasiolepis</i>	Arroyo Willow	<i>Heteromeles arbutifolia</i>	California Holly
3. <i>Lagerstroemia l. 'Natchez'</i>	White Crape Myrtle	2. <i>Salix laevigata</i>	Red Willow	<i>Iris douglasiana</i>	Pacific Coast Iris
3. <i>Magnolia grandiflora</i>	Southern Magnolia	3. <i>Acer macrophyllum</i>	Big Leaf Maple	<i>Juncus</i> spp.	Rush
4. <i>Olea europea</i> 'Swan Hill'	Fruitless Olive	4. <i>Sambucus mexicana</i>	Blue Elderberry	<i>Mimulus</i> spp.	Sticky Monkey Flower
 FLOWERING ACCENT TREES (15 gal.)		5. <i>Juglans hindsii</i>	California Black Walnut	<i>Muhlenbergia rigens</i>	California Deer Grass
1. <i>Cercis occidentalis</i>	Western Redbud	 EXISTING VEGETATION		<i>Rhamnus californica</i>	Coffeeberry
2. <i>Lagerstroemia l. 'Cherokee'</i>	Red Crape Myrtle			<i>Rhus</i> spp.	Sumac
3. <i>Prunus c. 'Krauter Vesuvius'</i>	Purple Leaf Flowering plum			<i>Ribes sanguineum glutinosum</i>	Pink Flowering Currant
4. <i>Chitalpa tashkentensis</i>	Pink Dawn Chitalpa			<i>Rosa californica</i>	California Rose

NOTES

THE LANDSCAPE DESIGN CONCEPT IS TO MAINTAIN A SEMI-RURAL CHARACTER FOR THE PROPERTY BY PROTECTING THE RIDGELINES AND VIEWSHEDS AND EMPHASIZING AND COMPLEMENTING THE EXISTING OAK WOODLAND AND RIPARIAN CORRIDORS WITH ADDITIONAL PLANTING OF TREES OF SIMILAR SPECIES. ALL PROPOSED PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS BY THE MORAGA BEAUTIFICATION COMMITTEE AS NOTED IN APPENDIX B OF THE MORAGA DESIGN GUIDELINES WITH SPECIAL EMPHASIS ON CALIFORNIA NATIVE, FIRE RESISTIVE AND DROUGHT-TOLERANT SPECIES LOCAL TO THE AREA.

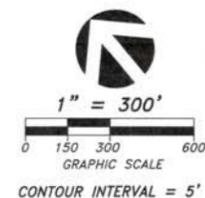
ALL LOTS ADJACENT TO OPEN SPACE SHALL MAINTAIN A 'WET BAND' PER THE MORAGA-ORINDA FIRE DISTRICT RECOMMENDATIONS A MINIMUM OF 30 TO 100 FEET IN WIDTH, WHERE SETBACKS WILL ALLOW. NEWLY PLANTED TREES SHALL BE KEPT A MINIMUM OF 15' FROM ALL EXTERIOR WALLS. ALL PROPOSED PLANTING AREAS WITHIN THE RESIDENTIAL COMMUNITY SHALL HAVE AN AUTOMATIC SPRINKLER SYSTEM UTILIZING MATCHED PRECIPITATION HEADS ALONG WITH DRIP IRRIGATION AND AUTOMATIC MULTI-PROGRAMMABLE CONTROLLERS EQUIPPED WITH RAIN SENSORS WITH AN AUTOMATIC SHUT-OFF DEVICE. ALL PLANTING AND IRRIGATION SHALL COMPLY WITH THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE, AB 1881.

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CDP
17
OF 22



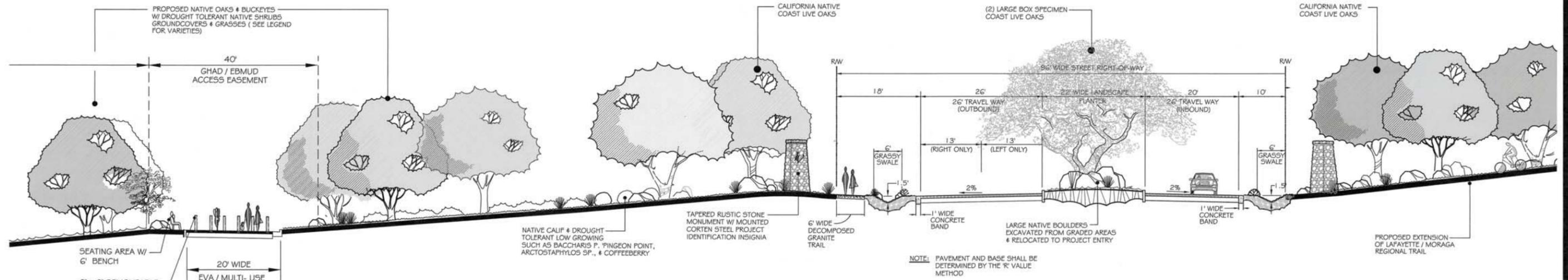
INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

STREET SECTIONS & ELEVATIONS

FOR VEHICULAR AND PEDESTRIAN WAYS

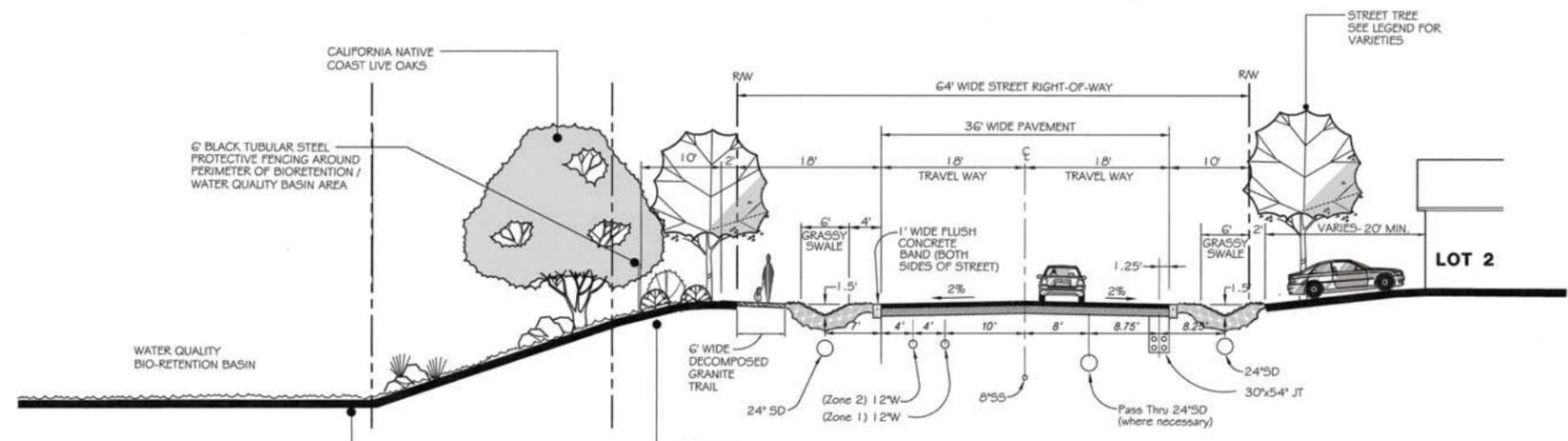
DECEMBER 12, 2016



SECTION/ ELEVATION A-A

INDIAN CREEK WAY at PROJECT ENTRY
SCALE: 1"=10'

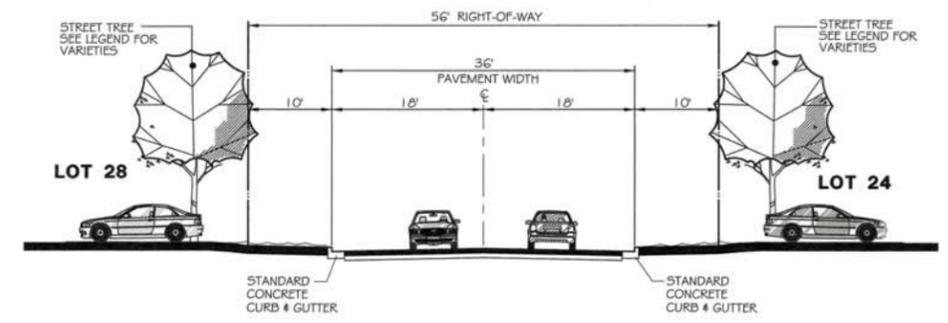
(NOTE: SEE SHEET CDP 17 FOR SECTION/ ELEVATION LOCATION)



STREET SECTION B-B

INDIAN CREEK WAY (TYPICAL)
SCALE: 1"=10'

(NOTE: SEE SHEET CDP 17 FOR SECTION LOCATION)



STREET SECTION C-C

INDIAN CREEK COURT
SCALE: 1"=10'

(NOTE: SEE SHEET CDP 17 FOR SECTION LOCATION)

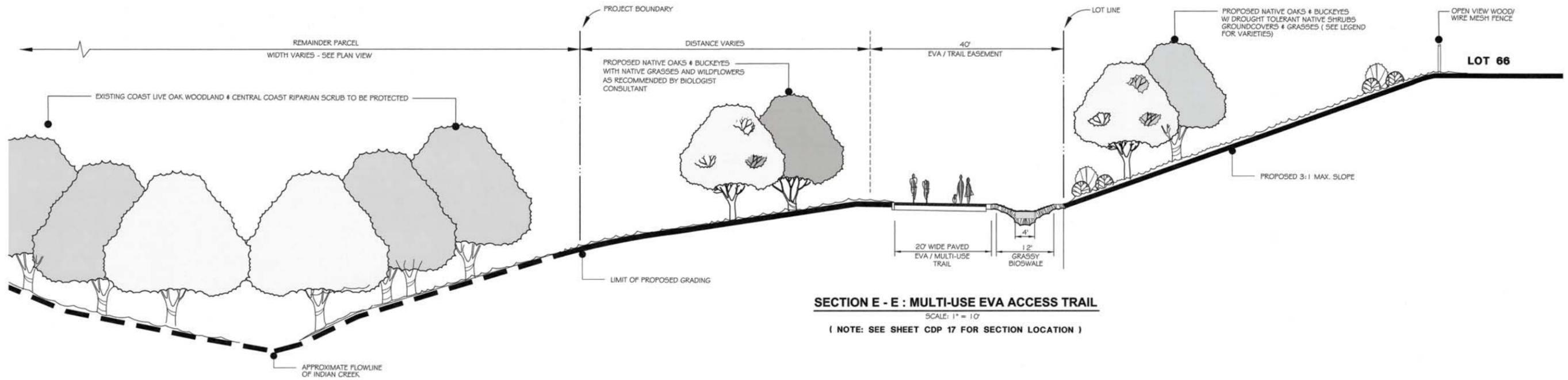
INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

STREET SECTIONS & ELEVATIONS

FOR VEHICULAR AND PEDESTRIAN WAYS

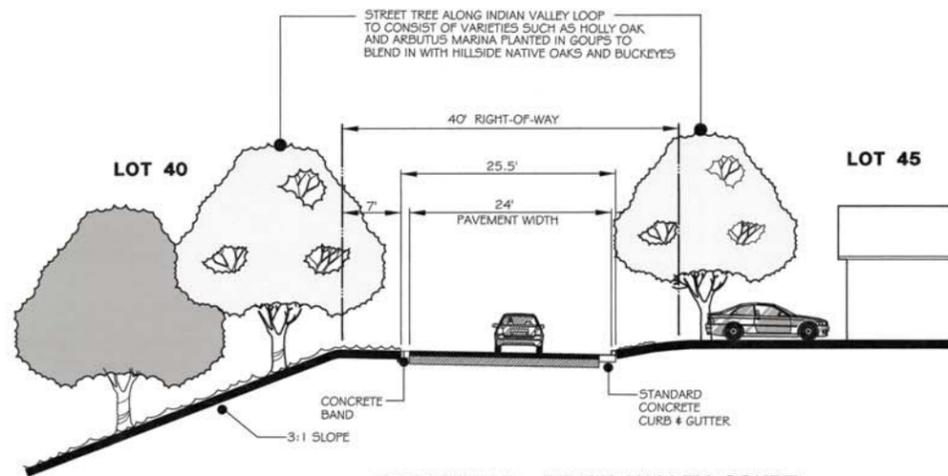
DECEMBER 12, 2016



SECTION E - E : MULTI-USE EVA ACCESS TRAIL

SCALE: 1" = 10'

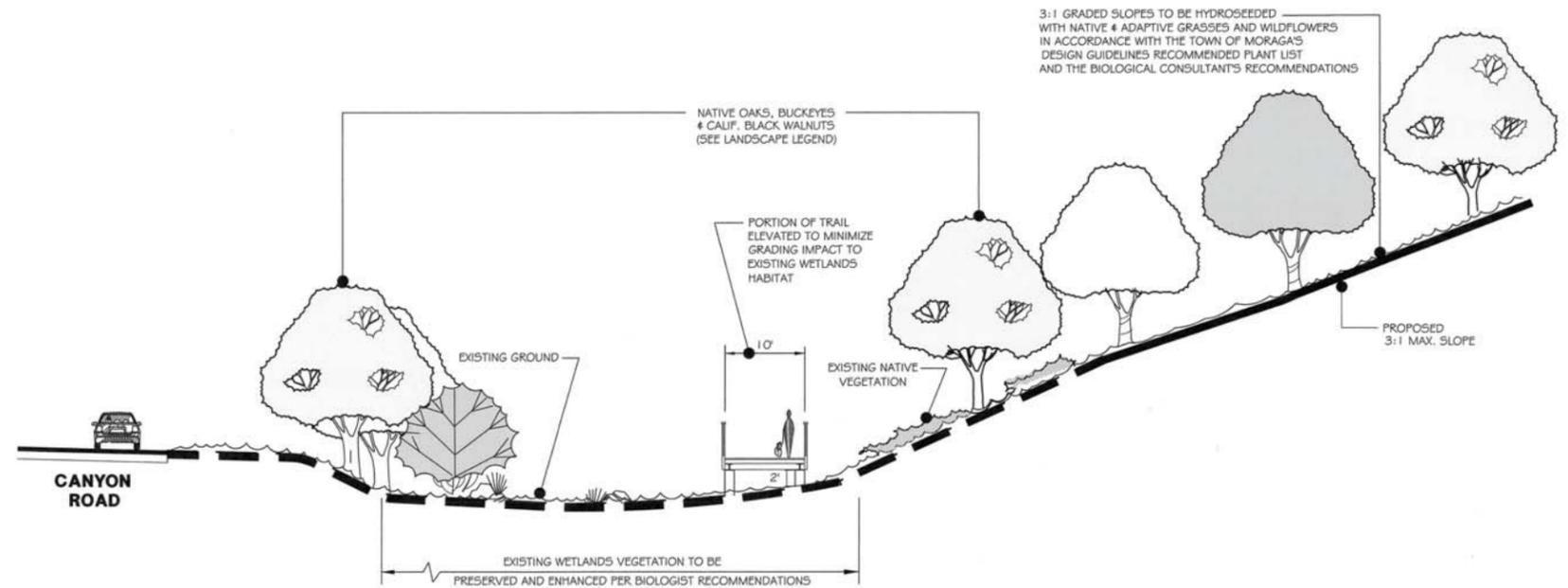
(NOTE: SEE SHEET CDP 17 FOR SECTION LOCATION)



SECTION D-D : INDIAN VALLEY COURT

SCALE: 1" = 10'

(NOTE: SEE SHEET CDP 17 FOR SECTION LOCATION)



SECTION F - F : LAFAYETTE / MORAGA TRAIL EXTENTION

SCALE: 1" = 10'

(NOTE: SEE SHEET CDP 17 FOR SECTION LOCATION)

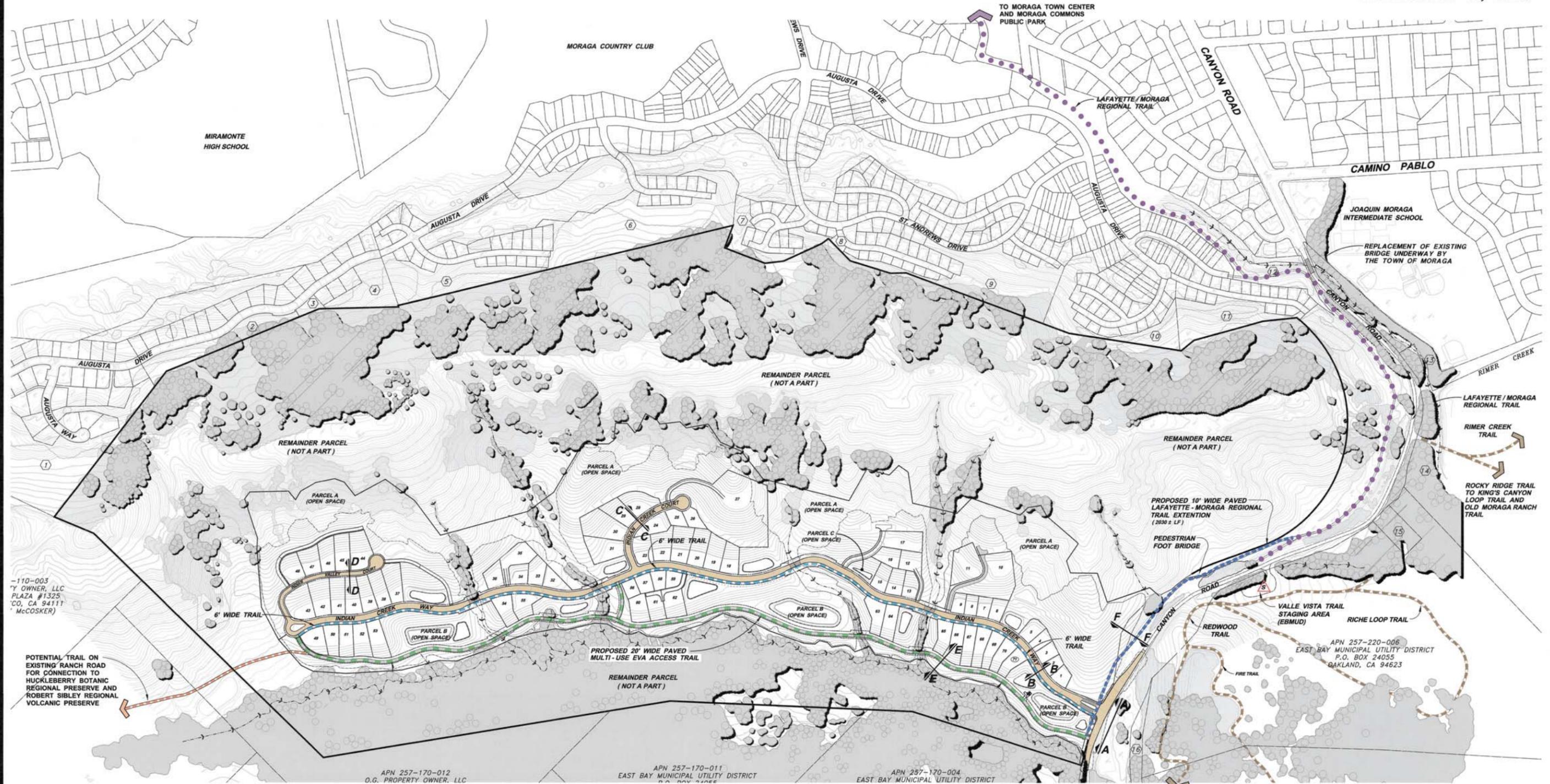
INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

CIRCULATION PATTERN EXHIBIT

FOR VEHICULAR AND PEDESTRIAN WAYS

DECEMBER 12, 2016



-110-003
Y OWNER, LLC
PLAZA #1325
CO, CA 94111
McCOSKER

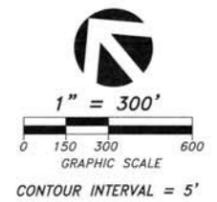
POTENTIAL TRAIL ON
EXISTING RANCH ROAD
FOR CONNECTION TO
HUCKLEBERRY BOTANIC
REGIONAL PRESERVE AND
ROBERT SIBLEY REGIONAL
VOLCANIC PRESERVE

APN 257-170-012
O.G. PROPERTY OWNER, LLC

APN 257-170-011
EAST BAY MUNICIPAL UTILITY DISTRICT
P.O. BOX 24055

APN 257-170-004
EAST BAY MUNICIPAL UTILITY DISTRICT

APN 257-220-006
EAST BAY MUNICIPAL UTILITY DISTRICT
P.O. BOX 24055
OAKLAND, CA 94623



LEGEND

	EXISTING EBRPD LAFAYETTE/MORAGA REGIONAL TRAIL (FOR HIKING BICYCLING AND EQUESTRIAN USE)		POTENTIAL TRAIL TO EAST BAY REGIONAL PARKS
	PROPOSED 10' WIDE PAVED EXTENSION OF LAFAYETTE/MORAGA REGIONAL TRAIL		EXISTING EBMUD REGIONAL TRAILS (PERMIT REQUIRED- NO BIKES)
	PROPOSED 6' WIDE TRAIL		EXISTING VALLE VISTA EBMUD TRAIL STAGING AREA
	PROPOSED 20' WIDE PAVED MULTI-USE EVA ACCESS TRAIL		PROPOSED VEHICULAR CIRCULATION

NOTE: FOR STREET AND TRAIL SECTIONS & ELEVATIONS SEE CDP SHEETS 18 AND 19.

TO REDWOOD REGIONAL PARK

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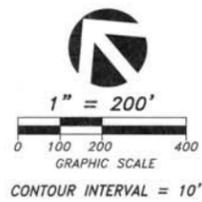
CDP
20
OF 22

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

PRELIMINARY STORMWATER CONTROL PLAN

DECEMBER 12, 2016



LEGEND	
	IMPERVIOUS AREAS DRAINING TO IMP
	BIORETENTION AREA (IMP)
	PERVIOUS AREAS DRAINING TO IMP
	INDICATES DMA (DRAINAGE MANAGEMENT AREA)

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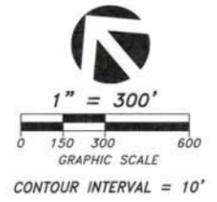
CDP
21
OF 22

INDIAN VALLEY

TOWN OF MORAGA, CALIFORNIA

PRELIMINARY PHASING PLAN

DECEMBER 12, 2016



PHASING NOTE

ALL GRADING AND SITE IMPROVEMENTS SHALL BE COMPLETED IN ONE (1) PHASE. HOUSES WILL BE CONSTRUCTED IN FIVE (5) PHASES OR A COMBINATION THEREOF DEPENDING ON MARKET CONDITIONS.

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CDP
22
OF 22