

Tri-Valley Conservancy

Preserving Land for Future Generations



November 1, 2013

Ms. Jana Weldon
Alameda County
224 West Winton Avenue, Rm. 111
Hayward, CA 94544

Board of Directors
Mary Roberts, Chair
Matt Ford, Vice Chair
Jeff Williams, Secretary
Michael Fredrich, *Treasurer*
Ryan Callahan
Connie Campbell
Jeff Cranor
Arthur Jeannet
Melody O'Shea
Norm Petermeier
Christopher Schlies
Clay Widmayer

Executive Director
Laura Mercier

RE: Beyer Ranch Plans: APN 099A-1610-1-9

Dear Ms. Weldon:

Tri-Valley Conservancy (TVC) staff reviewed the Beyer Ranch site plan and spot elevation drawings on the proposed winery related development named Beyer Ranch.

After reviewing the plans and the recorded Conservation Easement, dated April 20, 2001 Recorded series: 2001136814 that the proposed plans are permitted as stated in Exhibit D "Permitted Activities and Uses": *to construct additional improvements... provided that all such improvements (a) located within one or more (but no more than 13) building site envelopes; not to exceed in the aggregate 26 acres of the property...*

Note: Mr. Callahan and I have discussed and agreed the current conservation easement will be required to be amended to include the legal descriptions of the building envelopes. In addition, monuments must be installed to document the boundaries of the new building envelopes once construction is completed. TVC will be required to visit the properties and verify each of the building envelopes and monuments when appropriate prior to occupancy. If you have any questions, please contact me (925-449-8706).

Sincerely,

A handwritten signature in cursive script that reads "Laura Mercier".

Laura Mercier
Executive Director

Cc: Mike Callahan

CRANE RIDGE MUTUAL WATER COMPANY

5565 TESLA ROAD
LIVERMORE, CA 94550
925-456-2300

12/19/2013

Jana Weldon
Alameda County Planning Department
224 W. Winton Ave Room 111
Hayward, CA 94544

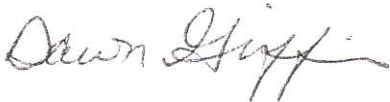
Re Beyer Ranch APN#99A-1610-001-09
Tentative Map # 8156

This letter is to confirm that Wentz Bros, as a member in good standing with Crane Ridge Mutual Water Company, has the capacity and is entitled to transfer 120 gal/min of its existing allocation to the Beyer Ranch property.

Crane Ridge Mutual Water Company has sufficient capacity to provide the water needed for this project. No new capacity would be needed or created.

Please let me know if you have any questions.

Sincerely,

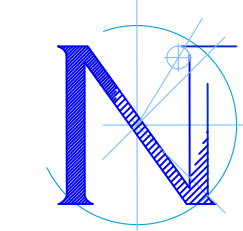
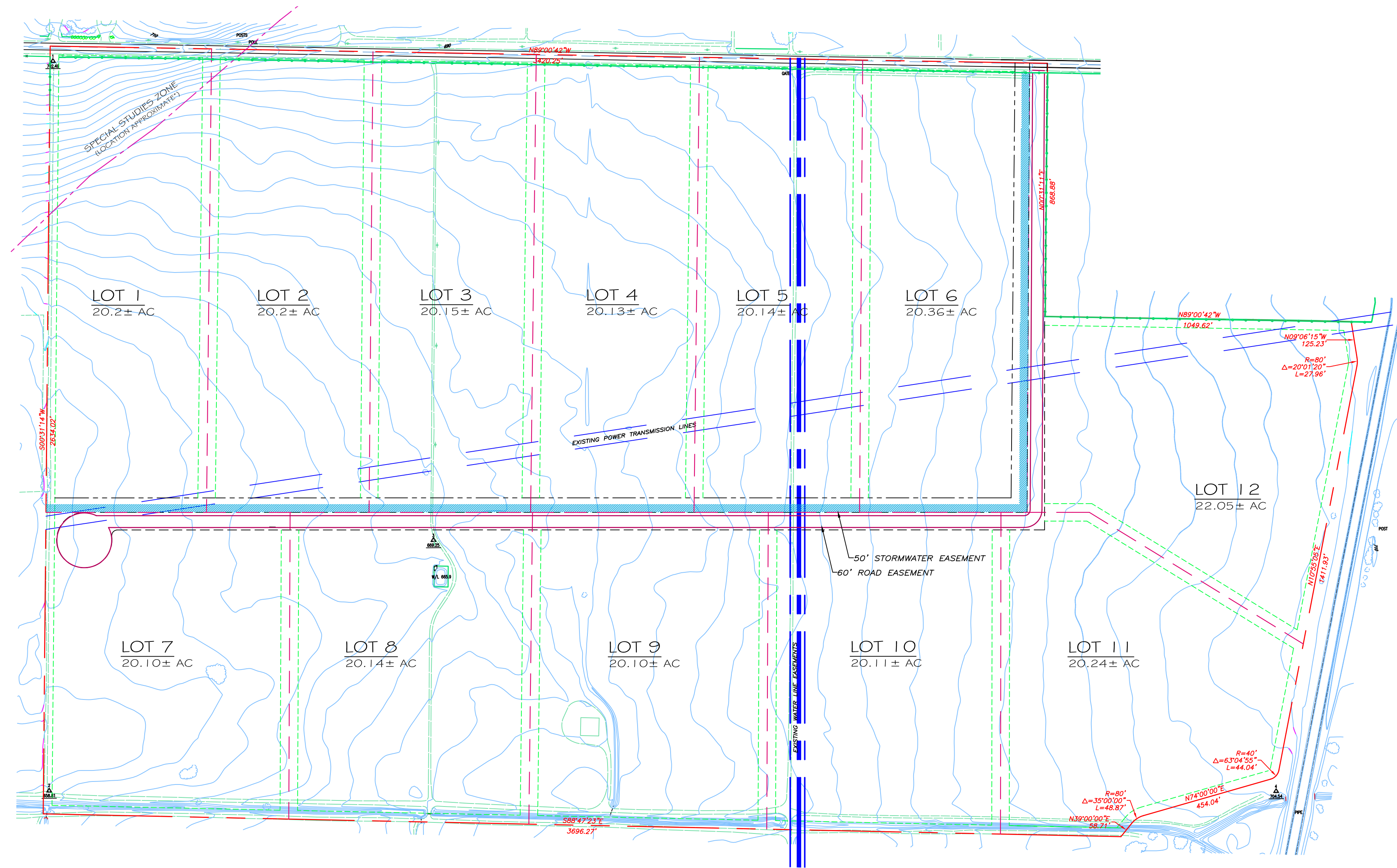


Dawn Griffin
Chief Financial Officer

TENTATIVE SUBDIVISION TRACT MAP

BEYER RANCH SUBDIVISION

PRELIMINARY STORMWATER MANAGEMENT



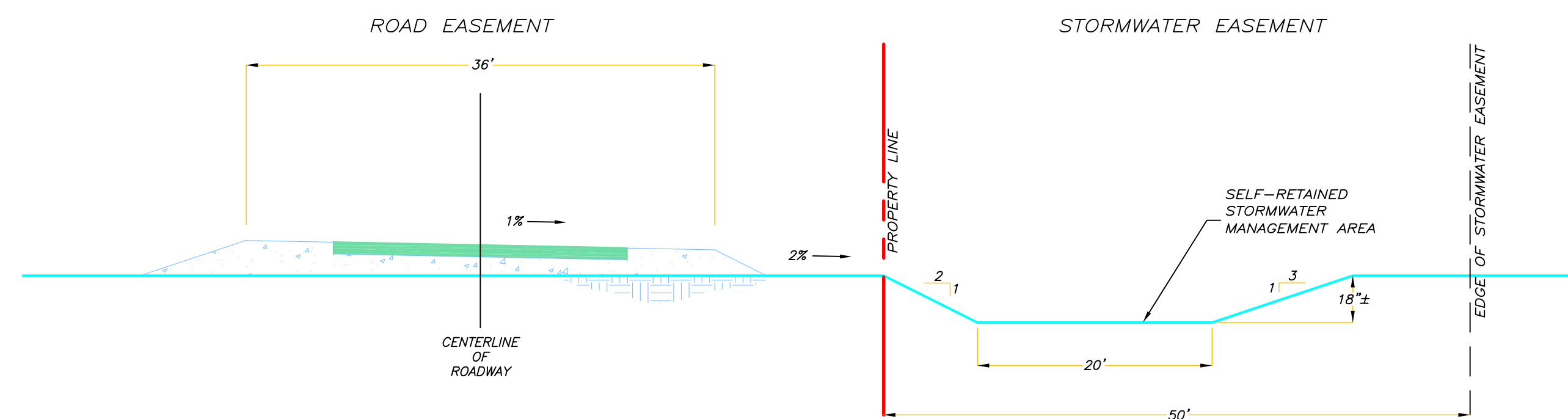
1" = 250'
C.I. = 2'

LEGEND

AREA OF STORMWATER MANAGEMENT (PRELIMINARY)

NOTES

Stormwater Management (Rural Residential Road)	
Roadway Length:	4720 in. ft.
Width:	
Travel Lane:	12 ft.
Shoulder:	6 ft.
Total Roadway Width:	36 ft.
Impervious Area:	169920 sq. ft.
Turn-Around:	
Radius:	90 ft.
Area:	25447 sq. ft.
Total Impervious Area of Roadway:	195367 sq. ft. 4.49 ac.
Self-retaining Stormwater Area	
Length:	4810 in. ft.
Width:	25 ft.
Easement Width:	50 ft.
Effective Retention/Infiltration Area:	120250 sq. ft. 2.76 ac.
Ratio to Impervious Area:	1.62:1
Allowable Ratio Per C.3. Guidelines:	2:1



1 STORMWATER MANAGEMENT SECTION
NOT TO SCALE

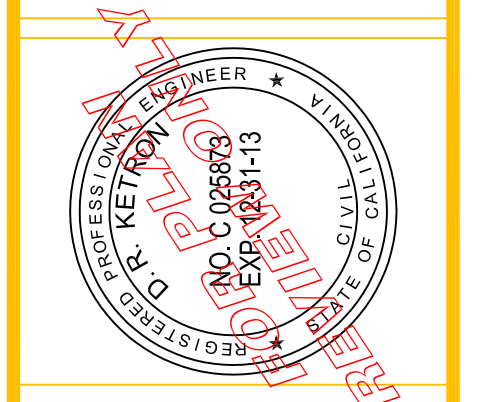
GENERAL NOTES:

- THIS SHEET REPRESENTS A PRELIMINARY PLAN FOR THE MANAGEMENT OF STORMWATER ASSOCIATED WITH THE PROPOSED SUBDIVISION ROAD. COMPLETE PLANS MEETING THE REQUIREMENTS OF THE STATE OF CALIFORNIA AND THE COUNTY OF ALAMEDA WILL BE PREPARED AS PART OF THE SUBDIVISION IMPROVEMENT PLAN.
- IT IS ANTICIPATED THAT ALL RUN-OFF FROM THE PROPOSED SUBDIVISION ROAD WILL BE MITIGATED BY SELF-CONTAINED MANAGEMENT AREAS.
- STORMWATER MANAGEMENT FEATURES HAVE BEEN SIZED PER THE C.3. STORMWATER TECHNICAL GUIDANCE HANDBOOK (VER. 3.1).
- DIMENSIONS OF STORMWATER MANAGEMENT FEATURES SHOWN IN THIS PLAN ARE PRELIMINARY IN NATURE AND MAY CHANGE IN FUTURE PLANS.
- STORMWATER RUN-OFF FROM INDIVIDUAL PARCELS CREATED BY THIS MAP WILL BE MITIGATED VIA ONSITE SELF-CONTAINED MANAGEMENT AREAS, OR EQUIV. COMPLETE PLANS FOR STORMWATER RUN-OFF FROM INDIVIDUAL PARCELS WILL BE DEVELOPED AS PART OF THE DEVELOPMENT PLAN OF THE INDIVIDUAL PARCEL.

PRELIMINARY STORMWATER MANAGEMENT
 ALAMEDA COUNTY APN: 099A-1610-001-09
 6741 TESLA ROAD
 LIVERMORE, CA

JOB # : 130055
 DATE : 07/26/13
 DRAWN : JF
 DESIGNED : DRK
 REV 1 : 0
 REV 2 : 0

PREPARED FOR:
 Callahan Properties
 283 Wright Bros. Drive
 Livermore, CA 94550
 925-294-8307

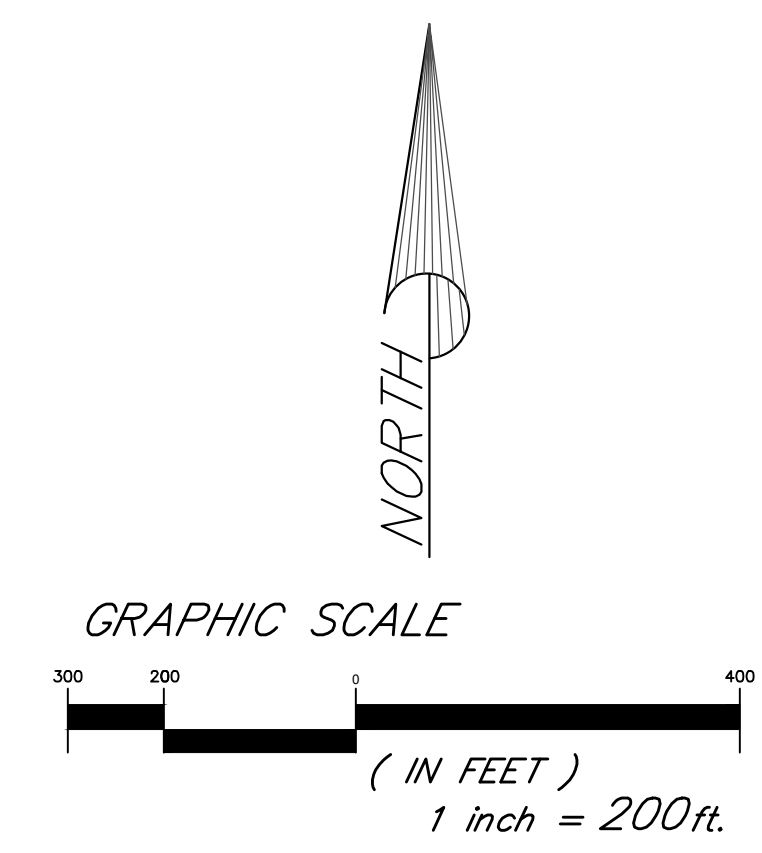
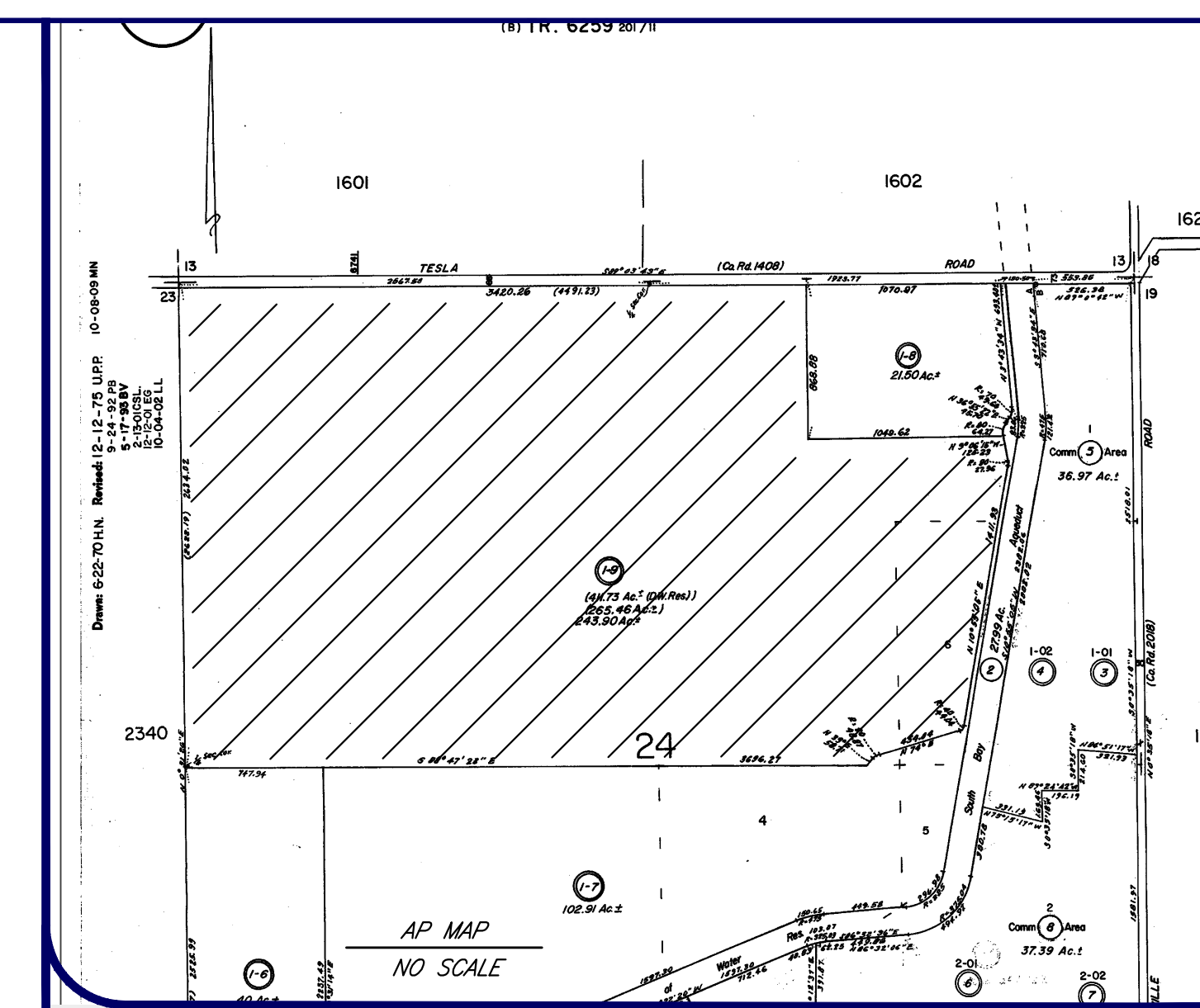
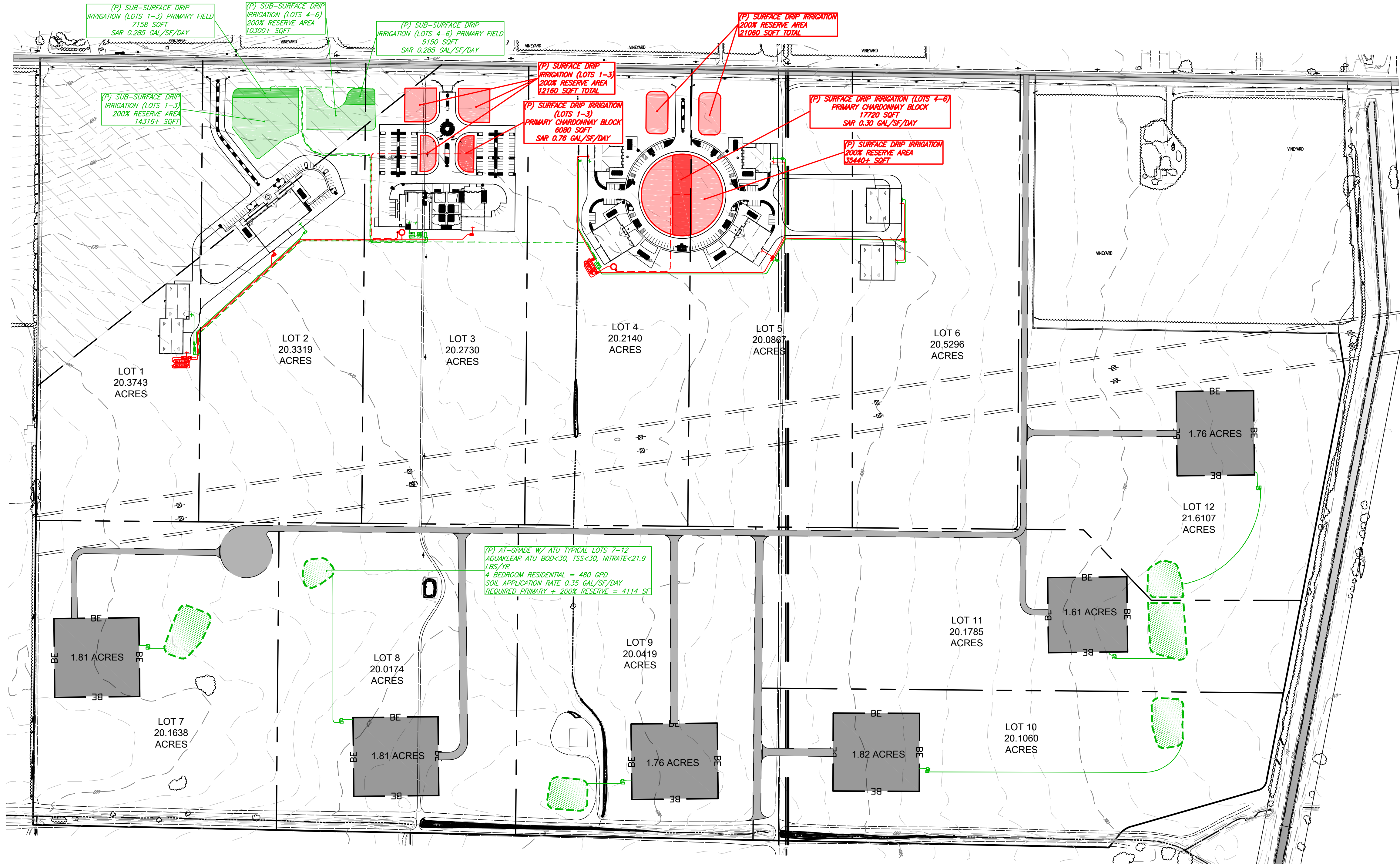


SJB CONSULTING GROUP
 APPLIED WASTEWATER SOLUTIONS, INC.
 SEPTIC SYSTEM DESIGN
 LAND DEVELOPMENT
 WASTEWATER
 ENVIRONMENTAL
 POST OFFICE BOX 1137
 JACKSON, CA 95642
 209.223.0201
 209.223.4151 (FAX)

BEYER RANCH SUBDIVISION

CONCEPT ONSITE WASTEWATER DISPOSAL SYTEMS

6741 TESLA ROAD, LIVERMORE, CALIFORNIA

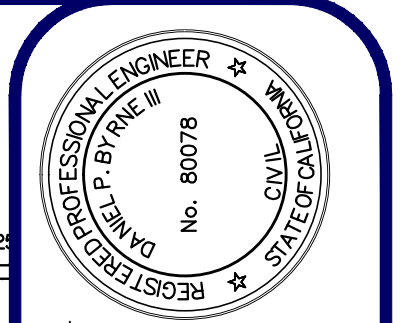


LOT 1 (COMMERCIAL) CUSTOM CRUSH FACILITIES (A, B) PEAK DOMESTIC DAILY FLOW 60 GPD PEAK PROCESS WASTE FLOW 2142 GPD SERVED BY: SHARED DOMESTIC WASTEWATER SYSTEM SHARED WINERY PROCESS WASTEWATER SYSTEM	LOT 2 (COMMERCIAL) WINERY & TASTING ROOM PEAK DOMESTIC DAILY FLOW 585 GPD PEAK PROCESS WASTE FLOW 1587 GPD SERVED BY: SHARED DOMESTIC WASTEWATER SYSTEM SHARED WINERY PROCESS WASTEWATER SYSTEM	LOT 3 (COMMERCIAL) WINERY & HOSPITALITY CENTER PEAK DOMESTIC DAILY FLOW 1395 GPD PEAK PROCESS WASTE FLOW 893 GPD SERVED BY: SHARED DOMESTIC WASTEWATER SYSTEM SHARED WINERY PROCESS WASTEWATER SYSTEM
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LOT 4 (COMMERCIAL) WINERIES PEAK DOMESTIC DAILY FLOW 704 GPD PEAK PROCESS WASTE FLOW 1586.67 GPD SERVED BY: SHARED DOMESTIC WASTEWATER SYSTEM SHARED WINERY PROCESS WASTEWATER SYSTEM	LOT 5 (COMMERCIAL) WINERIES PEAK DOMESTIC DAILY FLOW 704 GPD PEAK PROCESS WASTE FLOW 1586.67 GPD SERVED BY: SHARED DOMESTIC WASTEWATER SYSTEM SHARED WINERY PROCESS WASTEWATER SYSTEM	LOT 6 (COMMERCIAL) CUSTOM CRUSH FACILITIES (A, B) PEAK DOMESTIC DAILY FLOW 60 GPD PEAK PROCESS WASTE FLOW 2142 GPD SERVED BY: SHARED DOMESTIC WASTEWATER SYSTEM SHARED WINERY PROCESS WASTEWATER SYSTEM
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LOTS 7 - 12 (RESIDENTIAL) 4 BEDROOM RESIDENCE PER LOT RESIDENTIAL DAILY FLOW 480 GPD SERVED BY: INDIVIDUAL RESIDENTIAL ONSITE WASTEWATER SYSTEM	PEAK DAILY FLOW TOTALS PEAK COMMERCIAL WINERY PROCESS WASTE, LOTS 1-6 DISCHARGE TO SHARED WINERY PROCESS WASTE WATER SYSTEM 9936.5 GPD PEAK COMMERCIAL DOMESTIC WASTE, LOTS 1-6 DISCHARGE TO SHARED DOMESTIC WASTEWATER SYSTEM 3508 GPD RESIDENTIAL DOMESTIC WASTE, LOTS 7-12 TO INDIVIDUAL OWTs (480 PER LOT) 2880 GPD TOTAL PEAK DAILY DISCHARGE = 16324.5 GPD TOTAL DEVELOPMENT SIZE = 244 ACRES
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TOTAL PROJECTED NITRATE LOADING FROM ONSITE SEWAGE DISPOSAL PER YEAR = 330 LBS.
TOTAL ALLOWABLE BASED ON PARCEL SIZE = 816LBS.



THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF MICHAEL CALLAHAN IN JUNE, 2016

PRELIMINARY

DRN: JUG DB3 DB3
CHK: DB3 DB3
DATE: 02/27/17
JOB #: 2385 R.C.E. 80078

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION

www.hoganis.com
TEL (707) 544-2104
FAX (707) 522-2105

WASTEWATER DISPOSAL CONCEPT SITE PLAN

APN: 099A-1610-001-09
1702 4TH STREET
SANTA ROSA, CA 95404

6741 TESLA RD
LIVERMORE, CALIFORNIA