CITY OF PITTSBURG
AGENDA

FEBRUARY 18, 2025

CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA

SPECIAL MEETING
PLANNING COMMISSION INTERVIEWS
5:30 P.M.

CLOSED SESSION
6:00 P.M.

REGULAR MEETING
7:00 P.M.

CITY COUNCIL
PITTSBURG ARTS AND COMMUNITY FOUNDATION
PITTSBURG POWER COMPANY
SOUTHWEST PITTSBURG GEOLOGIC HAZARD ABATEMENT DISTRICT II
SUCCESSOR AGENCY

PRESIDING

Jelani Killings, Mayor/Chair
Dionne Adams, Vice-Mayor/Chair
Angelica Lopez, Council Member/Board Member
Juan Antonio Banales, Council Member/Board Member
Arlene Kobata, Council Member/Board Member

FOR HOUSING AUTHORITY:
S.L. Floyd, Housing Authority Member
Annie Hill Herring, Housing Authority Member

Pittsburg City Council regular meetings are held the first and third Mondays of each month at 7:00 p.m. The Housing Authority meets in conjunction with the City Council on the third Monday of each month. The Pittsburg City Council meets regularly in the Council Chamber at 65 Civic Avenue, unless otherwise noted above. The City Council also sits as the Board of Directors of several other City agencies. The stipends for all agency members conform to state statutes governing compensation amounts. All other Agencies meet on an as needed basis and will be listed above if applicable. Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except from noon to 1:00 p.m. and City holidays). The agenda and reports are also located on the City's website at www.pittsburgca.gov. Additionally, if any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports and documents will also be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

5:30 PM - SPECIAL MEETING FOR PLANNING COMMISSION INTERVIEWS

1. Planning Commission Interviews

AUDIENCE REMARKS

The Audience Remarks period is for the public to comment on any items scheduled to be heard during the Closed Session portion of the meeting, if applicable.

6:00 PM - CONVENE IN CLOSED SESSION

2. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Section 54957.6:
City designated representatives: Garrett Evans, Maria Aliotti, Jennifer Brizel, Jordan Davis
Employee organizations: American Federation of State, County, and Municipal Employees Local 512 Management/Professional/Confidential Unit and Miscellaneous A Unit; Pittsburg Police Officers' Association; Pittsburg Police Managers Group; Teamsters Local 856; and International Brotherhood of Electrical Workers Local 1295

Unrepresented employees: Management Group; Senior Executive Team

7:00 PM - CONVENE IN OPEN SESSION FOR REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

3. Inspire Pittsburg - Pittsburg High School Varsity Football Team

4. Inspire Pittsburg - Ronald McDowell

CITY MANAGER REPORTS/REMARKS

The City Manager may make brief announcements or informal comments at this time and brief the Council on items of interest. (No Action Required)

PUBLIC COMMENTS

Members of the audience who wish to address the City Council or Agency Boards on issues that are not scheduled for the agenda and on any items listed as part of the Consent Calendar should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. (No Action Required)

COMMITTEE REPORTS

Council Members may make a report on their committee assignments at this time. (see attached list of adhoc committees and other public agencies in which Council members participate). (No Action Required)

CONFLICT OF INTEREST STATEMENT

City Council/Agency Members may make any conflict of interest declarations pertaining to Consent Calendar items at this time.

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR

5. Minutes of January 6, 2025, January 13, 2025 and January 21, 2025

6. Receive and File the Treasurer's Report for the Quarter Ending December 31, 2024

   Attached is the Treasurer's Report for the fiscal quarter ending December 31, 2024. The report includes the combined detailed information of the City and the Successor Agency's (Agency) investments, which are compliant with the City's and Agency's Investment Policies.

7. Adoption of a City Council Resolution to Establish the Fiscal Year 2025/26 Annual Stormwater Utility Area Fee

   Each year, the City Council establishes the amount of the Stormwater Utility Area (SUA) fee paid by property owners to support drainage, maintenance, and other activities required by the federal Clean Water Act and the City's Joint Municipal Regional Permit for the National Pollutant Discharge Elimination System (NPDES) program. Staff recommends no increase be made to the current fee, presently $30.00 per Equivalent Runoff Unit (ERU). If adopted, this resolution will establish the Fiscal Year (FY) 2025/26 annual SUA at $30.00 per ERU.

8. Adoption of a City Council Resolution to Accept Fiscal Year 2022/2023 State and Local Cybersecurity Grant Program funds from the California Governor's Office of Emergency Services

   The City of Pittsburg has been selected to receive a $250,000 State and Local Cybersecurity Grant (SLCG) through the California Governor's Office of Emergency Services (Cal OES), Homeland Security and Emergency Management (HSEM) Branch to enhance the City's cybersecurity resilience.

9. Adoption of a City Council Resolution Approving the Final Map, Subdivision Improvement Agreement, and Improvement Plans for Subdivision 9554 San Marco Unit 17 Subdivision

   The Final Map, Improvement Plans, and Subdivision Improvement Agreement for Subdivision 9554, San Marco Unit 17 are prepared for approval. This Resolution will authorize the City Manager to execute the Subdivision Improvement Agreement and approve the Final Map and Improvement Plans.

10. Adoption of a City Council Resolution Approving the Final Map, Subdivision Improvement Agreement, and Improvement Plans for Subdivision 9687 San Marco Unit 16 Subdivision

    The Final Map, Improvement Plans, and Subdivision Improvement Agreement for Subdivision 9687, San Marco Unit 16 are prepared for approval. This Resolution will authorize the City Manager to execute the Subdivision Improvement Agreement and approve the Final Map and Improvement Plans.

11. Adoption of a City Council Resolution Approving the Final Map, Subdivision Improvement Agreement, and Improvement Plans for Subdivision 9688 San Marco Unit 17 Phase 2 Subdivision

    The Final Map, Improvement Plans, and Subdivision Improvement Agreement for Subdivision 9688, San Marco Unit 17 Phase 2 are prepared for approval. This Resolution will authorize the City Manager to execute the Subdivision Improvement Agreement and approve the Final Map and Improvement Plans.

12. Adoption of a City Council Resolution Authorizing Reimbursement of CFD 2009-01 (San Marco) Assessment Collection Fees to Developer for Construction of Public Capital Facilities

    The City established Community Facilities District ("CFD") 2009-01 (San Marco) to fund the acquisition and construction of certain public improvements built by West Coast Home Builders, Inc., SEECON Financial Construction, Inc., and San Marco Properties, LLC ("Developer") on behalf of the City. The Developer submitted eligible expenses in the amount of $6,695,799, and City issued two reimbursements leaving a balance due of $3,400,573. The proposed resolution would authorize an additional reimbursement from Fund 720 CFD 2009-01 in the amount of $ 1,750,000 to Developer and $26,250 to City for administrative expenses.

13. Adoption of a City Council Resolution to Authorize Allocation of U.S. Department of Justice – Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant (JAG)

    The Pittsburg Police Department has submitted a preliminary application to the U.S. Department of Justice for funding under the Edward J. Byrne Memorial Justice Assistance Grant (JAG) Program in the amount of $31,961.26

PUBLIC HEARING

14. Adoption of a City Council Resolution Adopting an Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP); Introduction and Waive First Reading of an Ordinance Amending the Zoning Map to Establish a Limited Overlay District; and Adoption of a Resolution Approving Use Permit, Design Review, and Sign Exception Applications for Quick Quack Car Wash AP-24-0004 (RZ, UP, DR, and SE)

    This is a public hearing on a request for City Council to: 1) adopt an Initial Study

and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP; 2) an amendment to the Zoning Map to establish a Community Commercial District with a Limited Overlay (CC-O); and 3) approval of a use permit, design review, and sign exception for the Quick Quack Car Wash located approximately 700' east of the intersection of Loveridge Road and North Park Boulevard. Assessor's Parcel No. 088-151-047.

On January 28, 2025, the Planning Commission adopted Resolution No. 10265 recommending approval of the project in its entirety.

15. Public Hearing on an Appeal of the Planning Commission's Approval of Design Review and Variance Application to Construct a 40-foot-tall 'Mono-Eucalyptus' Telecommunications Facility at Assessor's Parcel No. 094-030-004 for "AT&T Wireless Facility," AP-24-0026 (DR, VA)

On September 24, 2024, the Planning Commission approved Planning Application No. AP-24-0026, filed by Jared Kearsley of 51 Wireless, LLC, requesting approval of Design Review and Variance applications for: 1) construction of a new, 40-foot-tall faux 'Mono-Eucalyptus' Telecommunications Facility; and 2) a variance from the required maximum height standards in the Single Family Residential, 6,000 Square Foot Lot Minimum (RS-6) Zoning District.

On October 4, 2024, Gregory Osorio filed an appeal of the Planning Commission's determination to approve the proposed project, pursuant to Pittsburg Municipal Code (PMC) Section 18.18.060.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

Council Members may request items to be considered for future agendas. An item will only be brought forward with a majority vote and will appear on a future agenda with staff recommendations for further Council consideration.

COUNCIL MEMBER REMARKS

Council Members may make brief announcements or informal comments at this time. (No Action Required)

ADJOURNMENT TO MARCH 3, 2025

NOTICE TO PUBLIC

GENERAL INFORMATION

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SPEAKER'S CARD

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PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled residents. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Council meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at (925) 252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

DISRUPTIVE CONDUCT

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and electronic devices, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

LIVE MEDIA BROADCASTING ADVISEMENT

City Council meetings are webcast live on the City's website at www.pittsburgca.gov on the Agendas and Live Meetings page. Past meetings and approved minutes are also archived on that webpage. Watch the live meeting via the City's webcast (www.pittsburgca.gov - Agendas and Live Meetings), on Comcast Channel 24 Delta TV, AT&T U-Verse Channel 99 Delta TV. Contact the City Clerk's office at (925) 252-4850 for more information

City Council Agency/Liaison/Subcommittee Assignments as of February 7, 2025

OUTSIDE AGENCY BOARDS	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
ABAG	Dionne Adams / Jelani Killings Alternate	Standing	Annual		G. Evans
Delta Diablo*	Juan Banales / Jelani Killings Alternate	Standing	2nd Wednesday	4:30 PM	J. Samuelson
East Co. Co. County Habitat Conservancy	Angelica Lopez / Juan Banales Alternate	Standing	4th Monday Bi-Monthly	2:00 PM	J. Davis
East County Water Management	Juan Banales / Jelani Killings Alternate	Standing	Bi-Annual	1:00 PM	J. Samuelson
MCE Clean Energy Board	Arlene Kobata / Angelica Lopez Alternate	Standing	3rd Thursday	6:30 PM	D. Buchanan
TRANSPLAN / ECCRFFA	Juan Banales / Dionne Adams Alternate	Standing	2nd Thursday	6:30 PM	J. Samuelson
Tri-Delta Transit (2 reps)**	Angelica Lopez & Dionne Adams / Jelani Killings Alternate	Standing	4th Wednesday	4:00 PM	J. Samuelson

LIAISON TO	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
East Bay League of California Cities	Jelani Killings / Dionne Adams Alternate	Standing	3rd Thursday		G. Evans
Green Empowerment Zone	Dionne Adams/ Jelani Killings Alternate	Standing	3rd Friday Bi-monthly	9:30 AM	J. Davis
Los Medanos Health Advisory Committee	Angelica Lopez & Jelani Killings	Ad Hoc	As needed		M. Aliotti
Mayor's Conference	Jelani Killings / Dionne Adams Alternate	Standing	1st Thursday	6:30 PM	G. Evans
Pittsburg Police Activities League (PAL)	Arlene Kobata & Angelica Lopez / Dionne Adams Alternate	Standing	Monthly		S. Albanese
School Districts Committee (2x2)	Jelani Killings & Angelica Lopez / Juan Banales Alternate	Standing	Quarterly		M. Aliotti

SUBCOMMITTEES	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
Budget Sustainability	Juan Banales & Jelani Killings	Ad Hoc	As needed		G. Evans
Community and Economic Development	Jelani Killings & Dionne Adams / Angelica Lopez Alternate	Standing	2nd Wednesday	5:30 PM	J. Davis
Facilities Rental and Usage	Jelani Killings & Dionne Adams	Ad Hoc	As needed		G. Evans
Finance Management	Juan Banales & Jelani Killings / Dionne Adams Alternate	Standing	3rd Friday	5:00 PM	P. Rodrigues
Government Performance	Juan Banales & Jelani Killings	Ad Hoc	4th Friday	4:00 PM	J. Brizel
Infrastructure and Transportation	Juan Banales & Dionne Adams / Angelica Lopez Alternate	Standing	4th Thursday	5:30 PM	J. Samuelson
Life Enrichment	Dionne Adams & Angelica Lopez / Arlene Kobata Alternate	Standing	3rd Wednesday	5:30 PM	K. Simonton
Pittsburg Arts and Community Foundation	Angelica Lopez & Jelani Killings	Standing	As needed		K. Simonton
Public Safety	Arlene Kobata & Angelica Lopez / Jelani Killings Alternate	Standing	1st Wednesday	5:30 PM	S. Albanese
Tobacco, Cannabis, Alcohol Policy Review	Arlene Kobata & Jelani Killings	Ad Hoc	As needed		G. Evans

*Stipend of $170 per month
** Stipend of $100 per month

Entry #: 8 - Planning Commission (Age 18+) **Status:** Submitted **Submitted:** 1/31/2025 9:56 PM

Overview

The Planning Commission conducts public meetings related to specified aspects of the physical development of the City. In particular, it holds hearings on the review of subdivisions and use permits, including conditions for approval. It also reviews architectural, landscaping and site plans for development projects, and makes recommendations to the City Council on rezoning applications, and amendments to the City's General Plan, Zoning and Sign Ordinances.

Meetings

Meetings are generally on the 2nd and 4th Tuesday of each month, at 7:00 pm in the Council Chambers (3rd Floor) at Pittsburg City Hall, 65 Civic Avenue.

Applications are due 2/5/25 at 5 pm

Interviews tentatively scheduled for the evening of 2/18/25

Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

Nicole Arrington

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Privacy Information

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

Map reading including terrain and I have a keen eye

Why are you interested in serving on this commission?

I want to continue making a positive impact on this great city

Please list and briefly describe any other community activities or organizations in which you participate.

East County Voices(ECV) we are partnered with People Who Care(PWC) working with the youth Anything I'm needed for from Pittsburg Residents I stand on their behalf ... Reimagine Antioch

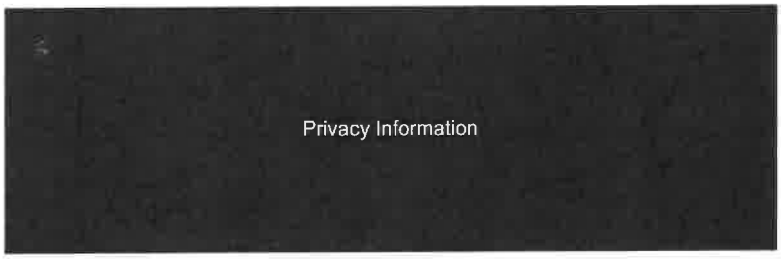
Are you avilable for evening meetings?

Yes

Are you available for daytime meetings?

Yes

Applicant Signature



Date

1/31/2025

Entry #: 7 - Planning Commission (Age 18+) **Status:** Submitted **Submitted:** 1/30/2025 2:59 PM

Overview

The Planning Commission conducts public meetings related to specified aspects of the physical development of the City. In particular, it holds hearings on the review of subdivisions and use permits, including conditions for approval. It also reviews architectural, landscaping and site plans for development projects, and makes recommendations to the City Council on rezoning applications, and amendments to the City's General Plan, Zoning and Sign Ordinances.

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Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

Stephanie Burton

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

I am a Real Estate Broker with extensive knowledge of development. I have been in Real Estate for 15 years.

Why are you interested in serving on this commission?

I was born and raised in Pittsburg Ca, and would love to serve on this committee by providing great insight and knowledge on the zoning and development of the City I know and love.

Please list and briefly describe any other community activities or organizations in which you participate.

I am on the Board of Directors for C.A.R.E.B.
California Association of Real Estate Brokers

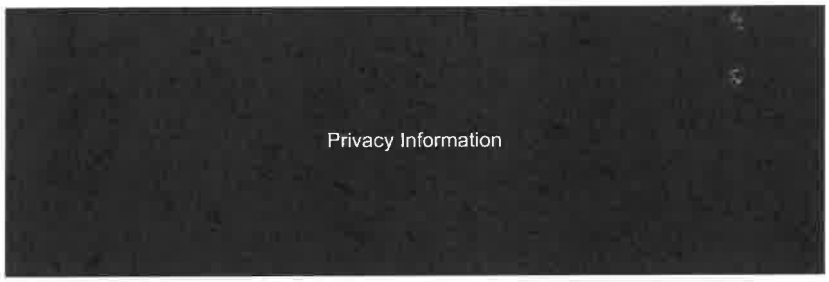
Are you avilable for evening meetings?

Yes

Are you available for daytime meetings?

Yes

Applicant Signature



Date

1/30/2025

Entry #: 5 - Planning Commission (Age 18+) **Status:** Submitted **Submitted:** 1/27/2025 3:07 PM

Overview

The Planning Commission conducts public meetings related to specified aspects of the physical development of the City. In particular, it holds hearings on the review of subdivisions and use permits, including conditions for approval. It also reviews architectural, landscaping and site plans for development projects, and makes recommendations to the City Council on rezoning applications, and amendments to the City's General Plan, Zoning and Sign Ordinances.

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Applications are due 2/5/25 at 5 pm

Interviews tentatively scheduled for the evening of 2/18/25

Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

Iztaccuauhtli Hector Gonzalez

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Privacy Information

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

I have deep roots in Contra Costa County, having attended elementary, junior high, and high school in the area, which allowed me to witness firsthand its growth and development over the years. My educational journey includes studying abroad in Mexico City and earning a Bachelor of Arts in History from Cal Poly San Luis Obispo. During my first two years at Cal Poly, I was enrolled in the Aeronautical Engineering Department, completing advanced coursework in Calculus (I-IV), Physics (I-III), Statics, and Fortran programming—skills that developed my analytical thinking and problem-solving abilities.

Professionally, I bring over 25 years of experience as a small business owner and community leader. In 1999, I established and continue to manage an Insurance and Financial Services Agency that helps clients protect their income and assets while offering financial products to grow their wealth. Additionally, in 2006, I founded Anahuak Realty and Loans, headquartered in Pittsburg, CA. Through this business, we have helped hundreds of community members secure loans and housing in Pittsburg and its surrounding areas.

My professional background also includes teaching experience as a substitute and World History teacher at Pittsburg Unified School District and West Contra Costa County Unified School District. These roles helped me develop a strong ability to communicate complex ideas effectively and foster collaborative relationships.

My expertise spans across insurance, bonds, bookkeeping, and budgeting—skills that align well with the Planning Commission's work in assessing economic and community development projects. As a lifelong learner, I actively seek innovative solutions to address prominent community issues, transforming challenges into opportunities that enhance our city's development.

With a deep commitment to Pittsburg's growth and a proven track record of service to the community, I believe my diverse background uniquely positions me to contribute valuable insights to the Planning Commission.

Why are you interested in serving on this commission?

Why I Am Interested in Serving on This Commission

I am deeply passionate about contributing to Pittsburg's growth and development, ensuring that it remains a beautiful, vibrant, and welcoming city for all residents. Serving on the Planning Commission provides a unique opportunity to bring my expertise and commitment to key areas that impact our community: housing, economic development, public safety, education, and cultural preservation.

Housing
As a Real Estate Agent and Home Loan Broker, I have direct experience working with current and prospective residents who want to rent or buy homes in Pittsburg. I hear their concerns daily about the rising cost of housing and understand the barriers they face in accessing affordable options. I bring my expertise in housing and lending to collaborate with the City Council, City Manager, and city employees in exploring innovative solutions to expand our housing supply. My focus is on ensuring that new developments are thoughtfully planned and aligned with Pittsburg's long-term vision. Additionally, I look forward to working with neighboring cities in East County to create regional strategies for affordable and sustainable housing.

Economic Development
A thriving local economy is vital for a strong community. I am eager to support programs that promote economic growth by encouraging both new and existing businesses to create sustainable jobs for our residents. I will work to champion innovative policies that enhance Pittsburg's economic vibrancy, such as incentivizing business investment, attracting diverse industries, and fostering entrepreneurship. By collaborating with the City Council and City Manager, I aim to strengthen Pittsburg's top revenue sources and ensure that economic development projects are equitable and beneficial for all.

Public Safety
Public safety is a cornerstone of any successful community. I am committed to supporting our police officers and firefighters to ensure Pittsburg remains a safe place for families and businesses. This includes advocating for adequate resources to address criminal activity and providing ongoing training to ensure our police officers can effectively protect and serve.

Education and Culture
Beyond housing and economic development, I am passionate about enhancing educational opportunities and celebrating Pittsburg's rich history and culture. I want to work with local schools, libraries, and community colleges to support literacy programs that empower our residents and help them succeed. Additionally, I believe promoting Pittsburg's history and cultural diversity will strengthen community pride and attract visitors to our city.

By serving on the Planning Commission, I hope to bring my decades of experience, innovative ideas, and unwavering dedication to making Pittsburg a better place for all who call it home. Together, we can address our challenges, embrace opportunities, and shape a future that reflects the values and aspirations of our community.

Please list and briefly describe any other community activities or organizations in which you participate.

Community Activities and Organizations

I am proud to actively contribute to my community through the following organizations:

Pittsburg Rotary Club
As a committed member of the Pittsburg Rotary Club, I have been actively involved in service projects that benefit our local community. I am honored to serve as the President-Elect for the term beginning July 2025 through July 2027. Rotary's mission to foster goodwill and create positive change aligns closely with my personal values of community service and collaboration.

United Latino Voices of Contra Costa County (ULVCCC)
I serve as the Treasurer for United Latino Voices, a grassroots organization dedicated to improving health, education, and economic outcomes for Contra Costa County's Latino community. Through advocacy, leadership development, and partnerships with elected officials, public/private agencies, and community-based organizations, ULVCCC works to address disparities and empower Latinos throughout the county.

These roles allow me to stay deeply connected to the community and work collaboratively to address challenges, create opportunities, and promote equity and inclusion.

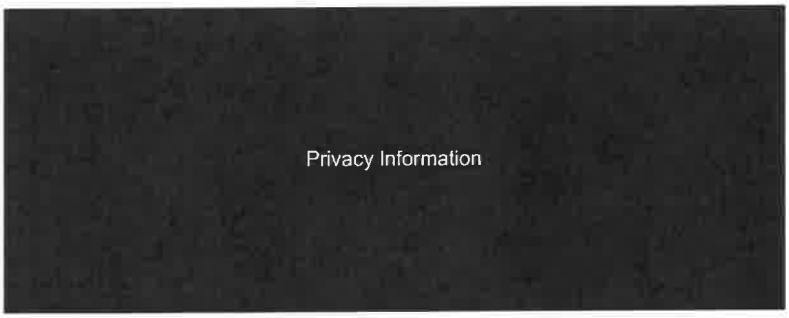
Are you avilable for evening meetings?

Yes

Are you available for daytime meetings?

Yes

Applicant Signature



Date

1/27/2025

Entry #: 9 - Planning Commission (Age 18+) **Status:** Submitted **Submitted:** 2/2/2025 5:04 PM

Overview

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Interviews tentatively scheduled for the evening of 2/18/25

Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

Rebeca Guerrero

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

Office manager at Morgan Stanley, personal assistant, and coordinator at the Red Cross.

Why are you interested in serving on this commission?

It's truly inspiring to see positive change happening through collective effort.

Please list and briefly describe any other community activities or organizations in which you participate.

+the Red Cross for over eight years.
+ Rotaract, a youth-focused subgroup of Rotary International, where I collaborated with young leaders to drive community improvement initiatives and support those in need. My contributions included organizing charity events and securing support from local businesses to assist organizations and elderly individuals in our community.

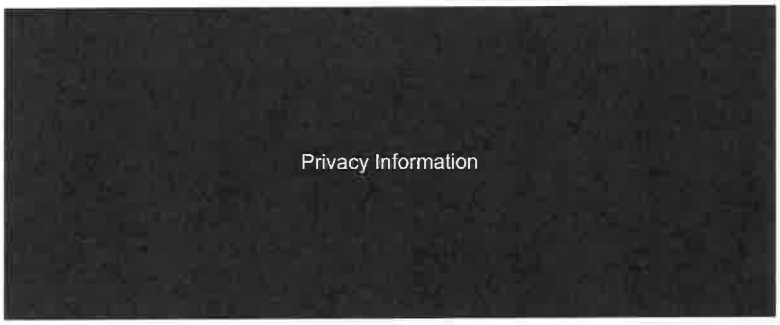
Are you avilable for evening meetings?

Yes

Are you available for daytime meetings?

Yes

Applicant Signature



Date

2/2/2025

Entry #: 2 - Planning Commission (Age 18+) **Status:** Submitted **Submitted:** 1/23/2025 1:17 AM

Overview

The Planning Commission conducts public meetings related to specified aspects of the physical development of the City. In particular, it holds hearings on the review of subdivisions and use permits, including conditions for approval. It also reviews architectural, landscaping and site plans for development projects, and makes recommendations to the City Council on rezoning applications, and amendments to the City's General Plan, Zoning and Sign Ordinances.

Meetings

Meetings are generally on the 2nd and 4th Tuesday of each month, at 7:00 pm in the Council Chambers (3rd Floor) at Pittsburg City Hall, 65 Civic Avenue.

Applications are due 2/5/25 at 5 pm

Interviews tentatively scheduled for the evening of 2/18/25

Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

Selamawit Hagos

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

Although I recently moved to Pittsburg, I bring a strong professional background and technical expertise that I believe will contribute to the success of the Planning Commission. As a Cyber Fraud Analyst, I've developed skills in critical thinking, data analysis, and decision-making, which are essential for evaluating complex issues, understanding long-term impacts, and making informed recommendations. These abilities can be applied to the planning process, helping to ensure decisions are data-driven, equitable, and aligned with the city's goals.

Additionally, I have experience collaborating with diverse teams to solve complex challenges, which will help me work effectively with other commission members, city staff, and community stakeholders. I am particularly adept at analyzing risks, identifying trends, and developing strategies, which can be valuable in addressing planning priorities such as sustainable development, infrastructure improvements, and community growth.

Moving to Pittsburg has given me a fresh perspective on its potential and opportunities. I am excited to bring my professional expertise to the table and contribute to creating a thriving, inclusive, and forward-thinking community.

Why are you interested in serving on this commission?

I recently moved to Pittsburg, and I've quickly come to appreciate the vibrant community and unique character of the city. I'm eager to contribute to its continued growth and success. Serving on the Planning Commission is an opportunity to bring fresh perspectives to the table, combining my professional skills in analysis and decision-making with my enthusiasm for building a strong, sustainable future for Pittsburg.

As a new resident, I bring an open mind and a commitment to listening and learning from longtime community members while working to ensure that planning decisions reflect the needs of all residents—new and established alike. I'm particularly interested in promoting responsible development that balances economic opportunity with preserving Pittsburg's charm and fostering a high quality of life for its citizens.

I see this as a chance not only to contribute but also to deepen my connection to a community that I'm excited to call home.

Please list and briefly describe any other community activities or organizations in which you participate.

Before moving to Pittsburg, I lived in Santa Clara, California, where I was actively involved in the community. I participated in several initiatives and organizations that focused on fostering community engagement and addressing local needs. For example:
1. Neighborhood Improvement Programs: I contributed to initiatives aimed at enhancing public spaces, such as park beautification projects and community clean-up events. These efforts taught me the importance of collaboration and environmental stewardship.
2. Youth and Education Support: I volunteered with local youth programs, assisting with mentoring and educational activities. Supporting young people and their development has always been a priority for me.
3. Community Safety Efforts: I worked alongside community groups and local agencies to raise awareness about safety issues, including organizing workshops on fraud prevention and cybersecurity.

Through these experiences, I developed a deep appreciation for the value of strong community connections and effective local governance. I'm excited to bring this same level of engagement and passion to Pittsburg, working to build a vibrant and connected community.

Are you avilable for evening meetings?

Yes

Are you available for daytime meetings?

Yes

Applicant Signature

Date

1/23/2025

Entry #: 4 - Planning Commission (Age 18+) **Status:** Submitted **Submitted:** 1/23/2025 11:33 AM

Overview

The Planning Commission conducts public meetings related to specified aspects of the physical development of the City. In particular, it holds hearings on the review of subdivisions and use permits, including conditions for approval. It also reviews architectural, landscaping and site plans for development projects, and makes recommendations to the City Council on rezoning applications, and amendments to the City's General Plan, Zoning and Sign Ordinances.

Meetings

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Applications are due 2/5/25 at 5 pm

Interviews tentatively scheduled for the evening of 2/18/25

Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

Reilly Kent

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

I have been a public servant since 2016 in the transportation field. I have worked at the Metropolitan Transportation Commission, Solano County Transit (SolTrans), and am currently employed by Caltrans. I have served as a grant writer, civil rights officer, budget analyst, and program analyst. I also possess my master's degree in public administration.

Why are you interested in serving on this commission?

I believe in investing in the people, access to opportunity, the inclusion for marginalized communities, adequate services, and the common good. I want to support smart development, green spaces, as well as physical, social, and financial health.

Please list and briefly describe any other community activities or organizations in which you participate.

Are you avilable for evening meetings?

Yes

Are you available for daytime meetings?

No

Applicant Signature

Date

1/23/2025

Entry #: 3 - Planning Commission (Age 18+) **Status:** Submitted **Submitted:** 1/23/2025 10:22 AM

Overview

The Planning Commission conducts public meetings related to specified aspects of the physical development of the City. In particular, it holds hearings on the review of subdivisions and use permits, including conditions for approval. It also reviews architectural, landscaping and site plans for development projects, and makes recommendations to the City Council on rezoning applications, and amendments to the City's General Plan, Zoning and Sign Ordinances.

Meetings

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Applications are due 2/5/25 at 5 pm

Interviews tentatively scheduled for the evening of 2/18/25

Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

Joshua Robertson

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

I am a full time permit facilitator at PG&E I also worked in the project planning department.

Why are you interested in serving on this commission?

I am very interested in this position because I want to use my expertise, experience and knowledge to help the city I live in thrive, I believe we all share common interests and that's to see Pittsburg shine once more. This is a beautiful city with rich histories that just need a little dusting and I am all in.

Please list and briefly describe any other community activities or organizations in which you participate.

I participated in earth day clean ups with the chambers of commerce, I volunteered as a youth basketball and flag football coach here in Pittsburg.

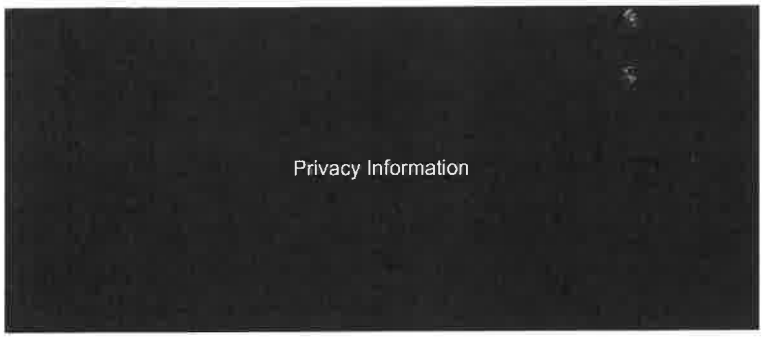
Are you avilable for evening meetings?

Yes

Are you available for daytime meetings?

Yes

Applicant Signature



Date

1/23/2025

Entry #: 6 - Planning Commission (Age 18+) **Status:** Submitted **Submitted:** 1/29/2025 3:25 PM

Overview

The Planning Commission conducts public meetings related to specified aspects of the physical development of the City. In particular, it holds hearings on the review of subdivisions and use permits, including conditions for approval. It also reviews architectural, landscaping and site plans for development projects, and makes recommendations to the City Council on rezoning applications, and amendments to the City's General Plan, Zoning and Sign Ordinances.

Meetings

Meetings are generally on the 2nd and 4th Tuesday of each month, at 7:00 pm in the Council Chambers (3rd Floor) at Pittsburg City Hall, 65 Civic Avenue.

Applications are due 2/5/25 at 5 pm

Interviews tentatively scheduled for the evening of 2/18/25

Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

S'haniea Rodgers

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

Is there a way to submit a résumé?

Why are you interested in serving on this commission?

I'm interested in working in this area because of my city and the people that reside here.

Please list and briefly describe any other community activities or organizations in which you participate.

I work with PWC in Pittsburgh, California, as well as with the elderly in Pittsburgh as well

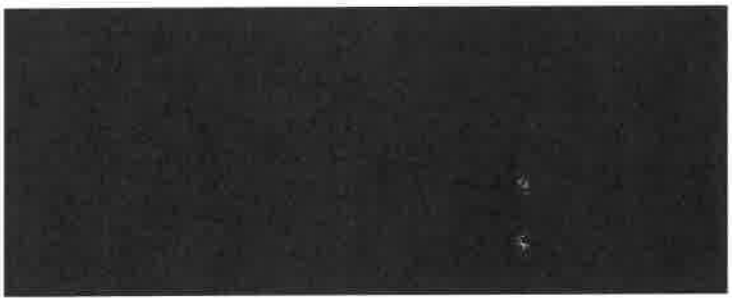
Are you avilable for evening meetings?

Yes

Are you available for daytime meetings?

Yes

Applicant Signature



Date

1/29/2025

Entry #: 10 - Planning Commission (Age 18+) **Status:** Submitted **Submitted:** 2/5/2025 3:04 PM

Overview

The Planning Commission conducts public meetings related to specified aspects of the physical development of the City. In particular, it holds hearings on the review of subdivisions and use permits, including conditions for approval. It also reviews architectural, landscaping and site plans for development projects, and makes recommendations to the City Council on rezoning applications, and amendments to the City's General Plan, Zoning and Sign Ordinances.

Meetings

Meetings are generally on the 2nd and 4th Tuesday of each month, at 7:00 pm in the Council Chambers (3rd Floor) at Pittsburg City Hall, 65 Civic Avenue.

Applications are due 2/5/25 at 5 pm

Interviews tentatively scheduled for the evening of 2/18/25

Select the commission you are applying for from the list below

Planning Commission (Age 18+)

Name

Joseph Villatoro

Address

Privacy Information

Email

Privacy Information

Phone (Primary)

Privacy Information

Phone (Alternate)

Emergency Contact

Privacy Information

Phone

Privacy Information

Provide any professional or technical experience:

Over the years, I was part of, re-structured or started new business ventures. I have practical experience in business management, finance and overall performance success. I developed and implemented annual operating budgets that incorporated unanticipated costs, lost revenue potential and business growth goals.

For many years, I worked with an upscale Oakland/Piedmont based real estate interest to renovate, rehabilitate or "spruce-up" residential and light commercial properties. I have knowledge of and understand basic building mechanics, concept and design, job bidding and permitting processes, materials resourcing, manpower needs, payroll, and invoice and payment collection.

I also worked as the Facilities Manager for a San Francisco Arts and events house organization. While there, I developed creative ways to accommodate events and artists' visions within our spaces. I accomplished this while also preserving the integrity of our buildings and maintaining the state and local fire/safety systems requirements. I worked closely with SF fire and other health and safety concerns to accomplish these goals.

I am a team player, work well with others and believe that vision and planning are key to every successful project.

Why are you interested in serving on this commission?

From Oakland and the surrounding area, I attended middle and high school in Alameda and have lived in Pittsburg for the past 14-years. In many ways Alameda and Pittsburg share similar paths; small military and community orientated "towns" that transitioned to and developed a civilian based economy. Because I share similar experiences from both, I relate to and feel a part of Pittsburg, the community and its residents on many levels.

Pittsburg has a rich history of being successful; in the past and is on the cusp again today. The vision that is Pittsburg is more than businesses, commercial buildings or residential units. It includes that infrastructure improvements such as roads, electrical, sewer enhancements and community services must be considered to successfully support citywide growth. Equally important, it includes the neighborhoods and folks who live here.

Serving on the Planning Commission would afford me the opportunity to give back. To share my knowledge and experience. To proactively participate in the city's development, highlight the mix of old culture and new ideas, preserve community aesthetics, enhance our waterway resources. To encourage new professional, retail and small business development and identify anchor tenant opportunities in what I am confident will again become a destination location for business, leisure and quality of life living in a place we call home.

Please list and briefly describe any other community activities or organizations in which you participate.

Prior to moving and purchasing a home in Pittsburg, I was an Oakland California resident. I actively participated in community activities that promoted growth, stability and harmony within the community and for the general welfare of the city and its residents. Some of those activities were;

• Volunteer with the San Francisco's Project Homeless Connect (PHC).
Inaugurated by then SF mayor Gavin Newsome, the goal was/is to provide a one-stop location for the most vulnerable community members and to connect them with the social service benefits they require and are eligible to receive.

• Member of Oakland's Lake Merritt Coalition on Homelessness Task Force.
Drawing from the success of the San Francisco PHC, I helped found a similar, smaller scale, outreach program to assist those Oakland community members with similar social services needs.

• Member of Oakland's 17X Neighborhood Crime Prevention Council "NCPC".
Working and meeting with local residents, business owners, the Oakland Police and Oakland City Council members, the NCPC identified problem areas and/or criminal activity and sought collaborative solutions toward improving safety and quality of life issues.

• Member of the Community Development Block Grant Board for District 2 (Oakland).
This is a federally funded program that provides funding to local community organizations for development projects, such as neighborhood improvement, housing, facilities that benefit the general public and to foster economic growth.

• Member of the Lake Merritt Business Association "LMBA".
Local business owners and active community members collaborate to plan short-term solutions and long-term goals in

furtherance of stability and for the financial wellbeing of the Lake Merritt neighborhood. This included meeting with the city planners to provide input for residential/commercial building and infrastructure projects.
• Committee Co-Chair of the 17X & 15X NCPC's to formulate a pro-active approach to eliminate the area(s) of illicit/illegal activities and blight.
As a 17X member (noted above) and in collaboration with the 15X NCPC, as sister communities, we expanded our reach by sharing our model of community support and enhancing community wellbeing by identifying and reporting criminal activity while working with local law enforcement and city leaders to route negative influences from our neighborhoods and to improve living conditions for families, friends and neighbors.
• Participated in various 14Y / 16Y & 15X NCPC's on various overlapping projects that included the 17X NCPC. Criminal activity, blight and problem areas typically are not isolated to a particular area or neighborhood. Recognizing that the X and Y NCPC's shared common challenges, coming together, we shared challenges and solutions and worked collaboratively with the city of Oakland and its resources to develop common ground toward problem solving solutions that could be shared among the communities and developed a consistent approach to improving a larger geographic area.
• Measure Z Committee.
Member of the Oakland cannabis committee. Appointed by city council member Patricia Kernighan, the goal was to develop city and community support toward implementation of medical and personal cannabis use and taxation in Oakland.
• Save Astro Park.
In response to a group, who desired to establish a dog park in a valuable park space in the coveted Lake Merritt neighborhood, the SAP committee met with city councilmembers, community leaders and the dog park coalition to preserve the park as a valuable asset to the larger Oakland community and local residents who depended on it for leisure in an otherwise hustle and bustle world. The successful result was that the park was preserved and alternate dog park locations were identified and plans to establish it were developed.

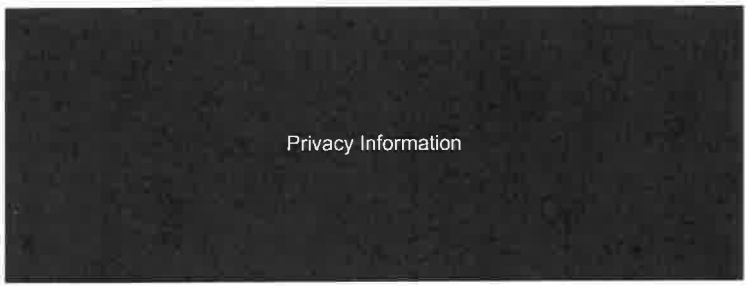
Are you avilable for evening meetings?

Yes

Are you available for daytime meetings?

No

Applicant Signature



Date

2/5/2025

CITY OF PITTSBURG
CITY COUNCIL/AGENCY CONCURRENT MEETING MINUTES

DATE: January 06, 2025

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

CITY COUNCIL/AGENCY MEMBERS
Jelani Killings, Mayor/Chair
Dionne Adams, Vice-Mayor/Chair
Angelica Lopez, Council/Agency Member
Juan Antonio Banales, Council/Agency Member
Vacant, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS
Garrett Evans, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

Mayor Killings called the regular meeting to order at 7:02 P.M. in the Council Chamber at City Hall, 65 Civic Avenue Pittsburg, CA.

ROLL CALL

All members were present.

PLEDGE OF ALLEGIANCE

Mayor Killings led the Pledge of Allegiance.

PUBLIC COMMENTS

Anthony Huery, Pittsburg, spoke in regard to mail theft and post office not delivering mail to residents in the San Marco area.

Michelle Heller, Pittsburg, spoke in regard to mail theft, speeding and not feeling safe in her neighborhood.

CANDIDATE INTERVIEWS FOR ONE VACANT CITY COUNCIL SEAT

1. Interview and Selection Process for Filling One Vacant City Council Seat.

Mayor Killings explained the interview process for the candidates.

The following speakers addressed the Council:

The following spoke in favor of LeJon Payne:
Elizabeth McElroy

Beverly Johnson
Robin Crawford
Duane Smith

Dee Brown spoke in favor of Nicole Arrington:

Alma Rodriguez spoke in favor of Johanni Benitez:

Benjamin Brigar spoke in favor of Sonja Shephard:

Written Communication was received from the following and provided to Council at the dais and was made available to members of the public.

Larisa Casillas, in favor of Sonja Shephard
Joycelyn Fields, in favor of Arlene Kobata
Kelly Kick, in favor of Arlene Kobata
Susan Burkitt, in favor of Arlene Kobata

All applicants were seated in the lobby outside the Council Chamber and the interviews commenced.

After interviews were complete, Mayor Killings, called for a brief recess at which time candidates entered the Council Chamber.

Council selected candidates to move to the second round. The following applicants moved to the second round of interviews:

Wolfgang Croskey
Arlene Kobata

Council Member Banales asked that two more candidates be selected to move to the second round. The following applicants were then selected:

Joanna Marie Hernandez
Robert Lewis

ADJOURNMENT

The meeting adjourned at 9:59 P.M. to a Special Meeting on January 13, 2025.

Respectfully submitted,

Alice E. Evenson, City Clerk

CITY OF PITTSBURG
CITY COUNCIL/AGENCY CONCURRENT MEETING MINUTES

DATE: January 13, 2025

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

CITY COUNCIL/AGENCY MEMBERS
Jelani Killings, Mayor/Chair
Dionne Adams, Vice-Mayor/Chair
Angelica Lopez, Council/Agency Member
Juan Antonio Banales, Council/Agency Member
Vacant, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS
Garrett Evans, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

Mayor Killings called the regular meeting to order at 7:08 P.M. in the Council Chamber at City Hall, 65 Civic Avenue Pittsburg, CA.

ROLL CALL

All members were present.

PLEDGE OF ALLEGIANCE

Chief Albanese led the Pledge of Allegiance.

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION

1. Adoption of a Minute Order Appointing a City Council Member to Fill One Vacant Council Seat.

   City Manager Garrett Evans noted the finalists for the vacant seat were:

   Wolfgang Croskey
   Joanna Marie Hernandez
   Arlene Kobata
   Robert Lewis

   Mayor Killings asked for public comments on the item.

Fani Hansen spoke in favor of Robert Lewis.

After seeing no other speakers, Mayor Killings asked Council to state what qualities they were looking for in a candidate, and asked each Council Member to share their top candidate.

Mayor Killings stated his top candidate was Wolfgang Croskey

Vice Mayor Adams stated her top candidate was Arlene Kobata

Council Member Banales stated his top candidate was Arlene Kobata

Council Member Lopez stated her top candidate was Arlene Kobata

On Motion by Vice Mayor Adams, seconded by Member Banales to appoint Arlene Kobata to fill the vacant Council seat and adopted unanimously.

ADJOURNMENT

The meeting adjourned at 7:58 P.M. to January 21, 2025.

Respectfully submitted,

Alice E. Evenson, City Clerk

CITY OF PITTSBURG
CITY COUNCIL/AGENCY CONCURRENT MEETING MINUTES

DATE: January 21, 2025

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

CITY COUNCIL/AGENCY MEMBERS

Jelani Killings, Mayor/Chair
Dionne Adams, Vice-Mayor/Chair
Angelica Lopez, Council/Agency Member
Juan Antonio Banales, Council/Agency Member
Arlene Kobata, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Garrett Evans, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

Mayor Killings called the regular meeting to order at 7:08 P.M. in the Council Chamber at City Hall, 65 Civic Avenue Pittsburg, CA. after having convened in Closed Session at 6:38 P.M. for the following Closed Session:

1. PITTSBURG ARTS AND COMMUNITY FOUNDATION BOARD OF DIRECTORS CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
   Initiation of litigation pursuant to Section 54956.9(d)(4)
   Number of cases: one

City Attorney Mooney stated that the Pittsburg Arts and Community Foundation Board met in closed session for a conference with legal counsel, with regard to anticipated litigation in particular for initiation of litigation. The PACF Board of directors voted 4-0, with Board Member Lopez absent, to authorize litigation.

ROLL CALL

Council Member Lopez was absent and excused.

PLEDGE OF ALLEGIANCE

Mayor Killings led the Pledge of Allegiance.

PROCLAMATIONS

2. Inspire Pittsburg: Federal D. Glover

3. Martin Luther King Jr. Day

4. Human Trafficking Awareness Month

CITY MANAGER REPORTS/REMARKS

Assistant City Manager Aliotti gave an update on Community events.

PUBLIC COMMENTS

Louis Flores, Pittsburg, commented on the America walks campaign, which urges elected and public officials to participate in a week without driving from September 29th to October 5th. He also noted that the decorative rocks on the corner of Railroad Avenue and California Avenue are a tripping hazard.

Barbara Blaser, Pittsburg, spoke in regard to cars blocking crosswalks on 7th street, making it hard for those in wheelchairs or walkers to use the curb ramp safely.

Bruce Ohlson, Pittsburg, agreed with previous comments, stating that the rocks on the corner of Railroad Avenue and California Avenue were a tripping hazard and liability for the City. He also noted that California's new law prohibits parking within 20 feet of crosswalks.

COMMITTEE REPORTS

There were no committee reports.

CONSIDERATION

7. Adoption of a City Council Minute Order for 2025 Council Member Committee Assignments and Updating the Fair Political Practices Commission Form 806 "Agency Report of Public Official Appointments"

On Motion by Member Banales, seconded by Vice Mayor Adams and adopted by the following vote:

AYES: Adams, Banales, Kobata, Killings
ABSENT: Lopez

8. Adoption of a City Council Minute Order Considering a City Council Request for a Future Agenda Item Directing Staff to Prepare Analysis of Policies to Address Residential Tenant Harassment and Just Cause Eviction

Bruce Ohlson, Pittsburg, suggested that an inflation analysis be included as part of this item.

Based on City Council discussion, rent control would be excluded from analysis and policies.

On Motion by Vice Mayor Adams, seconded by Member Banales and adopted by the following vote:

AYES: Adams, Banales, Kobata, Killings
ABSENT: Lopez

9. Adoption of a City Council Resolution Authorizing the City Manager to Negotiate and Execute an Agreement with Veritel Homes, LLC for the Installation and Maintenance of Electric Vehicle Charging Station

City Manager Evans noted for the record that this item would be pulled and brought back at a later date.

CONFLICT OF INTEREST STATEMENT

There were no conflicts of interest statements.

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR

On Motion by Member Banales, seconded by Vice Mayor Adams and adopted by following vote:

AYES: Adams, Banales, Kobata, Killings
ABSENT: Lopez

10. Minutes of December 9, 2024 and December 16, 2024

11. Adoption of a City Council Resolution Accepting the Plans and Specifications and Awarding of Project 4077 - 2024/25 CDBG ADA Curb Ramp Installation

12. Adoption of a City Council Resolution Authorizing the City Manager to Execute An Agreement Between the City of Pittsburg and East Bay Regional Park District for Project 2052 - Delta De Anza Multimodal Trail Safety Improvements

13. Adoption of a City Council Resolution Approving Use of Water Operations Fund Reserves to Purchase Dump Trucks

14. Adoption of a City Council Resolution Authorizing the Execution of a Consulting Services Agreement with Luhdorff and Scalmanini Consulting Engineers for Engineering Services

15. Adoption of a City Council Resolution Authorizing the City Manager to Execute a Consulting Services Agreement for Community Surveys with Strategy Research Institute, LLC

16. Adoption of a City Council Resolution Authorizing the Execution of a Tidelands Lease between Isle Capital Corporation and the City of Pittsburg

17. Adoption of a Pittsburg Power Company Resolution Approving the 2023 Annual Power Source Disclosure Report to the California Energy Commission

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

There were no requests for Future Agenda Items.

COUNCIL MEMBER REMARKS

Vice Mayor Adams noted she was proud of the events hosted by NAACP and Souljah's honoring Martin Luther King Jr.

Mayor Killings congratulated newly appointed Council Member Kobata and welcomed her.

ADJOURNMENT

The meeting adjourned at 7:44 P.M. to February 3, 2025.

Respectfully submitted,

Alice E. Evenson, City Clerk

OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: File and Report Second Quarter Fiscal Year 2024/25 Investment Report

MEETING DATE: February 18, 2025

EXECUTIVE SUMMARY

Attached is the Treasurer's Report for the fiscal quarter ending December 31, 2024. The report includes the combined detailed information of the City and the Successor Agency's (Agency) investments, which are compliant with the City's and Agency's Investment Policies.

FISCAL IMPACT

The City's expenditure requirements for the next six months are covered by anticipated revenues from City operations and liquidity from maturing investments. The difference between market value and cost as of December 31, 2024, will be reflected in the City's financial statements for Fiscal Year 2024/25 as an adjustment to interest income for each of the City's funds on a pro rata basis as required by Governmental Accounting Standards Board Statement Number 31. A slight drop in value has been reflected in the most recent quarter. Market values change on a daily basis. The change in market value is considered temporary in nature, as the City mostly holds its investments until maturity, when they can be redeemed at par value.

RECOMMENDATION

City Council accept the Treasurer's Report for the quarter ending December 31, 2024, for information purposes only.

BACKGROUND

Each fiscal quarter, an Investment Summary Report is required to be provided, by policy, to the City Council for review.

SUBCOMMITTEE FINDINGS

This item was not reviewed by a subcommittee.

STAFF ANALYSIS

The City's objectives in order of priority, are to provide safety, ensure the preservation of capital, provide sufficient liquidity for cash needs and earn a competitive rate of return (yield) within the confines of the California Government Code and the Investment Policy. Chandler Asset Management is responsible for managing investments in accordance with the City's investment policy. All portfolio holdings were held with investment grade securities.

The advisor-managed funds are comprised of operating funds managed in a Core Portfolio account, as well as several Non-Successor Agency bond-related funds. The City's advisor works to achieve the City's objectives by investing in high quality fixed income securities consistent with the City's investment policy and California Government Code.

The Core Portfolio represents the City's cash reserves. Its return objective is to enhance both interest income and principal value as measured by total return. Total return reflects the value added to the portfolio for a period of time from interest income, realized gains and losses, as well as unrealized gains and losses. The portfolio's total return for the quarter was -0.04%, comparing to the City performance benchmark of -0.05%, the Intercontinental Exchange Bank of America Merrill Lynch (ICE BAML) 1-3 Year U.S. Treasury/Agency Index. Since inception (7/31/2018), the portfolio's total return through quarter end is 2.16%, which slightly overperformed the benchmark return of 1.88% for the same period. Total returns for the quarter and since inception reflect fluctuations in market value.

Summary Cash and Investments as of 12/31/2024		
Investments and Cash	Original Cost	Market Value
Investments		
Portfolio of Securities (Managed by Chandler)	102,662,797.36	103,517,355.79
Bond Managed Reserve (Chandler)	5,356,764.86	5,356,764.86
Section 115 Pension Trust (PARS)	4,190,372.37	4,276,944.63
LAIF	32,717,082.98	32,704,715.92
Total Investments	144,927,017.57	145,855,781.20
City Managed		
Cash	11,119,739.21	11,119,739.84
Bond Funds - Restricted Reserve	64,597,427.19	64,614,764.51
Total City Cash	75,717,166.40	75,734,504.35
Total Cash and Investments	220,644,183.97	221,590,285.55

Sector Allocation					
Security Type	**Par Value**	**Original Cost**	**Market Value**	**Average Maturity**	**Average Yield**
Operating Funds					
Cash Equivalents	11,119,739.21	11,119,739.21	11,119,739.84	1	N/A
Money Market Funds	4,485,433.80	4,485,433.80	4,485,433.80	1	4.05%
Investment Pools	32,717,082.98	32,717,082.98	32,704,715.92	1	N/A
Total Liquidity	**48,322,255.99**	**48,322,255.99**	**48,309,889.56**	**1**	4.05%
U.S. Treasury Notes	46,250,000.00	44,711,303.29	45,245,225.31	500	4.05%
Federal Agency Securities	19,290,000.00	19,270,033.65	19,314,357.90	770	4.21%
Medium-Term Corporate Notes	16,460,000.00	16,243,867.95	16,325,036.97	650	4.28%
Asset-Backed Securities	7,458,738.11	7,445,238.36	7,500,958.78	1022	4.85%
Commercial Paper	3,000,000.00	2,910,133.34	2,988,061.00	33	5.35%
Supranationals	1,460,000.00	1,457,107.90	1,460,639.21	621	4.51%
Collateralized Mortgage Obligations	6,377,694.31	6,139,679.07	6,197,642.82	777	4.16%
Total Securities	**100,296,432.42**	**98,177,363.56**	**99,031,921.99**	**622**	**4.23%**
Total Operating Funds	**148,618,688.41**	**146,499,619.55**	**147,341,811.55**	**418**	**2.97%**
Bonded Debt Funds					
Pittsburg Pension Bond	4,145,195.62	4,145,195.62	4,145,195.62	1	4.31%
Pittsburg AD Auto Mall	367,640.11	367,640.11	367,640.11	1	4.31%
Pittsburg AD Vista DM	843,929.13	843,929.13	843,929.13	1	4.31%
Additional Bonded Debt Funds	64,597,427.19	64,597,427.19	64,614,764.51	N/A	N/A
Total Bonded Debt Funds	**69,954,192.05**	69,954,192.05	69,971,529.37	1	4.31%
Section 115 Trust					
Equity Mutual Fund	4,190,372.37	4,190,372.37	4,276,944.63		
Total Section 115 Trust Funds	**4,190,372.37**	**4,190,372.37**	**4,276,944.63**	**N/A**	**N/A**
Total City Funds	**222,763,252.83**	**220,644,183.97**	**221,590,285.55**		

Governmental Accounting Standards Board Statement 31 requires the City to recognize the fair market value of its investments at the end of each fiscal year. The market values of investments included in this report were obtained from the State Controller's office for Local Agency Investment Funds (LAIF), and from the City's registered investment advisor and bond trustees for longer-term investments.

Attached is the Chandler Asset Management (CAM) Investment Report detailing an economic update, account profile and investment activity for the quarter ending December 31, 2024.

ATTACHMENTS: Letter from City Treasurer
Investment Report by Chandler Asset Management

Report Prepared By: Christina Nguyen, Accountant II

City of Pittsburg
Finance Division
65 Civic Avenue
Pittsburg, California 94565

February 4, 2025

Honorable Mayor and City Council:

I have reviewed the City of Pittsburg's Treasury Report for the quarter ending December 31, 2024, and find that it complies with the Investment Policy established by my office.

Sincerely,

Nancy Parent
City Treasurer

CHANDLER ASSET MANAGEMENT

INVESTMENT REPORT

City of Pittsburg | As of December 31, 2024

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Please see Important Disclosures at the end of the statement.

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City of Pittsburg | As of December 31, 2024

ECONOMIC UPDATE

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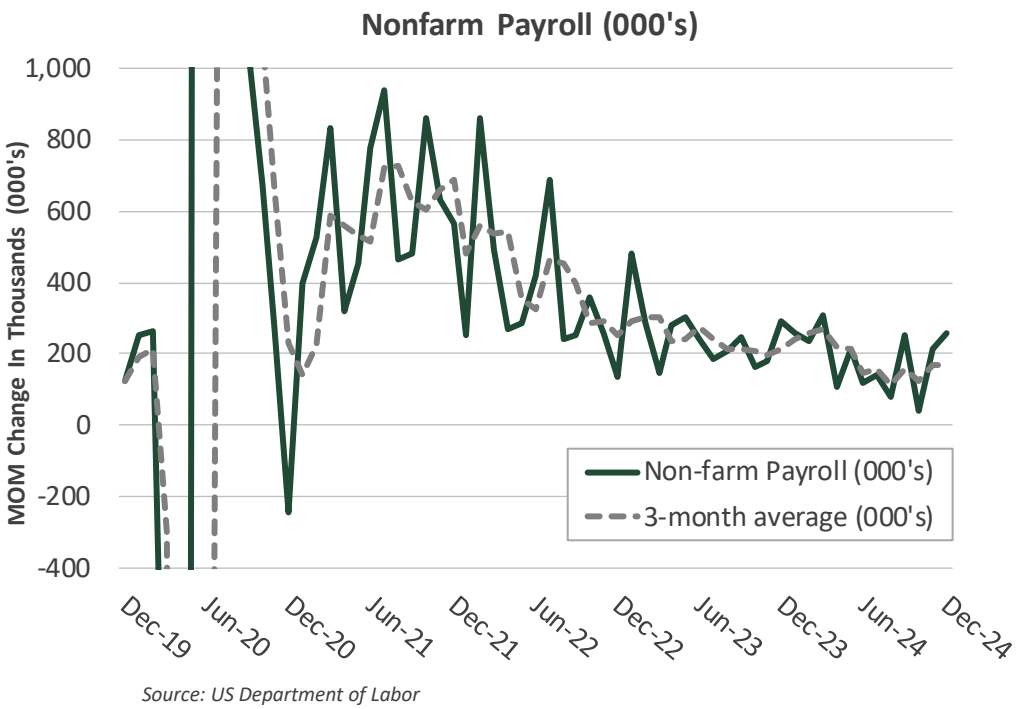
ECONOMIC UPDATE

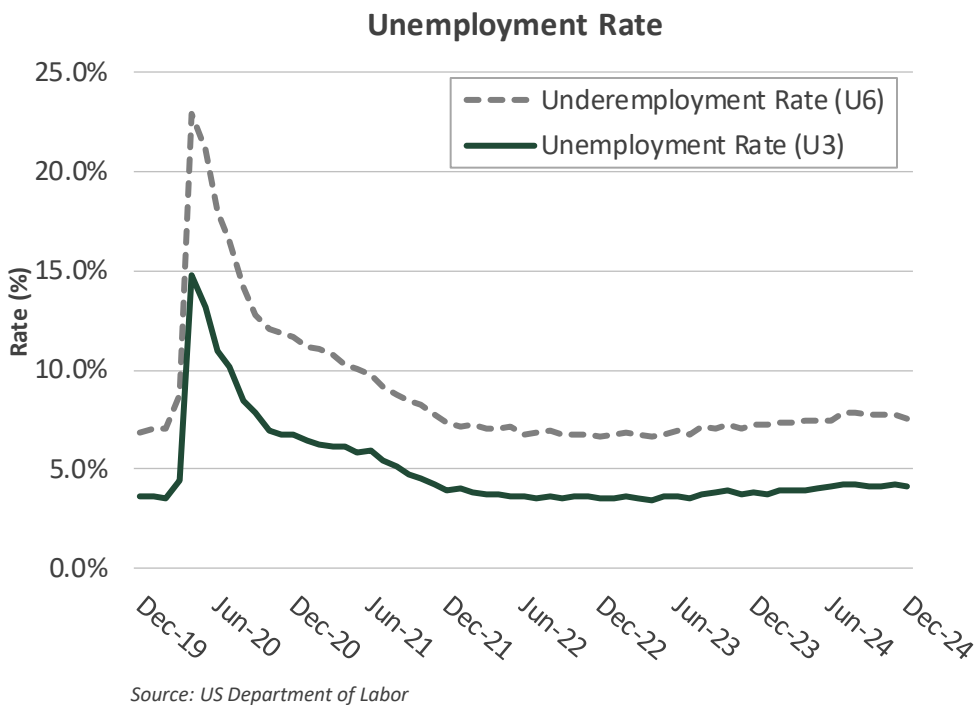
- Recent economic data suggests continued growth fueled by a resilient consumer. Inflationary trends have subsided, but some components remain sticky, and core levels remain above the Fed's target. The labor market reflects improved balance between supply and demand for workers. While job creation has been robust, continuing jobless claims remain elevated. Given the economic outlook, we expect gradual normalization of monetary policy and a steepening yield curve.

- As broadly anticipated, the Federal Open Market Committee (FOMC) reduced the Fed Funds Rate by 25 basis points to the range of 4.25-4.50% at the December meeting. Although the cut was widely anticipated, market participants viewed the trajectory of rates in the SEP as 'hawkish.' Chair Jerome Powell reiterated previous statements indicating the economy is in a good place and that monetary policy is well positioned. The Fed released the quarterly Summary of Economic Projections (SEP), which now forecasts a higher central tendency of core inflation and a higher longer run Fed Funds forecast. In the Chandler team's view, the updated SEP reflects the continued resiliency of the US economy and the corresponding risk of inflation taking longer to reach the FOMC's two percent objective in 2025.

- US Treasury yields shifted higher in December and the curve steepened. The 2-year Treasury yield increased 9 basis points to 4.24%, the 5-year Treasury rose 33 basis points to 4.38%, and the 10-year Treasury yield surged 40 basis points to 4.57%. The spread between the 2-year and 10-year Treasury yield points on the curve increased to +33 basis points at December month-end versus +2 basis points at November month-end. The spread between the 2-year Treasury and 10-year Treasury yield one year ago was -37 basis points. The spread between the 3-month and 10-year Treasury yield points on the curve increased to +25 basis points in December from -32 basis points in November.

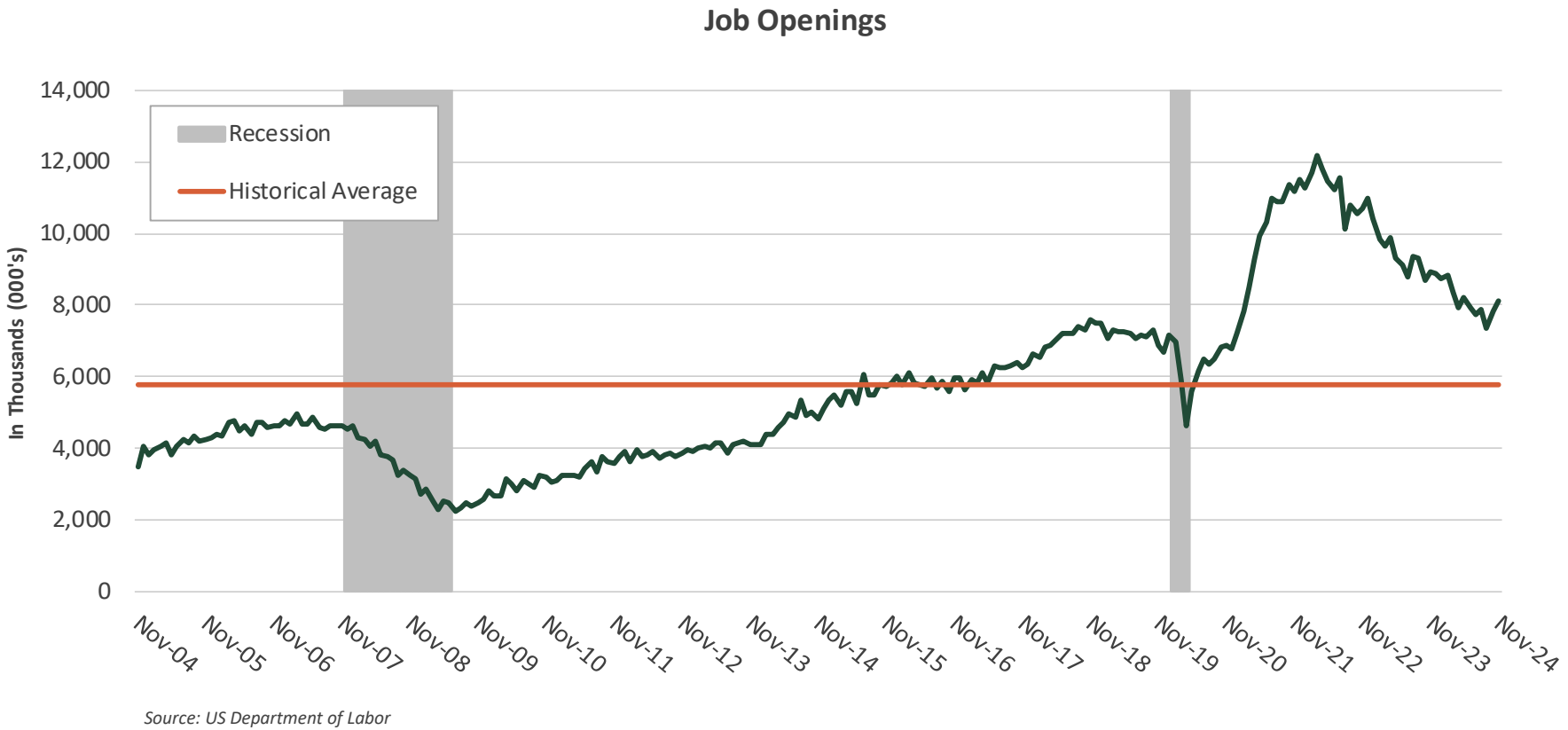


Source: US Department of Labor



Source: US Department of Labor

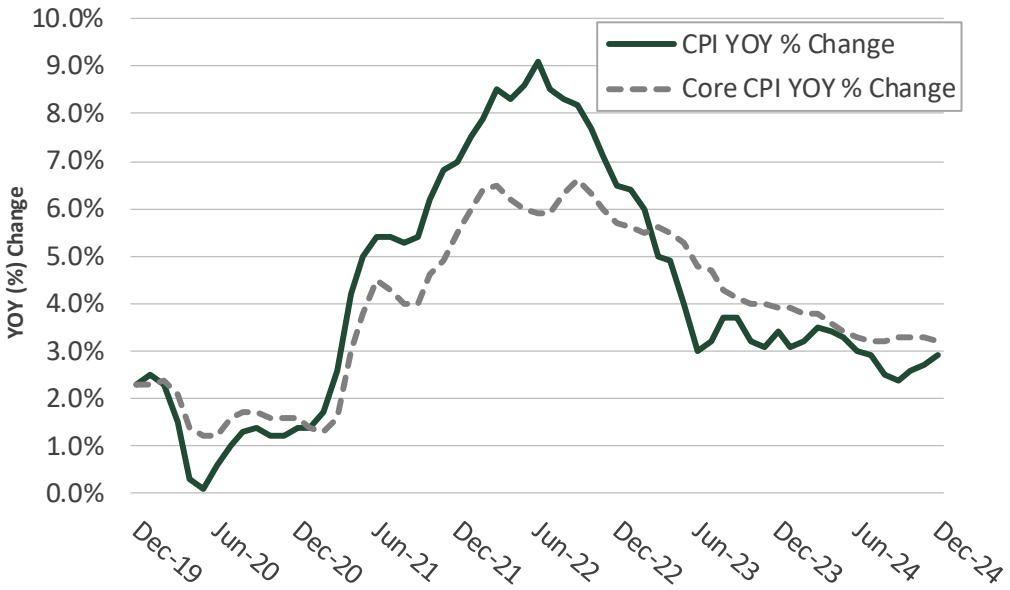
The U.S. economy added 256,000 jobs in December, far exceeding consensus expectations. Gains were led by health care, retail, and leisure sectors, while manufacturing shed jobs. The three-month moving average and six-month moving average payrolls totaled 170,000 and 165,000 respectively. The unemployment rate declined to 4.1% in December, and the labor participation rate was unchanged at 62.5%, remaining below the pre-pandemic level of 63.3%. The U-6 underemployment rate, which includes those who are marginally attached to the labor force and employed part time for economic reasons fell to 7.5%. Average hourly earnings moderated to an increase of 3.9% year-over-year in December.



Source: US Department of Labor

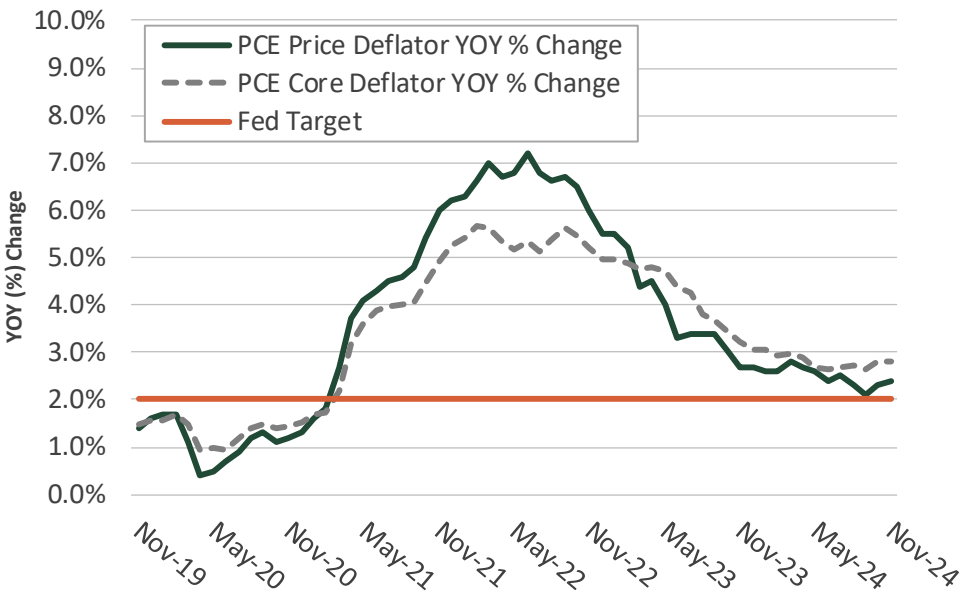
The Labor Department's Job Openings and Labor Turnover Survey (JOLTS) rose to 8.098 million new job openings in November, which represented an increase from the upwardly revised 7.839 million job openings in October. Job openings indicate a ratio of 1.1 jobs for each unemployed individual, representing a relatively balanced labor market.

Consumer Price Index (CPI)



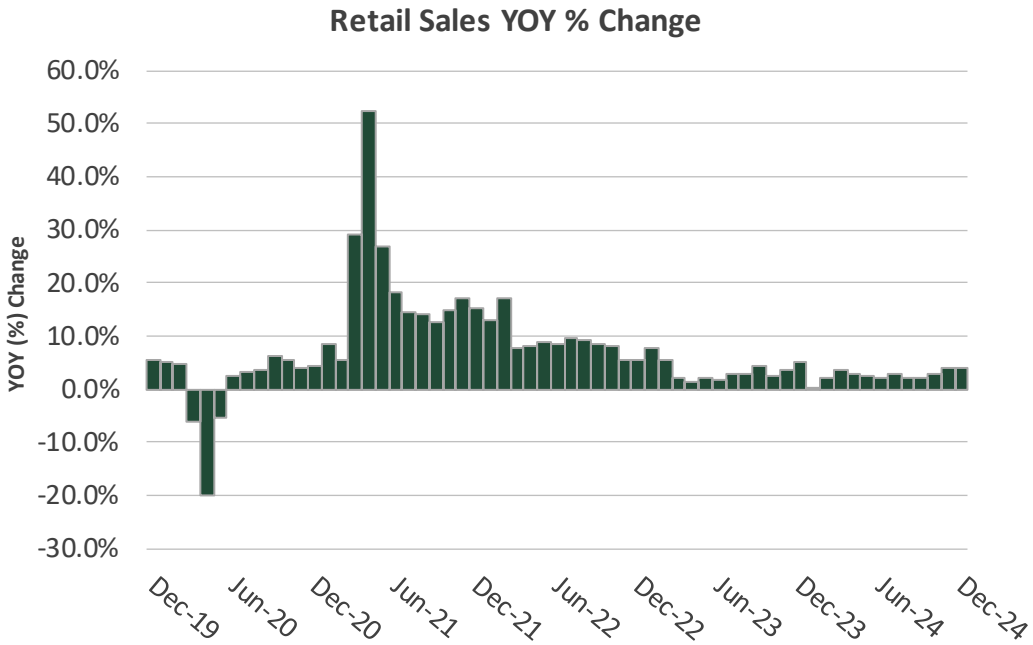
Source: US Department of Labor

Personal Consumption Expenditures (PCE)

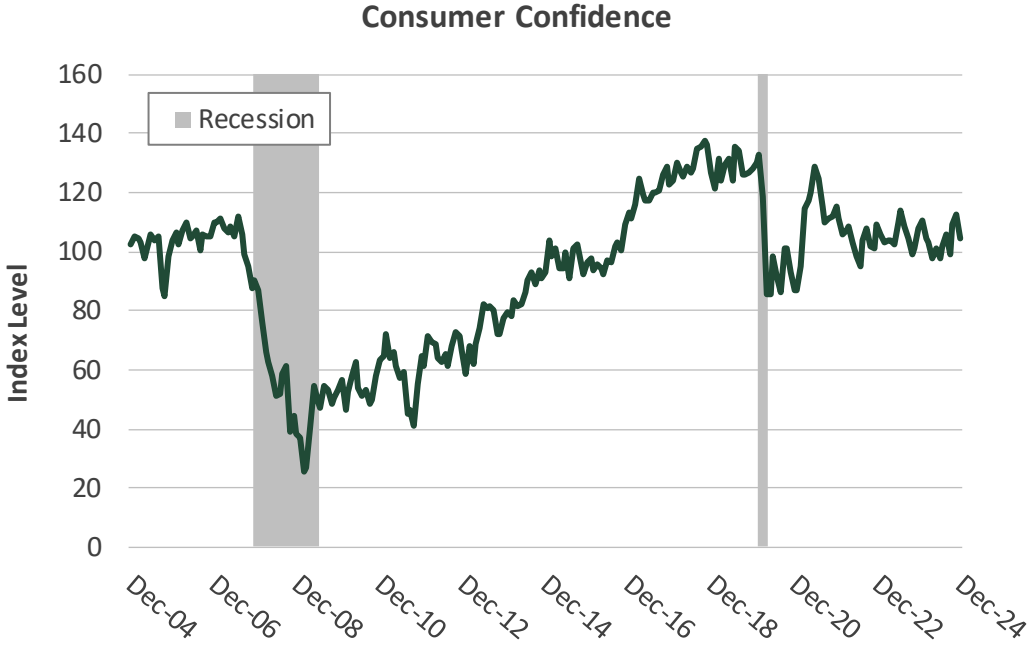


Source: US Department of Commerce

In December, the Consumer Price Index (CPI) rose 0.4% month-over-month and 2.9% year-over-year. The Core CPI, which excludes volatile food and energy components, rose 0.2% month-over-month and 3.2% year-over-year, slowing from last month and coming in lower than consensus expectations. The Personal Consumption Expenditures (PCE) Index rose 0.1% from the previous month and 2.4% year-over-year in November versus a 2.3% increase in October. The Core PCE deflator (the Fed's preferred gauge) increased 0.1% month-over-month, below recent small month-over-month rises and 2.8% over the past year. Core prices are exhibiting what Fed Chair Powell describes as "sideways" movement. Although inflation has moderated, price increases remain above the Fed's 2% target.

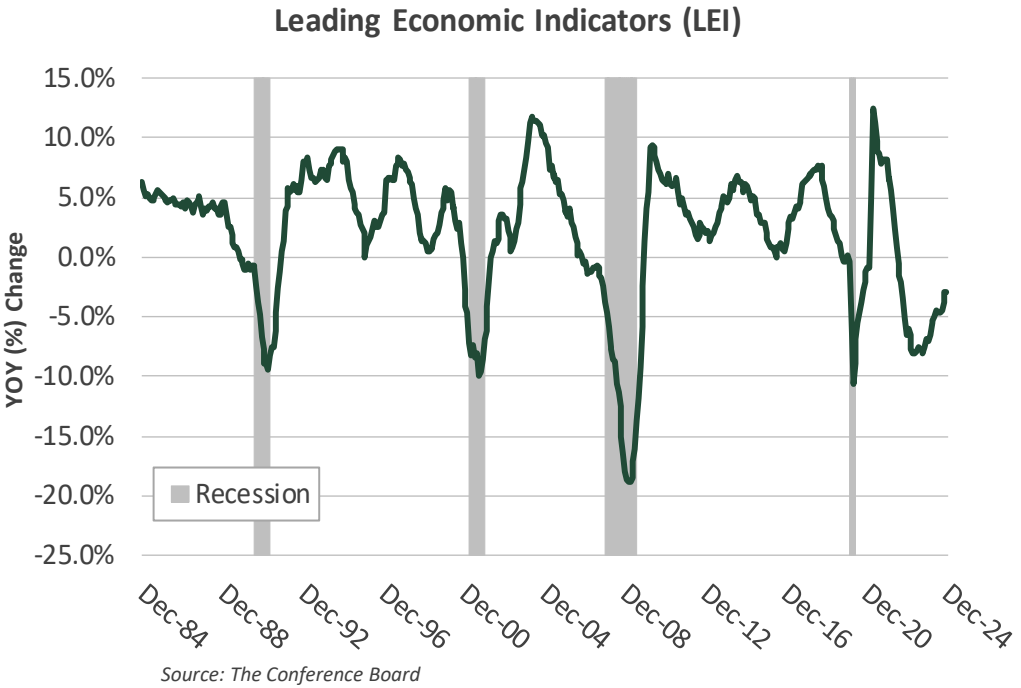


Source: US Department of Commerce

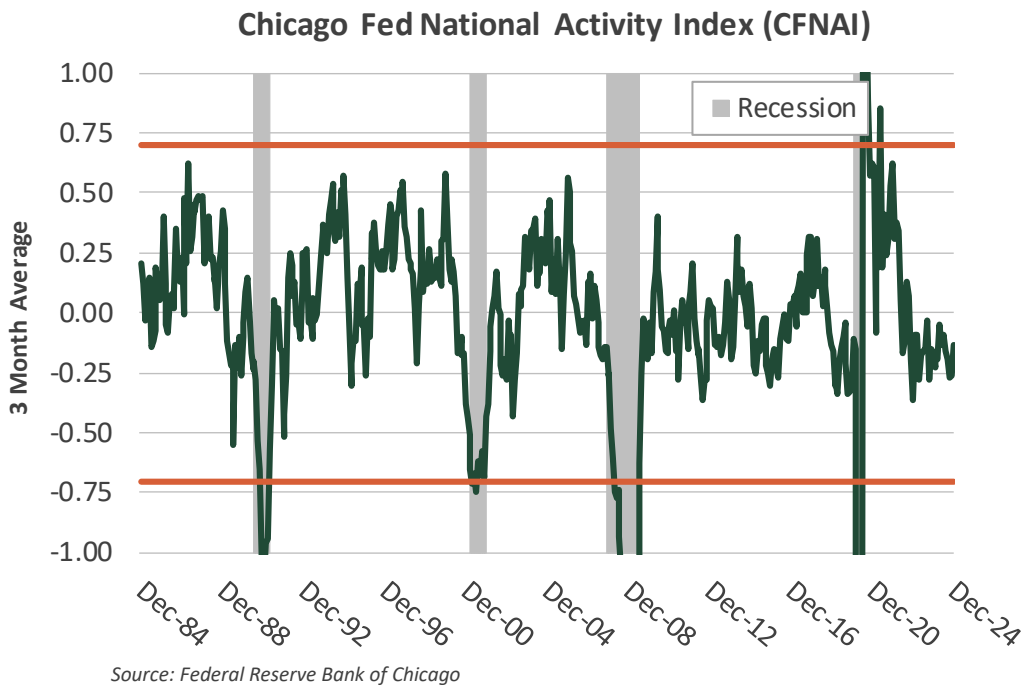


Source: The Conference Board
All time high is 144.70 (1/31/00); All time low is 25.30 (2/28/09)

December Retail Sales advanced broadly, providing evidence of a solid pace of consumer spending in the holiday season. Retail Sales rose 0.4% in December, after an increase of 0.8% in November and below the consensus expectation of 0.6%. Spending was solid for motor vehicles and non-store retailers, as well as for most other categories associated with the winter holidays. On a year-over-year basis, Retail Sales grew 3.9% in December versus 4.1% in November. The Retail Sales Control Group, which are used to calculate gross domestic product, increased 0.7% in December, the most in three months, exceeding expectations of 0.4%. The Conference Board's Consumer Confidence Index declined to 104.7 in December from an upwardly revised 112.8 in November. Consumers' assessment about future business conditions and outcomes were substantially less optimistic and there was increased pessimism about future employment prospects. While the consumer has been resilient, low savings rates, growing credit card debt, higher delinquencies, and a moderating labor market pose potential risks to future spending.

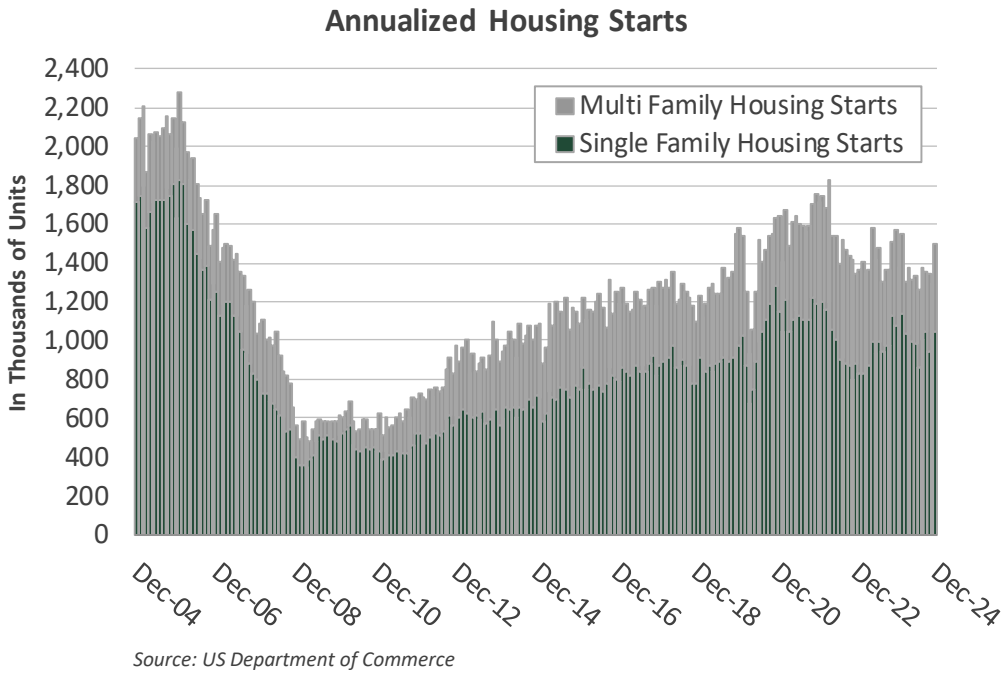


Source: The Conference Board

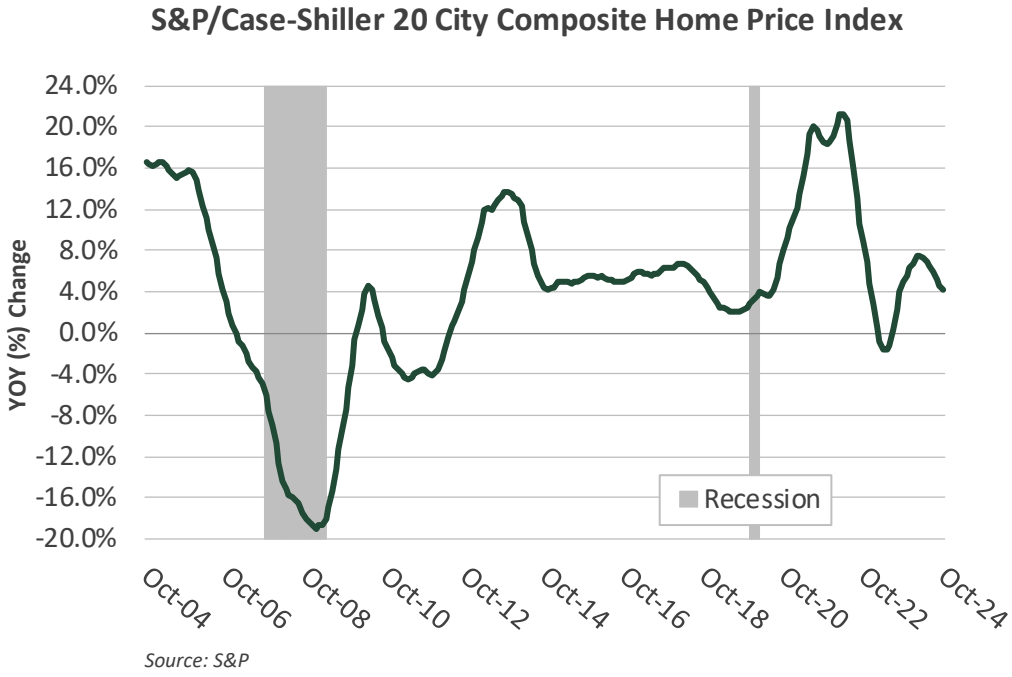


Source: Federal Reserve Bank of Chicago

The Conference Board's Leading Economic Index (LEI) dipped 0.1% in December, losing some momentum following November's upwardly revised 0.4% increase. The LEI decreased year-over-year by -3.0%. While low consumer confidence and weak manufacturing activity led to the decline, the Conference Board still expects moderately strong growth for 2025. The Chicago Fed National Activity Index (CFNAI) improved to 0.15 in December from an upwardly revised -0.01 in November, posting its first positive reading since May 2024. The three-month moving average rose to -0.13 in December from -0.26 in November, indicating below-trend growth expectations for the economy.

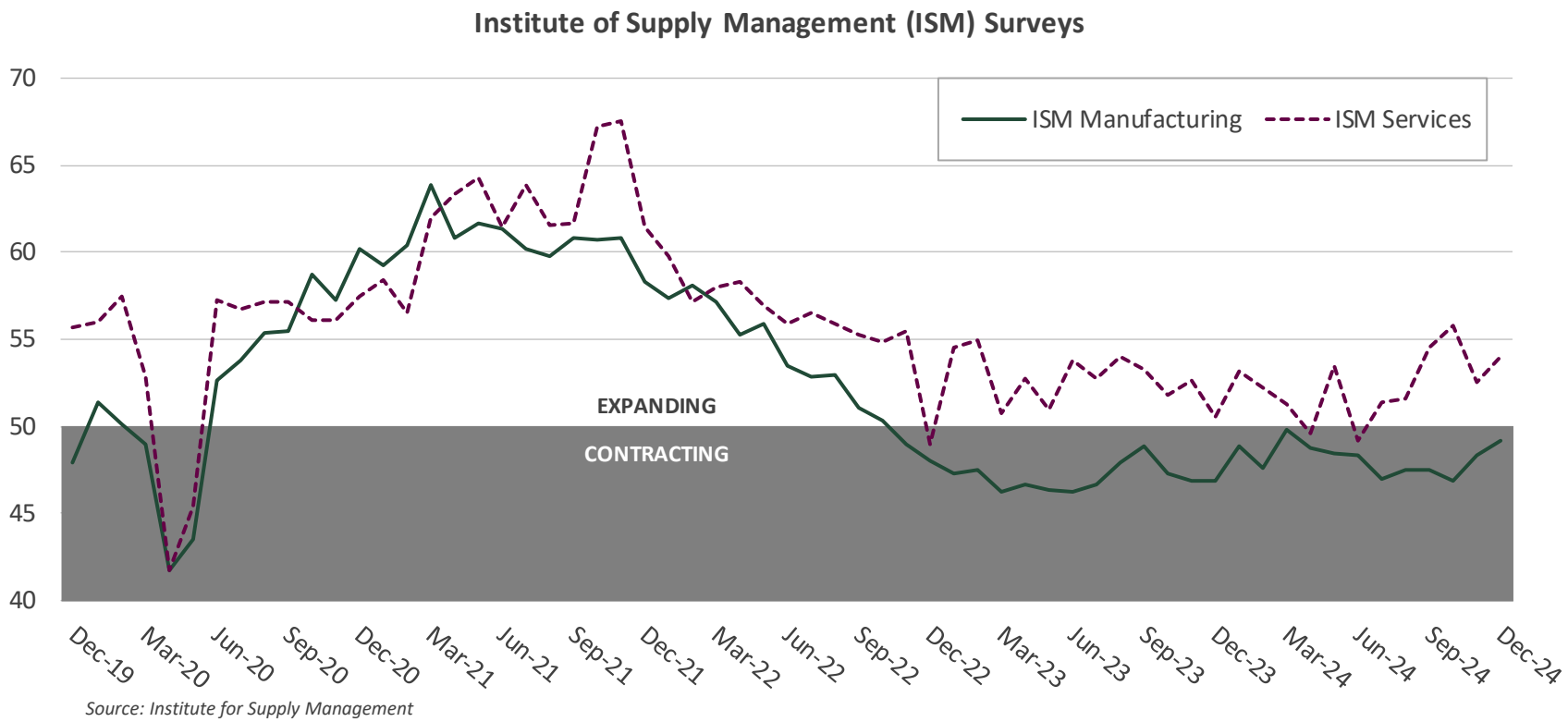


Source: US Department of Commerce



Source: S&P

Housing starts surged by 15.8% in December to 1.5 million units after declining in the prior three months. Total starts are down 4.4% compared to December 2023. The supply of existing homes is gradually becoming more abundant after the period of scarcity as homeowners held onto their low mortgage rates. The Freddie Mac 30-year fixed rate mortgage averaged approximately 6.7% in December. According to the Case-Shiller 20-City Home Price Index, housing prices rose 4.2% year-over-year in October, decelerating from 4.6% reported in the previous month. With more inventory entering the market the trend is gradually improving; however higher mortgage rates continue to impact affordability.

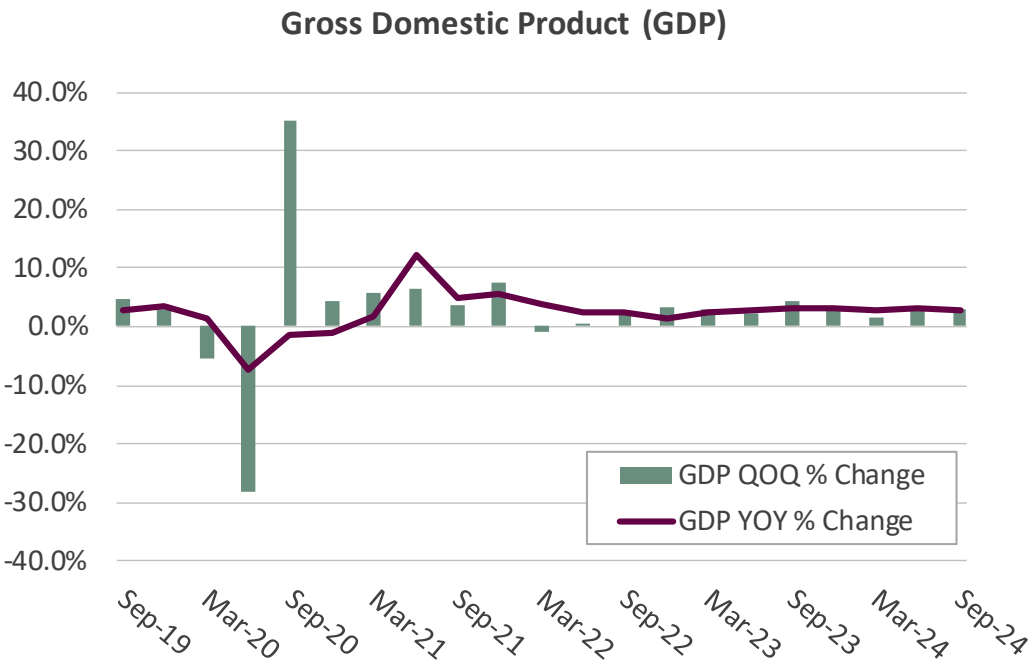


Source: Institute for Supply Management

The Institute for Supply Management (ISM) Manufacturing index rose more than forecast to 49.3 in December from 48.4 in November. While the index has posted contractionary readings for the past nine months, New Orders and Prices indices continued in expansion territory and the Production Index returned to expansion this month. The Backlog of Orders Index and Employment Index remained in contraction. The ISM Services Index rose to 54.1 in December from 52.1 in November while marking the sixth straight month of expansion. Robust business activity ahead of the new year and mitigating risks of potential tariffs were the key drivers. A reading over 50 indicates expansion, while a reading under 50 indicates contraction.

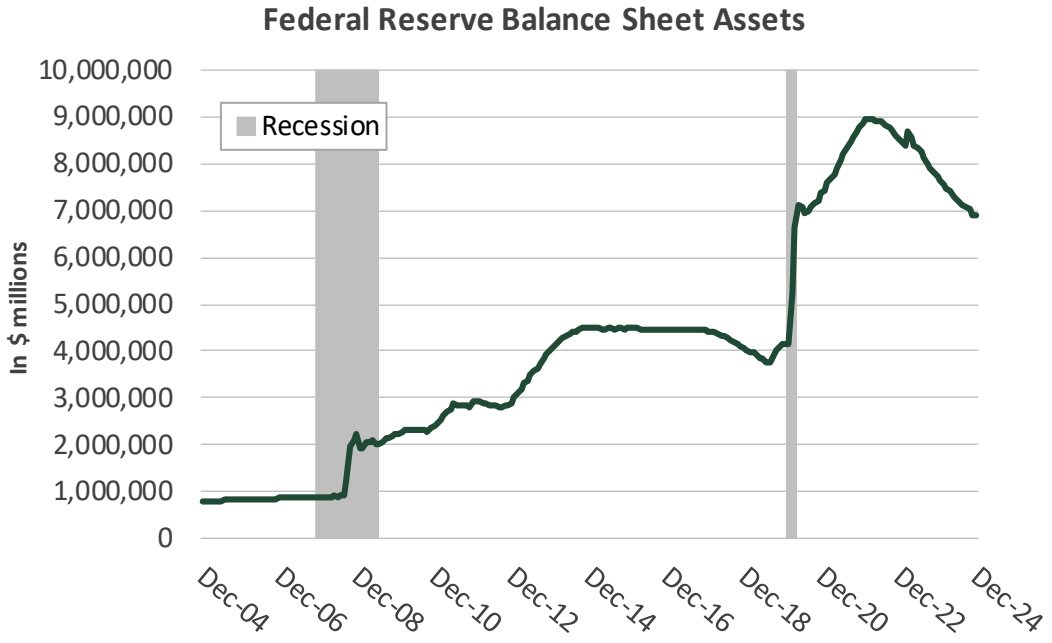
Components of GDP	12/23	3/24	6/24	9/24
Personal Consumption Expenditures	2.3%	1.3%	1.9%	2.5%
Gross Private Domestic Investment	0.2%	0.6%	1.5%	0.2%
Net Exports and Imports	0.1%	-0.6%	-0.9%	-0.4%
Federal Government Expenditures	0.0%	0.0%	0.3%	0.6%
State and Local (Consumption and Gross Investment)	0.6%	0.3%	0.3%	0.3%
Total	**3.2%**	**1.6%**	**3.0%**	**3.1%**

Source: US Department of Commerce

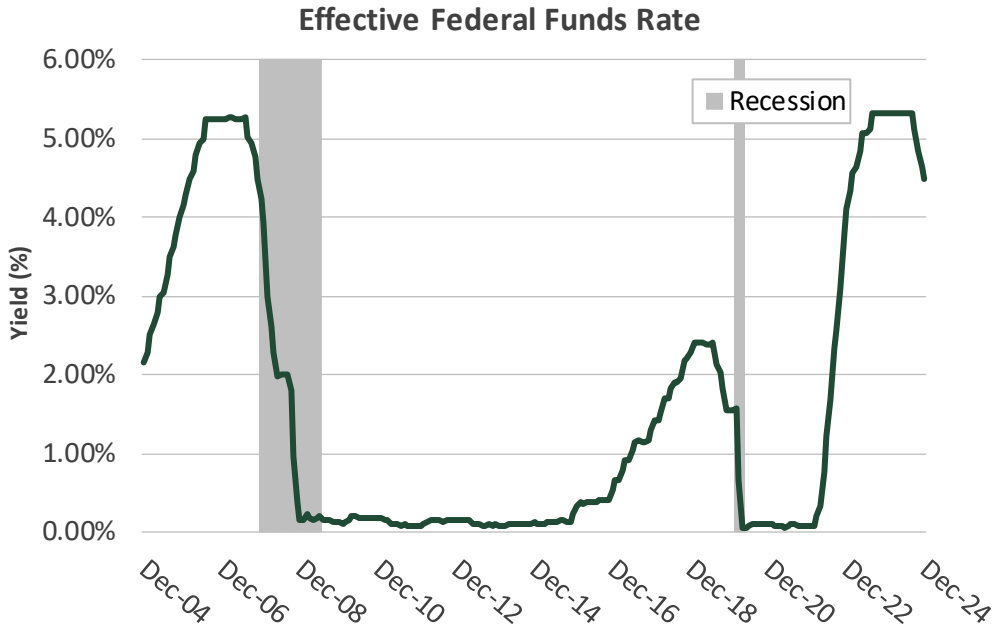


Source: US Department of Commerce

According to the third estimate, third quarter GDP increased at an annualized rate of 3.1% compared to 2.8% from the second estimate. Growth continues to be powered by personal consumption expenditures. Government consumption expenditures and nonresidential fixed investment also had positive contributions, with negative offsets by net exports, residential investment, and change in private inventories. The consensus projection calls for 2.4% growth in the fourth quarter and 2.7% growth for the full year 2024.

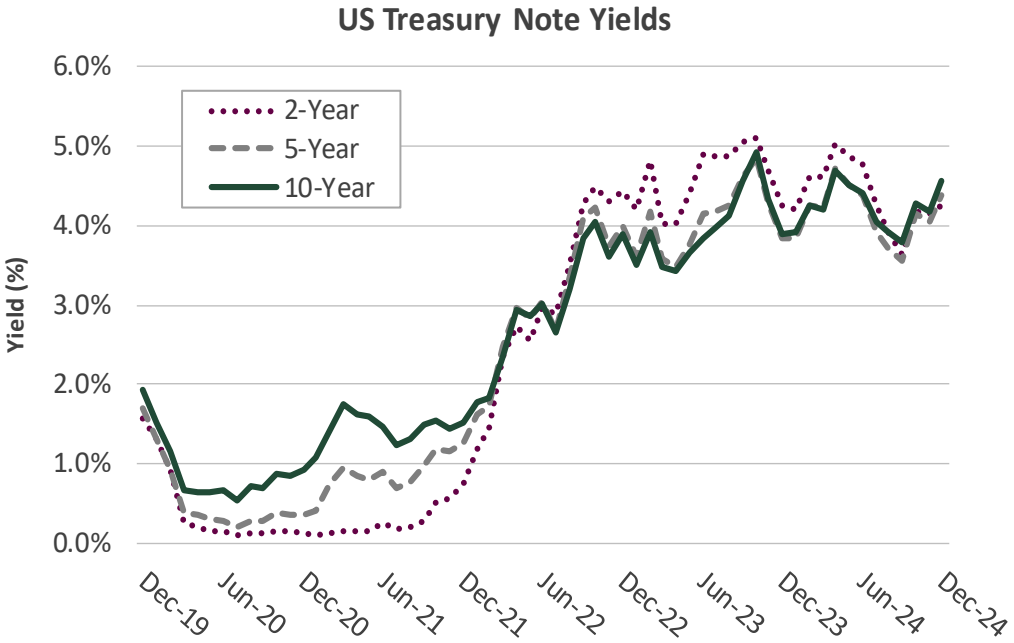


Source: Federal Reserve

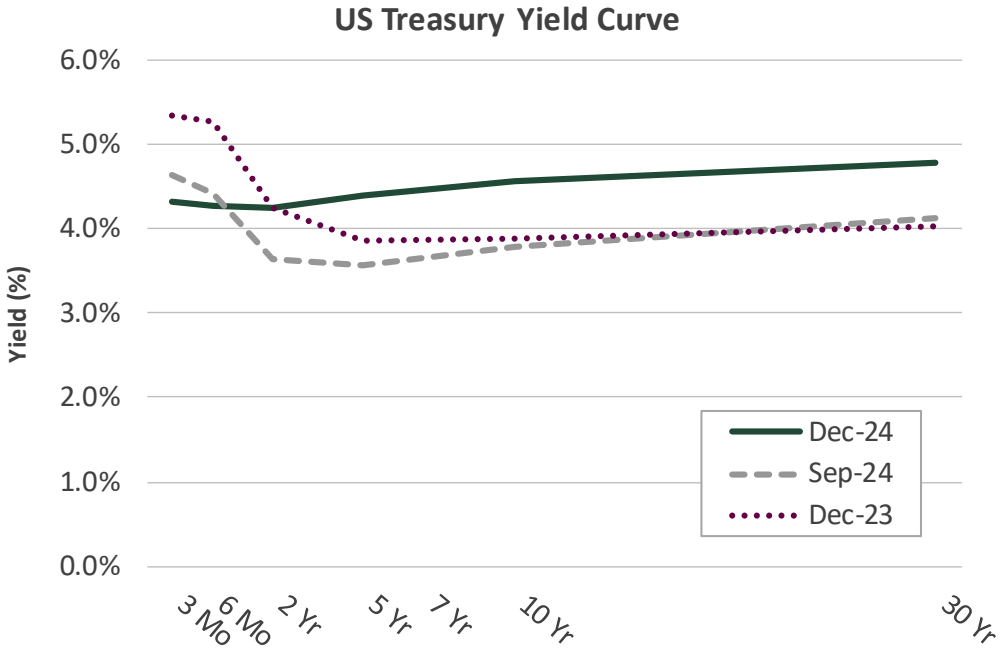


Source: Bloomberg

As broadly anticipated, the Federal Open Market Committee (FOMC) reduced the Fed Funds Rate by 25 basis points to the range of 4.25-4.50% at the December meeting. There was one dissenting vote by Cleveland Fed President Beth Hammack who would have preferred no change in rates. Although a reduction in rates was widely anticipated, market participants viewed the trajectory of rates in the SEP as 'hawkish.' Chair Jerome Powell reiterated previous statements that monetary policy is "well positioned" and the outlook remains roughly balanced between the dual mandate of maximum employment and price stability. Economic activity is expanding at a solid pace, labor market conditions have "generally eased", and the unemployment rate "remains low." The Fed released the quarterly Summary of Economic Projections (SEP) which now forecasts a higher, longer run median Fed Funds rate expectation among Fed Governors at 2.8 – 3.6%. The Fed continues to reduce its holdings of U.S. Treasury securities and agency mortgage-backed securities as per its predefined schedule of $25 billion and $35 billion per month. Since the Fed began its Quantitative Tightening campaign in June 2022, securities holdings have declined by approximately $1.9T to approximately $7.0T.



Source: Bloomberg



Source: Bloomberg

At the end of December, the 2-year Treasury yield was 1 basis point lower, and the 10-Year Treasury yield was 69 basis points higher, year-over-year. The spread between the 2-year and 10-year Treasury yield points on the curve increased to +33 basis points at December month-end versus +2 basis points at November month-end. The yield curve inversion which began in July 2022 was historically long. The average historical spread (since 2004) is about +99 basis points. The 3-month and 10-year Treasury yield curve normalized to +25 basis points in December from -32 basis points in November.

CHANDLER ASSET MANAGEMENT

ACCOUNT PROFILE

Investment Objectives

The investment objectives for the City of Pittsburg, in order of priority, are to provide safety to ensure the preservation of capital in the overall portfolio, provide sufficient liquidity for cash needs and a market rate of return consistent with the investment program.

Chandler Asset Management Performance Objective

The performance objective for the portfolio is to earn a total rate of return through a market cycle that is equal to or above the return on the benchmark index.

Strategy

In order to achieve these objectives, the portfolio invests in high quality fixed income securities consistent with the City's investment policy and California Government Code.

STATEMENT OF COMPLIANCE

City of Pittsburg Managed Cons | Account #10618 | As of December 31, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES (CMOS)				
Max % (MV)	100.0	6.0	Compliant	
Max % Issuer (MV)	30.0	6.0	Compliant	
Max Maturity (Years)	5.0	3.1	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV)	20.0	7.2	Compliant	
Max % Issuer (MV)	5.0	1.0	Compliant	
Max Maturity (Years)	5.0	4.4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	40.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1)	0.0	0.0	Compliant	
CAMP				
Max % (MV)	100.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	30.0	0.0	Compliant	
Max Maturity (Years)	1.0	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	2.9	Compliant	
Max % Issuer (MV)	5.0	1.9	Compliant	
Max Maturity (Days)	270	34	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	15.8	Compliant	
Max % Issuer (MV)	5.0	1.1	Compliant	
Max Maturity (Years)	5	2	Compliant	

STATEMENT OF COMPLIANCE

City of Pittsburg Managed Cons | Account #10618 | As of December 31, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
Min Rating (A- by 1)	0.0	0.0	Compliant	
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	30.0	0.0	Compliant	
Max Maturity (Years)	1.0	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	18.7	Compliant	
Max % Issuer (MV)	30.0	9.0	Compliant	
Max Callables (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	3	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
LOCAL GOVERNMENT INVESTMENT POOL (LGIP)				
Max % (MV)	100.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	4.3	Compliant	
Max % Issuer (MV)	10.0	4.3	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES, CMOS (NON-AGENCY)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	

STATEMENT OF COMPLIANCE

CHANDLER ASSET MANAGEMENT

City of Pittsburg Managed Cons | Account #10618 | As of December 31, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
MUNICIPAL SECURITIES (CA, OTHER STATES)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1 if > FDIC Limit)	0.0	0.0	Compliant	
REPURCHASE AGREEMENTS				
Max % (MV)	15.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	90.0	0.0	Compliant	
Min Rating (A- by 2 or A-1 by 1)	0.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	1.4	Compliant	
Max % Issuer (MV)	10.0	0.7	Compliant	
Max Maturity (Years)	5	2	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	43.7	Compliant	
Max Maturity (Years)	5	4	Compliant	

PORTFOLIO CHARACTERISTICS

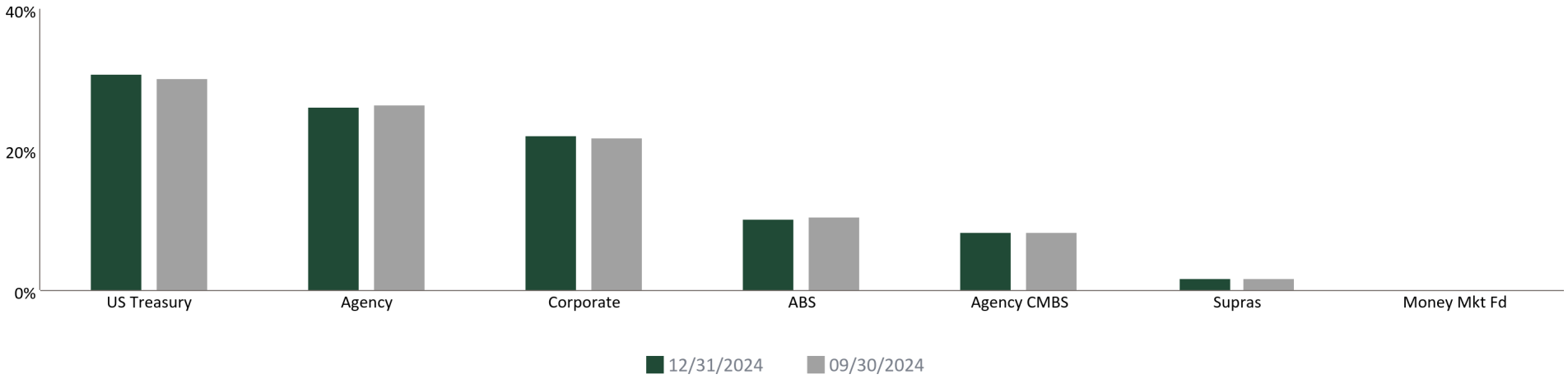
City of Pittsburg | Account #10607 | As of December 31, 2024

	Benchmark*	12/31/2024 Portfolio	9/30/2024 Portfolio
Average Maturity (yrs)	1.84	2.13	2.18
Average Modified Duration	1.74	1.83	1.86
Average Purchase Yield		4.05%	3.88%
Average Market Yield	4.25%	4.40%	3.96%
Average Quality**	AA+	AA+	AA+
Total Market Value		74,309,386	74,343,020

*Benchmark: ICE BofA 1-3 Year US Treasury & Agency Index
**The credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

SECTOR DISTRIBUTION

City of Pittsburg | Account #10607 | As of December 31, 2024

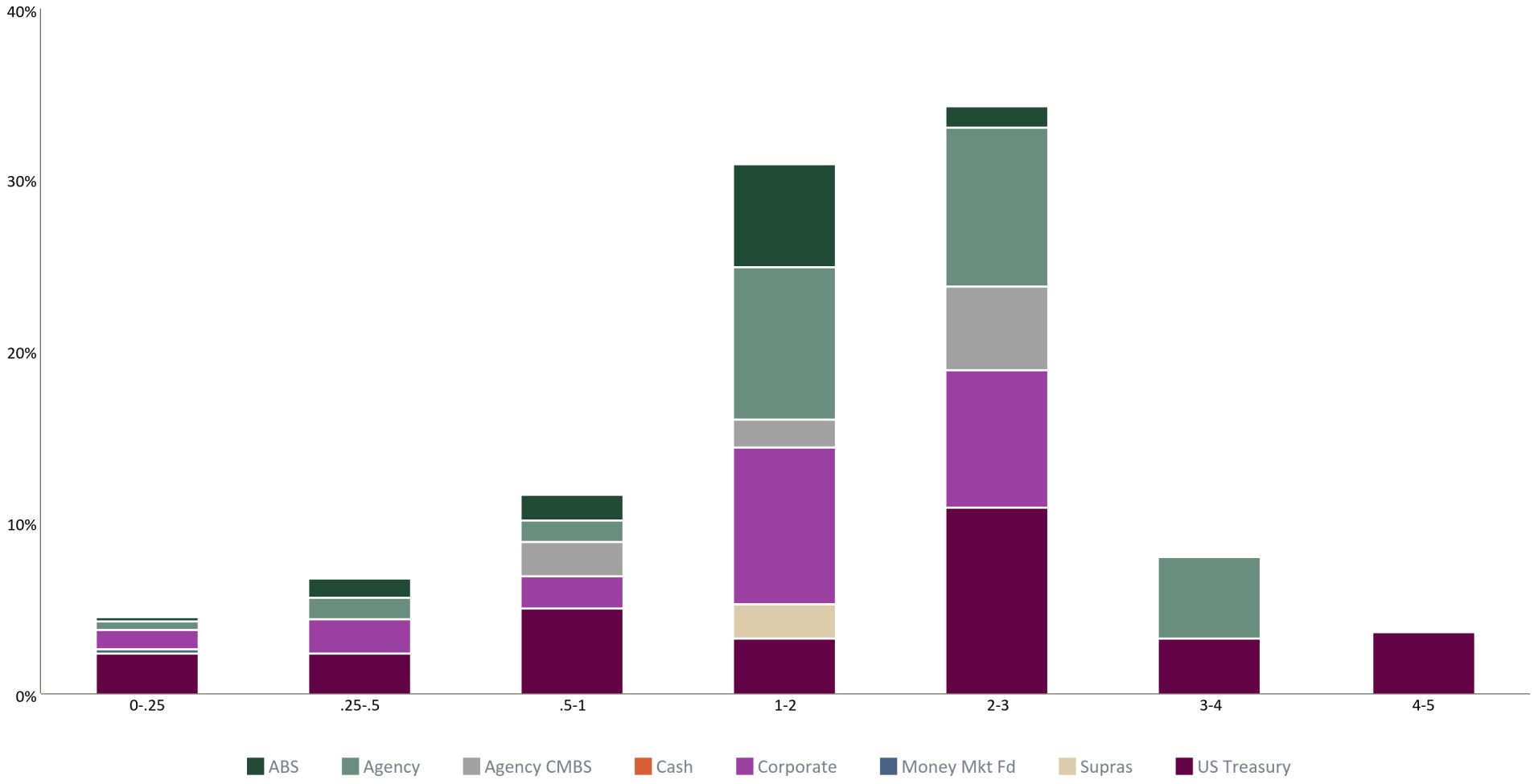


Sector as a Percentage of Market Value

Sector	12/31/2024	09/30/2024
US Treasury	30.82%	30.22%
Agency	26.19%	26.52%
Corporate	22.14%	21.98%
ABS	10.17%	10.55%
Agency CMBS	8.40%	8.51%
Supras	1.98%	2.00%
Money Mkt Fd	0.30%	0.21%

DURATION ALLOCATION

City of Pittsburg | Account #10607 | As of December 31, 2024



	0-.25	.25-.5	.5-1	1-2	2-3	3-4	4-5	5-7	7+
12/31/2024	4.5%	6.8%	11.7%	31.0%	34.4%	8.1%	3.6%	0.0%	0.0%

Issuer	Investment Type	% Portfolio
Government of The United States	US Treasury	30.82%
Farm Credit System	Agency	12.48%
Federal Home Loan Banks	Agency	12.39%
FHLMC	Agency CMBS	8.40%
PACCAR Inc	Corporate	1.54%
American Express Credit Master Trust	ABS	1.47%
Caterpillar Inc.	Corporate	1.37%
Cisco Systems, Inc.	Corporate	1.37%
The Home Depot, Inc.	Corporate	1.36%
Chase Issuance Trust	ABS	1.35%
FNMA	Agency	1.32%
Honda Auto Receivables Owner Trust	ABS	1.29%
State Street Corporation	Corporate	1.18%
BMW Vehicle Lease Trust	ABS	1.02%
Inter-American Development Bank	Supras	1.02%
Massachusetts Mutual Life Insurance	Corporate	1.01%
Chubb Limited	Corporate	1.00%
Met Tower Global Funding	Corporate	1.00%
Amazon.com, Inc.	Corporate	0.98%
Honeywell International Inc.	Corporate	0.98%
UnitedHealth Group Incorporated	Corporate	0.97%
International Finance Corporation	Supras	0.96%
Royal Bank of Canada	Corporate	0.91%
John Deere Owner Trust	ABS	0.88%
Toyota Auto Receivables Owner Trust	ABS	0.82%
Mastercard Incorporated	Corporate	0.81%
Northern Trust Corporation	Corporate	0.80%
Hyundai Auto Lease Securitization Tr	ABS	0.73%
Northwestern Mutual Global Funding	Corporate	0.73%
BlackRock, Inc.	Corporate	0.72%

ISSUERS

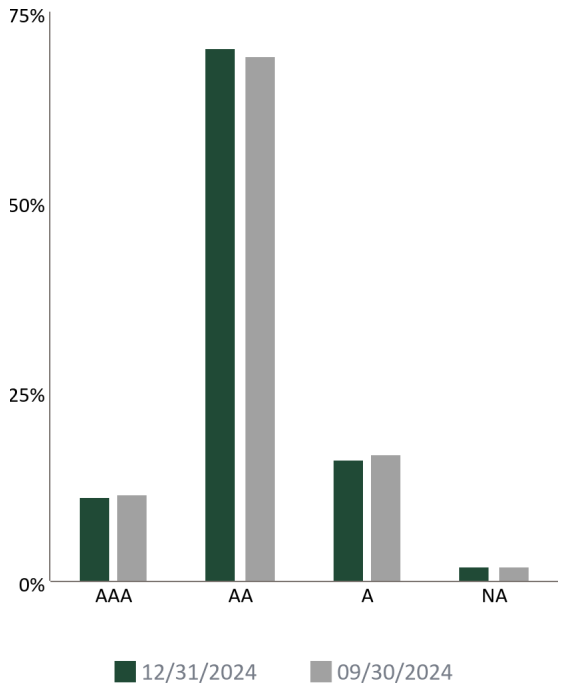
City of Pittsburg | Account #10607 | As of December 31, 2024

Issuer	Investment Type	% Portfolio
BMW Vehicle Owner Trust	ABS	0.71%
BNY Mellon Corp	Corporate	0.69%
Bank of America Corporation	Corporate	0.69%
Deere & Company	Corporate	0.68%
Target Corporation	Corporate	0.67%
Duke Energy Corporation	Corporate	0.67%
Eli Lilly and Company	Corporate	0.63%
GM Financial Securitized Term	ABS	0.62%
Bank of America Credit Card Trust	ABS	0.50%
Morgan Stanley	Corporate	0.46%
Mercedes-Benz Auto Lease Trust 2024-	ABS	0.40%
PepsiCo, Inc.	Corporate	0.38%
Toyota Motor Corporation	Corporate	0.32%
Allspring Group Holdings LLC	Money Mkt Fd	0.30%
Mercedes-Benz Auto Lease Trust	ABS	0.26%
Walmart Inc.	Corporate	0.21%
Hyundai Auto Receivables Trust	ABS	0.11%
Cash	Cash	0.00%
TOTAL		**100.00%**

QUALITY DISTRIBUTION

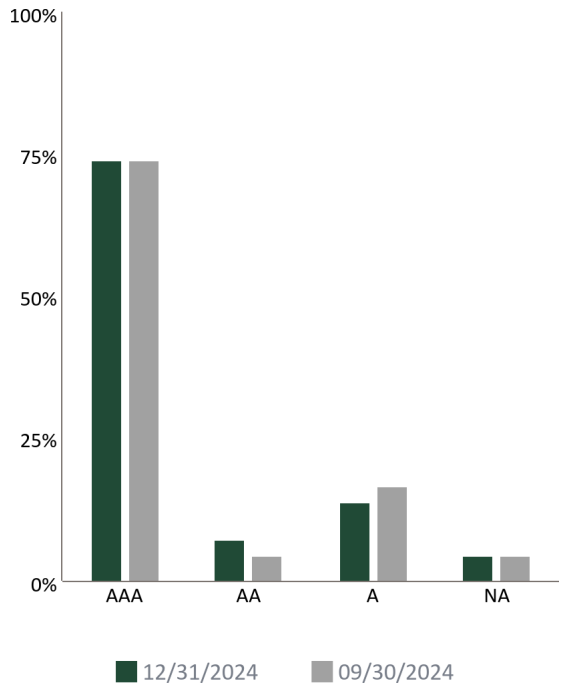
City of Pittsburg | Account #10607 | As of December 31, 2024

S&P Rating



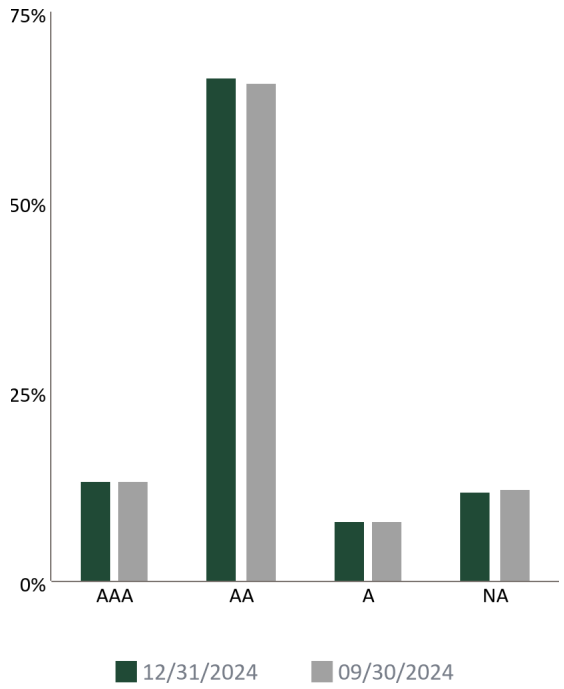
Rating	12/31/2024	09/30/2024
AAA	11.3%	11.5%
AA	70.5%	69.3%
A	16.2%	17.0%
NA	2.1%	2.3%

Moody's Rating



Rating	12/31/2024	09/30/2024
AAA	74.0%	74.0%
AA	7.5%	4.6%
A	14.0%	16.7%
NA	4.5%	4.7%

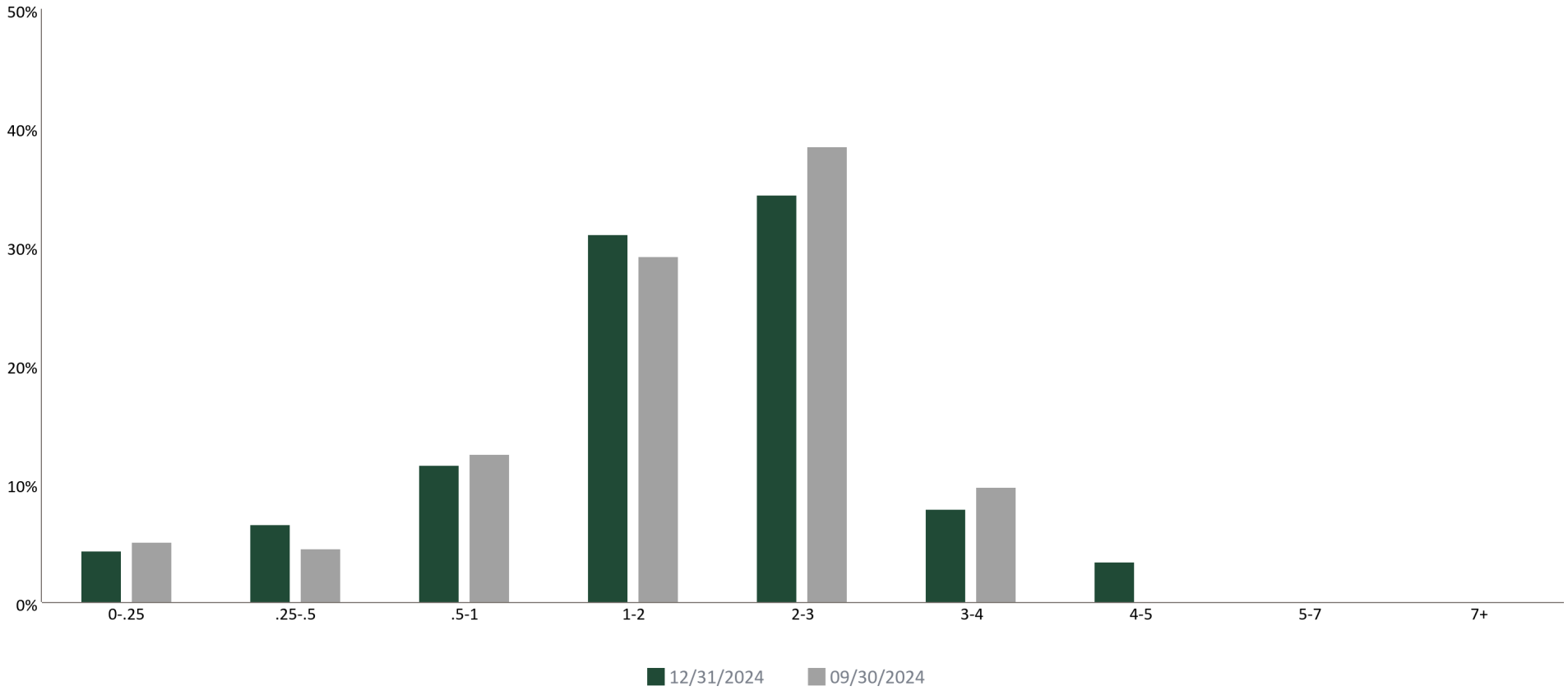
Fitch Rating



Rating	12/31/2024	09/30/2024
AAA	13.5%	13.5%
AA	66.5%	65.9%
A	8.2%	8.3%
NA	11.9%	12.3%

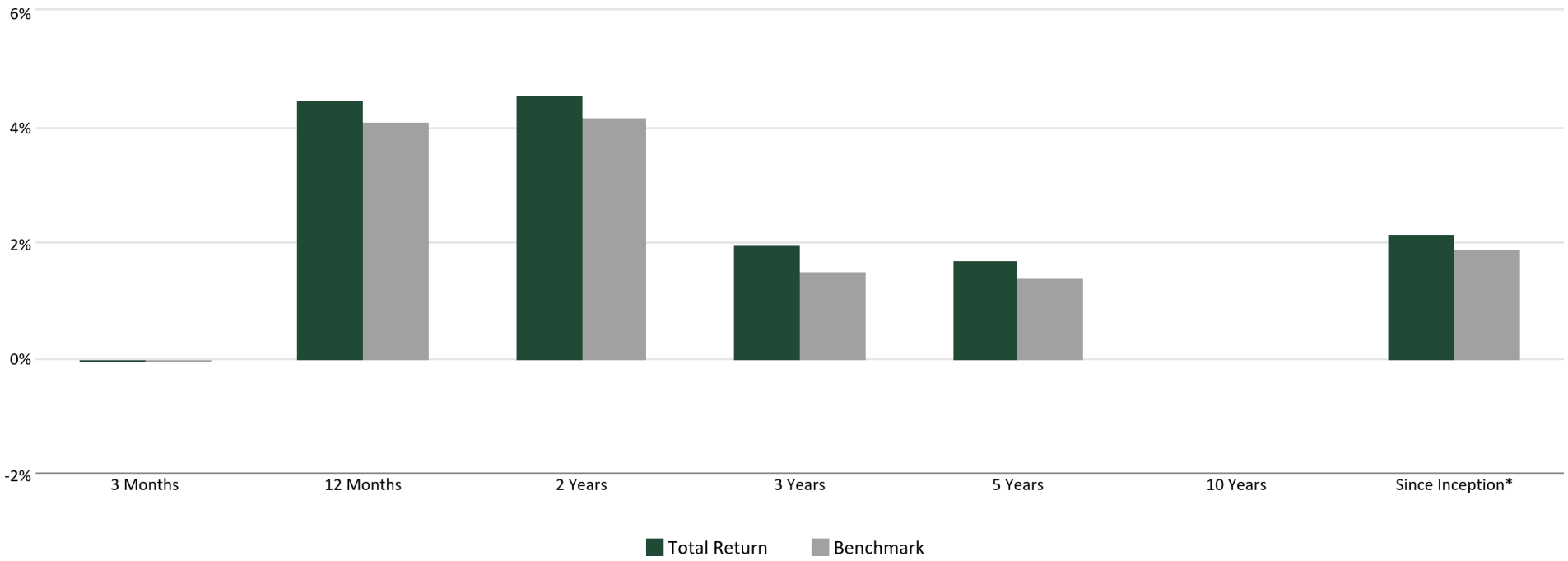
DURATION DISTRIBUTION

City of Pittsburg | Account #10607 | As of December 31, 2024



Date	0-.25	.25-.5	.5-1	1-2	2-3	3-4	4-5	5-7	7+
12/31/2024	4.5%	6.8%	11.7%	31.0%	34.4%	8.1%	3.6%	0.0%	0.0%
09/30/2024	5.2%	4.6%	12.6%	29.2%	38.5%	9.9%	0.0%	0.0%	0.0%

Total Rate of Return : Inception | 08/01/2018



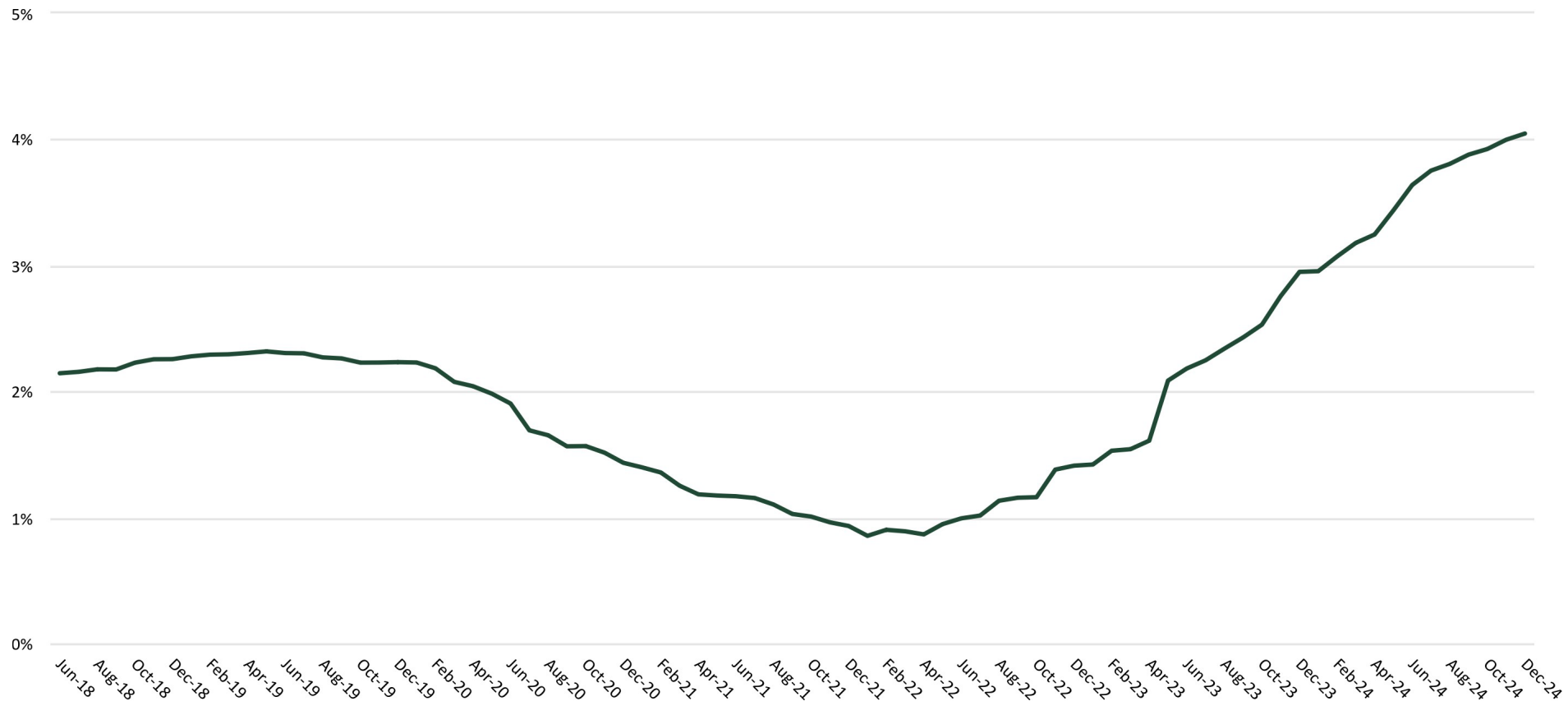
	3 Months	12 Months	2 Years	3 Years	5 Years	10 Years	Since Inception
TOTAL RATE OF RETURN							
City of Pittsburg	(0.04%)	4.47%	4.56%	1.95%	1.71%		2.16%
Benchmark	*(0.05%)*	*4.09%*	*4.18%*	*1.50%*	*1.40%*		*1.88%*

*Periods over 1 year are annualized.
Benchmark: ICE BofA 1-3 Year US Treasury & Agency Index
Total rate of return: A measure of a portfolio's performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending market value; it includes interest earnings, realized and unrealized gains and losses in the portfolio.

HISTORICAL AVERAGE PURCHASE YIELD

City of Pittsburg | Account #10607 | As of December 31, 2024

Purchase Yield as of 12/31/24 = 4.05%



PORTFOLIO CHARACTERISTICS

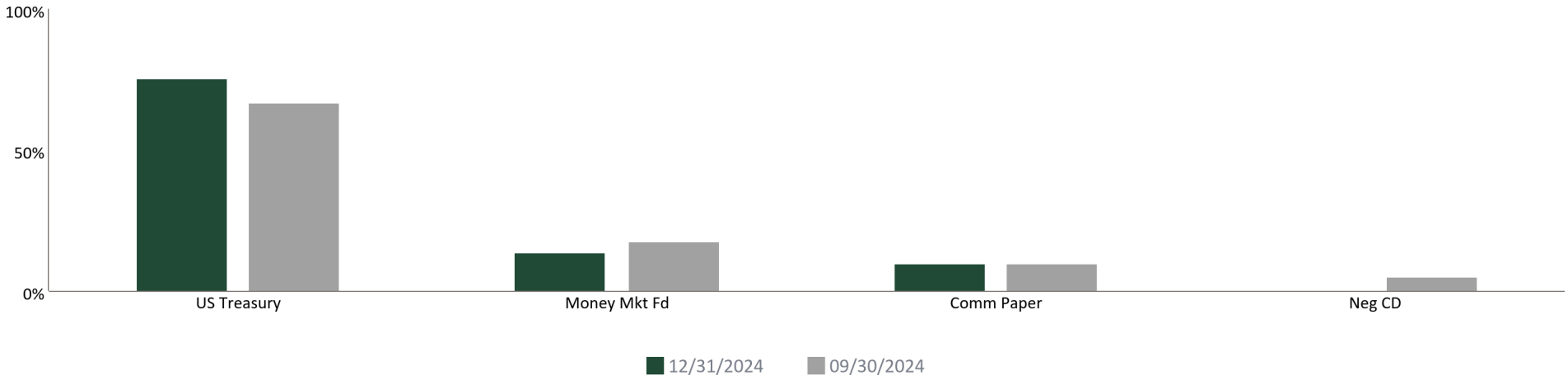
City of Pittsburg Liquidity | Account #10617 | As of December 31, 2024

	Benchmark*	12/31/2024 Portfolio	9/30/2024 Portfolio
Average Maturity (yrs)	0.24	0.40	0.26
Average Modified Duration	0.22	0.38	0.25
Average Purchase Yield		4.66%	5.07%
Average Market Yield	4.29%	4.28%	4.53%
Average Quality**	AA+	AAA	AAA
Total Market Value		29,822,993	29,487,867

*Benchmark: ICE BofA 3-Month US Treasury Bill Index
**The credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

SECTOR DISTRIBUTION

City of Pittsburg Liquidity | Account #10617 | As of December 31, 2024



Sector as a Percentage of Market Value

Sector	12/31/2024	09/30/2024
US Treasury	75.62%	66.87%
Money Mkt Fd	14.33%	17.91%
Comm Paper	10.04%	10.06%
Neg CD	--	5.12%

ISSUERS

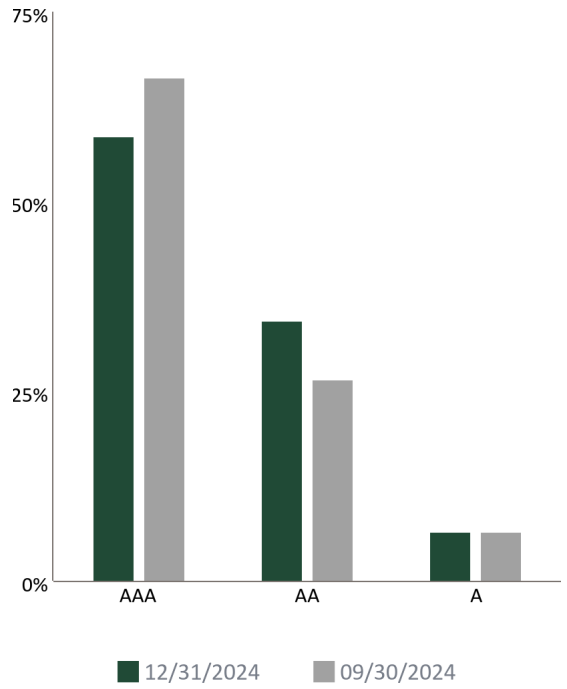
City of Pittsburg Liquidity | Account #10617 | As of December 31, 2024

Issuer	Investment Type	% Portfolio
Government of The United States	US Treasury	75.62%
Allspring Group Holdings LLC	Money Mkt Fd	14.33%
Mitsubishi UFJ Financial Group, Inc.	Comm Paper	6.69%
Toyota Motor Corporation	Comm Paper	3.35%
Cash	Cash	0.01%
TOTAL		**100.00%**

QUALITY DISTRIBUTION

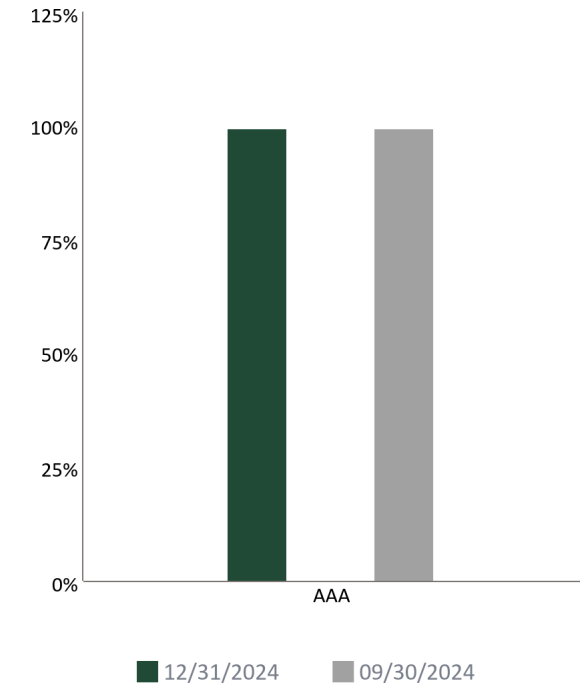
City of Pittsburg Liquidity | Account #10617 | As of December 31, 2024

S&P Rating



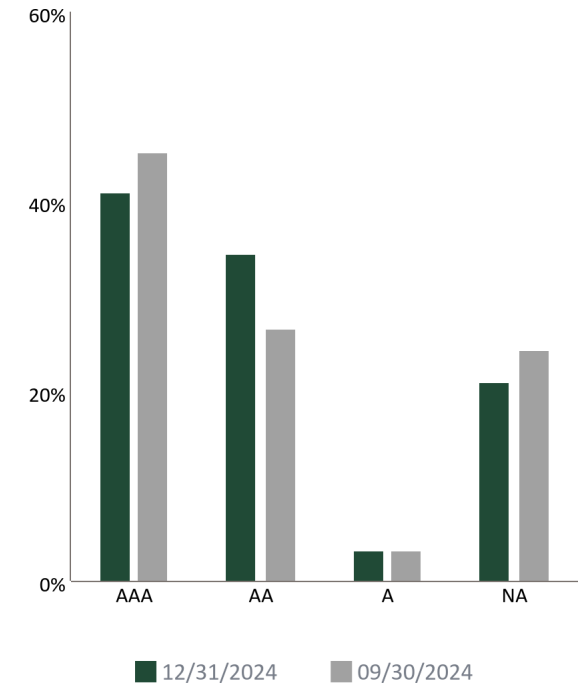
Rating	12/31/2024	09/30/2024
AAA	58.8%	66.6%
AA	34.5%	26.7%
A	6.7%	6.7%

Moody's Rating



Rating	12/31/2024	09/30/2024
AAA	100.0%	100.0%

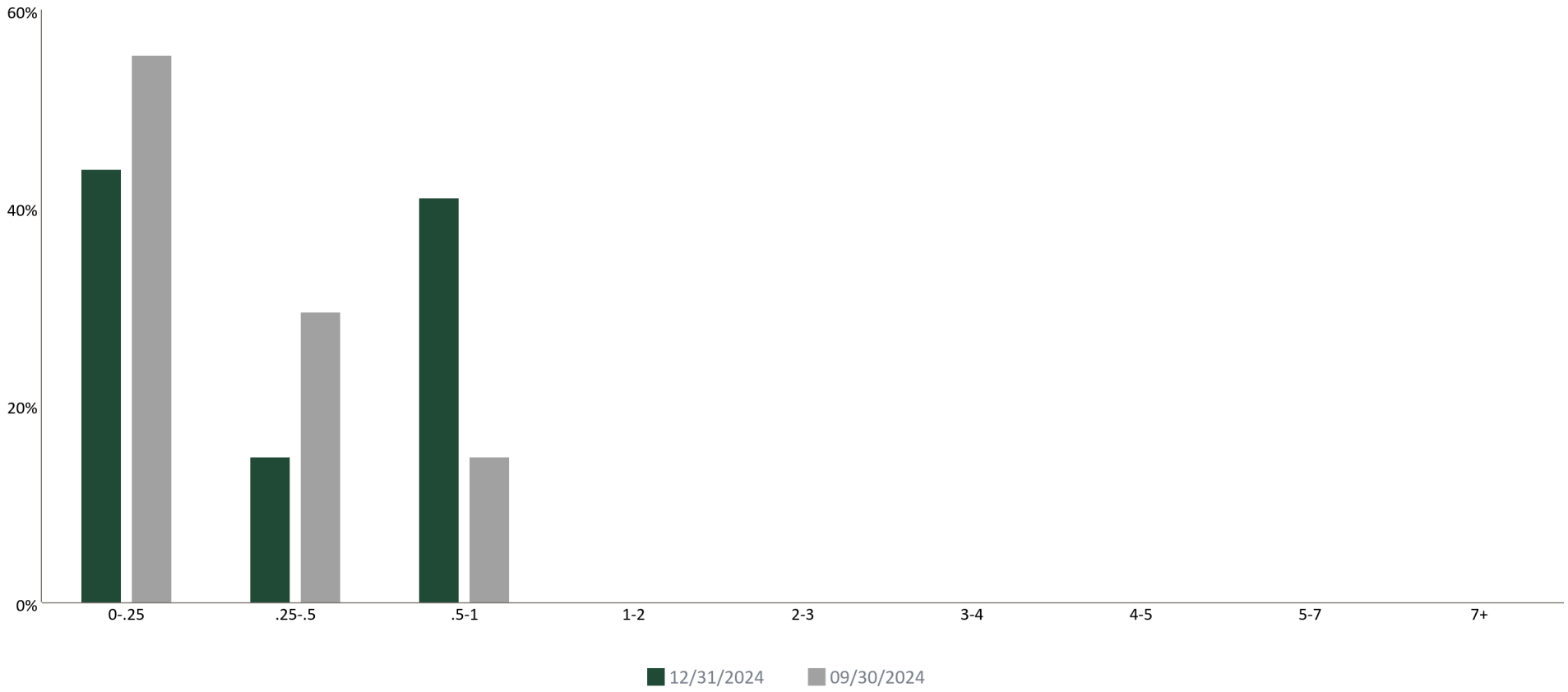
Fitch Rating



Rating	12/31/2024	09/30/2024
AAA	41.1%	45.5%
AA	34.5%	26.7%
A	3.3%	3.3%
NA	21.0%	24.5%

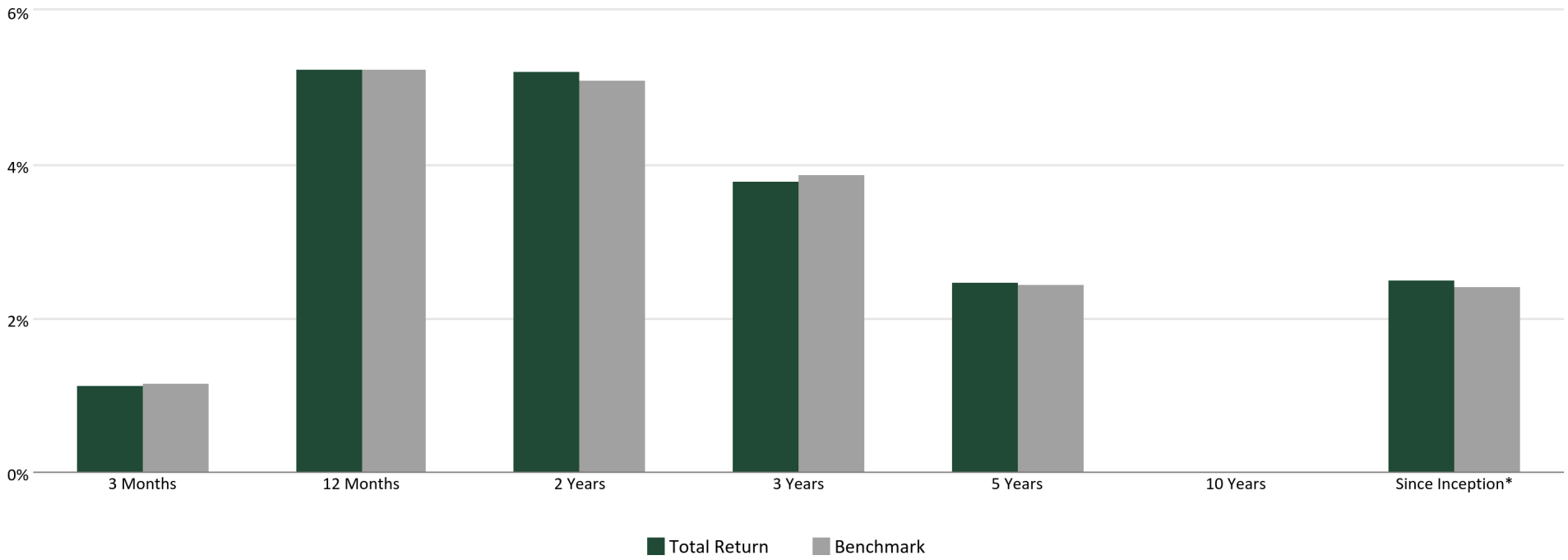
DURATION DISTRIBUTION

City of Pittsburg Liquidity | Account #10617 | As of December 31, 2024



Date	0-.25	.25-.5	.5-1	1-2	2-3	3-4	4-5	5-7	7+
12/31/2024	43.9%	14.9%	41.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
09/30/2024	55.5%	29.6%	14.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

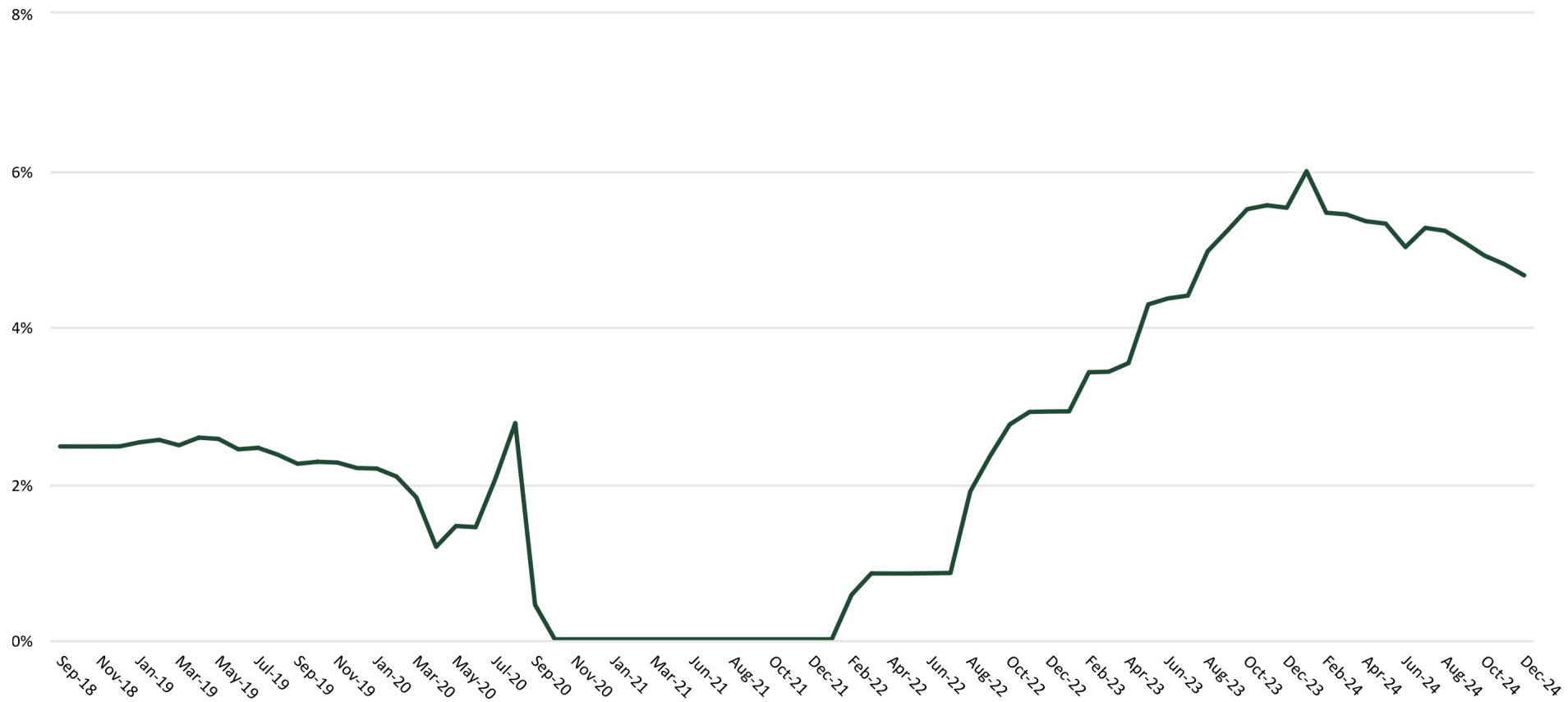
Total Rate of Return : Inception | 10/01/2018



	3 Months	12 Months	2 Years	3 Years	5 Years	10 Years	Since Inception
TOTAL RATE OF RETURN							
City of Pittsburg Liquidity	1.14%	5.26%	5.23%	3.81%	2.48%		2.52%
Benchmark	*1.17%*	*5.25%*	*5.13%*	*3.89%*	*2.46%*		*2.42%*

*Periods over 1 year are annualized.
Benchmark: ICE BofA 3-Month US Treasury Bill Index
Total rate of return: A measure of a portfolio's performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending market value; it includes interest earnings, realized and unrealized gains and losses in the portfolio.

Purchase Yield as of 12/31/24 = 4.66%



CHANDLER ASSET MANAGEMENT

CONSOLIDATED INFORMATION

	Original Cost	Market Value	% of Portfolio
Funds Managed Internally			
Cash Equivalents	11,119,739.21	11,119,739.84	5.02%
Investment Pools	32,717,082.98	32,704,715.92	14.76%
Additional Bonded Debt Funds	64,597,427.19	64,614,764.51	29.16%
Total	**108,434,249.38**	**108,439,220.27**	**48.94%**
Funds Managed by City's Investment Advisor			
Operating Funds	102,662,797.36	103,517,355.79	46.72%
Bond Managed Reserve	5,356,764.86	5,356,764.86	2.42%
Total	**108,019,562.22**	**108,874,120.65**	**49.13%**
City's Section 115 Trust			
Section 115 Trust	4,190,372.37	4,276,944.63	1.93%
Total	**4,190,372.37**	**4,276,944.63**	**1.93%**
Total City Funds	**220,644,183.97**	**221,590,285.55**	**100.00%**

*Market value changes daily and is subject to a number of economic forces, including supply and demand, and can incur unrealized gains and losses.

SECTOR ALLOCATION

CHANDLER ASSET MANAGEMENT

City of Pittsburg | As of December 31, 2024

Security Type	Original Cost	Market Value	% of Portfolio	Average Maturity	Average Yield
Operating Funds					
Cash Equivalents[1]	$11,119,739.21	$11,119,739.84	7.55%	1	N/A
Money Market Funds	4,485,433.80	4,485,433.80	3.04%	1	4.05%
Investment Pools[2]	32,717,082.98	32,704,715.92	22.20%	1	N/A
Total Liquidity	**48,322,255.99**	**48,309,889.56**	**32.79%**	**1**	**4.05%**
U.S. Treasury Notes	44,711,303.29	45,245,225.31	30.71%	500	4.05%
Federal Agency Securities	19,270,033.65	19,314,357.90	13.11%	770	4.21%
Medium-Term Corporate Notes	16,243,867.95	16,325,036.97	11.08%	650	4.28%
Asset-Backed Securities	7,445,238.36	7,500,958.78	5.09%	1022	4.85%
Commercial Paper	2,910,133.34	2,988,061.00	2.03%	33	5.35%
Supranationals	1,457,107.90	1,460,639.21	0.99%	621	4.51%
Collateralized Mortgage Obligations	6,139,679.07	6,197,642.82	4.21%	777	4.16%
Total Securities	**98,177,363.56**	**99,031,921.99**	**67.21%**	**622**	**4.23%**
Total Operating Funds	**146,499,619.55**	**147,341,811.55**	**100.00%**	**418**	**2.97%**
Bonded Debt Funds					
Pittsburg Pension Bond	4,145,195.62	4,145,195.62	5.92%	1	4.31%
Pittsburg AD Auto Mall	367,640.11	367,640.11	0.53%	1	4.31%
Pittsburg AD Vista DM	843,929.13	843,929.13	1.21%	1	4.31%
Additional Bonded Debt Funds[3]	64,597,427.19	64,614,764.51	92.34%	N/A	N/A
Total Bonded Debt Funds	**69,954,192.05**	**69,971,529.37**	**100.00%**	**1**	**4.31%**
Section 115 Trust					
Equity Mutual Fund[2]	4,190,372.37	4,276,944.63	100.00%	N/A	N/A
Total Section 115 Trust Funds	**4,190,372.37**	**4,276,944.63**	**100.00%**	**N/A**	**N/A**
Total City Funds	**220,644,183.97**	**221,590,285.55**			

[1,2]Funds not managed by City's investment adviser; [3]Bonded Debt Funds not managed, nor tracked by City's investment adviser

*Market value changes daily and is subject to a number of economic forces, including supply and demand, and can incur unrealized gains and losses.

CHANDLER ASSET MANAGEMENT

PORTFOLIO HOLDINGS

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
43815EAC8	HAROT 2021-3 A3 0.41 11/18/2025	10,470.95	08/17/2021 0.41%	10,470.80 10,470.92	99.80 5.05%	10,449.68 1.55	0.01% (21.25)	NA/AAA AAA	0.88 0.04
43815GAC3	HAROT 2021-4 A3 0.88 01/21/2026	29,021.42	11/16/2021 0.89%	29,015.30 29,020.03	99.22 4.64%	28,795.69 7.09	0.04% (224.34)	Aaa/NA AAA	1.06 0.21
47789QAC4	JDOT 2021-B A3 0.52 03/16/2026	29,781.97	07/13/2021 0.52%	29,779.32 29,781.37	99.50 4.47%	29,633.63 6.88	0.04% (147.74)	Aaa/NA AAA	1.21 0.13
89238JAC9	TAOT 2021-D A3 0.71 04/15/2026	29,527.69	11/09/2021 0.95%	29,527.06 29,527.57	99.27 4.64%	29,312.54 9.32	0.04% (215.03)	NA/AAA AAA	1.29 0.18
44935FAD6	HART 2021-C A3 0.74 05/15/2026	35,945.93	07/27/2022 3.67%	34,338.19 35,406.61	99.60 4.64%	35,801.71 11.82	0.05% 395.09	NA/AAA AAA	1.37 0.10
05602RAD3	BMWOT 2022-A A3 3.21 08/25/2026	63,911.99	05/10/2022 3.23%	63,908.67 63,910.79	99.55 4.54%	63,621.29 34.19	0.09% (289.51)	Aaa/AAA NA	1.65 0.35
47787JAC2	JDOT 2022 A3 0.36 09/15/2026	67,335.31	03/10/2022 2.34%	67,320.42 67,330.03	99.17 4.82%	66,774.52 69.43	0.09% (555.51)	Aaa/NA AAA	1.71 0.33
448977AD0	HART 2022-A A3 2.22 10/15/2026	44,478.97	05/02/2022 3.40%	43,394.80 44,076.54	99.25 4.77%	44,146.01 43.89	0.06% 69.46	NA/AAA AAA	1.79 0.29
448988AD7	HALST 24A A3 5.02 03/15/2027	255,000.00	01/17/2024 5.03%	254,951.68 254,966.14	100.52 4.58%	256,322.63 568.93	0.35% 1,356.49	NA/AAA AAA	2.20 1.04
05611UAD5	BMWLT 2024-1 A3 4.98 03/25/2027	750,000.00	06/20/2024 5.40%	746,015.63 746,783.22	100.53 4.56%	754,000.58 622.50	1.02% 7,217.35	Aaa/AAA NA	2.23 1.14
36265WAD5	GMCAR 2022-3 A3 3.64 04/16/2027	98,263.87	07/06/2022 3.93%	98,263.19 98,263.59	99.61 4.59%	97,877.06 149.03	0.13% (386.53)	Aaa/NA AAA	2.29 0.43
44934FAD7	HALST 2024-B A3 5.41 05/17/2027	280,000.00	05/14/2024 5.41%	279,992.22 279,993.82	101.17 4.58%	283,272.19 673.24	0.38% 3,278.37	NA/AAA AAA	2.38 1.31
02582JJT8	AMXCA 2022-2 A 3.39 05/17/2027	510,000.00	05/17/2022 3.42%	509,887.19 509,979.94	99.56 4.65%	507,734.07 768.40	0.69% (2,245.87)	NA/AAA AAA	0.37 0.36
161571HS6	CHAIT 2022-1 A 3.97 09/15/2025	1,000,000.00	05/11/2023 4.28%	993,945.31 996,762.54	99.68 4.47%	996,828.90 1,764.44	1.35% 66.36	NR/AAA AAA	0.71 0.68
58770JAD6	MBALT 2024-A A3 5.32 01/18/2028	190,000.00	05/17/2024 5.73%	189,977.77 189,981.48	101.19 4.64%	192,258.17 449.24	0.26% 2,276.69	Aaa/NA AAA	3.05 1.60
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	295,000.00	09/17/2024 4.24%	294,950.35 294,954.28	99.55 4.55%	293,662.53 554.60	0.40% (1,291.75)	NA/AAA AAA	3.13 1.62

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
05592XAD2	BMWOT 2023-A A3 5.47 02/25/2028	135,000.00	07/11/2023 5.47%	134,976.08 134,983.66	100.87 4.55%	136,169.37 123.08	0.18% 1,185.71	NA/AAA AAA	3.15 0.88
438123AC5	HAROT 2023-4 A3 5.67 06/21/2028	235,000.00	11/01/2023 5.74%	234,958.62 234,968.92	101.59 4.55%	238,736.88 370.13	0.32% 3,767.95	Aaa/NA AAA	3.47 1.31
89239FAD4	TAOT 2023-D A3 5.54 08/15/2028	195,000.00	11/07/2023 6.30%	194,978.98 194,983.99	101.47 4.57%	197,865.14 480.13	0.27% 2,881.14	NA/AAA AAA	3.62 1.41
437918AC9	HAROT 2024-1 A3 5.21 08/15/2028	670,000.00	02/13/2024 5.27%	669,970.86 669,976.47	101.04 4.55%	676,946.56 1,551.42	0.92% 6,970.09	Aaa/AAA NA	3.62 1.44
89238DAD0	TAOT 2024-A A3 4.83 10/16/2028	375,000.00	01/23/2024 4.89%	374,924.96 374,939.65	100.51 4.53%	376,929.38 805.00	0.51% 1,989.72	Aaa/AAA NA	3.79 1.46
47800RAD5	JDOT 2024 A3 4.96 11/15/2028	180,000.00	03/11/2024 5.12%	179,989.92 179,991.63	100.77 4.57%	181,385.57 396.80	0.25% 1,393.94	Aaa/NA AAA	3.88 1.73
36268GAD7	GMCAR 2024-1 A3 4.85 12/18/2028	360,000.00	-- 4.90%	359,958.35 359,966.39	100.51 4.54%	361,852.85 727.50	0.49% 1,886.46	Aaa/NA AAA	3.97 1.43
096919AD7	BMWOT 2024-A A3 5.18 02/26/2029	320,000.00	06/04/2024 5.24%	319,951.39 319,957.15	101.18 4.48%	323,775.49 276.27	0.44% 3,818.34	Aaa/AAA NA	4.16 1.55
47786WAD2	JDOT 2024-B A3 5.2 03/15/2029	365,000.00	06/11/2024 5.26%	364,928.64 364,936.76	101.25 4.63%	369,564.69 843.56	0.50% 4,627.93	Aaa/NA AAA	4.20 1.98
02582JKH2	AMXCA 2024-1 A 5.23 04/16/2029	570,000.00	04/16/2024 5.30%	569,883.15 569,899.40	101.53 4.57%	578,714.10 1,324.93	0.78% 8,814.70	NA/AAA AAA	4.29 2.11
05522RDJ4	BACCT 2024-1 A 4.93 05/15/2029	365,000.00	06/06/2024 4.93%	364,979.52 364,981.89	100.97 4.54%	368,527.58 799.76	0.50% 3,545.69	Aaa/AAA NA	4.37 2.19
Total ABS		**7,458,738.11**	**4.85%**	**7,445,238.36 7,450,794.81**	**100.57 4.56%**	**7,500,958.78 13,433.14**	**10.17% 50,163.97**	**Aaa/AAA AAA**	**2.80 1.28**
AGENCY									
3133ENKS8	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.125 01/06/2025	425,000.00	01/06/2022 1.20%	424,043.75 424,995.62	99.96 4.34%	424,847.35 2,324.22	0.58% (148.27)	Aaa/AA+ AA+	0.02 0.01
3130AWER7	FEDERAL HOME LOAN BANKS 4.625 06/06/2025	1,000,000.00	06/13/2023 4.74%	997,830.00 999,531.14	100.13 4.30%	1,001,309.87 3,211.81	1.36% 1,778.73	Aaa/AA+ AA+	0.43 0.42
3135G05X7	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.375 08/25/2025	1,000,000.00	03/07/2022 1.76%	953,120.00 991,260.92	97.50 4.34%	974,959.62 1,312.50	1.32% (16,301.30)	Aaa/AA+ AA+	0.65 0.63

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
3133EPJX4	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.625 02/17/2026	1,000,000.00	05/15/2023 3.89%	993,250.00 997,238.33	99.38 4.19%	993,768.30 13,493.06	1.35% (3,470.03)	Aaa/AA+ AA+	1.13 1.08
3130B0ZP7	FEDERAL HOME LOAN BANKS 4.875 03/13/2026	1,000,000.00	06/21/2024 4.85%	1,000,450.00 1,000,312.92	100.67 4.29%	1,006,680.61 14,625.00	1.37% 6,367.69	Aaa/AA+ AA+	1.20 1.14
3133EPHH1	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.0 04/28/2026	1,500,000.00	05/09/2023 3.90%	1,504,095.00 1,501,820.84	99.72 4.22%	1,495,780.92 10,500.00	2.03% (6,039.92)	Aaa/AA+ AA+	1.32 1.27
3133EPVP7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 07/08/2026	1,000,000.00	12/06/2023 4.48%	1,006,424.00 1,003,763.21	100.74 4.24%	1,007,373.86 22,826.39	1.37% 3,610.65	Aaa/AA+ AA+	1.52 1.42
3133EPZY4	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	1,000,000.00	11/09/2023 4.85%	1,003,740.00 1,002,165.66	101.09 4.27%	1,010,942.00 20,972.22	1.37% 8,776.34	Aaa/AA+ AA+	1.58 1.47
3130AXU63	FEDERAL HOME LOAN BANKS 4.625 11/17/2026	1,000,000.00	11/30/2023 4.53%	1,002,530.00 1,001,601.71	100.64 4.26%	1,006,414.48 5,652.78	1.36% 4,812.77	Aaa/AA+ AA+	1.88 1.77
3133EP6K6	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 03/26/2027	1,000,000.00	03/25/2024 4.45%	1,001,450.00 1,001,077.90	100.50 4.26%	1,005,028.32 11,875.00	1.36% 3,950.42	Aaa/AA+ AA+	2.23 2.08
3130B0TY5	FEDERAL HOME LOAN BANKS 4.75 04/09/2027	865,000.00	04/10/2024 4.85%	862,716.40 863,270.06	101.40 4.09%	877,121.29 9,358.82	1.19% 13,851.22	Aaa/AA+ AA+	2.27 2.11
3133ERDS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/06/2027	1,000,000.00	05/22/2024 4.70%	1,001,317.00 1,001,044.56	100.88 4.35%	1,008,784.62 7,256.94	1.37% 7,740.06	Aaa/AA+ AA+	2.34 2.18
3130B1EF0	FEDERAL HOME LOAN BANKS 4.625 06/11/2027	1,000,000.00	06/26/2024 4.57%	1,001,530.00 1,001,263.42	100.80 4.28%	1,007,964.26 2,569.44	1.37% 6,700.84	Aaa/AA+ AA+	2.44 2.28
3133ERMB4	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 07/23/2027	1,000,000.00	07/18/2024 4.26%	999,690.00 999,735.86	99.83 4.32%	998,293.79 18,652.78	1.35% (1,442.07)	Aaa/AA+ AA+	2.56 2.36
3130ATUS4	FEDERAL HOME LOAN BANKS 4.25 12/10/2027	1,000,000.00	05/15/2023 3.66%	1,024,620.00 1,015,828.20	99.86 4.30%	998,604.14 2,479.17	1.35% (17,224.06)	Aaa/AA+ AA+	2.94 2.73
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	1,000,000.00	04/24/2023 3.76%	1,032,720.00 1,021,384.66	100.38 4.37%	1,003,785.65 13,875.00	1.36% (17,599.01)	Aaa/AA+ AA+	3.19 2.90
3130AWC24	FEDERAL HOME LOAN BANKS 4.0 06/09/2028	1,000,000.00	07/06/2023 4.49%	978,470.00 984,955.37	98.70 4.41%	986,978.99 2,444.44	1.34% 2,023.62	Aaa/AA+ AA+	3.44 3.17
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	1,250,000.00	09/07/2023 4.49%	1,243,625.00 1,245,303.37	99.96 4.39%	1,249,504.68 17,165.80	1.69% 4,201.31	Aaa/AA+ AA+	3.69 3.32
3133EPWK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028	1,250,000.00	10/12/2023 4.71%	1,238,412.50 1,241,259.57	100.50 4.35%	1,256,215.16 15,468.75	1.70% 14,955.60	Aaa/AA+ AA+	3.73 3.36
Total Agency		**19,290,000.00**	**4.21%**	**19,270,033.65** **19,297,813.31**	**100.13** **4.29%**	**19,314,357.90** **196,064.11**	**26.19%** **16,544.60**	**Aaa/AA+** **AA+**	**2.11** **1.96**

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
AGENCY CMBS									
3137BM7C4	FHMS K-051 A2 3.308 09/25/2025	483,510.88	05/16/2022 2.99%	487,269.42 484,271.35	99.07 4.50%	479,025.74 1,332.88	0.65% (5,245.61)	Aaa/AA+ AAA	0.73 0.61
3137BNGT5	FHMS K-054 A2 2.745 01/25/2026	975,559.46	02/15/2023 4.64%	926,362.30 958,375.76	98.29 4.37%	958,904.71 2,231.59	1.30% 528.95	Aaa/AA+ AAA	1.07 0.95
3137BSP72	FHMS K-058 A2 2.653 08/25/2026	710,000.00	11/29/2022 4.51%	664,903.91 690,552.73	97.06 4.48%	689,128.20 1,569.69	0.93% (1,424.53)	Aaa/AA+ AAA	1.65 1.54
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	500,000.00	12/05/2022 4.27%	484,082.03 492,167.77	97.83 4.53%	489,173.80 1,429.17	0.66% (2,993.97)	Aaa/AA+ AAA	2.07 1.82
3137F2LJ3	FHMS K-066 A2 3.117 06/25/2027	1,000,000.00	05/10/2023 3.93%	969,218.75 981,652.04	96.71 4.56%	967,102.10 2,597.50	1.31% (14,549.94)	Aaa/AA+ AAA	2.48 2.19
3137FAWS3	FHMS K-067 A2 3.194 07/25/2027	1,000,000.00	05/10/2023 3.92%	971,562.50 982,820.58	96.63 4.57%	966,333.80 2,661.67	1.31% (16,486.78)	Aaa/AA+ AA+	2.56 2.36
3137FBU79	FHMS K-069 A2 3.187 09/25/2027	743,623.97	06/09/2023 4.41%	708,824.69 721,637.15	96.46 4.57%	717,290.17 1,974.94	0.97% (4,346.99)	Aaa/AAA AA+	2.73 2.48
3137FETN0	FHMS K-073 A2 3.35 01/25/2028	965,000.00	05/24/2023 4.27%	927,455.47 940,485.24	96.44 4.60%	930,684.31 2,693.96	1.26% (9,800.92)	Aaa/AA+ AAA	3.07 2.75
Total Agency CMBS		**6,377,694.31**	**4.16%**	**6,139,679.07 6,251,962.62**	**97.18 4.52%**	**6,197,642.82 16,491.40**	**8.40% (54,319.80)**	**Aaa/AA+ AAA**	**2.13 1.92**
CASH									
CCYUSD	Receivable	1,220.80	-- 0.00%	1,220.80 1,220.80	1.00 0.00%	1,220.80 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**1,220.80**	**0.00%**	**1,220.80 1,220.80**	**1.00 0.00%**	**1,220.80 0.00**	**0.00% 0.00**	**Aaa/AAA AAA**	**0.00 0.00**
CORPORATE									
57636QAN4	MASTERCARD INC 2.0 03/03/2025	600,000.00	10/28/2021 1.05%	618,294.00 600,507.31	99.56 4.58%	597,362.30 3,933.33	0.81% (3,145.01)	Aa3/A+ NA	0.17 0.17
87612EBL9	TARGET CORP 2.25 04/15/2025	500,000.00	02/17/2022 2.08%	502,465.00 500,161.10	99.26 4.85%	496,294.72 2,375.00	0.67% (3,866.38)	A2/A A	0.29 0.28

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
437076CM2	HOME DEPOT INC 2.7 04/15/2025	500,000.00	03/24/2022 2.76%	499,125.00 499,918.31	99.49 4.46%	497,471.42 2,850.00	0.67% (2,446.90)	A2/A A	0.29 0.28
06406RBC0	BANK OF NEW YORK MELLON CORP 3.35 04/25/2025	510,000.00	04/19/2022 3.35%	509,928.60 509,992.57	99.61 4.57%	508,025.39 3,132.25	0.69% (1,967.17)	Aa3/A AA-	0.31 0.31
26442UAA2	DUKE ENERGY PROGRESS LLC 3.25 08/15/2025	500,000.00	04/18/2022 3.21%	500,605.00 500,072.32	99.17 4.61%	495,863.41 6,138.89	0.67% (4,208.91)	Aa3/A WR	0.62 0.60
57629WDK3	MASSMUTUAL GLOBAL FUNDING II 4.15 08/26/2025	750,000.00	05/10/2023 4.74%	740,385.00 747,277.47	99.77 4.50%	748,301.51 10,807.29	1.01% 1,024.04	Aa3/AA+ AA+	0.65 0.63
931142EW9	WALMART INC 3.9 09/09/2025	155,000.00	09/06/2022 3.92%	154,891.50 154,975.15	99.65 4.42%	154,455.77 1,880.67	0.21% (519.39)	Aa2/AA AA	0.69 0.66
857477BR3	STATE STREET CORP 1.746 02/06/2026	190,000.00	02/02/2022 1.75%	190,000.00 190,000.00	99.61 5.82%	189,266.41 1,336.18	0.26% (733.59)	Aa3/A AA-	1.10 0.09
00440EAV9	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	750,000.00	08/24/2023 5.19%	715,927.50 733,050.76	98.45 4.56%	738,340.65 4,047.92	1.00% 5,289.89	A2/A A	1.34 1.28
69371RR32	PACCAR FINANCIAL CORP 1.1 05/11/2026	600,000.00	02/10/2023 4.54%	538,422.00 574,212.26	95.47 4.58%	572,810.53 916.67	0.78% (1,401.73)	A1/A+ NA	1.36 1.32
89236TJK2	TOYOTA MOTOR CREDIT CORP 1.125 06/18/2026	250,000.00	01/11/2023 4.55%	223,112.50 238,553.48	95.08 4.65%	237,703.25 101.56	0.32% (850.23)	A1/A+ A+	1.46 1.42
857477CD3	STATE STREET CORP 5.272 08/03/2026	350,000.00	07/31/2023 5.27%	350,000.00 350,000.00	100.99 4.62%	353,460.28 7,585.82	0.48% 3,460.28	Aa3/A AA-	1.59 1.40
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	500,000.00	08/24/2023 5.48%	500,680.00 500,362.88	101.32 4.67%	506,599.01 10,207.75	0.69% 6,236.13	Aa1/A+ AA	1.63 1.44
437076CV2	HOME DEPOT INC 4.95 09/30/2026	500,000.00	11/30/2023 4.86%	501,140.00 500,690.84	100.83 4.44%	504,161.88 6,256.25	0.68% 3,471.04	A2/A A	1.75 1.56
61690U7W4	MORGAN STANLEY BANK NA 5.882 10/30/2026	335,000.00	10/30/2023 5.88%	335,000.00 335,000.00	102.10 4.67%	342,034.88 3,338.85	0.46% 7,034.88	Aa3/A+ AA-	1.83 1.63
438516BL9	HONEYWELL INTERNATIONAL INC 2.5 11/01/2026	750,000.00	05/10/2023 3.96%	714,847.50 731,468.07	96.52 4.50%	723,914.09 3,125.00	0.98% (7,553.97)	A2/A A	1.84 1.75
713448FW3	PEPSICO INC 5.125 11/10/2026	275,000.00	11/08/2023 5.13%	274,925.75 274,954.07	101.25 4.41%	278,428.10 1,996.61	0.38% 3,474.03	A1/A+ NA	1.86 1.67
24422EXF1	JOHN DEERE CAPITAL CORP 4.5 01/08/2027	500,000.00	01/18/2024 4.52%	499,705.00 499,798.88	100.14 4.43%	500,701.96 10,812.50	0.68% 903.08	A1/A A+	2.02 1.87
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	665,000.00	01/10/2024 4.88%	664,833.75 664,886.54	100.39 4.67%	667,562.79 14,588.44	0.91% 2,676.25	A1/A AA-	2.05 1.89

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17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	1,000,000.00	-- 4.81%	999,831.60 999,878.05	100.73 4.44%	1,007,300.03 16,666.67	1.37% 7,421.98	A1/AA- NA	2.16 1.92
857477CL5	STATE STREET CORP 4.993 03/18/2027	325,000.00	03/13/2024 4.99%	325,000.00 325,000.00	100.83 4.59%	327,704.94 4,642.80	0.44% 2,704.94	Aa3/A AA-	2.21 1.97
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	600,000.00	09/12/2022 4.08%	597,906.00 598,941.29	98.68 4.59%	592,105.39 3,400.00	0.80% (6,835.90)	A2/A+ A+	2.36 2.21
14913UAL4	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027	1,000,000.00	05/15/2024 4.89%	1,002,930.00 1,002,315.56	101.02 4.54%	1,010,182.21 6,527.78	1.37% 7,866.65	A2/A A+	2.37 2.20
09290DAH4	BLACKROCK INC 4.6 07/26/2027	530,000.00	07/17/2024 4.60%	529,984.10 529,986.41	100.23 4.50%	531,205.97 10,496.94	0.72% 1,219.56	Aa3/AA- NA	2.57 2.28
69371RT30	PACCAR FINANCIAL CORP 4.45 08/06/2027	560,000.00	08/01/2024 4.50%	559,255.20 559,355.87	99.91 4.49%	559,477.25 10,037.22	0.76% 121.38	A1/A+ NA	2.60 2.38
532457CP1	ELI LILLY AND CO 4.15 08/14/2027	470,000.00	08/12/2024 4.18%	469,619.30 469,667.97	99.46 4.37%	467,455.03 7,422.74	0.63% (2,212.94)	A1/A+ NA	2.62 2.42
023135BC9	AMAZON.COM INC 3.15 08/22/2027	750,000.00	06/26/2024 4.90%	712,095.00 718,286.26	96.55 4.55%	724,139.37 8,465.63	0.98% 5,853.11	A1/AA AA-	2.64 2.47
66815L2T5	NORTHWESTERN MUTUAL GLOBAL FUNDING 4.11 09/12/2027	545,000.00	09/05/2024 4.11%	544,983.65 544,985.31	98.64 4.65%	537,582.51 6,782.07	0.73% (7,402.80)	Aaa/AA+ AAA	2.70 2.49
58989V2J2	MET TOWER GLOBAL FUNDING 4.0 10/01/2027	750,000.00	10/11/2024 4.23%	745,132.50 745,483.72	98.31 4.66%	737,354.73 7,500.00	1.00% (8,128.99)	Aa3/AA- AA-	2.75 2.54
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	750,000.00	08/22/2024 4.19%	722,842.50 725,941.48	95.70 4.61%	717,771.21 4,670.83	0.97% (8,170.27)	A2/A+ A	2.79 2.62
Total Corporate		**16,460,000.00**	**4.28%**	**16,243,867.95 16,325,723.93**	**99.21 4.57%**	**16,325,036.97 182,043.65**	**22.14% (686.96)**	**A1/A+ A+**	**1.78 1.63**
MONEY MARKET FUND									
94975H254	ALLSPRING:GOVT MM S	217,876.23	-- 4.05%	217,876.23 217,876.23	1.00 4.05%	217,876.23 0.00	0.30% 0.00	Aaa/AAAm NA	0.00 0.00
Total Money Market Fund		**217,876.23**	**4.05%**	**217,876.23 217,876.23**	**1.00 4.05%**	**217,876.23 0.00**	**0.30% 0.00**	**Aaa/AAAm NA**	**0.00 0.00**

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
SUPRANATIONAL									
4581X0EK0	INTER-AMERICAN DEVELOPMENT BANK 4.5 05/15/2026	750,000.00	06/27/2023 4.53%	749,422.50 749,723.97	100.14 4.39%	751,071.39 4,312.50	1.02% 1,347.42	Aaa/AAA NA	1.37 1.31
45950KDF4	INTERNATIONAL FINANCE CORP 4.375 01/15/2027	710,000.00	11/29/2023 4.49%	707,685.40 708,484.10	99.94 4.41%	709,567.82 14,326.54	0.96% 1,083.72	Aaa/AAA NA	2.04 1.89
Total Supranational		**1,460,000.00**	**4.51%**	**1,457,107.90 1,458,208.07**	**100.04 4.40%**	**1,460,639.21 18,639.04**	**1.98% 2,431.13**	**Aaa/AAA NA**	**1.70 1.59**
US TREASURY									
912828ZC7	UNITED STATES TREASURY 1.125 02/28/2025	1,000,000.00	02/03/2022 1.42%	991,054.69 999,536.76	99.49 4.36%	994,912.90 3,822.51	1.35% (4,623.86)	Aaa/AA+ AA+	0.16 0.16
912828ZF0	UNITED STATES TREASURY 0.5 03/31/2025	750,000.00	03/03/2021 0.54%	748,886.72 749,933.41	99.11 4.23%	743,291.44 958.10	1.01% (6,641.98)	Aaa/AA+ AA+	0.25 0.24
912828ZL7	UNITED STATES TREASURY 0.375 04/30/2025	500,000.00	01/13/2021 0.39%	499,609.38 499,970.34	98.73 4.32%	493,652.86 321.13	0.67% (6,317.48)	Aaa/AA+ AA+	0.33 0.32
912828ZT0	UNITED STATES TREASURY 0.25 05/31/2025	1,250,000.00	10/06/2021 0.72%	1,228,759.77 1,247,608.08	98.38 4.28%	1,229,717.70 274.73	1.67% (17,890.38)	Aaa/AA+ AA+	0.41 0.40
9128285C0	UNITED STATES TREASURY 3.0 09/30/2025	750,000.00	04/29/2022 2.90%	752,314.45 750,504.84	99.09 4.25%	743,169.52 5,748.63	1.01% (7,335.32)	Aaa/AA+ AA+	0.75 0.72
9128285J5	UNITED STATES TREASURY 3.0 10/31/2025	1,000,000.00	06/02/2022 2.88%	1,004,023.44 1,000,978.41	98.98 4.26%	989,849.20 5,138.12	1.34% (11,129.21)	Aaa/AA+ AA+	0.83 0.80
912828M56	UNITED STATES TREASURY 2.25 11/15/2025	1,000,000.00	08/25/2022 3.36%	966,093.75 990,839.26	98.29 4.28%	982,888.66 2,921.27	1.33% (7,950.60)	Aaa/AA+ AA+	0.87 0.84
9128285T3	UNITED STATES TREASURY 2.625 12/31/2025	1,000,000.00	08/25/2022 3.34%	977,421.88 993,280.10	98.47 4.21%	984,745.75 72.51	1.34% (8,534.35)	Aaa/AA+ AA+	1.00 0.97
9128286L9	UNITED STATES TREASURY 2.25 03/31/2026	1,000,000.00	08/29/2022 3.39%	961,640.63 986,695.83	97.58 4.27%	975,847.22 5,748.63	1.32% (10,848.61)	Aaa/AA+ AA+	1.25 1.20
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	1,500,000.00	05/09/2023 3.65%	1,418,964.84 1,456,928.39	95.98 4.26%	1,439,635.01 3,895.03	1.95% (17,293.39)	Aaa/AA+ AA+	1.87 1.80
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	1,000,000.00	11/29/2022 4.06%	930,585.94 965,022.18	95.97 4.26%	959,655.49 8,498.64	1.30% (5,366.69)	Aaa/AA+ AA+	2.13 2.02
91282CEF4	UNITED STATES TREASURY 2.5 03/31/2027	1,100,000.00	11/03/2022 4.27%	1,014,148.44 1,056,273.37	96.29 4.25%	1,059,193.21 7,026.10	1.44% 2,919.84	Aaa/AA+ AA+	2.25 2.13

HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Pittsburg | Account #10607 | As of December 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CEN7	UNITED STATES TREASURY 2.75 04/30/2027	1,500,000.00	02/13/2024 4.26%	1,427,167.97 1,447,195.22	96.68 4.26%	1,450,160.69 7,064.92	1.97% 2,965.46	Aaa/AA+ AA+	2.33 2.21
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	1,250,000.00	11/03/2022 4.44%	1,187,792.97 1,216,681.35	97.65 4.25%	1,220,683.76 112.22	1.66% 4,002.42	Aaa/AA+ AA+	2.50 2.36
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	800,000.00	01/30/2023 3.72%	779,968.75 788,355.04	97.12 4.28%	776,961.53 8,494.48	1.05% (11,393.51)	Aaa/AA+ AA+	2.67 2.49
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	1,500,000.00	05/16/2023 3.59%	1,417,031.25 1,447,077.75	94.55 4.29%	1,418,199.89 4,381.91	1.92% (28,877.87)	Aaa/AA+ AA+	2.87 2.72
9128283W8	UNITED STATES TREASURY 2.75 02/15/2028	1,250,000.00	09/27/2024 3.51%	1,220,019.53 1,222,280.83	95.27 4.39%	1,190,820.00 12,984.04	1.61% (31,460.83)	Aaa/AA+ AA+	3.13 2.91
91282CHX2	UNITED STATES TREASURY 4.375 08/31/2028	1,000,000.00	11/12/2024 4.34%	1,001,250.00 1,001,207.58	100.08 4.35%	1,000,794.76 14,865.33	1.36% (412.82)	Aaa/AA+ AA+	3.67 3.30
9128285M8	UNITED STATES TREASURY 3.125 11/15/2028	1,500,000.00	04/18/2024 4.72%	1,402,792.96 1,417,743.41	95.69 4.35%	1,435,328.61 6,085.98	1.95% 17,585.20	Aaa/AA+ AA+	3.88 3.57
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	1,000,000.00	11/05/2024 4.30%	991,445.31 991,722.55	98.42 4.39%	984,150.42 16,739.13	1.33% (7,572.13)	Aaa/AA+ AA+	4.58 4.07
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	1,750,000.00	12/13/2024 4.27%	1,665,712.89 1,666,497.41	94.72 4.39%	1,657,588.63 18,581.66	2.25% (8,908.79)	Aaa/AA+ AA+	4.67 4.22
Total US Treasury		**23,400,000.00**	**3.42%**	**22,586,685.56** **22,896,332.12**	**97.17** **4.30%**	**22,731,247.22** **133,735.07**	**30.82%** **(165,084.90)**	**Aaa/AA+** **AA+**	**2.21** **2.06**
Total Portfolio		**74,665,529.45**	**4.05%**	**73,361,709.52** **73,899,931.89**	**98.52** **4.40%**	**73,748,979.93** **560,406.41**	**100.00%** **(150,951.96)**	**Aa1/AA** **AA+**	**2.13** **1.83**
Total Market Value + Accrued						**74,309,386.34**			

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CASH									
CCYUSD	Receivable	4,352.45	--	4,352.45	1.00	4,352.45	0.01%	Aaa/AAA	0.00
			0.00%	4,352.45	0.00%	0.00	0.00	AAA	0.00
Total Cash		**4,352.45**	**0.00%**	**4,352.45**	**1.00**	**4,352.45**	**0.01%**	**Aaa/AAA**	**0.00**
				4,352.45	**0.00%**	**0.00**	**0.00**	**AAA**	**0.00**
COMMERCIAL PAPER									
89233GNX0	Toyota Motor Credit Corporation 01/31/2025	1,000,000.00	05/29/2024	963,636.11	99.62	996,193.00	3.35%	P-1/A-1+	0.08
			5.47%	995,583.33	4.74%	0.00	609.67	F1	0.08
62479LP33	MUFG Bank, Ltd. - New York Branch 02/03/2025	2,000,000.00	07/29/2024	1,946,497.23	99.59	1,991,868.00	6.69%	P-1/A-1	0.09
			5.29%	1,990,558.33	4.59%	0.00	1,309.67	NA	0.09
Total Commercial Paper		**3,000,000.00**	**5.35%**	**2,910,133.34**	**99.60**	**2,988,061.00**	**10.04%**	**P-1/AA-**	**0.09**
				2,986,141.67	**4.64%**	**0.00**	**1,919.33**	**A+**	**0.08**
MONEY MARKET FUND									
94975H254	ALLSPRING:GOVT MM S	4,267,557.57	--	4,267,557.57	1.00	4,267,557.57	14.33%	Aaa/AAAm	0.00
			4.05%	4,267,557.57	4.05%	0.00	0.00	NA	0.00
Total Money Market Fund		**4,267,557.57**	**4.05%**	**4,267,557.57**	**1.00**	**4,267,557.57**	**14.33%**	**Aaa/AAAm**	**0.00**
				4,267,557.57	**4.05%**	**0.00**	**0.00**	**NA**	**0.00**
US TREASURY									
91282CDS7	UNITED STATES TREASURY 1.125 01/15/2025	1,300,000.00	03/06/2024	1,257,242.19	99.89	1,298,510.58	4.36%	Aaa/AA+	0.04
			5.09%	1,298,093.60	4.35%	6,756.11	416.98	AA+	0.04
9128283Z1	UNITED STATES TREASURY 2.75 02/28/2025	1,250,000.00	07/29/2024	1,233,642.58	99.75	1,246,854.00	4.19%	Aaa/AA+	0.16
			5.05%	1,245,524.86	4.32%	11,679.90	1,329.14	AA+	0.16
912828ZC7	UNITED STATES TREASURY 1.125 02/28/2025	1,300,000.00	04/04/2024	1,255,109.38	99.49	1,293,386.77	4.34%	Aaa/AA+	0.16
			5.09%	1,292,086.15	4.36%	4,969.27	1,300.62	AA+	0.16
912797KJ5	UNITED STATES TREASURY 03/20/2025	2,000,000.00	04/19/2024	1,909,068.89	99.11	1,982,133.80	6.66%	P-1/A-1+	0.22
			5.18%	1,978,636.67	4.27%	0.00	3,497.13	F1+	0.21
912797KS5	UNITED STATES TREASURY 04/17/2025	1,500,000.00	04/24/2024	1,427,000.94	98.79	1,481,797.80	4.98%	P-1/A-1+	0.29
			5.16%	1,478,325.21	4.27%	0.00	3,472.59	F1+	0.28

HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Pittsburg Liquidity | Account #10617 | As of December 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
912797LB1	UNITED STATES TREASURY 05/15/2025	1,500,000.00	05/16/2024 5.12%	1,426,492.50 1,472,865.00	98.47 4.26%	1,477,058.79 0.00	4.96% 4,193.79	P-1/A-1+ F1+	0.37 0.36
912797LN5	UNITED STATES TREASURY 06/12/2025	1,500,000.00	07/09/2024 5.05%	1,432,494.69 1,467,549.38	98.15 4.27%	1,472,238.77 0.00	4.94% 4,689.39	P-1/A-1+ F1+	0.45 0.43
912797LW5	UNITED STATES TREASURY 07/10/2025	2,000,000.00	10/07/2024 4.22%	1,937,895.83 1,957,091.66	97.85 4.25%	1,956,932.76 0.00	6.57% (158.90)	P-1/A-1+ F1+	0.52 0.51
912797MG9	UNITED STATES TREASURY 08/07/2025	2,000,000.00	10/07/2024 4.25%	1,931,320.00 1,950,586.67	97.54 4.24%	1,950,701.88 0.00	6.55% 115.21	P-1/A-1+ F1+	0.60 0.58
912797MH7	UNITED STATES TREASURY 09/04/2025	2,000,000.00	10/07/2024 4.24%	1,925,249.17 1,944,445.00	97.24 4.21%	1,944,705.04 0.00	6.53% 260.04	P-1/A-1+ F1+	0.68 0.66
9128285J5	UNITED STATES TREASURY 3.0 10/31/2025	3,000,000.00	10/31/2024 4.32%	2,961,562.50 2,968,091.61	98.98 4.26%	2,969,547.60 15,414.36	9.97% 1,455.99	Aaa/AA+ AA+	0.83 0.80
912828M56	UNITED STATES TREASURY 2.25 11/15/2025	3,500,000.00	11/26/2024 4.46%	3,427,539.06 3,434,723.57	98.29 4.28%	3,440,110.31 10,224.45	11.55% 5,386.74	Aaa/AA+ AA+	0.87 0.84
Total US Treasury		**22,850,000.00**	**4.68%**	**22,124,617.73 22,488,019.38**	**98.54 4.27%**	**22,513,978.09 49,044.10**	**75.62% 25,958.71**	**Aaa/AAA AAA**	**0.51 0.49**
Total Portfolio		**30,121,910.02**	**4.66%**	**29,306,661.09 29,746,071.07**	**84.65 4.28%**	**29,773,949.11 49,044.10**	**100.00% 27,878.05**	**Aaa/AA+ AA+**	**0.40 0.38**
Total Market Value + Accrued						**29,822,993.21**			

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
43815EAC8	HAROT 2021-3 A3 0.41 11/18/2025	10,470.95	08/17/2021 0.41%	10,470.80 10,470.92	99.80 5.05%	10,449.68 1.55	0.00% (21.25)	NA/AAA AAA	0.88 0.04
43815GAC3	HAROT 2021-4 A3 0.88 01/21/2026	29,021.42	11/16/2021 0.89%	29,015.30 29,020.03	99.22 4.64%	28,795.69 7.09	0.01% (224.34)	Aaa/NA AAA	1.06 0.21
47789QAC4	JDOT 2021-B A3 0.52 03/16/2026	29,781.97	07/13/2021 0.52%	29,779.32 29,781.37	99.50 4.47%	29,633.63 6.88	0.01% (147.74)	Aaa/NA AAA	1.21 0.13
89238JAC9	TAOT 2021-D A3 0.71 04/15/2026	29,527.69	11/09/2021 0.95%	29,527.06 29,527.57	99.27 4.64%	29,312.54 9.32	0.01% (215.03)	NA/AAA AAA	1.29 0.18
44935FAD6	HART 2021-C A3 0.74 05/15/2026	35,945.93	07/27/2022 3.67%	34,338.19 35,406.61	99.60 4.64%	35,801.71 11.82	0.02% 395.09	NA/AAA AAA	1.37 0.10
05602RAD3	BMWOT 2022-A A3 3.21 08/25/2026	63,911.99	05/10/2022 3.23%	63,908.67 63,910.79	99.55 4.54%	63,621.29 34.19	0.03% (289.51)	Aaa/AAA NA	1.65 0.35
47787JAC2	JDOT 2022 A3 0.36 09/15/2026	67,335.31	03/10/2022 2.34%	67,320.42 67,330.03	99.17 4.82%	66,774.52 69.43	0.03% (555.51)	Aaa/NA AAA	1.71 0.33
448977AD0	HART 2022-A A3 2.22 10/15/2026	44,478.97	05/02/2022 3.40%	43,394.80 44,076.54	99.25 4.77%	44,146.01 43.89	0.02% 69.46	NA/AAA AAA	1.79 0.29
448988AD7	HALST 24A A3 5.02 03/15/2027	255,000.00	01/17/2024 5.03%	254,951.68 254,966.14	100.52 4.58%	256,322.63 568.93	0.12% 1,356.49	NA/AAA AAA	2.20 1.04
05611UAD5	BMWLT 2024-1 A3 4.98 03/25/2027	750,000.00	06/20/2024 5.40%	746,015.63 746,783.22	100.53 4.56%	754,000.58 622.50	0.35% 7,217.35	Aaa/AAA NA	2.23 1.14
36265WAD5	GMCAR 2022-3 A3 3.64 04/16/2027	98,263.87	07/06/2022 3.93%	98,263.19 98,263.59	99.61 4.59%	97,877.06 149.03	0.05% (386.53)	Aaa/NA AAA	2.29 0.43
44934FAD7	HALST 2024-B A3 5.41 05/17/2027	280,000.00	05/14/2024 5.41%	279,992.22 279,993.82	101.17 4.58%	283,272.19 673.24	0.13% 3,278.37	NA/AAA AAA	2.38 1.31
02582JJT8	AMXCA 2022-2 A 3.39 05/17/2027	510,000.00	05/17/2022 3.42%	509,887.19 509,979.94	99.56 4.65%	507,734.07 768.40	0.23% (2,245.87)	NA/AAA AAA	0.37 0.36
161571HS6	CHAIT 2022-1 A 3.97 09/15/2025	1,000,000.00	05/11/2023 4.28%	993,945.31 996,762.54	99.68 4.47%	996,828.90 1,764.44	0.46% 66.36	NR/AAA AAA	0.71 0.68
58770JAD6	MBALT 2024-A A3 5.32 01/18/2028	190,000.00	05/17/2024 5.73%	189,977.77 189,981.48	101.19 4.64%	192,258.17 449.24	0.09% 2,276.69	Aaa/NA AAA	3.05 1.60
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	295,000.00	09/17/2024 4.24%	294,950.35 294,954.28	99.55 4.55%	293,662.53 554.60	0.14% (1,291.75)	NA/AAA AAA	3.13 1.62

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
05592XAD2	BMWOT 2023-A A3 5.47 02/25/2028	135,000.00	07/11/2023 5.47%	134,976.08 134,983.66	100.87 4.55%	136,169.37 123.08	0.06% 1,185.71	NA/AAA AAA	3.15 0.88
438123AC5	HAROT 2023-4 A3 5.67 06/21/2028	235,000.00	11/01/2023 5.74%	234,958.62 234,968.92	101.59 4.55%	238,736.88 370.13	0.11% 3,767.95	Aaa/NA AAA	3.47 1.31
89239FAD4	TAOT 2023-D A3 5.54 08/15/2028	195,000.00	11/07/2023 6.30%	194,978.98 194,983.99	101.47 4.57%	197,865.14 480.13	0.09% 2,881.14	NA/AAA AAA	3.62 1.41
437918AC9	HAROT 2024-1 A3 5.21 08/15/2028	670,000.00	02/13/2024 5.27%	669,970.86 669,976.47	101.04 4.55%	676,946.56 1,551.42	0.31% 6,970.09	Aaa/AAA NA	3.62 1.44
89238DAD0	TAOT 2024-A A3 4.83 10/16/2028	375,000.00	01/23/2024 4.89%	374,924.96 374,939.65	100.51 4.53%	376,929.38 805.00	0.17% 1,989.72	Aaa/AAA NA	3.79 1.46
47800RAD5	JDOT 2024 A3 4.96 11/15/2028	180,000.00	03/11/2024 5.12%	179,989.92 179,991.63	100.77 4.57%	181,385.57 396.80	0.08% 1,393.94	Aaa/NA AAA	3.88 1.73
36268GAD7	GMCAR 2024-1 A3 4.85 12/18/2028	360,000.00	-- 4.90%	359,958.35 359,966.39	100.51 4.54%	361,852.85 727.50	0.17% 1,886.46	Aaa/NA AAA	3.97 1.43
096919AD7	BMWOT 2024-A A3 5.18 02/26/2029	320,000.00	06/04/2024 5.24%	319,951.39 319,957.15	101.18 4.48%	323,775.49 276.27	0.15% 3,818.34	Aaa/AAA NA	4.16 1.55
47786WAD2	JDOT 2024-B A3 5.2 03/15/2029	365,000.00	06/11/2024 5.26%	364,928.64 364,936.76	101.25 4.63%	369,564.69 843.56	0.17% 4,627.93	Aaa/NA AAA	4.20 1.98
02582JKH2	AMXCA 2024-1 A 5.23 04/16/2029	570,000.00	04/16/2024 5.30%	569,883.15 569,899.40	101.53 4.57%	578,714.10 1,324.93	0.27% 8,814.70	NA/AAA AAA	4.29 2.11
05522RDJ4	BACCT 2024-1 A 4.93 05/15/2029	365,000.00	06/06/2024 4.93%	364,979.52 364,981.89	100.97 4.54%	368,527.58 799.76	0.17% 3,545.69	Aaa/AAA NA	4.37 2.19
Total ABS		**7,458,738.11**	**4.85%**	**7,445,238.36 7,450,794.81**	**100.57 4.56%**	**7,500,958.78 13,433.14**	**3.47% 50,163.97**	**Aaa/AAA AAA**	**2.80 1.28**
AGENCY									
3133ENKS8	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.125 01/06/2025	425,000.00	01/06/2022 1.20%	424,043.75 424,995.62	99.96 4.34%	424,847.35 2,324.22	0.20% (148.27)	Aaa/AA+ AA+	0.02 0.01
3130AWER7	FEDERAL HOME LOAN BANKS 4.625 06/06/2025	1,000,000.00	06/13/2023 4.74%	997,830.00 999,531.14	100.13 4.30%	1,001,309.87 3,211.81	0.46% 1,778.73	Aaa/AA+ AA+	0.43 0.42
3135G05X7	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.375 08/25/2025	1,000,000.00	03/07/2022 1.76%	953,120.00 991,260.92	97.50 4.34%	974,959.62 1,312.50	0.45% (16,301.30)	Aaa/AA+ AA+	0.65 0.63

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
3133EPJX4	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.625 02/17/2026	1,000,000.00	05/15/2023 3.89%	993,250.00 997,238.33	99.38 4.19%	993,768.30 13,493.06	0.46% (3,470.03)	Aaa/AA+ AA+	1.13 1.08
3130B0ZP7	FEDERAL HOME LOAN BANKS 4.875 03/13/2026	1,000,000.00	06/21/2024 4.85%	1,000,450.00 1,000,312.92	100.67 4.29%	1,006,680.61 14,625.00	0.47% 6,367.69	Aaa/AA+ AA+	1.20 1.14
3133EPHH1	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.0 04/28/2026	1,500,000.00	05/09/2023 3.90%	1,504,095.00 1,501,820.84	99.72 4.22%	1,495,780.92 10,500.00	0.69% (6,039.92)	Aaa/AA+ AA+	1.32 1.27
3133EPVP7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 07/08/2026	1,000,000.00	12/06/2023 4.48%	1,006,424.00 1,003,763.21	100.74 4.24%	1,007,373.86 22,826.39	0.47% 3,610.65	Aaa/AA+ AA+	1.52 1.42
3133EPZY4	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	1,000,000.00	11/09/2023 4.85%	1,003,740.00 1,002,165.66	101.09 4.27%	1,010,942.00 20,972.22	0.47% 8,776.34	Aaa/AA+ AA+	1.58 1.47
3130AXU63	FEDERAL HOME LOAN BANKS 4.625 11/17/2026	1,000,000.00	11/30/2023 4.53%	1,002,530.00 1,001,601.71	100.64 4.26%	1,006,414.48 5,652.78	0.47% 4,812.77	Aaa/AA+ AA+	1.88 1.77
3133EP6K6	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 03/26/2027	1,000,000.00	03/25/2024 4.45%	1,001,450.00 1,001,077.90	100.50 4.26%	1,005,028.32 11,875.00	0.46% 3,950.42	Aaa/AA+ AA+	2.23 2.08
3130B0TY5	FEDERAL HOME LOAN BANKS 4.75 04/09/2027	865,000.00	04/10/2024 4.85%	862,716.40 863,270.06	101.40 4.09%	877,121.29 9,358.82	0.41% 13,851.22	Aaa/AA+ AA+	2.27 2.11
3133ERDS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/06/2027	1,000,000.00	05/22/2024 4.70%	1,001,317.00 1,001,044.56	100.88 4.35%	1,008,784.62 7,256.94	0.47% 7,740.06	Aaa/AA+ AA+	2.34 2.18
3130B1EF0	FEDERAL HOME LOAN BANKS 4.625 06/11/2027	1,000,000.00	06/26/2024 4.57%	1,001,530.00 1,001,263.42	100.80 4.28%	1,007,964.26 2,569.44	0.47% 6,700.84	Aaa/AA+ AA+	2.44 2.28
3133ERMB4	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 07/23/2027	1,000,000.00	07/18/2024 4.26%	999,690.00 999,735.86	99.83 4.32%	998,293.79 18,652.78	0.46% (1,442.07)	Aaa/AA+ AA+	2.56 2.36
3130ATUS4	FEDERAL HOME LOAN BANKS 4.25 12/10/2027	1,000,000.00	05/15/2023 3.66%	1,024,620.00 1,015,828.20	99.86 4.30%	998,604.14 2,479.17	0.46% (17,224.06)	Aaa/AA+ AA+	2.94 2.73
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	1,000,000.00	04/24/2023 3.76%	1,032,720.00 1,021,384.66	100.38 4.37%	1,003,785.65 13,875.00	0.46% (17,599.01)	Aaa/AA+ AA+	3.19 2.90
3130AWC24	FEDERAL HOME LOAN BANKS 4.0 06/09/2028	1,000,000.00	07/06/2023 4.49%	978,470.00 984,955.37	98.70 4.41%	986,978.99 2,444.44	0.46% 2,023.62	Aaa/AA+ AA+	3.44 3.17
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	1,250,000.00	09/07/2023 4.49%	1,243,625.00 1,245,303.37	99.96 4.39%	1,249,504.68 17,165.80	0.58% 4,201.31	Aaa/AA+ AA+	3.69 3.32
3133EPWK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028	1,250,000.00	10/12/2023 4.71%	1,238,412.50 1,241,259.57	100.50 4.35%	1,256,215.16 15,468.75	0.58% 14,955.60	Aaa/AA+ AA+	3.73 3.36
Total Agency		**19,290,000.00**	**4.21%**	**19,270,033.65** **19,297,813.31**	**100.13** **4.29%**	**19,314,357.90** **196,064.11**	**8.93%** **16,544.60**	**Aaa/AA+** **AA+**	**2.11** **1.96**

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
AGENCY CMBS									
3137BM7C4	FHMS K-051 A2 3.308 09/25/2025	483,510.88	05/16/2022 2.99%	487,269.42 484,271.35	99.07 4.50%	479,025.74 1,332.88	0.22% (5,245.61)	Aaa/AA+ AAA	0.73 0.61
3137BNGT5	FHMS K-054 A2 2.745 01/25/2026	975,559.46	02/15/2023 4.64%	926,362.30 958,375.76	98.29 4.37%	958,904.71 2,231.59	0.44% 528.95	Aaa/AA+ AAA	1.07 0.95
3137BSP72	FHMS K-058 A2 2.653 08/25/2026	710,000.00	11/29/2022 4.51%	664,903.91 690,552.73	97.06 4.48%	689,128.20 1,569.69	0.32% (1,424.53)	Aaa/AA+ AAA	1.65 1.54
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	500,000.00	12/05/2022 4.27%	484,082.03 492,167.77	97.83 4.53%	489,173.80 1,429.17	0.23% (2,993.97)	Aaa/AA+ AAA	2.07 1.82
3137F2LJ3	FHMS K-066 A2 3.117 06/25/2027	1,000,000.00	05/10/2023 3.93%	969,218.75 981,652.04	96.71 4.56%	967,102.10 2,597.50	0.45% (14,549.94)	Aaa/AA+ AAA	2.48 2.19
3137FAWS3	FHMS K-067 A2 3.194 07/25/2027	1,000,000.00	05/10/2023 3.92%	971,562.50 982,820.58	96.63 4.57%	966,333.80 2,661.67	0.45% (16,486.78)	Aaa/AA+ AA+	2.56 2.36
3137FBU79	FHMS K-069 A2 3.187 09/25/2027	743,623.97	06/09/2023 4.41%	708,824.69 721,637.15	96.46 4.57%	717,290.17 1,974.94	0.33% (4,346.99)	Aaa/AAA AA+	2.73 2.48
3137FETN0	FHMS K-073 A2 3.35 01/25/2028	965,000.00	05/24/2023 4.27%	927,455.47 940,485.24	96.44 4.60%	930,684.31 2,693.96	0.43% (9,800.92)	Aaa/AA+ AAA	3.07 2.75
Total Agency CMBS		**6,377,694.31**	**4.16%**	**6,139,679.07** **6,251,962.62**	**97.18** **4.52%**	**6,197,642.82** **16,491.40**	**2.87%** **(54,319.80)**	**Aaa/AA+** **AAA**	**2.13** **1.92**
CASH									
90PITT$02	City of Pittsburg	64,597,427.19	-- 0.00%	64,597,427.19 64,597,427.19	1.00 0.00%	64,614,765.14 0.00	29.88% 17,337.95	NA/NA NA	0.00 0.00
90PITT$00	City of Pittsburg	11,114,165.96	-- 0.00%	11,114,165.96 11,114,165.96	1.00 0.00%	11,114,165.96 0.00	5.14% 0.00	NA/NA NA	0.00 0.00
CCYUSD	Receivable	1,220.80	-- 0.00%	1,220.80 1,220.80	1.00 0.00%	1,220.80 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
CCYUSD	Receivable	4,352.45	-- 0.00%	4,352.45 4,352.45	1.00 0.00%	4,352.45 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**75,717,166.40**	**0.00%**	**75,717,166.40** **75,717,166.40**	**1.00** **0.00%**	**75,734,504.35** **0.00**	**35.02%** **17,337.95**	**Aaa/AAA** **AAA**	**0.00** **0.00**

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
COMMERCIAL PAPER									
89233GNX0	Toyota Motor Credit Corporation 01/31/2025	1,000,000.00	05/29/2024 5.47%	963,636.11 995,583.33	99.62 4.74%	996,193.00 0.00	0.46% 609.67	P-1/A-1+ F1	0.08 0.08
62479LP33	MUFG Bank, Ltd. - New York Branch 02/03/2025	2,000,000.00	07/29/2024 5.29%	1,946,497.23 1,990,558.33	99.59 4.59%	1,991,868.00 0.00	0.92% 1,309.67	P-1/A-1 NA	0.09 0.09
Total Commercial Paper		**3,000,000.00**	**5.35%**	**2,910,133.34 2,986,141.67**	**99.60 4.64%**	**2,988,061.00 0.00**	**1.38% 1,919.33**	**P-1/AA- A+**	**0.09 0.08**
CORPORATE									
57636QAN4	MASTERCARD INC 2.0 03/03/2025	600,000.00	10/28/2021 1.05%	618,294.00 600,507.31	99.56 4.58%	597,362.30 3,933.33	0.28% (3,145.01)	Aa3/A+ NA	0.17 0.17
87612EBL9	TARGET CORP 2.25 04/15/2025	500,000.00	02/17/2022 2.08%	502,465.00 500,161.10	99.26 4.85%	496,294.72 2,375.00	0.23% (3,866.38)	A2/A A	0.29 0.28
437076CM2	HOME DEPOT INC 2.7 04/15/2025	500,000.00	03/24/2022 2.76%	499,125.00 499,918.31	99.49 4.46%	497,471.42 2,850.00	0.23% (2,446.90)	A2/A A	0.29 0.28
06406RBC0	BANK OF NEW YORK MELLON CORP 3.35 04/25/2025	510,000.00	04/19/2022 3.35%	509,928.60 509,992.57	99.61 4.57%	508,025.39 3,132.25	0.23% (1,967.17)	Aa3/A AA-	0.31 0.31
26442UAA2	DUKE ENERGY PROGRESS LLC 3.25 08/15/2025	500,000.00	04/18/2022 3.21%	500,605.00 500,072.32	99.17 4.61%	495,863.41 6,138.89	0.23% (4,208.91)	Aa3/A WR	0.62 0.60
57629WDK3	MASSMUTUAL GLOBAL FUNDING II 4.15 08/26/2025	750,000.00	05/10/2023 4.74%	740,385.00 747,277.47	99.77 4.50%	748,301.51 10,807.29	0.35% 1,024.04	Aa3/AA+ AA+	0.65 0.63
931142EW9	WALMART INC 3.9 09/09/2025	155,000.00	09/06/2022 3.92%	154,891.50 154,975.15	99.65 4.42%	154,455.77 1,880.67	0.07% (519.39)	Aa2/AA AA	0.69 0.66
857477BR3	STATE STREET CORP 1.746 02/06/2026	190,000.00	02/02/2022 1.75%	190,000.00 190,000.00	99.61 5.82%	189,266.41 1,336.18	0.09% (733.59)	Aa3/A AA-	1.10 0.09
00440EAV9	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	750,000.00	08/24/2023 5.19%	715,927.50 733,050.76	98.45 4.56%	738,340.65 4,047.92	0.34% 5,289.89	A2/A A	1.34 1.28
69371RR32	PACCAR FINANCIAL CORP 1.1 05/11/2026	600,000.00	02/10/2023 4.54%	538,422.00 574,212.26	95.47 4.58%	572,810.53 916.67	0.26% (1,401.73)	A1/A+ NA	1.36 1.32
89236TJK2	TOYOTA MOTOR CREDIT CORP 1.125 06/18/2026	250,000.00	01/11/2023 4.55%	223,112.50 238,553.48	95.08 4.65%	237,703.25 101.56	0.11% (850.23)	A1/A+ A+	1.46 1.42

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
857477CD3	STATE STREET CORP 5.272 08/03/2026	350,000.00	07/31/2023 5.27%	350,000.00 350,000.00	100.99 4.62%	353,460.28 7,585.82	0.16% 3,460.28	Aa3/A AA-	1.59 1.40
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	500,000.00	08/24/2023 5.48%	500,680.00 500,362.88	101.32 4.67%	506,599.01 10,207.75	0.23% 6,236.13	Aa1/A+ AA	1.63 1.44
437076CV2	HOME DEPOT INC 4.95 09/30/2026	500,000.00	11/30/2023 4.86%	501,140.00 500,690.84	100.83 4.44%	504,161.88 6,256.25	0.23% 3,471.04	A2/A A	1.75 1.56
61690U7W4	MORGAN STANLEY BANK NA 5.882 10/30/2026	335,000.00	10/30/2023 5.88%	335,000.00 335,000.00	102.10 4.67%	342,034.88 3,338.85	0.16% 7,034.88	Aa3/A+ AA-	1.83 1.63
438516BL9	HONEYWELL INTERNATIONAL INC 2.5 11/01/2026	750,000.00	05/10/2023 3.96%	714,847.50 731,468.07	96.52 4.50%	723,914.09 3,125.00	0.33% (7,553.97)	A2/A A	1.84 1.75
713448FW3	PEPSICO INC 5.125 11/10/2026	275,000.00	11/08/2023 5.13%	274,925.75 274,954.07	101.25 4.41%	278,428.10 1,996.61	0.13% 3,474.03	A1/A+ NA	1.86 1.67
24422EXF1	JOHN DEERE CAPITAL CORP 4.5 01/08/2027	500,000.00	01/18/2024 4.52%	499,705.00 499,798.88	100.14 4.43%	500,701.96 10,812.50	0.23% 903.08	A1/A A+	2.02 1.87
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	665,000.00	01/10/2024 4.88%	664,833.75 664,886.54	100.39 4.67%	667,562.79 14,588.44	0.31% 2,676.25	A1/A AA-	2.05 1.89
17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	1,000,000.00	-- 4.81%	999,831.60 999,878.05	100.73 4.44%	1,007,300.03 16,666.67	0.47% 7,421.98	A1/AA- NA	2.16 1.92
857477CL5	STATE STREET CORP 4.993 03/18/2027	325,000.00	03/13/2024 4.99%	325,000.00 325,000.00	100.83 4.59%	327,704.94 4,642.80	0.15% 2,704.94	Aa3/A AA-	2.21 1.97
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	600,000.00	09/12/2022 4.08%	597,906.00 598,941.29	98.68 4.59%	592,105.39 3,400.00	0.27% (6,835.90)	A2/A+ A+	2.36 2.21
14913UAL4	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027	1,000,000.00	05/15/2024 4.89%	1,002,930.00 1,002,315.56	101.02 4.54%	1,010,182.21 6,527.78	0.47% 7,866.65	A2/A A+	2.37 2.20
09290DAH4	BLACKROCK INC 4.6 07/26/2027	530,000.00	07/17/2024 4.60%	529,984.10 529,986.41	100.23 4.50%	531,205.97 10,496.94	0.25% 1,219.56	Aa3/AA- NA	2.57 2.28
69371RT30	PACCAR FINANCIAL CORP 4.45 08/06/2027	560,000.00	08/01/2024 4.50%	559,255.20 559,355.87	99.91 4.49%	559,477.25 10,037.22	0.26% 121.38	A1/A+ NA	2.60 2.38
532457CP1	ELI LILLY AND CO 4.15 08/14/2027	470,000.00	08/12/2024 4.18%	469,619.30 469,667.97	99.46 4.37%	467,455.03 7,422.74	0.22% (2,212.94)	A1/A+ NA	2.62 2.42
023135BC9	AMAZON.COM INC 3.15 08/22/2027	750,000.00	06/26/2024 4.90%	712,095.00 718,286.26	96.55 4.55%	724,139.37 8,465.63	0.33% 5,853.11	A1/AA AA-	2.64 2.47

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
66815L2T5	NORTHWESTERN MUTUAL GLOBAL FUNDING 4.11 09/12/2027	545,000.00	09/05/2024 4.11%	544,983.65 544,985.31	98.64 4.65%	537,582.51 6,782.07	0.25% (7,402.80)	Aaa/AA+ AAA	2.70 2.49
58989V2J2	MET TOWER GLOBAL FUNDING 4.0 10/01/2027	750,000.00	10/11/2024 4.23%	745,132.50 745,483.72	98.31 4.66%	737,354.73 7,500.00	0.34% (8,128.99)	Aa3/AA- AA-	2.75 2.54
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	750,000.00	08/22/2024 4.19%	722,842.50 725,941.48	95.70 4.61%	717,771.21 4,670.83	0.33% (8,170.27)	A2/A+ A	2.79 2.62
Total Corporate		**16,460,000.00**	**4.28%**	**16,243,867.95 16,325,723.93**	**99.21 4.57%**	**16,325,036.97 182,043.65**	**7.55% (686.96)**	**A1/A+ A+**	**1.78 1.63**
EQUITY MUTUAL FUND									
90PARS$00	City of Pittsburg	4,190,372.37	-- 0.00%	4,190,372.37 4,190,372.37	1.02 0.00%	4,276,944.63 0.00	1.98% 86,572.26	NA/NA NA	0.00 0.00
Total Equity Mutual Fund		**4,190,372.37**	**0.00%**	**4,190,372.37 4,190,372.37**	**1.02 0.00%**	**4,276,944.63 0.00**	**1.98% 86,572.26**	**NA/NA NA**	**0.00 0.00**
INVESTMENT POOL									
90PITT$01	City of Pittsburg	32,717,082.98	-- 0.00%	32,717,082.98 32,717,082.98	1.00 0.00%	32,704,715.92 0.00	15.12% (12,367.06)	NA/NA NA	0.00 0.00
Total Investment Pool		**32,717,082.98**	**0.00%**	**32,717,082.98 32,717,082.98**	**1.00 0.00%**	**32,704,715.92 0.00**	**15.12% (12,367.06)**	**NA/NA NA**	**0.00 0.00**
MONEY MARKET FUND									
94975H254	ALLSPRING:GOVT MM S	217,876.23	-- 4.05%	217,876.23 217,876.23	1.00 4.05%	217,876.23 0.00	0.10% 0.00	Aaa/AAAm NA	0.00 0.00
94975H254	ALLSPRING:GOVT MM S	4,267,557.57	-- 4.05%	4,267,557.57 4,267,557.57	1.00 4.05%	4,267,557.57 0.00	1.97% 0.00	Aaa/AAAm NA	0.00 0.00
Total Money Market Fund		**4,485,433.80**	**4.05%**	**4,485,433.80 4,485,433.80**	**1.00 4.05%**	**4,485,433.80 0.00**	**2.07% 0.00**	**Aaa/AAAm NA**	**0.00 0.00**
SUPRANATIONAL									

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
4581X0EK0	INTER-AMERICAN DEVELOPMENT BANK 4.5 05/15/2026	750,000.00	06/27/2023 4.53%	749,422.50 749,723.97	100.14 4.39%	751,071.39 4,312.50	0.35% 1,347.42	Aaa/AAA NA	1.37 1.31
45950KDF4	INTERNATIONAL FINANCE CORP 4.375 01/15/2027	710,000.00	11/29/2023 4.49%	707,685.40 708,484.10	99.94 4.41%	709,567.82 14,326.54	0.33% 1,083.72	Aaa/AAA NA	2.04 1.89
Total Supranational		**1,460,000.00**	**4.51%**	**1,457,107.90** **1,458,208.07**	**100.04** **4.40%**	**1,460,639.21** **18,639.04**	**0.68%** **2,431.13**	**Aaa/AAA** **NA**	**1.70** **1.59**
US TREASURY									
91282CDS7	UNITED STATES TREASURY 1.125 01/15/2025	1,300,000.00	03/06/2024 5.09%	1,257,242.19 1,298,093.60	99.89 4.35%	1,298,510.58 6,756.11	0.60% 416.98	Aaa/AA+ AA+	0.04 0.04
912828ZC7	UNITED STATES TREASURY 1.125 02/28/2025	1,000,000.00	02/03/2022 1.42%	991,054.69 999,536.76	99.49 4.36%	994,912.90 3,822.51	0.46% (4,623.86)	Aaa/AA+ AA+	0.16 0.16
912828ZC7	UNITED STATES TREASURY 1.125 02/28/2025	1,300,000.00	04/04/2024 5.09%	1,255,109.38 1,292,086.15	99.49 4.36%	1,293,386.77 4,969.27	0.60% 1,300.62	Aaa/AA+ AA+	0.16 0.16
9128283Z1	UNITED STATES TREASURY 2.75 02/28/2025	1,250,000.00	07/29/2024 5.05%	1,233,642.58 1,245,524.86	99.75 4.32%	1,246,854.00 11,679.90	0.58% 1,329.14	Aaa/AA+ AA+	0.16 0.16
912797KJ5	UNITED STATES TREASURY 03/20/2025	2,000,000.00	04/19/2024 5.18%	1,909,068.89 1,978,636.67	99.11 4.27%	1,982,133.80 0.00	0.92% 3,497.13	P-1/A-1+ F1+	0.22 0.21
912828ZF0	UNITED STATES TREASURY 0.5 03/31/2025	750,000.00	03/03/2021 0.54%	748,886.72 749,933.41	99.11 4.23%	743,291.44 958.10	0.34% (6,641.98)	Aaa/AA+ AA+	0.25 0.24
912797KS5	UNITED STATES TREASURY 04/17/2025	1,500,000.00	04/24/2024 5.16%	1,427,000.94 1,478,325.21	98.79 4.27%	1,481,797.80 0.00	0.69% 3,472.59	P-1/A-1+ F1+	0.29 0.28
912828ZL7	UNITED STATES TREASURY 0.375 04/30/2025	500,000.00	01/13/2021 0.39%	499,609.38 499,970.34	98.73 4.32%	493,652.86 321.13	0.23% (6,317.48)	Aaa/AA+ AA+	0.33 0.32
912797LB1	UNITED STATES TREASURY 05/15/2025	1,500,000.00	05/16/2024 5.12%	1,426,492.50 1,472,865.00	98.47 4.26%	1,477,058.79 0.00	0.68% 4,193.79	P-1/A-1+ F1+	0.37 0.36
912828ZT0	UNITED STATES TREASURY 0.25 05/31/2025	1,250,000.00	10/06/2021 0.72%	1,228,759.77 1,247,608.08	98.38 4.28%	1,229,717.70 274.73	0.57% (17,890.38)	Aaa/AA+ AA+	0.41 0.40
912797LN5	UNITED STATES TREASURY 06/12/2025	1,500,000.00	07/09/2024 5.05%	1,432,494.69 1,467,549.38	98.15 4.27%	1,472,238.77 0.00	0.68% 4,689.39	P-1/A-1+ F1+	0.45 0.43
912797LW5	UNITED STATES TREASURY 07/10/2025	2,000,000.00	10/07/2024 4.22%	1,937,895.83 1,957,091.66	97.85 4.25%	1,956,932.76 0.00	0.91% (158.90)	P-1/A-1+ F1+	0.52 0.51

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
912797MG9	UNITED STATES TREASURY 08/07/2025	2,000,000.00	10/07/2024 4.25%	1,931,320.00 1,950,586.67	97.54 4.24%	1,950,701.88 0.00	0.90% 115.21	P-1/A-1+ F1+	0.60 0.58
912797MH7	UNITED STATES TREASURY 09/04/2025	2,000,000.00	10/07/2024 4.24%	1,925,249.17 1,944,445.00	97.24 4.21%	1,944,705.04 0.00	0.90% 260.04	P-1/A-1+ F1+	0.68 0.66
9128285C0	UNITED STATES TREASURY 3.0 09/30/2025	750,000.00	04/29/2022 2.90%	752,314.45 750,504.84	99.09 4.25%	743,169.52 5,748.63	0.34% (7,335.32)	Aaa/AA+ AA+	0.75 0.72
9128285J5	UNITED STATES TREASURY 3.0 10/31/2025	1,000,000.00	06/02/2022 2.88%	1,004,023.44 1,000,978.41	98.98 4.26%	989,849.20 5,138.12	0.46% (11,129.21)	Aaa/AA+ AA+	0.83 0.80
9128285J5	UNITED STATES TREASURY 3.0 10/31/2025	3,000,000.00	10/31/2024 4.32%	2,961,562.50 2,968,091.61	98.98 4.26%	2,969,547.60 15,414.36	1.37% 1,455.99	Aaa/AA+ AA+	0.83 0.80
912828M56	UNITED STATES TREASURY 2.25 11/15/2025	1,000,000.00	08/25/2022 3.36%	966,093.75 990,839.26	98.29 4.28%	982,888.66 2,921.27	0.45% (7,950.60)	Aaa/AA+ AA+	0.87 0.84
912828M56	UNITED STATES TREASURY 2.25 11/15/2025	3,500,000.00	11/26/2024 4.46%	3,427,539.06 3,434,723.57	98.29 4.28%	3,440,110.31 10,224.45	1.59% 5,386.74	Aaa/AA+ AA+	0.87 0.84
9128285T3	UNITED STATES TREASURY 2.625 12/31/2025	1,000,000.00	08/25/2022 3.34%	977,421.88 993,280.10	98.47 4.21%	984,745.75 72.51	0.46% (8,534.35)	Aaa/AA+ AA+	1.00 0.97
9128286L9	UNITED STATES TREASURY 2.25 03/31/2026	1,000,000.00	08/29/2022 3.39%	961,640.63 986,695.83	97.58 4.27%	975,847.22 5,748.63	0.45% (10,848.61)	Aaa/AA+ AA+	1.25 1.20
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	1,500,000.00	05/09/2023 3.65%	1,418,964.84 1,456,928.39	95.98 4.26%	1,439,635.01 3,895.03	0.67% (17,293.39)	Aaa/AA+ AA+	1.87 1.80
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	1,000,000.00	11/29/2022 4.06%	930,585.94 965,022.18	95.97 4.26%	959,655.49 8,498.64	0.44% (5,366.69)	Aaa/AA+ AA+	2.13 2.02
91282CEF4	UNITED STATES TREASURY 2.5 03/31/2027	1,100,000.00	11/03/2022 4.27%	1,014,148.44 1,056,273.37	96.29 4.25%	1,059,193.21 7,026.10	0.49% 2,919.84	Aaa/AA+ AA+	2.25 2.13
91282CEN7	UNITED STATES TREASURY 2.75 04/30/2027	1,500,000.00	02/13/2024 4.26%	1,427,167.97 1,447,195.22	96.68 4.26%	1,450,160.69 7,064.92	0.67% 2,965.46	Aaa/AA+ AA+	2.33 2.21
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	1,250,000.00	11/03/2022 4.44%	1,187,792.97 1,216,681.35	97.65 4.25%	1,220,683.76 112.22	0.56% 4,002.42	Aaa/AA+ AA+	2.50 2.36
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	800,000.00	01/30/2023 3.72%	779,968.75 788,355.04	97.12 4.28%	776,961.53 8,494.48	0.36% (11,393.51)	Aaa/AA+ AA+	2.67 2.49
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	1,500,000.00	05/16/2023 3.59%	1,417,031.25 1,447,077.75	94.55 4.29%	1,418,199.89 4,381.91	0.66% (28,877.87)	Aaa/AA+ AA+	2.87 2.72
9128283W8	UNITED STATES TREASURY 2.75 02/15/2028	1,250,000.00	09/27/2024 3.51%	1,220,019.53 1,222,280.83	95.27 4.39%	1,190,820.00 12,984.04	0.55% (31,460.83)	Aaa/AA+ AA+	3.13 2.91

HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of Pittsburg Managed/Reporting Cons | Account #10639 | As of December 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CHX2	UNITED STATES TREASURY 4.375 08/31/2028	1,000,000.00	11/12/2024 4.34%	1,001,250.00 1,001,207.58	100.08 4.35%	1,000,794.76 14,865.33	0.46% (412.82)	Aaa/AA+ AA+	3.67 3.30
9128285M8	UNITED STATES TREASURY 3.125 11/15/2028	1,500,000.00	04/18/2024 4.72%	1,402,792.96 1,417,743.41	95.69 4.35%	1,435,328.61 6,085.98	0.66% 17,585.20	Aaa/AA+ AA+	3.88 3.57
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	1,000,000.00	11/05/2024 4.30%	991,445.31 991,722.55	98.42 4.39%	984,150.42 16,739.13	0.46% (7,572.13)	Aaa/AA+ AA+	4.58 4.07
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	1,750,000.00	12/13/2024 4.27%	1,665,712.89 1,666,497.41	94.72 4.39%	1,657,588.63 18,581.66	0.77% (8,908.79)	Aaa/AA+ AA+	4.67 4.22
Total US Treasury		**46,250,000.00**	**4.05%**	**44,711,303.29** **45,384,351.50**	**97.85** **4.29%**	**45,245,225.31** **182,779.16**	**20.92%** **(139,126.18)**	**Aaa/AA+** **AA+**	**1.37** **1.28**
Total Portfolio		**217,406,487.97**	**2.02%**	**215,287,419.11** **216,265,051.45**	**45.78** **2.09%**	**216,233,520.69** **609,450.51**	**100.00%** **(31,530.76)**	**Aa1/AA** **AA**	**0.78** **0.68**
Total Market Value + Accrued						**216,842,971.20**			

CHANDLER ASSET MANAGEMENT

TRANSACTIONS

TRANSACTION LEDGER

City of Pittsburg | Account #10607|10/01/2024 Through 12/31/2024|

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	10/15/2024	58989V2J2	750,000.00	MET TOWER GLOBAL FUNDING 4.0 10/01/2027	99.351	4.23%	(745,132.50)	(1,166.67)	(746,299.17)	0.00
Purchase	11/06/2024	91282CLC3	1,000,000.00	UNITED STATES TREASURY 4.0 07/31/2029	99.145	4.20%	(991,445.31)	(10,652.17)	(1,002,097.48)	0.00
Purchase	11/15/2024	91282CHX2	1,000,000.00	UNITED STATES TREASURY 4.375 08/31/2028	100.125	4.34%	(1,001,250.00)	(9,185.08)	(1,010,435.08)	0.00
Purchase	12/16/2024	91282CFJ5	1,750,000.00	UNITED STATES TREASURY 3.125 08/31/2029	95.184	4.27%	(1,665,712.89)	(16,164.54)	(1,681,877.43)	0.00
Total Purchase			**4,500,000.00**				**(4,403,540.70)**	**(37,168.46)**	**(4,440,709.16)**	**0.00**
TOTAL ACQUISITIONS			**4,500,000.00**				**(4,403,540.70)**	**(37,168.46)**	**(4,440,709.16)**	**0.00**
DISPOSITIONS										
Maturity	10/15/2024	91282CDB4	(1,000,000.00)	UNITED STATES TREASURY 0.625 10/15/2024	100.000	0.63%	1,000,000.00	0.00	1,000,000.00	0.00
Maturity	11/01/2024	78015K7C2	(500,000.00)	ROYAL BANK OF CANADA 2.25 11/01/2024	100.000	2.25%	500,000.00	0.00	500,000.00	0.00
Maturity	11/15/2024	91282CDH1	(1,000,000.00)	UNITED STATES TREASURY 0.75 11/15/2024	100.000	0.75%	1,000,000.00	0.00	1,000,000.00	0.00
Maturity	12/15/2024	91282CDN8	(1,100,000.00)	UNITED STATES TREASURY 1.0 12/15/2024	100.000	1.00%	1,100,000.00	0.00	1,100,000.00	0.00
Total Maturity			**(3,600,000.00)**				**3,600,000.00**	**0.00**	**3,600,000.00**	**0.00**
TOTAL DISPOSITIONS			**(3,600,000.00)**				**3,600,000.00**	**0.00**	**3,600,000.00**	**0.00**

TRANSACTION LEDGER

City of Pittsburg Liquidity | Account #10617|10/01/2024 Through 12/31/2024|

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	10/08/2024	912797MH7	2,000,000.00	UNITED STATES TREASURY 09/04/2025	96.262	4.24%	(1,925,249.17)	0.00	(1,925,249.17)	0.00
Purchase	10/08/2024	912797LW5	2,000,000.00	UNITED STATES TREASURY 07/10/2025	96.895	4.22%	(1,937,895.83)	0.00	(1,937,895.83)	0.00
Purchase	10/08/2024	912797MG9	2,000,000.00	UNITED STATES TREASURY 08/07/2025	96.566	4.25%	(1,931,320.00)	0.00	(1,931,320.00)	0.00
Purchase	10/31/2024	9128285J5	3,000,000.00	UNITED STATES TREASURY 3.0 10/31/2025	98.719	4.32%	(2,961,562.50)	0.00	(2,961,562.50)	0.00
Purchase	11/27/2024	912828M56	3,500,000.00	UNITED STATES TREASURY 2.25 11/15/2025	97.930	4.46%	(3,427,539.06)	(2,610.50)	(3,430,149.56)	0.00
Total Purchase			**12,500,000.00**				**(12,183,566.56)**	**(2,610.50)**	**(12,186,177.06)**	**0.00**
TOTAL ACQUISITIONS			**12,500,000.00**				**(12,183,566.56)**	**(2,610.50)**	**(12,186,177.06)**	**0.00**
DISPOSITIONS										
Maturity	10/03/2024	912797GW1	(1,500,000.00)	UNITED STATES TREASURY 10/03/2024	100.000	0.00%	1,500,000.00	0.00	1,500,000.00	0.00
Maturity	10/31/2024	91282CFQ9	(2,000,000.00)	UNITED STATES TREASURY 4.375 10/31/2024	100.000	4.38%	2,000,000.00	0.00	2,000,000.00	0.00
Maturity	11/14/2024	912797LD7	(2,000,000.00)	UNITED STATES TREASURY 11/14/2024	100.000	0.00%	2,000,000.00	0.00	2,000,000.00	0.00
Maturity	11/20/2024	89115BL57	(1,500,000.00)	Toronto-Dominion Bank - New York Branch 5.65 11/20/2024	100.000	5.65%	1,500,000.00	0.00	1,500,000.00	0.00
Maturity	12/17/2024	912797MP9	(2,000,000.00)	UNITED STATES TREASURY 12/17/2024	100.000	0.00%	2,000,000.00	0.00	2,000,000.00	0.00
Maturity	12/31/2024	91282CGD7	(2,000,000.00)	UNITED STATES TREASURY 4.25 12/31/2024	100.000	4.25%	2,000,000.00	0.00	2,000,000.00	0.00
Total Maturity			**(11,000,000.00)**				**11,000,000.00**	**0.00**	**11,000,000.00**	**0.00**
TOTAL DISPOSITIONS			**(11,000,000.00)**				**11,000,000.00**	**0.00**	**11,000,000.00**	**0.00**

TRANSACTION LEDGER

City of Pittsburg Managed/Reporting Cons | Account #10639|10/01/2024 Through 12/31/2024|

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	10/08/2024	912797MH7	2,000,000.00	UNITED STATES TREASURY 09/04/2025	96.262	4.24%	(1,925,249.17)	0.00	(1,925,249.17)	0.00
Purchase	10/08/2024	912797LW5	2,000,000.00	UNITED STATES TREASURY 07/10/2025	96.895	4.22%	(1,937,895.83)	0.00	(1,937,895.83)	0.00
Purchase	10/08/2024	912797MG9	2,000,000.00	UNITED STATES TREASURY 08/07/2025	96.566	4.25%	(1,931,320.00)	0.00	(1,931,320.00)	0.00
Purchase	10/15/2024	58989V2J2	750,000.00	MET TOWER GLOBAL FUNDING 4.0 10/01/2027	99.351	4.23%	(745,132.50)	(1,166.67)	(746,299.17)	0.00
Purchase	10/31/2024	9128285J5	3,000,000.00	UNITED STATES TREASURY 3.0 10/31/2025	98.719	4.32%	(2,961,562.50)	0.00	(2,961,562.50)	0.00
Purchase	11/06/2024	91282CLC3	1,000,000.00	UNITED STATES TREASURY 4.0 07/31/2029	99.145	4.20%	(991,445.31)	(10,652.17)	(1,002,097.48)	0.00
Purchase	11/15/2024	91282CHX2	1,000,000.00	UNITED STATES TREASURY 4.375 08/31/2028	100.125	4.34%	(1,001,250.00)	(9,185.08)	(1,010,435.08)	0.00
Purchase	11/27/2024	912828M56	3,500,000.00	UNITED STATES TREASURY 2.25 11/15/2025	97.930	4.46%	(3,427,539.06)	(2,610.50)	(3,430,149.56)	0.00
Purchase	12/16/2024	91282CFJ5	1,750,000.00	UNITED STATES TREASURY 3.125 08/31/2029	95.184	4.27%	(1,665,712.89)	(16,164.54)	(1,681,877.43)	0.00
Purchase	12/31/2024	90PARS$00	322,316.90	City of Pittsburg	1.000	0.00%	(322,316.90)	0.00	(322,316.90)	0.00
Total Purchase			**17,322,316.90**				**(16,909,424.16)**	**(39,778.96)**	**(16,949,203.12)**	**0.00**
TOTAL ACQUISITIONS			**17,322,316.90**				**(16,909,424.16)**	**(39,778.96)**	**(16,949,203.12)**	**0.00**
DISPOSITIONS										
Maturity	10/03/2024	912797GW1	(1,500,000.00)	UNITED STATES TREASURY 10/03/2024	100.000	0.00%	1,500,000.00	0.00	1,500,000.00	0.00
Maturity	10/15/2024	91282CDB4	(1,000,000.00)	UNITED STATES TREASURY 0.625 10/15/2024	100.000	0.63%	1,000,000.00	0.00	1,000,000.00	0.00
Maturity	10/31/2024	91282CFQ9	(2,000,000.00)	UNITED STATES TREASURY 4.375 10/31/2024	100.000	4.38%	2,000,000.00	0.00	2,000,000.00	0.00
Maturity	11/01/2024	78015K7C2	(500,000.00)	ROYAL BANK OF CANADA 2.25 11/01/2024	100.000	2.25%	500,000.00	0.00	500,000.00	0.00

TRANSACTION LEDGER

City of Pittsburg Managed/Reporting Cons | Account #10639|10/01/2024 Through 12/31/2024|

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Maturity	11/14/2024	912797LD7	(2,000,000.00)	UNITED STATES TREASURY 11/14/2024	100.000	0.00%	2,000,000.00	0.00	2,000,000.00	0.00
Maturity	11/15/2024	91282CDH1	(1,000,000.00)	UNITED STATES TREASURY 0.75 11/15/2024	100.000	0.75%	1,000,000.00	0.00	1,000,000.00	0.00
Maturity	11/20/2024	89115BL57	(1,500,000.00)	Toronto-Dominion Bank - New York Branch 5.65 11/20/2024	100.000	5.65%	1,500,000.00	0.00	1,500,000.00	0.00
Maturity	12/15/2024	91282CDN8	(1,100,000.00)	UNITED STATES TREASURY 1.0 12/15/2024	100.000	1.00%	1,100,000.00	0.00	1,100,000.00	0.00
Maturity	12/17/2024	912797MP9	(2,000,000.00)	UNITED STATES TREASURY 12/17/2024	100.000	0.00%	2,000,000.00	0.00	2,000,000.00	0.00
Maturity	12/31/2024	91282CGD7	(2,000,000.00)	UNITED STATES TREASURY 4.25 12/31/2024	100.000	4.25%	2,000,000.00	0.00	2,000,000.00	0.00
Total Maturity			**(14,600,000.00)**				**14,600,000.00**	**0.00**	**14,600,000.00**	**0.00**
Sale	12/31/2024	90PITT$01	(536,491.57)	City of Pittsburg	1.000	0.00%	536,491.57	0.00	536,491.57	0.00
Total Sale			**(536,491.57)**				**536,491.57**	**0.00**	**536,491.57**	**0.00**
TOTAL DISPOSITIONS			**(15,136,491.57)**				**15,136,491.57**	**0.00**	**15,136,491.57**	**0.00**

2024 Chandler Asset Management, Inc, An Independent Registered Investment Adviser.

Information contained herein is confidential. Prices are provided by ICE Data Services Inc ("IDS"), an independent pricing source. In the event IDS does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

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This report is provided for informational purposes only and should not be construed as a specific investment or legal advice. The information contained herein was obtained from sources believed to be reliable as of the date of publication, but may become outdated or superseded at any time without notice. Any opinions or views expressed are based on current market conditions and are subject to change. This report may contain forecasts and forward-looking statements which are inherently limited and should not be relied upon as indicator of future results. Past performance is not indicative of future results. This report is not intended to constitute an offer, solicitation, recommendation or advice regarding any securities or investment strategy and should not be regarded by recipients as a substitute for the exercise of their own judgment.

Fixed income investments are subject to interest, credit and market risk. Interest rate risk: the value of fixed income investments will decline as interest rates rise. Credit risk: the possibility that the borrower may not be able to repay interest and principal. Low rated bonds generally have to pay higher interest rates to attract investors willing to take on greater risk. Market risk: the bond market in general could decline due to economic conditions, especially during periods of rising interest rates.

Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a AA+/Aaa/AAA by S&P, Moody's and Fitch respectively.

BENCHMARK DISCLOSURES

City of Pittsburg | As of December 31, 2024

Benchmark	Disclosure
ICE BofA 3-Month US Treasury Bill Index	The ICE BofA US 3-Month Treasury Bill Index is comprised of a single issue purchased at the beginning of the month and held for a full month. At the end of the month that issue is sold and rolled into a newly selected issue. The issue selected at each month-end rebalancing is the outstanding Treasury Bill that matures closest to, but not beyond, three months from the rebalancing date.
ICE BofA 1-3 Yr US Treasury & Agency Index	The ICE BofA 1-3 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than three years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of $1 billion for sovereigns and $250 million for agencies.

OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Establish the Fiscal Year 2025/26 Annual Stormwater Utility Area Fee

MEETING DATE: February 18, 2025

EXECUTIVE SUMMARY

Each year, the City Council establishes the amount of the Stormwater Utility Area (SUA) fee paid by property owners to support drainage, maintenance, and other activities required by the federal Clean Water Act and the City's Joint Municipal Regional Permit for the National Pollutant Discharge Elimination System (NPDES) program. Staff recommends no increase be made to the current fee, presently $30.00 per Equivalent Runoff Unit (ERU). If adopted, this resolution will establish the Fiscal Year (FY) 2025/26 annual SUA at $30.00 per ERU.

FISCAL IMPACT

Annual assessments are determined by issuing an "Equivalent Runoff Unit (ERU) multiplier" depending on what "ERU Group" a specific land use falls under. For example, a single-family home on a parcel between 5,000 to 20,000 sq. ft. (ERU Group "A") = 1.0 ERU. That results in the homeowner paying $30.00 annually on their property tax. For most commercial parcels, including supermarkets, restaurants, car dealerships, etc. (ERU Group "J") = 12 ERU/acre. Maintaining the SUA fee at $30.00 per ERU will allow the City to collect the maximum amount of NPDES funds to run the program as required. This rate allows the City to meet ongoing permit costs for FY 2025/26. The annual revenue to be generated from this assessment is projected to be $1.2 million with FY 2025/26 expenses projected at $1.2 million. SUA funds and the City's solid waste fund support the City's NPDES program.

RECOMMENDATION

City Council adopt the attached resolution establishing a SUA fee rate of $30.00 per ERU for FY 2025/26 and request the Contra Costa County Flood Control and Water Conservation District to adopt an annual parcel assessment based on that rate to cover the City's costs associated with its NPDES activities.

BACKGROUND

In 1987, the federal government began requiring NPDES permits for all non-point source discharges of stormwater runoff entering waters of the state. Permit compliance responsibilities are vested with the State Water Quality Control Board (SWQCB).

In 1993, the City joined with the Contra Costa County Flood Control and Water Conservation District, Contra Costa County, and 18 other cities to create the Contra Costa Clean Water Program (County Program) to effectively respond to federal and state requirements regulating local discharges of stormwater into the San Joaquin / Sacramento River Delta and other waters of the state.

As a member of the County Program, the City is required to fund its pro-rata share of County Program costs for regional activities as well as local compliance. In 1993, the City Council adopted Resolution No. 93-7913, authorizing the County Board of Supervisors to hold a public hearing and adopt Ordinance No. 93-47 to establish the SUA Drainage Fee to finance administrative and program activities necessary to comply with the NPDES Permit.

At that time, $30.00 was established as the maximum ERU rate for the City with the initial rate at $24.00. In 2005, the City Council approved Resolution No. 05-10273, increasing the rate to $30.00 for FY 2005/06, and has re-established the fee each year thereafter.

The Contra Costa County Flood Control and Water Conservation District assesses the fee on developed parcels within the City.

SUBCOMMITTEE FINDINGS

This item was not presented at a subcommittee.

STAFF ANALYSIS

Maintaining the ERU at the maximum $30.00 is necessary for the City to continue the activities required to comply with its NPDES permit. The current permit was adopted on May 11, 2022, and became effective July 1, 2022. This permit has a five-year term, which requires increased efforts to meet benchmark reductions for pollutants such as trash, PCBs, and mercury.

NPDES revenues pay for staff and materials, maintenance of the City's drainage infrastructure and creek channels, stream bank erosion control, and inspection and monitoring programs to eliminate illicit discharges and illegal connections to the storm drain system.

ATTACHMENTS: Resolution

Report Prepared By: Jolan Longway, Development Services Supervisor

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Establishing the Fiscal Year 2025/26 Annual Stormwater Utility Area Fee) RESOLUTION NO. 25-

WHEREAS, under the federal Water Pollution Control Act (Clean Water Act), prescribed discharges of stormwater require a permit from the appropriate California Regional Water Quality Control Board under the National Pollutant Discharge Elimination System (NPDES) program; and

WHEREAS, the City has an NPDES permit that requires the implementation of selected Best Management Practices to minimize or eliminate pollutants from entering stormwaters; and

WHEREAS, it is the intent of the City to utilize funds received from its Stormwater Utility Area (SUA) fee for implementation of the NPDES program and drainage maintenance activities; and

WHEREAS, at the request of the City, the Contra Costa County Flood Control and Water Conservation District (District) has completed the process for formation of an SUA fee, including the adoption of the Stormwater Utility Assessment Drainage Ordinance No. 93-47; and

WHEREAS, the SUA fee and Program Group Costs Payment Agreement between the City and District requires that the City, annually, by May 1, determine the rate to be assessed to a single Equivalent Runoff Unit (ERU) for the forthcoming fiscal year.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby assigns a single Equivalent Runoff Unit (ERU) rate for FY 2025/26 at $30.00, and the City Council hereby requests the District to adopt the SUA fee levies based on said amount.

PASSED, AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 18th day of February 2025, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

ATTEST: _____
Jelani Killings, Mayor

_____
Alice E. Evenson, City Clerk

OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Accept Fiscal Year 2022/2023 State and Local Cybersecurity Grant Program funds from the California Governor's Office of Emergency Services

MEETING DATE: February 18, 2025

EXECUTIVE SUMMARY

The City of Pittsburg has been selected to receive a $250,000 State and Local Cybersecurity Grant (SLCG) through the California Governor's Office of Emergency Services (Cal OES), Homeland Security and Emergency Management (HSEM) Branch to enhance the City's cybersecurity resilience.

FISCAL IMPACT

If approved, the Resolution will authorize the acceptance of $250,000 Cal OES SLCG funds.

RECOMMENDATION

Staff recommends that the City Council adopt the Resolution accepting the grant funds.

BACKGROUND

The City of Pittsburg's mission is to provide responsive and high-quality public services in partnership with its residents. The City is committed to ensuring the availability, confidentiality, and integrity of critical information systems that serve both internal operations and public-facing services. To this end, the City's Information Technology (IT) objectives include:

- Protecting public infrastructure by safeguarding vital public services such as emergency response, utilities, systems, and administrative functions.

- Supporting efficiency by ensuring secure and resilient IT infrastructure, enabling it to operate effectively and efficiently, minimizing downtime, and optimizing service delivery.

- Ensuring data security and privacy through protection of sensitive data and compliance with federal, state, and local regulations related to privacy and cybersecurity.

- Enhancing cybersecurity readiness by continuously improving the City's ability to detect, respond to, and recover from cyber threats, ensuring long-term resilience against evolving cyber risks.

The SLCG provides state, territorial, local, and tribal (SLT) governments with resources to address cybersecurity risks and threats to information systems, improve the security of critical infrastructure, and resilience of the services provided by these entities. It supports efforts to implement cyber governance and planning, assess and evaluate systems and capabilities, mitigate prioritized issues, and build a cybersecurity workforce.

On September 27, 2024, staff applied for $250,000 of SLCG funds to fund efforts to meet its IT objectives and relieve the General Fund of these costs. The City received notice of selection for funding on December 24, 2024.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

If cybersecurity is compromised at the City, it can reduce access to the City's network on a scale from partial to total loss. Incomplete or lack of access can have far reaching implications including impact to:

- Emergency Response Systems: A network outage would impair communication between emergency personnel, delaying response times to accidents, fires, medical emergencies, and natural disasters. This could lead to loss of life, increased property damage, and a breakdown in public trust in emergency services.

- Law Enforcement: The loss of network availability would hinder law enforcement's ability to access real-time information, track criminal activity, and respond effectively to public safety threats. It would compromise crime databases, body worn camera footage, potentially endangering public security by disrupting ongoing investigations and judicial proceedings.

- Government Operations: A network outage would impede the delivery of essential services such as licensing, permits, and public benefits. This could lead to financial losses for businesses, individuals, and the government, with cascading effects on the broader economy.

- Financial Systems: The network supports secure transactions for public services. The loss of availability could interrupt financial transactions, prevent businesses and residents from paying for services and other fees. Financial burdens caused by an outage would be more difficult for the City's residents to bear as most census tracks have extreme levels of disadvantage with many of them falling above the 90th percentile (nationally) for unemployment.

- Cybersecurity Threats: Network loss could expose vulnerabilities, leading to an inability to detect or respond to cyberattacks. Critical intrusion detection and response systems would be offline, leaving systems open to exploitation by malicious actors, which could lead to data breaches, theft of sensitive information, and further security compromises.

The City's existing network forms a backbone of digital service delivery and operational infrastructure, supporting the following essential functions in alignment with the City's IT objectives:

- Secure Communication Channels: Maintain a robust and secure network to enable seamless communication between government agencies, departments, and external partners. The network supports encrypted data transfers, ensuring the confidentiality and integrity of information.

- Public Service Availability: The network supports critical public services, such as online portals, emergency response systems, and public databases and applications by providing continuous uptime and ensuring that these services remain available and functional at all times.

- Cybersecurity Infrastructure: Installing and implementing advanced cybersecurity tools such as firewalls, intrusion detection/prevention systems (IDPS), SIEM, and EDR to monitor and protect the network against potential threats. This infrastructure ensures real-time threat detection and mitigation, aligning with the mission to protect public services.

Cal OES established a subcommittee of the California Cybersecurity Task Force, called the Cybersecurity Investment Planning Subcommittee (CCTF-CIPS) in order to meet specified requirements under the Infrastructure Investment and Jobs Act of 2021 and SLCG, including the development and submission of a statewide cybersecurity plan (the "Plan") and allocation of funds to projects that align with the Plan. The Plan includes objectives and best practices for developing, maintaining, and constantly improving a mature cybersecurity network. In alignment with governance and planning, assessment and evaluation, and mitigation objectives of the Plan, and to further safeguard the City's network and build resilience, the grant-funded project will include a cybersecurity gap analysis to identify risks and vulnerabilities in systems and infrastructure, deploy intrusion detection and prevention systems, implement a Security Information and Event Management (SIEM) System, provide hands-on cybersecurity awareness training to staff, develop an incident response playbook, and initiate an evaluation process that periodically reviews for continuous system improvement.

Next steps include finalization of a grant agreement and project kickoff of the two-year grant program.

ATTACHMENTS: Resolution
SLCG Competitive Funding Opportunity

Report Prepared By: Sara Bellafronte, Assistant to the City Manager

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter Of:

Accepting Fiscal Year 2022/2023 State & Local Cybersecurity Grant Program Funds From The California Governor's Office of Emergency Services	))))	RESOLUTION NO. 25-

WHEREAS, the City's Information Technology (IT) objectives include: Protecting public infrastructure by safeguarding vital public services such as emergency response, utilities, systems, and administrative functions, supporting efficiency by ensuring secure and resilient IT infrastructure, enabling it to operate effectively and efficiently, minimizing downtime and optimizing service delivery, ensuring data security and privacy through protection of sensitive data and compliance with federal, state, and local regulations related to privacy and cybersecurity, and enhancing cybersecurity readiness by continuously improving the City's ability to detect, respond to, and recover from cyber threats, ensuring long-term resilience against evolving cyber risks; and

WHEREAS, the California Governor's Office of Emergency Services (Cal OES) established a subcommittee of the California Cybersecurity Task Force (CCTF-CIPS) in order to meet specified requirements under the Infrastructure Investment and Jobs Act of 2021 and SLCGP, including the development and submission of a statewide cybersecurity plan (the "Plan"); and

WHEREAS, the CCTF-CIPS serves as California's cybersecurity planning committee and develops strategies for allocating funds available through the State and Local Cybersecurity Grant Program (SLCGP) to projects that align with the Plan; and

WHEREAS, the SLCGP provides state, territorial, local, and tribal governments with resources to address cybersecurity risks and threats to information systems, improve the security of critical infrastructure and resilience of the services provided by those entities; and

WHEREAS, the City applied for and has been selected to receive $250,000 Fiscal Year 2022/2023 SLCG funds for a Fiscal Year 2024 SLCGP Grant Subaward; and

WHEREAS, in alignment with governance and planning, assessment and evaluation, and mitigation objectives of the Plan, and to further safeguard the City's network and build resilience, the grant-funded project will include a cybersecurity gap analysis to identify risks and vulnerabilities in systems and infrastructure, deploy intrusion detection and prevention systems, implement a Security Information and Event Management (SIEM) System, provide hands-on cybersecurity awareness training to staff, develop an incident response playbook, and initiate an evaluative process that periodically reviews for continuous system improvement; and

WHEREAS, for the purposes of acceptance of funds and grant administration, staff names the City Manager, the Assistant to the City Manager, and the Deputy Director of IT Operations as Authorized Agents for the purpose for the Fiscal Year 2024 SLCGP Grant Subaward and must complete and submit the Governing Body Resolution attached here as Exhibit A as required by the SLCGP.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby accepts Fiscal Year 2022/2023 State & Local Cybersecurity Grant Program funds from the California Governor's Office of Emergency Services and names the City Manager, Assistant City Manager, and the Deputy Director of IT Operations as Authorized Agents effective immediately and valid through December 31, 2028.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 18th day of February 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Jelani Killings, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

Exhibit A

Governing Body Resolution

BE IT RESOLVED BY THE City Council
(Governing Body)
OF THE City of Pittsburg THAT
(Name of Applicant)
City Manager, OR
(Name or Title of Authorized Agent)
Assistant to the City Manager, OR
(Name or Title of Authorized Agent)
Deputy Director of IT Operations,
(Name or Title of Authorized Agent)

is hereby authorized to execute for and on behalf of the named Applicant, a public entity established under the laws of the State of California, any actions necessary for the purpose of obtaining federal financial assistance provided by the federal Department of Homeland Security and subgranted through the State of California for the following Grant Award:

Fiscal Year 2022/2023 State & Local Cybersecurity Grant Program
(List Grant Year and Program)

Passed and approved this 18th day of February, 20 25

Certification

I, Jelani Killings, duly appointed and
(Name)

Mayor Of the City of Pittsburg
(Title) (Governing Body)

do hereby certify that the above is a true and correct copy of a resolution passed and approved by the
18th day of February ,20 25

Mayor of the City of Pittsburg
(Official Position)

(Signature) (Date)

GAVIN NEWSOM
GOVERNOR

NANCY WARD
DIRECTOR

FISCAL YEAR 2024-25
STATE & LOCAL CYBERSECURITY GRANT – LOCAL & TRIBAL (SL)
COMPETITIVE FUNDING OPPORTUNITY
Release Date: July 31, 2024

The California Governor's Office of Emergency Services (Cal OES), Homeland Security & Emergency Management (HSEM) Branch, has a Competitive Funding Opportunity (CFO) for the (SL) Program.

This CFO provides programmatic information and the requirements necessary to prepare and submit a proposal for Cal OES grant funds. The provisions of this CFO supersede previous RFPs. If any language in this CFO conflicts with the terms and conditions of the applicable grant program guidance (e.g., federal Notice of Funding Opportunity, California State Supplement, etc.), the grant program guidance document(s) prevail. Applicants are strongly encouraged to review the applicable Notices of Funding Opportunity and California State Supplement, which outline the requirements that apply to Cal OES HSEM Branch Grant Subawards.

PUBLIC RECORDS ACT NOTICE

Proposals are subject to the Public Records Act, Government Code Section 7920.000, *et seq*. Do not put any personally identifiable information or private information on this proposal. If you believe that any of the information you are putting on this proposal is exempt from the Public Records Act, please indicate what portions of the proposal and the basis for the exemption. Your statement that the information is not subject to the Public Records Act will not guarantee that the information will not be disclosed.

CONTACT INFORMATION

Questions concerning this CFO or the proposal process must be submitted by email to:

State & Local Projects Unit
StateLocalProjects@caloes.ca.gov

Cal OES staff cannot assist the Applicant with the actual preparation of their proposal. Cal OES can only respond to technical questions about the CFO during the period between the publication date and completion of the CFO process.

A. ELIGIBILITY

1. Eligibility to Compete for Funding

For a proposal to be eligible to compete for funding (i.e., read and rated) all the following conditions must be met:

- Applicants must meet the federal definition of Local Government in 6 U.S.C. §101(13) or Tribal Government in 6 U.S.C. §665(g)(a)(7) and be located in California.

- The proposal must be emailed to StateLocalProjects@caloes.ca.gov and received no later than **11:59 PM (PDT) on Friday, September 27, 2024**. Proposals must be attached as PDF documents and contain the form(s) outlined E. Proposal Requirements. **The proposal PDF file name should include "FY2024 SL Program CFO" and the Applicant entity name**. Cal OES cannot access proposals through cloud-based storage services (e.g., Google Drive, Dropbox, etc.). Emails should identify the name of the CFO in the Subject line. **If you have not received a confirmation that your proposal was received within two business days of the date it was submitted, please send an email to** StateLocalProjects@caloes.ca.gov .

Please Note: proposals that do not meet the above requirements will be disqualified (i.e., ineligible) and not read and rated.

2. Eligibility for Funding Consideration

Only one proposal per Applicant will be eligible to receive funding. If an Applicant submits more than one proposal, only the highest scoring proposal, meeting the criteria above, will be considered for funding.

3. Prerequisites to Receive Funding

If selected, all the following must be completed within 60 days of receiving the Intent to Fund notification to be eligible to receive funding, Applicants must:

- Have a Unique Entity Identifier (Unique Entity ID) registered in the federal System for Award Management (SAM). Applicants who do not currently have a Unique Entity ID will need to register at

SAM.gov to obtain one. **Applicants should start this process immediately to ensure they are able to comply with the requirement to have this completed within the 60-days**.

- **Not** have an exclusion record in the SAM by the beginning of the Grant Subaward performance period. An exclusion record in the SAM indicates that a contractor (agency) is listed in the (federal) government-wide system for debarment and suspension. An agency that is debarred or suspended is excluded from activities involving federal financial and nonfinancial assistance and benefits. Check SAM status.

B. FUNDING INFORMATION

There is $19,085,028 available for the Program for the Grant Subaward performance period of December 1, 2024 – December 31, 2026.

1. Funding Amount

Applicants may apply for up to $250,000 for the 25-month Grant Subaward performance period.

Please see the chart below for a sample breakdown of the fund sources (by Cal OES fund source code) and match based on the maximum request amount.

2022 SLCG	2022 SLCG MATCH (WAIVED)	2023 SLCG	2023 SLCG MATCH (WAIVED)	TOTAL PROJECT COST
$82,500	$0	$167,500	$0	$250,000

2. Funding Source(s)

Guidance on policies and procedures for managing HSEM Branch Grant Subawards funded through federal fund sources can be found in the FEMA Preparedness Grants Manual. Applicants are **strongly encouraged** to review and retain a copy of this document to familiarize themselves with program-specific information as well as overall guidance on the rules and regulations for all fund sources that support this Program.

The Program is supported through the following fund:

State & Local Cybersecurity Grant Program (SLCG)

- Provides state/territorial, local, and tribal (SLT) governments with resources to address cybersecurity risks and threats to information systems, improve the security of critical infrastructure and resilience of the services provided by those entities.

- Supports efforts to implement cyber governance and planning, assess and evaluate systems and capabilities, mitigate prioritized issues, and build a cybersecurity workforce.

- Requires the State Administrative Agency (SAA), as the Recipient of the federal grant, to pass through at least 25% of the amount of the total federal award to rural areas. Per the Homeland Security Act of 2002, a rural area is defined in 49 U.S.C. §5302(17) as an area encompassing a population of less than 50,000 people.

- Requires Recipients and Subrecipients to participate in the federal Cybersecurity & Infrastructure Security Agency (CISA) Cyber Hygiene Service – Vulnerability Scanning and participate in the Nationwide Cybersecurity Review (NCSR) as described in the federal Notice of Funding Opportunity (NOFO).

- **For FY 2022 and FY 2023 SLCGP funding, the match requirement has been waived for all Subrecipients**. Applicants are referred to Title 2, Code of Federal Regulations (C.F.R.), Part 200, § 200.306 for additional information.

- Cal OES's fund source code for this federal fund is SLCG.

FEMA has identified the allowable categories of cost under the SLCGP Program as follows:

- Planning – Planning costs are allowable under this Program. SLCGP funds may be used for a range of planning activities, such as those associated with the development, review, and revision of holistic, entity-wide cybersecurity plans and other

planning activities that support the Program goals and objectives.

- Organization – Organizational costs are allowable under this Program. SLCGP funds may be used for cybersecurity program management, development of whole community partnerships that support cybersecurity program governance, structures and mechanisms for information sharing between the public and private sector, and operational support, including ensuring continuity of operations for essential functions.

  Personnel hiring, overtime, and backfill expenses are permitted under this Program to perform allowable SLCGP planning, organization, training, exercise, and equipment activities. Personnel expenses may include, but are not limited to, training and exercise coordinators, program managers and planners, and cybersecurity navigators. The Subrecipient must demonstrate that the personnel will be sustainable.

- Equipment – Equipment costs are allowable under this Program. Unless otherwise stated, equipment must meet all applicable statutory, regulatory, and/or DHS-adopted standards to be eligible for purchase using SLCGP funds. Subrecipients will be responsible for obtaining and maintaining all necessary certifications and licenses for the requested equipment.

  Investments in emergency communications systems and equipment must meet applicable SAFECOM Guidance recommendations; such investments must be coordinated with the Statewide Interoperability Coordinator and the State Interoperability Governing Body to ensure interoperability and long-term capability.

  SLCGP funds may be used to purchase maintenance contracts or agreements, warranty coverage, licenses, and user fees in support of a system or equipment. Applicants should reference the FY 2022 and FY 2023 SLCGP NOFO, Section D, 12 – Funding Restrictions and Allowable Costs, e. Other Direct Costs, III. Equipment, for additional requirements and restrictions on allowable equipment costs, when building their Budget Detail table for their NOI.

- Training – Training costs are allowable under this Program. Allowable training-related costs under SLCGP include the establishment, support, conduct, and attendance of training and/or in conjunction with training by other federal agencies. Training conducted using SLCGP funds should align with the California SLCGP Cybersecurity Plan and address a performance gap identified through cybersecurity assessments and contribute to building a capability that will be evaluated through a formal exercise.

  Subrecipients are encouraged to use existing training, such as FEMA's National Preparedness Course Catalog, rather than developing new courses.

  All training courses must receive a Training Feedback Number from Cal OES Training & Exercise prior to the start of the course. To request a Training Feedback Number, please download and complete the Training Feedback Form and forward the completed request via email to training@caloes.ca.gov .

- Exercise – Exercise costs are allowable under this Program. Exercises conducted with SLCGP funding should be managed and conducted consistent with Homeland Security Exercise and Evaluation Program (HSEEP) guidance documents.

  Subrecipients are required to submit an After Action Report/Improvement Plan (AAR/IP) to the SLCGP Grants Analyst and FEMA at hseep@fema.dhs.gov no later than 90 days after completion of any exercise(s) conducted using SLCGP funds.

- Management and Administration (M&A) – M&A costs are allowable under this Program. M&A activities are defined as directly relating to the management and administration of SLCGP subaward funds, such as financial management, reporting, and program and financial monitoring. See the FEMA Preparedness Grants Manual for examples of some M&A costs.

  Subrecipients are allowed a maximum of five (5) percent of the Grant Subaward amount for the FY 2024 SLCGP.

- Indirect Costs – Indirect costs are allowable under SLCGP; see the Indirect Costs section of the FY 2024 SLCGP State Supplement for additional guidance on including indirect costs in the budget for SLCGP-funded projects.

Applicants should complete the appropriate budget categories for the costs included in their project proposal on the Notice of Interest form; see E. Programmatic Narrative, below.

In addition, the following costs are **unallowable** under the SLCGP:

- Supplantation of state or local funds.

  This shall not be construed to prohibit the use of funds under this Program for otherwise permissible uses on the basis that the Subrecipient has previously used state, local, and/or tribal government funds to support the same or similar uses.

- Any Subrecipient cost-sharing contribution, when required.

- To pay a ransom from cyberattacks.

- Spyware.

- Recreational or social purposes, or for any purpose that does not address cybersecurity risks or cybersecurity threats on information systems owned or operated by, or on behalf of, the Subrecipient entity.

- Suing the federal government or any other government entity.

- Lobbying or intervention in federal regulatory or adjudicatory proceedings.

- Acquiring land or constructing, remodeling, or altering buildings or other physical facilities.

- Cybersecurity insurance premiums.

Please refer to Title 2, C.F.R., Part 200, Subpart E – Cost Provisions, for additional guidance on allowable and unallowable costs.

C. PROGRAMMATIC INFORMATION

1. Program Overview & Objectives

The purpose of the FY 2024 SLCGP Local & Tribal Program is to assist local units of government, as defined in 6 U.S.C. §101(13), and federally recognized tribes address cybersecurity risks and threats to information systems, improve security of critical infrastructure and resilience of the services these entities provide to their communities.

Through the Infrastructure Investment and Jobs Act (IIJA) of 2021, Congress established the State and Local Cybersecurity Improvement Act, which created the State and Local Cybersecurity Grant Program and appropriated funds to be awarded to eligible state and territorial administrative agencies over a period of four federal fiscal years.

Each year, beginning with federal fiscal year 2022 through federal fiscal year 2025, the U.S. Department of Homeland Security (DHS)/Federal Emergency Management Agency (FEMA) announces a NOFO for the SLCGP. The funds provided by this Program assist SLT governments to manage and reduce systemic cyber risks, including through the establishment of a strong foundation to build a sustainable cybersecurity program. **Grant funds are intended to supplement existing fiscal resources and are not guaranteed long-term sustainability solutions.** Projects funded under this Program are expected to be reasonably sustained after the end of the performance period without the expectation to receive future grant funds.

As the SAA for this Program, Cal OES established a subcommittee of the California Cybersecurity Task Force, called the Cybersecurity Investment Planning Subcommittee (CCTF-CIPS), in order to meet specified requirements under the IIJA and SLCGP NOFO, including the development and submission of a statewide cybersecurity plan, which was submitted by Cal OES and approved by CISA on September 29, 2023. The CCTF-CIPS serves as California's cybersecurity planning committee for the purposes of the SLCGP and participates in Program activities such as updating the cybersecurity plan and developing strategies for allocating funds available through the SLCGP to projects that align with the approved cybersecurity plan.

SLCGP provides funding to implement projects that address one or more of the following objectives established by CISA to accomplish the overarching goal of the Program:

Objective 1 – Governance and Planning – Develop and establish appropriate governance structures, as well as plans, to improve capabilities to respond to cybersecurity incidents and ensure continuity of operations.

Objective 2 – Assessment and Evaluation – Identify areas for improvement in SLT cybersecurity posture based on continuous testing, evaluation, and structured assessments.

Objective 3 – Mitigation – Implement security protections commensurate with risk (outcomes of Objectives 1 and 2), using the best practices as described in element 5 of the required 16 elements of the cybersecurity plans listed in the IIJA and those further listed on page 14 of the NOFO.

Objective 4 – Workforce Development – Ensure organization personnel are appropriately trained in cybersecurity, commensurate with their responsibilities as suggested in the National Initiative for Cybersecurity Education.

2. Program Priorities & Requirements

All proposed projects must support activities that effectively contribute to the local or tribal government's capability to prevent, prepare for, mitigate against, respond to, and recover from cyber threats against information systems owned and/or operated by the unit of government, align with the objectives, priorities, and cybersecurity plan elements described in the California SLCGP Cybersecurity Plan, and meet the criteria listed in the FY 2022 and FY 2023 SLCGP NOFOs.

a. SLCGP National Priorities

In developing projects for the FY 2024 SLCGP Local & Tribal Program, Applicants should describe projects that address areas for improvement identified by the local or tribal government using the whole community approach as they relate to cybersecurity capabilities and especially projects that address implementation

of one or more of the key Cybersecurity Best Practices, as appropriate to their organization:

- Implement multi-factor authentication.
- Implement enhanced logging.
- Data encryption for data at rest and in transit.
- End use of unsupported/end of life software and hardware that are accessible from the internet.
- Prohibit use of known/fixed/default passwords and credentials.
- Ensure ability to reconstitute systems (backups).
- Actively engage in bidirectional sharing between CISA and SLT entities in cyber relevant time frames to drive down cyber risk.
- Migration to the .gov internet domain.

Educational institution Subrecipients (e.g., school districts) using the .edu Internet domain are exempted from transitioning to the .gov Internet domain. All other Subrecipients of SLCGP funding are highly encouraged to transition to a .gov Internet domain over time. Additional information on migrating to the .gov Internet domain can be found on the DotGov Program website.

DHS/FEMA does not prescribe a minimum funding amount for these priorities. However, all SLCGP Applicants are encouraged to consider how FY 2024 SLCGP Local & Tribal Program funding can be used to support these priority areas as they apply to the local or tribal government's specific needs and the needs of the whole community. Subrecipients of funding through SLCGP are strongly encouraged to eventually adopt and use all eight of the Cybersecurity Best Practices listed above.

Additional information about these cybersecurity best practices can be found in the FY 2022 and FY 2023 SLCGP NOFOs, Section A, 10, c.

b. SLCGP Statewide Priorities

The CCTF-CIPS, in its SLCGP Cybersecurity Plan, described an intention to focus on the following initiatives, with the corresponding cybersecurity plan element from the IIJA noted in parentheses, to strengthen cybersecurity across California using the FY 2022-23 SLCGP funds:

- Enhance the preparation, response, and resiliency of information systems, applications, and user accounts (Element 3);
- Implement a process of continuous cybersecurity risk factors and threat mitigation practices prioritized by degree of risk (Element 4);
- Develop and coordinate strategies to address cybersecurity risks and threats (Element 14);
- Identify and mitigate any gaps in the cybersecurity workforce, enhance recruitment and retention efforts, and bolster the knowledge, skills, and abilities of personnel with reference to the National Initiative for Cybersecurity Education – Workforce Framework for Cybersecurity (Element 8);
- Assess and mitigate Critical Infrastructure and Key Resources risks and threats impacting local jurisdictions (Element 10);
- Ensure continuity of operations including by conducting exercises (Element 7); and
- Ensure rural communities have adequate access to, and participation in, plan activities (Element 15).

SLCGP Applicants are strongly encouraged to incorporate one or more of these statewide priorities in their project description for the project(s) proposed using Program funds. **Additional information about the cybersecurity plan elements is available in the FY 2022 SLCGP NOFO, Appendix C: Cybersecurity Plan, Required Elements**.

c. Participation in Required Cybersecurity Services

Subrecipients are required to participate in free Cyber Hygiene Services – Vulnerability Scanning, provided by CISA. For these required services, please note that participation is not required to submit a proposal under this CFO but is a post-award requirement for all projects selected to receive SLCGP funding.

Additional information on this and other, optional but encouraged cybersecurity services, memberships, and resources can be found on the CISA - SLCGP website (scroll down to the Tools and Resources section).

d. Nationwide Cybersecurity Review (NCSR)

The NCSR is a free, anonymous, annual self-assessment designed to measure gaps and capabilities of a SLT's cybersecurity programs. It is based on the National Institute of Standards and Technology Cybersecurity Framework and is sponsored by DHS and the Multi-State Information Sharing and Analysis Center.

SLCGP Subrecipients are required to complete the NCSR during the first year of the Grant Subaward performance period and annually thereafter until closeout. The open assessment period is usually October through February; Subrecipients may contact their assigned SLCGP Grants Analyst for additional information and technical support.

D. PROGRAM REPORTING REQUIREMENTS

Performance and implementation reports serve as a record for the implementation of the Grant Subaward. Statistics for performance and implementation reports should be collected on a quarterly basis, even when reporting occurs less frequently. The following reports are required:

a. FEMA Reports

There is one FEMA report Subrecipients will need to complete:

Annual Performance Progress Reports (PPR)

Subrecipients must submit PPR to Cal OES annually until all grant activities are completed and the Grant Subaward is formally closed out. PPR are due within 30 days after the end of the reporting period. Annual PPR must include progress made on approved activities and any other project-specific information required by Cal OES. PPR are cumulative and each annual report will include information provided by the Subrecipient in previous reporting periods.

In order to ensure that mandated performance metrics and other data required by the Grant Subaward are reported accurately, SLCGP PPR must first be submitted via email to the Cal OES SLCGP Grants Analyst for review. Electronic reports should be submitted to Cal OES for review at least seven (7) calendar days before the due date. Submission of the final, signed electronic report should only occur after the Subrecipient is instructed by the Grants Analyst to do so.

There are two annual PPR required for the Program. Failure to submit a PPR could result in Grant Subaward reduction, suspension, or termination. See the chart below for report periods and due dates.

Report	Report Period	Due Date
1st Report	December 1, 2024 – November 30, 2025	December 31, 2025
Final Report	December 1, 2025 – December 31, 2026	January 31, 2027

*Exact dates will be provided by your Grants Analyst at the end of each quarter.

E. PROGRAMMATIC NARRATIVE

Applicants must use the forms provided on the Cal OES website. **Applicants may not alter the formatting of any forms, including the Notice of Interest (NOI).** If a space or character limitation is specified under each NOI question, strict adherence to the space limitation is required. **Information included beyond the space limitation and/or unrequested attachments will not be considered in the rating process**.

Applicants must respond to each question in the NOI form. The Applicant's response to each question will be evaluated as part of the rating process. Applicants should develop a thorough project proposal that takes into consideration planning and implementation of the entire process for the

proposed project from conception to completion of all activities using the requested funding.

Proposals must be aligned to one or more of the SLCGP Objectives and at least one of the 16 Cybersecurity Plan Elements. This alignment is based on how many and to what degree the associated elements are adopted, especially the eight best practices listed above (see California Cybersecurity Plan, Appendix B: Project Summary Worksheet, Related Required Element # column).

Applicants should also consider the Program priorities and requirements referenced above in C, Programmatic Information, as well as the SLCGP FY 2022 NOFO, FY 2023 NOFO and the SLCGP California State Supplement, when developing their project proposals.

In addition to their responses on the NOI form, Applicants must complete an online Cybersecurity Maturity Survey (not scored). **Upon completion of the survey, Applicants must download a copy of their survey responses and attach as a PDF file to submit with their proposal; proposals submitted without completing the survey may not be considered for funding.**

F. SELECTION OF PROPOSAL FOR FUNDING

1. Proposal Rating

Eligible proposals submitted via email as specified in A. Eligibility, above, by the due date are generally evaluated by a three-member team. Each question is assigned a point value and the Applicant's response to each question is evaluated on the following criteria:

ABSENT: The response does not address the specific question, or a response was not provided.

UNSATISFACTORY: The response does not completely address the question. The information presented does not provide a good understanding of Applicant's intent, does not give the detailed information requested by the CFO, and/or does not adequately support the proposal or the intent of the Program.

SATISFACTORY: The response addresses the question and provides a good understanding of the Applicant's intent. The response adequately supports the proposal and the intent of the Program.

ABOVE AVERAGE: The response is above average and provides a clear and detailed understanding of the Applicant's intent. The response presents a persuasive argument that supports the proposal and the intent of the Program.

EXCELLENT: The response is outstanding, with clear, detailed, and relevant information. The response presents a compelling argument that supports the proposal and the intent of the Program.

In addition to evaluating and assigning a point value to the Applicant's responses to the Programmatic Narrative Questions, the budget table and milestones submitted on the NOI form will be evaluated and assigned a point value.

The rater scores are averaged and ranked numerically. Proposals are only evaluated numerically; no notes are taken during the evaluation. Applicants that meet the definition of a rural area as defined in 49 U.S.C. § 5302 will be scored and ranked against proposals from other Applicants in this category until the 25% federally-mandated rural pass-through threshold is met; at which time, remaining Applicants in this category will be scored and ranked against all other proposals.

Project proposals that do not clearly and directly address the required program objectives/investment justifications or cannot be completed within the performance period will be disqualified.

2. Funding Decision

Final funding decisions are made by the Director of Cal OES. Funding decisions are based on the following:

- The ranked score of the proposal.
- Consideration of priorities or geographical distribution specific to this CFO; e.g., whether the Applicant meets the definition of a rural area as defined in 49 U.S.C. §5302.
- Prior negative administrative and programmatic performance, if applicable.

Applicants previously funded by Cal OES will be reviewed for poor past compliance, including fiscal management, progress and annual

reports, audit reports, and other relevant documentation or information. This review may result in one or more of the following actions:

- The Applicant may not be selected for funding.
- The amount of funding may be reduced.
- Grant Subaward Conditions may be added to the Grant Subaward.

3. Notification Process

All Applicants will be notified in writing, via electronic communication, the results of the rating process. The notification will be sent to the Authorized Agent and the Primary Point of Contact identified on the NOI submitted with the proposal.

Applicants will receive one of the following notifications:

- Intent to Fund if selected for funding.
- Denial if not selected for funding, including the Applicant's scores and information regarding the appeal process.
- Ineligibility:
    - If the proposal did not meet Eligibility to Compete for Funding including information regarding the appeal process; or
    - If the proposal scored less than the required 50% of points possible, including the Applicant's scores and information regarding the appeal process.

    Cal OES can only respond to technical questions about the CFO during the period between the publication date and completion of the CFO process. Requests for records must be made through a Public Records Act request.

G. FINALIZING THE GRANT SUBAWARD

1. Grant Subaward Application

Once selected for funding, Subrecipients must complete and submit their Grant Subaward Application through the online Cal OES Grants

Central System (GCS). Cal OES may require revisions and/or additional documentation to finalize the submission of the Grant Subaward Application in the GCS. The Grants Analyst identified in the Subrecipient's Intent to Fund notification can provide technical assistance in completing these components.

For more information on the GCS, please see the FY 2024 SLCGP California State Supplement to the NOFO.

2. Grant Subaward Approval

The Grant Subaward will be available in the Cal OES GCS. The Subrecipient is not authorized to incur costs against the Grant Subaward until the application is approved. Once the Grant Subaward is approved, a request for payment may be submitted.

a. Grant Subaward Conditions

Cal OES may add conditions to execute the Grant Subaward. If conditions are added, these will be discussed with the Subrecipient and will become part of the Grant Subaward.

Grant Subaward Conditions may include holds on funding amounts included in the budget for items of cost that require prior approval from Cal OES and/or DHS/FEMA, including but not limited to, training, and meals/beverages for training and exercise events.

b. Grant Subaward Amounts

When the amount of funds available is limited, Cal OES may reduce the amount of the Grant Subaward from the amount requested by the Subrecipient. In addition, Cal OES reserves the right to negotiate budgetary changes with the Subrecipient prior to executing the Grant Subaward. If either of these actions is required, Cal OES will notify the Subrecipient prior to executing the Grant Subaward.

3. Standard Grant Subaward Funding Authority

Allocation of funds is contingent on the enactment of the State Budget. Cal OES does not have the authority to disburse funds until the State

Budget is passed, and the Grant Subaward is fully executed. Expenditures incurred prior to authorization are made at the Subrecipient's own risk and may be disallowed. Cal OES employees are not able to authorize a Subrecipient to incur expenses or financial obligations prior to the execution of a Grant Subaward. However, once the Grant Subaward is finalized the Subrecipient may claim reimbursement for expenses incurred on, or after, the start of the Grant Subaward performance period.

If, during the Grant Subaward performance period, the state and/or federal funds appropriated for the purposes of the Grant Subaward are reduced or eliminated by the California Legislature or the United States Government, or in the event revenues are not collected at the level appropriated, Cal OES may immediately terminate or reduce the Grant Subaward by written notice to the Subrecipient.

Cal OES Grant Subawards are subject to applicable restrictions, limitations, or conditions enacted by the California Legislature and/or the United States Government, after, the execution of the Grant Subaward.

OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Approving the Final Map, Subdivision Improvement Agreement, and Improvement Plans for Subdivision 9554 San Marco Unit 17 Subdivision 9554

MEETING DATE: February 18, 2025

EXECUTIVE SUMMARY

The Final Map, Improvement Plans, and Subdivision Improvement Agreement for Subdivision 9554, San Marco Unit 17 Subdivision are ready for approval. This Resolution will authorize the City Manager to execute the Subdivision Improvement Agreement and approve the Final Map and Improvement Plans.

FISCAL IMPACT

Costs for plan review and processing of the project plans are revenue neutral. Staff costs are recovered through typical revenues collected for major subdivision projects in Fund 110 (General Fund).

RECOMMENDATION

City Council adopt the attached resolution authorizing the City Manager to execute the Subdivision Improvement Agreement for Subdivision 9554, San Marco Unit 17 Subdivision and approving the Final Map and Improvement Plans.

BACKGROUND

On August 27, 2023, the Planning Commission adopted Resolution 10226 recommending the City Council approve a General Plan Amendment, Rezoning, Vesting Tentative Map, and Design Review for a 92-lot single-family residential development adjacent to 2501 West Leland Road, known as the San Marco Unit 17 Subdivision.

On February 5, 2024, the City Council approved the General Plan Map Amendment, Vesting Tentative Map for a Major Subdivision for the Siena at San Marco Residential Subdivision (Units 16 and 17), with the adoption of Resolution 24-14425.

On February 20, 2024, City Council Adopted Ordinance 24-1519 amending the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District for Siena at San Marco Residential Subdivision (Units 16 and 17).

SUBCOMMITTEE FINDINGS

On April 16, 2021, Pittsburg Planning staff presented the conceptual plan (AP-21-1556 PPR) to the City of Pittsburg Land Use Subcommittee.

STAFF ANALYSIS

The Final Map, and Improvement and Grading Plans for Subdivision 9554, San Marco Unit 17 Subdivision, are in substantial conformance with the approved Vesting Tentative Map, subdivision regulations, and construction standards.

Approval of the Final Map, Improvement Plans, and Subdivision Improvement Agreement is statutorily exempt from environmental review under Article 18, Section 15268 “Ministerial Projects”, of the Guidelines for the Implementation of the California Environmental Quality Act.

ATTACHMENTS: Resolution
Revised Subdivision Improvement Agreement
Site Plan

Report Prepared By: Davino Lucido, Assistant Engineer

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving the Final Map, Improvement And Grading Plans, and Subdivision Improvement Agreement for Subdivision 9554 San Marco Unit 17	))))	RESOLUTION NO. 25-

WHEREAS**,** on August 27, 2023, the Planning Commission adopted Resolution No. 10226, recommending the City Council approve a General Plan Amendment, Rezoning, Vesting Tentative Map, and Design Review for a 92-lot single-family residential development adjacent to 2501 West Leland Road, known as the San Marco Unit 17 Subdivision; and

WHEREAS**,** on February 5, 2024, the City Council approved the General Plan Map Amendment, Rezoning, Vesting Tentative Subdivision Map, and Design Review, with adoption of Resolution No. 24-14425; and

WHEREAS, on February 20, 2024, City Council adopted Ordinance No. 24-1519, amending the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District for “Siena at San Marco Residential Subdivision” (Units 16 and 17); and

WHEREAS, the City Engineer certifies that the Final Map, and Improvement and Grading Plans for Subdivision 9554, San Marco Unit 17, are in substantial conformance with the approved Vesting Tentative Map, subdivision regulations, and construction standards; and

WHEREAS**,** staff recommends that the City and San Marco Unit 17 developers, West Coast Home Builders, Inc. (Developer), enter into a Subdivision Improvement Agreement (Agreement) guaranteeing satisfactory completion by the Developer of all improvements related to Subdivision 9554, San Marco Unit 17; and

WHEREAS, the Developer will pay all other required fees and provide all necessary bond requirements as outlined in the Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the Final Map, Improvement and Grading Plans, and Subdivision Improvement Agreement, authorizing the City Engineer (or designee) to sign the plans, and the City Manager to execute the Agreement.

BE IT FURTHER RESOLVED, that the City Engineer be authorized and directed to file the fully executed Agreement with the Office of the Recorder of the County of Contra Costa, State of California.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 18th day of February 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

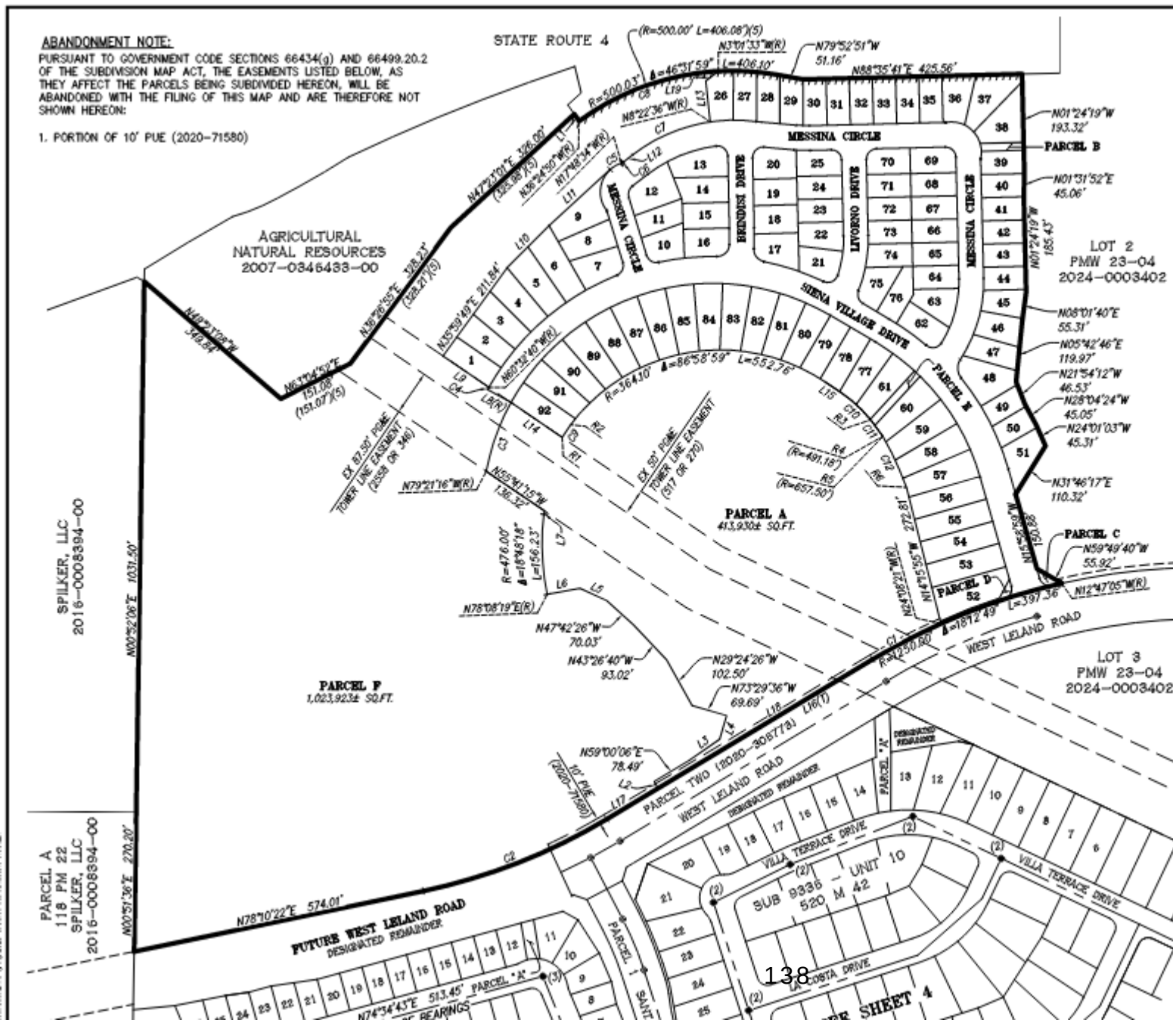
ABSENT:

_____
Jelani Killings, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

SUBDIVISION 9554
SIENA AT SAN MARCO
UNIT 17, PHASE 1



Recorded At The Request Of:
CITY OF PITTSBURG

Return Recorded Copy To:

CITY OF PITTSBURG
ENGINEERING RECORDS
65 CIVIC AVENUE
PITTSBURG, CA 94565-1518

SUBDIVISION IMPROVEMENT AGREEMENT
Subdivision 9554
San Marco Unit 17

THIS AGREEMENT is made and entered into on _____, 2025 by and between West Coast Home Builders, Inc., a California corporation (hereinafter referred to as "Developer") and the City of Pittsburg, a municipal corporation, (hereinafter referred to as "City").

WHEREAS, Developer will construct certain public and private improvements in connection with Subdivision 9554, San Marco Unit 17 for which Improvement Plans have been approved and are on file in the office of the City Engineer. Said improvements include, but are not limited to, those shown and described on the approved Improvement Plans for said subdivision.

NOW, THEREFORE, DEVELOPER AGREES TO:

1. Comply with and/or satisfy all conditions of approval as imposed by the City Council and/or its Commissions.

2. Construct all infrastructure improvements as indicated in the approved Improvement Plans and Grading Plans in compliance with the City's Standard Specifications and the City's Standard Details.

3. All subdivision improvements shall be completed within thirty six (36) months from the date of approval of the Final Map by the City Council.

4. Incorporate all reasonable modifications to the approved plans during construction as directed by the City Engineer, when required by field conditions and/or public safety.

5. Obtain written approval from the City Engineer prior to performance of any construction not in compliance with the approved plans and specifications.

6. Conform to all applicable provisions of state and federal law and the Pittsburg Municipal Code.

7. Comply with all of the Contra Costa Fire Protection District's requirements including, but not limited to fire flow, residual pressure, hydrant locations, and accessibility.

Pay the following fees and deposits to the City, prior to the execution of this Agreement:

8. The Major Subdivision Map Processing Fee of Four Thousand, Five Hundred Dollars ($4,500).

9. The Improvement Plan Review Fee in the amount of One Hundred and Fifty-Four Thousand, Two Hundred and Seven Dollars ($154,207). An initial payment of Fifty-Two Thousand, Two Hundred and Twenty-Two Dollars ($52,222) was paid to the Engineering Department for initial review of the improvement plans. The remaining balance is to be paid in the amount of One Hundred and One Thousand, Nine Hundred and Eighty-Five Dollars ($101,985).

10. An Improvement Inspection Fee of One Hundred and Seventy-One Thousand, Three Hundred and Forty-One Dollars ($171,341).

11. The Grading Plan Review Fee was paid in the amount of Seventy-Five Thousand, Seven Hundred and Ninety Dollars ($75,790).

12. A Grading Inspection Fee was paid in the amount of Ninety Thousand, Nine Hundred and Forty-Eight Dollars ($90,948).

13. A Sanitary Sewer Closed Circuit Television Inspection Fee in the amount of Six Thousand, Five Hundred Dollars ($6,500).

14. A Sanitary Storm Closed Circuit Television Inspection Fee in the amount of Nine Thousand, Seven Hundred and Seventeen Dolars ($9,717).

15. A Geographical Information System Fee (G.I.S.) in the amount of Eleven Thousand, Eight Hundred and Sixty-Eight Dollars ($11,868).

16. The developer shall pay an NPDES Plan Review fee of Five Thousand, Six Hundred and Thirty-Two Dollars ($5,632).

17. The developer shall pay an NPDES inspection deposit of Thirty Thousand, Dollars ($30,000).

The Developer shall pay the following fees prior to the issuance of Building Permits:

18. The Developer shall pay the Parkland Dedication In-Lieu Fee, (PMC Chapter 17.32) to the Engineering Department at the valuation rate in effect at the time of Building Permit Issuance.

19. The Developer shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Department, for water and sewer service in the amounts in effect when the applicant obtains a Building Permit. The FRC shall be paid to the Engineering Department prior to the issuance of a Building Permit.

    The Developer shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") to the Engineering Department in the amount in effect when Developer obtains a Building Permit.
    The Developer shall pay the Regional Traffic Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") to the Engineering Department in the amount in effect when Developer obtains a Building Permit.

20. Provide certificates on a form approved by the City for the following insurance coverage:

    a. Workers' Compensation Insurance, and

    b. Liability insurance in the amount of One Million Dollars and No Cents ($1,000,000.00) Personal Injury, and Five Hundred Thousand, Dollars and No Cents ($500,000.00) Property Damage.

    Said insurance coverage shall be maintained in full force and effect throughout the life of this Agreement and all policies shall provide for at least thirty (30) days prior notice to City before cancellation. Should said coverage(s) lapse at any time, City shall have the right to:

        a. Procure said insurance(s) on behalf of the Developer and Developer shall reimburse City for any and all costs incurred thereof; or

        b. Order all subdivision construction stopped until new certificate(s) of coverage are provided and deemed satisfactory to the City.

21. Developer shall defend, indemnify and hold harmless the City, its officers and employees from any and all actions or causes of action filed by any person or persons claiming damage as a result of this approval or the public improvement work required hereunder and to pay any and all reasonable attorney's fees incurred by the City as a result of any legal action which may arise in connection therewith.

22. Developer shall provide a surety in the amount of Three Million, Four Hundred and Twenty-Six Thousand, Eight Hundred and Sixteen Dollars ($3,426,816) prior to City Council's approval of the Final Map and Improvement Plans. The surety shall be in accordance with the State Subdivision Map Act, and as approved by the City Engineer.

23. Prior to acceptance of the subdivision as complete by the City Council, the Developer shall submit a copy of the recorded Final Map and record drawings for grading and subdivision improvements.

24. The Developer shall provide a Warranty Bond in the amount of Three Hundred and Forty-Two Thousand, Six Hundred and Eighty-One Dollars ($342,681). This warranty bond shall be released only upon correction of any defects or failures, including cause of failure or defect, of the subdivision improvements to the satisfaction of the City Engineer.

25. Warranty all improvements installed pursuant to this Agreement for twelve (12) months after the City Council's acceptance date for the public improvements as complete.

IT IS MUTUALLY STIPULATED AND AGREED THAT:

1. The public improvements installed in connection with this Agreement shall not be considered accepted as complete until the City Council adopts a resolution accepting said improvements as being in compliance with the approved plans and specifications and any approved modifications thereto.

   Public improvements are those specifically defined as being located within public or proposed public roadways or easements and accepted by City Council resolution. Other improvements shall be constructed in accordance with the City's Standard Specifications and Standard Details and shall be appropriately inspected by the City, but will not be maintained by the City.

   Adoption of said resolution, periodic and/or progress inspections, acceptance of any portion of said work, or approvals of any other nature shall not bind the City to accept any modification made to the approved plans without the City Engineer's approval.

2. Time is of the essence in this Agreement and the obligations undertaken herein shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement on this date first written above.

CITY OF PITTSBURG

Garrett Evans, City Manager

ATTEST:

Alice E. Evenson, City Clerk

APPROVED AS TO FORM:

City Attorney

West Coast Home Builders, Inc.,

Albert D. Seeno, JR

President

Developer must attach Notary Statement

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

(Civil Code §1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF CONTRA COSTA)

On FEBRUARY 6, 2025 before me, DEANNE P. MASON, a Notary Public, personally appeared **ALBERT D. SEENO, JR.**, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DEANNE P. MASON
Notary Public - California
Contra Costa County
Commission # 2356236
My Comm. Expires May 1, 2025

SIGNATURE OF NOTARY

********** OPTIONAL **********

Title or Type of Document: Subdivision Improvement Agreement

San Marco Unit 17 (#9554)

West Coast Home Builders, Inc. and City of Pittsburg

OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Approving the Final Map, Subdivision Improvement Agreement, and Improvement Plans for Subdivision 9687 San Marco Unit 16 Subdivision

MEETING DATE: February 18, 2025

EXECUTIVE SUMMARY

The Final Map, Improvement Plans, and Subdivision Improvement Agreement for Subdivision 9687, San Marco Unit 16 are prepared for approval. This Resolution will authorize the City Manager to execute the Subdivision Improvement Agreement and approve the Final Map and Improvement Plans.

FISCAL IMPACT

Costs for plan review and processing of the project plans are revenue neutral. Staff costs are recovered through typical revenues collected for major subdivision projects in Fund 110 (General Fund).

RECOMMENDATION

City Council adopt the attached Resolution authorizing the City Manager to execute the Subdivision Improvement Agreement for Subdivision 9687, San Marco Unit 16 and approving the Final Map and Improvement Plans.

BACKGROUND

On August 27, 2023, the Planning Commission adopted Resolution No. 10226, recommending the City Council approve a General Plan Amendment, Rezoning, Vesting Tentative Map, and Design Review for a 25-lot single-family residential development South of 2501 West Leland Road, known as the San Marco 16 Subdivision.

On February 5, 2024, the City Council approved the General Plan Map Amendment, Vesting Tentative Map for a Major Subdivision of Siena at San Marco Residential (Units 16 and 17), with the adoption of Resolution No. 24-14425.

On February 20, 2024, City Council adopted Ordinance No. 24-1519, amending the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District for “Siena at San Marco Residential Subdivision” (Units 16 and 17).

SUBCOMMITTEE FINDINGS

On May 21, 2021, Pittsburg Planning staff presented the conceptual plan (AP-21-1558 PPR) to the City of Pittsburg Land Use Subcommittee.

STAFF ANALYSIS

The Final Map, and Improvement and Grading Plans for Subdivision 9687, San Marco Unit 16, are in substantial conformance with the approved Vesting Tentative Map, subdivision regulations, and construction standards.

Approval of the Final Map, Improvement Plans, and Subdivision Improvement Agreement are statutorily exempt from environmental review under Article 18, Section 15268 “Ministerial Projects”, of the Guidelines for the Implementation of the California Environmental Quality Act.

ATTACHMENTS: Resolution
Revised Subdivision Improvement Agreement
Site Plan

Report Prepared By: Davino Lucido, Assistant Engineer

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving the Final Map, Improvement And Grading Plans, and Subdivision Improvement Agreement for Subdivision 9687 San Marco Unit 16	))))	RESOLUTION NO. 25-

WHEREAS**,** on August 27, 2023, the Planning Commission adopted Resolution No. 10226, recommending the City Council approve a General Plan Amendment, Rezoning, Vesting Tentative Map, and Design Review for a 25-lot single-family residential development South of 2501 West Leland Road, known as the San Marco Unit 16 Subdivision; and

WHEREAS**,** on February 5, 2024, the City Council approved the General Plan Map Amendment, Rezoning, Vesting Tentative Subdivision Map, and Design Review, with the adoption of Resolution No. 24-14425; and

WHEREAS, on February 20, 2024, City Council adopted Ordinance No. 24-1519 amending the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District for “Siena at San Marco Residential Subdivision” (Units 16 and 17); and

WHEREAS, the City Engineer certifies that the Final Map, and Improvement and Grading Plans for Subdivision 9687, San Marco Unit 16, are in substantial conformance with the approved Vesting Tentative Map, subdivision regulations, and construction standards; and

WHEREAS**,** staff recommends that the City and San Marco Unit 16 Developers, West Coast Home Builders, Inc. (Developer), enter into a Subdivision Improvement Agreement (Agreement) guaranteeing satisfactory completion by the Developer of all improvements related to Subdivision 9687, San Marco Unit 16; and

WHEREAS, the Developer will pay all other required fees and provide all necessary bond requirements as outlined in the Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the Final Map, Improvement and Grading Plans, and Subdivision Improvement Agreement, authorizing the City Engineer (or designee) to sign the plans, and the City Manager to execute the Agreement.

BE IT FURTHER RESOLVED, that the City Engineer be authorized and directed to file the fully executed Agreement with the Office of the Recorder of the County of Contra Costa, State of California.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 18th day of February 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Jelani Killings, Mayor

ATTEST:

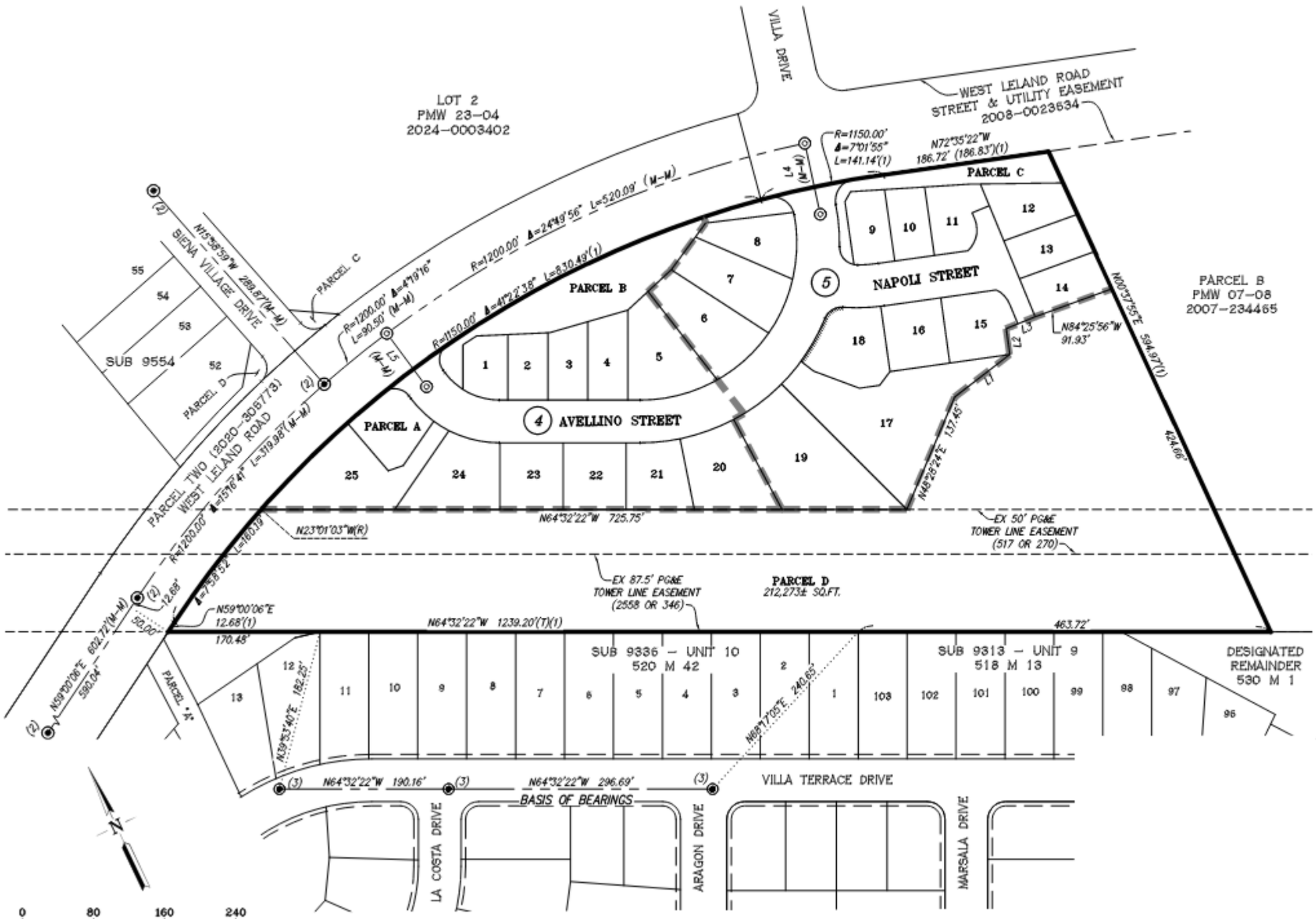
_____
Alice E. Evenson, City Clerk

SUBDIVISION SHEET INDEX

SCALE: 1" = 80'

SHEET COVERAGE

(4) SHEET NUMBER



SUBDIVISION 9687
SAN MARCO, UNIT 16

Recorded At The Request Of:
CITY OF PITTSBURG

Return Recorded Copy To:

CITY OF PITTSBURG
ENGINEERING RECORDS
65 CIVIC AVENUE
PITTSBURG, CA 94565-1518

SUBDIVISION IMPROVEMENT AGREEMENT
Subdivision 9687
San Marco Unit 16

THIS AGREEMENT is made and entered into on _____, 2025 by and between West Coast Home Builders, Inc,. a California corporation (hereinafter referred to as "Developer") and the City of Pittsburg, a municipal corporation, (hereinafter referred to as "City").

WHEREAS, Developer will construct certain public and private improvements in connection with Subdivision 9687, San Marco Unit 16 for which Improvement Plans have been approved and are on file in the office of the City Engineer. Said improvements include, but are not limited to, those shown and described on the approved Improvement Plans for said subdivision.

NOW, THEREFORE, DEVELOPER AGREES TO:

1. Comply with and/or satisfy all conditions of approval as imposed by the City Council and/or its Commissions.

2. Construct all infrastructure improvements as indicated in the approved Improvement Plans and Grading Plans in compliance with the City's Standard Specifications and the City's Standard Details.

3. All subdivision improvements shall be completed within thirty six (36) months from the date of approval of the Final Map by the City Council.

4. Incorporate all reasonable modifications to the approved plans during construction as directed by the City Engineer, when required by field conditions and/or public safety.

5. Obtain written approval from the City Engineer prior to performance of any construction not in compliance with the approved plans and specifications.

6. Conform to all applicable provisions of state and federal law and the Pittsburg Municipal Code.

7. Comply with all of the Contra Costa Fire Protection District's requirements including, but not limited to fire flow, residual pressure, hydrant locations, and accessibility.

Pay the following fees and deposits to the City, prior to the execution of this Agreement:

8. The Major Subdivision Map Processing Fee of Four Thousand Dollars ($4,000).

9. The Improvement Plan Review Fee in the amount of Thirty-Four Thousand, Seven Hundred and Sixty-Eight Dollars ($34,768). An initial payment Fourteen Thousand, Nine Hundred and Seventy-Three Dollars ($14,973) was paid to the Engineering Department for initial review of the improvement plans. The remaining balance is to be paid in the amount of Nineteen Thousand, Seven Hundred and Ninety-Five Dollars ($19,795).

10. An Improvement Inspection Fee of Thirty-Eight Thousand, Six Hundred and Thirty-One. ($38,631).

11. The Grading Plan Review Fee was paid in the amount of Twelve Thousand, Seven Hundred and Seventy-Two ($12,772).

12. A Grading Inspection Fee was paid in the amount of Fifteen Thousand, Three Hundred and Twenty-Seven Dollars ($15,327).

13. A Sanitary Sewer Closed Circuit Television Inspection Fee in the amount of One Thousand, Ninety-Eight Dollars ($1,098).

14. A Sanitary Storm Closed Circuit Television Inspection Fee in the amount of One Thousand, Seventy-Nine Dolars ($1,079).

15. A Geographical Information System Fee (G.I.S.) in the amount of Three Thousand, Two Hundred and Twenty-Five Dollars ($3,225).

16. The developer shall pay an NPDES Plan Review fee of Four Thousand, Seven Hundred and Ninety-Four Dollars ($4,794).

17. The developer shall pay an NPDES inspection deposit of Thirty Thousand, Dollars ($30,000).

The Developer shall pay the following fees prior to the issuance of Building Permits:

18. The Developer shall pay the Parkland Dedication In-Lieu Fee, (PMC Chapter 17.32) to the Engineering Department at the valuation rate in effect at the time of Building Permit Issuance.

19. The Developer shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Department, for water and sewer service in the amounts in effect when the applicant obtains a Building Permit. The FRC shall be paid to the Engineering Department prior to the issuance of a Building Permit.

    The Developer shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") to the Engineering Department in the amount in effect when Developer obtains a Building Permit.
    The Developer shall pay the Regional Traffic Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") to the Engineering Department in the amount in effect when Developer obtains a Building Permit.

20. Provide certificates on a form approved by the City for the following insurance coverage:

    a. Workers' Compensation Insurance, and

    b. Liability insurance in the amount of One Million Dollars and No Cents ($1,000,000.00) Personal Injury, and Five Hundred Thousand, Dollars and No Cents ($500,000.00) Property Damage.

    Said insurance coverage shall be maintained in full force and effect throughout the life of this Agreement and all policies shall provide for at least thirty (30) days prior notice to City before cancellation. Should said coverage(s) lapse at any time, City shall have the right to:

        a. Procure said insurance(s) on behalf of the Developer and Developer shall reimburse City for any and all costs incurred thereof; or

        b. Order all subdivision construction stopped until new certificate(s) of coverage are provided and deemed satisfactory to the City.

21. Developer shall defend, indemnify and hold harmless the City, its officers and employees from any and all actions or causes of action filed by any person or persons claiming damage as a result of this approval or the public improvement work required hereunder and to pay any and all reasonable

attorney's fees incurred by the City as a result of any legal action which may arise in connection therewith.

22. Developer shall provide a surety in the amount of Seven Hundred Seventy-Two Thousand, Six Hundred and Twenty Dollars ($772,620) prior to City Council's approval of the Final Map and Improvement Plans. The surety shall be in accordance with the State Subdivision Map Act, and as approved by the City Engineer.
23. Prior to acceptance of the subdivision as complete by the City Council, the Developer shall submit a copy of the recorded Final Map and record drawings for grading and subdivision improvements.
24. The Developer shall provide a Warranty Bond in the amount of Seventy Seven Thousand, Two Hundred and Sixty-Two Dollars ($77,262). This warranty bond shall be released only upon correction of any defects or failures, including cause of failure or defect, of the subdivision improvements to the satisfaction of the City Engineer.
25. Warranty all improvements installed pursuant to this Agreement for twelve (12) months after the City Council's acceptance date for the public improvements as complete.

IT IS MUTUALLY STIPULATED AND AGREED THAT:

1. The public improvements installed in connection with this Agreement shall not be considered accepted as complete until the City Council adopts a resolution accepting said improvements as being in compliance with the approved plans and specifications and any approved modifications thereto.

   Public improvements are those specifically defined as being located within public or proposed public roadways or easements and accepted by City Council resolution. Other improvements shall be constructed in accordance with the City's Standard Specifications and Standard Details and shall be appropriately inspected by the City, but will not be maintained by the City.

   Adoption of said resolution, periodic and/or progress inspections, acceptance of any portion of said work, or approvals of any other nature shall not bind the City to accept any modification made to the approved plans without the City Engineer's approval.

2. Time is of the essence in this Agreement and the obligations undertaken herein shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement on this date first written above.

CITY OF PITTSBURG

Garrett Evans, City Manager

ATTEST:

Alice E. Evenson, City Clerk

APPROVED AS TO FORM:

City Attorney

West Coast Home Builders, Inc,.

Albert D. Seeno, Jr

President

Developer must attach Notary Statement

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
(Civil Code §1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) **ss.**
COUNTY OF CONTRA COSTA)

On FEBRUARY 6, 2025 before me, DEANNE P. MASON, a Notary Public, personally appeared **ALBERT D. SEENO, JR.**, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

DEANNE P. MASON
Notary Public - California
Contra Costa County
Commission # 2356236
My Comm. Expires May 1, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

********** OPTIONAL **********

Title or Type of Document: Subdivision Improvement Agreement

San Marco Unit 16 (#9687)

West Coast Home Builders, Inc. and City of Pittsburg

OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Approving the Final Map, Subdivision Improvement Agreement, and Improvement Plans for Subdivision 9688 San Marco Unit 17 Phase 2 Subdivision

MEETING DATE: February 18, 2025

EXECUTIVE SUMMARY

The Final Map, Improvement Plans, and Subdivision Improvement Agreement for Subdivision 9688, San Marco Unit 17 Phase 2 are prepared for approval. This Resolution will authorize the City Manager to execute the Subdivision Improvement Agreement and approve the Final Map and Improvement Plans.

FISCAL IMPACT

Costs for plan review and processing of the project plans are revenue neutral. Staff costs are recovered through typical revenues collected for major subdivision projects in Fund 110 (General Fund).

RECOMMENDATION

City Council adopt the attached Resolution authorizing the City Manager to execute the Subdivision Improvement Agreement for Subdivision 9668, San Marco Unit 17 Phase 2 and approving the Final Map and Improvement Plans.

BACKGROUND

On August 27, 2023, the Planning Commission adopted Resolution No. 10226, recommending the City Council approve a General Plan Amendment, Rezoning, Vesting Tentative Map, and Design Review for a 89-lot single-family residential development West of 2501 West Leland Road, known as the San Marco Unit 17 Phase 2 subdivision.

On February 5, 2024, the City Council approved the General Plan Map Amendment, Vesting Tentative Map for a Major Subdivision of Siena at San Marco Residential (Units 16 and 17), with the adoption of Resolution No. 24-14425.

On February 20, 2024, City Council adopted Ordinance No. 24-1519, amending the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District for “Siena at San Marco Residential Subdivision” (Units 16 and 17).

SUBCOMMITTEE FINDINGS

On May 21, 2021, Pittsburg Planning staff presented the conceptual plan (AP-21-1558 PPR) to the City of Pittsburg Land Use Subcommittee.

STAFF ANALYSIS

The Final Map, and Improvement and Grading Plans for Subdivision 9688, San Marco Unit 17 Phase 2 , are in substantial conformance with the approved Vesting Tentative Map, subdivision regulations, and construction standards.

Approval of the Final Map, Improvement Plans, and Subdivision Improvement Agreement are statutorily exempt from environmental review under Article 18, Section 15268 “Ministerial Projects”, of the Guidelines for the Implementation of the California Environmental Quality Act.

ATTACHMENTS: Resolution
Revised Subdivision Improvement Agreement
Site Plan

Report Prepared By: Davino Lucido, Assistant Engineer

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving the Final Map, Improvement And Grading Plans, and Subdivision Improvement Agreement for Subdivision 9688 San Marco Unit 17 Phase 2	))))	RESOLUTION NO. 25-

WHEREAS**,** on August 27, 2023, the Planning Commission adopted Resolution No. 10226, recommending the City Council approve a General Plan Amendment, Rezoning, Vesting Tentative Map, and Design Review for a 89-lot single-family residential development West of 2501 West Leland Road, known as the San Marco Unit 17 Phase 2 Subdivision; and

WHEREAS**,** on February 5, 2024, the City Council approved the General Plan Map Amendment, Rezoning, Vesting Tentative Subdivision Map, and Design Review, with the adoption of Resolution No. 24-14425; and

WHEREAS, on February 20, 2024, City Council adopted Ordinance No. 24-1519 amending the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District for “Siena at San Marco Residential Subdivision” (Units 16 and 17); and

WHEREAS, the City Engineer certifies that the Final Map, and Improvement and Grading Plans for Subdivision 9688, San Marco Unit 17 Phase 2, are in substantial conformance with the approved Vesting Tentative Map, subdivision regulations, and construction standards; and

WHEREAS**,** staff recommends that the City and San Marco Unit 17 Phase 2 developers, West Coast Home Builders, Inc. (Developer), enter into a Subdivision Improvement Agreement (the Agreement) guaranteeing satisfactory completion by the Developer of all improvements related to Subdivision 9688, San Marco Unit 17 Phase 2; and

WHEREAS, the Developer will pay all other required fees and provide all necessary bond requirements as outlined in the Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the Final Map, Improvement and Grading Plans, and Subdivision Improvement Agreement, authorizing the City Engineer (or designee) to sign the plans, and the City Manager to execute the Agreement.

BE IT FURTHER RESOLVED, that the City Engineer be authorized and directed to file the fully executed Agreement with the Office of the Recorder of the County of Contra Costa, State of California.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 18th day of February 2025, by the following vote:

AYES:

NOES:

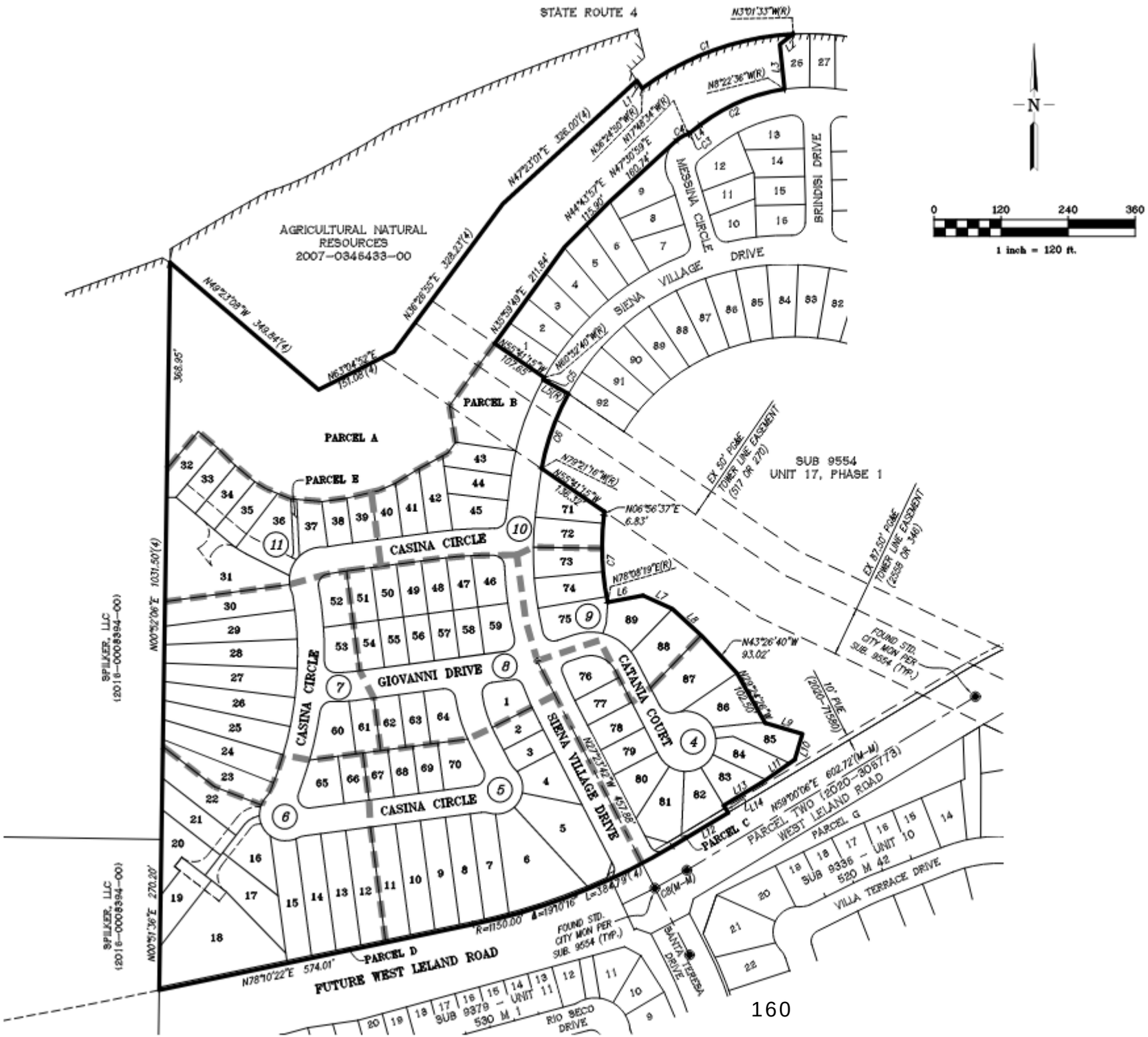
ABSTAINED:

ABSENT:

_____
Jelani Killings, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk



SUBDIVISION 9688
SIENA AT SAN MARCO
UNIT 17, PHASE 2

Recorded At The Request Of:
CITY OF PITTSBURG

Return Recorded Copy To:

CITY OF PITTSBURG
ENGINEERING RECORDS
65 CIVIC AVENUE
PITTSBURG, CA 94565-1518

SUBDIVISION IMPROVEMENT AGREEMENT
Subdivision 9688
San Marco Unit 17 Phase 2

THIS AGREEMENT is made and entered into on _____, 2025 by and between West Coast Home Builders, Inc., a California corporation (hereinafter referred to as "Developer") and the City of Pittsburg, a municipal corporation, (hereinafter referred to as "City").

WHEREAS, Developer will construct certain public and private improvements in connection with Subdivision 9688, San Marco Unit 17 Phase 2 for which Improvement Plans have been approved and are on file in the office of the City Engineer. Said improvements include, but are not limited to, those shown and described on the approved Improvement Plans for said subdivision.

NOW, THEREFORE, DEVELOPER AGREES TO:

1. Comply with and/or satisfy all conditions of approval as imposed by the City Council and/or its Commissions.

2. Construct all infrastructure improvements as indicated in the approved Improvement Plans and Grading Plans in compliance with the City's Standard Specifications and the City's Standard Details.

3. All subdivision improvements shall be completed within thirty six (36) months from the date of approval of the Final Map by the City Council.

4. Incorporate all reasonable modifications to the approved plans during construction as directed by the City Engineer, when required by field conditions and/or public safety.

5. Obtain written approval from the City Engineer prior to performance of any construction not in compliance with the approved plans and specifications.

6. Conform to all applicable provisions of state and federal law and the Pittsburg Municipal Code.

7. Comply with all of the Contra Costa Fire Protection District's requirements including, but not limited to fire flow, residual pressure, hydrant locations, and accessibility.

Pay the following fees and deposits to the City, prior to the execution of this Agreement:

8. The Major Subdivision Map Processing Fee of Four Thousand, Five Hundred Dollars ($4,500).

9. The Improvement Plan Review Fee in the amount of One Hundred and One Thousand, Four Hundred and Fifty-Three Dollars ($101,453). An initial payment Forty-Nine Thousand and Eighty-Three Dollars ($49,083) was paid to the Engineering Department for initial review of the improvement plans. The remaining balance is to be paid in the amount of Fifty-Two Thousand, Three Hundred and Seventy Dollars ($52,370).

10. An Improvement Inspection Fee of One Hundred and Twelve Thousand, Seven Hundred and Twenty-Six Dollars ($112,726).

11. A Sanitary Sewer Closed Circuit Television Inspection Fee in the amount of Four Thousand, Four Hundred and Ninety-Six Dollars ($4,496).

12. A Sanitary Storm Closed Circuit Television Inspection Fee in the amount of One Thousand, Seventy-Nine Dolars ($1,079).

13. A Geographical Information System Fee (G.I.S.) in the amount of Eleven Thousand, Four Hundred and Eighty-One Dollars ($11,481).

14. The developer shall pay an NPDES Plan Review fee of Five Thousand, Fou Hundred and Two Dollars ($5,402).

15. The developer shall pay an NPDES inspection deposit of Thirty Thousand, Dollars ($30,000).

The Developer shall pay the following fees prior to the issuance of Building Permits:

16. The Developer shall pay the Parkland Dedication In-Lieu Fee, (PMC Chapter 17.32) to the Engineering Department at the valuation rate in effect at the time of Building Permit Issuance.

17. The Developer shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Department, for water and sewer service in the amounts in effect when the applicant obtains a Building Permit. The FRC shall be paid to the Engineering Department prior to the issuance of a Building Permit.

    The Developer shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") to the Engineering Department in the amount in effect when Developer obtains a Building Permit.
    The Developer shall pay the Regional Traffic Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") to the Engineering Department in the amount in effect when Developer obtains a Building Permit.

18. Provide certificates on a form approved by the City for the following insurance coverage:

    a. Workers' Compensation Insurance, and

    b. Liability insurance in the amount of One Million Dollars and No Cents ($1,000,000.00) Personal Injury, and Five Hundred Thousand, Dollars and No Cents ($500,000.00) Property Damage.

    Said insurance coverage shall be maintained in full force and effect throughout the life of this Agreement and all policies shall provide for at least thirty (30) days prior notice to City before cancellation. Should said coverage(s) lapse at any time, City shall have the right to:

        a. Procure said insurance(s) on behalf of the Developer and Developer shall reimburse City for any and all costs incurred thereof; or

        b. Order all subdivision construction stopped until new certificate(s) of coverage are provided and deemed satisfactory to the City.

19. Developer shall defend, indemnify and hold harmless the City, its officers and employees from any and all actions or causes of action filed by any person or persons claiming damage as a result of this approval or the public improvement work required hereunder and to pay any and all reasonable attorney's fees incurred by the City as a result of any legal action which may arise in connection therewith.

20. Developer shall provide a surety in the amount of Two Million, Two Hundred and Fifty-Four Thousand, Five Hundred and Twenty Dollars ($2,254,520) prior to City Council's approval of the Final Map and Improvement Plans. The

surety shall be in accordance with the State Subdivision Map Act, and as approved by the City Engineer.

21. Prior to acceptance of the subdivision as complete by the City Council, the Developer shall submit a copy of the recorded Final Map and record drawings for grading and subdivision improvements.

22. The Developer shall provide a Warranty Bond in the amount of Two Hundred and Twenty-Two Thousand, Four Hundred and Fifty-Two Dollars ($225,452). This warranty bond shall be released only upon correction of any defects or failures, including cause of failure or defect, of the subdivision improvements to the satisfaction of the City Engineer.

23. Warranty all improvements installed pursuant to this Agreement for twelve (12) months after the City Council's acceptance date for the public improvements as complete.

IT IS MUTUALLY STIPULATED AND AGREED THAT:

1. The public improvements installed in connection with this Agreement shall not be considered accepted as complete until the City Council adopts a resolution accepting said improvements as being in compliance with the approved plans and specifications and any approved modifications thereto.

   Public improvements are those specifically defined as being located within public or proposed public roadways or easements and accepted by City Council resolution. Other improvements shall be constructed in accordance with the City's Standard Specifications and Standard Details and shall be appropriately inspected by the City, but will not be maintained by the City.

   Adoption of said resolution, periodic and/or progress inspections, acceptance of any portion of said work, or approvals of any other nature shall not bind the City to accept any modification made to the approved plans without the City Engineer's approval.

2. Time is of the essence in this Agreement and the obligations undertaken herein shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement on this date first written above.

CITY OF PITTSBURG

Garrett Evans, City Manager

ATTEST:

Alice E. Evenson, City Clerk

APPROVED AS TO FORM:

City Attorney

West Coast Home Builders, Inc.

Albert D. Seeno, Jr

President

Developer must attach Notary Statement

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

(Civil Code §1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) **ss.**
COUNTY OF CONTRA COSTA)

On FEBRUARY 6, 2025 before me, DEANNE P. MASON, a Notary Public, personally appeared **ALBERT D. SEENO, JR.**, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DEANNE P. MASON
Notary Public - California
Contra Costa County
Commission # 2356236
My Comm. Expires May 1, 2025

SIGNATURE OF NOTARY

********** OPTIONAL **********

Title or Type of Document: Subdivision Improvement Agreement

San Marco Unit 17 Phase 2 (#9688)

West Coast Home Builders, Inc. and City of Pittsburg

OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Authorizing Reimbursement of CFD 2009-01 (San Marco) Assessment Collection Fees to Developer for Construction of Public Capital Facilities

MEETING DATE: February 18, 2025

EXECUTIVE SUMMARY

The City established a Community Facilities District ("CFD") 2009-01 (San Marco) to fund the acquisition and construction of certain public improvements built by West Coast Home Builders, Inc., SEECON Financial Construction, Inc., and San Marco Properties, LLC ("Developer") on behalf of the City. The Developer submitted eligible expenses in the amount of $6,695,799, and City issued two reimbursements leaving a balance due of $3,400,573. The proposed resolution would authorize an additional reimbursement from Fund 720 CFD 2009-01 in the amount of $ 1,750,000 to Developer and $26,250 to City for administrative expenses.

FISCAL IMPACT

Fund 720 CFD 2009-01 has an available balance of $1,806,919. There would be a small reserve in the fund after the disbursement authorized in this resolution.

RECOMMENDATION

Adopt the attached resolution and authorize reimbursements of $1,750,000 to Developer and $26,250 to City from Fund 720 CFD 2009-01 (San Marco).

BACKGROUND

On December 21, 2009, the City Council adopted Resolution No. 09-11366, establishing Community Facilities District 2009-01 (San Marco) for the purpose of levying a special tax to finance the improvements pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5, Part 1, Division 2, Title 5 (beginning with Section 53311) of the Government Code of the State of California (Act). The City Council also adopted Resolution No. 09-11367 deeming it necessary to incur bonded indebtedness to finance certain public facilities within CFD 2009-01 (San Marco).

On March 1, 2010, the City Council adopted Resolution No. 10-11390, approving the form of an Acquisition, Funding, and Disclosure Agreement between City of Pittsburg and West Coast Home Builders, Inc., for City's acquisition of certain public improvements in the CFD 2009-01 San Marco area.

On April 5, 2010, the City Council adopted Resolution No. 10-11405, rescinding Resolution No. 10-11390, and approving a new agreement with West Coast Home Builders, Inc., SEECON Financial & Construction, Inc., and San Marcos Properties, LLC ("Developer") as the property owners within CFD 2009-01.

On October 27, 2022, the Developer submitted a request for reimbursement of eligible expenses in San Marco Units 7 and 8 totaling $6,695,799. On January 17, 2023, the City Council adopted Resolution No. 23-14228, authorizing a partial payment of $1,500,000 to Developer, leaving an eligible reimbursement balance of $5,195,799. More recently, on September 21, 2024, the City Council adopted Resolution No. 24-14551, authorizing a partial payment of $1,795,226 to Developer, leaving an eligible reimbursement balance of $3,400,573.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

CFD 2009-01 (San Marco) was formed in accordance with the terms of the Development Agreement between City of Pittsburg and West Coast Home Builders, Inc., SEECON Financial Construction, Inc., and San Marco Properties, LLC. pursuant to the Mello Roos Act. The public capital facilities authorized to be acquired and constructed in and for CFD 2009-01 include various public infrastructure improvements including but not limited to street improvements, street lighting, public landscaping, traffic signals, sound walls, joint utility mains, storm drains, water facilities, and sewer facilities.

In accordance with State law, public capital facilities may be financed in and for CFD 2009-01 and funded by the special tax levied on both residential and non-residential property within CFD 2009-01 boundaries, including any territory annexed thereto. The special tax may fund the facilities directly and may also pay debt service on bonds issued to finance the facilities as well as costs incurred to form CFD 2009-01.

Staff received a request for reimbursement for public improvements constructed in San Marco Units 7 and 8 for $2,587,592 and $4,108,207, respectively for a total amount of $6,695,799. Staff reviewed, and the City Engineer approved, the request for reimbursement. Both determined the improvements had been constructed in accordance with City standards and the reimbursement request was consistent with the City's agreement with the Developer. Developer received two partial payments totaling $3,295,226, which left a balance of $3,400,573.

Funding is available in Fund 720 CFD 2009-01 to issue another reimbursement of $1,750,000 to SEECON Financial Construction, Inc. and $26,250 to City, leaving a balance due of $1,650,573 to Developer and $24,758 to City when tax assessment funds become available.

Developer will continue to complete public infrastructure improvements in CFD 2009-01 and will invoice City for future reimbursements as required.

ATTACHMENTS: Resolution
Attachment A City Engineer Approval for San Marco Unit 7
Attachment B City Engineer Approval for San Marco Unit 8

Report Prepared By: Sharon Paz, Administrative Analyst II

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing Reimbursement of CFD 2009-01 (San Marco) Assessment Collection Fees to Developer for Construction of Public Capital Facilities	))))	RESOLUTION NO. 25-

WHEREAS, on December 21, 2009, the City Council adopted Resolution No. 09-11366, establishing Community Facilities District (CFD) 2009-01 (San Marco) for the purpose of levying a special tax to finance the improvements pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5, Part 1, Division 2, Title 5 (beginning with Section 53311) of the Government Code of the State of California (Act); and

WHEREAS, on March 1, 2010, the City Council adopted Resolution No. 10-11390, approving the form of an Acquisition, Funding, and Disclosure Agreement between City of Pittsburg and West Coast Home Builders, Inc., for City's acquisition of certain public improvements in the CFD 2009-01 (San Marco) area; and

WHEREAS, on April 5, 2010, the City Council adopted Resolution No. 10-11405, rescinding Resolution No. 10-11390, and approving a new agreement with West Coast Home Builders, Inc., SEECON Financial & Construction, Inc., and San Marcos Properties, LLC ("Developer") as the property owners within CFD 2009-01; and

WHEREAS, the Developer incurred $6,695,799 in eligible expenses to construct public improvements San Marco Units 7 and 8 and is seeking reimbursement of such expenses; and

WHEREAS, on January 17, 2023, the City Council adopted Resolution No. 23-14228, authorizing a partial payment of $1,500,000 to Developer, leaving an eligible reimbursement balance of $5,195,799; and

WHEREAS, on September 21, 2024, the City Council adopted Resolution No. 24-14551, authorizing a partial payment of $1,795,226 to Developer, leaving an eligible reimbursement balance of $3,400,573; and

WHEREAS, Fund 720 CFD 2009-01 has an available balance of sufficient to issue a payment of $1,750,000 to Developer and reimburse City $26,250 for administrative expenses, leaving a balance of $1,650,573 due for reimbursement to Developer and $24,758 to City for administration when tax assessment revenue becomes available.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby authorizes reimbursements of $1,750,000 to SEECON Financial Construction, Inc. for the construction of public capital facilities and $26,250 to City for administrative expenses.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting held on 18th day of February 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Jelani Killings, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

EXHIBIT B

FORM OF ACTUAL COST CERTIFICATE

COMMUNITY FACILITIES DISTRICT 2009-01 (San Marco)

CITY OF PITTSBURG, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

The undersigned, a duly authorized representative of Seecon Financial & Construction Co. , Inc. (the "Developer") is filing this Actual Cost Certificate pursuant to that certain Acquisition, Funding and Disclosure Agreement, dated as of April 5, 2010 (the "Agreement"). Capitalized terms used herein shall have the meanings assigned thereto in the Agreement. The undersigned, on behalf of the Developer, hereby certifies as follows:

1. The Developer hereby requests that the City of Pittsburg acquire the Acquisition Improvement(s) listed in Schedule I attached hereto.

2. The Actual Cost of the Acquisition Improvement(s) is listed in Schedule I hereto, and is supported by the documentation submitted to the City Engineer with this Certificate.

3. The Title Documents, title insurance policy (if applicable) and lien releases submitted with this certificate meet the requirements of the Agreement.

4. The Developer and all Affiliates thereof are current in the payment all due and payable property taxes and special taxes of the District on property owned by them within the District.

5. The Developer is otherwise in compliance with the Agreement.

Dated: : October 27, 2022

SEECON FINANCIAL &
CONSTRUCTION CO. INC.
a California corporation

By: _____

Title: Authorized Agent

APPROVED
[check one]

☐ with modifications noted on Schedule I
☒ as submitted

_____
City Engineer of the City of Pittsburg

SCHEDULE I

Acquisition Improvement No.	Description	Actual Cost
4	San Marco Unit 7	$2,587,592

San Marco Unit #7 PUBLIC

Final Construction Cost - Land Development PUBLIC

Item No.	Item Description	QTY	Unit	Unit Cost	Extended Cost Rounded	Designer or Contractor
1	**Desgin/Engineering**					
	a. Preliminary Phase	1	LS		$28,406	Isakson
	b. Design Phase	1	LS		$97,800	Isakson
	c. Construction Phase	1	LS		$60,364	Isakson
	d. Utility Engineering	1	LS		$41,000	Lighthouse
	e. Environmental Engineering	1	LS		$2,150	Moore
2	**Grading**					
	a. Grading	1	LS		$3,186	Engeo
	b. Mass Grading	1	LS		$11,204	Engeo
	c. Site Improvements	1	LS		$46,200	Engeo
	d. Reports	1	LS		$7,830	Engeo
	e. Clear & Grub	1	LS		$5,218	Ghilotti
	f. Excavate & Grading	1	LS		$89,832	Ghilotti
	g. Base & Paving	1	LS		$381,240	Ghilotti
	h. Signs/Monument/Striping	1	LS		$18,468	Ghilotti
	i. Concrete - Curb & Cutter	1	LS		$136,417	Ghilotti
	j. Manholes, Grates	1	LS		$50,600	Ghilotti
	k. Errosion Control	1	LS		$18,479	Ghilotti
3	**Underground**					
	a. Joint Trench	1	LS		$115,482	A-S Pipelines
	b. PG&E/AT&T/ Cable Substrc.	1	LS		$65,375	A-S Pipelines
	c. Sewer	1	LS		$130,799	A-S Pipelines
	d. Conduit	1	LS		$29,698	A-S Pipelines
	e. Storm Drain	1	LS		$110,352	A-S Pipelines
	f. PG&E Gas & Elect. Systems	1	LS		$112,552	A-S Pipelines
	g. Street Light	1	LS		$37,390	A-S Pipelines
	h. Water System	1	LS		$201,120	A-S Pipelines
4	**Right of Way**	171,696	SF	$2	$343,392	
5	**Walls**	1	LS		$43,852	Sierra Precast
6	**Erosion/Dust Control**					
	a. Hydroseeding	1	LS		$14,077	Freedlun
	b. Erosion	1	LS		$3,311	Syar
	c. Erosion	1	LS		$430 .91	ATCO
	d. Erosion	1	LS		$2,523	Antioch Bldg. Mat.
	e. Trucking/Drain Rock	1	LS		$613	Skaggs
	Sub-Total				**$2,208,930**	

San Marco Unit #7 PUBLIC

Final Construction Cost - Land Development PUBLIC

Item No.	Item Description	QTY	Unit	Unit Cost	Extended Cost Rounded	Designer or Contractor
7	**City Fees**					
	a. Plan Check	1	LS		$20,992	City of Pittsburg
	b. Balance of Fees	1	LS		$61,964	City of Pittsburg
	c. Balance of GRD. PLN. Check	1	LS		$6,376	City of Pittsburg
	d. CCCFPD	1	LS		$1,125	CCCFPD
	f. Drainage District	1	LS		$129,936	CCC Flood Control
8	**Bonds**	1	LS		$15,303	Safeco
	Total - This Page				**$235,696**	
	Total - First Page				**$2,228,677**	
	Sub-Total				**$2,464,373**	
	5% Management Fee				**$123,219**	
	Total				**$2,587,592**	

EXHIBIT B

FORM OF ACTUAL COST CERTIFICATE

COMMUNITY FACILITIES DISTRICT 2009-01 (San Marco)

CITY OF PITTSBURG, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

The undersigned, a duly authorized representative of Seecon Financial & Construction Co. , Inc. (the "Developer") is filing this Actual Cost Certificate pursuant to that certain Acquisition, Funding and Disclosure Agreement, dated as of April 5, 2010 (the "Agreement"). Capitalized terms used herein shall have the meanings assigned thereto in the Agreement. The undersigned, on behalf of the Developer, hereby certifies as follows:

1. The Developer hereby requests that the City of Pittsburg acquire the Acquisition Improvement(s) listed in Schedule I attached hereto.

2. The Actual Cost of the Acquisition Improvement(s) is listed in Schedule I hereto, and is supported by the documentation submitted to the City Engineer with this Certificate.

3. The Title Documents, title insurance policy (if applicable) and lien releases submitted with this certificate meet the requirements of the Agreement.

4. The Developer and all Affiliates thereof are current in the payment all due and payable property taxes and special taxes of the District on property owned by them within the District.

5. The Developer is otherwise in compliance with the Agreement.

Dated: : October 27, 2022

SEECON FINANCIAL &
CONSTRUCTION CO. INC.
a California corporation

By: _____

Title: Authorized Agent

APPROVED
[check one]

☐ with modifications noted on Schedule I
☐ as submitted

_____
City Engineer of the City of Pittsburg

SCHEDULE I

Acquisition Improvement No.	Description	Actual Cost
5	San Marco Unit 8	$4,108,207

San Marco Unit #8

Final Construction Cost - Land Development PUBLIC

Item No.	Item Description	QTY	Unit	Unit Cost	Extended Cost Rounded	Designer or Contractor
1	**Desgin/Engineering**					
	a. Design Phase	1	LS		$152,344	Isakson
	b. Construction Phase	1	LS		$104,221	Isakson
	d. Utility Engineering	1	LS		$42,600	Lighthouse
	e. Environmental Engineering	1	LS		$2,150	Moore
2	**Grading**					
	a. Grading	1	LS		$3,042	Engeo
	b. Mass Grading	1	LS		$90,500	Engeo
	c. Site Improvements	1	LS		$21,177	Engeo
	d. Reports	1	LS		$9,250	Engeo
	e. Clear & Grub	1	LS		$7,140	Ghilotti
	f. Excavate & Grading	1	LS		$581,993	Ghilotti
	g. Base & Paving	1	LS		$508,880	Ghilotti
	h. Signs/Monument/Striping	1	LS		$21,505	Ghilotti
	i. Site Concrete	1	LS		$78,277	Ghilotti
	j. Manholes, Grates	1	LS		$33,300	Ghilotti
	k. Curb & Gutter	1	LS		$102,812	Cemcon
	l. Erosion Control	1	LS		$24,974	Freedlun
3	**Underground**					
	a. Joint Trench	1	LS		$138,061	A-S Pipelines
	b. PG&E/AT&T/ Cable Substrc.	1	LS		$80,375	A-S Pipelines
	c. Sewer	1	LS		$241,133	A-S Pipelines
	d. Conduit	1	LS		$37,910	A-S Pipelines
	e. Storm Drain	1	LS		$131,794	A-S Pipelines
	f. PG&E Gas & Elect. Systems	1	LS		$174,416	A-S Pipelines
	g. Street Light	1	LS		$61,240	A-S Pipelines
	h. Water System	1	LS		$328,043	A-S Pipelines
4	**Right of Way**	237,625	SF	$2	$475,250	
5	**Walls**	1	LS		$136,057	Sierra Precast
6	**City Fees/Permit Fees**					
	a. Plan Check	1	LS		$27,365	City of Pittsburg
	b. Balance of Fees	1	LS		$82,389	City of Pittsburg
	c. Balance of GRD. PLN. Check	1	LS		$31,848	City of Pittsburg
	d. CCCFPD	1	LS		$1,296	CCCFPD
	e. Street Light Permit	1	LS		$1,331	PG&E
	f. Drainage District	1	LS		$167,268	CCC Flood Control
7	**Bonds**	1	LS		$12,637	Safeco

San Marco Unit #8 PUBLIC

Final Construction Cost - Land Development PUBLIC

	SUB-TOTAL				$3,912,578	
	5% Management Fee				$195,629	
	TOTAL				$4,108,207	

OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Authorize Allocation of U.S. Department of Justice – Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant (JAG)

MEETING DATE: February 18, 2025

EXECUTIVE SUMMARY

The Police Department has submitted a preliminary application to the U.S. Department of Justice for funding under the Edward J. Byrne Memorial Justice Assistance Grant (JAG) Program in the amount of $31,961.26

FISCAL IMPACT

No impact to the City's General Fund. Upon award of grant funds, the Police Department is requesting appropriation of $31,961.26 to the Fiscal Year 2024/25 budget in Fund 291 to fund the purchase of Crisis Negotiation Equipment.

RECOMMENDATION

Staff recommends City Council approval of the attached resolution authorizing the acceptance of and appropriation of JAG grant funds and authorizing the City Manager or his designee to act on the City's behalf relative to this grant including the establishment of necessary fiscal accounting.

BACKGROUND

The U.S. Department of Justice initiative titled the Edward Byrne Memorial Justice Assistance Grant (JAG) Program was developed approximately 20-years ago in honor of Edward Byrne, a 22-year-old New York City Police Officer who was killed in the line of duty. The JAG Program is the leading source of federal justice funding to state and local jurisdictions. The JAG Program provides states, tribes, and local governments with critical funding necessary to support a range of program areas including, but not limited to, law enforcement, prosecution, technology improvement, crime prevention, education, corrections and community corrections.

The Police Department proposes to utilize JAG Program funds to purchase Crisis Negotiation equipment to upgrade outdated and failing equipment used to deescalate and resolve critical incidents.

Modern communication systems are essential for improving communication, safety and overall operational effectiveness to resolve critical incidents. Project activities include updating the headsets, control/recording devices and communication devices within the command post to provide up to date technology to assist in resolving crisis situations. In noisy or chaotic environments, technology advancements can help negotiators hear and communicate clearly, greatly reducing the risks of misunderstandings that could escalate the crisis. These upgrades not only improve the effectiveness of the crisis negotiation teams but also enhance the safety of both the first responders and citizens involved in the crisis, enabling more controlled, informed and agile responses.

SUBCOMMITTEE FINDINGS

This item was not reviewed by a subcommittee.

STAFF ANALYSIS

The Department's overall goal is to use funds from the Edward Byrne Memorial Justice Assistance Grant to fund the purchase the Crisis Negotiation Equipment.

The Police Department has applied for $31,961.26 from the U.S. Department of Justice, Bureau of Justice Assistance through the Edward Byrne Memorial Justice Assistance Grant. The Department requests authorization to accept and appropriate the grant funds.

ATTACHMENTS: Resolution

Report Prepared By: Steve Albanese, Chief of Police

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the matter of:

Approving Acceptance and Authorizing)
Use of Funds from the U.S. Department) RESOLUTION NO. 25-
Of Justice Edward Byrne Memorial)
Justice Assistance Grant)

WHEREAS, the Edward Byrne Memorial Justice Assistance Grant (JAG) Program allows local governments to support a broad range of activities to prevent crime and improve the criminal justice system; and

WHEREAS, the Police Department has applied for $31,961.26 in program funds to fund the purchase of Crisis Negotiation Equipment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg authorizes the City Manager to accept grant funds from the U.S. Department of Justice Bureau of Justice Assistance, allocate the funds for the purchase of a Crisis Negotiation Equipment for the Police Department, establish necessary fiscal accounting within Fund 291, and execute all necessary documents.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 18th day of February 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Jelani Killings, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Adopting an Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP); Introduction and Waive First Reading of an Ordinance Amending the Zoning Map to Establish a Limited Overlay District; and Adoption of a Resolution Approving Use Permit, Design Review, and Sign Exception Applications for Quick Quack Car Wash AP-24-0004 (RZ, UP, DR, and SE)

MEETING DATE: February 18, 2025

EXECUTIVE SUMMARY

This is a public hearing on a request for City Council to: 1) adopt an Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP); 2) an amendment to the Zoning Map to establish a Community Commercial District with a Limited Overlay (CC-O); and 3) approval of a use permit, design review, and sign exception for the Quick Quack Car Wash located approximately 700' east of the intersection of Loveridge Road and North Park Boulevard. Assessor's Parcel No. 088-151-047.

On January 28, 2025, the Planning Commission adopted Resolution No. 10265 recommending approval of the project in its entirety.

FISCAL IMPACT

As a result of development of the proposed use, the City would see an increase in property tax and sales tax revenue generated by the development and operation of the project. Further, the project as proposed would require annexation into Community Facilities District (CFD) 2005-01 for public safety services, which would be assessed annually. The project would also be required to pay regional and local traffic mitigation fees. All costs for development would be borne by the applicant.

RECOMMENDATION

City Council open the public hearing; take public comment; close the public hearing; then: 1) Adopt a Resolution adopting an Initial Study Mitigated and Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP); 2) introduce and waive first reading of an ordinance amending the Zoning Map; and 3) adopt a Resolution approving use permit, design review, and sign exception applications for the Quick Quack Car Wash project.

BACKGROUND

On January 5, 2024, Vance Shannon with Quick Quack Car Wash filed Planning Application No. 24-0004, requesting approval of: 1) a Zoning Map Amendment to rezone a 11.79-acre site from Community Commercial (CC) to Community Commercial with a Limited Overlay (CC-O) to establish a limited overlay district; 2) a Use Permit to establish an automobile washing facility on an approximately 0.9-acre portion of the 11.79 acre parcel and to construct a freestanding sign; 3) Design Review of a 3,588 square-foot commercial self-service carwash for Quick Quack, pay station canopy, vacuum area canopy, trash enclosure, and associated site improvements; and 4) a Sign Exception to exceed the maximum square-footage allowed on site per PMC 19.16.060.

Existing Conditions: The project site is vacant and undeveloped. The existing terrain consists of low-lying ruderal grassland and the parcel fronts onto North Park Boulevard. Electric transmission lines run along North Park Boulevard frontage, and an approximately 80-foot-tall commercial sign for the North Park Plaza is located along the eastern project boundary of the proposed project area.

See Attachment 5 for project site photos.

Surrounding Land Uses: The project site is surrounded by commercial and residential uses. Adjoining and nearby properties include the following:

North: Directly north of the site is a dialysis center. Abandoned railroad tracks and California Avenue are farther to the north, with construction storage uses located beyond.

East: East of the site is the North Park Plaza shopping mall, containing Island Pacific Supermarket and Seafood, the Home Depot, KeyMe Locksmiths, Furniture Store, and WinCo Foods.

South: South of the proposed site is North Park Boulevard and SR-4, with residential uses to the south of SR-4.

West: West of the proposed site is WOW! Smiles Orthodontist, Sonic Drive-In, Big O Tires, and the intersection of North Park Boulevard and Loveridge Road.

See Attachment 6 for a map of surrounding land uses.

Proposed Project: The applicant proposes to develop a Quick Quack Car Wash and self-service vacuum facility on a 0.9-acre portion of the approximately 11.79-acre site. An Overlay District is proposed as part of the project to allow for an automobile washing facility in the Community Commercial Zoning Designation. A Use Permit, Design Review, and Sign Exception applications are also proposed for the Automobile Washing facility. As such, the proposed project includes the construction of: one 3,588-square-foot commercial self-service car wash; one 2,457-square-foot vacuum canopy; one 286-square-foot pay station canopy; one 260-square-foot corrugated metal, detached trash enclosure; customer and employee vehicle parking; associated site landscaping, hardscaping, and improvements; and the installation of four wall signs and one freestanding sign.

Zone Amendment

The proposed Zoning Map Amendment would rezone the 11.79-acre project site from CC District to CC-O District. The land uses allowed in the proposed CC-O District would be the same as those allowed in the CC District, as well as 'Automobile Washing,' which would be added as a conditionally permitted use.

See Exhibit A of Attachment 2 (Ordinance) for the proposed Zoning Map Exhibit and Exhibit B of Attachment 2 for the Overlay Regulations.

Use Permit

The proposed business operations at the site would consist of an automated car wash facility that would employ three to four people per shift and would operate during the hours of 7:00 a.m. and 9:00 p.m., seven days per week. Customers would wait for approximately 3 minutes between payment and commencement of the car wash. The car wash would take approximately 3 minutes, and vacuuming would take approximately 10 minutes. The proposed development would provide a total of 15 parking spaces, 13 of which to be in the vacuum stall area, and the remaining two to be used for employee parking. The project proposes a 114-foot drive-through vehicle wash tunnel; drive-through pay lanes; 15 vacuum stalls (two Americans with Disabilities Act [ADA] accessible); and paved driveways. Paved surfaces would total approximately 28,566 square feet.

The proposed project would operate from a shared driveway off North Park Boulevard, located along the site's western boundary. The driveway currently provides access to adjacent businesses, WOW! Smile Orthodontist and the Fresenius Kidney Care Center. The proposed project would operate via a one-way circulation system. Cars would enter the site along the western side and queue on an internal drive aisle along the southern boundary. The drive aisle would continue toward the pay station along the eastern boundary, then turn north to provide access to the drive-through vehicle wash tunnel. Vehicles would travel west through the tunnel to the vacuum area located along the northern property boundary. Cars exiting the drive-through vehicle wash tunnel would be allowed to turn right and access the vacuum area or turn left and exit the facility. On-site employees would have dedicated parking stalls separate from the customer stalls.

Design Review

The exterior building design of the car wash can be characterized as modern design, which would consist of a rectangular footprint with increased structure height at each end of the drive through tunnel, referred to in the plan set as “towers”. The vehicle washing tunnel building height would be 18-feet 8-inches and would include a 29-foot tower on the west side and a 21-foot 4-inch tower on the east side. The varying elevations provide dimension to the building structure.

One 260 square-foot trash and vacuum equipment enclosure with swinging metal doors is proposed at the northwest corner of the project site. The proposed trash and vacuum equipment enclosures would be constructed of masonry material and would be 11’ in height.

The project would introduce new lighting into the area but would be required to comply with PMC Section 18.82.030(B) which provides requirements for light and glare and not allow for a light source that causes any direct illumination on an adjacent street. Additionally, while vehicles are in the wash tunnel, the lighting from the headlights would not be visible from the Public Right of Way (PROW) or any adjacent residential development. Project lighting was found to have a less than significant impact as discussed in Section 2.1 Aesthetics of the IS/MND.

Pursuant to Pittsburg Municipal Code section 18.84.308 (Landscaping Standards) the project site would be landscaped with plants and as a condition of approval incorporate the most recent acceptable best management practices for water-efficient landscape design. The planted area at the southern end of the project site would also function as the site’s bioretention area, to provide for stormwater treatment in accordance with C.3 requirements.

See Attachment 7 for the Landscaping Plans incorporated into the proposed Project Plans.

Sign Exception

Pursuant to Pittsburg Municipal Code Section 19.16.060.B.the maximum sign area allowed to be placed on a car wash business, is 100 square feet including any permitted freestanding signs. The applicant is proposing to construct a total of 327 square feet of sign area. This request for the proposed signage plan and exception of the maximum permitted sign area is consistent with the Quick Quack trademark branding and can be supported as other commercial uses in the area also exceed the permitted square footage.

See Attachment 7 for the Signage Plan incorporated into the proposed Project Plans.

CODE COMPLIANCE:

City of Pittsburg General Plan (2040):

The project site is in the 'Loveridge' subarea of the General Plan with the designation of *Regional Commercial*. The City of Pittsburg General Plan establishes the basic goals of the City and provides a basis for land use decisions and development. The Loveridge Subarea consists primarily of industrial uses, commercial land, and vacant sites. According to the General Plan, land within the *Regional Commercial* designation is intended to provide sites for retail shopping areas containing a wide variety of businesses, including retail centers, service stations, automobile sales and services.

The project is consistent with the City's 2040 General Plan in that it would contribute to promoting land use compatibility through development standards, use restrictions, environmental review, and design considerations (General Plan Policy 2-P-1.2), in that the proposed project is consistent with the surrounding service-oriented uses, accessible by both members of the Pittsburg community and those traveling along State Route 4. Additionally, the project's environmental review procedure has identified specific mitigation measures to further ensure the proposed automobile washing facility is compatible with the existing surrounding developments. The proposed project ensures a compact urban form, in that it is proposed within an urban area, surrounded by developed land, not along the periphery of the City boundaries (General Plan Policy 2-P-1.5). The project would create an additional employment opportunity within the City and generate property and sales taxes to help contribute to the City's revenue stream.

Land Use - Rezoning Request: Pursuant to City of Pittsburg Municipal Code Section 18.52.005.B.3, the Community Commercial Zoning Designation is intended to provide for commercial centers and individual structures on sites that are located within reasonable distance of high densities of residences or that are served by local and regional transportation and transit systems. These sites typically host a wide variety of local- and regional-serving Commercial establishments.

The project site is currently within the CC Zoning District. As the current zoning does not allow for the use classification of Automobile Washing, the applicant is requesting a Rezone to establish an Overlay District, which would change the zoning designation of the project site from the CC Zoning District to the CC-O Zoning District. The CC-O District Zoning would be consistent with the existing *Regional Commercial* General Plan Land Use Designation and would allow for an Automobile Washing facility subject to an approved Use Permit.

Pursuant to Pittsburg Municipal Code Section 18.48.030, the Planning Commission shall include written findings to support any recommendation it makes to the City Council to amend the Zoning Ordinance.

See Attachment 2, Exhibits A and B to the proposed Resolution, for the proposed CC-O Regulations and Zoning Map Amendment.

Property Development Regulations: Property development regulations provide site development standards for projects within the City and include, but are not limited to, setbacks, lot coverage, and parking. The CC Zoning Designation Property Development Regulations Table is included as Attachment 8 to this report. This Designation requires a 15' front setback and 10' setback from any side property line developed or designated Residentially. It allows for a 0' side setback when adjacent to a non-residential use and designation. The CC Zoning Designation requires developments to landscape 10% of the project site and not exceed 50% lot coverage. The proposed project meets all Property Development Regulations.

Development Review Design Guidelines (DRDG): The City's DRDG provide additional framework for the Design Review of development projects. These Guidelines were adopted on November 9, 2010, with Planning Commission Resolution Number 9864. As shown in Attachment 9 of this Report, the proposed project complies or conditionally complies with the City's DRDGs.

Required Findings – Zoning Map Amendment: PMC section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed changes to the Zoning Map, and PMC 18.48.030(A) requires that the Planning Commission determine, prior to making its recommendation, whether or not:

A. the change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable Specific Plan;

B. in the case of a Base District, Overlay District or General Land Use Regulation, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed;

C. a community need is demonstrated for the change proposed; and

D. its adoption would be in conformity with public convenience, general welfare and good zoning practice.

Required Findings – Use Permit: In accordance with PMC section 18.16.040, a Use Permit may be granted only if the Planning Commission can make findings that the proposed use:

A. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;

B. is not detrimental to the health, safety, and general welfare of the City;

C. will not adversely affect the orderly development of property within the City;

D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;

E. is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable Specific Plan;

F. will not create a nuisance or enforcement problem within the neighborhood;

G. will not encourage marginal development within the neighborhood;

H. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law; and

I. is consistent with the City's approved funding priorities.

Required Findings – Design Review: In order to recommend Design Review approval to the City Council (pursuant to the direction of PMC 18.36.230), the Planning Commission must determine, in accordance with PMC Section 18.36.220(B), that:

A. the structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;

B. the structure would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;

C. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;

D. the structure is in harmony with proposed developments on land in the general area; and

E. the application conforms with the criteria set forth in any applicable City adopted Design Guidelines.

Required Findings – Sign Review – Sign Exception: In order to recommend Sign Exception approval to City Council, the Planning Commission must determine, in accordance with PMC Section 19.08.020 (C), that:

A. The proposed exception conforms as closely as practicable to the sign size, number and placement regulations;

B. The proposed exception is not inconsistent with the intent and purpose of the sign regulations of this title; and

C. Either:

1. Strict adherence to the sign regulations does not allow adequate identification of the site because of the site's location or configuration, or because the proposed business or use is obscured from view by adjacent buildings or vegetation,
2. The architectural style, materials or construction elements of the building are such that a sign placed in conformance with this title would conflict with other aesthetic considerations set forth in Chapter 18.36 PMC, or

3. The master sign program for the site is nonconforming and a sign placed in conformance with this title would be inconsistent with the master sign program.

Environmental: The proposed project is subject to the California Environmental Quality Act (CEQA), and the CEQA Guidelines (Public Resources Code section 21080). Pursuant to the provisions of the CEQA Guidelines, an Initial Study was prepared for the Project. Based on the analysis in the Study, it was determined that potentially significant effects of the project could be lessened through specified mitigations, and subsequently, a draft Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared. On December 18, 2024, a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was distributed to the public for a 30-day review, in accordance with CEQA Guidelines section 15105(b). Public distribution of the NOI consisted of delivery to the Contra Costa County Clerk-Recorder's Office, posting on the City's website, and direct mailing to all interested parties and owners/occupants of the properties directly contiguous with the Project, in accordance with CEQA Guidelines section 15072. No comment letters were received prior to the close of the comment period. The project, if approved, would be subject to the proposed MMRP included as Attachment 1b. to this report.

Public Notice: On or prior to February 7, 2025 in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020, a "Notice of Public Hearing," for the February 18, 2025, public hearing on this item was published in the East County Times; was posted at City Hall; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com ("Nextdoor").

SUBCOMMITTEE FINDINGS

This item was not presented to the subcommittee.

STAFF ANALYSIS

On January 28, 2025, the Planning Commission unanimously recommended approval by the City Council for Quick Quack Car Wash project and associated entitlements.

Staff believes that the City Council can make the required findings to approve of the proposed project. The staff recommended findings are provided in Section 2 (Findings) of Attachment 1, Resolution Adopting the IS/MND and MMRP; in Section 1 (Findings) of Attachment 2 (Ordinance for the proposed Rezone); in Section 2 (Findings)of Attachment 3, Resolution Adopting the Use Permit, Design Review, and Sign Exception Applications, and summarized below.

Zoning Map Amendment Findings (Rezone):

Staff believes the findings to support the Rezone request can be made because the proposed land use change would facilitate the use of a vacant parcel and help the City achieve its Economic Development Objectives, by enhancing the assessed value of the land and creating additional employment opportunities. While there may be other Automobile Washing facilities in the City, very few provide the opportunity for vacuum cleaning services, a need shared among those living within multi-family development projects without personal use driveways for such activity. Approval of this amendment would assist in facilitating the development of an Automobile Washing facility, a public convenience development project for the area on an underutilized parcel.

Staff has concluded and the Planning Commission recommended approval for the proposed Zoning Map Amendment in that the change would be consistent with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed, in that other automobile uses are conditionally permitted within the Community Commercial Zoning Designation. These uses have limitations and require approval of a Use Permit prior to operation, but include Automobile Rental, Limited Automobile Repair, Automobile Sales, Recreational Vehicle and Mobile Home Sales, and Service Stations. Service Stations are defined by the PMC as establishments primarily engaged in the retail sale of gasoline and motor fuel but provide for the incidental sale of grocery items or related retail goods, and the use of non-mechanical washing and waxing or mechanical washing.

Provided the additional automotive uses that are conditionally permitted within the CC District, and the prevalent similarities between the Automobile Washing and the Service Station uses, staff believes that the proposed Zoning Map Amendment is consistent with the Municipal Code's intended use of properties designated as Community Commercial within the City of Pittsburg. The proposed Limited Overlay for the project site would require that all allowed uses and development standards remain the same as those of the base district (Community Commercial), except with the addition of Automobile Washing as a conditionally permitted use.

The Planning Commission also concluded that the proposed amendment would also be consistent with the objectives of the General Plan in that it would contribute to promoting land use compatibility through development standards, use restrictions, environmental review, and design considerations (General Plan Policy 2-P-1.2), in that the proposed project is consistent with the surrounding service-oriented uses, accessible by both members of the Pittsburg community and those traveling along State Route 4. Additionally, the project's environmental review procedure has identified specific mitigation measures to further ensure the proposed automobile washing facility is compatible with the existing surrounding developments. The proposed project ensures a compact urban form, in that it is proposed within an urban area, surrounded by developed land, not along the periphery of the City boundaries (General Plan Policy 2-P-1.5).

Furthermore, the project would create an additional employment opportunity within the City and generate property and sales taxes to help contribute to the City's revenue stream. As

conditioned, the proposed project will both provide a service needed by the community and conform with our City-adopted Design Guidelines.

Use Permit Findings: The proposed project would be developed in accordance with the objective of the Zoning Ordinance, the purposes of the Land Use District in which it is located and is appropriate to the specific location if the Zoning Amendment is adopted to conditionally permit Automobile Washing within the proposed CC-O Zoning Designation. The project also includes a proposal to construct a freestanding monument sign to identify the business on site. The proposed use would not be detrimental to the health, safety, and general welfare of the City and will not adversely affect the orderly development of property within the City, in that the proposed development will both promote the general welfare of the City by utilizing a site that is currently vacant and, thus, underutilized, and will not affect the orderly development of the surrounding area if Conditions of Approval for the project are incorporated in the proposed Resolution.

The City's tax base and other substantial revenue sources within the City would only be increased upon with this development, as there is no revenue source on site presently. Additionally, the proposed use is consistent with the City's approved funding priorities in that there is no public funding proposed for the development. It will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law as there all utilities and offsite improvement have been established and are in satisfactory condition. The development will not create a nuisance or enforcement problem within the neighborhood, nor will encourage marginal development within the neighborhood with the proposed Conditions of Approval incorporated into project development and operations.

Design Review Findings: The project would conform with good taste, good design and in general would contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high-quality, in that it would provide an attractive, modern-looking building within a highly landscaped environment. The project would protect against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, if it complies with all applicable California Building Codes and the proposed Mitigation and Monitoring Reporting Program for the project.

The project would not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; rather, construction of the Automobile Washing facility would heighten the appearance of neighborhood, improve property values, and attract additional investment in the area. The design of the new building would improve the appearance of the site, which is currently vacant. The proposed Automobile Washing facility would have a modern and sleek appearance with a variety of materials and colors used on its exterior. New landscaping along the North Park Drive frontage would also enhance the appearance of the site. The Conditions of Approval proposed for the project development ensure compliance with the City-adopted Development Review Design Guidelines.

Sign Review – Sign Exception Findings: The project site's overall signage exceeds the site's allowable signage square footage limitations prescribed by PMC Section 19.16.060, which allows for a maximum of 100 square feet of signage, including any freestanding

signs. For this reason, the applicant proposes a Sign Exception to construct approximately 327 square feet of signage. Despite the increase in square footage, the proposed exception conforms as closely as practicable to the sign size, number and placement regulations in comparison to the size of the parcel, building, and overall developed area. Further, the proposed exception is not inconsistent with the intent and purpose of the sign regulations of this title in that the proposed signage is intended to identify an automobile washing facility, as described in PMC Section 19.16.060. Lastly, strict adherence to the sign regulations does not allow adequate identification of the site because of the site's configuration as an irregularly shaped parcel. The architectural style, materials or construction elements of the building are such that a sign placed in conformance with this title would conflict with other aesthetic considerations set forth in Chapter 18.36 of the PMC.

Conclusion

Staff believes with approval of the proposed project it is consistent and in conformity with the public convenience goals of the 2040 General Plan and it is intended to be a benefit and create a new economic development opportunity for a parcel that otherwise would remain vacant.

Finally, the proposed project will contribute and support the goals of creating a vibrant, economically prosperous, visually interesting, commercial center by drawing new customers to Pittsburg, thereby increasing pedestrian activity for the surrounding sites and retail and commercial businesses.

ATTACHMENTS:

1. Proposed Resolution – IS/MND and MMRP
    a. Exhibit A – Initial Study and Mitigated Negative Declaration with Appendices
    b. Exhibit B – Mitigation Monitoring and Reporting Program
2. Proposed Ordinance – Rezone
    a. Exhibit A – Zoning Map Amendment
    b. Exhibit B – CC-O Overlay Regulations
3. Proposed Resolution – Conditions of Approval
    a. Exhibit A – Conditions of Approval
4. Planning Commission Resolution No. 10265
5. Project Site Photos
6. Surrounding Land Uses
7. Project Plans
8. Property Development Regulations Consistency Table
9. Development Review Design Guidelines (DRDG) Consistency Table
10. Standard Conditions of Development, Planning Commission Resolution 8931
11. Notice of Public Hearing/Vicinity Map

Prepared by: Ariana Ruiz, Assistant Planner

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adopting Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program for Quick Quack Car Wash, AP-24-0004 (RZ, UP, DR, and SE	))))	RESOLUTION NO. 25-)

WHEREAS, on January 5, 2024, Vance Shannon with Quick Quack Car Wash filed Planning Application No. 24-0004, requesting approval of 1) a Zoning Map Amendment to rezone a 11.79-acre site from CC (Community Commercial) to CC-O (Community Commercial with a Limited Overlay) to establish a limited overlay district; 2) a Use Permit to establish an automobile washing facility on an approximately 0.9-acre portion of the 11.79-acre parcel and to construct a freestanding sign; 3) Design Review of a 3,588 square-foot commercial self-service carwash for Quick Quack, pay station canopy, vacuum area canopy, trash enclosure, and associated site improvements; and 4) a Sign Exception to exceed the maximum square-footage allowed on site per PMC 19.16.060; and

WHEREAS, the proposed project is governed by the applicable goals and policies of the Pittsburg General Plan, the Pittsburg Municipal Code (PMC), and the City's adopted Design Review and Development Guidelines (DRDGs; Planning Commission Resolution No. 9864); and

WHEREAS, the project is subject to the California Environmental Quality Act ("CEQA") (Public Resources Code 21000-21189) and the CEQA guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387); and

WHEREAS, the proposed project is subject to the California Environmental Quality Act, and the CEQA Guidelines (Public Resources Code section 21080). Pursuant to the provisions of the CEQA Guidelines, an Initial Study was prepared for the project. Based on the analysis in the Study, it was determined that potentially significant effects of the project could be lessened through specified mitigations, and subsequently, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared; and

WHEREAS, on December 18, 2024, a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was distributed to the public for a 30-day review, in accordance with CEQA Guidelines section 15105(b). Public distribution of the NOI consisted of delivery to the County Clerk's Office, posting on the City's website, and direct mailing to all interested parties and owners/occupants of the properties directly contiguous with the project, in accordance with CEQA Guidelines section 15072; and

WHEREAS, on January 28, 2025, after conducting a duly noticed public hearing, the Planning Commission adopted Resolution No. 10265, recommending City Council adoption of the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Reporting Program prepared for the project, and approval of the requested Zoning Map Amendment, Use Permit, Design Review, and Sign Exception Applications; and

WHEREAS, on or prior to Friday, February 7, 2025, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020.B, a “Notice of Public Hearing,” for the February 18, 2025, public hearing on this item was published in the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice; and

WHEREAS, on February 18, 2025, the City Council held a duly-noticed public hearing to: 1) Adopt a Resolution adopting and Initial Study Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), 2) Introduce and waive first reading of an Ordinance amending the Zoning Map, and 3) Adopt a Resolution approving use permit, design review, and sign exception applications for Quick Quack Car Wash project, located approximately 700’ east of the Loveridge Road and North Park Intersection, Pittsburg, CA, 94565, AP-24-0004 (RZ, UP, DR, and SE), at which time oral and/or written testimony was considered.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby adopts the Mitigated Negative Declaration, as shown in Exhibit A, as well as the Mitigation Monitoring and Reporting Program, as shown in Exhibit B, for Quick Quack Car Wash, Located approximately 700’ east of the Loveridge Road and North Park Intersection, Pittsburg, CA, 94565, AP-24-0004 (RZ, UP, DR, and SE).

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 18th day of February 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Jelani Killings, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

Attachment 1 - Exhibit A
Quick Quack Car Wash, AP-24-0004 (RZ, UP, DR, SR), IS/MND and Appendices

Available online at Public Environmental Reviews | City of Pittsburg (pittsburgca.gov)

FIRSTCARBONSOLUTIONS™

Mitigation Monitoring and Reporting Program for the Quick Quack Car Wash Project Draft Initial Study/Mitigated Negative Declaration City of Pittsburg, Contra Costa County, California

Prepared for:
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Madelyn Dolan, Project Manager

Report Date: December 16, 2024

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PREFACE

Section 21081.6 of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15097 require a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it adopts a Mitigated Negative Declaration (MND) in conjunction with a project approval. The purpose of the MMRP is to ensure compliance with the mitigation measures occurs during project implementation.

The Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) prepared for the proposed Quick Quack Car Wash Project (proposed project) concluded that project implementation could result in potentially significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval that reduce these potential impacts to a less than significant level. This MMRP documents how and when the mitigation measures adopted by the lead agency will be implemented and confirms that potential environmental impacts are reduced to less than significant levels as identified in the MND.

This document does not discuss those subjects that the environmental analysis demonstrates would result in less than significant impacts and for which no mitigation was proposed or necessary.

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Table 1: Quick Quack Car Wash Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
2.3 Air Quality					
MM AIR-1: Implement BAAQMD Best Management Practices During Construction The following Best Management Practices (BMPs), as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included in the project design and implemented during construction: a) All active construction areas shall be watered at least three times per day. b) All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least three times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces. c) All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard. d) All visible mud or dirt trackout onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. e) All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. f) All roadways, driveways, and sidewalks to be paved shall be constructed upon issuance of grading permits. completed as soon as possible. Building pads shall be constructed upon issuance of permits laid as soon as possible after grading unless seeding or soil binders are used. g) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California	Review of project construction and project design plans; the City of Pittsburg shall inspect the worksite regularly to ensure the construction mitigation measures are implemented.	City approval of project plans and during construction.	City of Pittsburg		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations). Clear signage regarding idling restrictions shall be provided for construction workers at all access points. h) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. i) The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The City of Pittsburg and the. The construction contractor shall take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.					
2.4 Biological Resources					
MM BIO-1: Nesting Birds Construction activities that occur during the nesting season (generally February 1 to August 31) would disturb nesting sites for birds protected by the Migratory Bird Treaty Act (MBTA) and the Fish and Game Code, if present. No action is necessary if no active nests are found or if construction occurs during the nonbreeding season. Implementation of the following avoidance and minimization measures would minimize impacts to raptors and other protected nesting birds. • To prevent impacts to the Fish and Game Code and/or MBTA-protected birds, nesting raptors, and their nests, removal of trees shall be limited to only those necessary to construct the proposed project.	Submit evidence of site inspections with verified biological monitor.	No more than 30 days prior to ground-disturbing activity.	City of Pittsburg Planning Department; City of Pittsburg Building Department.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
• If possible, construction work (including tree and vegetation removal) should occur outside the nesting season (generally between February 1 and August 31). If construction (including tree and vegetation removal) cannot be conducted outside the nesting season, pre-construction surveys shall be conducted not less than 7 days before the start of work to verify the absence of active nests. • If an active nest of a special-status bird species is located during pre-construction surveys, the United States Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW) (as appropriate) shall be notified regarding the status of the nest. • For nests of all species protected under Fish and Game Code, construction activities shall be restricted as necessary to avoid disturbance of the nest until the young have left the nest or the agencies deem disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100 feet around an active raptor nest and an appropriate radius around an active migratory bird nest depending on the species and disturbance level) or alteration of the construction schedule. • A qualified Biologist shall provide appropriate protection buffer sizes and locations, and the applicant shall physically mark the protection buffers using signs, environmentally sensitive area fencing, pin flags, and/or flagging tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently. • All surveys and monitoring will be documented, and a report will be submitted to the City prior to receiving a grading permit.					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
2.5 Cultural Resources and Tribal Cultural Resources					
MM CUL-1: Prior to the initiation of construction activities, all construction personnel conducting ground disturbance at the site shall be provided Worker Environmental Awareness Program (WEAP) cultural resources "tailgate" training. The training shall include visual aids, a discussion of applicable laws and statutes relating to archaeological resources, types of resources that may be found within the project site, and procedures to be followed in the event such resources are encountered. The training shall be conducted by an Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology. In the event that buried cultural resources are discovered during construction, operations shall stop within a 100-foot radius of the find and an Archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology shall be consulted to determine whether the resource requires further study. The qualified Archaeologist shall make recommendations to the lead agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria. If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and	Qualified Archaeologist's on-site inspection; provision of Section 15064.5 permit(s); copy of DPR 523 forms; submittal of findings and documentation.	During initial construction and in the event resources are found.	City of Pittsburg Planning Department.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
recommended to the lead agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the lead agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the lead agency where they would be afforded long-term preservation to allow future scientific study.					
MM CUL-2: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. During the course of project development, if there is accidental discovery or recognition of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for appropriate treatment and disposition of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Code Section 5097.98.	Conduct site inspection.	During construction and earthmoving activities.	City of Pittsburg Planning Department, the Native American Heritage Commission.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance: • The NAHC is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains: When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project site, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in Public Resources Code Section 5097.98. The applicant shall develop a plan for treating or disposing of, with appropriate dignity, the human remains, and any items associated with Native American Burials with the appropriate Native Americans as identified by the NAHC.					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
2.7 Geology and Soil					
MM GEO-1: A qualified Paleontologist shall monitor the first day of any construction-related earth-disturbing activities that would impact previously undisturbed sediments on the project site. Should any significant paleontological resources (e.g., bones, teeth,) be unearthed during construction, all construction activities should be diverted at least 15 feet from the find until a professional Paleontologist visits the site and assesses the find. If deemed significant, the fossil(s) shall be salvaged in a timely manner. Collected fossils shall be deposited in an appropriate repository, such as the University of California Museum of Paleontology (UCMP), where they would be properly curated and made available for future research.	Verify retention of a professional Paleontologist.	Prior to construction-related earth-disturbing activities.	City of Pittsburg Planning Department.		
2.7 Greenhouse Gas Emissions					
MM GHG-1: Prior to issuance of any grading permits, the applicant shall demonstrate to the satisfaction of the City of Pittsburg (e.g., shown on site plans and permit applications), that the proposed parking areas are designed and will be built to accommodate electric vehicle (EV) charging infrastructure. At a minimum, project parking shall be designed to meet the Tier 2 Nonresidential Voluntary Measures of the 2022 California Green Building Standards Code, Section A5.106.5.3.2.	Verify that the site plans and permit applications include EV charging infrastructure as per the required standards.	Prior to issuance of a grading permit.	City of Pittsburg Planning Department.		
2.9 Hazards and Hazardous Materials					
MM HAZ-1: Conduct Soil Sampling Prior to issuance of a grading permit, the applicant shall collect soil samples from the on-site soil piles/mounded soil, which shall be analyzed to assess the presence or absence of constituent of potential concern (COPCs), to determine whether or not the soil piles/mounds can be spread on-site at	Submittal of soil sampling work plan prepared by a licensed professional.	Prior to issuance of a grading permit.	City of Pittsburg Planning Department; Contra Costa Environmental Health Department.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
the time of development or for disposal purposes, if found to be warranted.					
MM HAZ-2: Conduct Soil Sampling and Complete any Identified Remediation Actions Prior to the issuance of a grading permit, the applicant shall conduct soil sampling as specified in the soil sampling work plan identified in MM HAZ-2 and submit the results to the City or other designated oversight agency. The applicant shall also demonstrate completion of any remediation and/or off-haul required as a result of sampling conducted pursuant to the soil sampling work plan. The applicant shall submit evidence, such as a "No Further Action" letter issued by the regulatory oversite agency (e.g., RWQCB, Contra Costa Environmental Health, or California Department of Toxic Substance Control [DTSC]).	Review of soil testing samples; submittal of no further action letter issues by a regulatory oversite agency.	Prior to issuance of a grading permit.	City of Pittsburg Planning Department; Contra Costa Environmental Health Department.		
2.20 Mandatory Findings of Significance					
Implementation of MM AIR-1, MM BIO-1, MM CUL-1, MM CUL-2, MM GEO-1, MM HAZ-1, and MM HAZ-2.					

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Ordinance Rezoning a 11.79-Acre Site From CC (community Commercial) to CC-O (Community Commercial with Limited Overlay) District, for "Quick Quack Car Wash, AP-24-0004 (RZ, UP, DR, and SE). Assessor's Parcel Number 088-151-047	)	ORDINANCE NO. 25-

WHEREAS, on January 5, 2024, Vance Shannon with Quick Quack Car Wash filed Planning Application No. 24-0004, requesting approval of 1) a Zoning Map Amendment to rezone a 11.79-acre site from CC (Community Commercial) to CC-O (Community Commercial with a Limited Overlay) to establish a limited overlay district; 2) a Use Permit to establish an automobile washing facility on an approximately 0.9-acre portion of the 11.19-parcel and to construct a freestanding sign; 3) Design Review of a 3,588 square-foot commercial self-service carwash for Quick Quack, pay station canopy, vacuum area canopy, trash enclosure, and associated site improvements; and 4) a Sign Exception to exceed the maximum square-footage allowed on site per PMC 19.16.060; and

WHEREAS, Pittsburg Municipal Code (PMC) section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed Zoning Amendments; and

WHEREAS, on January 28, 2025, after conducting a duly noticed public hearing, the Planning Commission adopted Resolution No. 10265, recommending City Council adoption of the proposed amendment as presented; and

WHEREAS, in order to approve a Zoning Amendment, the City Council must find (in accordance with PMC sections 18.16.020 and 18.48.030) that:

1. the amendments are consistent with the objectives, policies, general land uses and programs in the General Plan;

2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;

3. there is a community need for the change proposed; and

4. the change will be in conformity with the public convenience, general welfare, and good zoning practice; and

WHEREAS, on or prior to February 7, 2025 notice of the February 18, 2025 Public Hearing was published in the East County Times; was posted at City Hall and on the "Public Notices" section of the City's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners

of property located within 300 feet of the project site, to local service agencies expected to provide services to the facility, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.020 and Government Code sections 65090 and 65091. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor"); and

WHEREAS, on February 18, 2025, the City Council held a public hearing on Planning Application No. 24-0004, at which time oral and/or written testimony was considered.

NOW, THEREFORE, the City Council of the City of Pittsburg does ORDAIN as follows:

SECTION 1. Findings

A. The City Council finds that each fact set forth in the preceding recitals is true and correct and incorporated by reference

B. Based on the Planning Commission Staff Report entitled, "Resolution Recommending City Council adoption of an Initial Study and Mitigated Negative Declaration for a Zoning Map Amendment, as proposed, and approval of Use Permit, Design Review, Sign Exception Applications for the Quick Quack Car Wash Facility, AP-24-0004 (RZ, UP, DR, SE)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the City Council finds that:

1. The proposed limited overlay district and overlay plan is consistent with and conforms to the 2040 General Plan. The project site has a land use designation of 'Regional Commercial'. This land use designation is intended to "sites for retail shopping areas containing a wide variety of businesses, including retail centers, service stations, automobile sales and services." The proposed overlay district would be consistent with the intent of the Regional Commercial land use designation in that the proposed allowable uses within the overlay would be very similar to the existing uses within the Regional Commercial Designation, such as auto sales and auto repair uses, which are among the type of businesses envisioned within this land use designation.

2. The requested Zoning Map Amendment is consistent with the objectives, policies, general land uses, and programs specified in the General Plan, in that:

    A. it would contribute to promoting land use compatibility through development standards, use restrictions, environmental review, and design considerations (General Plan Policy 2-P-1.2).

    B. it is proposed within an urban area, surrounded by developed land, not along the periphery of the City boundaries (General Plan Policy 2-P-1.5).

    C. It will facilitate development on an infill site, thereby helping the City maintain a compact urban form (Goal 2-1).

D. It will incentive the use of vacant infill land and revitalize an underutilized site (Goal 3-1, Action 3-A-1.a).

E. It will allow development in an area where public facilities and infrastructure are already available (Policy 3-P-1.5).

3. The requested Zoning Map Amendment would be consistent with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed, in that other automobile uses are conditionally permitted within the Community Commercial Zoning Designation. Provided the additional automotive uses that are conditionally permitted within the CC District, and the prevalent similarities between the Automobile Washing and the Service Station uses, as defined by the PMC, the proposed Zoning Map Amendment is consistent with the Municipal Code's intended use of properties designated as Community Commercial within the City of Pittsburg. The proposed Limited Overlay for the project site would require that all allowed uses and development standards remain the same as those of the base district (Community Commercial), except with the addition of Automobile Washing as a conditionally permitted use, subject to an approved Use Permit application.

4. The proposed development would help achieve the General Plan's Economic Development Objectives (General Plan, Element 6) by expanding the retail sector and encouraging employment growth as it improves the jobs/housing balance. The project would create an additional employment opportunity within the City and generate property and sales taxes to help contribute to the City's revenue stream. As conditioned, the proposed project will both provide a service needed by the community and conform with our City-adopted Design Guidelines.

5. The requested Zoning Map Amendment would facilitate the use of a vacant parcel and help the City achieve its Economic Development Objectives, by enhancing the assessed value of the land and creating additional employment opportunities. While there may be other Automobile Washing facilities in the City, very few provide the opportunity for vacuum cleaning services, a need shared among those living within multi-family development projects without personal use driveways for such activity. Approval of this amendment would assist in facilitating the development of an Automobile Washing facility, a public convenience development project for the area on an underutilized parcel. The requested Zoning Map Amendment will be in conformity with the public convenience, general welfare, and good zoning practice, in that it will facilitate improvement of a blighted area, which could help eradicate existing problems that come with blighted sites, such as illegal dumping and loitering.

SECTION 2. CEQA.

The proposed project is subject to the California Environmental Quality Act (CEQA), and the CEQA Guidelines (Public Resources Code section 21080). Pursuant to the provisions of the CEQA Guidelines, an Initial Study was prepared for the project. Based on the analysis in the Study, it was determined that potentially significant effects of the project could be lessened through specified mitigations, and subsequently, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were

prepared.

On December 18, 2024, a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was distributed to the public for a 30-day review, in accordance with CEQA Guidelines section 15105(b). Public distribution of the NOI consisted of delivery to the County Clerk's Office, posting on the City's website, and direct mailing to all interested parties and owners/occupants of the properties directly contiguous with the project, in accordance with CEQA Guidelines section 15072. No comments were received within the public comment period.

SECTION 3. Amendment.

Based on the findings set forth above, the City Council hereby amends the Zoning Map, as referenced in Pittsburg Municipal Code, Title 18 (Zoning Ordinance) Section 18.04.020, to change the zoning for a 11.79-acre site, from CC District to CC-O (Community Commercial with Limited Overlay) District with an accompanying Overlay Regulations, as shown in Exhibit A and B of this Ordinance at Assessor's Parcel Number 088-151-047.

SECTION 4. Effective Date.

This Ordinance shall be in full force and effective thirty (30) days after its adoption.

SECTION 5. Severability.

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 6. Publication

The ordinance shall be posted and published in accordance with the California Government Code.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pittsburg held on February 18, 2025, and was adopted and ordered published at a regular meeting of the City Council held on _____, by the following vote:

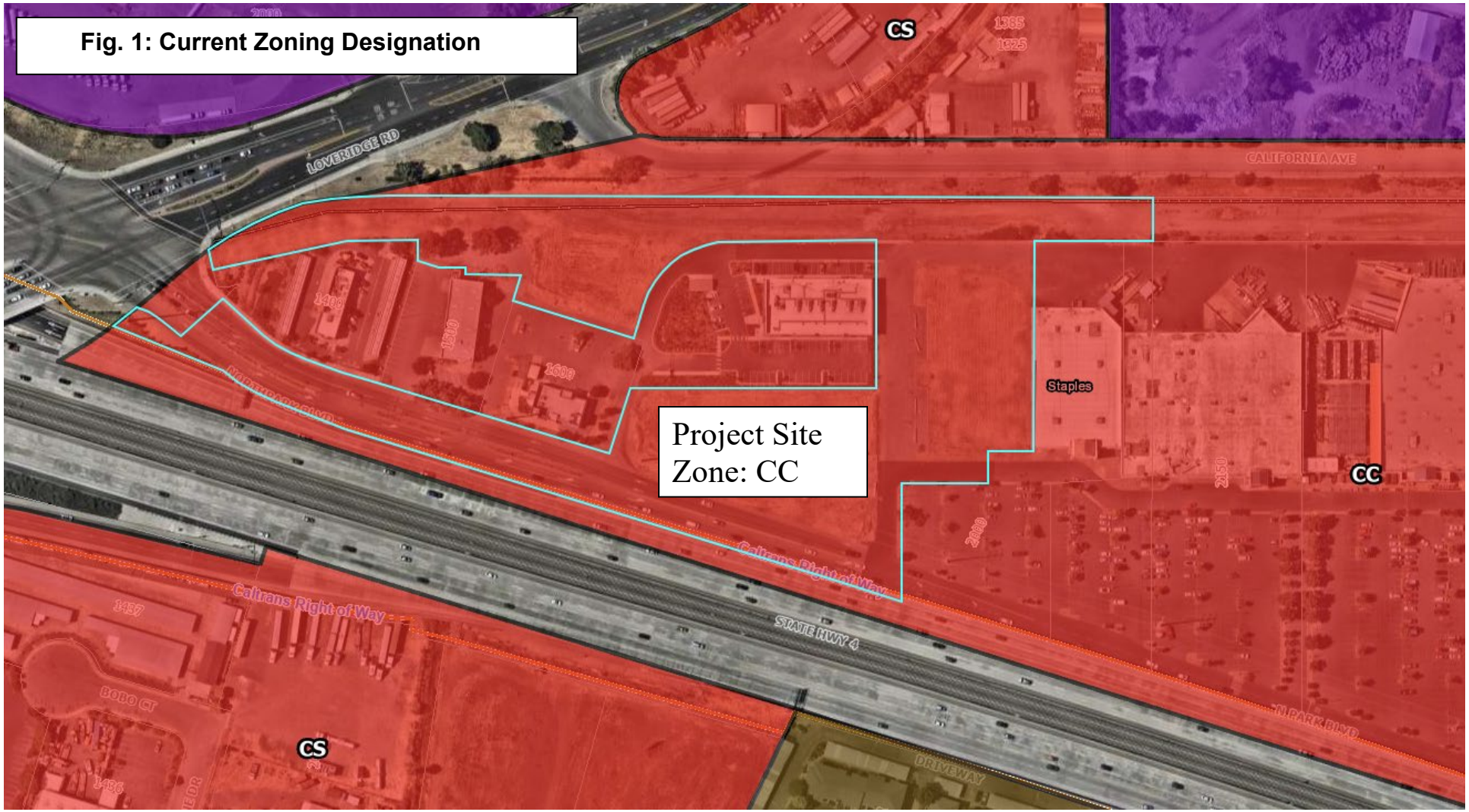
AYES:
NOES:
ABSTAINED:
ABSENT:

_____
Jelani Killings, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

Exhibit A of Resolution No. ____ for AP-24-0004 (RZ, UP, DR, SR-SE) Quick Quack Car Wash Zoning Map Amendment



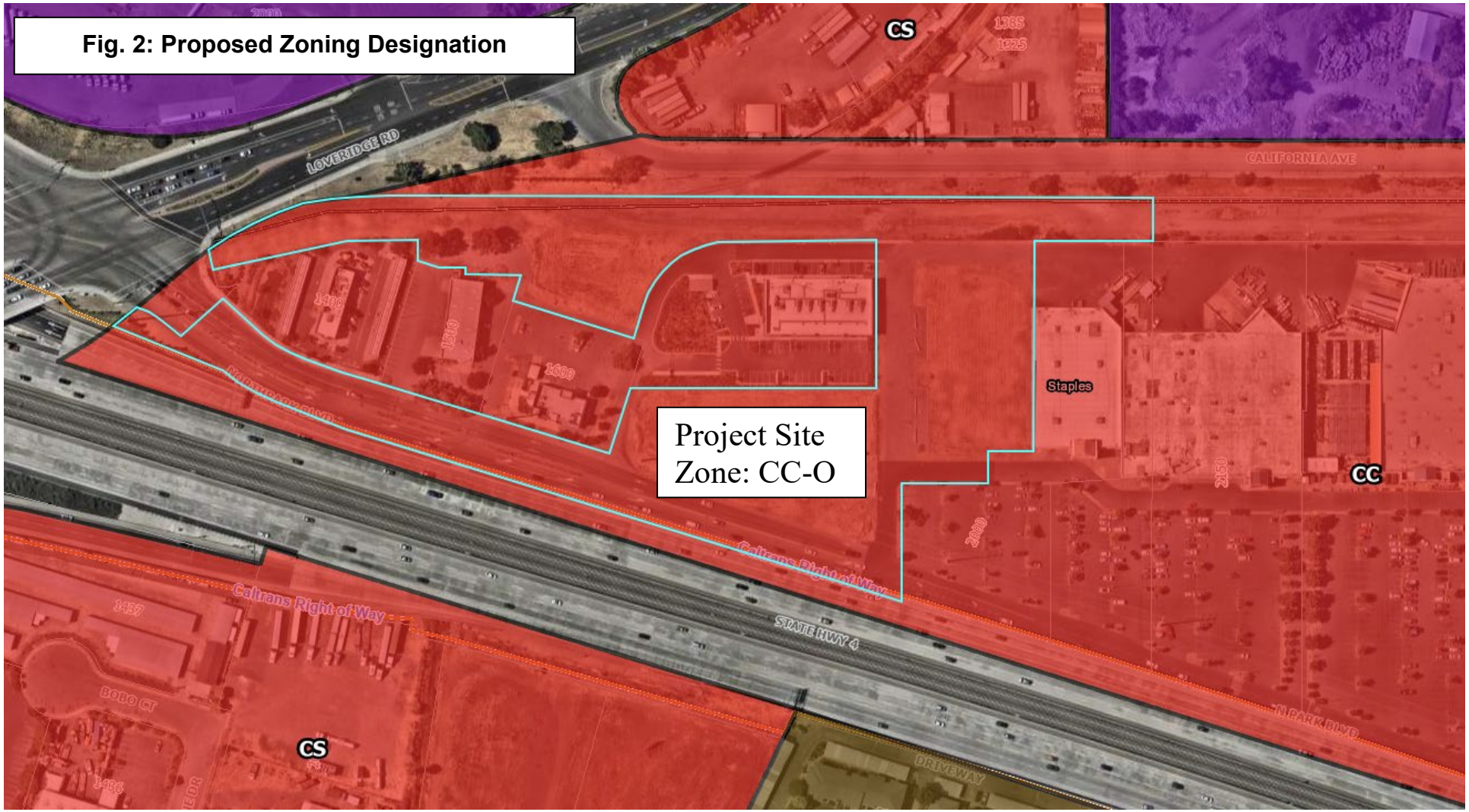


Fig. 2: Proposed Zoning Designation
CS
LOVERIDGE RD
CALIFORNIA AVE
Staples
CC
Project Site
Zone: CC-O
Caltrans Right of Way
STATE HWY 4
N PARK BLVD
BOBO CT
CS
DRIVEWAY

CC-O Regulations:

Land Use Regulations:
All allowed uses and development standards shall be the same as those of the base Community Commercial (CC) District, with the addition of Automobile Washing conditionally permitted subject to an approved Use Permit Application, as shown in the table below.

P = Permitted
U = Use Permit, Planning Commission
T = Temporary Activity Permit
L = Limited (See Additional Use Regulations)
Z = Use Permit, Zoning Administrator
– = Not Permitted

	CO	CN	CC	CC-O	CS	CSD	CW	CP
Automobile and recreational vehicle repair, major	–	–	–		U	U	–	–
Automobile rental	L-14	L-14	L-14		P	P	L-14	–
Automobile repair, limited	–	–	U		P	P	–	–
Automobile sales	–	U	U		U	U	–	–
Automobile washing	–	–	–	U	U	U	–	–
Recreational vehicle and mobile home sales	–	–	L-140		U	–	–	–
Service station	–	U	U		U	U	–	–
Vehicle storage	–	–	–		U	–	–	–

Landscaping Regulations:
All project site landscaping shall follow the Pittsburg Municipal Code Section applicable to the project's base Zoning District of Community Commercial. Landscaping regulations shall also adhere to all Responsible Agency's regulations, as specified in the Development's MMRP and Conditions of Approval. All landscaping shall be kept in a healthy, neat, and weed-free, condition. Additional regulations regarding site landscaping shall be subject to review and modification by the Zoning Administrator.

Screening Regulations:
Screening regulations shall follow the City of Pittsburg's Development Review Design Guidelines for Screening and the City of Pittsburg's Municipal Code requirements for Screening and Fencing on Site. All final screening materials and finishes shall be subject to review and approval by the Zoning Administrator.

C.3 Regulations:
The Project shall adhere to all C.3 regulations prescribed for the project site and maintain compliance with any measures imposed by these Regulations. Detailed information regarding compliance is included in the Project's ISMND, MMRP, and Conditions of Approval. Adherence is subject to review, approval, or modification by the City of Pittsburg Public Works Department or Engineering Division.

Violation of Regulations:
Any violation of the proposed CC-O District, MMRP, or Conditions of Approval for the proposed development shall be subject to Administrative Citation as specified in the Pittsburg Municipal Code, and/or revocation of the Business License and/or Use Permit entitlements.

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Granting Approval of Use Permit, Design Review, and Sign Exception Applications for the Quick Quack Car Wash Facility, AP-24-0004 (RZ, UP, DR, SE).	)))))	Resolution No. 25-

WHEREAS, on January 5, 2024, Vance Shannon with Quick Quack Car Wash filed Planning Application No. 24-0004, requesting approval of 1) a Zoning Map Amendment to rezone a 11.79-acre site from CC (Community Commercial) to CC-O (Community Commercial with a Limited Overlay) to establish a limited overlay district; 2) a Use Permit to establish an automobile washing facility on an approximately 0.9-acre portion of the 11.19-parcel and to construct a freestanding sign; 3) Design Review of a 3,588 square-foot commercial self-service carwash for Quick Quack, pay station canopy, vacuum area canopy, trash enclosure, and associated site improvements; and 4) a Sign Exception to exceed the maximum square-footage allowed on site per PMC 19.16.060; and

WHEREAS, the proposed project is governed by the applicable goals, policies, and regulations of the Pittsburg General Plan, Pittsburg Municipal Code (PMC), and City-adopted Development Review Design Guidelines.

WHEREAS, the project is subject to the California Environmental Quality Act ("CEQA") (Public Resources Code 21000-21189) and the CEQA guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387); and

WHEREAS, the proposed project is subject to the California Environmental Quality Act (CEQA), and the CEQA Guidelines (Public Resources Code section 21080). Pursuant to the provisions of the CEQA Guidelines, an Initial Study was prepared for the project. Based on the analysis in the Study, it was determined that potentially significant effects of the project could be lessened through specified mitigations, and subsequently, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared; and

WHEREAS, on December 18, 2024, a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was distributed to the public for a 30-day review, in accordance with CEQA Guidelines section 15105(b). Public distribution of the NOI consisted of delivery to the County Clerk's Office, posting on the City's website, and direct mailing to all interested parties and owners/occupants of the properties directly contiguous with the project, in accordance with CEQA Guidelines section 15072; and

WHEREAS, in accordance with PMC section 18.16.040, the City Council, upon recommendation of the Planning Commission, may grant a Use Permit only if the City Council can make findings that: a) the proposed use is in accord with the objective of the Zoning

Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location; b) the proposed use is not detrimental to the health, safety, and general welfare of the City; c) the proposed use will not adversely affect the orderly development of property within the City; d) the proposed use will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City; e) the proposed use is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable Specific Plan; f) the proposed use will not create a nuisance or enforcement problem within the neighborhood; g) the proposed use will not encourage marginal development within the neighborhood; h) the proposed use will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law; and i) the proposed use is consistent with the City's approved funding priorities; and

WHEREAS, pursuant to PMC section 18.36.230, the City Council, upon recommendation of the Planning Commission, may grant Design Review approval if it finds that: a) the structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality; b) the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable; c) the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; d) the structure is in harmony with proposed developments on land in the general area; and e) the application conforms with the criteria set forth in any applicable City adopted Design Guidelines; and

WHEREAS, on January 28, 2025, after conducting a duly noticed public hearing, the Planning Commission adopted Resolution No. 10265, recommending City Council adoption of the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Reporting Program, Zoning Map Amendment, and approval of the Use Permit, Design Review, and Sign Exception applications prepared for the project; and

WHEREAS, on or prior to February 7, 2025, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020, a "Notice of Public Hearing," for the February 18, 2025 Public Hearing on this item was published in the East County Times; was posted at City Hall; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com ("Nextdoor").

WHEREAS, on February 18, 2025, the City Council held a duly-noticed public hearing to: 1) Adopt a Resolution adopting and Initial Study Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), 2) Introduce and waive first reading of an Ordinance amending the Zoning Map, and 3) Adopt a Resolution approving use permit, design review, and sign exception applications for Quick Quack Car Wash project, located approximately 700' east of the Loveridge Road and North Park Intersection, AP-24-0004 (RZ, UP, DR, and SE), at which time oral and/or written testimony was considered.

NOW, THEREFORE, the City Council DOES RESOLVE as follows:

Section 1. Authority

A. Article XI, Section 7 of the California Constitution confers on cities the authority to regulate land use within their jurisdictions under the police power and to make and enforce ordinances to protect the public health, safety and welfare. Aesthetic reasons alone justify exercise of the police power (Metromedia, Inc. vs. City of San Diego [1980] 264 C3d 848, 164 CR 510).

Section 2. Findings

A. Based on the City Council Staff Report entitled, "Adoption of a City Council Resolution Adopting an Initial Study Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), Introduction and Waive First Reading of an Ordinance Amending the Zoning Map to Establish a Limited Overlay District, and Adoption of a Resolution Approving Use Permit, Design Review, and Sign Exception Applications for Quick Quack Car Wash AP-24-0004 (RZ, UP, DR, and SE)," dated February 18, 2025, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the public hearing, the City Council finds that:

1. All recitals above are true and correct and are incorporated herein by reference.

Use Permit:

2. The proposed Use Permit:

    a. Will be in accordance with the objectives of the Zoning Ordinance, the purposes of the land use district in which it is located and will be appropriate to the specific location, in that an Automobile Washing facility is a conditionally permitted use in the proposed CC-O Zoning District in which it would be located. The proposed use is appropriate to the location given its proximity to State Route 4, other commercial businesses, and similar uses in the Base District of Community Commercial (CC).

    b. Will not be detrimental to the health, safety and general welfare of the City, in that the operation of the proposed use does not involve hazardous materials. The Automobile Washing facility would be located within an existing urban area within the City that is developed with other Commercial uses. The project site is accessible by existing roadway, curb, and gutter improvements, such that residential

streets would not be impacted by the increase in traffic generated by the use.

c. Will not affect orderly development, in that the carwash would be constructed on a vacant infill site that is surrounded by existing Commercial development.

d. Will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, but rather would assist surrounding property values by improving a vacant site and contribute to the City's revenue stream with a new Commercial business within the City.

e. Be consistent with the General Plan, in that it would facilitate development of a vacant site and ensure that buffers, including landscaping, be used to separate potentially incompatible uses in the Regional Commercial Land Use Designation of the General Plan. The project would be consistent with General Plan Goals 2-2, 3-1, and 13-1 and Policy 3-P-1.5.

f. Will not create a nuisance or enforcement problem within the neighborhood, in that it will be required to meet Performance Standards, as set forth by PMC Chapter 18.82. The Standards are intended to address potential ongoing safety, noise, odor, and maintenance concerns.

g. Will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that the project site has access to existing infrastructure, including fire service, police service, and public utilities.

h. Will not be inconsistent with the City's approved funding priorities, in that it does not require City funding to operate. The proposed development is a private development, to be established with private funding.

Design Review

3. The proposed Project's design:

a. Conforms with good taste, good design and in general will contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high-quality, in that it will provide an attractive, modern-looking building within a highly landscaped environment.

b. Will protect against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable and will comply with all applicable Building Codes and the proposed Mitigation Monitoring and Reporting Program, prepared for the project, at time of development.

c. Will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; rather, construction of the Automobile Washing facility should heighten the appearance of neighborhood, improve property values, and attract additional investment in the area.

d. Would be in harmony with adjacent commercial development, in that the Automobile Washing facility design consists of a rectangular footprint with staggered walls, a neutral color scheme, and attractive, native-species, densely landscaped surroundings. The building materials would also be complementary, in that they will include stucco, decorative CMU block, wainscot cap, and metal accents. The detached equipment and refuse storage structures would be architecturally compatible in terms of colors and materials used for the proposed project and surrounding area.

Sign Exception

4. The proposed signage:

a. The proposed exception conforms as closely as practicable to the sign size, number and placement regulations in comparison to the size of the parcel, building, and overall developed area.

b. The proposed exception is not inconsistent with the intent and purpose of the sign regulations of this title in that the proposed signage is intended to identify an automobile washing facility, as described in PMC Section 19.16.060. The sign meets all other requirements of the PMC, as long as a condition of approval is added to require that decorative and attractively designed landscaping be added around the base of the sign structure (as required by PMC section 19.12.020(D)). The sign structure itself has been well designed as a simple, clean lined structure that, because of its simplicity, will not contrast with the mix of uses surrounding the site (including industrial, automotive related and residential uses). The sign will also be located adjacent to the public right-of-way, but will be far enough away from the street line to ensure there will be no sight distance issues for vehicles entering or leaving the site.

c. Strict adherence to the sign regulations does not allow adequate identification of the site because of the site's configuration as an irregularly shaped parcel.

B. The City Council Staff Report entitled "Adoption of a City Council Resolution Adopting an Initial Study Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), Introduction and Waive First Reading of an Ordinance Amending the Zoning Map to Establish a Limited Overlay District, and Adoption of a Resolution Approving Use Permit, Design Review, and Sign Exception Applications for Quick Quack Car Wash AP-24-0004 (RZ, UP, DR, and SE)", dated February 18, 2025, is referenced hereto as additional support for the findings.

Section 3. Decision

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby Grants Approval of Use Permit, Design Review, and Sign Exception Applications for Quick Quack Car Wash AP-24-0004 (RZ, UP, DR, SE) subject to the Conditions of Approval as substantially presented in Exhibit A of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 18th day of February 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Jelani Killings, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

City of Pittsburg Planning Condition(s):

a. Conformity with Project Plans: The proposed project shall be constructed in substantial conformity with the Project Plans dated March, 2024 (Attachment 4), except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.

b. Landscape Plans: The applicant shall install landscaping in substantial compliance with the final Landscape Plan dated March 2024, which identifies the total landscaped area, plant species and quantities. This shall be installed and maintained in conformance with Pittsburg Municipal Code section 18.84.308. A minimum of 10% of the site must be landscaped.

c. Landscape Maintenance: The applicant or subsequent business owner or operator shall be responsible for maintaining landscaping in accordance with the approved landscape plan dated March 2024. Amendments or modifications to the approved landscape plan shall be submitted to the City Planner for approval.

   Any elevation of the proposed building that contains blank walls shall install landscaping and/or lattice material to minimize the visual impact of those walls. Landscaping on site and along any blank walls shall be maintained in good, healthy condition.

d. Bicycle Parking: Pursuant to Pittsburg Municipal Code Section 18.78.045, the applicant shall maintain permanent, fixed bicycle racks or lockers for a minimum of four bicycles. The final design and location of any new bicycle rack(s) shall be subject to review and approval by the Planning Division.

e. Photometric Plan: The applicant shall maintain substantial conformance with the lighting and photometric plans dated March 8, 2024. The final lighting and photometric plan shall show the location and type of all outdoor lighting. Final location and design plan shall be subject to review and approval by the Planning Division as part of the Improvement Plans, prior to installation.

f. Lighting: All lighting shall be arranged to reflect light away from adjoining properties, public rights-of-way, and Highway 4. In general, lighting fixtures shall be shielded to prevent glare on adjoining properties and public rights-of-way.

g. Signage: Building signage is approved by the Planning Division with this Resolution. The applicant or business operator(s) shall submit proposed signage plans to the Building Division as part of the Improvement Plan submittal for the proposed project and obtain proper permits prior to construction.

h. Roof-Mounted Equipment: All roof mounted equipment shall be screened completely from view from all public rights-of-way/ A site line study may be necessary to determine appropriate screening method.

i. Trash Enclosure: The trash enclosure on site shall be consistent with the City of Pittsburg Trash Enclosure Design Standards and accommodate for refuse recycling and organics, pursuant to Senate Bill 1383 of 2016. The final design, materials and location of the trash enclosure shall be subject to review and approval by the Planning Division.

j. Equipment Enclosure: The proposed vacuum equipment enclosures shall be constructed and designed in substantial conformance with the project plans.

k. Peace and Order: The business operators shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operators fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owners to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner's/operator's sole expense.

l. Site Maintenance: The site shall be kept clean and free of all graffiti, litter, debris and refuse at all times. All landscaping on site shall be kept weed free and maintained in a healthy and thriving condition. Outdoor storage shall be prohibited.

m. Utility Screening: All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen consistent with Appendix 1 of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). Compliance with this condition shall be shown on the construction drawings and Improvement Plans submitted for Building and Engineering Permits, and the final design shall be subject to review and approval by the Community and Economic Development Department prior to issuance of said permits.

n. Gutters & Downspouts: All gutters and downspouts shall be placed behind exterior walls, consistent with Guideline IV.m of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). If infeasible to be located behind exterior walls, gutters and downspouts shall be painted to match the building of which they are affixed. Final gutter and/or downspout placement shall be identified on the construction drawings and shall be subject to review and approval by the Community and Economic Development Department prior to issuance of a

Building Permit.

o. Code Compliance: The proposed development shall be constructed in conformance with all applicable Codes, fees, and requirements at time of Development (Building/Grading Permit).

p. Mitigation Monitoring and Reporting Program: Proposed project and any subsequent business or business owner shall maintain strict compliance with the Mitigation Monitoring and Reporting Program, included as Exhibit C of this Resolution.

q. CC-O Regulations (Zoning Map Amendment): Proposed project and any subsequent business or business owner shall maintain strict compliance with the proposed CC-O regulations, included as Exhibit D of this Resolution.

r. Attachments:

1. Exhibit A – Initial Study/Mitigated Negative Declaration (ISMND)
2. Exhibit B – Initial Study/Mitigated Negative Declaration (ISMND) Appendices Combined
3. Exhibit C – Mitigation Monitoring and Reporting Program (MMRP)
4. Exhibit D – Zoning Map Amendment

<u>Environmental Mitigation Measure(s):</u>

a. The proposed project shall comply with the Mitigation Monitoring and Reporting Program Measures included as Exhibit C of this Resolution.

<u>City of Pittsburg Building Division Condition(s):</u>

a. On the cover sheet, please indicate the building Design Codes applicable to this project. The City of Pittsburg has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Pittsburg Municipal Code (RMC). Reference CRC Sec. R106.

b. On the cover sheet, please verify the Drawing Index includes all plan sheets. And design criteria. Reference CRC section R106

c. The preparation of plans and documents shall be prepared by a registered design professional where required per statutes of the City of Pittsburg where the project is being built. The licensed architect or engineer shall affix a stamp to the plans as evidence of the person’s responsibility for the documents. Licensed Mechanical,

Plumbing and Electrical Contractors may design the systems that they are to install. On plans not required to have a design professional and are designed by a plans designer shall sign every sheet.

d. The Site Plan shall show the size and location of the new construction and existing structures on the site and distances from lot lines and other structures, and include where the residence ties into sewer, power and water from the street.

e. All supporting documents are included but are not limited to, truss plans and calculations with a letter of approval for the trusses by the EOR. Energy calculations and all other pertinent information for this project.

City of Pittsburg Engineering Division Condition(s):

The applicant shall apply for and obtain a separate Single Parcel Development Permit from the Engineering Division. Required Submittals for issuance of a Single Parcel Development Permit include the following:

1. Site Improvement Plans. The applicant shall submit electronic, pdf. files of the engineering site improvement plans to the Engineering Division for review and approval through the Accela permitting portal with their application for a Single Parcel Development Permit. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:

    - A Site Plan
    - A Grading and Drainage Plan
    - A Utilities Plan
    - A Landscaping and Irrigation Plan
    - A Stormwater Control Plan and Report
    - An Erosion and Sedimentation Control Plan for Construction

2. Geotechnical Report. The applicant shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to issuance of a Single Parcel Development Permit.

3. Stormwater Pollution Protection Plan for Construction. Prior to any grading work, the applicant shall submit an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan (if the project requires a permit from the State Water Resources Control Board under the provisions of the General Construction Permit) to the Engineering Division for review. The Stormwater Pollution Prevention Plan measures shall also include measures to prevent soil, dirt, and debris from entering

the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook.

4. Stormwater Control Plan. Grading, improvement, and/or building plans shall be consistent with the approved Stormwater Control Plan. The C.3 treatment facility shall be adequately sized to treat the stormwater runoff from the associated drainage management areas and incorporate adequate designs to comply with current hydrograph modification requirements. The grading, improvement, and landscaping plans shall include drawings and specifications necessary to implement all measures in the Stormwater Control Plan. Design features should incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program's C.3 Guidebook. These features include limiting directly connected impervious area, and incorporating pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. The applicant's design engineer shall submit a completed Stormwater Control Plan documenting the design calculations in support of the treatment facility. Grading and/ or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.

5. Operation and Maintenance Agreement and Right of Entry. The applicant shall execute the Operations and Maintenance Agreement and Right of Entry, which pertain to the transfer of ownership and / or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs prior to the issuance of a certificate of occupancy. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean Water Program website (www.cccleanwater.org) or the Stormwater C.3 Guidebook, most current edition.

6. Operations and Maintenance Plan. The applicant shall submit a Stormwater BMP Operation and Maintenance Plan for the continuous maintenance of all C.3 facilities constructed to meet the C.3 requirements of the project. The final plan shall be submitted to the Engineering Division prior to the certificate of occupancy.

Engineering Single Parcel Development Permit Fees:

7. Improvement and Grading Plan Review fees. The applicant shall provide an initial payment for review of the grading and improvement plans with the first submittal. These fees are based on the engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The improvement plan check fee is 7% of the cost of the improvements. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of these total fees are to be paid to the Engineering Division with the initial submittal of plans and engineer's cost

estimate. These initial payments will be credited towards the final fees as determined at engineering permit. The remainder of the fees shall be due payable prior to issuance of a Single Parcel Development Permit.

8. Improvement and Grading Inspection fees. The applicant shall pay the improvement and/or grading inspection fee(s) to the Engineering Division prior to the issuance of a Single Parcel Development Permit. The current improvement inspection fee is 6.75% of the engineer's estimated cost for improvements. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.

9. GIS Update. Prior to the issuance of the Single Parcel Development permit, the applicant shall pay the Geographic Information System (GIS) fee as set forth in the City's Master Fee Schedule. The current fee is $129 plus $0.06/sf of parcel improvements for non-residential uses.

10. Facility Reserve Charge. Prior to the issuance of a building permit, the applicant shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division for water and sewer service in the amounts in effect at the time of Building permit issuance.

11. Local Traffic Mitigation Fee. Prior to issuance of a Building permit, the applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect at the time of building permit issuance. The applicant understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City.

12. Regional Traffic Mitigation Fee. Prior to issuance of a Building permit, the applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect at the time of building permit issuance. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index.

Site Design Conditions:

13. Stormwater Pollutants. The applicant shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

    - Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.
    - Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.
    - Minimizing the amount of directly connected impervious surface area.
    - Marking all storm drains with "No Dumping, Drains to Delta" messages.
    - Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.

14. Full trash capture device. The applicant shall install full trash capture devices in all storm drain catch basins within the site. The full trash capture device shall be a device approved for use by the San Francisco Bay Regional Water Quality Control Board.

15. Trash enclosure plumbing. The trash enclosure shall be plumbed to the sanitary sewer collection system. In addition the enclosure shall be equipped with hot and cold water services.

16. Utility evaluation. The applicant shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and demand. The cost for installation of additional facilities required to be constructed to accommodate the project shall be borne by the applicant.

17. Frontage sidewalk. The applicant shall provide a five foot (5') wide sidewalk fronting the property along North Park Boulevard, the full width of the project parcel.

18. Lot creation. The applicant shall file for a parcel map waiver to create the parcel for the project. The Parcel Map Waiver must be completed prior to issuance of a grading permit.

Engineering Exactions

19. Annexation Documentation for CFD 2005-1. Community Facilities District 2005-1 is for Public Safety Services, the fee will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The applicant shall deliver written approval in a manner acceptable to the City Engineer, that the owner of the parcel is electing to annex the

subject property into the 2005-1 Public Safety Services Community Facilities District (CFD 2005-1), prior to the issuance of any Building Permits.

20. Annexation Documentation for CFD 2017-1. Community Facilities District 2017-1 is for fire facilities and fire safety and emergency services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. The applicant shall deliver written approval in a manner acceptable to the City Engineer, that the owner of the parcel is electing to annex the subject property into the 21017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the issuance of any Building Permits.

City of Pittsburg Police Department

a. Applicant shall provide access for pedestrians. Sidewalks shall be installed along North Park Boulevard, the full width of the project site.

b. Applicant shall install sidewalk along the western boundary of the project site.

Contra Costa County Hazardous Materials Condition(s):

c. There are no permits needed through the Hazardous Materials Programs prior to opening the business based on the submitted information. Once the facility is built and running, however, the business may require a hazardous materials business plan permit through the Hazardous Materials Programs. Please contact cccchazmat@cchealth.org or (925) 655-3200 for further information.

East Contra Costa County Habitat Conservancy Condition(s):

a. The project is subject to the City of Pittsburg's HCP/NCCP Ordinance and is required to have a City- and Conservancy-approved HCP/NCCP Planning Survey Report (PSR), pay HCP/NCCP fees, obtain a Certificate of Coverage (CoC), and shall incorporate project-specific Conditions of Approval, as detailed within the City- and Conservancy-approved HCP/NNCP PSR.

b. Conservation Measure 1.11. Avoid Direct Impacts on Extremely Rare Plants, Fully Protected Wildlife Species, or Migratory Birds. This conservation measure applies to all projects. All projects will avoid all impacts on extremely rare plants and fully protected species listed in Table 6-5 of the ECCC HCP/NCCP. See HCP pp. 6-23 to 6-25, and Table 6-5.

    i. A pre-construction nesting bird survey is required prior to the commencement of construction.

c. Conservation Measure 1.10. Maintain Hydrologic Conditions and Minimize Erosion. All new development must avoid or minimize direct and indirect impacts on local hydrological conditions and erosion by incorporating the applicable Provision C.3

Amendments of the Contra Costa County Clean Water Program's (CCCCWP's) amended NPDES Permit (order no. R2-2003-0022; permit no. CAS002912). The overall goal of this measure is to ensure that new development covered under the HCP has no or minimal adverse effects on downstream fisheries to avoid take of fish listed under ESA or CESA. See HCP pp. 6-21 to 6-22.

i. To prevent potential runoff from the project site from impacting adjacent parcels or stormwater drainage systems, the project is required to implement a variety of erosion and sediment control Best Management Practices (BMP). These BMPs include, but are not limited to, stabilized construction entrance, inlet protection, perimeter controls, street sweeping, and good housekeeping. Post construction BMPs shall include bioretention water quality treatment control measures and source control measures.

Pacific Gas and Electric Company Condition(s):

a. PG&E Easement: PG&E operates high-voltage electric transmission facilities within the 35' easement on the southern portion of the subject property. PG&E's easement prohibits buildings and structures of any kind within the easement area. This includes but is not limited to overhangs, canopies, signage, walls, fences, tanks, etc. The easement must be kept free and clear of any structures.

b. Landscape: Vegetation may be allowed; subject to review of Landscape Plans on behalf of PG&E. As it pertains to landscaping, on overhead electric transmission easements, only low-growing shrubs shall be planted under the wire zone and only grasses within the area directly below the tower. Along the border (outside) of the transmission line right-of-way, only small trees (no taller than 10 feet in height at maturity) may be planted.

a) Access: PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged. The proposed crape myrtle trees are not permitted within PG&E's easement and shall be removed from the Proposed Landscape Plan. Applicant shall comply with PG&E's powerline friendly landscaping guide for additional information.

c. Grading: Cuts, trances or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of PG&E towers. No fills will be allowed, which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to the base of tower or structure.

d. Reservoirs/Drainage Basins and signs are considered structures and are prohibited within PG&E's easements for electrical transmission lines.

e. Applicant shall contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or any additional services that are required.

f. Digging or Excavation: Applicant shall contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. All existing underground utilities must be identified and marked on-site prior to any digging and/or excavation.

Contra Costa County Fire Protection District Condition(s):

a. The Contra Costa County Fire Protection District has development impact fees established in the unincorporated County and in the Cities of Antioch and Pittsburg. Projects within the development impact areas will need to pay the fees prior to Building Permit issuance.

b. Access as shown on plans complies with Fire District requirements.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC

c. Access roadways of less than 28-feet unobstructed width shall have signs posted or curbs painted red with the words NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC.

Access roadways of 28 feet or greater, but less than 36-feet unobstructed width shall have NO PARKING - FIRE LANE signs posted, allowing for parking on one side only or curbs painted red with the words NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC

d. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC

e. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1500 GPM. Required flow must be delivered from not more than 1 hydrant flowing simultaneously for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC

f. The developer shall provide 1 hydrant of the East Bay type in compliance with Chapter 5 and Appendix B and C of the California Fire Code ***if there are not existing***

fire hydrants to meet Fire Code requirements. (C103.1) CFC

g. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

   The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

   1. All existing or proposed hydrant locations,
   2. Fire apparatus access to include slope and road surface,
   3. Aerial fire apparatus access,
   4. Elevations of building,
   5. Size of building and type of construction,
   6. Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
   7. Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
   8. Striping and signage plan to include "NO PARKING-FIRE LANE" markings,
   9. Provide drawings for paths from the public way to under emergency escape and rescue openings showing a proposed clear path and clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction (see attached ground ladder access standard) for review and approval prior to obtaining a building permit.

   This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

h. Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC

   Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

i. Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC

j. The developer shall submit building construction plans and specifications for the subject project to the through the Fire District public portal (https://confire.vision33cloud.com/citizenportal/app/landing).

k. After new construction / tenant improvement plans are approved, plans and specification for any deferred submittals shall be submitted.

l. All plan submittals shall be submitted to the through the Fire District public portal (https://confire.vision33cloud.com/citizenportal/app/landing) for review and approval prior to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

m. CCCFPD preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

Standard Conditions:

a. Grounds for Revocation: Operation in a manner inconsistent with that described in the Report, violation of a zoning regulation or condition of this Resolution, existence of a public nuisance, or conviction of a federal or state law or City ordinance in connection with the operation of the use shall be Grounds for Revocation of the Use Permit (PMC section 18.28.100).

b. Standard Conditions of Development: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as Conditions of Approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this Resolution shall govern.

c. Other Agency Requirements: The applicant shall comply with all the requirements of the City's Community and Economic Development Department, Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.

d. Indemnification: The applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. The applicant may select its own legal counsel to represent the applicant's interests at the applicant's sole cost and expense. The applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action

or proceeding.

e. Expiration of Approval: Use Permit, Design Review, and Sign Exception approval will expire on February 18, 2028, unless a Building Permit or Grading Permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of Building or Grading Permit issuance unless work commences and diligently pursued prior to the expiration of the Building or Grading Permit. The term of the Use Permit approval shall be co-terminus with the Design Review approval for this project.

City of Pittsburg Planning Condition(s):

a. Conformity with Project Plans: The proposed project shall be constructed in substantial conformity with the Project Plans dated March, 2024 (Attachment 4), except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.

b. Landscape Plans: The applicant shall install landscaping in substantial compliance with the final Landscape Plan dated March 2024, which identifies the total landscaped area, plant species and quantities. This shall be installed and maintained in conformance with Pittsburg Municipal Code section 18.84.308. A minimum of 10% of the site must be landscaped.

c. Landscape Maintenance: The applicant or subsequent business owner or operator shall be responsible for maintaining landscaping in accordance with the approved landscape plan dated March 2024. Amendments or modifications to the approved landscape plan shall be submitted to the City Planner for approval.

   Any elevation of the proposed building that contains blank walls shall install landscaping and/or lattice material to minimize the visual impact of those walls. Landscaping on site and along any blank walls shall be maintained in good, healthy condition.

d. Bicycle Parking: Pursuant to Pittsburg Municipal Code Section 18.78.045, the applicant shall maintain permanent, fixed bicycle racks or lockers for a minimum of four bicycles. The final design and location of any new bicycle rack(s) shall be subject to review and approval by the Planning Division.

e. Photometric Plan: The applicant shall maintain substantial conformance with the lighting and photometric plans dated March 8, 2024. The final lighting and photometric plan shall show the location and type of all outdoor lighting. Final location and design plan shall be subject to review and approval by the Planning Division as part of the Improvement Plans, prior to installation.

f. Lighting: All lighting shall be arranged to reflect light away from adjoining properties, public rights-of-way, and Highway 4. In general, lighting fixtures shall be shielded to prevent glare on adjoining properties and public rights-of-way.

g. Signage: Building signage is approved by the Planning Division with this Resolution. The applicant or business operator(s) shall submit proposed signage plans to the Building Division as part of the Improvement Plan submittal for the proposed project and obtain proper permits prior to construction.

h. Roof-Mounted Equipment: All roof mounted equipment shall be screened completely from view from all public rights-of-way/ A site line study may be necessary to determine appropriate screening method.

i. Trash Enclosure: The trash enclosure on site shall be consistent with the City of Pittsburg Trash Enclosure Design Standards and accommodate for refuse recycling and organics, pursuant to Senate Bill 1383 of 2016. The final design, materials and location of the trash enclosure shall be subject to review and approval by the Planning Division.

j. Equipment Enclosure: The proposed vacuum equipment enclosures shall be constructed and designed in substantial conformance with the project plans.

k. Peace and Order: The business operators shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operators fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owners to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner's/operator's sole expense.

l. Site Maintenance: The site shall be kept clean and free of all graffiti, litter, debris and refuse at all times. All landscaping on site shall be kept weed free and maintained in a healthy and thriving condition. Outdoor storage shall be prohibited.

m. Utility Screening: All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen consistent with Appendix 1 of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). Compliance with this condition shall be shown on the construction drawings and Improvement Plans submitted for Building and Engineering Permits, and the final design shall be subject to review and approval by the Community and Economic Development Department prior to issuance of said permits.

n. Gutters & Downspouts: All gutters and downspouts shall be placed behind exterior walls, consistent with Guideline IV.m of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). If infeasible to be located behind exterior walls, gutters and downspouts shall be painted to match the building of which they are affixed. Final gutter and/or downspout placement shall be identified on the construction drawings and shall be subject to review and approval

by the Community and Economic Development Department prior to issuance of a Building Permit.

o. Code Compliance: The proposed development shall be constructed in conformance with all applicable Codes, fees, and requirements at time of Development (Building/Grading Permit).

p. Mitigation Monitoring and Reporting Program: Proposed project and any subsequent business or business owner shall maintain strict compliance with the Mitigation Monitoring and Reporting Program, included as Exhibit C of this Resolution.

q. CC-O Regulations (Zoning Map Amendment): Proposed project and any subsequent business or business owner shall maintain strict compliance with the proposed CC-O regulations, included as Exhibit D of this Resolution.

r. Attachments:

1. Exhibit A – Initial Study/Mitigated Negative Declaration (ISMND)
2. Exhibit B – Initial Study/Mitigated Negative Declaration (ISMND) Appendices Combined
3. Exhibit C – Mitigation Monitoring and Reporting Program (MMRP)
4. Exhibit D – Zoning Map Amendment

<u>Environmental Mitigation Measure(s):</u>

a. The proposed project shall comply with the Mitigation Monitoring and Reporting Program Measures included as Exhibit C of this Resolution.

<u>City of Pittsburg Building Division Condition(s):</u>

a. On the cover sheet, please indicate the building Design Codes applicable to this project. The City of Pittsburg has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Pittsburg Municipal Code (RMC). Reference CRC Sec. R106.

b. On the cover sheet, please verify the Drawing Index includes all plan sheets. And design criteria. Reference CRC section R106

c. The preparation of plans and documents shall be prepared by a registered design professional where required per statutes of the City of Pittsburg where the project is

being built. The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install. On plans not required to have a design professional and are designed by a plans designer shall sign every sheet.

d. The Site Plan shall show the size and location of the new construction and existing structures on the site and distances from lot lines and other structures, and include where the residence ties into sewer, power and water from the street.

e. All supporting documents are included but are not limited to, truss plans and calculations with a letter of approval for the trusses by the EOR. Energy calculations and all other pertinent information for this project.

City of Pittsburg Engineering Division Condition(s):

The applicant shall apply for and obtain a separate Single Parcel Development Permit from the Engineering Division. Required Submittals for issuance of a Single Parcel Development Permit include the following:

1. Site Improvement Plans. The applicant shall submit electronic, pdf. files of the engineering site improvement plans to the Engineering Division for review and approval through the Accela permitting portal with their application for a Single Parcel Development Permit. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:

    - A Site Plan
    - A Grading and Drainage Plan
    - A Utilities Plan
    - A Landscaping and Irrigation Plan
    - A Stormwater Control Plan and Report
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2. Geotechnical Report. The applicant shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to issuance of a Single Parcel Development Permit.

3. Stormwater Pollution Protection Plan for Construction. Prior to any grading work, the applicant shall submit an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan (if the project requires a permit from the State Water

Resources Control Board under the provisions of the General Construction Permit) to the Engineering Division for review. The Stormwater Pollution Prevention Plan measures shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook.

4. Stormwater Control Plan. Grading, improvement, and/or building plans shall be consistent with the approved Stormwater Control Plan. The C.3 treatment facility shall be adequately sized to treat the stormwater runoff from the associated drainage management areas and incorporate adequate designs to comply with current hydrograph modification requirements. The grading, improvement, and landscaping plans shall include drawings and specifications necessary to implement all measures in the Stormwater Control Plan. Design features should incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program's C.3 Guidebook. These features include limiting directly connected impervious area, and incorporating pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. The applicant's design engineer shall submit a completed Stormwater Control Plan documenting the design calculations in support of the treatment facility. Grading and/ or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.

5. Operation and Maintenance Agreement and Right of Entry. The applicant shall execute the Operations and Maintenance Agreement and Right of Entry, which pertain to the transfer of ownership and / or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs prior to the issuance of a certificate of occupancy. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean Water Program website (www.cccleanwater.org) or the Stormwater C.3 Guidebook, most current edition.

6. Operations and Maintenance Plan. The applicant shall submit a Stormwater BMP Operation and Maintenance Plan for the continuous maintenance of all C.3 facilities constructed to meet the C.3 requirements of the project. The final plan shall be submitted to the Engineering Division prior to the certificate of occupancy.

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for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of these total fees are to be paid to the Engineering Division with the initial submittal of plans and engineer's cost estimate. These initial payments will be credited towards the final fees as determined at engineering permit. The remainder of the fees shall be due payable prior to issuance of a Single Parcel Development Permit.

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9. GIS Update. Prior to the issuance of the Single Parcel Development permit, the applicant shall pay the Geographic Information System (GIS) fee as set forth in the City's Master Fee Schedule. The current fee is $129 plus $0.06/sf of parcel improvements for non-residential uses.

10. Facility Reserve Charge. Prior to the issuance of a building permit, the applicant shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division for water and sewer service in the amounts in effect at the time of Building permit issuance.

11. Local Traffic Mitigation Fee. Prior to issuance of a Building permit, the applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect at the time of building permit issuance. The applicant understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City.

12. Regional Traffic Mitigation Fee. Prior to issuance of a Building permit, the applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect at the time of building permit issuance. The RTDIM will be automatically increased or decreased on January 1 of

each year based on the percent change in the Engineering News-Record Construction Costs Index.

Site Design Conditions:

13. Stormwater Pollutants. The applicant shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

    - Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.
    - Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.
    - Minimizing the amount of directly connected impervious surface area.
    - Marking all storm drains with "No Dumping, Drains to Delta" messages.
    - Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.

14. Full trash capture device. The applicant shall install full trash capture devices in all storm drain catch basins within the site. The full trash capture device shall be a device approved for use by the San Francisco Bay Regional Water Quality Control Board.

15. Trash enclosure plumbing. The trash enclosure shall be plumbed to the sanitary sewer collection system. In addition the enclosure shall be equipped with hot and cold water services.

16. Utility evaluation. The applicant shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and demand. The cost for installation of additional facilities required to be constructed to accommodate the project shall be borne by the applicant.

17. Frontage sidewalk. The applicant shall provide a five foot (5') wide sidewalk fronting the property along North Park Boulevard, the full width of the project parcel.

18. Lot creation. The applicant shall file for a parcel map waiver to create the parcel for the project. The Parcel Map Waiver must be completed prior to issuance of a grading permit.

Engineering Exactions

19. Annexation Documentation for CFD 2005-1. Community Facilities District 2005-1 is for Public Safety Services, the fee will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The applicant shall deliver written approval in a manner acceptable to the City Engineer, that the owner of the parcel is electing to annex the subject property into the 2005-1 Public Safety Services Community Facilities District (CFD 2005-1), prior to the issuance of any Building Permits.

20. Annexation Documentation for CFD 2017-1. Community Facilities District 2017-1 is for fire facilities and fire safety and emergency services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. The applicant shall deliver written approval in a manner acceptable to the City Engineer, that the owner of the parcel is electing to annex the subject property into the 21017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the issuance of any Building Permits.

City of Pittsburg Police Department

a. Applicant shall provide access for pedestrians. Sidewalks shall be installed along North Park Boulevard, the full width of the project site.

b. Applicant shall install sidewalk along the western boundary of the project site.

Contra Costa County Hazardous Materials Condition(s):

c. There are no permits needed through the Hazardous Materials Programs prior to opening the business based on the submitted information. Once the facility is built and running, however, the business may require a hazardous materials business plan permit through the Hazardous Materials Programs. Please contact cccchazmat@ccchealth.org or (925) 655-3200 for further information.

East Contra Costa County Habitat Conservancy Condition(s):

a. The project is subject to the City of Pittsburg's HCP/NCCP Ordinance and is required to have a City- and Conservancy-approved HCP/NCCP Planning Survey Report (PSR), pay HCP/NCCP fees, obtain a Certificate of Coverage (CoC), and shall incorporate project-specific Conditions of Approval, as detailed within the City- and Conservancy-approved HCP/NNCP PSR.

b. Conservation Measure 1.11. Avoid Direct Impacts on Extremely Rare Plants, Fully Protected Wildlife Species, or Migratory Birds. This conservation measure applies to all projects. All projects will avoid all impacts on extremely rare plants and fully

protected species listed in Table 6-5 of the ECCC HCP/NCCP. See HCP pp. 6-23 to 6-25, and Table 6-5.

i. A pre-construction nesting bird survey is required prior to the commencement of construction.

c. Conservation Measure 1.10. Maintain Hydrologic Conditions and Minimize Erosion. All new development must avoid or minimize direct and indirect impacts on local hydrological conditions and erosion by incorporating the applicable Provision C.3 Amendments of the Contra Costa County Clean Water Program's (CCCCWP's) amended NPDES Permit (order no. R2-2003-0022; permit no. CAS002912). The overall goal of this measure is to ensure that new development covered under the HCP has no or minimal adverse effects on downstream fisheries to avoid take of fish listed under ESA or CESA. See HCP pp. 6-21 to 6-22.

i. To prevent potential runoff from the project site from impacting adjacent parcels or stormwater drainage systems, the project is required to implement a variety of erosion and sediment control Best Management Practices (BMP). These BMPs include, but are not limited to, stabilized construction entrance, inlet protection, perimeter controls, street sweeping, and good housekeeping. Post construction BMPs shall include bioretention water quality treatment control measures and source control measures.

<u>Pacific Gas and Electric Company Condition(s):</u>

a. PG&E Easement: PG&E operates high-voltage electric transmission facilities within the 35' easement on the southern portion of the subject property. PG&E's easement prohibits buildings and structures of any kind within the easement area. This includes but is not limited to overhangs, canopies, signage, walls, fences, tanks, etc. The easement must be kept free and clear of any structures.

b. Landscape: Vegetation may be allowed; subject to review of Landscape Plans on behalf of PG&E. As it pertains to landscaping, on overhead electric transmission easements, only low-growing shrubs shall be planted under the wire zone and only grasses within the area directly below the tower. Along the border (outside) of the transmission line right-of-way, only small trees (no taller than 10 feet in height at maturity) may be planted.

a) Access: PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged. The proposed crape myrtle trees are not permitted within PG&E's easement and shall be removed from the Proposed Landscape Plan. Applicant shall comply with PG&E's powerline friendly landscaping guide for additional information.

c. Grading: Cuts, trances or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of PG&E towers. No fills will be allowed, which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to the base of tower or structure.

d. Reservoirs/Drainage Basins and signs are considered structures and are prohibited within PG&E's easements for electrical transmission lines.

e. Applicant shall contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or any additional services that are required.

f. Digging or Excavation: Applicant shall contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. All existing underground utilities must be identified and marked on-site prior to any digging and/or excavation.

Contra Costa County Fire Protection District Condition(s):

a. The Contra Costa County Fire Protection District has development impact fees established in the unincorporated County and in the Cities of Antioch and Pittsburg. Projects within the development impact areas will need to pay the fees prior to Building Permit issuance.

b. Access as shown on plans complies with Fire District requirements.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC

c. Access roadways of less than 28-feet unobstructed width shall have signs posted or curbs painted red with the words NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC.

Access roadways of 28 feet or greater, but less than 36-feet unobstructed width shall have NO PARKING - FIRE LANE signs posted, allowing for parking on one side only or curbs painted red with the words NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC

d. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC

e. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1500 GPM. Required flow must be delivered from not more than 1 hydrant flowing simultaneously for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC

f. The developer shall provide 1 hydrant of the East Bay type in compliance with Chapter 5 and Appendix B and C of the California Fire Code ***if there are not existing fire hydrants to meet Fire Code requirements.*** (C103.1) CFC

g. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

   The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

   1. All existing or proposed hydrant locations,
   2. Fire apparatus access to include slope and road surface,
   3. Aerial fire apparatus access,
   4. Elevations of building,
   5. Size of building and type of construction,
   6. Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
   7. Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
   8. Striping and signage plan to include "NO PARKING-FIRE LANE" markings,
   9. Provide drawings for paths from the public way to under emergency escape and rescue openings showing a proposed clear path and clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction (see attached ground ladder access standard) for review and approval prior to obtaining a building permit.

   This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

h. Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC

   Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete

paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

i. Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC

j. The developer shall submit building construction plans and specifications for the subject project to the through the Fire District public portal (https://confire.vision33cloud.com/citizenportal/app/landing).

k. After new construction / tenant improvement plans are approved, plans and specification for any deferred submittals shall be submitted.

l. All plan submittals shall be submitted to the through the Fire District public portal (https://confire.vision33cloud.com/citizenportal/app/landing) for review and approval prior to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

m. CCCFPD preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

Standard Conditions:

a. Grounds for Revocation: Operation in a manner inconsistent with that described in the Report, violation of a zoning regulation or condition of this Resolution, existence of a public nuisance, or conviction of a federal or state law or City ordinance in connection with the operation of the use shall be Grounds for Revocation of the Use Permit (PMC section 18.28.100).

b. Standard Conditions of Development: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as Conditions of Approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this Resolution shall govern.

c. Other Agency Requirements: The applicant shall comply with all the requirements of the City's Community and Economic Development Department, Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.

d. Indemnification: The applicant agrees to indemnify, defend, and hold harmless the

City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. The applicant may select its own legal counsel to represent the applicant's interests at the applicant's sole cost and expense. The applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

e. Expiration of Approval: Use Permit, Design Review, and Sign Exception approval will expire on February 18, 2028, unless a Building Permit or Grading Permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of Building or Grading Permit issuance unless work commences and diligently pursued prior to the expiration of the Building or Grading Permit. The term of the Use Permit approval shall be co-terminus with the Design Review approval for this project.

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Recommending City Council adoption of an Initial Study and Mitigated Negative Declaration for a Zoning Map Amendment, as proposed, and approval of Use Permit, Design Review, Sign Exception Applications for the Quick Quack Car Wash Facility, AP-24-0004 (RZ, UP, DR, SE).	RESOLUTION NO. 10265

The Planning Commission of the City of Pittsburg DOES RESOLVE as follows:

Section 1. Background

A. On January 5, 2024, Vance Shannon with Quick Quack Car Wash filed Planning Application No. 24-0004, requesting approval of 1) a Zoning Map Amendment to rezone the 11.79-acre site from CC (Community Commercial) to CC-O (Community Commercial with a Limited Overlay) to establish a limited overlay district; 2) a Use Permit to establish an automobile washing facility on an approximately 0.9-acre portion of the parcel and to construct a freestanding sign as required by Pittsburg Municipal Code section 19.12.020; 3) Design Review of a 3,588 square-foot commercial self-service carwash for Quick Quack, pay station canopy, vacuum area canopy, trash enclosure, and associated site improvements; and 4) a Sign Exception to exceed the maximum square-footage allowed for car washes per PMC 19.16.060.

B. The proposed project is governed by the applicable goals, policies, and regulations of the Pittsburg General Plan, Pittsburg Municipal Code (PMC), and City-adopted Development Review Design Guidelines.

C. Pittsburg Municipal Code ("PMC") section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed changes to the Zoning Map. Prior to making a recommendation, the Planning Commission must find, in accordance with PMC 18.48.030(A), that:

1. The change proposed is consistent with the objectives, policies, general land uses, and programs specified in the General Plan and applicable Specific Plan;

2. In the case of a Base District, Overlay District, or General Land Use Regulation, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed;

3. A community need is demonstrated for the change proposed; and

4. Its adoption will be in conformity with public convenience, general welfare, and good zoning practice.

D. The project is subject to the California Environmental Quality Act ("CEQA") (Public Resources Code 21000-21189) and the CEQA guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387).

E. The proposed project is subject to the California Environmental Quality Act (CEQA), and the CEQA Guidelines (Public Resources Code section 21080). Pursuant to the provisions of the CEQA Guidelines, an Initial Study was prepared for the project. Based on the analysis in the Study, it was determined that potentially significant effects of the project could be lessened through specified mitigations, and subsequently, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared.

F. On December 18, 2024, a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was distributed to the public for a 30-day review, in accordance with CEQA Guidelines section 15105(b). Public distribution of the NOI consisted of delivery to the County Clerk's Office, posting on the City's website, and direct mailing to all interested parties and owners/occupants of the properties directly contiguous with the project, in accordance with CEQA Guidelines section 15072.

G. On or prior to January 17, 2025, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020, a "Notice of Public Hearing," for the January 28, 2025 Public Hearing on this item was published in the East County Times; was posted at City Hall; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com ("Nextdoor").

H. On January 28, 2025, the Planning Commission considered the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program prepared for the project and held a public hearing on Planning Application No. AP-24-0004 (RZ, UP, DR, SE), at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Resolution Recommending City Council adoption of an Initial Study and Mitigated Negative Declaration for a Zoning Map Amendment, as proposed, and approval of Use Permit, Design Review, Sign Exception Applications for the Quick Quack Car Wash Facility, AP-24-0004 (RZ, UP, DR, SE)," dated January 28, 2025, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg,

and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.

2. The Initial Study and Mitigated Negative Declaration have been reviewed prior to making a recommendation to the City Council.

Zoning Map Amendment

1. The requested Zoning Map Amendment is consistent with the objectives, policies, general land uses, and programs specified in the General Plan, in that:

    a. It will facilitate development on an infill site, thereby helping the City maintain a compact urban form (Goal 2-1).

    b. It will incentive the use of vacant infill land and revitalize an underutilized site (Goal 3-1, Action 3-A-1.a).

    c. It will allow development in an area where public facilities and infrastructure are already available (Policy 3-P-1.5).

2. The requested Zoning Map Amendment would be consistent with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed, in that other automobile uses are conditionally permitted within the Community Commercial Zoning Designation (CC). Provided the additional automotive uses that are conditionally permitted within the CC District, and the prevalent similarities between the Automobile Washing and the Service Station uses, as defined by the PMC, the proposed Zoning Map Amendment is consistent with the Municipal Code's intended use of properties designated as Community Commercial within the City of Pittsburg. The proposed Limited Overlay for the project site would require that all allowed uses and development standards remain the same as those of the base district (Community Commercial), except with the addition of Automobile Washing as a conditionally permitted use, subject to an approved Use Permit application.

3. The proposed development would help achieve the General Plan's Economic Development Objectives (General Plan, Element 6. Economic Development). The project would create an additional employment opportunity within the City and generate property and sales taxes to help contribute to the City's revenue stream. As conditioned, the proposed project will both provide a service needed by the community and conform with our City-adopted Design Guidelines.

4. The requested Zoning Map Amendment would facilitate the use of a vacant parcel and help the City achieve its Economic Development Goals, by enhancing the assessed value of the land and creating additional employment opportunities.

While there may be other Automobile Washing facilities in the City, very few provide the opportunity for vacuum cleaning services, a need shared among those living within multi-family development projects without personal use driveways for such activity. Approval of this amendment would assist in facilitating the development of an Automobile Washing facility, a public convenience development project for the area on an underutilized parcel. The requested zoning map amendment will be in conformity with the public convenience, general welfare, and good zoning practice, in that it will facilitate improvement of a blighted area, which could help eradicate existing problems that come with blighted sites, such as illegal dumping and loitering.

Use Permit

1. Will be in accordance with the objectives of the Zoning Ordinance, the purposes of the land use district in which it is located and will be appropriate to the specific location, in that an Automobile Washing facility is a conditionally permitted use in the proposed CC-O Zoning District in which it would be located. The proposed use is appropriate to the location given its proximity to State Route 4, other commercial businesses, and similar uses in the Base District of Community Commercial (CC).

2. Will not be detrimental to the health, safety and general welfare of the City, in that the operation of the proposed use does not involve hazardous materials. The Automobile Washing facility would be located within an existing urban area within the City that is developed with other Commercial uses. The project site is accessible by existing roadway, curb, and gutter improvements, such that residential streets would not be impacted by the increase in traffic generated by the use.

3. Will not affect orderly development, in that the carwash would be constructed on a vacant infill site that is surrounded by existing Commercial development.

4. Will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, but rather would assist surrounding property values by improving a vacant site and contribute to the City's revenue stream with a new Commercial business within the City.

5. Be consistent with the General Plan, in that it would facilitate development of a vacant site and ensure that buffers, including landscaping, be used to separate potentially incompatible uses in the Regional Commercial Land Use Designation of the General Plan. The project would be consistent with General Plan Goals 2-2, 3-1, and 13-1 and Policy 3-P-1.5.

6. Will not create a nuisance or enforcement problem within the neighborhood, in that it will be required to meet Performance Standards, as set forth by PMC Chapter 18.82. The Standards are intended to address potential ongoing safety, noise, odor, and maintenance concerns.

7. Will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that the project site has access to existing infrastructure, including fire service, police service, and public utilities.

8. Will not be inconsistent with the City's approved funding priorities, in that it does not require City funding to operate. The proposed development is a private development, to be established with private funding.

Design Review

1. The project conforms with good taste, good design and in general will contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high-quality, in that it will provide an attractive, modern-looking building within a highly landscaped environment.

2. The project will protect against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable and will comply with all applicable Building Codes and the proposed Mitigation Monitoring and Reporting Program, prepared for the project, at time of development.

3. The project will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; rather, construction of the Automobile Washing facility should heighten the appearance of neighborhood, improve property values, and attract additional investment in the area.

4. The project would be in harmony with adjacent commercial development, in that the Automobile Washing facility design consists of a rectangular footprint with staggered walls, a neutral color scheme, and attractive, native-species, densely landscaped surroundings. The building materials would also be complementary, in that they will include stucco, decorative CMU block, wainscot cap, and metal accents. The detached equipment and refuse storage structures would be architecturally compatible in terms of colors and materials used for the proposed project and surrounding area.

B. The Staff Report entitled "Resolution Recommending City Council adoption of an Initial Study and Mitigated Negative Declaration for a Zoning Map Amendment, as proposed, and approval of Use Permit, Design Review, Sign Exception Applications for the Quick Quack Car Wash Facility, AP-24-0004 (RZ, UP, DR, SE)", dated January 28, 2025, is referenced hereto as additional support for the findings.

Section 3. Recommendation

Based on the findings set forth above, the Planning Commission hereby recommends that the City Council adopt a Resolution and Ordinance (as applicable) to:

a. Adopt the Mitigated Negative Declaration, the Mitigated Negative Declaration Appendices, and Mitigation Monitoring and Reporting Program contained in Exhibits A, B, and C of this Resolution,

b. Amend the Zoning Map, as referenced in Pittsburg Municipal Code, Title 18 (Zoning Ordinance) section 18.04.020, to change the zoning of the properties described in section 1.A above, from 'CC' to 'CC-O' Zoning District and adopt specific land use and development regulations as substantially presented in the CC-O Regulations, included as Exhibit D of this resolution; and

c. Approve a Use Permit, Design Review, and Sign Review – Sign Exception of Architectural, Landscape, and Signage plans, subject to the Mitigation Monitoring and Reporting Program included as Exhibit C of this Resolution, and all Conditions of Approval as substantially presented below:

City of Pittsburg Planning Condition(s):

a. Conformity with Project Plans: The proposed project shall be constructed in substantial conformity with the Project Plans dated March, 2024 (Attachment 4), except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.

b. Landscape Plans: The applicant shall install landscaping in substantial compliance with the final Landscape Plan dated March 2024, which identifies the total landscaped area, plant species and quantities. This shall be installed and maintained in conformance with Pittsburg Municipal Code section 18.84.308. A minimum of 10% of the site must be landscaped.

c. Landscape Maintenance: The applicant or subsequent business owner or operator shall be responsible for maintaining landscaping in accordance with the approved landscape plan dated March 2024. Amendments or modifications to the approved landscape plan shall be submitted to the City Planner for approval.

   Any elevation of the proposed building that contains blank walls shall install landscaping and/or lattice material to minimize the visual impact of those walls. Landscaping on site and along any blank walls shall be maintained in good, healthy condition.

d. Bicycle Parking: Pursuant to Pittsburg Municipal Code Section 18.78.045, the applicant shall maintain permanent, fixed bicycle racks or lockers for a minimum of four bicycles. The final design and location of any new bicycle rack(s) shall be subject to review and approval by the Planning Division.

e. Photometric Plan: The applicant shall maintain substantial conformance with the lighting and photometric plans dated March 8, 2024. The final lighting and photometric plan shall show the location and type of all outdoor lighting. Final location and design plan shall be subject to review and approval by the Planning Division as part of the Improvement Plans, prior to installation.

f. Lighting: All lighting shall be arranged to reflect light away from adjoining properties, public rights-of-way, and Highway 4. In general, lighting fixtures shall be shielded to prevent glare on adjoining properties and public rights-of-way.

g. Signage: Building signage is approved by the Planning Division with this Resolution. The applicant or business operator(s) shall submit proposed signage plans to the Building Division as part of the Improvement Plan submittal for the proposed project and obtain proper permits prior to construction.

h. Roof-Mounted Equipment: All roof mounted equipment shall be screened completely from view from all public rights-of-way/ A site line study may be necessary to determine appropriate screening method.

i. Trash Enclosure: The trash enclosure on site shall be consistent with the City of Pittsburg Trash Enclosure Design Standards and accommodate for refuse recycling and organics, pursuant to Senate Bill 1383 of 2016. The final design, materials and location of the trash enclosure shall be subject to review and approval by the Planning Division.

j. Equipment Enclosure: The proposed vacuum equipment enclosures shall be constructed and designed in substantial conformance with the project plans.

k. Peace and Order: The business operators shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operators fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owners to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner’s/operator’s sole expense.

l. Site Maintenance: The site shall be kept clean and free of all graffiti, litter, debris and refuse at all times. All landscaping on site shall be kept weed free and maintained in a healthy and thriving condition. Outdoor storage shall be prohibited.

m. Utility Screening: All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public

view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen consistent with Appendix 1 of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). Compliance with this condition shall be shown on the construction drawings and Improvement Plans submitted for Building and Engineering Permits, and the final design shall be subject to review and approval by the Community and Economic Development Department prior to issuance of said permits.

n. Gutters & Downspouts: All gutters and downspouts shall be placed behind exterior walls, consistent with Guideline IV.m of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). If infeasible to be located behind exterior walls, gutters and downspouts shall be painted to match the building of which they are affixed. Final gutter and/or downspout placement shall be identified on the construction drawings and shall be subject to review and approval by the Community and Economic Development Department prior to issuance of a Building Permit.

o. Code Compliance: The proposed development shall be constructed in conformance with all applicable Codes, fees, and requirements at time of Development (Building/Grading Permit).

p. Mitigation Monitoring and Reporting Program: Proposed project and any subsequent business or business owner shall maintain strict compliance with the Mitigation Monitoring and Reporting Program, included as Exhibit C of this Resolution.

q. CC-O Regulations (Zoning Map Amendment): Proposed project and any subsequent business or business owner shall maintain strict compliance with the proposed CC-O regulations, included as Exhibit D of this Resolution.

r. Attachments:

1. Exhibit A – Initial Study/Mitigated Negative Declaration (ISMND)
2. Exhibit B – Initial Study/Mitigated Negative Declaration (ISMND) Appendices Combined
3. Exhibit C – Mitigation Monitoring and Reporting Program (MMRP)
4. Exhibit D – Zoning Map Amendment

<u>Environmental Mitigation Measure(s):</u>

a. The proposed project shall comply with the Mitigation Monitoring and Reporting Program Measures included as Exhibit C of this Resolution.

City of Pittsburg Building Division Condition(s):

a. On the cover sheet, please indicate the building Design Codes applicable to this project. The City of Pittsburg has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Pittsburg Municipal Code (RMC). Reference CRC Sec. R106.

b. On the cover sheet, please verify the Drawing Index includes all plan sheets. And design criteria. Reference CRC section R106

c. The preparation of plans and documents shall be prepared by a registered design professional where required per statutes of the City of Pittsburg where the project is being built. The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install. On plans not required to have a design professional and are designed by a plans designer shall sign every sheet.

d. The Site Plan shall show the size and location of the new construction and existing structures on the site and distances from lot lines and other structures, and include where the residence ties into sewer, power and water from the street.

e. All supporting documents are included but are not limited to, truss plans and calculations with a letter of approval for the trusses by the EOR. Energy calculations and all other pertinent information for this project.

City of Pittsburg Engineering Division Condition(s):

The applicant shall apply for and obtain a separate Single Parcel Development Permit from the Engineering Division. Required Submittals for issuance of a Single Parcel Development Permit include the following:

1. Site Improvement Plans. The applicant shall submit electronic, pdf. files of the engineering site improvement plans to the Engineering Division for review and approval through the Accela permitting portal with their application for a Single Parcel Development Permit. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:

    - A Site Plan
    - A Grading and Drainage Plan

- A Utilities Plan
- A Landscaping and Irrigation Plan
- A Stormwater Control Plan and Report
- An Erosion and Sedimentation Control Plan for Construction

2. Geotechnical Report. The applicant shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to issuance of a Single Parcel Development Permit.

3. Stormwater Pollution Protection Plan for Construction. Prior to any grading work, the applicant shall submit an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan (if the project requires a permit from the State Water Resources Control Board under the provisions of the General Construction Permit) to the Engineering Division for review. The Stormwater Pollution Prevention Plan measures shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook.

4. Stormwater Control Plan. Grading, improvement, and/or building plans shall be consistent with the approved Stormwater Control Plan. The C.3 treatment facility shall be adequately sized to treat the stormwater runoff from the associated drainage management areas and incorporate adequate designs to comply with current hydrograph modification requirements. The grading, improvement, and landscaping plans shall include drawings and specifications necessary to implement all measures in the Stormwater Control Plan. Design features should incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program's C.3 Guidebook. These features include limiting directly connected impervious area, and incorporating pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. The applicant's design engineer shall submit a completed Stormwater Control Plan documenting the design calculations in support of the treatment facility. Grading and/ or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.

5. Operation and Maintenance Agreement and Right of Entry. The applicant shall execute the Operations and Maintenance Agreement and Right of Entry, which pertain to the transfer of ownership and / or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs prior to the issuance of a certificate of occupancy. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean

Water Program website (www.cccleanwater.org) or the Stormwater C.3 Guidebook, most current edition.

6. Operations and Maintenance Plan. The applicant shall submit a Stormwater BMP Operation and Maintenance Plan for the continuous maintenance of all C.3 facilities constructed to meet the C.3 requirements of the project. The final plan shall be submitted to the Engineering Division prior to the certificate of occupancy.

Engineering Single Parcel Development Permit Fees:

7. Improvement and Grading Plan Review fees. The applicant shall provide an initial payment for review of the grading and improvement plans with the first submittal. These fees are based on the engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The improvement plan check fee is 7% of the cost of the improvements. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of these total fees are to be paid to the Engineering Division with the initial submittal of plans and engineer's cost estimate. These initial payments will be credited towards the final fees as determined at engineering permit. The remainder of the fees shall be due payable prior to issuance of a Single Parcel Development Permit.

8. Improvement and Grading Inspection fees. The applicant shall pay the improvement and/or grading inspection fee(s) to the Engineering Division prior to the issuance of a Single Parcel Development Permit. The current improvement inspection fee is 6.75% of the engineer's estimated cost for improvements. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.

9. GIS Update. Prior to the issuance of the Single Parcel Development permit, the applicant shall pay the Geographic Information System (GIS) fee as set forth in the City's Master Fee Schedule. The current fee is $129 plus $0.06/sf of parcel improvements for non-residential uses.

10. Facility Reserve Charge. Prior to the issuance of a building permit, the applicant shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division for water and sewer service in the amounts in effect at the time of Building permit issuance.

11. Local Traffic Mitigation Fee. Prior to issuance of a Building permit, the applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect at the time of building permit issuance. The applicant

understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City.

12. Regional Traffic Mitigation Fee. Prior to issuance of a Building permit, the applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect at the time of building permit issuance. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index.

Site Design Conditions:

13. Stormwater Pollutants. The applicant shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

    - Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.
    - Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.
    - Minimizing the amount of directly connected impervious surface area.
    - Marking all storm drains with "No Dumping, Drains to Delta" messages.
    - Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.

14. Full trash capture device. The applicant shall install full trash capture devices in all storm drain catch basins within the site. The full trash capture device shall be a device approved for use by the San Francisco Bay Regional Water Quality Control Board.

15. Trash enclosure plumbing. The trash enclosure shall be plumbed to the sanitary sewer collection system. In addition the enclosure shall be equipped with hot and cold water services.

16. Utility evaluation. The applicant shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and demand. The cost for installation of additional facilities required to be constructed to accommodate the project shall be borne by the applicant.

17. Frontage sidewalk. The applicant shall provide a five foot (5') wide sidewalk fronting the property along North Park Boulevard, the full width of the project parcel.

Engineering Exactions

18. Annexation Documentation for CFD 2005-1. Community Facilities District 2005-1 is for Public Safety Services, the fee will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The applicant shall deliver written approval in a manner acceptable to the City Engineer, that the owner of the parcel is electing to annex the subject property into the 2005-1 Public Safety Services Community Facilities District (CFD 2005-1), prior to the issuance of any Building Permits.

19. Annexation Documentation for CFD 2017-1. Community Facilities District 2017-1 is for fire facilities and fire safety and emergency services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. The applicant shall deliver written approval in a manner acceptable to the City Engineer, that the owner of the parcel is electing to annex the subject property into the 21017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the issuance of any Building Permits.

City of Pittsburg Police Department

a. Applicant shall provide access for pedestrians. Sidewalks shall be installed along North Park Boulevard, the full width of the project site.

b. Applicant shall install sidewalk along the western boundary of the project site.

Contra Costa County Hazardous Materials Condition(s):

c. There are no permits needed through the Hazardous Materials Programs prior to opening the business based on the submitted information. Once the facility is built and running, however, the business may require a hazardous materials business plan permit through the Hazardous Materials Programs. Please contact cccchazmat@cchealth.org or (925) 655-3200 for further information.

East Contra Costa County Habitat Conservancy Condition(s):

a. The project is subject to the City of Pittsburg's HCP/NCCP Ordinance and is required to have a City- and Conservancy-approved HCP/NCCP Planning Survey Report (PSR), pay HCP/NCCP fees, obtain a Certificate of Coverage (CoC), and shall incorporate project-specific Conditions of Approval, as detailed within the City- and Conservancy-approved HCP/NNCP PSR.

b. Conservation Measure 1.11. Avoid Direct Impacts on Extremely Rare Plants, Fully Protected Wildlife Species, or Migratory Birds. This conservation measure applies to all projects. All projects will avoid all impacts on extremely rare plants and fully protected species listed in Table 6-5 of the ECCC HCP/NCCP. See HCP pp. 6-23 to 6-25, and Table 6-5.

    i. A pre-construction nesting bird survey is required prior to the commencement of construction.

c. Conservation Measure 1.10. Maintain Hydrologic Conditions and Minimize Erosion. All new development must avoid or minimize direct and indirect impacts on local hydrological conditions and erosion by incorporating the applicable Provision C.3 Amendments of the Contra Costa County Clean Water Program's (CCCCWP's) amended NPDES Permit (order no. R2-2003-0022; permit no. CAS002912). The overall goal of this measure is to ensure that new development covered under the HCP has no or minimal adverse effects on downstream fisheries to avoid take of fish listed under ESA or CESA. See HCP pp. 6-21 to 6-22.

    i. To prevent potential runoff from the project site from impacting adjacent parcels or stormwater drainage systems, the project is required to implement a variety of erosion and sediment control Best Management Practices (BMP). These BMPs include, but are not limited to, stabilized construction entrance, inlet protection, perimeter controls, street sweeping, and good housekeeping. Post construction BMPs shall include bioretention water quality treatment control measures and source control measures.

Pacific Gas and Electric Company Condition(s):

a. PG&E Easement: PG&E operates high-voltage electric transmission facilities within the 35' easement on the southern portion of the subject property. PG&E's easement prohibits buildings and structures of any kind within the easement area. This includes but is not limited to overhangs, canopies, signage, walls, fences, tanks, etc. The easement must be kept free and clear of any structures.

b. Landscape: Vegetation may be allowed; subject to review of Landscape Plans on behalf of PG&E. As it pertains to landscaping, on overhead electric transmission easements, only low-growing shrubs shall be planted under the

wire zone and only grasses within the area directly below the tower. Along the border (outside) of the transmission line right-of-way, only small trees (no taller than 10 feet in height at maturity) may be planted.

a) Access: PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged. The proposed crape myrtle trees are not permitted within PG&E's easement and shall be removed from the Proposed Landscape Plan. Applicant shall comply with PG&E's powerline friendly landscaping guide for additional information.

c. Grading: Cuts, trances or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of PG&E towers. No fills will be allowed, which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to the base of tower or structure.

d. Reservoirs/Drainage Basins and signs are considered structures and are prohibited within PG&E's easements for electrical transmission lines.

e. Applicant shall contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or any additional services that are required.

f. Digging or Excavation: Applicant shall contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. All existing underground utilities must be identified and marked on-site prior to any digging and/or excavation.

<u>Contra Costa County Fire Protection District Condition(s):</u>

a. The Contra Costa County Fire Protection District has development impact fees established in the unincorporated County and in the Cities of Antioch and Pittsburg. Projects within the development impact areas will need to pay the fees prior to Building Permit issuance.

b. Access as shown on plans complies with Fire District requirements.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning

radius of 45 feet and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC

c. Access roadways of less than 28-feet unobstructed width shall have signs posted or curbs painted red with the words NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC.

   Access roadways of 28 feet or greater, but less than 36-feet unobstructed width shall have NO PARKING - FIRE LANE signs posted, allowing for parking on one side only or curbs painted red with the words NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC

d. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC

e. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1500 GPM. Required flow must be delivered from not more than 1 hydrant flowing simultaneously for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC

f. The developer shall provide 1 hydrant of the East Bay type in compliance with Chapter 5 and Appendix B and C of the California Fire Code ***if there are not existing fire hydrants to meet Fire Code requirements.*** (C103.1) CFC

g. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

   The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

   1. All existing or proposed hydrant locations,
   2. Fire apparatus access to include slope and road surface,
   3. Aerial fire apparatus access,
   4. Elevations of building,
   5. Size of building and type of construction,
   6. Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
   7. Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
   8. Striping and signage plan to include "NO PARKING-FIRE LANE" markings,
   9. Provide drawings for paths from the public way to under emergency escape and rescue openings showing a proposed clear path and clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction (see attached ground ladder access standard) for review and approval prior to obtaining a building permit.

This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

h. Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC

   Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

i. Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC

j. The developer shall submit building construction plans and specifications for the subject project to the through the Fire District public portal (https://confire.vision33cloud.com/citizenportal/app/landing).

k. After new construction / tenant improvement plans are approved, plans and specification for any deferred submittals shall be submitted.

l. All plan submittals shall be submitted to the through the Fire District public portal (https://confire.vision33cloud.com/citizenportal/app/landing) for review and approval prior to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

m. CCCFPD preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

Standard Conditions:

a. Grounds for Revocation: Operation in a manner inconsistent with that described in the Report, violation of a zoning regulation or condition of this Resolution, existence of a public nuisance, or conviction of a federal or state law or City ordinance in connection with the operation of the use shall be Grounds for Revocation of the Use Permit (PMC section 18.28.100).

b. Standard Conditions of Development: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as Conditions of Approval for this project as applicable. Where there is a

conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this Resolution shall govern.

c. Other Agency Requirements: The applicant shall comply with all the requirements of the City's Community and Economic Development Department, Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.

d. Indemnification: The applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. The applicant may select its own legal counsel to represent the applicant's interests at the applicant's sole cost and expense. The applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

e. Expiration of Approval: Use Permit, Design Review, and Sign Exception approval will expire on January 28, 2028, unless a Building Permit or Grading Permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of Building or Grading Permit issuance unless work commences and diligently pursued prior to the expiration of the Building or Grading Permit. The term of the Use Permit approval shall be co-terminus with the Design Review approval for this project.

Section 4. Effective Date

This Resolution shall take effect immediately upon its adoption.

On motion by Commissioner Smith, seconded by Commissioner Robinson, the foregoing resolution was passed and adopted the 28th day of January 2025, by the Planning Commission of the City of Pittsburg, California by the following vote:

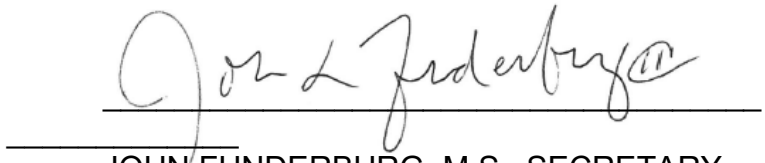
AYES: Stokes, Gordon, Robinson, Smith, Foster, Popova

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10265 was adopted by the Planning Commission of the City of Pittsburg on January 28, 2025



JOHN FUNDERBURG, M.S., SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 5 – Project Site Photos
AP-24-0004 (RZ, UP, DR, SR-SE) Quick Quack Car Wash

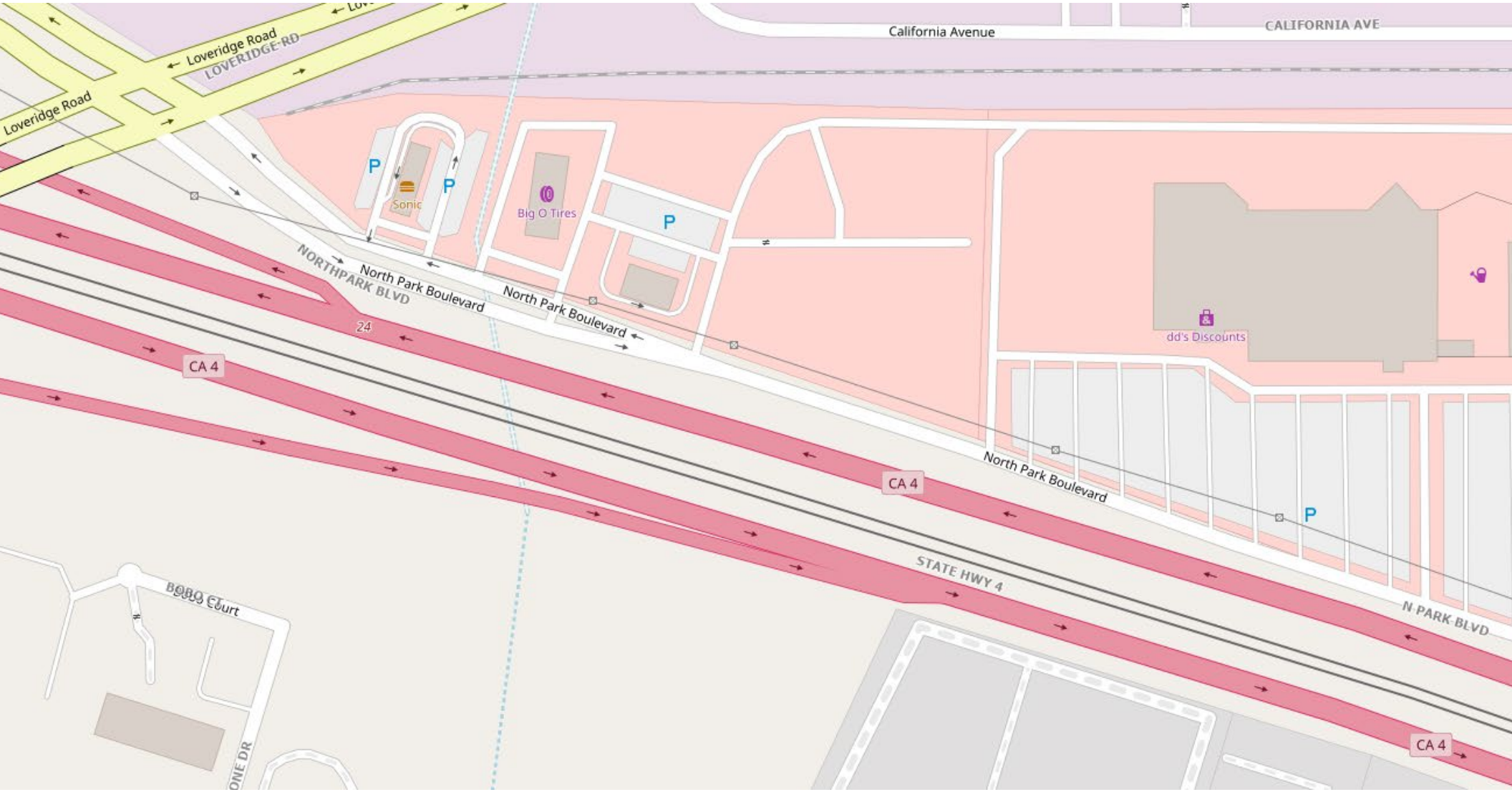
Photograph 1: Looking east towards North Park Plaza.

Photograph 2: Looking south towards Mt. Diablo.

Photograph 3: Looking west towards Wow Smiles Orthodontics.

Photograph 4: Looking north towards Fresenius Kidney Care.

Attachment 6 – Surrounding Land Uses
AP-24-0004 (RZ, UP, DR, SR-SE) Quick Quack Car Wash



Attachment 6 – Surrounding Land Uses
AP-24-0004 (RZ, UP, DR, SR-SE) Quick Quack Car Wash

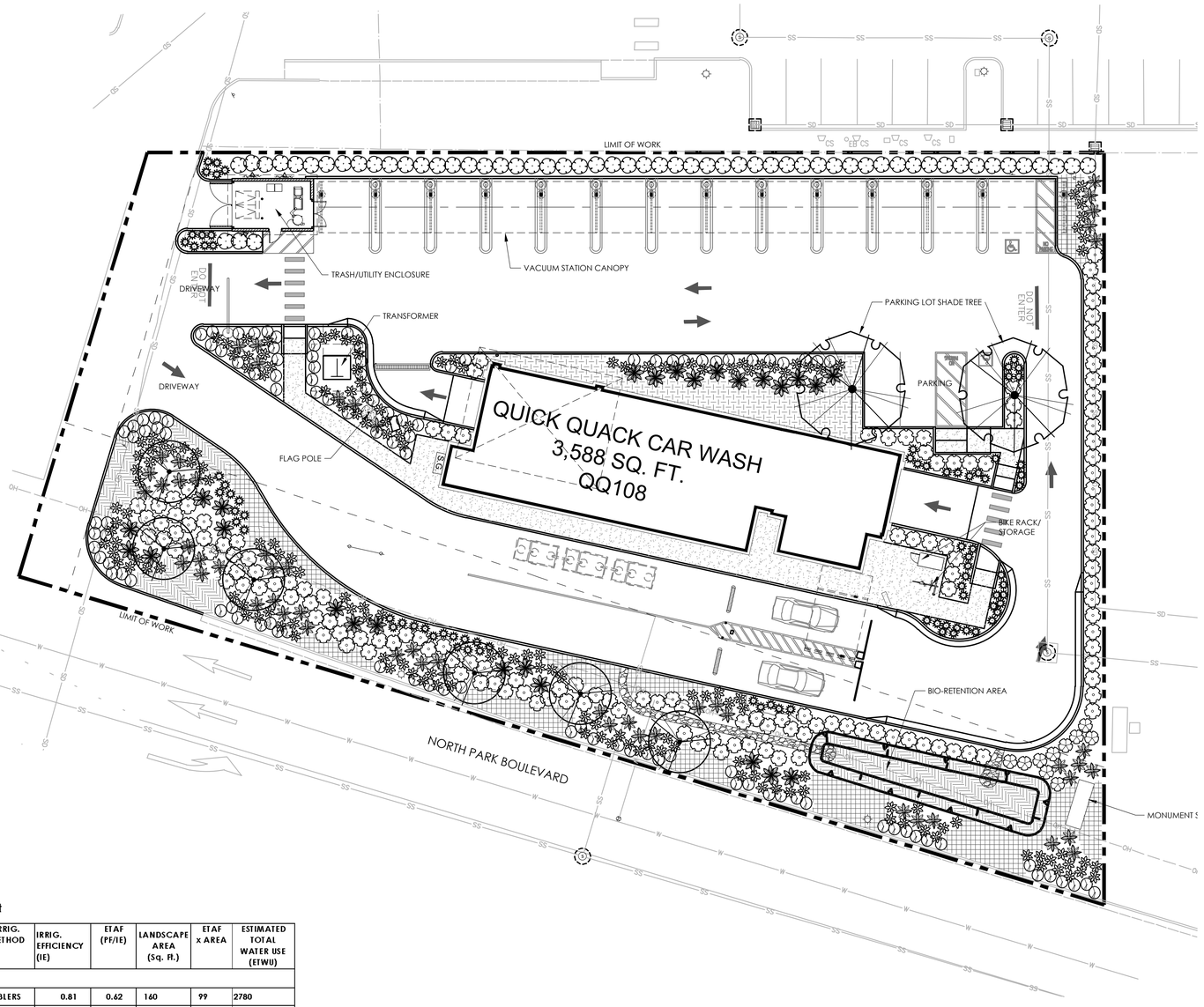
The project site is surrounded by commercial and residential uses. Adjoining and nearby properties include the following:

- North: Directly north of the site is a dialysis center. Abandoned railroad tracks and California Avenue are farther to the north, with construction storage uses located beyond.
- East: East of the site is the North Park Plaza shopping mall, containing Island Pacific Supermarket and Seafood, The Home Depot, KeyMe Locksmiths, Furniture Store, and WinCo Foods.
- South: South of the proposed site is North Park Boulevard and SR-4, with residential uses to the south of SR-4.
- West: West of the proposed site is WOW! Smiles Orthodontist, Sonic Drive-In, Big O Tires, and the intersection of North Park Boulevard and Loveridge Road.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
TREES				
	6	Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle	15 gal.	Low
	2	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	15 gal.	Moderate
SHRUBS				
	26	Agave americana 'Marginata' / Variegated Century Plant	5 gal.	Low
	148	Callistemon viminalis 'LJ1' TM / Better John Bottlebrush	5 gal.	Low
	81	Dianella revoluta 'DR5000' / Little Rev™ Flax Lily	1 gal.	Low
	109	Lantana montevidensis / Purple Trailing Lantana	1 gal.	Low
	55	Phormium tenax 'Dark Delight' / Dark Delight Flax	5 gal.	Low
	58	Rhaphiolepis indica 'Spring Rapture' / Spring Rapture Indian Hawthorn	5 gal.	Low
	10	Westringia fruticosa 'WES05' / Mundi™ Coast Rosemary	5 gal.	Low
	161	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low
VINES/ESPALLIERS				
	3	Macfadyena unguis-cati / Cat's Claw Creeper	5 gal.	Low

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
GROUND COVERS					
	90	Grevillea lanigera 'Mt. Tamboritha' / Mt. Tamboritha Woolly Grevillea	1 gal.	Low	48" o.c.
	308	Lomandra longifolia 'Baby Breeze' / Dwarf Mat Rush	1 gal.	Low	24" o.c.
	64	Lomandra longifolia 'Breeze' / Breeze™ Mat Rush	1 gal.	Low	42" o.c.



GENERAL NOTES

1. A soils fertility analysis report and recommendations by a certified soils analysis laboratory shall be completed prior to construction. Soil samples shall be collected after site rough grading has been completed.
2. All landscape planting areas shall receive a minimum 3" layer of organic wood chip mulch top dressing.
3. All new trees located within 7' of pavement or permanent structure shall have a root barrier.

IRRIGATION NOTES

1. Irrigation to all plant material shall be low volume drip and shall be operated by a weather based controller with a weather sensor. Irrigation shall conform to City of Pittsburg water conservation standards.

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
1 MODERATE- TREES	0.5	BUBBLERS	0.81	0.62	160	99	2780
2 LOW-SHRUBS	0.2	DRIP	0.81	0.25	12030	2,970	83610
				TOTALS	12,190	3,069	86390

ETAF Calculations

Total ETAF x Area	3,069
Total Area	12,190
Average ETAF	25%

Note:
1. Average ETAF for Regular Landscape areas must be below .55 for residential areas and .45 for non-residential areas.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(45.4) (.62) (.45 x 12,190) + (1-.45) X 0) 154406 Gal.

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(45.4) (.62) (3,069) = 86390 Gal.

COMPLIANCE STATEMENT

I have complied with the criteria of the City of Pittsburg MWELO ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

Rodney Scaccalossi 3-6-24

NORTH

0 16 32 48 feet

SCALE: 1" = 16'

QUICK QUACK CAR WASH
6020 WEST OAKS BLVD., SUITE 300, ROCKLIN, CA 95765

QUICK QUACK
STORE #24-155
LOVERIDGE RD AND
NORTH PARK BLVD
PITTSBURG, CA

REVISIONS

#	DATE	DESCRIPTION
1	-	-
2		
3		
4		
5		
6		

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scaccalossi
No. 4452
Exp. 05/31/24
STATE OF CALIFORNIA

LANDSCAPE PLAN

DATE: MARCH 2024
TAIT JOB #: QQ0088

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF QUICK QUACK CAR WASH AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF QUICK QUACK CAR WASH

PLANNING PACKAGE

L1

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
TREES				
	6	Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle	15 gal.	Low
	2	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	15 gal.	Moderate
SHRUBS				
	26	Agave americana 'Marginata' / Variegated Century Plant	5 gal.	Low
	148	Callistemon viminalis 'LJ1' TM / Better John Bottlebrush	5 gal.	Low
	81	Dianella revoluta 'DR5000' / Little Rev™ Flax Lily	1 gal.	Low
	109	Lantana montevidensis / Purple Trailing Lantana	1 gal.	Low
	55	Phormium tenax 'Dark Delight' / Dark Delight Flax	5 gal.	Low
	58	Rhaphiolepis indica 'Spring Rapture' / Spring Rapture Indian Hawthorn	5 gal.	Low
	10	Westringia fruticosa 'WES05' / Mundi™ Coast Rosemary	5 gal.	Low
	161	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low
VINES/ESPALLIERS				
	3	Macfadyena unguis-cati / Cat's Claw Creeper	5 gal.	Low

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
GROUND COVERS					
	98	Grevillea lanigera 'Mt. Tamboritha' / Mt. Tamboritha Woolly Grevillea	1 gal.	Low	48" o.c.
	308	Lomandra longifolia 'Baby Breeze' / Dwarf Mat Rush	1 gal.	Low	24" o.c.
	64	Lomandra longifolia 'Breeze' / Breeze™ Mat Rush	1 gal.	Low	42" o.c.

GENERAL NOTES

1. A soils fertility analysis report and recommendations by a certified soils analysis laboratory shall be completed prior to construction. Soil samples shall be collected after site rough grading has been completed.
2. All landscape planting areas shall receive a minimum 3" layer of organic wood chip mulch top dressing.
3. All new trees located within 7' of pavement or permanent structure shall have a root barrier.

IRRIGATION NOTES

1. Irrigation to all plant material shall be low volume drip and shall be operated by a weather based controller with a weather sensor. Irrigation shall conform to City of Pittsburg water conservation standards.

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
1 MODERATE- TREES	0.5	BUBBLERS	0.81	0.62	160	99	2780
2 LOW-SHRUBS	0.2	DRIP	0.81	0.25	12030	2,970	83610
				TOTALS	12,190	3,069	86390

ETAF Calculations

Total ETAF x Area	3,069
Total Area	12,190
Average ETAF	25%

Note:
1. Average ETAF for Regular Landscape areas must be below .55 for residential areas and .45 for non-residential areas.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(45.4) (.62) (.45 x 12,190) + (1-.45) X 0) 154406 Gal.

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(45.4) (.62) (3,069) = 86390 Gal.

COMPLIANCE STATEMENT

I have complied with the criteria of the City of Pittsburg MWELO ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

3-6-24

NORTH

0 16 32 48 feet

SCALE: 1" = 16'

QUICK QUACK CAR WASH
6020 WEST OAKS BLVD., SUITE 300, ROCKLIN, CA 95765

QUICK QUACK
STORE #24-155
LOVERIDGE RD AND
NORTH PARK BLVD
PITTSBURG, CA

REVISIONS

#	DATE	DESCRIPTION
1	-	-
2		
3		
4		
5		
6		

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scaccalosi
No. 4452
Exp. 05/31/24
STATE OF CALIFORNIA

LANDSCAPE PLAN

DATE: MARCH 2024
TAIT JOB #: QQ0088

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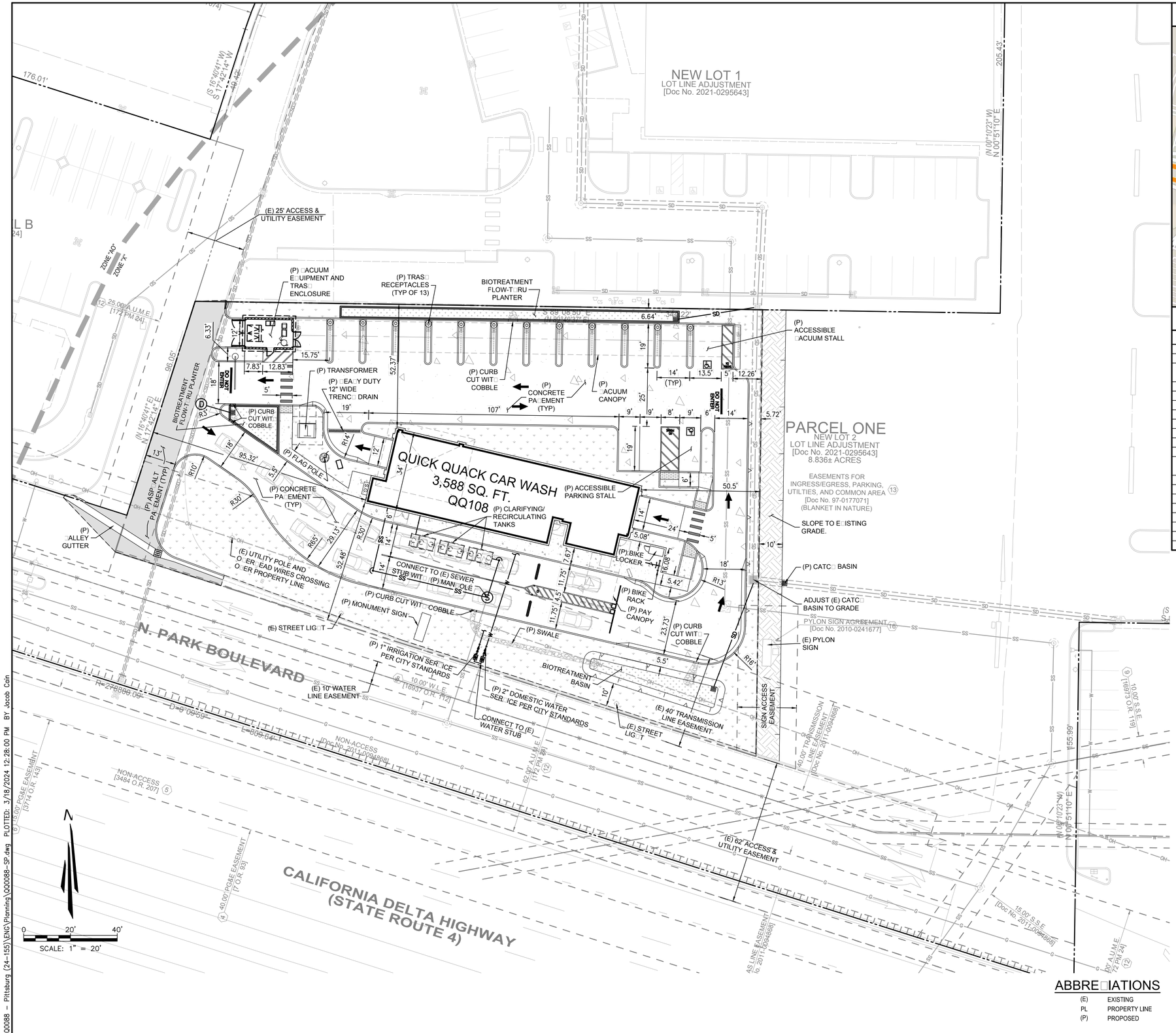
PLANNING PACKAGE

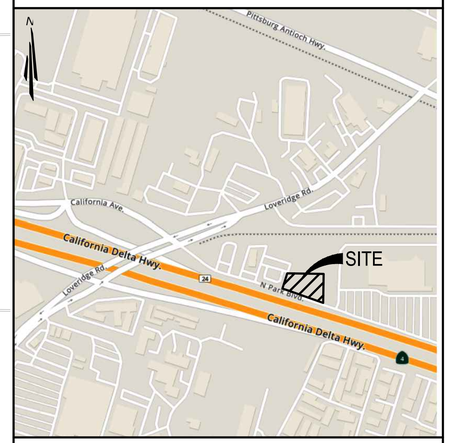
L1



ABBREVIATIONS

(E)	EXISTING
PL	PROPERTY LINE
(P)	PROPOSED

VICINITY MAP



SITE DATA

PROJECT INFORMATION:	
ASSESSOR'S PARCEL NUMBER:	088-151-047
LOT SIZE:	±39,344 SF (± .90 ACRES)
ADDRESS:	LOVERIDGE ROAD & NORTH PARK BOULEVARD PITTSBURG, CA 94565
PROJECT DESCRIPTION:	NEW CONSTRUCTION
EXISTING ZONING:	CC – COMMUNITY COMMERCIAL
EXISTING LAND USE:	VACANT LOT
BUILDING SETBACKS:	
FRONT:	UP TO 20', IF PLANNING DEEMS NECESSARY
SIDE – INTERIOR (EACH):	UP TO 20', IF PLANNING DEEMS NECESSARY
SIDE – STREET:	UP TO 20', IF PLANNING DEEMS NECESSARY
REAR:	UP TO 20', IF PLANNING DEEMS NECESSARY
PG&E:	35' PG&E EASEMENT ON THE SOUTH OF THE PROPERTY (±14,380 SF)
LANDSCAPE SETBACKS:	
PROPERTY LINES:	MIN. 3'
FLOODPLAIN:	NEAR AH (EL 51) AND AO (DEPTH 1)
PARKING REQUIREMENTS:	4 PLUS 1 PER 500 SQUARE FEET
PARKING REQUIRED:	11 SPACES
PARKING PROVIDED:	
VACUUM STALLS:	13 SPACES
PARKING STALLS:	3 SPACES

LEGEND

- FLOOD ZONE DELINEATION
- EASEMENT LINE
- PROPERTY LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- PROPOSED BACKFLOW PREVENTER
- PROPOSED CATCH BASIN
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED WATER METER
- LEASE LINE
- PROPOSED SAWCUT/LIMIT OF WORK
- PROPOSED RETAINING WALL
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE
- CONCRETE PAVEMENT/SIDEWALK
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- BIORETENTION AREA
- DISTURBED SOIL AREA
- COBBLE / RIP-RAP

QuickQuack CAR WASH

6020 WEST OAKS BLVD., SUITE 300, ROCKLIN, CA 95765

QUICK QUACK
STORE #: 24-155
LOVERIDGE RD. AND
NORTH PARK BLVD.
PITTSBURG, CA 94565

REVISIONS

#	DATE	DESCRIPTION
1	-	-
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4		
5		
6		

TAIT
SINCE 1964
11280 TRADE CENTER DR.
RANCHO CORDOVA, CA
95742
P: (916) 635-2444
tait.com

DATE: 3/18/2024
TAIT JOB #: QQ0088

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PLANNING PACKAGE

PRELIMINARY SITE PLAN

SHEET 1 OF 3

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PITTSBURG, IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Real property situated in the City of Pittsburg, County of Contra Costa, State of California, described as follows:

Being a portion of new Parcel 'A' as shown on Parcel Map waiver for a Lot line adjustment (PMW 16-04), recorded July 27, 2017, under Document Number 2017-0134550-00, official records, and a portion Parcel 'C' as shown on that certain Parcel Map entitled "Minor Subdivision MS-677-97" filed on September 22, 1997, in book 172 of Parcel Maps, at Page 24 official records, being more particularly described as follows:

PARCEL 1:

BEGINNING at the Northeast corner of said Parcel 'C' (172 PM 24); thence along the Easterly line of Parcel 'C' (172 PM 24) the following five (5) courses:

1) South 00° 52' 38" West, 292.00 feet,
2) North 89° 07' 22" West, 64.08 feet,
3) South 00° 52' 38" West, 45.00 feet,
4) North 89° 07' 22" West, 120.00 feet, and
5) South 00° 52' 38" West, 155.99 feet to a point on the Northern line of State route No. 4 as described in the California department of transportation's "Final Order of Condemnation" recorded on May 11, 2011 as Instrument No. 2011-0094868; thence along said Northern line and the Eastern line of said condemnation Parcel the following Nine (9) Courses:

1) Northwesterly along a non-tangent curve to the right from which the center bears North 17° 34' 51" East, having a radius of 278,800.09 feet, through a central angle of 00° 09' 59" an arc length of 809.18 feet,
2) North 68° 28' 24" West, 105.39 feet to a point along a tangent curve to the right,
3) having a radius of 328.74 feet, through a central angle of 14° 43' 09" an arc length of 84.45 feet,
4) North 67° 23' 14" West, 166.05 feet to a point being the most Westerly point of said new Parcel 'A' (PMW 16-04) also being the Easterly line of Loveridge Road of said "Condemnation Parcel",
5) thence Northerly along said "Condemnation Parcel" line, along a non-tangent curve to the left, from which the center bears North 34° 55' 56" West; having a radius of 860.00 feet, through a central angle 02° 48' 12", an arc length of 42.08 feet to the beginning of a non-tangent curve to the right,
6) thence leaving said right- of-way along last said curve, from which the center bears South 11° 26' 28" West, having a radius of 59.50 feet, through a central angle 24° 50' 06" an arc length of 25.79 feet;
7) South 53° 43' 26" East, 19.26 feet;
8) thence along a tangent curve to the right with a radius of 200.50 feet, through a central angle of 07° 55' 55", an arc length of 27.76 feet, and
9) North 49° 45' 59" East, 79.73 feet; to a point being the most Southwesterly corner of said New Parcel 'B' (PMW 16-04);

Thence along the Southerly line of new Parcel 'B' (PMW 16-04) the following three (3) courses:

1) South 45° 47' 34" East, 52.60 feet,
2) along a tangent curve to the left with a radius of 250.00 feet, through a central angle of 26° 28' 44", an arc length of 115.54 feet, and
3) South 72° 16' 18" East, 85.54 feet to the Southeast corner of said new Parcel 'B' (PMW 16-04), same point also being the Southwest corner of Parcel "A" as shown on that certain Parcel Map entitled "Minor Subdivision MS-677-97" filed on September 22, 1997, in Book 172 of Parcel Maps, at Page 24 official records;

Thence along the Southerly line of Parcel "A" and Parcel "B" of said (172 PM 24); South 72° 16' 18" East, 335.00 feet to a point being the Southeast corner of said Parcel "B" (172 PM 24); thence along the East line of said Parcel 'B' (172 PM 24), North 17° 43' 42" East, 96.05 feet; thence leaving said East line, crossing through said new Parcel 'A' (PMW16-04) and abovementioned Parcel "C" (172 PM 24) the following two (2) Courses:

1) South 89° 07' 22" East, 344.22 feet, and
2) North 00° 52' 38" East, 205.43 feet to a point on the South right-of-way line of that certain Parcel described in that certain quitclaim deed to Southern pacific railroad (SPRR) recorded on September 21, 1962 in Book 4207, Page 518 official records;

Thence along said South (SPRR) right-of-way line, North 89° 07' 22" West, 55.18 feet; to the Northeast corner of said Parcel 'C' (172 PM 24), thence continuing North 89° 07' 22" West, 148.40 feet; thence leaving said (SPRR) right of way line and crossing through said new Parcel 'A' (PMW 16-04), the following two (2) Courses:

1) along a non-tangent curve to the left, from which the center bears South 01° 29' 29" West, having a radius of 125.00 feet, through a central angle 73° 45' 47", an arc length of 160.93 feet, and
2) South 17° 43' 42" West, 49.42 feet, to a point on the North line of said Parcel "B" (172 PM 24);

Thence along said North line of Parcel "B" (172 PM 24), North 72° 16' 18" West, 176.01 feet, to a point on the East line of said Parcel "A" (172 pm 24); thence along said East line, North 17° 43' 42" East, 38.17 feet, to the Northeast corner of Parcel "A" (172 PM 24); thence along the North line of Parcel "A" (172 PM 24) the following four (4) courses:

1) North 89° 07' 22" West, 78.20 feet,
2) North 00° 52' 38" East, 10.00 feet,
3) North 89° 07' 22" West, 36.45 feet, and
4) North 72° 16' 18" West, 31.37 feet, to the East line of said new Parcel 'B' (PMW 16-04);

Thence along said East line, North 00° 52' 38" East, 29.41 feet to the Northeast corner of said new Parcel 'B' (PMW 16-04); thence along the North line of said new Parcel 'B' (PMW 16-04), the following two (2) courses:

1) North 89° 07' 22" West, 98.36 feet and
2) South 79° 57' 59" West, 191.49 feet to a point on said Eastern line of said "Condemnation Parcel";

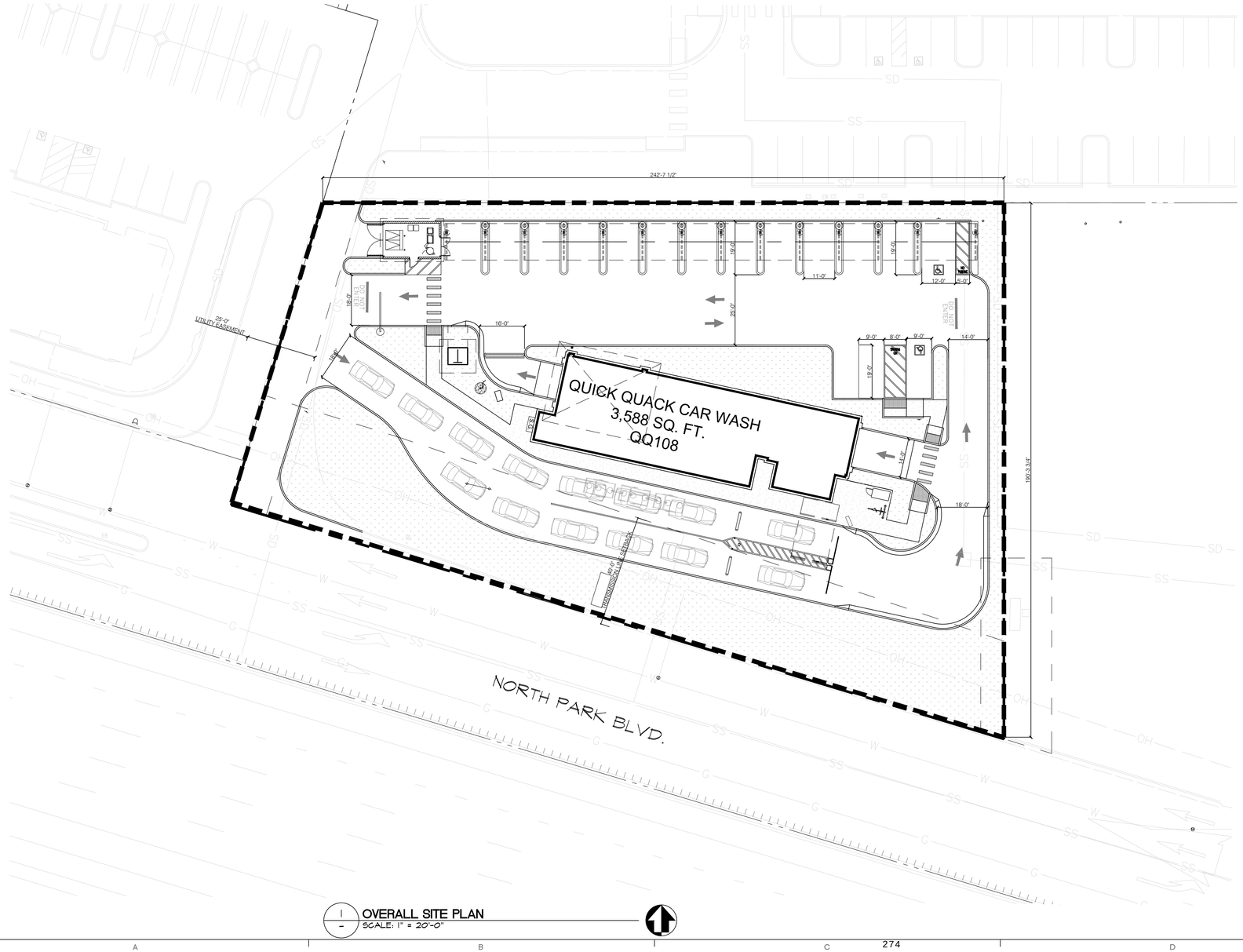
Thence along said Eastern line, North 12° 28' 53" West, 22.43 feet, to the beginning of a non-tangent Curve to the right, same point also being the most Westerly corner of new Parcel 'A' (PMW 16-04); thence along the Northerly line of said new Parcel 'A' (PWM 16-04) the following TW (2) courses:

1) Northeasterly along last said curve, from which the center bears South 33° 11' 16" East, having a radius of 540.00 feet, through a central angle 15° 33' 47" and an arc length of 146.68 feet to a point of compound curvature, and
2) continuing Northeasterly along a non-tangent curve to the right, from which the Center bears South 09° 16' 09" East, having a radius of 691.27 feet, through a central angle 11° 12' 28" and an arc length of 135.22 feet to a point being on the North line of said new Parcel 'A' (PMW 16-04), same point also being the South line of California Avenue;

Thence continuing along said North line of new Parcel 'A' (PMW 16-04), South 89° 07' 22" East, 2,259.36 feet; thence leaving said North line, and along the East of said new Parcel 'A' (PMW 16-04) following three (3) courses:

1) along a non-tangent curve to the right, from which the center bears South 68° 23' 37" West having a radius of 44.50 feet, through a central angle of 38° 25' 28" and an arc length of 29.84 feet,
2) South 16° 49' 05" West, 13.40 feet, to the beginning of a tangent curve to the right, and
3) Southwesterly along said curve, having a radius of 29.50 feet through a central angle of 50° 18' 54" an arc length of 25.90 feet to a point on the South right-of-way line of said (SPRR) Parcel;

Thence along said South right-of-way line North 89°07' 22" West, 1,354.23 feet to the point of beginning, Containing 8.83 acres of land area, more or less.



1 - OVERALL SITE PLAN
SCALE: 1" = 20'-0"

PROJECT DESCRIPTION

CONSTRUCTION OF:

NEW CAR WASH FACILITY, INCLUDING BUT NOT LIMITED TO; NEW CONCRETE WALKS, DRIVE AISLES, CURBS, LANDSCAPING, VACUUM STATIONS, UTILITIES, AND ALL ASSOCIATED FIXTURES, FURNISHINGS AND EQUIPMENT.

PROJECT INFORMATION

CONDITIONAL USE PERMIT

PARCEL NUMBER:	088-151-045
PARCEL LOT SIZE:	+/- 39,131 S.F. (0.89 ACRES)
PROPOSED BUILDING:	3,588 S.F. (7%)
LANDSCAPE	12,387 S.F. (30%)
PAVED SURFACES:	+/- 25,389 S.F. (63%)
ZONING CLASSIFICATION:	CC - COMMUNITY COMMERCIAL
EXISTING LAND USE:	VACANT LOT
LAND USE TYPE:	COMMERCIAL

ADJACENT PROPERTY USES:
NORTH: MEDICAL
EAST: RETAIL
SOUTH: HIGHWAY
WEST: MEDICAL

FAR CALCULATION

TOTAL BUILDING AREA = 3,864
LOT AREA = 39,131

FAR =9.8745%

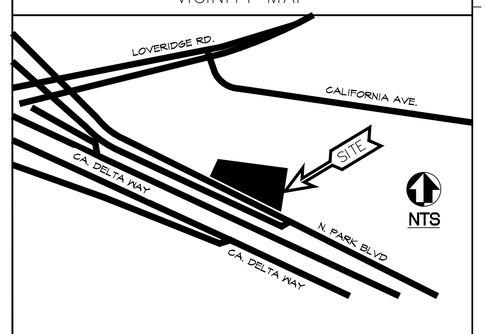
PARKING ANALYSIS

VACUUM STALLS	13 STALLS @ 11'-0" X 19'-0" (1 ADA VACUUM STALL @ 17'-0" X 19'-0")
PARKING STALLS	2 STAFF STALLS @ 9'-0" X 19'-0" 1 ADA STAFF STALL @ 17'-0" X 19'-0"

SHEET INDEX

SHEET LIST	DESCRIPTION
ARCHITECTURAL	
A1.00	OVERALL SITE PLAN
A1.01	ARCHITECTURAL SITE PLAN
A2.00	FLOOR PLAN
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A4.00	EXTERIOR ELEVATIONS - COLORED
A4.01	EXTERIOR ELEVATIONS - COLORED
A5.00	PAY CANOPY
A5.01	PAY CANOPY - COLORED
A5.02	VACUUM CANOPY
A5.03	VACUUM CANOPY - COLORED
A6.00	SITE ELEMENTS ENCLOSURES - COLORED
A6.01	SITE ELEMENTS ENCLOSURES
LANDSCAPE	
L1	LANDSCAPE PLAN
L1	LANDSCAPE PLAN - COLORED
CIVIL	
1	PRELIMINARY SITE PLAN
2	PRELIMINARY GRADING PLAN
3	PRELIMINARY WATER QUALITY MANAGEMENT PLAN
LIGHTING	
1	SITE PHOTOMETRIC

VICINITY MAP



Quick Quack CAR WASH
6020 WEST OAKS BLVD., SUITE 300, ROCKLIN, CA 95765

QUICK QUACK
STORE #24-155
LOVERIDGE RD AND
NORTH PARK BLVD
PITTSBURG, CA

REVISIONS

#	DATE	DESCRIPTION
1	-	-
2		
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4		
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6		

TAIT
SINCE 1964
1801 Lampton Lane
Norco, CA 92860
P: 951/475/3300
www.tait.com

OVERALL SITE PLAN
EXHIBIT.

DATE: MARCH 12, 2024
TAIT JOB #: QQ0088

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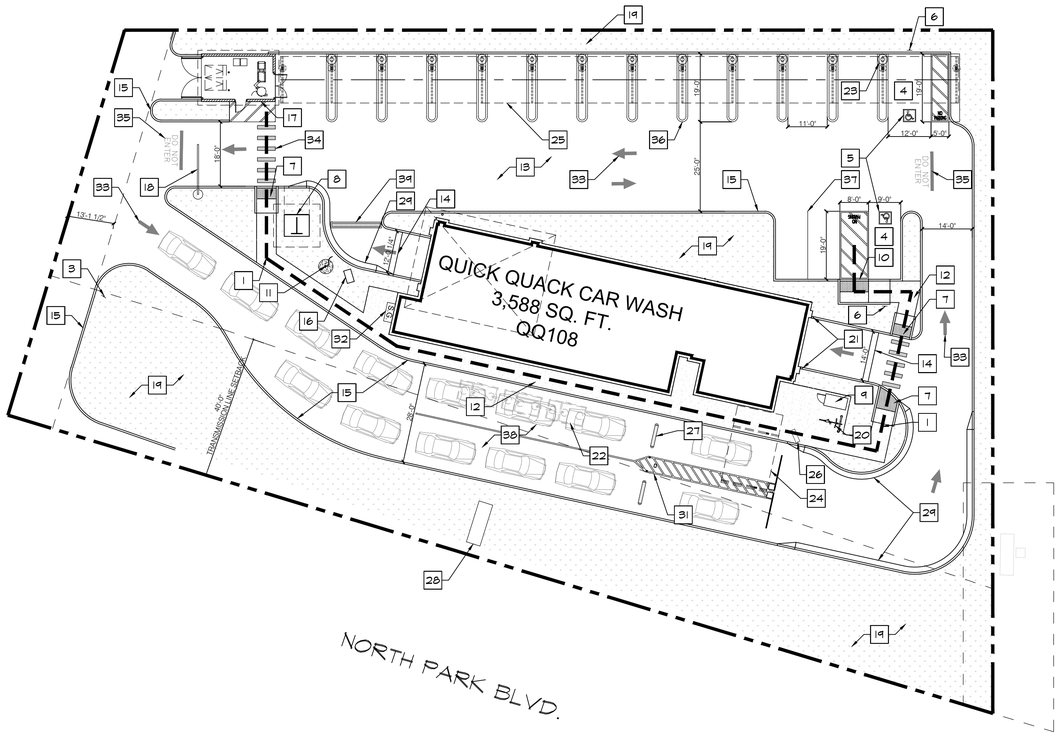

1 – ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

KEYNOTES

1. ADA PATH OF TRAVEL SHOWN DASHED.
2. NOT USED.
3. NEW TOW AWAY ACCESSIBILITY PARKING SIGN AT ENTRANCE
4. NEW VAN ACCESSIBLE PARKING STALL - PAINT ACCESSIBLE LOADING ZONE WITH 4" WIDE STRIPING WITH TWO COATS OF HIGHWAY BLUE PAVEMENT MARKING PAINT, PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS WITHIN THE LOADING ZONE.
5. NEW INTERNATIONAL SYMBOL AT PARKING STALL (TYP. 2 PLACES)
6. NEW ACCESSIBLE PARKING SIGN. (TYPICAL)
7. NEW TRUNCATED DOMES (TYPICAL ALL PLACES)
8. PROPOSED ELECTRICAL TRANSFORMER LOCATION. FINAL APPROVED LOCATION PER UTILITY COMPANY
9. NEW LONG TERM BIKE LOCKER
10. NEW FLUSH SURFACE AT TRANSITION (TYPICAL)
11. FLAG POLE PROVIDED AND INSTALLED BY VENDOR. GC TO INSTALL FOOTING
12. NEW 4" THICK CONCRETE WALK, MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL. SLOPE NOT TO EXCEED 5% IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 2%.
13. NEW CONCRETE DRIVE - SEE CIVIL DRAWINGS
14. GRADE BREAK LINE - SEE CIVIL DRAWINGS
15. NEW 6" CONCRETE CURB (TYPICAL)
16. NEW WAIT/GO SIGN.
17. NEW COMBINED VACUUM AND TRASH ENCLOSURE. TRASH BINS TO CONFORM WITH SB-1383 INLUDING COMMERICAL DUMPSTER, ROLLABLE RECYCLE AND GREEN WASTE. APPRIOPRIATE COLOR AND SIGNAGE TO BE INCLUDED ON BIN.
18. NEW POND GATE
19. NEW LANDSCAPING - SEE LANDSCAPE DRAWINGS
20. NEW BICYCLE RACK
21. NEW 4" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE (TYPICAL 2 PLACES)
22. NEW UNDERGROUND RECLAIM TANKS - SEE CIVIL DRAWINGS
23. NEW TRASH RECEPTACLES.
24. NEW PAY CANOPY.
25. NEW VACUUM CANOPY.
26. NEW MENU BOARD.
27. NEW SPEED BUMPS (TYPICAL 2 PLACES)
28. NEW MONUMENT SIGN - CONTRACTOR TO COORDINATE INSTALLATION OF MONUMENT SIGN FOOTING PRIOR TO LANDSCAPE WORK MONUMENT SIGN AND BUILDING SIGNS UNDER A SEPARATE PERMIT
29. 24" ROLLED CONCRETE CURB
30. NOT USED
31. NEW DRIVEWAY LANE STRIPING
32. ELECTRICAL SWITCH GEAR
33. NEW DIRECTIONAL ARROW
34. NEW PEDESTRIAN STRIPING (TYPICAL)
35. NEW "DO NOT ENTER" PAVEMENT MARKING
36. NEW VACUUM PARKING STRIPING
37. NEW PARKING STRIPING PER CITY STANDARDS (TYP)
38. NEW DRIVE AISLE
39. HEAVY DUTY 12" WIDE NEEHAH FOUNDRY TRENCH DRAIN, OR OWNER APPROVED EQUIVALENT. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

Quick Quack CAR WASH
6020 WEST OAKS BLVD., SUITE 300, ROCKLIN, CA 95765

QUICK QUACK
STORE #24-155
LOVERIDGE RD AND
NORTH PARK BLVD
PITTSBURG, CA

REVISIONS

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TAIT
SINCE 1964
1801 Lampton Lane
Norco, CA 92860
P: 9511475/3300
www.tait.com

ARCHITECTURAL SITE PLAN

DATE: MARCH 12, 2024
TAIT JOB #: QQ0088

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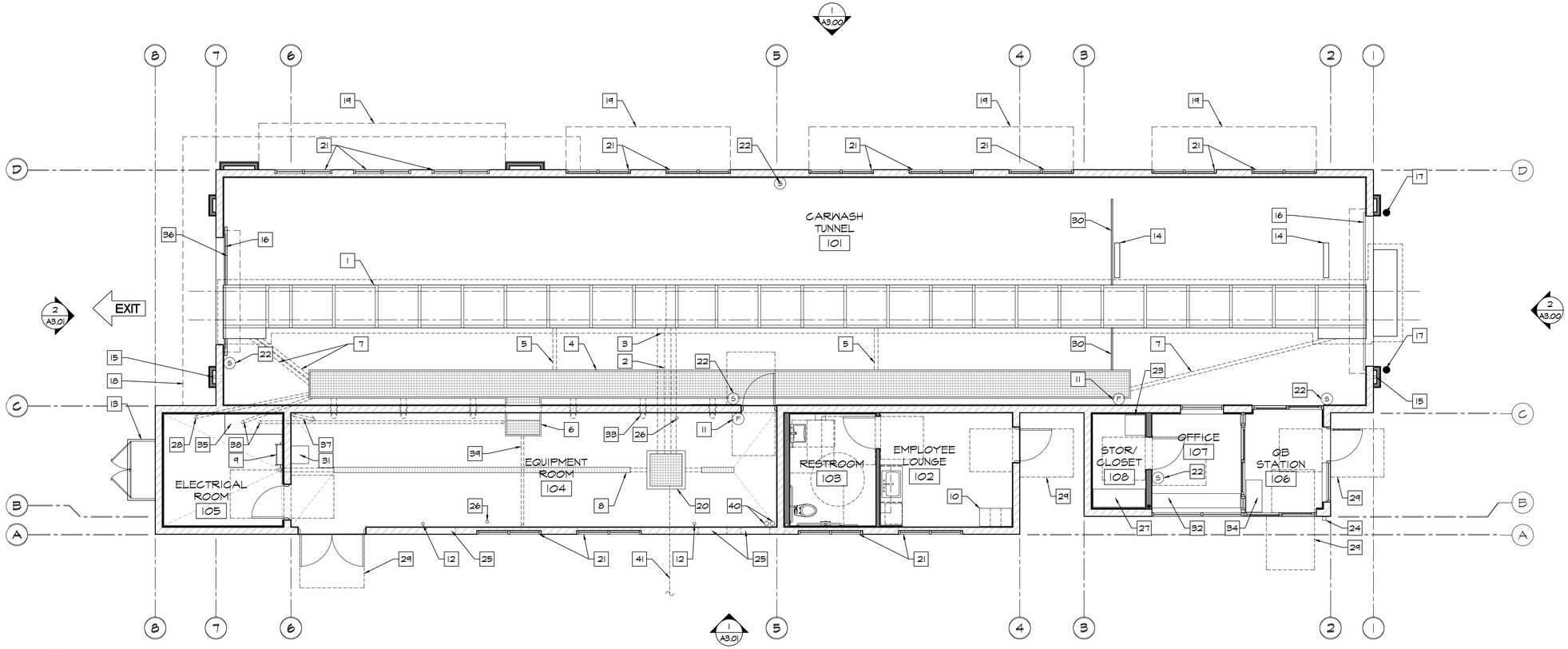

FLOOR PLAN
SCALE: 3/16" = 1'-0"

KEYNOTES

1. CONVEYOR TRENCH. SLOPE AT ¼" PER FOOT TO DRAIN.
2. 8" CONVEYOR TRENCH DRAIN PIPE.
3. 6" CONVEYOR TRENCH OVERFLOW.
4. UTILITY TRENCH. SLOPE BOTTOM TO DRAIN.
5. 4" FLOOR DRAIN FROM UTILITY TRENCH TO THE CONVEYOR TRENCH (TYPICAL 2 PLACES)
6. 3'-4" WIDE X 2'-2" DEEP OPEN FOR ACCESS TO UTILITY TRENCH. CONTRACTOR TO PROVIDE COVER - MATCH UTILITY TRENCH
7. 4" PIPE CHASE FROM UTILITY TRENCH TO CONVEYOR TRENCH. (TYPICAL 6 PLACES)
8. 6" TRENCH DRAIN
9. ROOF ACCESS LADDER.
10. EMPLOYEE LOCKERS. (TOTAL OF 3 - 1 ADA ACCESSIBLE)
11. WALL MOUNTED ENCLOSED FIRE EXTINGUISHER. - 2A-10BC (TYPICAL 2 PLACES)
12. ROOF DRAIN LEADER (TYPICAL 2 PLACES)
13. ELECTRICAL SERVICE SWITCHGEAR
14. CUT RECESS IN SLAB FOR TIRE SENSOR SWITCH. (TYPICAL 2 PLACES) QQ TO CONFIRM LOCATION
15. HOSE BIB IN RECESS BOX. PROVIDE WITH LOCKABLE DOOR AT EXTERIOR LOCATIONS. (TYPICAL 2 PLACES)
16. COILING ROLL-UP DOOR. (TYPICAL 2 PLACES)
17. 4" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE. (TYPICAL 2 PLACES)
18. LINE OF ROOF ABOVE
19. WALL MOUNTED CANOPY ABOVE. (TYPICAL 4 PLACES)
20. 3'-0" X 3'-0" RECLAIM CLEAN-OUT
21. FAUX WINDOW - SEE EXTERIOR ELEVATIONS
22. EMERGENCY STOP BUTTONS. LOCATE PER QUICK QUACK REPRESENTATIVE (TYPICAL 5 PLACES)
23. WALL MOUNTED IT CABINET
24. KNOX BOX - CONTRACTOR TO COORDINATE WITH LOCAL FIRE DEPARTMENT FOR TYPE, SIZE AND PREFERRED LOCATION
25. 32" WIDE X 16" HIGH AIR VENT - SEE EXTERIOR ELEVATIONS (TYP. 3 PLACES)
26. 4" DRAIN PIPE STUBBED UP 12" A.F.F. PAINTED "QUICK QUACK GREEN" (TYPICAL 2 PLACES)
27. CONTRACTOR FURNISHED AND INSTALLED 20" X 54" X 84" TALL STORAGE CABINET WITH ADJUSTABLE SHELVING AND WHITE MELAMINE FINISH ON THE INSIDE AND GRAY OUTSIDE.
28. 3" CHASE (NEXT TO CONTROL PANEL TO UTILITY TRENCH)
29. LEVEL LANDING PER CBC 11B-404.2.4 AND TABLE 11B404.2.4.1 (TYP) - 24" MIN STRIKE EDGE CLEARANCE FOR THE EXTERIOR DOOR LANDING
30. 3/4" x 1 1/2" WIDE RECESS IN SLAB FOR DRAINAGE (TYPICAL 2 PLACES)
31. CONTRACTOR SUPPLIED AND INSTALLED EYE WASH STATION
32. 34" MAXIMUM A.F.F. COUNTER TOP.
33. 6" SWEEPS FROM UTILITY TRENCH TO EQUIPMENT ROOM (TYPICAL 6 PLACES) VERIFY WITH OWNER FOR EXACT LOCATIONS)
34. CONTRACTOR FURNISHED AND INSTALLED 18" X 36" X 40" TALL POS CABINET
35. 2'-0" X 5'-6" X 4" TALL CONCRETE "HOUSE CLEANING PAD" FOR MCC PANEL
36. 3/4" x 2 1/2" WIDE RECESS IN SLAB FOR DRAINAGE (TYPICAL 2 PLACES) EXTEND PAST EXIT OPENING 1'-0" MINIMUM
37. 1" PVC CHASE TO BUG JUICE CONTROL PANEL. SWEEPS ONLY. NO 90 DEGREES.
38. 2 - 3" CHASE AT CENTER OF MCC PANEL "HOUSE KEEPING PAD". RUN ONE CHASE TO EQUIPMENT TRENCH AND ONE NEXT TO ACCESS OPENING
39. 3" CHASE FROM ACCESS OPENING TO FACE OF WALL
40. NEED CHASES TO EACH VACUUM ENCLOSURES. SWEEPS ONLY. GC TO INSTALL AND PULL ¾" PEX LINE FROM EQUIPMENT ROOM TO ENCLOSURES WOUND UP TO 10' COIL ON EACH END
41. GC TO OBTAIN CUT SHEET FROM TANK MANUFACTURER FOR INSTALLATION COORDINATION PRIOR TO TANK GRADING

Quick Quack CAR WASH
6020 WEST OAKS BLVD., SUITE 300, ROCKLIN, CA 95765

QUICK QUACK
STORE # 24-155
LOVERIDGE RD AND
NORTH PARK BLVD
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FLOOR PLAN

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TAIT JOB #: QQ0088

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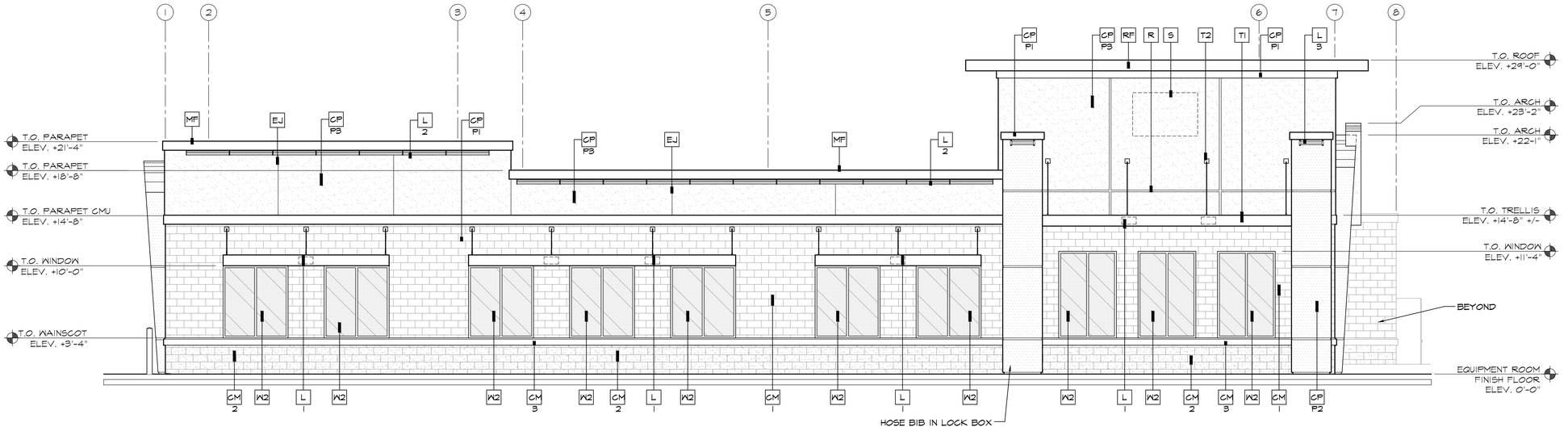
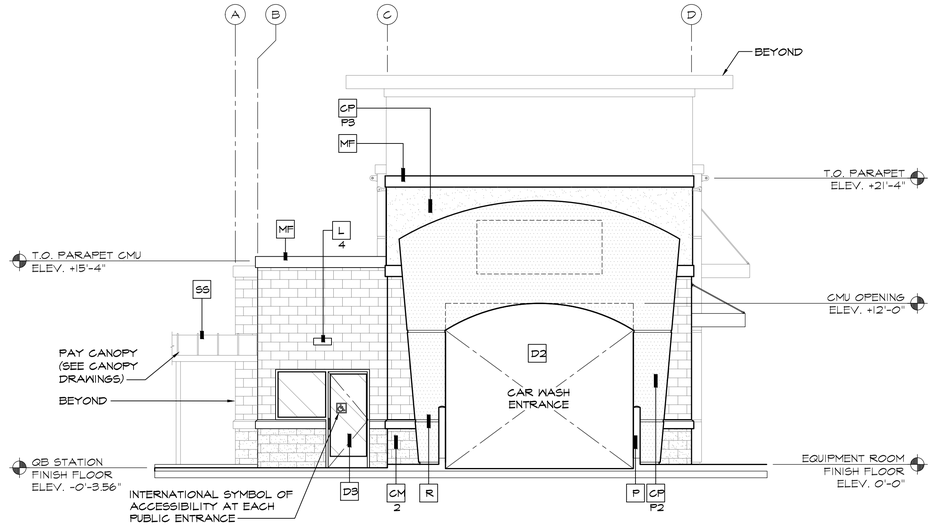


1 - **NORTH ELEVATION**
SCALE: 3/16" = 1'-0"



2 - **EAST ELEVATION**
SCALE: 3/16" = 1'-0"

KEY NOTES:

CM 1 BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS - INTEGRAL COLOR STANDARD #225 LIGHT GRAY. WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CM 2 BASALITE SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #790 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CM 3 HONED FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR TO MATCH DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CP P ACRYLIC PLASTER COLOR COAT

COLOR DESIGNATION:

P1 = MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
P2 = MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"

PLASTER COLOR COAT TO BE SAND FINISH

D1 HOLLOW METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"

D2 OVERHEAD METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"

D3 CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR

EJ 1/4" DEEP REVEAL EXPANSION JOINT

L LIGHT FIXTURE

TYPE:

L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)

CONTACT STEVE FRIEDMAN 1.847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

MF METAL FASCIA - PAINT TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)

P 4" PIPE BOLLARD FILLED WITH CONCRETE.

R 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL

RF METAL ROOF FASCIA - MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)

RG 3" DIA PVC ROOF OVERFLOW SCUPPER - PAINT TO MATCH ADJACENT FINISH

S SIGNAGE BY OTHERS SHOWN DASHED- FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.

SS STANDING SEAM METAL ROOF FIRESTONE UC3 - "DARK IVY".

T1 METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"

T2 WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"

V 32" WIDE X 16" HIGH VENT - PAINT TO MATCH ADJACENT FINISH.

W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT

W2 EXTERIOR FAUX WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT

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QUICK QUACK
STORE # 24-155
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EXTERIOR ELEVATIONS

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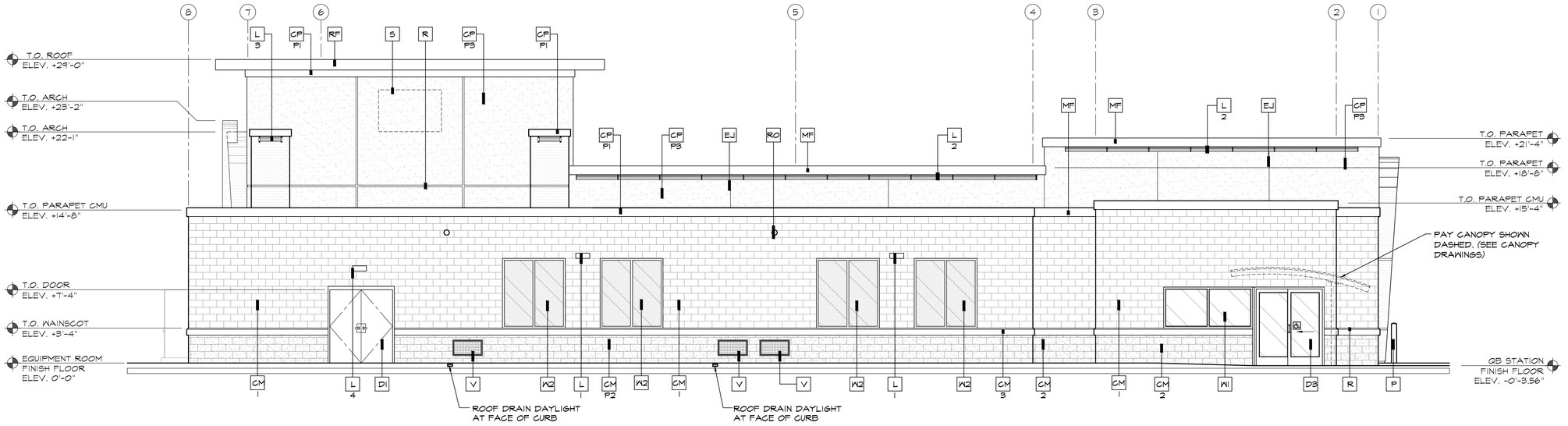
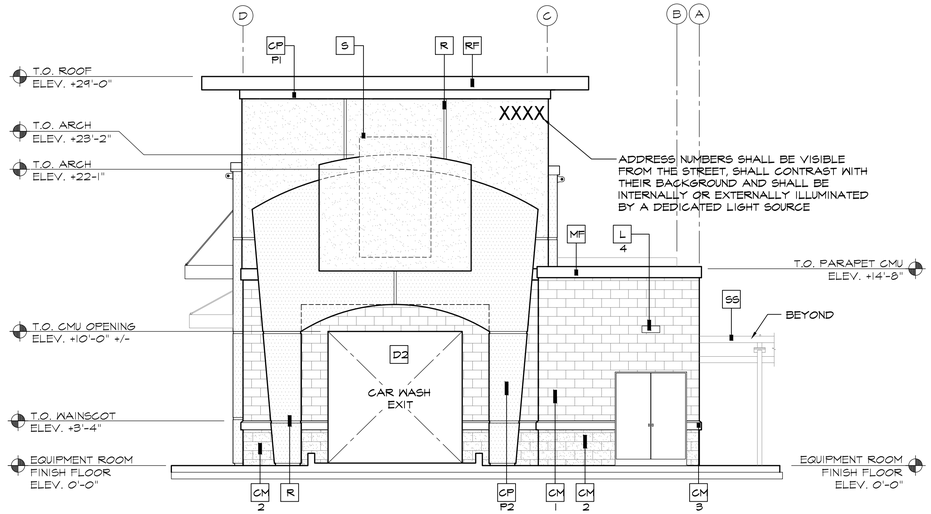


1 - **SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"



2 - **WEST ELEVATION**
SCALE: 3/16" = 1'-0"

KEY NOTES:

CM 1 BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS - INTEGRAL COLOR STANDARD #225 LIGHT GRAY. WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CM 2 BASALITE SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #790 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

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QuickQuack CAR WASH

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QUICK QUACK
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EXTERIOR ELEVATIONS

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1 / - **SOUTH ELEVATION**
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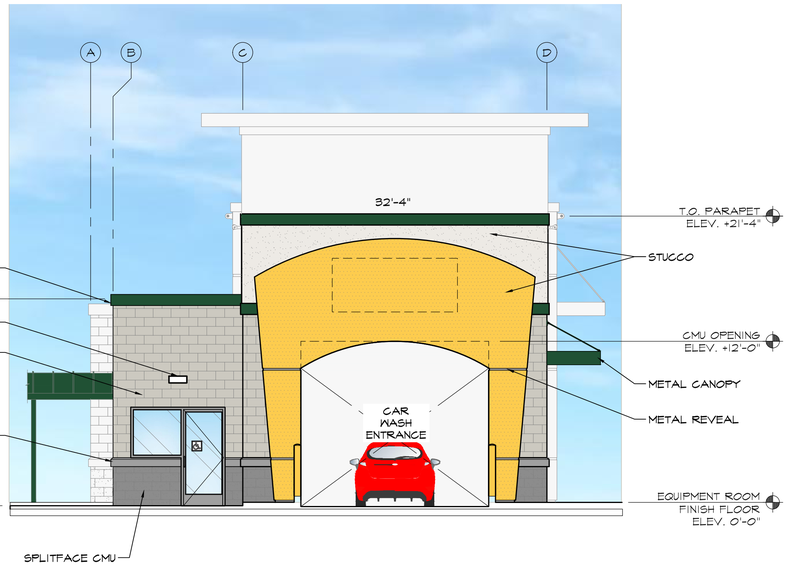

2 / - **WEST ELEVATION**
SCALE: 3/16" = 1'-0"

FINISHES

SHERWIN WILLIAMS "QUICK QUACK GREEN"	
SHERWIN WILLIAMS SW6902 - "DECISIVE YELLOW"	
SHERWIN WILLIAMS SW7004 - "SNOWBOUND"	
BASALITE SMOOTH HONED FACE CMU #225 "LIGHT GRAY"	
BASALITE SPLIT FACE CMU #790 "DARK GRAY"	
PRECISION FACE CONCRETE MASONRY UNIT SILL #790 "DARK GRAY"	
CLEAR ANODIZED ALUMINUM STOREFRONT	

Quick Quack Car Wash
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QUICK QUACK
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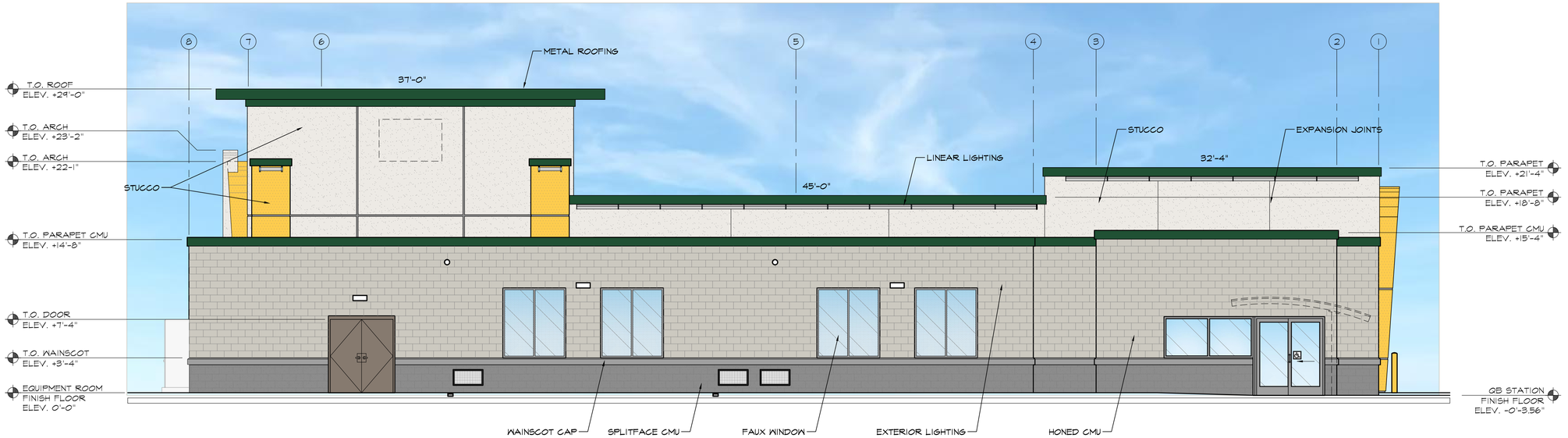
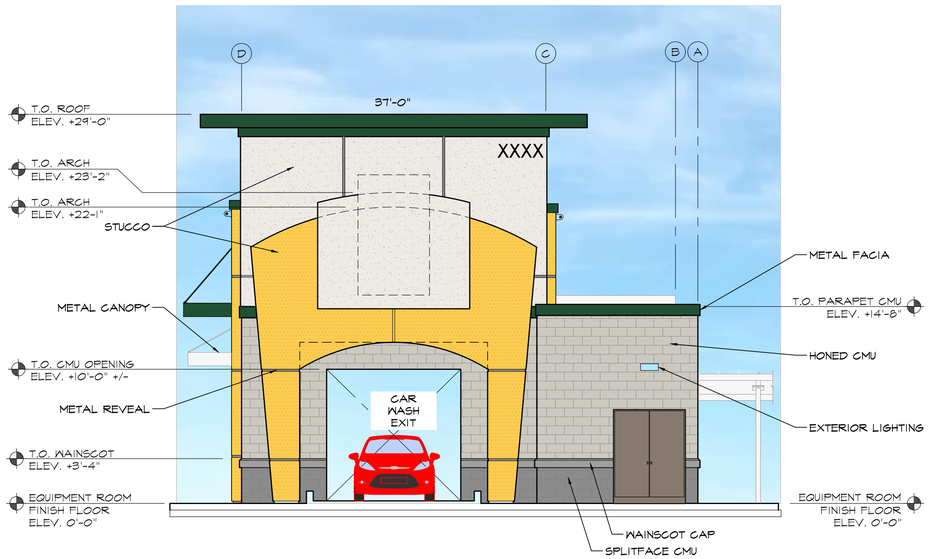


1/- **SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"



2/- **WEST ELEVATION**
SCALE: 3/16" = 1'-0"

FINISHES

SHERWIN WILLIAMS "QUICK QUACK GREEN"	
SHERWIN WILLIAMS SW6902 - "DECISIVE YELLOW"	
SHERWIN WILLIAMS SW7004 - "SNOWBOUND"	
BASALITE SMOOTH HONED FACE CMU #225 "LIGHT GRAY"	
BASALITE SPLIT FACE CMU #790 "DARK GRAY"	
PRECISION FACE CONCRETE MASONRY UNIT SILL #790 "DARK GRAY"	
CLEAR ANODIZED ALUMINUM STOREFRONT	

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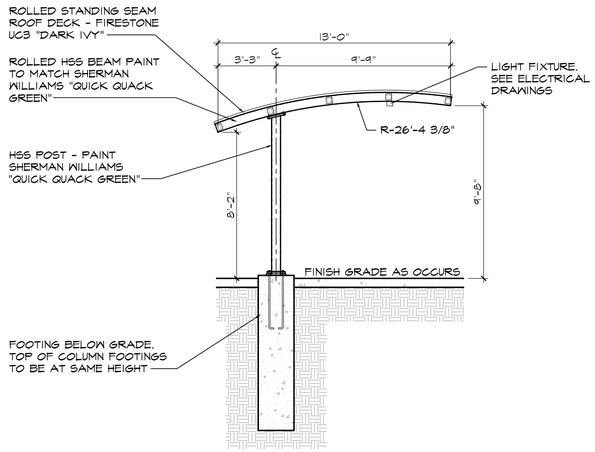
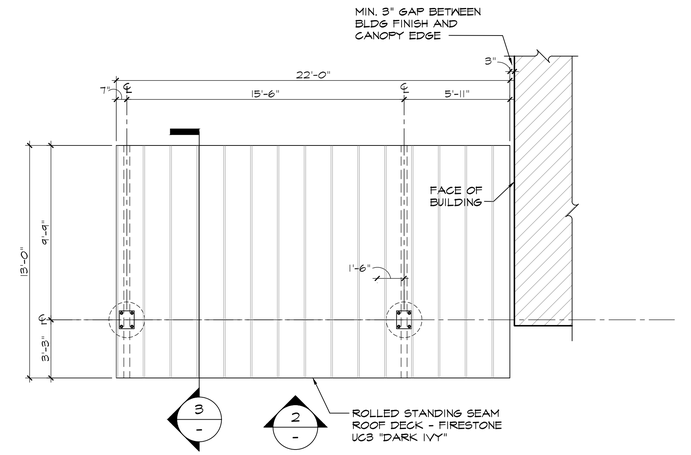
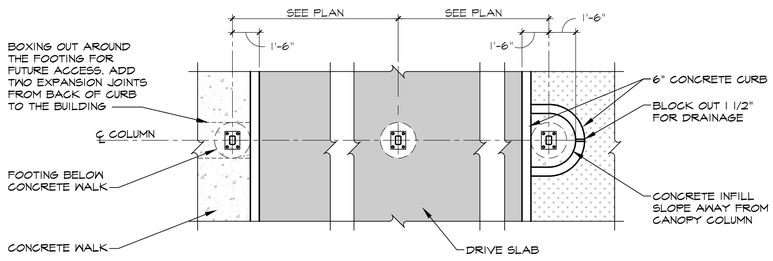


3 - PAY STATION CANOPY SECTION
SCALE: 1/4" = 1'-0"

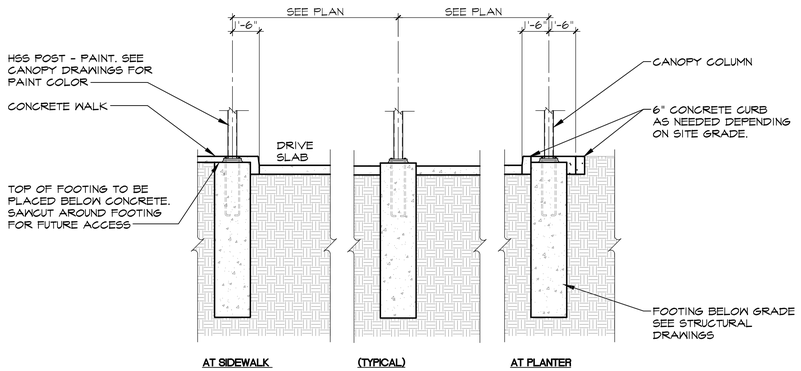


NOTE:
GC TO CONFIRM DIMENSION WITH CANOPY MFR. TO ENSURE PROPER FIT

1 - PAY STATION CANOPY PLAN
SCALE: 1/4" = 1'-0"

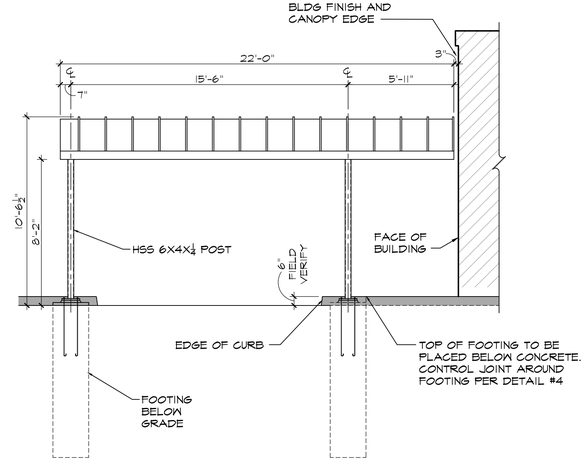


4 - TYPICAL CANOPY CROSS SECTION PLAN VIEW
SCALE: 1/4" = 1'-0"



CANOPY FOOTING NOTES:
* FOR EACH CANOPY (PAY OR VACUUM), THE TOP OF EACH FOOTING SHALL BE THE SAME ELEVATION.
* THE ELEVATION OF EACH SET OF FOOTINGS WILL BE DETERMINED BY THE HIGHEST GRADE ADJACENT TO THE CONTROL FOOTING.
* THE CONTROL FOOTING IS SET 2" ABOVE THE HIGHEST ADJACENT FINISHED CONCRETE PAVEMENT GRADE.

5 - TYPICAL CANOPY CROSS SECTION
SCALE: 1/4" = 1'-0"



NOTE:
AOR TO CONFIRM SPACING BASED ON 2 OR 3 LANES.

2 - PAY STATION CANOPY ELEVATION
SCALE: 1/4" = 1'-0"

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PAY CANOPY

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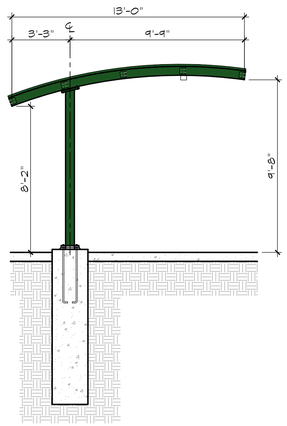
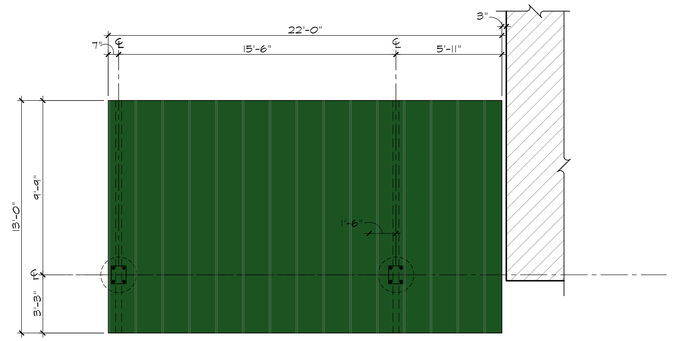
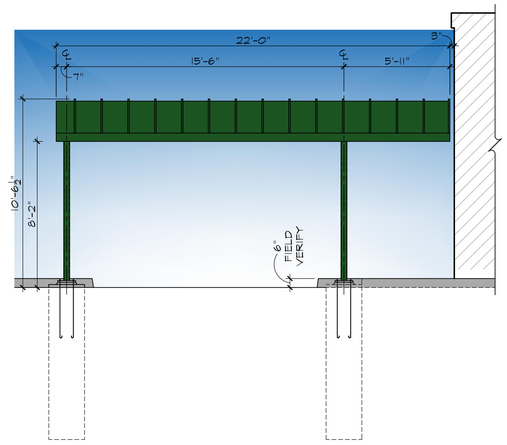


3 / - PAY STATION CANOPY SIDE COLOR ELEVATION
SCALE: 1/4" = 1'-0"



1 / - PAY STATION CANOPY COLOR PLAN VIEW
SCALE: 1/4" = 1'-0"

FINISHES	
SHERWIN WILLIAMS "QUICK QUACK GREEN"	
ROOF DECK - FIRESTONE UC3 "DARK IVY"	



2 / - PAY STATION CANOPY COLOR ELEVATION
SCALE: 1/4" = 1'-0"

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COLORED PAY CANOPY

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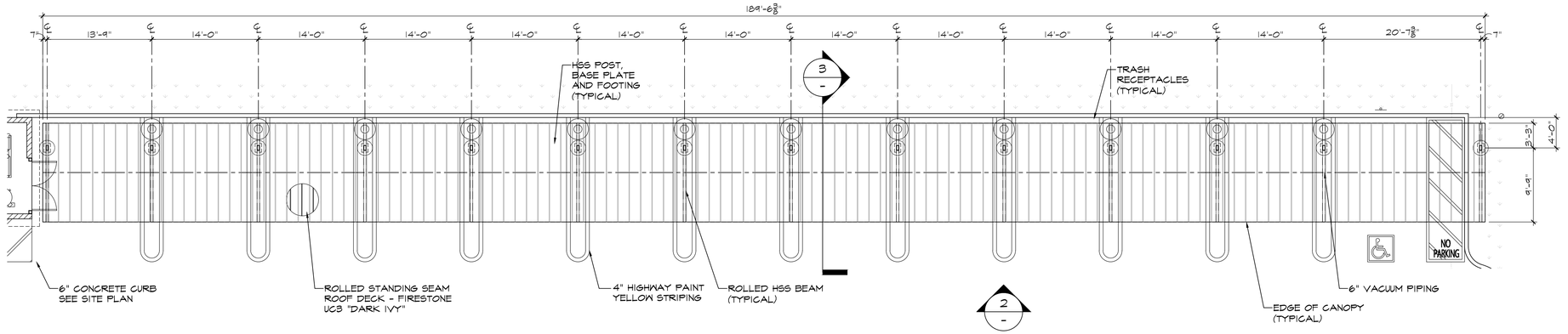
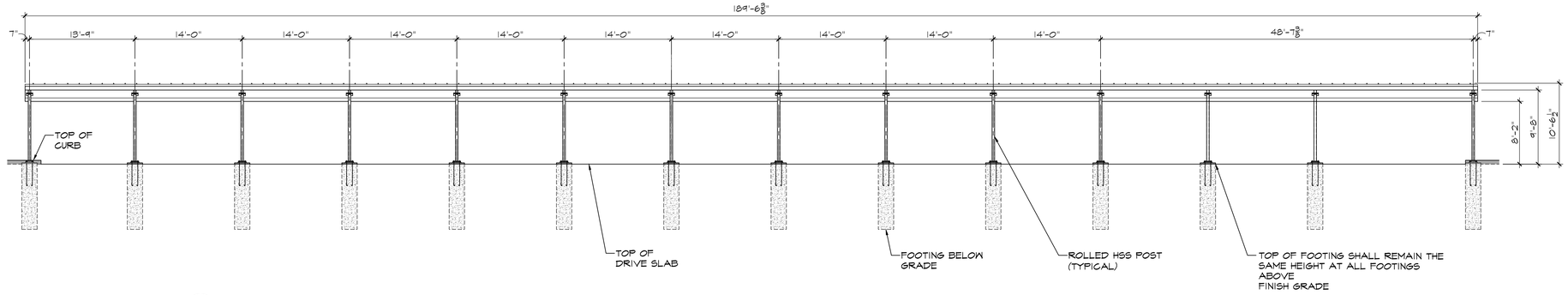
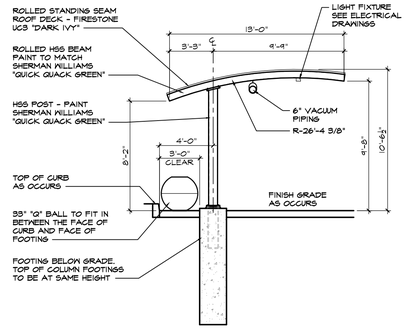


1 - VACUUM CANOPY PLAN
SCALE: 1/8" = 1'-0"



2 - VACUUM CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



3 - VACUUM CANOPY SECTION
SCALE: 3/16" = 1'-0"

QUICK QUACK CAR WASH
6020 WEST OAKS BLVD., SUITE 300, ROCKLIN, CA 95765

QUICK QUACK
STORE #24-155
LOVERIDGE RD AND
NORTH PARK BLVD
PITTSBURG, CA

REVISIONS

#	DATE	DESCRIPTION
1	-	-
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TAIT
SINCE 1964
1801 La to La e
Norco, CA 92860
P 951/475/3300
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VACUUM CANOPY

DATE: MARCH 12, 2024
TAIT JOB #: QQ0088

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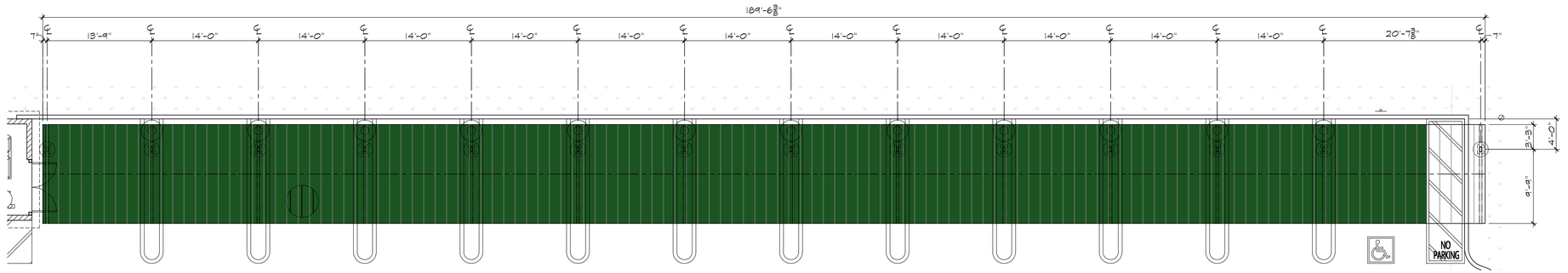
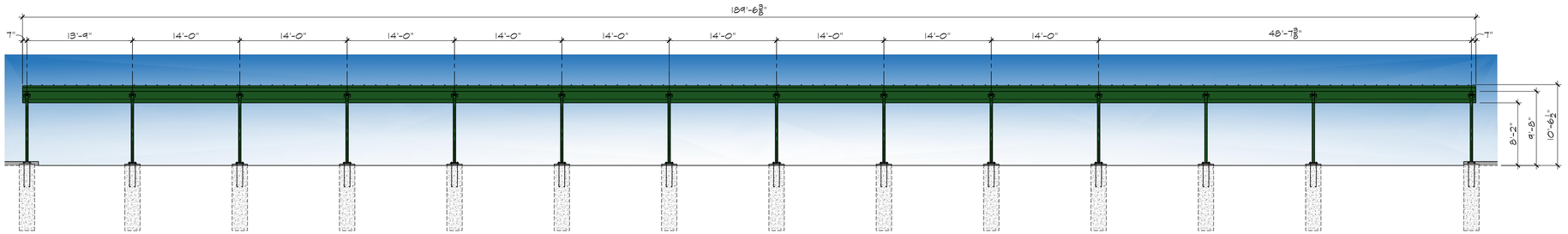
PLANNING PACKAGE

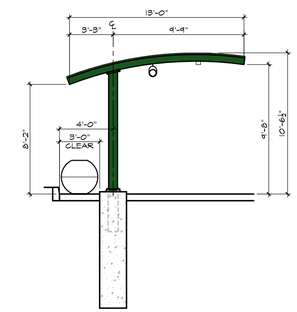
A5.02



1 VACUUM CANOPY COLOR PLAN
SCALE: 3/16" = 1'-0"



2 VACUUM CANOPY COLOR ELEVATION
SCALE: 3/16" = 1'-0"



3 VACUUM CANOPY COLOR SECTION
SCALE: 3/16" = 1'-0"

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6020 WEST OAKS BLVD., SUITE 300, ROCKLIN, CA 95765

QUICK QUACK
STORE #24-155
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COLORED VACUUM CANOPY

DATE: MARCH 12, 2024
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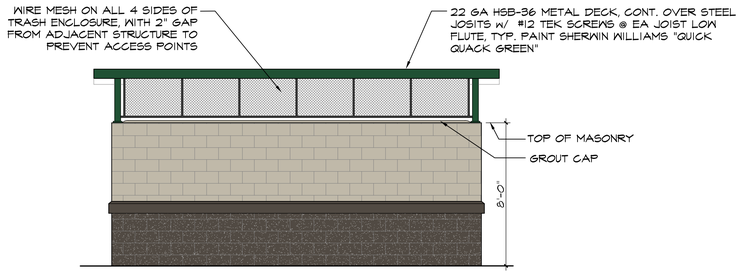
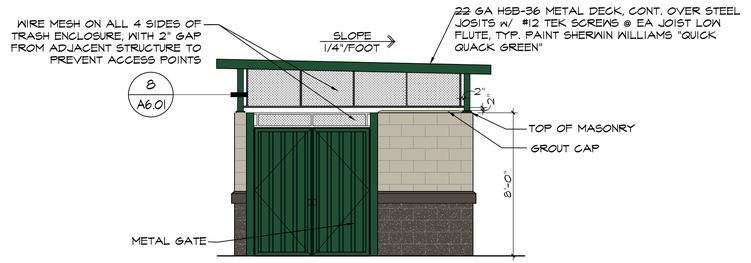
PLANNING PACKAGE

A5.03



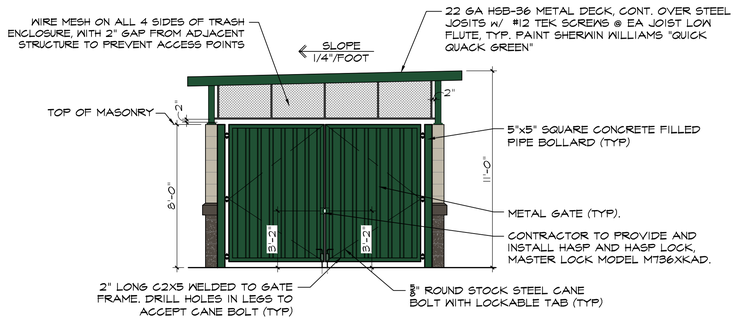
TRASH/VACUUM ENCLOSURE SIDE ELEVATION



TRASH/VACUUM ENCLOSURE BACK ELEVATION

FINISHES	
SHERWIN WILLIAMS "QUICK QUACK GREEN"	
BASALITE SMOOTH HONED FACE CMU #225 "LIGHT GRAY"	
BASALITE SPLIT FACE CMU #790 "DARK GRAY"	
PRECISION FACE CONCRETE MASONRY UNIT SILL #790 "DARK GRAY"	

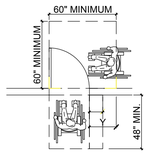
TRASH/VACUUM ENCLOSURE SIDE ELEVATION



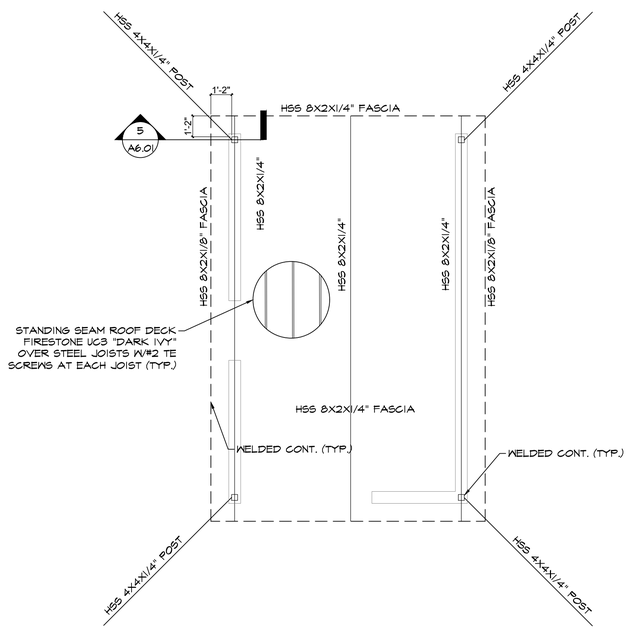
TRASH/VACUUM ENCLOSURE FRONT ELEVATION

ACCESS NOTES

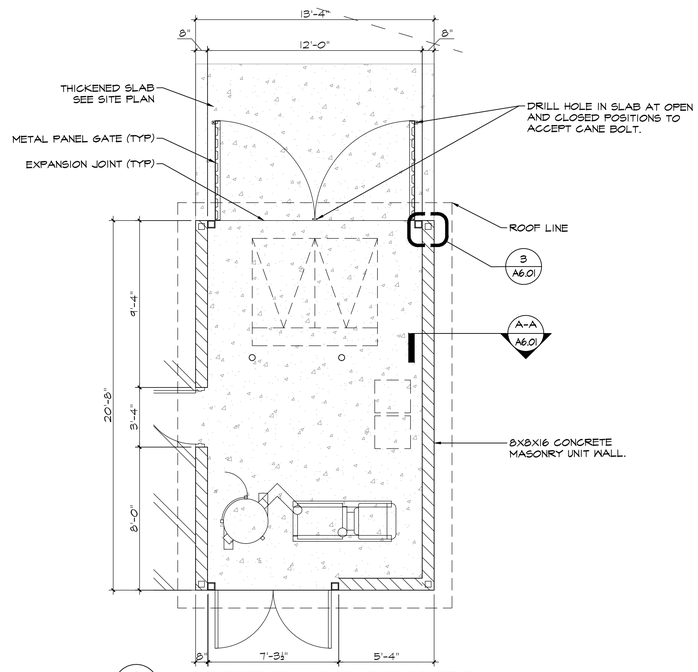
1. ACCESS GATE SHALL BE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE CENTERED BETWEEN 34" AND 44" ABOVE FLOOR.
2. THE OPENING FORCE FOR ACCESS GATE SHALL NOT EXCEED 5 LBS.
3. IF THE ACCESS GATE HAS A CLOSER, THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION 90 DEGREES THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM PER 2016 IBC
4. ACCESS GATE LANDING SHALL HAVE A MAXIMUM SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
5. BOTTOM 10" OF ACCESS SHALL BE OF A SMOOTH SURFACE
6. PROVIDE LOCK FOR ACCESS GATE AS REQUESTED BY OWNER
7. PROVIDE CLEARANCES FOR ACCESS GATE AS SHOWN BELOW ;
8. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST PER 2016 IBC.
9. SWINGING DOOR AND GATE SURFACES WITHIN 10" OF FLOOR OR GROUND MEASURED VERTICALL SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING FULL WIDTH OF THE DOOR OR GATE PER 2016 IBC



X = 12" CLEAR SPACE
Y = 24" CLEAR SPACE



2 — TRASH/VACUUM ENCLOSURE ROOF PLAN
SCALE: 1/4"=1'-0"



1 — MASONRY TRASH/VACUUM ENCLOSURE PLAN
SCALE: 1/4"=1'-0"

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6020 WEST OAKS BLVD., SUITE 300, ROCKLIN, CA 95765

QUICK QUACK
STORE #24-155
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PITTSBURG, CA

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SITE ELEMENTS
ENCLOSURES

DATE: MARCH 12, 2024
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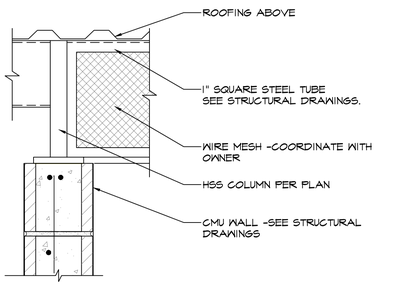
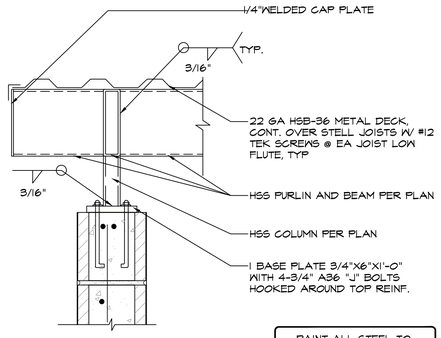
PLANNING PACKAGE

A6.00



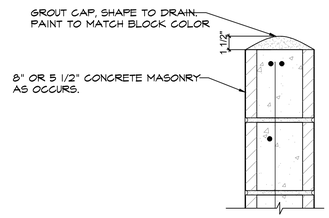
SEE DETAIL #5 FOR ADDITIONAL INFORMATION

6 / - **MESH DETAIL**
SCALE: 1 1/2"=1'-0"

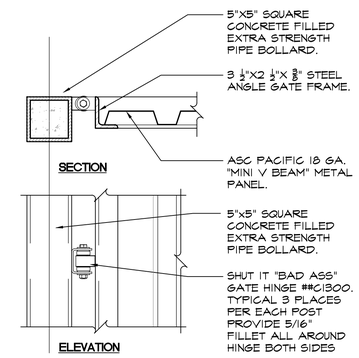


PAINT ALL STEEL TO MATCH ADJACENT BUILDING COLORS, TYP.

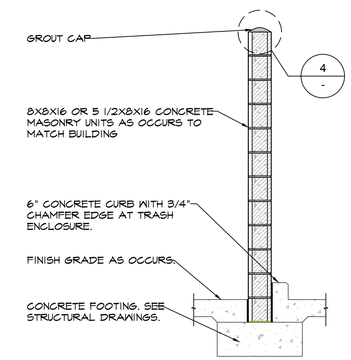
5 / - **COLUMN TO WALL**
SCALE: 1 1/2"=1'-0"



4 / - **WAL CAP DETAIL**
SCALE: 1 1/2"=1'-0"



3 / - **GATE HINGE DETAIL**
SCALE: 1 1/2"=1'-0"



A-A / - **WALL SECTION**
SCALE: 1/2"=1'-0"

QUICK QUACK CAR WASH
6020 WEST OAKS BLVD., SUITE 300, ROCKLIN, CA 95765

QUICK QUACK
STORE #24-155
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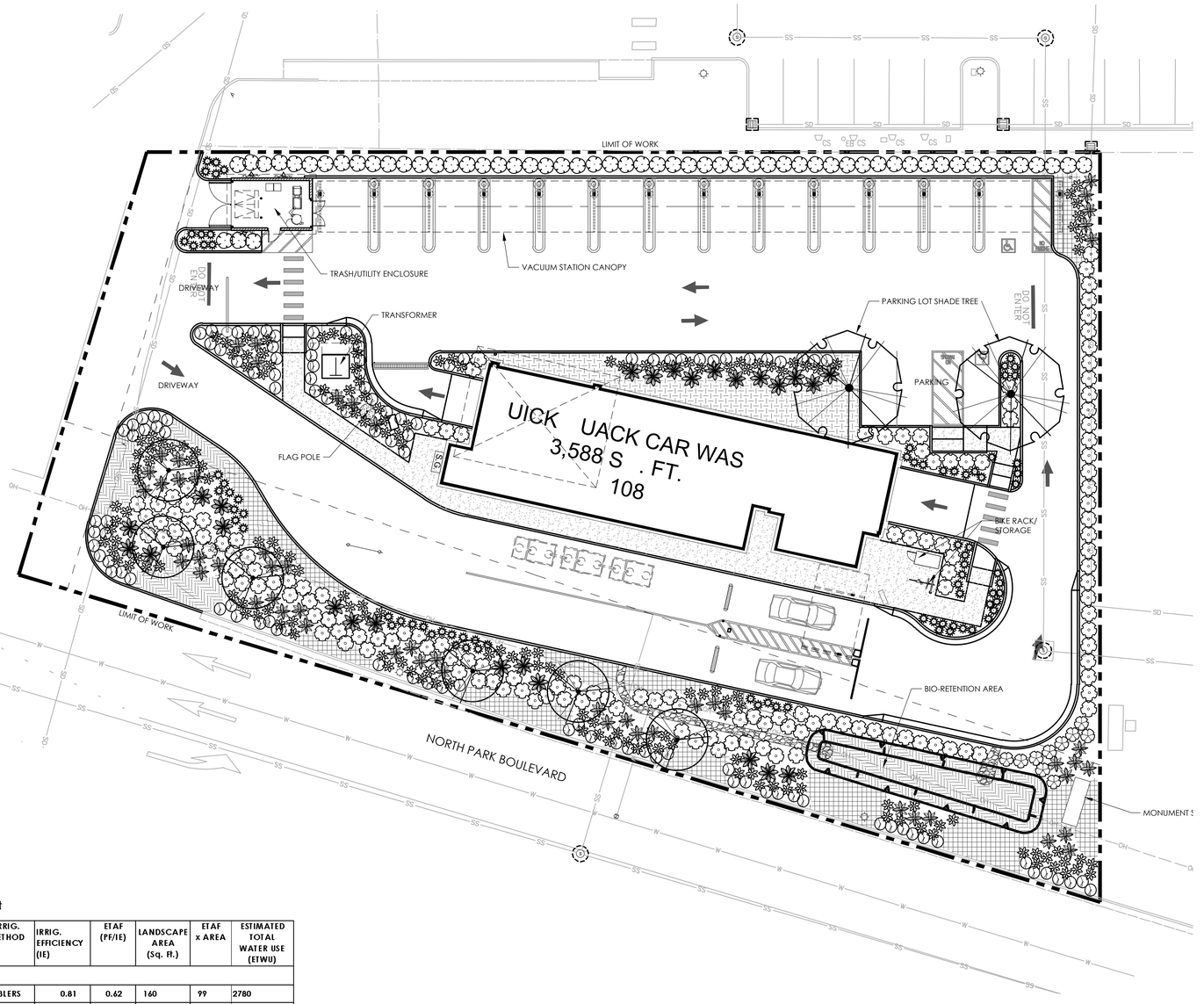
PLANNING PACKAGE

A6.01

PLANT SCHEDULE

SYMBOL	TY	BOTANICAL / COMMON NAME	CONT	WUCOLS
TREES				
	6	Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle	15 gal.	Low
	2	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	15 gal.	Moderate
S RUBS				
	26	Agave americana 'Marginata' / Variegated Century Plant	5 gal.	Low
	148	Callistemon viminalis 'LJ1' TM / Better John Bottlebrush	5 gal.	Low
	81	Dianella revoluta 'DR5000' / Little Rev™ Flax Lily	1 gal.	Low
	109	Lantana montevidensis / Purple Trailing Lantana	1 gal.	Low
	55	Phormium tenax 'Dark Delight' / Dark Delight Flax	5 gal.	Low
	58	Rhaphiolepis indica 'Spring Rapture' / Spring Rapture Indian Hawthorn	5 gal.	Low
	10	Westringia fruticosa 'WES05' / Mundi™ Coast Rosemary	5 gal.	Low
	161	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low
INES/ESPALLIERS				
	3	Macfadyena unguis-cati / Cat's Claw Creeper	5 gal.	Low

SYMBOL	TY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
GROUND CO ERS					
	90	Grevillea lanigera 'Mt. Tamboritha' / Mt. Tamboritha Woolly Grevillea	1 gal.	Low	48" o.c.
	308	Lomandra longifolia 'Baby Breeze' / Dwarf Mat Rush	1 gal.	Low	24" o.c.
	64	Lomandra longifolia 'Breeze' / Breeze™ Mat Rush	1 gal.	Low	42" o.c.



GENERAL NOTES

1. A soils fertility analysis report and recommendations by a certified soils analysis laboratory shall be completed prior to construction. Soil samples shall be collected after site rough grading has been completed.
2. All landscape planting areas shall receive a minimum 3" layer of organic wood chip mulch top dressing.
3. All new trees located within 7' of pavement or permanent structure shall have a root barrier.

IRRIGATION NOTES

1. Irrigation to all plant material shall be low volume drip and shall be operated by a weather based controller with a weather sensor. Irrigation shall conform to City of Pittsburg water conservation standards.

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
1 MODERATE- TREES	0.5	BUBBLERS	0.81	0.62	160	99	2780
2 LOW-SHRUBS	0.2	DRIP	0.81	0.25	12030	2,970	83610
				TOTALS	12,190	3,069	86390

ETAF Calculations

Total ETAF x Area	3,069
Total Area	12,190
Average ETAF	25%

Note:
1. Average ETAF for Regular Landscape areas must be below .55 for residential areas and .45 for non-residential areas.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(45.4) (.62) (.45 x 12,190) + (1-.45) X 0) 154406 Gal.

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(45.4) (.62) (3,069) = 86390 Gal.

COMPLIANCE STATEMENT

I have complied with the criteria of the City of Pittsburg MWELO ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

3-6-24

NORTH

0 16 32 48 feet

SCALE: 1" = 16'

QUICK QUACK CAR WASH
6020 WEST OAKS BLVD., SUITE 300, ROCKLIN, CA 95765

QUICK QUACK
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OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scaccalosi
No. 4452
Exp. 05/31/24
STATE OF CALIFORNIA

LANDSCAPE PLAN

DATE: MARCH 2024
TAIT JOB #: QQ0088

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PLANNING PACKAGE

L1

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3-6-24

NORTH

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SCALE: 1" = 16'

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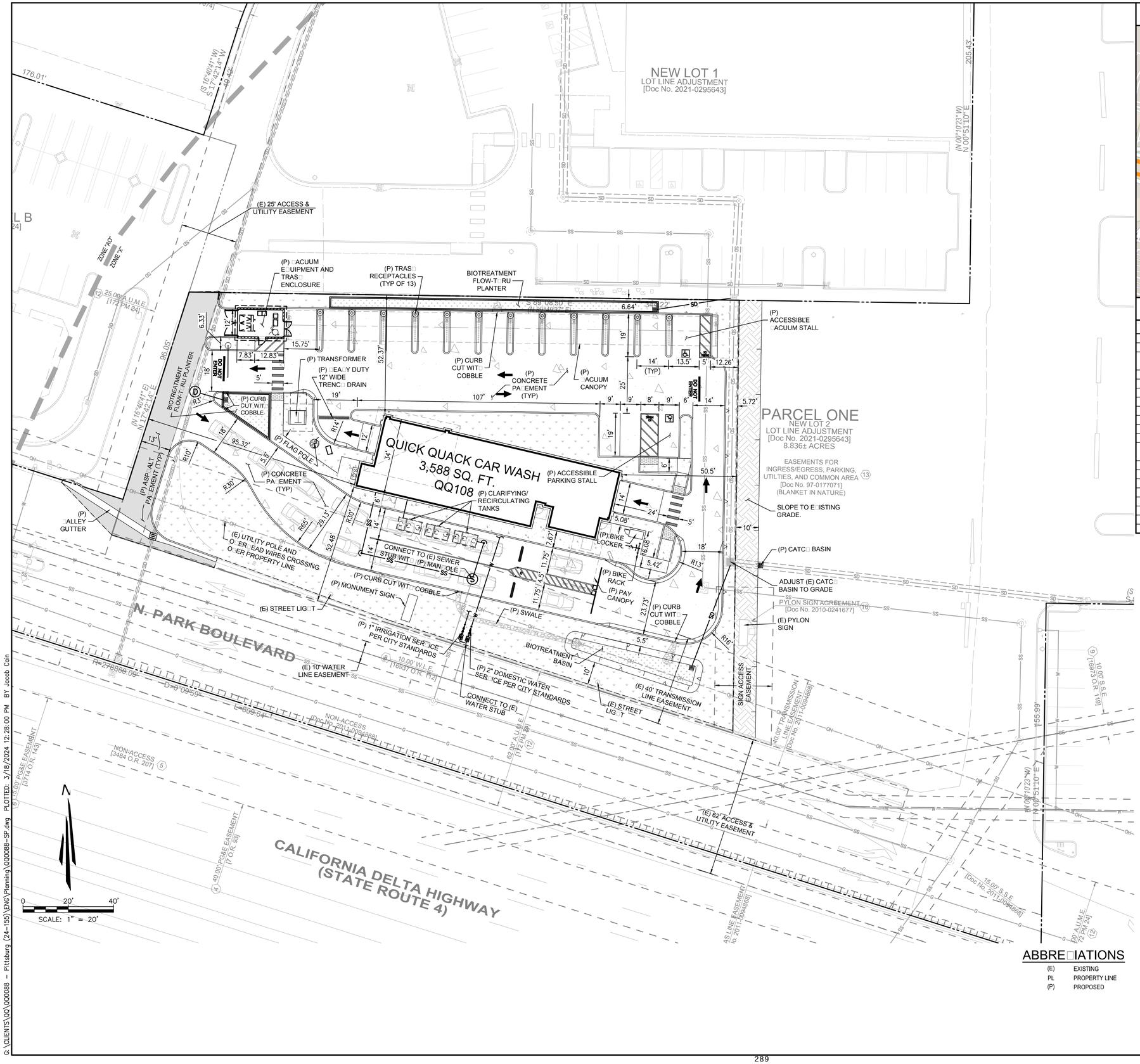
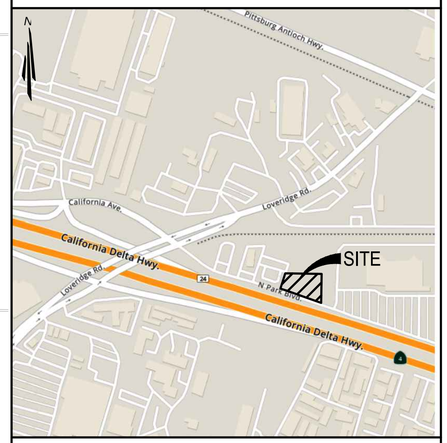
PLANNING PACKAGE

L1



VICINITY MAP



SITE DATA

PROJECT INFORMATION:	
ASSESSOR'S PARCEL NUMBER:	088-151-047
LOT SIZE:	±39,344 SF (± .90 ACRES)
ADDRESS:	LOVERIDGE ROAD & NORTH PARK BOULEVARD PITTSBURG, CA 94565
PROJECT DESCRIPTION:	NEW CONSTRUCTION
EXISTING ZONING:	CC – COMMUNITY COMMERCIAL
EXISTING LAND USE:	VACANT LOT
BUILDING SETBACKS:	
FRONT:	UP TO 20', IF PLANNING DEEMS NECESSARY
SIDE – INTERIOR (EACH):	UP TO 20', IF PLANNING DEEMS NECESSARY
SIDE – STREET:	UP TO 20', IF PLANNING DEEMS NECESSARY
REAR:	UP TO 20', IF PLANNING DEEMS NECESSARY
PG&E:	35' PG&E EASEMENT ON THE SOUTH OF THE PROPERTY (±14,380 SF)
LANDSCAPE SETBACKS:	
PROPERTY LINES:	MIN. 3'
FLOODPLAIN:	NEAR AH (EL 51) AND AO (DEPTH 1)
PARKING REQUIREMENTS:	4 PLUS 1 PER 500 SQUARE FEET
PARKING REQUIRED:	11 SPACES
PARKING PROVIDED:	
VACUUM STALLS:	13 SPACES
PARKING STALLS:	3 SPACES

LEGEND

- FLOOD ZONE DELINEATION
- EASEMENT LINE
- PROPERTY LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- PROPOSED BACKFLOW PREVENTER
- PROPOSED CATCH BASIN
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED WATER METER
- LEASE LINE
- PROPOSED SAWCUT/LIMIT OF WORK
- PROPOSED RETAINING WALL
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE
- CONCRETE PAVEMENT/SIDEWALK
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- BIORETENTION AREA
- DISTURBED SOIL AREA
- COBBLE / RIP-RAP

ABBREVIATIONS

(E)	EXISTING
PL	PROPERTY LINE
(P)	PROPOSED

QUICK QUACK CAR WASH
6020 WEST OAKS BLVD., SUITE 300, ROCKLIN, CA 95765

QUICK QUACK
STORE #: 24-155
LOVERIDGE RD. AND
NORTH PARK BLVD.
PITTSBURG, CA 94565

REVISIONS

#	DATE	DESCRIPTION
1	-	-
2		
3		
4		
5		
6		

TAIT
SINCE 1964
11280 TRADE CENTER DR.
RANCHO CORDOVA, CA
95742
P: (916) 635-2444
tait.com

DATE: 3/18/2024
TAIT JOB #: QQ0088

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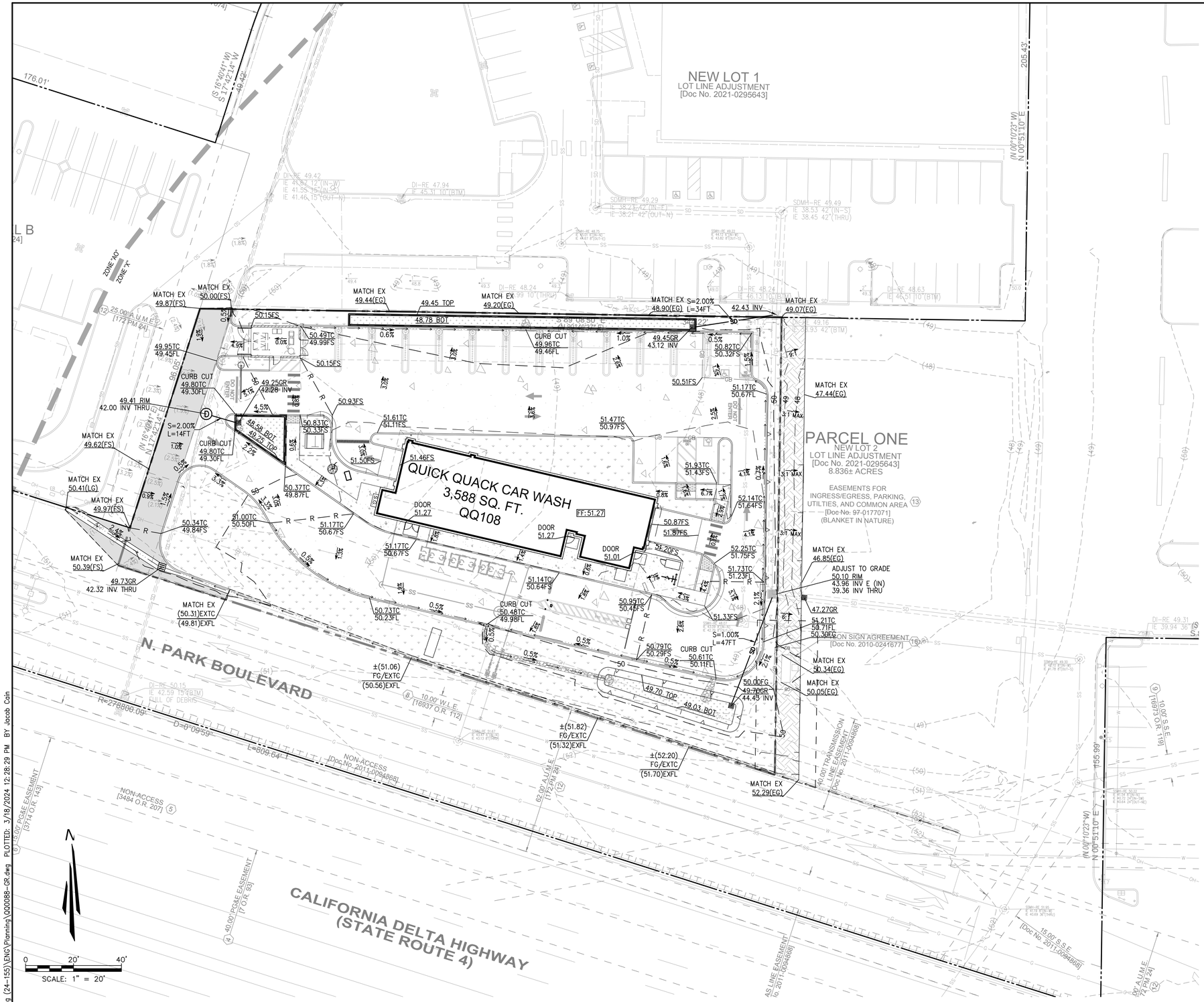
PLANNING PACKAGE

PRELIMINARY SITE PLAN

SHEET 1 OF 3

G:\CLIENTS\QQ\QQ0088 – Pittsburg (24-155)\ENG\Planning\QQ0088–SP.dwg PLOTTED: 3/18/2024 12:28:00 PM BY Jacob Cain



LEGEND

- FLOOD ZONE DELINEATION
- EASEMENT LINE
- PROPERTY LINE
- G — EXISTING GAS LINE
- OH — EXISTING OVERHEAD ELECTRICAL LINE
- SS — EXISTING SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- W — EXISTING WATER LINE
- PROPOSED BACKFLOW PREVENTER
- PROPOSED CATCH BASIN
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED WATER METER
- LEASE LINE
- PROPOSED SAWCUT/LIMIT OF WORK
- PROPOSED RETAINING WALL
- SS — PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM DRAIN LINE
- W — PROPOSED WATER LINE
- CONCRETE PAVEMENT/SIDEWALK
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- BIORETENTION AREA
- DISTURBED SOIL AREA
- COBBLE / RIP-RAP
- R — R — R — PROPOSED RIDGELINE
- PROPOSED FLOWLINE
- GB — GB — PROPOSED GRADEBREAK
- (00) — EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- (X.X%) EXISTING SLOPE
- X.X% PROPOSED SLOPE
- (##.##)XX JOIN EX. EXISTING GRADE
- ##.##XX ##.##XX PROPOSED GRADE

PRELIMINARY EARTHWORK

CUT:	143 CY
FILL:	1862 CY
ADJUSTMENT:	1093 CY (FILL REDUCTION)
NET:	626 CY (FILL)

ABBREVIATIONS

BOT	BOTTOM (OF BASIN)
BW	BOTTOM OF WALL
EX	EXISTING
EG	EXISTING GRADE
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GR	GRATE
INV	INVERT ELEVATION
PL	PROPERTY LINE
RIM	RIM ELEVATION
TC	TOP OF CURB
TOP	TOP (OF BASIN)
TW	TOP OF WALL

QuickQuack CAR WASH

6020 WEST OAKS BLVD., SUITE 300, ROCKLIN, CA 95765

QUICK QUACK
STORE #: 24-155
LOVERIDGE RD. AND
NORTH PARK BLVD.
PITTSBURG, CA 94565

REVISIONS

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1	-	-
2		
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RANC□ O CORDO□ A, CA
95742
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PLANNING PACKAGE

PRELIMINARY GRADING PLAN
SHEET 2 OF 3

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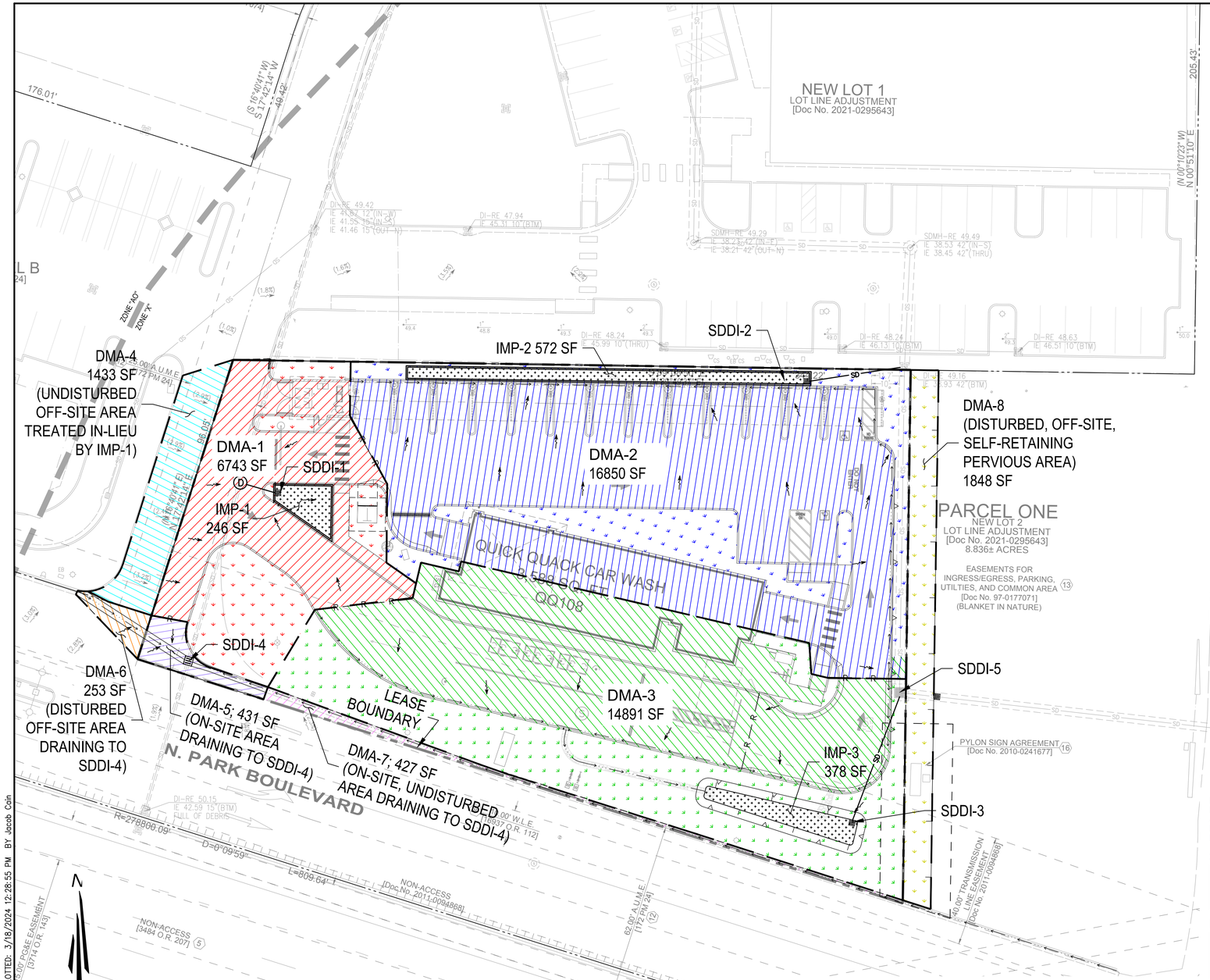
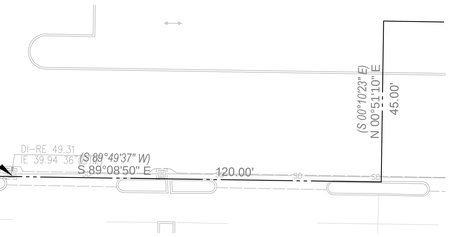


C.3 PROJECT DATA

	AREA (S□FT)	AREA (ACRES)	
PROJECT NAME/NUMBER			□UICK □UACK STORE □24-155
APPLICATION SUBMITTAL DATE			03/01/2024
PROJECT LOCATION			(STREET ADDRESS NUMBER TBD) N PARK BL□D NEAR LO□ERIDGE RD PITTSBURG, CA 94565 APN□088-151-045
NAME OF DE□ELOPER			□UICK □UACK CAR WAS□
PROJECT P□ASE NO.			N/A
PROJECT TYPE AND DESCRIPTION			AUTOMATED CAR WAS□
PROJECT WATERS□ED			WILLOW & KIRKER CREEK WATERS□ED
TOTAL PROJECT SITE AREA [LEASE AREA]	39344	0.90	
TOTAL AREA OF LAND DISTURBANCE	41016	0.94	
DISTURBANCE OUTSIDE OF LEASE AREA	2102	0.05	
TOTAL NEW IMPER□IOUS SURFACE AREA	25562	0.59	
TOTAL REPLACED IMPER□IOUS SURFACE AREA	1992	0.05	
TOTAL PRE-PROJECT IMPER□IOUS SURFACE AREA [INSIDE LEASE AREA]	1251	0.03	
TOTAL POST-PROJECT IMPER□IOUS SURFACE AREA [INSIDE LEASE AREA]	28566	0.66	
50□ RULE			DOES NOT APPLY
RUNOFF REDUCTION MEASURES SELECTED	[ ] 1. DISPERSE RUNOFF TO □EGETATED AREA		
	[ ] 2. PER□IOUS PA□EMENT		
	[ ] 3. CISTERNS OR RAIN BARRELS		
	[□] 4. BIORETENTION FACILITY OR PLANTER BO□		
PROJECT DENSITY [FLOOR AREA RATIO]			0
APPLICABLE SPECIAL PROJECT CATEGORIES			N/A
LID TREATMENT & IN-LIEU AREAS	27708	0.64	LID TREATED ON-SITE DISTURBED (IMPER□IOUS) AREAS
	11594	0.27	NON-LID, SELF-TREATED DISTURBED (LANDSCAPE) AREAS
	858	0.02	UNTREATED ON-SITE AREA
	1433	0.03	E□UI□ALENT (IN-LIEU) LID TREATED (IMPER□IOUS) AREA
	74.1□		PERCENT LID TREATED
	29.5□		PERCENT SELF-RETAINING
	2.2□		PERCENT UNTREATED
□YDROMODIFICATION MANAGEMENT COMPLIANCE			E□EMPT - LESS T□AN 1 ACRE OF SOIL DISTURBANCE



Project Name: QQ0088 Pittsburg
Project Type: Treatment Only
APN: 088-151-047
Drainage Area: 43,695
Mean Annual Precipitation: 13.0

Self-Treating DMAs

DMA Name	Area (sq ft)
DMA1-SR	2,154.0
DMA2-SR	2,922.0
DMA3-SR	5,701.0
DMA8	1,848.0

II. Self-Retaining Areas

Self-Retaining DMA	
DMA Name	Area (sq ft)
DMA5	431
DMA6	253
DMA7	427

IV. Areas Draining to IMPs

IMP Name: IMP1
IMP Type: Flow-Through Planter
Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing
DMA1	4,590	Concrete or Asphalt	1.00	4,590	IMP Sizing Factor
DMA4	1,433	Concrete or Asphalt	1.00	1,433	Rain Adjustment Factor
			Total	6,023	Minimum Area or Volume
				Area	Proposed Area or Volume
				0.040	1.000	241	246

IMP Name: IMP2
IMP Type: Flow-Through Planter
Soil Group: IMP2

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing
DMA2	13,928	Concrete or Asphalt	1.00	13,928	IMP Sizing Factor
			Total	13,928	Rain Adjustment Factor
				Area	Minimum Area or Volume
				0.040	1.000	557	Proposed Area or Volume
							572

IMP Name: IMP3
IMP Type: Bioretention Facility
Soil Group: IMP3

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing
DMA3	9,190	Concrete or Asphalt	1.00	9,190	IMP Sizing Factor
			Total	9,190	Rain Adjustment Factor
				Area	Minimum Area or Volume
				0.040	1.000	368	Proposed Area or Volume
							378

Report generated on 3/1/2024 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).

STORMWATER CALCULATIONS TABLE

DRAINAGE MANAGEMENT AREAS

STATUS	DMA-□	DMA AREA (S□FT)	DMA AREA (AC)	IMPER□IOUS AREA (S□FT)	PER□IOUS/ SELF-TREATING AREA (S□FT)	DRAINS TO
ON-SITE, DISTURBED	DMA-1	6743	0.155	4590	2154	IMP-1
	DMA-2	16850	0.387	13928	2922	IMP-2
	DMA-3	14891	0.342	9190	5701	IMP-3
OFF-SITE, UNDISTURBED	DMA-4	1433	0.033	1433	0	IMP-1
ON-SITE, DISTURBED	DMA-5	431	0.010	431	0	SDDI-4
OFF-SITE, DISTURBED	DMA-6	253	0.006	253	0	SDDI-4
ON-SITE, UNDISTURBED	DMA-7	427	0.010	427	0	SDDI-4
OFF-SITE, DISTURBED	DMA-8	1848	0.042	0	1848	SDDI-6
-	TOTAL	43695	1.003	30253	12624	-

STORMWATER TREATMENT

IMP-□	MINIMUM AREA (S□FT)	DESIGN AREA (S□FT)	TYPE
IMP-1	241	246	FLOW-T□ROUG□ PLANTER
IMP-2	557	572	FLOW-T□ROUG□ PLANTER
IMP-3	368	378	BIORETENTION
TOTAL	798	818	-

QuickQuack CAR WASH
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PLANNING PACKAGE

PRELIMINARY WATER QUALITY MANAGEMENT PLAN

SHEET 3 OF 3

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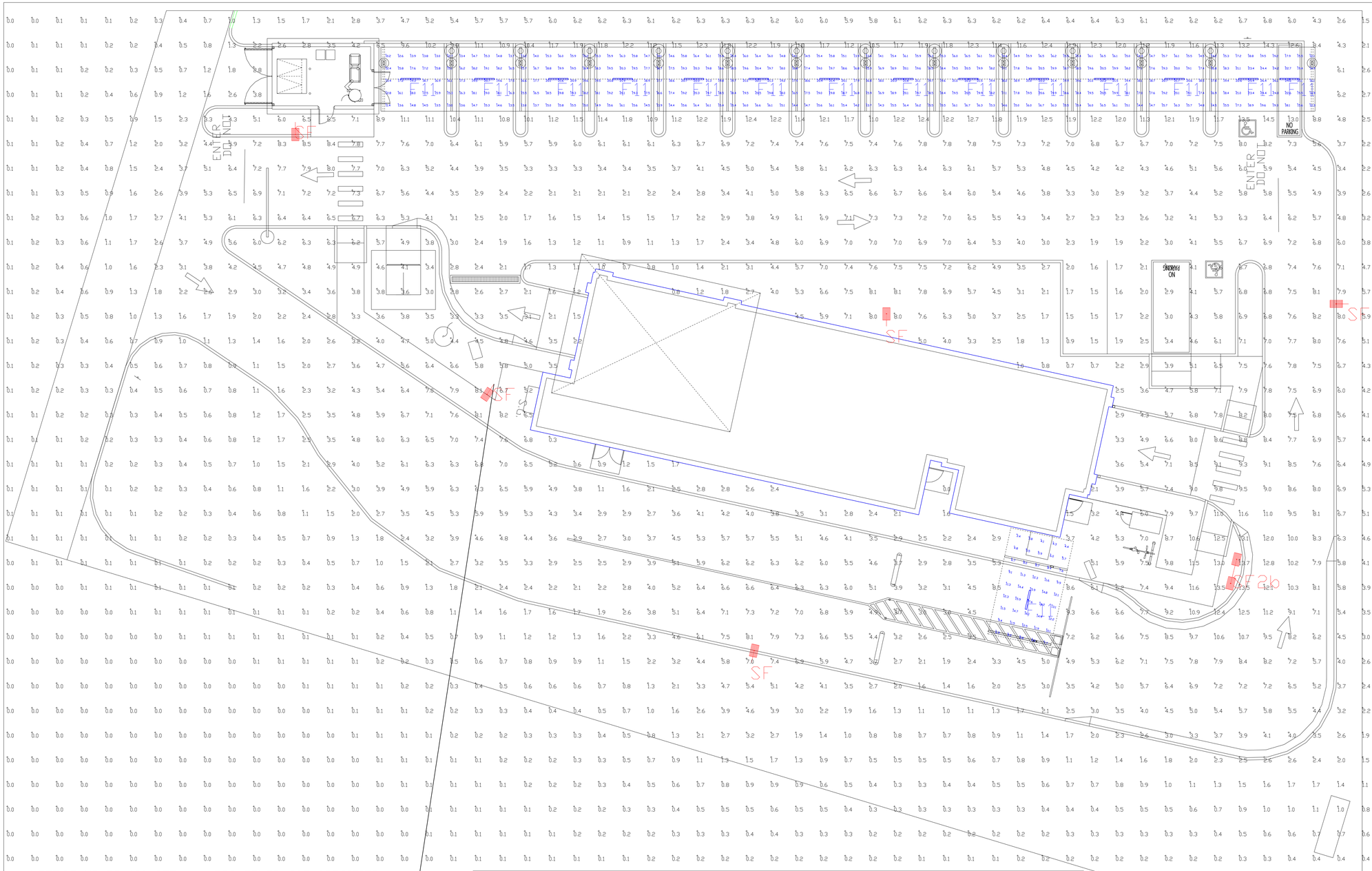


NOTE:STANDARD 120-277v UNLESS OTHERWISE SPECIFIED

Pole to be used for flag pole light

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAY CANOPY	Illuminance	Fc	10.00	17.6	3.4	2.94	5.18
VACUUM CANOPY	Illuminance	Fc	17.56	26.4	10.2	1.72	2.59
PAVED AREA	Illuminance	Fc	5.46	14.5	0.9	6.07	16.11

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	15	F11	SINGLE	VT3204HUNV50 (FIXTURE SUPPLIED BY HERMITAGE)	12'	1.000	1.000	6778	51.95
	5	SF	SINGLE	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE	16' POLE+2' BASE	1.000	1.000	16890	135
	1	SF2b	D180*	MRS-LED-18L-SIL-FT-50-70CRI-D180	16' POLE+2' BASE	1.000	1.000	33780	270

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 1724.25

10998 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3555 • FAX (513) 793-4433

LIGHTING PROPOSAL LD-159799

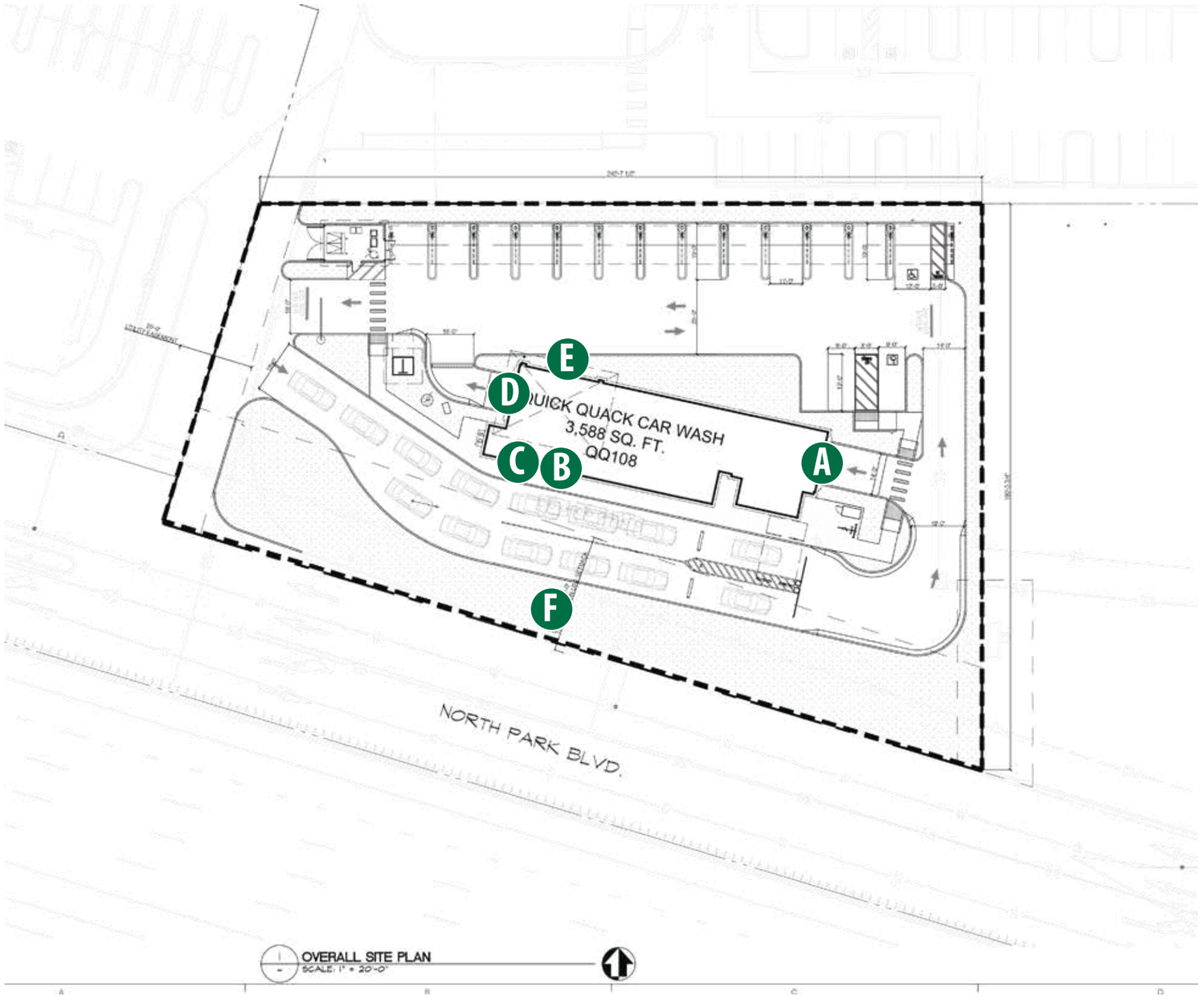
QUICK QUACK
LOVERIDGE RD AND NORTH PARK BLVD
PITTSBURG,CA

BY:SAM	DATE:3/8/24	REV:	SHEET 1 OF 1

SCALE: 1"=10' 0 10

Quick Quack | Pittsburg, CA

NOTE: Renderings below utilize sample dimensions.



OVERALL SITE PLAN
SCALE: 1" = 20'-0"

FAIRMONT SIGN COMPANY
3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:

Quick Quack Car Wash #24-155
Loveridge & North Park
Pittsburg, CA 94565

Date: 2/15/24

File: Accounts/Misc/Quick Quack/Elev/ 24-155 Pittsburg, CA

Designer: RNB

Scale: NA

Job#	Sheet#
00000	1 of 10

Revision #	Date:
2	3-18-24

Revision Description:

Customer Approval:

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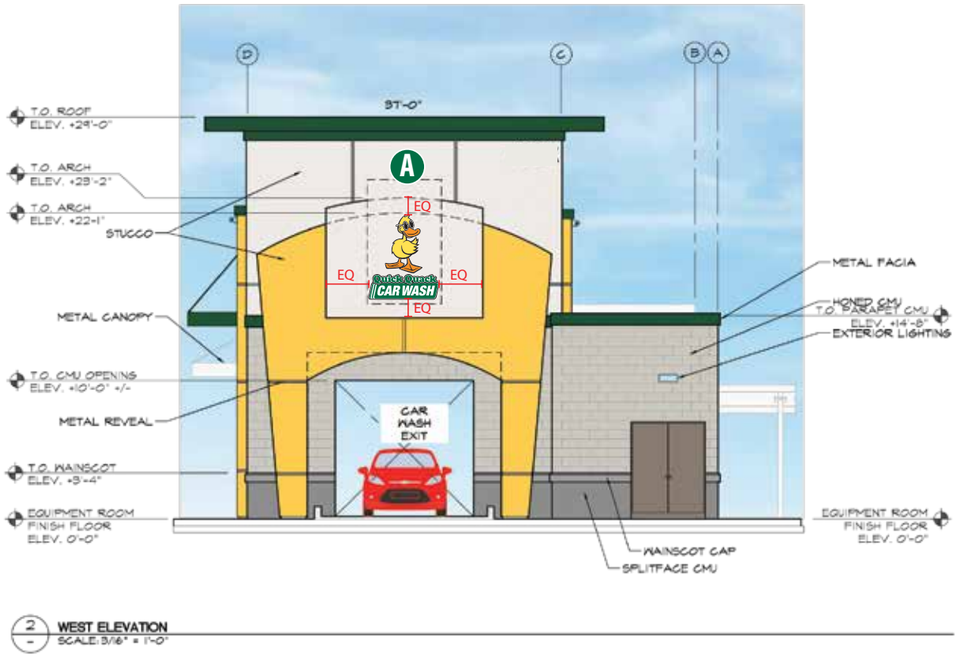
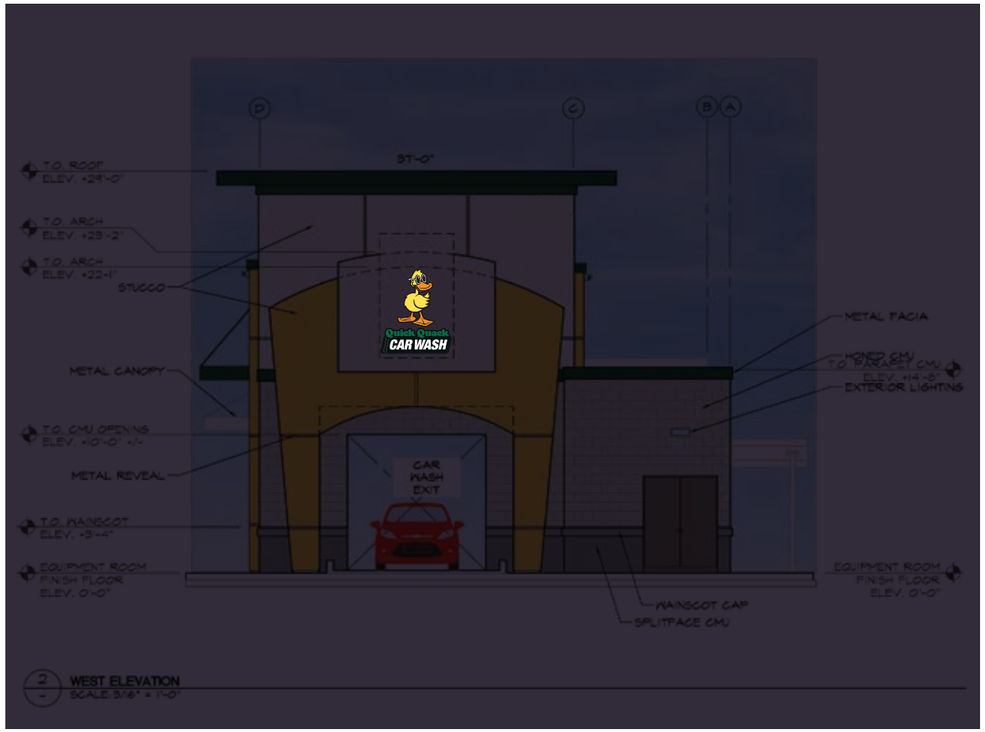


2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

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Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:

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Loveridge & North Park
Pittsburg, CA 94565

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NOTE: Renderings below utilize sample dimensions.

1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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Pittsburg, CA 94565

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File: Accounts/Misc/Quick Quack/Elev/ 24-155 Pittsburg, CA

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Scale: NA

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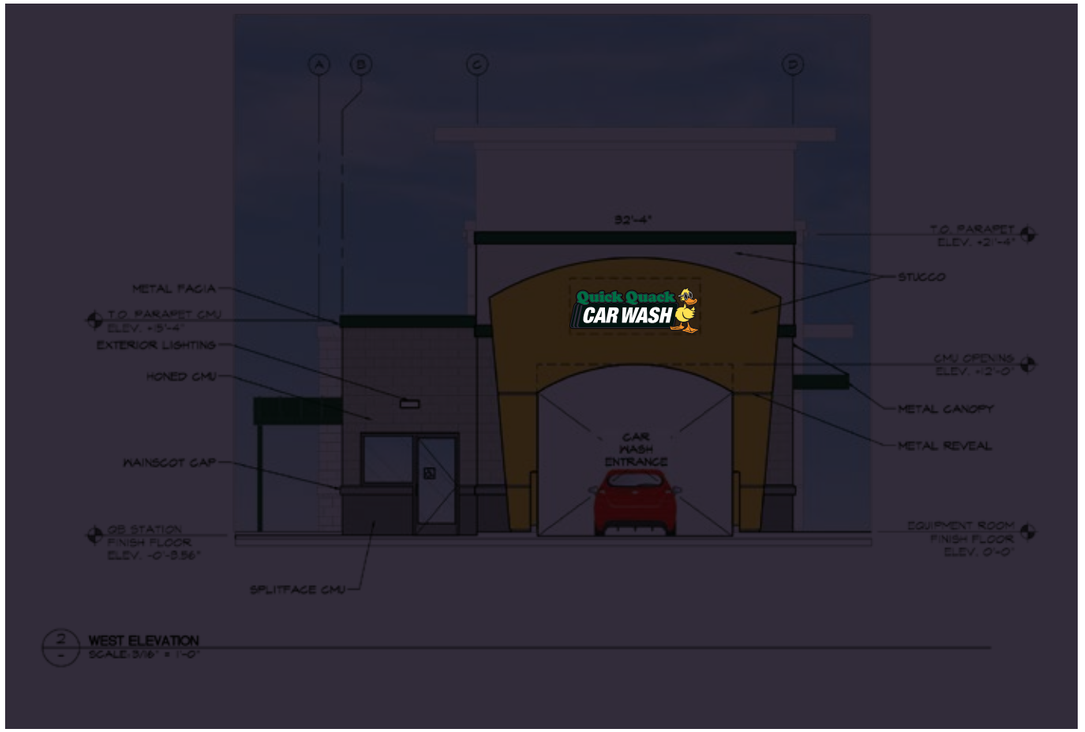

2 WEST ELEVATION
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Date:
2/15/24

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00000	4 of 10

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SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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00000	5 of 10
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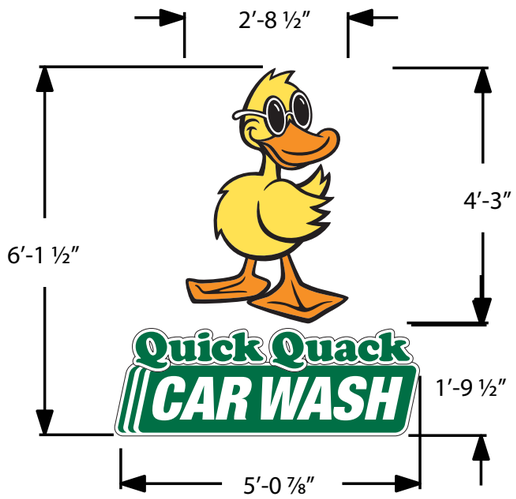


Vinyl Film Color Schedule

A	B	C	D
3M 3630-22 Black	3M 3630-26 Green	3M 3630-015 Yellow	3M 3630-74 Kumquat Orange

A **QTY 1: LED Illuminated Wall Sign**

Background is opaque- only copy lights.

Stacked Sign (31.1 SqFt)
Duck Sign: 11.5 SqFt
Cloud Sign: 9.1 SqFt

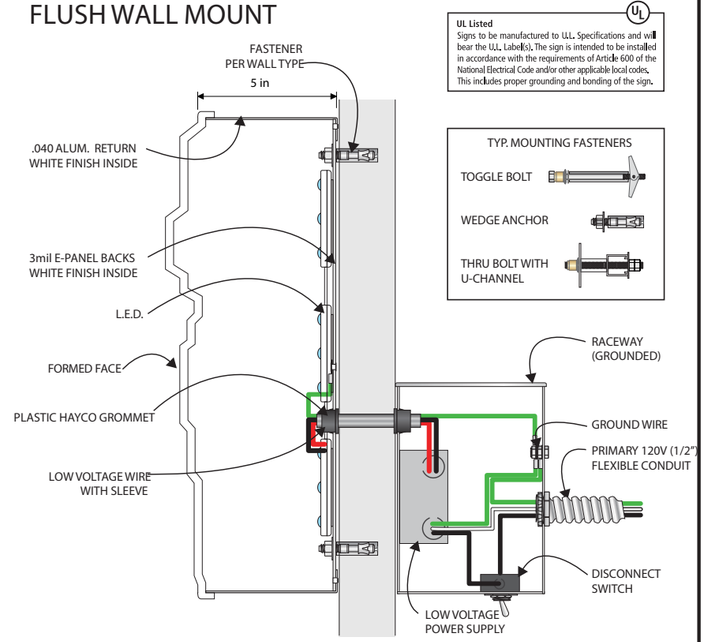
Material Schedule

Fabricated aluminum, cloud-shaped channel construction. Face to be White acrylic with 3M vinyl film overlays (see color schedule). Returns and trimcap to be painted White. Cabinet to be internally illuminated with White LEDs.

THREE DIMENSIONAL CONTOURED FACE W/ OPAQUE BACKGROUND PROVIDES AN INDIVIDUAL LETTER APPEARANCE

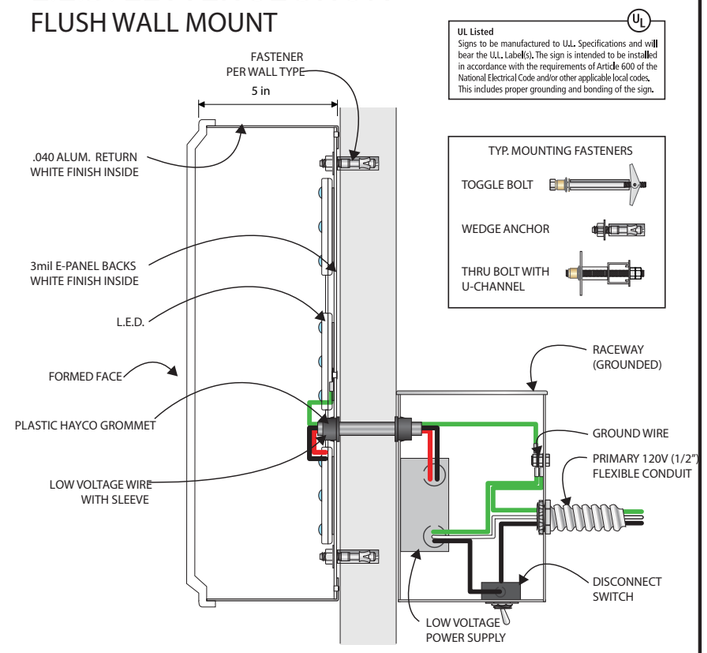
L.E.D. DUCK SECTION

FLUSH WALL MOUNT



L.E.D. LETTER SECTION

FLUSH WALL MOUNT



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Pittsburg, CA 94565

Date: 2/15/24

File: Accounts/Misc/Quick Quack/Elev/ 24-155 Pittsburg, CA

Designer: RNB

Scale: NA

Job#	**Sheet#**
00000	6 of 10
Revision #	**Date:**
2	3-18-24

Revision Description:

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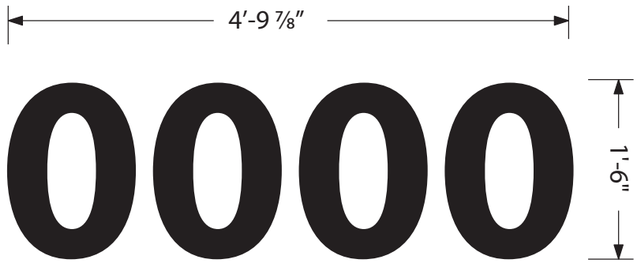
Quick Quack | Pittsburg, CA

NOTE: Renderings below utilize sample dimensions.



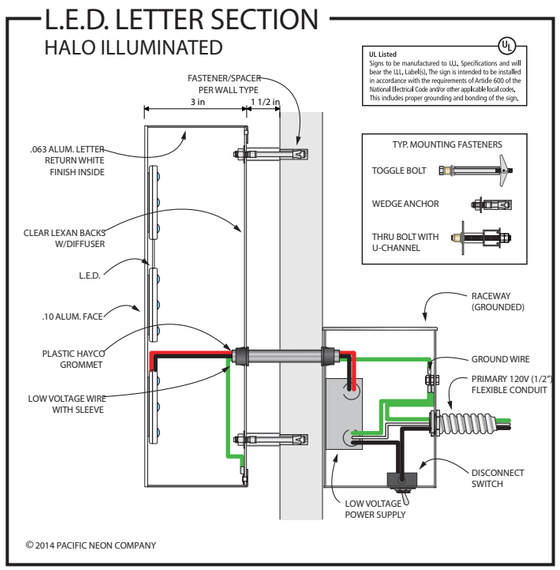
B **QTY 1: Reverse Pan Channel LED Halo Illuminated Numerals**

Area for this sign not included in overall signage area calculation

NOTE: Address must be confirmed prior to manufacturing.

Material Schedule

Numerals
Fabricated aluminum, reverse pan channel construction with faces and returns painted Black, satin finish. Backs to be Clear Lexan with 1-1/2" stand-offs to peg off numerals from building fascia. Numerals to be internally illuminated with White LEDs.



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3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:

Quick Quack Car Wash #24-155
Loveridge & North Park
Pittsburg, CA 94565

Date: 2/15/24

File: Accounts/Misc/Quick Quack/Elev/ 24-155 Pittsburg, CA

Designer: RNB

Scale: NA

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Quick Quack | Pittsburg, CA

NOTE: Renderings below utilize sample dimensions.

QTY 2: LED Illuminated Wall Sign
Background is opaque- only copy lights.

(99.6 SqFt)

Vinyl Film Color Schedule

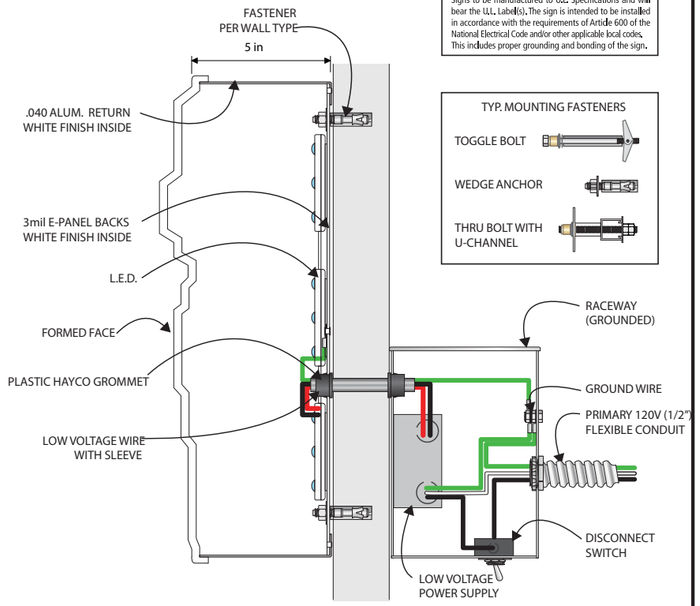
A	B	C	D
3M 3630-22 Black	3M 3630-26 Green	3M 3630-015 Yellow	3M 3630-74 Kumquat Orange

Material Schedule

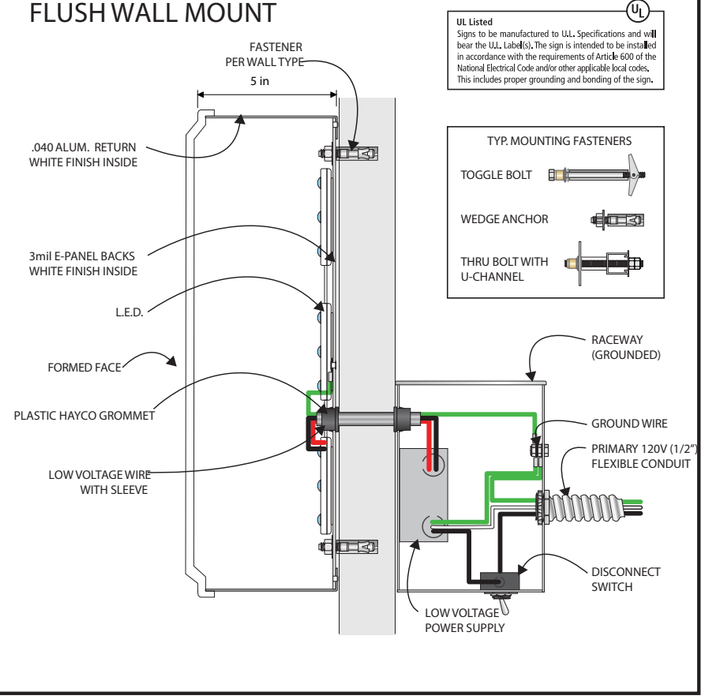
Fabricated aluminum, cloud-shaped channel construction. Face to be White acrylic with 3M vinyl film overlays (see color schedule). Returns and trimcap to be painted White. Capsule to be internally illuminated with White LEDs.

THREE DIMENSIONAL CONTOURED FACE
W/ OPAQUE BACKGROUND PROVIDES
AN INDIVIDUAL LETTER APPEARANCE

L.E.D. DUCK SECTION
FLUSH WALL MOUNT



L.E.D. LETTER SECTION
FLUSH WALL MOUNT



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Client:

Quick Quack CAR WASH

Quick Quack Car Wash #24-155
Loveridge & North Park
Pittsburg, CA 94565

Date: 2/15/24

File: Accounts/Misc/Quick Quack/Elev/ 24-155 Pittsburg, CA

Designer: RNB

Scale: NA

Job#	**Sheet#**
00000	8 of 10
Revision #	**Date:**
2	3-18-24

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Quick Quack | Pittsburg, CA

NOTE: Renderings below utilize sample dimensions.

D **QTY 1: LED Illuminated Wall Sign**
Background is opaque- only copy lights.

(31.5 SqFt)

Vinyl Film Color Schedule

A	B	C	D
3M 3630-22 Black	3M 3630-26 Green	3M 3630-015 Yellow	3M 3630-74 Kumquat Orange

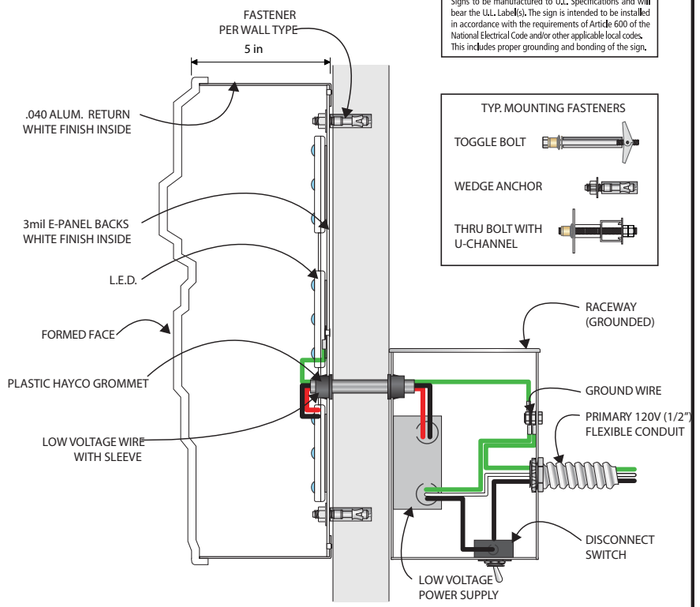
Material Schedule

Fabricated aluminum, cloud-shaped channel construction. Face to be White acrylic with 3M vinyl film overlays (see color schedule). Returns and trimcap to be painted White. Capsule to be internally illuminated with White LEDs.

THREE DIMENSIONAL CONTOURED FACE
W/ OPAQUE BACKGROUND PROVIDES
AN INDIVIDUAL LETTER APPEARANCE

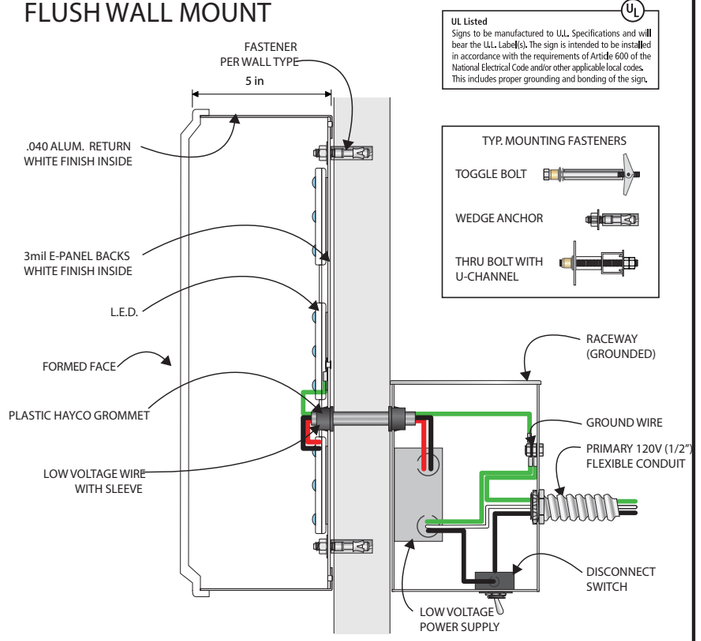
L.E.D. DUCK SECTION

FLUSH WALL MOUNT



L.E.D. LETTER SECTION

FLUSH WALL MOUNT



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Loveridge & North Park
Pittsburg, CA 94565

Date: 2/15/24

File: Accounts/Misc/Quick Quack/Elev/ 24-155 Pittsburg, CA

Designer: RNB

Scale: NA

Job#	**Sheet#**
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2	3-18-24

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Quick Quack | Pittsburg, CA

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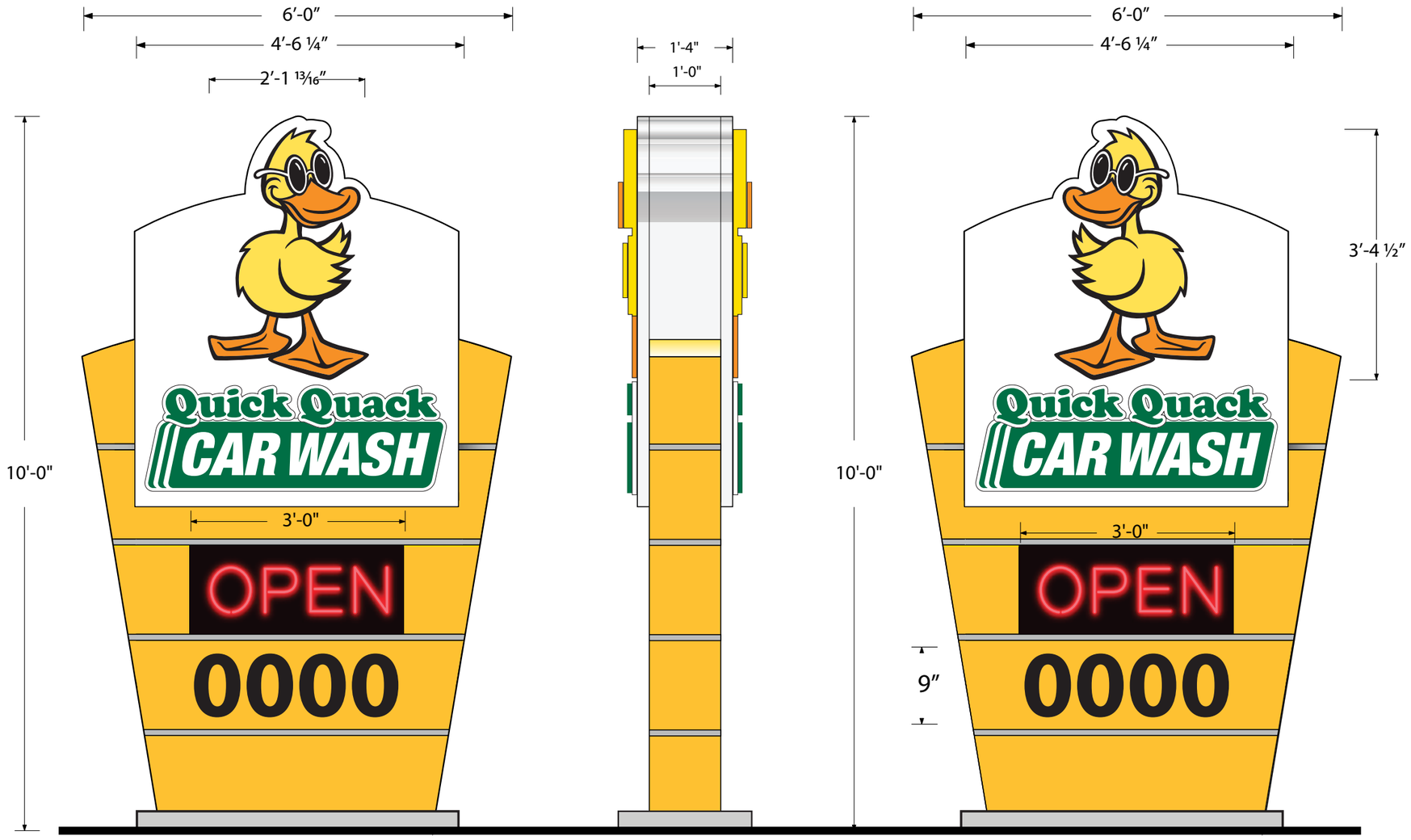

F QTY 1: LED Illuminated Monument Sign

Material Schedule

Fabricated aluminum, cloud-shaped channel construction. Face to be White acrylic with 3M vinyl film overlays (see color schedule). Returns and trimcap to be painted Black. Cabinet to be internally illuminated with White LEDs.

Vinyl Film Color Schedule

A	B	C	D
3M 3630-22 Black	3M 3630-26 Green	3M 3630-015 Yellow	3M 3630-74 Kumquat Orange

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Loveridge & North Park
Pittsburg, CA 94565

Date: 2/15/24

File: Accounts/Misc/Quick Quack/Elev/ 24-155 Pittsburg, CA

Designer: RNB

Scale: NA

Job# 00000 **Sheet#** 10 of 10

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ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO INSTALLATION

CONCEPTUAL STORMWATER CONTROL PLAN

FOR

QUICK QUACK STORE #24-155

N Park Blvd near Loveridge Rd
Pittsburg, CA 94565

Prepared for:

Quick Quack Car Wash
1380 Lead Hill Blvd, Ste 260
Roseville, CA 95661
Doug Livingston, AIA
425-420-0642
dlivingston@dontdrivedirty.com

Prepared by:

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jromaguera@TAIT.COM

TAIT Project Number:
QQ0088

03/01/2024

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1. Vicinity Map
2. Water Quality Management Plan
3. IMP Sizing Calculator Output
4. ALTA Survey
5. Contra Costa County Mean Seasonal Isohyet Map
6. USDA Web Soil Survey
7. Contra Costa County Zones and Drainage Areas Map

This Stormwater Control Plan was prepared using the template dated February 2023.

NOTE: This is a conceptual-level document. Further information will be provided when the project entitlement is approved, and the project moves to CD level plans.

I. PROJECT DATA

Table 1. Project Data

Project Name/Number	QUICK QUACK STORE #24-155
Application Submittal Date	03/01/2024
Project Location	(Street address number TBD) N Park Blvd near Loveridge Rd Pittsburg, CA 94565 APN: 088-151-045
Name of Developer	Quick Quack Car Wash
Project Phase No.	N/A
Project Type and Description	Automated Car Wash with vacuum stalls
Project Watershed	Willow & Kirker Creek Watershed
Total Project Site Area (acres)	0.90
Total Area of Land Disturbed (acres)	0.94
Total New Impervious Surface Area (sq. ft.)	25562
Total Replaced Impervious Surface Area	1992 sqft
Total Pre-Project Impervious Surface Area	1251 sqft
Total Post-Project Impervious Surface Area	28566 sqft
50% Rule[*]	DOES NOT APPLY
Project Density	0.096 [FLOOR AREA RATIO]
Applicable Special Project Categories [Complete even if all treatment is LID]	None
Percent LID and non-LID treatment	74.1% LID treated 29.5% Non-treated/self-retaining 2.2% untreated
HM Compliance [†]	Exempt – Less than 1 acre of soil disturbance

[*50% rule applies if:
Total Replaced Impervious Surface Area > 0.5 x Pre-Project Impervious Surface Area]

[†HM required (unless project meets one of the exemptions on *Guidebook* p. 11) if:
(Total New Impervious Surface Area + Total Replaced Impervious Surface Area) ≥ 1 acre]

II. SETTING

II.A. Project Location and Description

The project is located on N Park Blvd, near Loveridge Rd in Pittsburg, CA. The project currently does not have an assigned street number. The site will encompass a proposed Lot 2 of a large, irregular shaped parcel. The parcel includes a segment of N Park Blvd, which is a private road, although effectively functioning as a public road. The proposed Lot 2 consists of 0.90 acres.

The proposed project is the construction of an automated car wash facility, including self-serve vacuum stalls. The project work will include the primary car wash building, driveways, sidewalks, landscape, stormwater facilities, and related improvements.

II.B. Existing Site Features and Conditions

The existing site consists of a trapezoidal vacant, bare, fallow lot. The existing site is 97% pervious, with the remaining 3% impervious surface mostly consisting of an driveway return from the adjacent site. The ground cover is either bare earth or minimally vegetated. The existing site is vertically bowl-shaped, with the low point being near the center of the site and its neighboring vacant lot to the east.

The site consists of mostly clay soils, in Hydrologic Soil Groups C and D. A Geotechnical investigation was preformed, and groundwater was found at a depth of 32 feet, with historical data indicating a minimum depth of 18 feet.

A 40ft wide PG&E Transmission Line Easement (with overhead line) runs along the southern quarter of the site. Improvements within this easement are limited to surface-level improvements only, and must minimize improvements overall. Areas of ponding in the easement were forbidden, however after much discussion with PG&E, one minimized biotreatment facility with only incidental ponding was allowed. The site was designed to accommodate this requirement.

An 8" sewer line and 42" storm drain run near the eastern limit of the site.

To the north of the existing site is a new commercial development, completed near the end of 2022.

See attached ATLA Survey for additional information.

II.C. Opportunities and Constraints for Stormwater Control

The existing site contains two low points, near east and west end of the site. The western low point receives off-site run-on from N Park Blvd. The eastern low point is collects water from most of the existing site. There is likely a large amount of ponding on the site during large storm events.

There are ample stormdrain lines in the vicinity of the site.

Per the section above, there is a PG&E easement running through the site. After much discussion PG&E allowed the site layout to include one biotreatment are inside of the easement, given that it was placed far from any transmission line towers, and minimized in size. This limited the size and

catchment of what drains to IMP-3.

Grading of the site was also impacted by the need for the finished floor of the building to be placed above the nearby flood zone.

III. LOW IMPACT DEVELOPMENT DESIGN STRATEGIES

III.A. Optimization of Site Layout

III.A.1. Limitation of development envelope

The size of the site was minimized, primarily due to leasing cost. This also minimizes the site for stormwater purposes.

III.A.2. Preservation of natural drainage features

There are no drainage features on site.

III.A.3. Setbacks from creeks, wetlands, and riparian habitats

N/A

III.A.4. Minimization of imperviousness

The impervious are of the site was minimized. Every square foot of impervious area is necessary to fulfill a requirement, including but not limited to: queuing, minimum driveway and turning widths, minimum parking dimensions, ADA compliance, and necessary infrastructure.

III.A.5. Use of drainage as a design element

III.B. Use of Permeable Pavements

No permeable pavement was used, and would be a poor application on this small site.

III.C. Dispersal of Runoff to Pervious Areas

DMA-3 will direct run-off from impervious areas into a pervious rip-rap flowline before emptying into IMP-3

III.D. Bioretention or other Integrated Management Practices

The site will drain all impervious surfaces into three treatment facilities, two flow-through planter types and one basin type. A small section of the site (DMA-5) cannot be feasibly be treated. Therefore, a n untreated area of the shared driveway to the west (DMA-4) will be treated in-lieu.

IV. DOCUMENTATION OF DRAINAGE DESIGN

IV.A. Descriptions of each Drainage Management Area

IV.A.1. Table of Drainage Management Areas

Table 2. Drainage Management Areas

DMA-#	DMA AREA (SQFT)	DMA AREA (AC)	IMPERVIOUS AREA (SQFT)	PERVIOUS/ SELF-TREATING AREA (SQFT)	DRAINS TO	STATUS
DMA-1	6743	0.155	4590	2154	IMP-1	ON-SITE, DISTURBED
DMA-2	16850	0.387	13928	2922	IMP-2	
DMA-3	14891	0.342	9190	5701	IMP-3	
DMA-4	1433	0.033	1433	0	IMP-1	OFF-SITE, UNDISTURBED
DMA-5	431	0.01	431	0	SDDI-4	ON-SITE, DISTURBED
DMA-6	253	0.006	253	0	SDDI-4	OFF-SITE, DISTURBED
DMA-7	427	0.01	427	0	SDDI-4	ON-SITE, UNDISTURBED
DMA-8	1848	0.042	0	1848	SDDI-6	OFF-SITE, DISTURBED
TOTAL	43695	1.003	30253	12624	-	-

IV.A.2. Drainage Management Area Descriptions

DMA-1

Hardscape and landscape consisting of the western third side of the site, including the site entrance and half of the shared driveway.

DMA-2

Hardscape, roof, and landscape consisting of the northern third of the site.

DMA-3

Hardscape, roof, and landscape consisting of the southern third of the site.

DMA-4

The off-site half of the shared driveway. This DMA is treated in-lieu of DMA-5.

DMA-5

A small segment in the south-west corner of the site. This DMA is not feasible to be treated, and will receive run-on from N Park Blvd.

DMA-6

A small triangle of off-site pavement. This area is disturbed only to modify the existing flowline from the gutter of N Park Blvd to drain into SDDI-4.

DMA-7

A small sliver of undisturbed pavement on the southern edge of the site. This DMA is only included to label all areas of the Lot.

DMA-8

Disturbed pervious area to the east of the eastern lot line. This area is disturbed only to achieve a stable slope from the curbs on the east side of the site. The drainage in the proposed condition will mimic the drainage in the existing condition.

IV.B. Integrated Management Practice Descriptions

Table 3. Bioretention Areas

IMP-#	MINIMUM AREA (SQFT)	DESIGN AREA (SQFT)	TYPE
IMP-1	241	246	FLOW-THROUGH PLANTER
IMP-2	557	572	FLOW-THROUGH PLANTER
IMP-3	368	378	BIORETENTION
TOTAL	798	818	-

IMP-1
A triangular Flow-Thru Planter near the entrance of the site. Stormwater enters the planter via curb cuts with rip-rap.

IMP-2
A long, narrow, rectangular Flow-Thru Planter near the northern boundary of the site. Stormwater enters the planter via curb cuts with rip-rap.

IMP-3
A skinny Bioretention Basin near the southeast corner of the site. Stormwater enters the basin via one curb cut with rip-rap, and one landscape flowline.

IV.B.1. *Areas Draining to Non-LID Treatment* ["Special Projects" only—See Table 3-8, p. 55]

N/A

IV.C. Tabulation and Sizing Calculations

See attached IMP Sizing Calculator report.

V. SOURCE CONTROL MEASURES

V.A. Site activities and potential sources of pollutants

V.B. Source Control Table

Table 4. Source Controls

Potential source of runoff pollutants	Permanent source control BMPs	Operational source control BMPs
On-site storm drain inlets	All inlets will be marked with "No Dumping! Flows to Local Waterways" or similar	Maintain and periodically repaint or replace inlet markings. Provide stormwater pollution prevention information to new site owners, lessees, or operators. Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."
Landscape	Landscaping will minimize irrigation and runoff and be selected for pest resistance, and will minimize the need for fertilizers and pesticides. Plants will be selected appropriate to site soils, slopes, climate, sun, wind rain, land use, air movement, ecological consistency, and plant interactions.	Maintain landscaping using minimum or no pesticides. Provide IPM information to new owners, lessees and operators.
Refuse areas	Refuse and recycled materials will be handled in the refuse area shown on the Exhibit. This area is to be roofed, bermed, and equipped with a drain to a grease interceptor and then to the sanitary sewer.	All dumpsters will be posted with signs stating "Do not dump hazardous materials here" or similar.
Vehicle cleaning	The carwash exit has a driveway-width trench drain to capture any water and detergents that drip off of the vehicles. This is plumbed to clarification/recirculation tanks, and will be recycled.	Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system.

V.C. Features, Materials, and Methods of Construction of Source Control BMPs

To be completed after Entitlement Approval.

VI. STORMWATER FACILITY MAINTENANCE

VI.A. Ownership and Responsibility for Maintenance in Perpetuity

A maintenance covenant will be prepared after Entitlement approval.

VI.B. Summary of Maintenance Requirements for Each Stormwater Facility

Maintenance will be preformed in accordance with the C.3 guidebook.

VII. CONSTRUCTION PLAN C.3 CHECKLIST

Table 5. Construction Plan C.3 Checklist

Stormwater Control Plan Page #	BMP Description	See Plan Sheet #s
	IMP-1 Triangular Flow-Thru Planter	3
	IMP-2 Long Rectangular Flow-Thru Planter	3
	IMP-3 Bio-Retention Basin	3

VIII. CERTIFICATIONS

The selection, sizing, and preliminary design of stormwater treatment and other control measures in this plan meet the requirements of Regional Water Quality Control Board Order R2-2015-0049.

By

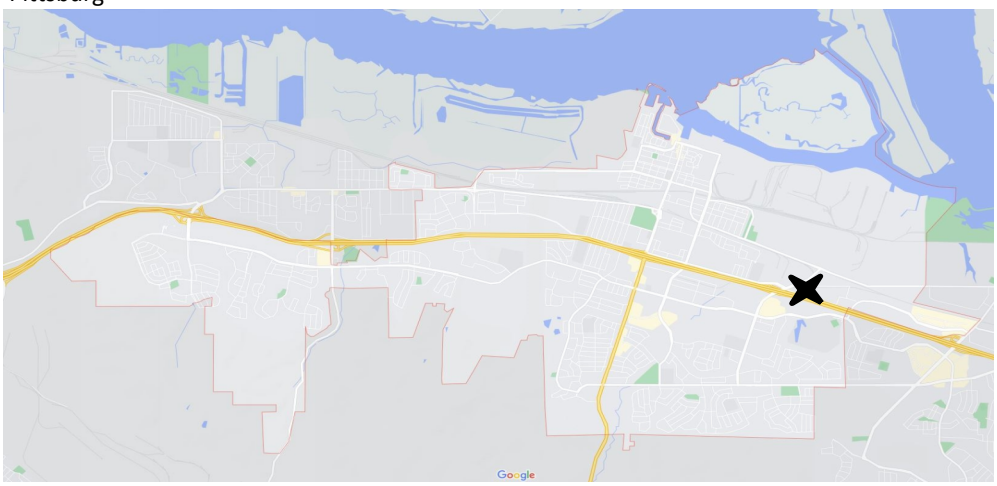
To be signed after Entitlement Approval

Print Name

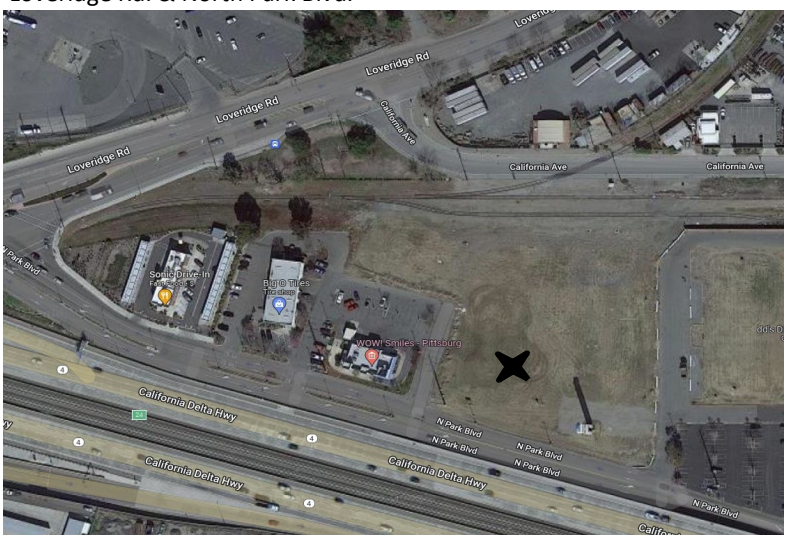
III. Location Maps

A. State Map: California

B. City Map: Pittsburg



C. Vicinity Map: Loveridge Rd. & North Park Blvd.



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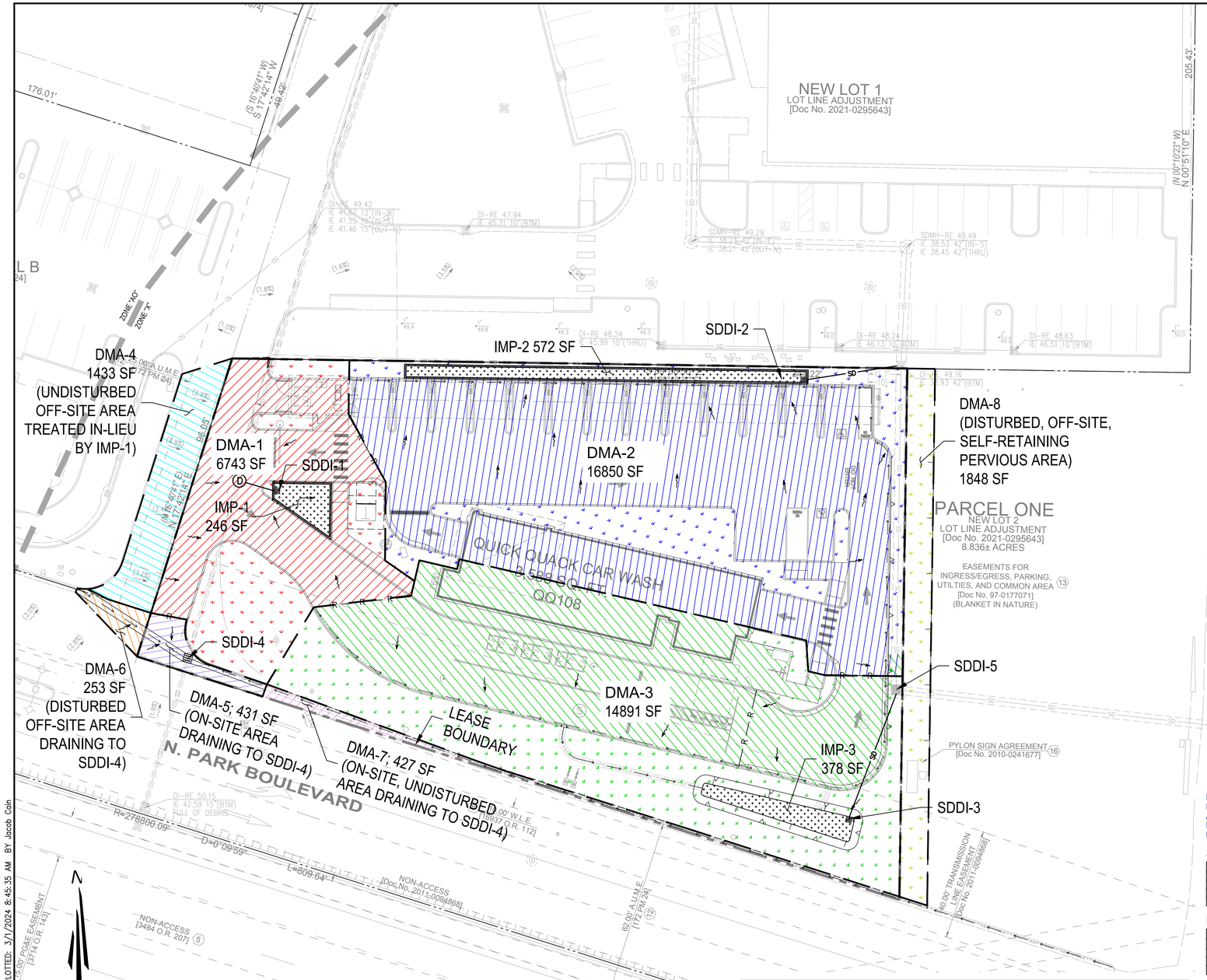

C.3 PROJECT DATA			
	AREA (S□FT)	AREA (ACRES)	
PROJECT NAME/NUMBER			□UICK □UACK STORE □24-155
APPLICATION SUBMITTAL DATE			03/01/2024
PROJECT LOCATION			(STREET ADDRESS NUMBER TBD) N PARK BL□D NEAR LO□ERIDGE RD PITTSBURG, CA 94565 APN□088-151-045
NAME OF DE□ELOPER			□UICK □UACK CAR WAS□
PROJECT P□ASE NO.			N/A
PROJECT TYPE AND DESCRIPTION			AUTOMATED CAR WAS□
PROJECT WATERS□ED			WILLOW & KIRKER CREEK WATERS□ED
TOTAL PROJECT SITE AREA [LEASE AREA]	39344	0.90	
TOTAL AREA OF LAND DISTURBANCE	41016	0.94	
DISTURBANCE OUTSIDE OF LEASE AREA	2102	0.05	
TOTAL NEW IMPER□IOUS SURFACE AREA	25562	0.59	
TOTAL REPLACED IMPER□IOUS SURFACE AREA	1992	0.05	
TOTAL PRE-PROJECT IMPER□IOUS SURFACE AREA [INSIDE LEASE AREA]	1251	0.03	
TOTAL POST-PROJECT IMPER□IOUS SURFACE AREA [INSIDE LEASE AREA]	28566	0.66	
50□ RULE			DOES NOT APPLY
RUNOFF REDUCTION MEASURES SELECTED	[ ] 1. DISPERSE RUNOFF TO □EGETATED AREA		
	[ ] 2. PER□IOUS PA□EMENT		
	[ ] 3. CISTERNS OR RAIN BARRELS		
	[□] 4. BIORETENTION FACILITY OR PLANTER BO□		
PROJECT DENSITY [FLOOR AREA RATIO]			0
APPLICABLE SPECIAL PROJECT CATEGORIES			N/A
LID TREATMENT & IN-LIEU AREAS	27708	0.64	LID TREATED ON-SITE DISTURBED (IMPER□IOUS) AREAS
	11594	0.27	NON-LID, SELF-TREATED DISTURBED (LANDSCAPE) AREAS
	858	0.02	UNTREATED ON-SITE AREA
	1433	0.03	E□UI□ALENT (IN-LIEU) LID TREATED (IMPER□IOUS) AREA
	74.1□		PERCENT LID TREATED
	29.5□		PERCENT SELF-RETAINING
	2.2□		PERCENT UNTREATED
□YDROMODIFICATION MANAGEMENT COMPLIANCE			E□EMPT - LESS T□AN 1 ACRE OF SOIL DISTURBANCE

STORMWATER CALCULATIONS TABLE

DRAINAGE MANAGEMENT AREAS

STATUS	DMA-□	DMA AREA (S□FT)	DMA AREA (AC)	IMPER□IOUS AREA (S□FT)	PER□IOUS/ SELF-TREATING AREA (S□FT)	DRAINS TO
ON-SITE, DISTURBED	DMA-1	6743	0.155	4590	2154	IMP-1
	DMA-2	16850	0.387	13928	2922	IMP-2
	DMA-3	14891	0.342	9190	5701	IMP-3
OFF-SITE, UNDISTURBED	DMA-4	1433	0.033	1433	0	IMP-1
ON-SITE, DISTURBED	DMA-5	431	0.010	431	0	SDDI-4
OFF-SITE, DISTURBED	DMA-6	253	0.006	253	0	SDDI-4
ON-SITE, UNDISTURBED	DMA-7	427	0.010	427	0	SDDI-4
OFF-SITE, DISTURBED	DMA-8	1848	0.042	0	1848	SDDI-6
-	TOTAL	43695	1.003	30253	12624	-

STORMWATER TREATMENT

IMP-□	MINIMUM AREA (S□FT)	DESIGN AREA (S□FT)	TYPE
IMP-1	241	246	FLOW-T□ROUG□ PLANTER
IMP-2	557	572	FLOW-T□ROUG□ PLANTER
IMP-3	368	378	BIORETENTION
TOTAL	798	818	-

Project Name: QQ0088 Pittsburg
Project Type: Treatment Only
APN: 088-151-047
Drainage Area: 43,695
Mean Annual Precipitation: 13.0

Self-Treating DMAs

DMA Name	Area (sq ft)
DMA1-SR	2,154.0
DMA2-SR	2,922.0
DMA3-SR	5,701.0
DMA8	1,848.0

II. Self-Retaining Areas

Self-Retaining DMA	
DMA Name	**Area (sq ft)**
DMA5	431
DMA6	253
DMA7	427

IV. Areas Draining to IMPs

IMP Name: IMP1
IMP Type: Flow-Through Planter
Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing
DMA1	4,590	Concrete or Asphalt	1.00	4,590	
DMA4	1,433	Concrete or Asphalt	1.00	1,433	
			Total	6,023	
				Area	0.040

IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
0.040	1.000	241	246

IMP Name: IMP2
IMP Type: Flow-Through Planter
Soil Group: IMP2

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing
DMA2	13,928	Concrete or Asphalt	1.00	13,928	
			Total	13,928	
				Area	0.040

IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
0.040	1.000	557	572

IMP Name: IMP3
IMP Type: Bioretention Facility
Soil Group: IMP3

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing
DMA3	9,190	Concrete or Asphalt	1.00	9,190	
			Total	9,190	
				Area	0.040

IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
0.040	1.000	368	378

Report generated on 3/1/2024 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).

QuickQuack CAR WASH
6020 WEST OAKS BLVD., SUITE 300, ROCKLIN, CA 95765

QUICK QUACK
STORE #: 24-155
LOVERIDGE RD. AND
NORTH PARK BLVD.
PITTSBURG, CA 94565

REVISIONS

#	DATE	DESCRIPTION
1	-	-
2		
3		
4		
5		
6		

TAIT
SINCE 1964
11280 TRADE CENTER DR.
RANC□ O CORDO□A, CA
95742
P: (916) 635-2444
□□□.ta.t.co□

DATE: 3/1/2024
TAIT JOB #: QQ0088

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PLANNING PACKAGE

PRELIMINARY WATER QUALITY MANAGEMENT PLAN

SHEET 3 OF 3

G:\CLIENTS\QQ\QQ0088 - Pittsburg (24-155)\ENG\Planning\QQ0088-WQMP.dwg PLOTTED: 3/1/2024 8:45:35 AM BY Jacob Cain

ABCDEFGHI JK ELHMMNNOOHAPQQRSBT
ABCDEFGUVWELHUEEJOK EXGYYXZV
aAl LHNOOdcdchNef
gBJPXJTEHaEEJLHehij kd
l EJXHaXXSJZaAEEFPWPQGBCXLHchmN

nEZdUEEJGPXTHgl aQ

gl aHI JK E	aEEJHpQqHG
AB CDEFG	2IDJKLM
AB C2EFG	2IN22LM
AB COEFG	JIPMDLM
AB C8	DI8K8LM

ssmhnEZdt EGJPXPXTHaEEJQ

nEZdt EGJPXPXTHgl a	
gl aHI JK E	aEEJHpQqHG
AB CJ	KOD
AB CR	2JO
AB CP	K2P

SUrHaEEJQHgBJPXPXTHGGCHsl AQ

sl AHI JK ELHsl Ac
sl AHUVWELHvZCwhUxBCSTxHAZJXGEB
nCPZvyBCSWLHsl Ac

gl aHI JK E	aEEJHpQqHG	ACQGaABCDEFG nSBoJFEHUVWE	gl aHl SXCoo vJFGCB	gl aHaEEJHt t SXCodvJFGCE
AB CD	KIJNM	STUcWeYé TW Ca□cdeY	DLMV	KIJNM
AB CK	DIKOC	STUcWeYé TW Ca□cdeY	DLMV	DIKOC
			UCGJZ	RIM2C
			aEEJ	

sl AHmPAPXT			
sl AHmPAPXT vJFGCB	t JPX aBDSQOK EXG vJFGCB	l PXPK SK aEEJHCB uCZSK E	AECWCQEB aEEJHCB uCZSK E
MLMKM	DLMMV	2KD	2KR

sl AHI JK ELHsl AC
sl AHUVWELHvZCwhUxBCSTxHAZJXGEB
nCPZvyBCSWLHsl AC

gl aHI JK E	aEEJHpQqHG	ACQGaABCDEFG nSBoJFEHUVWE	gl aHl SXCoo vJFGCB	gl aHaEEJHt t SXCodvJFGCE
AB C2	DOIN28	STUcWeYé TW Ca□cdeY	DLMV	DOIN28
			UCGJZ	DOIN28

sl AHmPAPXT			
sl AHmPAPXT vJFGCB	t JPX aBDSQOK EXG	l PXPK SK aEEJHCB	AECWCQEB aEEJHCB

		vJFGCB	uCZSK E	uCZSK E
aBEEJ	MLMKMv	DLMMv	JJP	JP2

sl AHl JK ELKsl Ah
sl AHUVWELHDRCBEEGEXGBCXHvJFHZRSV
nCRZvyBCSWLKsl Ah

gl aHl JK E	aBEEJHQqHdG	ACQGaABCDEFG nSBoJFEHUVWE	gl aHl SXCoo vJFGCB	gl aHaBEEJHz t SXCodvJFGCB
ABCO	NlDNMv	STUcWeYe TW Ca□cdeY	DLMv	NlDNMv
			UCGJz	NlDNMv
			aBEEJ	MLMKMv

sl AHmPAPXT

sl AHmPAPXT vJFGCB	t JPX aBDSQCK EXG vJFGCB	l PXPK SK aBEEJHCB uCZSK E	ABCWCQEB aBEEJHCB uCZSK E
MLMKMv	DLMMv	OR8	OP8

Ge□TWfeUeWYed TUO/D/2M2KD2□MMMCB □□Yce STUYWSTaYdSeedUI dYeWPWfWd□ dBPF□□Uf rTTeaTfYdWe(□eWa□TUDLCLDLMJL

E CEPTIONS TABLE

1. Pro ert tae , cld a er o al ro ert tae a da a e et collected t tae are a follo

   Code Area 07004
   Ta lde tfcato No. 088-151-047-3
   F cal Year 2023-2024
   1 tl tall et 13,937.02, O e
   2 dl tall et 13,937.02, O e
   E e to 0.00
   La d 2,226,174.00
   B ll No. 0892420
   (NOT A SUR EY MATTER)

2. Pr or to clo e of e cro , lea e co tact t e Ta Collector' Off ce to co fr all a o t o , cld c rre tf cal ear ta e , le e tal ta e , e ca eda e et a da del ece .
   (NOT A SUR EY MATTER)

3. T ele of le e tal or e ca eda e et of ro ert tae , fa , ade r a t tote ro o of C a ter 3.5 (co e c t Secto 75) or Part 2, C a ter 3, Art cle 3 a d 4, re ect el of t e Ree ea d Ta ato Code of t e State of Cal for a are ltof t e tra fer of t e tlo t e e tee a ed Sc ed le A ora are ltof c a e o er or e co tr ct o occ rr ror to Date of Polc .
   (NOT A SUR EY MATTER)

4. Ea e e t( ) for t e r o e( ) o elo a d r t cde talt ereto, a ra ted a doc et
   Gra ted to Pac f c Ga a d Electr c Co a
   P r o e R t of a
   Record Date A t 17, 1925
   Record No Boo 7, Pa e 93, of Off c al Record
   (DOES NOT AFFECT SUR EYED PARCEL)

5. A Rel e t of A tter R t
   Recorded J e 14, 1960 Boo 3484, Pa e 207 of Off c al Record
   (DOES NOT AFFECT SUR EYED PARCEL)

6. Ea e e t( ) for t e r o e( ) o elo a d r t cde talt ereto, a ra ted a doc et
   Gra ted to Pac f c Ga a d Electr c Co a
   P r o e P el e fac lte
   Record Date Se te er 30, 1960
   Record No Boo 3714, Pa e 143, of Off c al Record
   (DOES NOT AFFECT SUR EYED PARCEL)

7. Ea e e t( ) for t e r o e( ) o elo a d r t cde talt ereto a re er ed a doc et
   Re er ed U ted State of A er ca
   P r o e R t of a
   Record Date Se te er 21, 1962
   Record No Boo 4207, Pa e 518, of Off c al Record
   (EASEMENT PLOTTED EREON)

8. Ea e e t( ) for t e r o e( ) o elo a d r t cde talt ereto, a ra ted a doc et
   Gra ted to Ct of P tt r
   P r o e Water l e
   Record Date Octo er 29, 1991
   Record No Boo 16973, Pa e 112, of Off c al Record
   (EASEMENT PLOTTED EREON)

9. Ea e e t( ) for t e r o e( ) o elo a d r t cde talt ereto, a ra ted a doc et
   Gra ted to Ct of P tt r
   P r o e Water l e
   Record Date Octo er 29, 1991
   Record No Boo 16973, Pa e 119, of Off c al Record
   (EASEMENT PLOTTED EREON)

10. Ea e e t( ) for t e r o e( ) o elo a d r t cde talt ereto, a ra ted a doc et
    Gra ted to Pac f c Ga a d Electr c Co a
    P r o e Ut l te
    Record Date Octo er 31, 1991
    Record No Boo 16981, Pa e 25, of Off c al Record

    Not ce of F al De cr to Recorded Dece er 17, 1992 Boo 18127, Pa e 43 a d Ja ar 29, 1993 Boo 18240, Pa e 932, of Off c al Record .
    (EASEMENT PLOTTED EREON)

11. A lea e t certa ter , co e a t , co d to a d ro o et fort t ere .
    Dated Marc 9, 1992
    Le or Meado Cree E tate
    Le ee o e De ot USA, l c.
    Record Date A r l 2, 1992
    Record No Boo 17372, Pa e 835, of Off c al Record
    A e d e t Recorded No e er 5, 2010, l tr et No. 2010-0248352, of Off c al Record
    (NOT PLOTTABLE)

12. Ea e e t( ) for t e r o e( ) o elo a d r t cde talt ereto a del eated or a offered for ded cato , o t e a of ad tract/ lat
    P r o e Acce , lc t lte a d ater l e fac lte
    Affect A o o a
    Record No Boo 172 of Parcel Ma , Pa e 24, Co tra Co ta Co t Record
    (EASEMENT PLOTTED EREON)

13. Co e a t , co d to a d re trc to to tt a co e a t or re trc to , fa , cld t ot l ted to t o e a ed o a e, race, color, rel o , e , e der, e der de t t , e der e re o , e al ore tato , ar tal tat , ato al or , a ce tr , fa lal tat , o rce of co e, d a lt , etera or l tar tat , e etc for ato , ed cal co d to , ct e , r ar la a e, a d rato tat , a et fort a lca le tate or federal la , e ce t to t e e te t t at ad co e a t or re trc to er tted a lca le la , a et fort t e doc et

    Record Date Se te er 24, 1997
    Record No 1997-177071, of Off c al Record

    Sa d co e a t , co d to a d re trc to ro de t ata o lato t ereof all ot defeat t ele of a ort a e or deed of tr t ade ood fat a d for al e.

    Mod f cato ( ) of ad co e a t , co d to a d re trc to

    Record Date Ma 23, 2000
    Record No 2000-0105698, of Off c al Record

    Mod f cato ( ) of ad co e a t , co d to a d re trc to

    Record Date Ma 2, 2003
    Record No 2003-0203485, of Off c al Record

    Mod f cato ( ) of ad co e a t , co d to a d re trc to

    Record Date Dece er 31, 2003
    Record No 0622854, of Off c al Record

    Mod f cato ( ) of ad co e a t , co d to a d re trc to

    Record Date A r l 9, 2009
    Record No 2009-0076094, of Off c al Record
    (EASEMENTS NOTED EREON)
    (BLANKET IN NATURE)

14. Matter co ta ed t at certa doc et
    E t tled A ree et
    Dated Se te er 19, 1997
    E ec ted Meado Cree E tate
    Record Date Se te er 24, 1997
    Record No 1997-177072, of Off c al Record

    Refere ce ere ade to ad doc et for f ll art c lar .
    (NOT PLOTTABLE)

15. Ea e e t( ) for t e r o e( ) o elo a d r t cde talt ereto a re er ed a doc et
    Re er ed Meado Cree E tate
    P r o e P lc t lt , acce d a te a ce
    Record Date Se te er 24, 1997
    Record No 1997-177074, of Off c al Record
    (EASEMENT PLOTTED EREON AS PARCEL TWO)

16. Matter co ta ed t at certa doc et
    E t tled A ree et
    Dated Octo er 22, 2010
    E ec ted Dela are Nort Par LLC
    Record Date Octo er 29, 2010
    Record No 2010-0241677, of Off c al Record

    Refere ce ere ade to ad doc et for f ll art c lar .
    (EASEMENT AGREEMENT FOR PYLON SIGN)
    (LOCATION NOTED EREON)

17. T e Co a ll re re t e follo doc et for re e r or to t e a ce of a ttle ra ce red cated o a co e a ce or e c ra ce t e cor orato a ed elo
    Na e of Cor orato S erra Pac f c Pro erte

    a) A Co of t e cor orato B -la a d Art cle of l cor orato
) A or al or cert f ed co of a re ol to a t or t e tra acto co te lated ere
    c) If t e Art cle a d/or B -la re rea ro al a are t or a ato , a co of t e Art cle a d B -la of t e are t

    T e Co a re re e r ter t to add add to al t e or a e f rt er re re t after re e of t ere e ted doc e tato .
    (NOT A SUR EY MATTER)

18. T e earc dd otd clo ea o e ort a e or deed of t r t of record, t erefore t e Co a re re e t er t to re e f rt ere re ce to co fr t att e ro ert e c ered, a d f rt er re re e t er t to a e add to al re re et or add add to al t e ore ce to o rece t of t ere e tede de ce.
    (NOT A SUR EY MATTER)

19. A re re e t for Record a Deed to Effect ate a Lot L e Ad t e t Recorded Octo er 21, 2021, l tr et No. 2021-0295643, of Off c al Record .
    (AS S OWN EREON)

20. Water r t , cla or t tle to ater, et er or otd clo ed t e lc record .
    (NOT A SUR EY MATTER)

21. A r t of t e arte o e o of a orto of, or all of, ad La d, c r t are otd clo ed t e lc record .

    T e Co a ll re re, for re e , a fll a d co lete co of a recorded a ree e t, co tract, lce ea d/or lea e, to et er t all le e t, a e t a d a e d e t t ereto, efore a olc of t t le ra ce t o te ce t t te fro co era e.

    T e Co a re re e t er t to e ce t add to al t e a d/or a e add to al re re e t after re e add oc e t .
    (NOT A SUR EY MATTER)

22. T e Co a ll re re t ata O er Affda t e co leted t e art ( ) a ed elo efore t e a ce of a olc of t t le ra ce.

    Part ( ) S erra Pac f c Pro erte , a Cal for a cor orato

    T e Co a re re e t er t to add add to al t e or a e f rt er re re e t after re e of t ere e ted Affda t.
    (NOT A SUR EY MATTER)

23. Matter c a ed clo ed a ecto a d/or a correct ALTA/NSPS La d Ttle S r e of ad La d t at at factor to t e Co a , a d/or r of t e art e o e o t ereof.
    (AS S OWN EREON)

24. T e tra acto co te lated co ecto t t Re ort ect tot ere e ad a ro al of t e Co a Cor orate U der rt De art e t. T e Co a re re e t er t to add add to al te or a e f rt er re re e t after c re e .
    (NOT A SUR EY MATTER)

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
CENTERLINE
EASEMENT
BUILDING LINE W/ DOOR
BUILDING O ER ANG
FOUND MONUMENT AS NOTED
FOUND IRON PIPE OR AS NOTED
LIG T
STREET LIG T
TRAFFIC SIGNAL POLE
TRANSFORMER
FIRE YDRANT
STORM DRAIN MAN OLE
SANITARY SEWER MAN OLE
CLEAN OUT
GAS METER
AL E
CATC BASIN / DROP INLET
WATER METER
BACK FLOW PRE ENTER
UTILITY BO (SI E ARIES)
SIGN
TITLE REPORT E CEPTION NUMBER (1)
RECORD INFORMATION W/ REFERENCE (100.00')①
SPOT ELE ATION × 32.1
CONTOUR
INDE CONTOUR 15
CURB
CURB & GUTTER
CONCRETE
FENCE
RETAINING WALL
EDGE OF PA EMENT
SANITARY SEWER SS
STORM DRAIN SD
WATER W
GAS G
UNDERGROUND ELECTRIC E

TABLE A RE UIREMENTS NOTES

2 NO addre o er ed le co d ct te feld or . (ACANT LOT)

3 T e ect arcel DOES NOT le t a S ec al Flood ar ard. Refer to Note 08 for Flood o e cla f cato .

4 T e Gro la d area 8.836 ± ACRES (384,914 ± S are Feet)

5 ert cal rel ef of t e r e ed arcel o ereo a ed o a ro d re . T e co to r ter al o ereo 1 foot. Refer to Note 7 for e c ar for ato a d ert cal dat .

6(a) A o re ort WAS NOT ro ded to t e re or. l for ato t t ere ort oted ereo . See o Re ort Note o t eet for deta l . (Refer to Note 05)

8 S ta tal feat re o er ed te roce of co d ct te feld or are lotted ereo .

11(a) E de ce of der ro d t lte e t o or er te r e ed ro ert (add to t e o er ed e de ce of t t le re red r a t to Secto 5.E.) a deter ed (a) la a d/or re ort ro ded c le t (t refere ce a to t e o rce of for ato)

T e Locato of t lte e t o or er te r e ed ro ert are lotted ereo . T e locato of t e e der ro d t lt l e a e ee co led fro a a la le la a d o arra t led a to t e e act locato of t e el e . Sa d rface o ect a cle, t are ot l ted to, co crete foot , la , or , tr ct ral le , tlt alt , , der ro d ta , a da ot er rface tr ct re ot re ealed a rface ect o .

13 Na e of ado o er accord to c rre t a record are oted ereo .

14 T ed ta ce to t e eare t ter ect treet o ereo .

16 T ere a NO e de ce of rece t eart o or , ld co tr ct o , or ld add to o er ed te roce of co d ct te feld or .

18 A lotta le off te (. e., a rte at) ea e e t or er t de d clo ed doc et ro ded to ro t a ed te re ro r a a t of t e re r a t to Secto 5a d 6 (a da lca le elected Ta le A te) ARE o ereo .

19 Profe o al La l t l ra ce olc o t a ed te re or te a o t of 2,000,000 to e effect ro o t t e co tract er . Cert f cate of l ra ce to e f r ed o re et.

PARKING SUMMARY

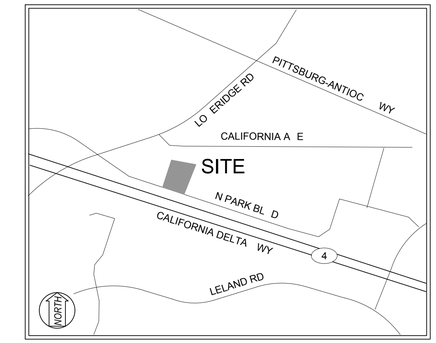
DESCRIPTION	STALLS
STANDARD PARKING	0
COMPACT PARKING	0
ACCESSIBLE PARKING	0
TOTAL	0

REFERENCES

①	PARCEL MAP	(111 PM 17)
②	RECORD OF SUR EY	(154 LSM 41)
③	PARCEL MAP	(172 PM 17)
④	PARCEL MAP	(172 PM 24)

ABBRE IATIONS

DI	DROP INLET
E	ELECTRIC AULT
FC	FACE OF CURB
FNC	FENCE
FOB	FIBER OPTIC BO
SL	STREET LIG T
SLB	STREET LIG T BO
SSM	SANITARY SEWER MAN OLE
TRN	TRANSFORMER



ICINITY MAP
NOT TO SCALE

NOTES

1. All d ta ce o ereo are U.S. S re feet a d dec al t ereof.
2. T re a re ared fro for ato fr ed a Prel ar T tle Re ort, re ared F del t Nato al T tle Co a , dated Se te er 15, 2023, Order No. 01006931-010-PA-SLO. No la lt ed for atter of record ot tated ad Prel ar T tle Re ort t at a affect t e o dar l e , e ce to , or ea e e t affect t e ro ert .
3. T et e , locato , e a d/or de t of e t der ro d t lte a o o t to o ra c re ereo ta ed fro or ce of ar rela t . T e co tractor ca to ed t at o l act al e ca ato ll re eal t et e , e t t, e , locato a d de t of c der ro d t lte . (A rea o a le effort a ee ade to locate a d del eate all o der ro d t lte) o er, t e re or ca a e o re o lt fort e co lete e or acc rac of t del eato of c der ro d t lte c a ee co tered, t c are ot o o t e e dra .
4. A.P.N. 088-151-047
5. o Note
   T re a e oe al ato to co la e t o a d ld code a d/or ord a ce ot ert a c rre t c al ld et ac l e locato .

   T e ect ro ert c rre tl o ed "CC" - Co t Co erc al o D t rct

   T e c rre t ld et ac fort o de ato are o fle t t e Ct of P tt r Pla De art et.

   l for ato a o ta ed fro t e Ct of P tt r Pla De art et We te o Octo er 09, 2023.
6. Ba of Bear
   T e ear of So t 74°37'31" Ea t ta e o t e o e tl e et ee o e t "Bart-180" a d "Bart-185" a o o t at certa Record of S r e Ma f led for record o J l 20, 2017 Boo 154 of L ce ed S r e Ma at Pa e 41-52, Co tra Co ta Co t Co t Record a ta e a t e Ba of all Bear o ereo .
7. Be c ar
   NGS Mo e t "C 563"
   Ele ato 37.70 feet (GPS O er ed) (Dat) NA D 1988
8. Flood o e Note
   T e ect ro ert o o t e Federal E er e c Ma a e e t A e c Flood l ra ce Rate Ma , Co t Pa el N er 060033 0138 G, dated Se te er 30, 2015, a e located Flood o e " "

   Area of deter ed to e o t de t e 0.2 a al c a ce flood.

   l for ato a o ta ed fro t e FEMA e te (.fe a. o) o Octo er 06, 2023.

ENCROAC MENT NOTE

T e re or doe ot offer a o o a to a e croac e t o to or fro ado re e , treet or alle a fe ce , ld , tr ct re or ot er ro e e t . A e croac e t ale al co d to , a d ot a atter of re . T e re or ot o l ated to deter e o er of c e croac e t a d e o d t el t of a re or e ert e. T e re or a e a are of a rtte or oral recorded a ree e t t at allo for c e croac e t.
lte o er ed le co d ct t e re or f t e Pro ert t at a co tt te a " ote tal" e croac e t are o ereo .

SUR EYOR'S CERTIFICATE

TO c ac Car Wa old , LLC, a Dela are l ted la lt co a
AND F r t A er ca T tle l ra ce Co a , a T tle Co a

T to cert f t at t a or lat a d t e re o c t a ed ere ade accorda ce t t e 2021 M Sta dard Detal l Re re e t for ALTA/NSPS La d T tle S r e , o tl e tal ed a d ado ted ALTA a d NSPS, a d cl de lte 2, 3, 4, 5, 6(a), 8, 9, 11(a), 13, 14, 16, 18 a d 19 of Ta le A t ereof. T e feld or a co leted o Octo er 05, 2023.

12 OCT 2023
DATE

S ANE R. BARBER L.S. 9097
ar er ar er r e .co

LICENSED LAND SURVEYOR
SHANE R. BARBER
No. 9097
STATE OF CALIFORNIA

DATE:	OCT. 2023	REV #	BY	DATE	DESCRIPTION
SCALE:	N/A				
DESIGNED:	SB				
DRAWN:	SB				
CHECKED:	AS				
PROJ. MGR:	AS				
FILE PATH:					

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

ALTA/NSPS LAND TITLE SURVEY
SPLASH + DASH CARWASH MANAGEMENT
1800 N. PARK BOULEVARD
PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SHEET 1 OF 3
PROJECT 23-2706

LEGAL DESCRIPTION

T E LAND REFERRED TO EREIN BELOW IS SITUATED IN T E CITY OF PITTSBURG, IN T E COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS

Real ro ert tated te Ct of Ptt r, Co t of Co tra Co ta, State of Cal for a, de cr ed a follo

Be a orto of e Parcel A a o o Parcel Ma a er for a Lot l ead t e t (PMW 16-04), recorded J l 27, 2017, der Doc e tN er 2017-0134550-00, off c al record, a da orto Parcel C a o o t at certa Parcel Ma e ttled M or S d o MS-677-97" fled o Se te er 22, 1997, oo 172 of Parcel Ma , at Pa e 24 off c al record, e ore art c larl de cr ed a follo

PARCEL 1

BEGINNING at t e Nort ea t cor er of a d Parcel 'C (172 PM 24) t e ce alo t e Ea terl l e of Parcel C (172 PM 24) t e follo f e (5) co r e

1) So t 00° 52' 38" We t, 292.00 feet,
2) Nort 89° 07' 22" We t, 64.08 feet,
3) So t 00° 52' 38" We t, 45.00 feet,
4) Nort 89° 07' 22" We t, 120.00 feet, a d
5) So t 00° 52' 38" We t, 155.99 feet to a o to t e Nort er l e of State ro te No. 4 a de cr ed t e Cal for a de art e t of tra ortat o ' F al Order of Co de ato recorded o Ma 11, 2011 a l tr e t No. 2011-0094868 t e ce alo a d Nort er l ea d t e Ea ter l e of a d co de ato Parcel t e follo N e (9) Co r e

1) Nort e terl alo a o -ta e t c r e to t e r t fro c t e ce ter ear Nort 17° 34' 51" Ea t, a rad of 278,800.09 feet, t ro a ce tra l a le of 00° 09' 59" a arc le t of 809.18 feet,
2) Nort 68° 28' 24" We t, 105.39 feet to a o t alo a ta e t c r e to t e r t,
3) a rad of 328.74 feet, t ro a ce tra l a le of 14° 43' 09" a arc le t of 84.45 feet,
4) Nort 67° 23' 14" We t, 166.05 feet to a o t e t e o t We terl o t of a d e Parcel A (PMW 16-04) al o e t e Ea terl l e of Lo erd e Road of a d Co de ato Parcel",
5) t e ce Nort erl alo a d Co de ato Parcel l e, alo a o -ta e t c r e to t e l eft, fro c t e ce ter ear Nort 34° 55' 56" We t a rad of 860.00 feet, t ro a ce tra l a le 02° 48' 12", a arc le t of 42.08 feet to t e e of a o -ta e t c r e to t e r t,
6) t e ce lea a d r t-of- a alo l at a d c r e, fro c t e ce ter ear So t 11° 26' 28" We t, a rad of 59.50 feet, t ro a ce tra l a le 24° 50' 06" a arc le t of 25.79 feet
7) So t 53° 43' 26" Ea t, 19.26 feet
8) t e ce alo a ta e t c r e to t e r t t a rad of 200.50 feet, t ro a ce tra l a le of 07° 55' 55", a arc le t of 27.76 feet, a d
9) Nort 49° 45' 59" Ea t, 79.73 feet to a o t e t e o t So t e terl cor er of a d Ne Parcel 'B (PMW 16-04)

T e ce alo t e So t erl l e of e Parcel 'B' (PMW 16-04) t e follo t ree (3) co r e

1) So t 45° 47' 34" Ea t, 52.60 feet,
2) alo a ta e t c r e to t e left t a rad of 250.00 feet, t ro a ce tra l a le of 26° 28' 44", a arc le t of 115.54 feet, a d
3) So t 72° 16' 18" Ea t, 85.54 feet to t e So t ea t cor er of a d e Parcel B (PMW 16-04), a e o t alo e t e So t e t cor er of Parcel A a o o t at certa Parcel Ma e ttled M or S d o MS-677-97 fled o Se te er 22, 1997, Boo 172 of Parcel Ma , at Pa e 24 off c al record

T e ce alo t e So t erl l e of Parcel A a d Parcel B of a d (172 PM 24) So t 72° 16' 18" Ea t, 335.00 feet to a o t e t e So t ea t cor er of a d Parcel B (172 PM 24) t e ce alo t e Ea t l e of a d Parcel B (172 PM 24), Nort 17° 43' 42" Ea t, 96.05 feet t e ce lea a d Ea t l e, cro t ro a d e Parcel A (PMW16-04) a d a o e e to ed Parcel C (172 PM 24) t e follo t o (2) Co r e

1) So t 89° 07' 22" Ea t, 344.22 feet, a d
2) Nort 00° 52' 38" Ea t, 205.43 feet to a o t o t e So t r t-of- a l e of t at certa Parcel de cr ed t at certa tcla deed to So t er ac fc ra lroad (SPRR) recorded o Se te er 21, 1962 Boo 4207, Pa e 518 off c al record

T e ce alo a d So t (SPRR) r t-of- a l e, Nort 89° 07' 22" We t, 55.18 feet to t e Nort ea t cor er of a d Parcel 'C (172 PM 24), t e ce co t Nort 89° 07' 22" We t, 148.40 feet t e ce lea a d (SPRR) r t of a l ea d cro t ro a d e Parcel A (PMW 16-04), t e follo t o (2) Co r e

1) alo a o -ta e t c r e to t e left, fro c t e ce ter ear So t 01° 29' 29" We t, a rad of 125.00 feet, t ro a ce tra l a le 73° 45' 47", a arc le t of 160.93 feet, a d
2) So t 17° 43' 42" We t, 49.42 feet, to a o t o t e Nort l e of a d Parcel B (172 PM 24)

T e ce alo a d Nort l e of Parcel B (172 PM 24), Nort 72° 16' 18" We t, 176.01 feet, to a o t e Ea t l e of a d Parcel A (172 24) t e ce alo a d Ea t l e, Nort 17° 43' 42" Ea t, 38.17 feet, to t e Nort ea t cor er of Parcel A (172 PM 24) t e ce alo t e Nort l e of Parcel A (172 PM 24) t e follo fo r (4) co r e

1) Nort 89° 07' 22" We t, 78.20 feet,
2) Nort 00° 52' 38" Ea t, 10.00 feet,
3) Nort 89° 07' 22" We t, 36.45 feet, a d
4) Nort 72° 16' 18" We t, 31.37 feet, to t e Ea t l e of a d e Parcel 'B' (PMW 16-04)

T e ce alo a d Ea t l e, Nort 00° 52' 38" Ea t, 29.41 feet to t e Nort ea t cor er of a d e Parcel B (PMW 16-04) t e ce alo t e Nort l e of a d e Parcel B (PMW 16-04), t e follo t o (2) co r e

1) Nort 89° 07' 22" We t, 98.36 feet a d
2) So t 79° 57' 59" We t, 191.49 feet to a o to a d Ea ter l e of a d Co de ato Parcel"

T e ce alo Ea ter l e, Nort 12° 28' 53" We t, 22.43 feet, to t e e of a o -ta e t C r e to t e r t, a e o t alo e t e o t We terl cor er of e Parcel A (PMW 16-04) t e ce alo t e Nort erl l e of a d e Parcel A (PWM 16-04) t e follo TW (2) co r e

1) Nort ea terl alo la t a d c r e, fro c t e ce ter ear So t 33° 11' 16" Ea t, a a rad of 540.00 feet, t ro a ce tra l a le 15° 33' 47" a da arc le t of 146.68 feet to a o t of co o d c r a t re, a d
2) co t Nort ea terl alo a o -ta e t c r e to t e r t, fro c t e Ce ter ear So t 09° 16' 09" Ea t, a rad of 691.27 feet, t ro a ce tra l a le 11° 12' 28" a da arc le t of 135.22 feet to a o t e o t e Nort l e of a d e Parcel A (PMW 16-04), a e o t alo e t e So t l e of Cal for a A e e

T e ce co t alo a d Nort l e of e Parcel A (PMW 16-04), So t 89° 07' 22" Ea t, 2,259.36 feet t e ce lea a d Nort l e, a d alo t e Ea t of a d e Parcel A (PMW 16-04) follo t ree (3) co r e

1) alo a o -ta e t c r e to t e r t, fro c t e ce ter ear So t 68° 23' 37" We t a rad of 44.50 feet, t ro a ce tra l a le of 38° 25' 28" a da arc le t of 29.84 feet,
2) So t 16° 49' 05" We t, 13.40 feet, to t e e of a ta e t c r e to t e r t, a d
3) So t e terl alo a d c r e, a rad of 29.50 feet t ro a ce tra l a le of 50° 18' 54" a arc le t of 25.90 feet to a o t o t e So t r t-of- a l e of a d (SPRR) Parcel

T e ce alo a d So t r t-of- a l e Nort 89°07' 22" We t, 1,354.23 feet to t e o t of e , Co ta 8.83 acre of la d area, ore or le .

PARCEL 2

A o -e cl e ea e e t for re a d e re for e cle of all d for e e tra a d Pede tra for r ate a d lc t lte, cl d , t otl ted to, e a d co d t for Ga , a tar e er, electr cal, a d co cato l e, t all a rte a ce t ereto for Dra a e, ot rface a d rface, cl d t otl ted to, dra a e e, dra a e Str ct re a d tor ater treat e facl te, t all a rte a ce t ereto alo t t er t to co tr ct, a ta , a d alter t e ere a o e e to ed e, l e, co d t a d A rte a ce a d for t e rea o a le e of ra tor ro ert for acce to a d fro t e Ea e e t for co tr cto a d a te a ce o t e follo de cr ed Parcel of la d

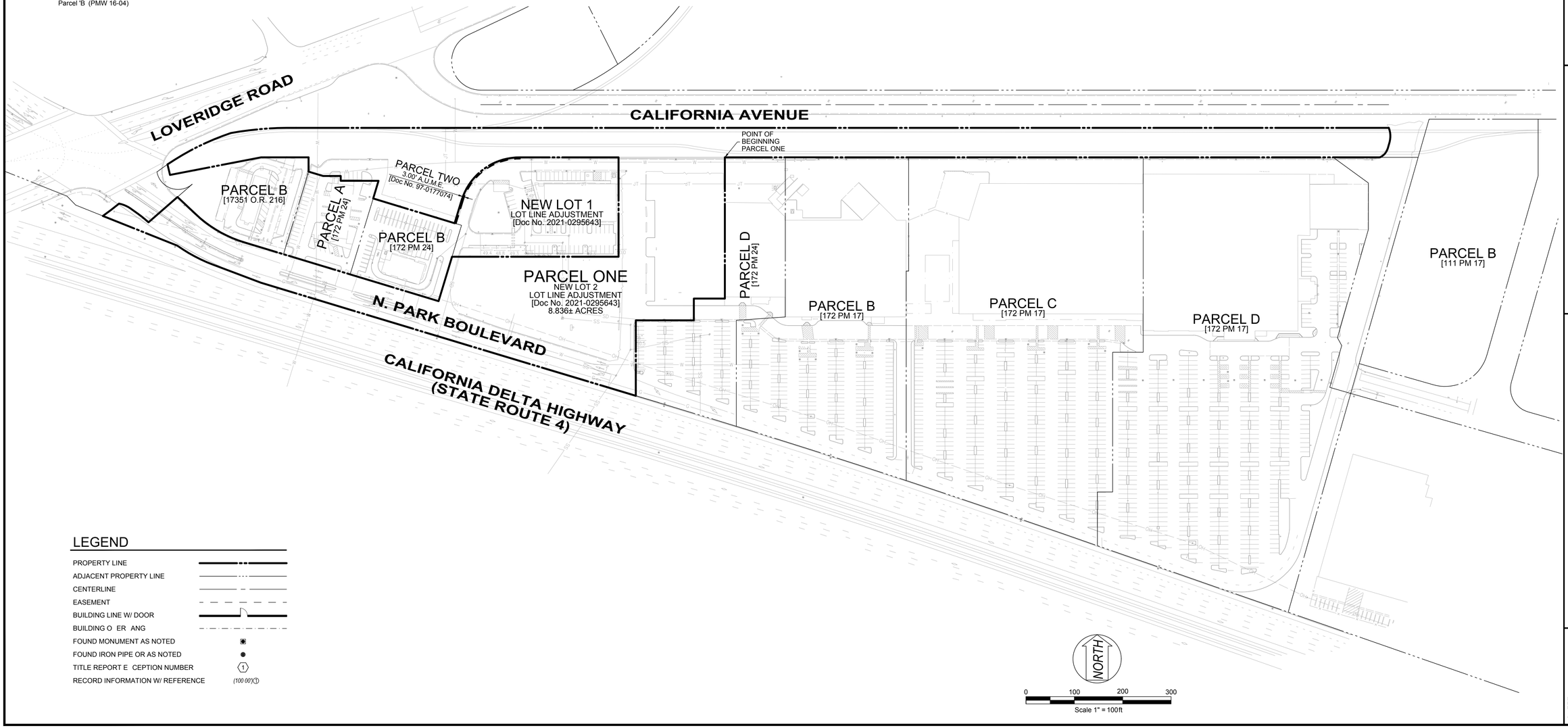
Co e c att e Nort ea t cor er of a d Parcel "B (172 PM 24) t e ce alo t e Nort l e of Parcel B, Nort 72° 16' 18" We t, 11.99 feet to t e o t of e t e ce co t alo a d Nort l e, Nort 72° 16' 18" We t, 3.00 feet t e ce lea a d Nort l e of Parcel B (172 PM 24) a d cro t e Parcel co e ed to S erra Pac fc Pro erte l c., t e follo f e (5) Co r e

1) Nort 17° 43' 42" Ea t, 49.42 feet, to t e e of a c r e to t e r t,
2) a 125.00 foot rad , t ro a ce tra l a le of 73° 45' 47", a arc le t of 160.93 feet,
3) So t 01° 29' 29" We t, 3.00 feet to t e e of a c r e to t e left
4) a 122.00 foot rad , t ro a ce tra l a le of 73° 45' 47", a arc le t of 157.06 feet, a d
5) So t 17° 43' 42" We t, 49.42 feet to t e o t of e .

Co ta 625 are feet of la d area, ore or le .

Affect a orto of A e or' Parcel No. 088-151-042 a d 088-151-045

T e a of ear fort de cr to et ee t e t o fo d o e t ered 128 a d 123 o t e Nort erl l e of tate a 4, a o o t e record of re of t e a Bo dare , fled Boo 154 of Ice ed S r e or Ma , at Pa e 41, t e ear e Calc lated a Nort 71° 31' 12" We t.



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT
- BUILDING LINE W/ DOOR
- BUILDING O ER ANG
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR AS NOTED
- TITLE REPORT E CEPTION NUMBER (1)
- RECORD INFORMATION W/ REFERENCE (100.00')(1)

DESCRIPTION | DATE | REV. # | BY

DATE: OCT. 2023
SCALE: 1" = 100'
DESIGNED: SB
DRAWN: SB
CHECKED: AS
PROJ. MGR: AS
FILE PATH:

801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
ams associates, inc. PLANNING ENGINEERING SURVEYING

ALTA/NSPS LAND TITLE SURVEY
SPLASH + DASH CARWASH MANAGEMENT
1800 N. PARK BOULEVARD
PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SHEET 2 OF 3
PROJECT 23-2706

NEW LOT 1
LOT LINE ADJUSTMENT
[Doc No. 2021-0295643]

PARCEL B
[172 PM 24]

PARCEL ONE
NEW LOT 2
LOT LINE ADJUSTMENT
[Doc No. 2021-0295643]
8.836± ACRES

EASEMENTS FOR
INGRESS/EGRESS, PARKING,
UTILITIES, AND COMMON AREA (13)
[Doc No. 97-0177071]
(BLANKET IN NATURE)

N. PARK BOULEVARD

CALIFORNIA DELTA HIGHWAY
(STATE ROUTE 4)

N 75°17'46" W
176.01'
(S 17°16'40" W)
S 17°42'14" W
49.42'
ZONE "AO"
ZONE "A"
96.05'
(N 16°40'41" E)
N 17°42'14" E
25.00' A.U.M.E. [172 PM 24] (12)
S 89°08'50" E
(N 89°49'37" E)
344.22'
(N 00°10'23" W)
N 00°51'10" E
155.99'
(S 00°10'23" E)
N 00°51'10" E
(S 89°49'37" W)
S 89°08'50" E
120.00'
40.00' TRANSMISSION LINE EASEMENT [Doc No. 2011-0094868]
10.00' W.L.E. [16937 O.R. 112] (8)
PYLON SIGN AGREEMENT [Doc No. 2010-0241677] (16)
10.00' S.S.E. [16973 O.R. 118] (9)
15.00' PG&E EASEMENT [3714 O.R. 143] (6)
NON-ACCESS [3484 O.R. 207] (5)
40.00' PG&E EASEMENT [7 O.R. 83] (4)
R=276866.09'
D=0°09'59"
L=809.64'
NON-ACCESS [Doc No. 2011-0094868]
62.00' A.U.M.E. [172 PM 24] (12)
15.00' GAS LINE EASEMENT [Doc No. 2011-0094868]
15.00' S.S.E. [Doc No. 2011-0094868]
48.00' A.U.M.E. [172 PM 24] (12)

0 20 40 60
Scale 1" = 20 ft
NORTH

DATE:	OCT. 2023	REV #	BY	DATE	DESCRIPTION
SCALE:	1" = 20'				
DESIGNED:	SB				
DRAWN:	SB				
CHECKED:	AS				
PROJ. MGR:	AS				
FILE PATH:					

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
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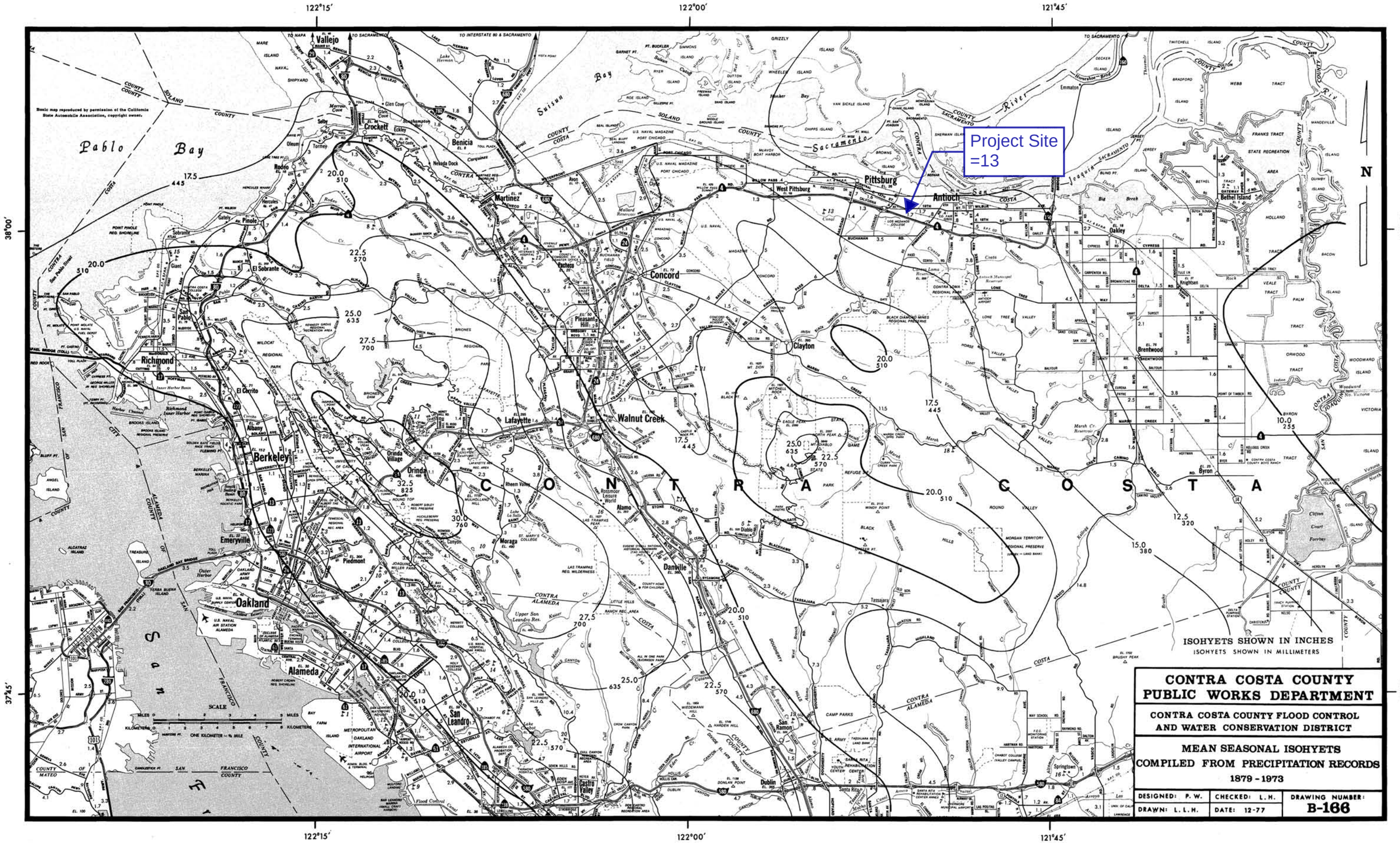
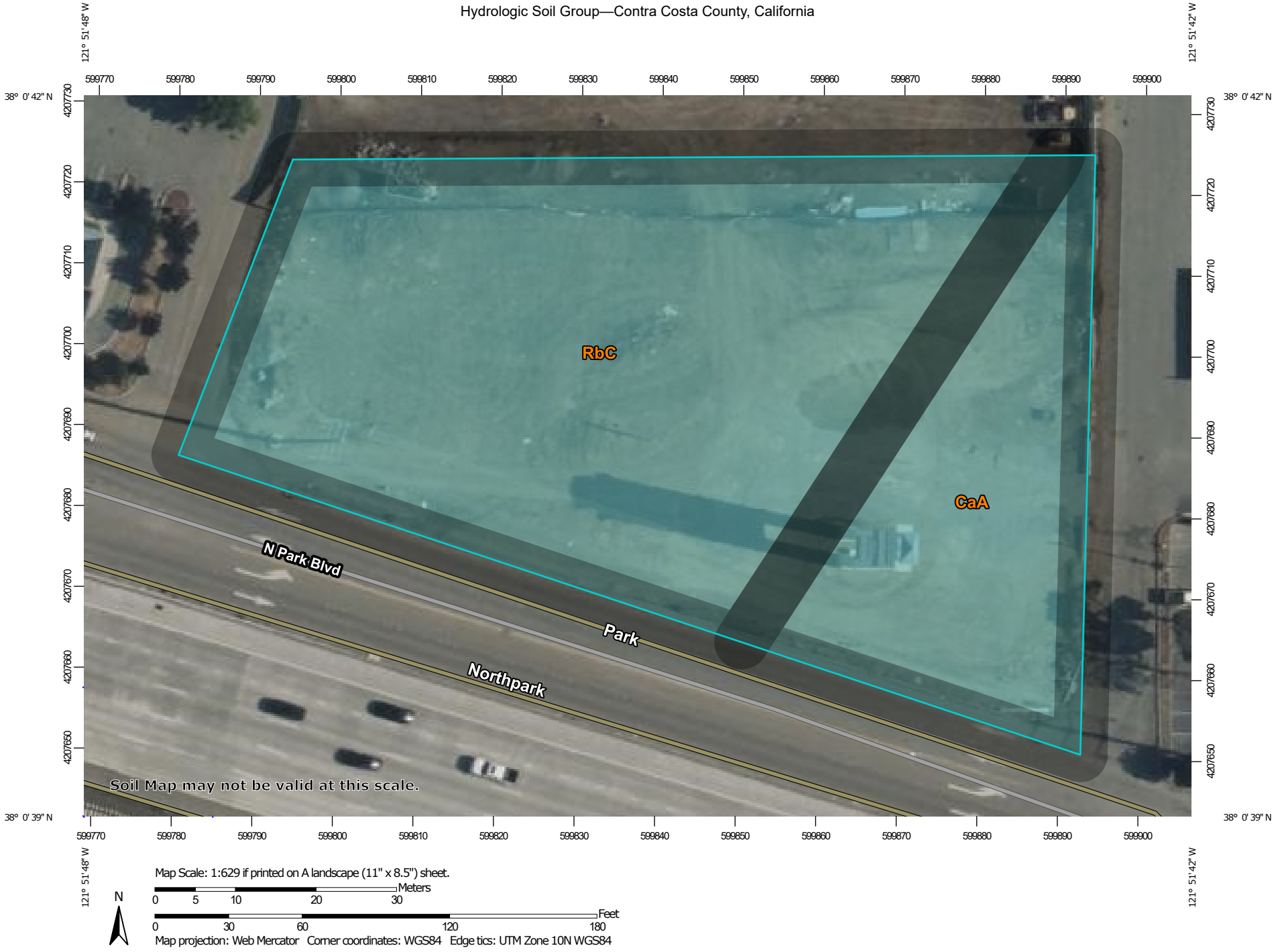
ALTA/NSPS LAND TITLE SURVEY
SPLASH + DASH CARWASH MANAGEMENT
1800 N. PARK BOULEVARD
PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SHEET 3 OF 3
PROJECT 23-2706


Project Site
=13
122°15′
122°00′
121°45′
38°00′
37°45′
N
Basic map reproduced by permission of the California State Automobile Association, copyright owner.
Pablo Bay
Suisun Bay
Sacramento River
San Joaquin River
CONTRA COSTA
ALAMEDA
SAN FRANCISCO BAY
Vallejo
Benicia
Martinez
Pittsburg
Antioch
Concord
Pleasant Hill
Walnut Creek
Clayton
Oakley
Brentwood
Byron
Bethel Island
Crockett
Rodeo
Pinole
Hercules
San Pablo
Richmond
El Cerrito
Albany
Berkeley
Emeryville
Oakland
Alameda
San Leandro
Lafayette
Orinda
Moraga
Danville
San Ramon
Dublin
Castro Valley
Livermore
Tracy
ISOHYETS SHOWN IN INCHES
ISOHYETS SHOWN IN MILLIMETERS
CONTRA COSTA COUNTY
PUBLIC WORKS DEPARTMENT
CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
MEAN SEASONAL ISOHYETS
COMPILED FROM PRECIPITATION RECORDS
1879 - 1973
DESIGNED: P. W.
DRAWN: L. L. H.
CHECKED: L. H.
DATE: 12-77
DRAWING NUMBER:
B-166


121° 51'48" W
121° 51'42" W
38° 0' 42" N
38° 0' 39" N
599770
599780
599790
599800
599810
599820
599830
599840
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599860
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599880
599890
599900
4207730
4207720
4207710
4207700
4207690
4207680
4207670
4207660
4207650
RbC
CaA
N Park Blvd
Park
Northpark
Soil Map may not be valid at this scale.
N
Map Scale: 1:629 if printed on A landscape (11" x 8.5") sheet.
Meters
0 5 10 20 30
Feet
0 30 60 120 180
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Contra Costa County, California
Survey Area Data: Version 20, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 23, 2022—Apr 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CaA	Capay clay, 0 to 3 percent slopes, MLRA 17	C	0.4	28.4%
RbC	Rincon clay loam, 2 to 9 percent slopes, MLRA 14	C	1.1	71.6%
Totals for Area of Interest			**1.5**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

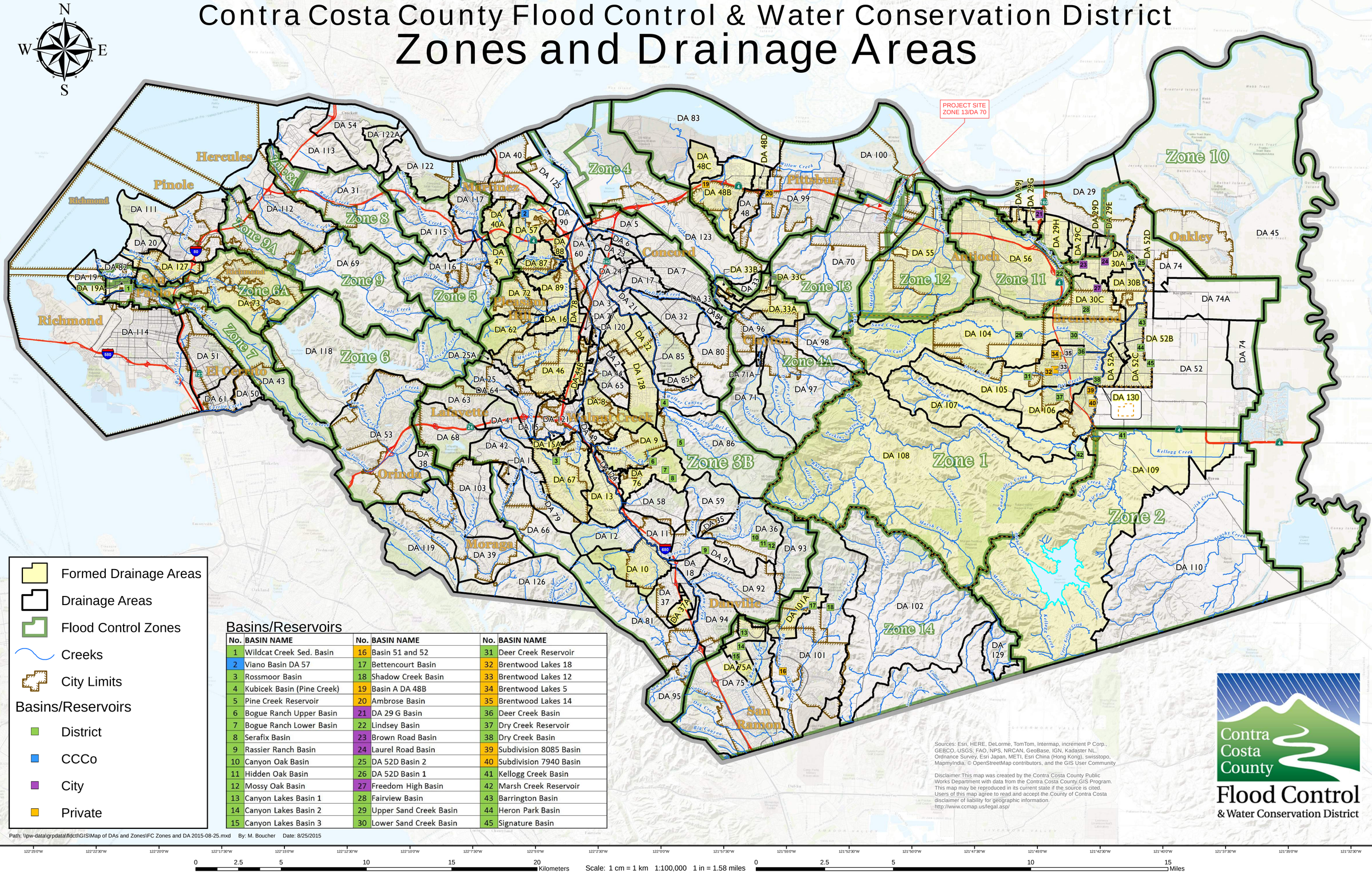
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Contra Costa County Flood Control & Water Conservation District

Zones and Drainage Areas



Basins/Reservoirs

No.	BASIN NAME	No.	BASIN NAME	No.	BASIN NAME
1	Wildcat Creek Sed. Basin	16	Basin 51 and 52	31	Deer Creek Reservoir
2	Viano Basin DA 57	17	Bettencourt Basin	32	Brentwood Lakes 18
3	Rossmoor Basin	18	Shadow Creek Basin	33	Brentwood Lakes 12
4	Kubicek Basin (Pine Creek)	19	Basin A DA 48B	34	Brentwood Lakes 5
5	Pine Creek Reservoir	20	Ambrose Basin	35	Brentwood Lakes 14
6	Bogue Ranch Upper Basin	21	DA 29 G Basin	36	Deer Creek Basin
7	Bogue Ranch Lower Basin	22	Lindsey Basin	37	Dry Creek Reservoir
8	Serafix Basin	23	Brown Road Basin	38	Dry Creek Basin
9	Rassier Ranch Basin	24	Laurel Road Basin	39	Subdivision 8085 Basin
10	Canyon Oak Basin	25	DA 52D Basin 2	40	Subdivision 7940 Basin
11	Hidden Oak Basin	26	DA 52D Basin 1	41	Kellogg Creek Basin
12	Mossy Oak Basin	27	Freedom High Basin	42	Marsh Creek Reservoir
13	Canyon Lakes Basin 1	28	Fairview Basin	43	Barrington Basin
14	Canyon Lakes Basin 2	29	Upper Sand Creek Basin	44	Heron Park Basin
15	Canyon Lakes Basin 3	30	Lower Sand Creek Basin	45	Signature Basin

Path: \\pw-data\grpdata\fldctl\GIS\Map of DAs and Zones\FC Zones and DA 2015-08-25.mxd By: M. Boucher Date: 8/25/2015

Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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Contra Costa County Flood Control & Water Conservation District

0 2.5 5 10 15 20 Kilometers

Scale: 1 cm = 1 km 1:100,000 1 in = 1.58 miles

0 2.5 5 10 15 Miles

Attachment 8 - Property Development Regulations Table
Quick Quack Car Wash, AP-24-0004 (RZ, UP, DR, SR-SE)

Development Regulations: ***CC (Community Commercial) District***	**Required:**	**Proposed Project:**
Minimum lot area (SF):	5,000 square feet	Approx. 39,200 square feet
Minimum lot width (ft):	50 feet	Approx. 370 feet
Minimum Yards:		
Front:	15 feet	Approx. 49 feet
Side:	-	Approx. 20 feet on the east and western side boundaries
Side (adjacent to an R or any Residential PD District):	10 feet	28’ from Residential District Boundary to payment lanes; Approx. 150’ from Residential District Boundary to vehicle wash tunnel.
Rear:	-	28’ from Residential District Boundary to payment lanes; Approx. 150’ from Residential District Boundary to vehicle wash tunnel.
Maximum front yard:	-	Approx. 49 feet
Maximum height of structures (ft):	60 feet	18’ 4” – vehicle wash tunnel 31’ – tower on western end of vehicle wash tunnel 25’ 4” – tower on eastern end of vehicle wash tunnel
Minimum height of structures (ft):	-	1 story
Maximum lot coverage:	50%	Approx. 6.3%
Minimum site landscaping:	10%	26%
Parking Required:	PMC Section 18.78.040 Schedule A – Automobile Washing – Four parking spaces required plus one for every 500 square feet (18 spaces)	22 parking spaces provided within vehicle vacuum area, two of which are ADA accessible, plus four additional spaces outside of vacuum area – total of 26 parking spaces provided.

Attachment 9
Development Review Design Guidelines (DRDG) Table
Quick Quack Car Wash, AP-24-0004 (RZ, UP, DR, SE)

DRDG No.	Meets Guideline?
IV.a: Parking areas should be screened from view from any public right-of-way. Parking areas should be broken up to eliminate vast areas of parking especially along street frontages.	**Yes.** The proposed project would include landscaping along the North Park Blvd. frontage, screening parking spaces from the public view. Parking for the project is located in the center of the project site. It is screened from view along North Park Blvd. by the proposed vehicle wash tunnel and is not located along the street frontage.
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	**Not applicable.** The project is not intended as a shopping center. No shopping carts would be used.
IV.c: Existing trees on site should be incorporated into the project site design, unless waived by the City Planner or Planning Commission.	**No.** There are no existing trees within the project site.
IV.d: Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters, and junction boxes.	**Conditionally.** A proposed Condition of Approval states that all air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen. Final utility screening methods shall be included on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a Building Permit.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	**Not applicable.** This guideline does not apply because the project would only include one building.
IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 feet in length unless architecture or size dictate a greater expanse.	**Yes.** The project would include one rectangular, 122-foot-long, one-story building with a footprint of 3,588 square feet. The proposed roofline is broken up along the eastern and western elevations to provide structural relief.
IV.g: Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	**Yes.** The project's building has an enhanced entry and exit located at both ends of the vehicle wash tunnel. This is accomplished by the proposed towers and their associated accent colors, as well as proposed landscaping and business signage.
IV.h: Building elevations visible from public right-of-ways should be addressed in Design Review and treated appropriately.	**Yes.** The proposed building has been designed with consistent design elements, materials, colors, along with all elevations visible from the public right-of-way.

IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors, and architectural elements.	**Not applicable.** This guideline does not apply because the project would not be proposed as part of a commercial or industrial center.
IV.j: All roof mounted equipment should be screened completely from view from all public rights-of-way. A site line study may be necessary to determine appropriate screening method.	**Conditionally.** A proposed Condition of Approval would require the developer to ensure all roof-mounted equipment on the new building is adequately screened from view.
IV.k: All structures including, but not limited to, 'tilt-up' type structures, should have structural reliefs and articulated entries.	**Yes.** The building design includes a variety of contrasting materials with different textures to create architectural interest on each side of the building. The design also breaks up the 122-foot-long structure's roof line to create additional structural relief.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	**Not applicable.** There are no fire escapes, stairs, or other appurtenances proposed within the development.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	**Conditionally.** A proposed Condition of Approval states, all gutters and downspouts shall be placed behind exterior walls. Final gutter and/or downspout placement shall be identified on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a Building Permit.
IV.n: Add murals, lattice or some other space-frame type treatment to blank walls visible from public view.	**Yes.** There are no blank walls visible from public view. Windows and architectural treatments break up all sides of proposed structure.
IV.o: Prototype or 'theme' architecture is discouraged.	**Yes.** The project would not include any 'theme' architecture.
IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	**Yes.** The building design consists of a rectangular footprint with staggered walls. The building materials include a cementitious siding, aluminum accents, and a neutral color pallet. The building design, materials, and color scheme would be compatible with the surrounding developments in that surrounding buildings also have rectangular footprints with staggered walls, flat roofs, and neutral color schemes.
IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation.	**Yes.** The proposed building has been designed with consistent design elements, materials, colors, along all elevations visible from the public right-of-way.

IV.r: Trash enclosures should include area for collection of recyclables (i.e., space for two 90-gallon containers minimum).	**Conditionally.** A proposed Condition of Approval requires the proposed project construct of a trash enclosure on site, consistent with the City of Pittsburg Trash Enclosure Design Standards.
DRDG No.	**Meets Guideline?**
VI.D.1: Roofs should be designed to integrate renewable energy systems and provide a cool urban environment.	**Yes.** The proposed project satisfies this DRDG.
VI.D.2: Urban heat island impacts should be minimized through shading or paving material design choices.	**Conditionally.** The landscape plan is required as a Condition of Approval to provide at a minimum 10% site coverage. This proposal would help to reduce the urban heat island effect.
VI.D.3: Hardscapes should be constructed with permeable surfaces. Impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature.	**Yes.** The proposed project is designed with concrete and asphalt surfaces that drain to landscape areas.
VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.	**No.** Provided the scope of the development, it is not recommended by City staff to condition this project to install electric vehicle charging stations. The proposed business would operate on a quick-service manner. Providing charging stations may prolong the amount of time that the public will use the space, which is not the intent of the convenience-oriented business and use classification. Electrical Vehicle Charging Stations are recommended by this Guidelines and not required.
VI.D.5: Fuel cell technology should be considered where other renewables are infeasible.	**Not applicable.** See comment under DRDG VI.D.1.
VI.D.6: Reclaimed water should be used for as much non-potable water uses as feasible and practical.	**Not applicable.** Reclaimed water infrastructure is not present near the project site.
VI.D.7: Large commercial and institutional facilities that are anticipated to employ more than 50 employees should consider providing on-site shops and services for those employees.	**Not applicable.** The proposed project does not include a commercial or institutional use anticipated to employ more than 50 people.
VI.D.8: Street side building faces should encourage walking.	**Conditionally.** The project's main entrance would be oriented towards North Park Blvd. and a pedestrian sidewalk of 5' in width has been a Condition of Approval required by the City's Engineering Division.

VI.D.9: Secure bicycle parking facilities should be provided for at least 10 percent of expected peak hour trips.	**Conditionally.** The Condition of Approval would require the project to provide bicycle racks to accommodate at least 4 bicycles in compliance with PMC section 18.78.045.

STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 8931)

All projects approved by the Planning Commission must meet the following standard conditions unless specifically exempted by the Commission or Council.

A. Project Site.

1. The applicant shall comply with all regulations and code requirements of the Building Division, Engineering Division, Contra Costa Fire Protection District, the Police Department and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final building and site plans.

2. Developer shall provide written notification to adjacent property owners for any drainage work required to collect or convey storm water runoff, which may or will affect their properties.

3. During construction water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site during any earthmoving and/or construction activities. Nonpotable water shall be used from a source approved by the City Engineer. (Title 15 of PMC)

4. Continuous 6" high Portland Concrete Cement curbing shall be provided between all driveways and landscaped areas as indicated in the City of Pittsburg Standard Details. In addition to above, curbing between length of parking space and landscaped area shall include a 12" wide "Courtesy Curb."

5. CC&R's (Covenants, Conditions and Restrictions) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.

6. Developer shall submit a study addressing on and off-site storm water and sewer system capabilities. If the study indicates that the present system is inadequate, the developer must provide plans and install any additional storm water and sanitary and sanitary sewer facilities including off-site improvements to correct storm water runoff and sanitary sewer demands anticipated for upstream buildout in accordance with the Pittsburg General Plan.

7. Environmental and engineering studies, as directed by the Planning and Building Director, must be complete and on file prior to commencement to plan checking. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.

8. Developer shall underground existing and required on and off-site utilities as specified in Chapter 17 of the Municipal Code or as deemed necessary by the City Engineer.

9. All site development shall comply with title 12 (Streets, Sidewalks and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit.

10. The CC&R's shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the owner and prohibit parking on the public street for long than 72 hours.

11. All retaining wall adjacent to public right-of-ways shall be provided with decorative treatment, subject to approval by the Planning Division.

12. The design of any masonry soundwall shall be approved by the Planning and Building Department. It shall match or harmonize with existing soundwalls of neighboring projects along that street.

B. Architecture.

1. All mechanical, irrigation, ground and/or roof mounted equipment shall be architecturally screened from view from all public right-of-ways prior to issuance of certificate of occupancy.

2. All trash enclosures shall be constructed of masonry material with self-enclosing doors and have a second access. The enclosure shall have materials and colors consistent with the primary building.

3. All vents, gutters, downspouts, flashing electrical conduits, etc., shall be painted or finished to match the color of the adjacent surface unless otherwise directed by the Planning Commission.

4. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building.

5. Finish quality of exterior design elements including, but not limited to, building façade landscaping shall be subject to approval of the Planning Division prior to issuance of Certificate of Occupancy.

C. Landscaping.

1. Specific landscaping for screening shall have an appearance of mature growth subject to a field check and approval by the Planning Division prior to Certificate of Occupancy.

2. The area under the drip line of all existing trees, which are to be saved, shall be fenced during construction. Grading shall be restricted under them to prevent soil compaction around the trees and to protect them from damage.

3. An existing tree inventory shall be created and included on the site plan for all new projects prior to approval of grading plan.

4. All slope banks in excess of five (5) feet in vertical height and 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: one 15-gallon or larger size tree per each 150 sq. ft. of slope area, one 1-gallon or larger size shrub per each 100 sq. ft. of slope area, and appropriate ground cover 12-24 inches on-center. In addition, slope banks in excess of eight (8) feet in vertical eight and 2:1 or greater slope also include one 5-gallon or larger size tree per each 250 sq. ft. of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this condition shall include a permanent irrigation system to be installed by the developer prior to occupancy.

6. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

D. General Requirements

1. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.

2. The applicant shall defend, indemnify and hold harmless the City of Pittsburg, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur: (a) the City bears its own attorneys' fees and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.

3. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.

4. The Applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.

5. This use permit may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the use permit or add/modify conditions approval.

6. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.

7. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburg Municipal Code.

8. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

9. The site shall be maintained in a neat and clean manner free of trash and debris.

10. All outdoor mechanical equipment, satellite dishes, fire main and all rooftop equipment shall be fully visually screened upon installation subject to the approval of the Planning Division. Screening devices shall be shown on construction and/or landscape plans.

11. All exterior light fixtures shall be shown on plans subject to staff review and approval. All lights attached to buildings shall provide a soft "wash" of light against

the wall. All building and parking or yard lights shall conform to City Parking Standards 18.78.050 (F) and Performance Standards 18.82.030 (B) and shall compliment the site and building architecture.

12. Prior to occupancy, the developer shall supply the City with an ACAD computer disk file showing plans that reflect the project as it was build (As-Builts) at the discretion of the Planning and Building Director.

E. Standard Conditions of Approval Requiring Minimum Construction Site Management Practices

1. (Projects involving land disturbances of less than five (5) acres) – During construction activities, the project sponsor shall reduce or prevent to the maximum extent practicable the direct or indirect discharge of any pollutant into the storm drain system utilizing best management practices contained in the California Storm Water Best Management Practices Handbook for Construction Activities. Construction activities include, but are not limited to: watering operations; roadwork and paving operations; concrete and painting; structure construction and painting; construction material storage and handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm Water Best Management Practices Handbook for Construction Activities which will be available at the pre-construct meeting of the project.

or

2. (Projects involving land disturbances of five (5) acres or more) – Prior to commencement of any site work that will result in a land disturbance of five acres or more, the project sponsor shall submit to the City a copy of the Notice of Intent (NOI) sent the State Water Resources Control Board and the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, as required by the State's General Construction Activity Permit.

3. All storm drains, which serve the site, shall be protected from spills and soil runoff (from unpaved parking areas). The applicant may use "Any Source Control" BMP (Best Management Practice) as listed in the California Storm Water Best Management Practice Handbook for storm water run-ff for commercial and industrial sites. Storm drains will be inspected periodically. Questions may be referred to City NPDES Coordinator, at 252-4920.

City of Pittsburg
California

65 Civic Avenue
Pittsburg, CA 94565
P: (925) 252-6900
F: (925) 252-4814

pittsburgca.gov

Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **CITY COUNCIL** of the City of Pittsburg will conduct a public hearing on:

DATE: **February 18, 2025**
TIME: **7:00 p.m.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Quick Quack Car Wash Facility, AP-24-0004 (RZ, UP, DR, SE)
This is a public hearing on a request for City Council to: 1) Adopt a Resolution Adopting an Initial Study Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), 2) Introduce and waive first reading of an Ordinance amending the Zoning Map, and 3) Adopt a Resolution approving use permit, design review, and sign exception Applications for the Quick Quack Car Wash project located approximately 700' east of the intersection of Loveridge Road and North Park Boulevard. Proposed along the southern portion of Assessor's Parcel No. 088-151-047. The project site is bound to the north by a dialysis center, to the east by North Park Plaza shopping center, to the south by North Park Boulevard, and to the west by a dentist office use.

Environmental Determination
Pursuant to the provisions of the CEQA Guidelines, an Initial Study (IS) was prepared for the Project. Based on the analysis in the IS, it was determined that potentially significant effects of the project could be lessened through specified mitigations, and subsequently, a draft Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared. The Draft IS/MND is available for download on the City's Public Environmental Reviews website at: https://www.pittsburgca.gov/services/community-development/planning/public-reviews

PROJECT PLANNER: Ariana Ruiz, (925) 252-4029 or aruiz@pittsburgca.gov

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Why am I receiving this notice?
You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project?
The project file is available for public inspection; please contact the project planner listed above.

What can I do if I have comments on the project?
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

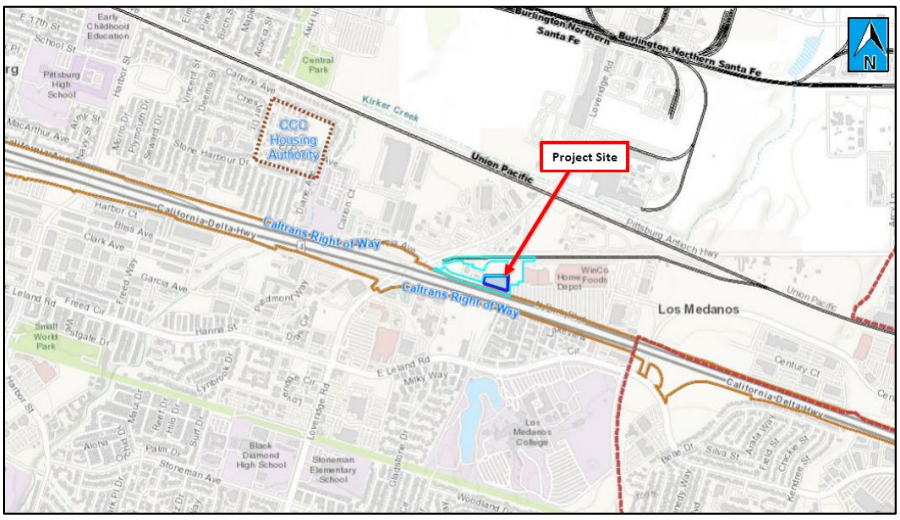
Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

Para información en español:
(925) 252-4920

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Quick Quack Car Wash Facility, AP-24-0004 (RZ, UP, DR, SE)

Location: Approximately 700' east of the intersection of Loveridge Road and North Park Boulevard. Proposed along the southern portion of Assessor's Parcel No. 088-151-047.



City of Pittsburg
California

Community and Economic Development Department - Planning Division
65 Civic Avenue
Pittsburg, CA 94565

NOTICE OF PUBLIC HEARING

OFFICE OF THE CITY MANAGER
65 Civic Avenue
Pittsburg, CA 94565

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Public Hearing on an Appeal of the Planning Commission's Approval of Design Review and Variance Application to Construct a 40-foot-tall 'Mono-Eucalyptus' Telecommunications Facility at Assessor's Parcel No. 094-030-004 for "AT&T Wireless Facility," AP-24-0026 (DR, VA)

MEETING DATE: February 18, 2025

EXECUTIVE SUMMARY

On September 24, 2024, the Planning Commission approved Planning Application No. AP-24-0026, filed by Jared Kearsley of 51 Wireless, LLC, requesting approval of Design Review and Variance applications to 1) construct a new, 40-foot-tall faux ‘Mono-Eucalyptus’ Telecommunications Facility, and 2) a Variance from the required maximum height standards in the Single Family Residential, 6,000 Square Foot Lot Minimum (RS-6) Zoning District.

On October 4, 2024, Gregory Osorio, pursuant to Pittsburg Municipal Code (PMC) Section 18.18.060, filed an appeal of the Planning Commission’s determination to approve the proposed project.

FISCAL IMPACT

There is no fiscal impact associated with the recommended action. All on-site project improvements and upgrades to the existing parcel will be borne by the project applicant.

RECOMMENDATION

Staff recommends the City Council open the de novo appeal hearing, take comment from the appellant (project applicant) and the public, close the appeal hearing, and then move to adopt the attached resolution denying the appeal and granting Design Review and Variance Approval of Plans to Construct a 40-foot-tall 'Mono-Eucalyptus' Telecommunications Facility at Assessor's Parcel No. 094-030-004 for "AT&T Wireless Facility," AP-24-0026 (DR, VA).

BACKGROUND

On December 12, 2000, the Planning Commission adopted Resolution 9182 approving Design Review application no. DR-00-27 to install and establish a telecommunications facility at the proposed project site. The Design Review application approval included the installation of ground-mounted and water tank-mounted telecommunications equipment. The equipment installed exceeded the height of the water tank by four feet to allow for proper radio operation. The antennas that exceeded the water tank height were architecturally treated and painted to blend into the existing water tank and open space in the project area. The telecommunications facility has been in operation since its initial construction and has been maintained and upgraded over the last 20 years through various Minor Modification and Administrative Design Review applications, facilitated by the Zoning Administrator. Minor Modification and Administrative Design Review applications primarily focused on equipment modification with no expansion of the existing telecommunications facility.

On March 21, 2024, Jared Kearsley with 51 Wireless, LLC, on behalf of AT&T filed a Design Review and Variance application to install a new, 40-foot mono-eucalyptus telecommunications facility, in replacement of the existing ground and building-mounted telecommunications facility originally approved in 2000.

Planning Commission

On June 25, 2024, Planning Application No. AP-24-0026 (DR, VA) was included on the Planning Commission agenda. At the Planning Commission hearing, staff requested a continuance of the matter to a date to be determined. Staff completed additional analysis of the proposed development project and re-noticed the proposed development project consistent with Government Code Section 65091 for the September 24, 2024, Planning Commission hearing.

On September 24, 2024, the Planning Commission held a duly noticed, regularly scheduled Public Hearing, and Planning Application No. AP-24-0026 (DR, VA) was included on the Planning Commission agenda. At the Planning Commission Hearing, staff gave a presentation and recommended approval of the proposed project due to the ability to make all required findings listed within Pittsburg Municipal Code (PMC) Sections 18.84.930(A) and 18.16.050. Public comment was provided by two Pittsburg residents, Gregory Osorio and Henry Bermudez. After hearing all oral testimony the Planning Commission by unanimous vote adopt Resolution 10264, approving the proposed project Design Review and Variance Application (AP-24-0026 [DR, VA]) as presented.

Planning Commission Resolution 10264 and associated staff report are included as Attachment 2 to this Staff Report.

Appeal

On October 4, 2024, Gregory Osorio filed an appeal of the Planning Commission's approval of the Design Review and Variance project (AP-24-0026 [DR, VA]).

Appeal Points Raised

Mr. Osorio's appeal is included as Attachment 3 to this staff report and asserts that the project is not consistent with specified sections of the PMC, and that an increased height of the telecommunications facilities will negatively impact health. In response, the applicant stated that the proposed telecommunications facility would provide a highly-demanded service to the surrounding developments, which are otherwise deprived of such service. Additionally, the applicant has demonstrated a significant gap in cellular coverage in the vicinity of the project site and the proposed project's location and increase in height request is the least intrusive means to close that gap. See supporting documentation in Attachment 8, Wireless Telecommunications Facility Coverage Maps and Attachment 9, Wireless Telecommunications Facility Collocation Map Analysis to support the project applicant's request. Without approval of the Variance from the required height requirements, the required centerline for the proposed facility could not be achieved and the demands of the area would not be met, not by just the applicant but future carriers for co-location at this location, as well. See supporting documentation in Attachment 10, Wireless Telecommunications Facility Photo Simulations and Attachment 11, Wireless Telecommunications Facility EME Report to support the project applicant's request.

Regarding health, the proposed cell tower will not exceed the Federal Communications Commission ("FCC") Radiofrequency (RF) Electromagnetic Energy ("EME") limits.

Staff has prepared a specific response table to respond to the comments raised by Mr. Osorio in his appeal. See Attachment 5 for this table.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

Project Location and Design

The project site is located within the RS-6, Single Family Residential, (5,000 Square Foot Lot Minimum) Zoning District; where Wireless Telecommunication Facilities (as defined by PMC section 18.08.050[Y]) are a permitted use. Pursuant to PMC 18.06.565, permitted means allowed without requirement for approval of a use permit. However, the review of the plans and construction of a new telecommunications tower are subject to Design Review (PMC Section 18.84.920[A]).

Further, a Variance is required for any development that does not meet property development regulations for the Zoning District in which the project is located. As proposed, the development of a 40-foot-tall telecommunications tower exceeds the height regulations permitted by the RS-6 Zoning District of 28-feet.

Design Review

Based on the analysis above, staff believes that the City Council can make all of the findings necessary to approve the project as it was presented to the Planning Commission. In order to approve the Design Review application for this project, the Council must determine the plans comply with the design review standards contained in PMC Chapter 18.84.930(A)(1), including specific standards that the project will conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality; the exterior design and appearance of the wireless telecommunications facility is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; the wireless telecommunications facility is in harmony with proposed developments on land in the general area; the application conforms with the criteria set forth in any applicable city-adopted design guidelines; and the applicant demonstrated that it proposed the least intrusive means to achieve its technical objectives (PMC 18.84.930[a][1]).

The proposed telecommunications facility would be disguised as a faux 'eucalyptus tree' and would stand similar in height to existing mature trees in the project vicinity. This would improve the scenic appearance of the telecommunication facility.

The exterior design and appearance of the wireless telecommunications facility is sufficient as to quality as to not cause the nature of the neighborhood to materially depreciate in appearance and value given that the proposed antennas and radios would be screened from public view within the faux eucalyptus limbs and leaves, attached to the monopole structure, resembling a 'faux' eucalyptus tree. The proposed project would be required, as a condition of approval, to always maintain the facility in a good state, subject to inspection by the City on an ongoing basis. The ground-mounted equipment would be screened by fencing. Additionally, to ensure stability and safety, all structures would be required to comply with all applicable City, Regional, State, and Federal Communications Commission (FCC) codes and regulations.

Further, the proposed project will be in harmony with proposed developments on land in the general area, in that the proposed faux 'mono-eucalyptus' telecommunications facility would be located on a parcel with an existing quasipublic use of a water tank. The proposed architectural features of a 'mono-eucalyptus' design would blend into the surrounding environment so that observers would not recognize the structure as a wireless telecommunications facility

The applicant has demonstrated that it proposes the least intrusive means to achieve its technical objectives, in that staff has worked with the applicant to achieve the least intrusive appearance for a stealth designed camouflaged, 40-foot-tall 'mono-eucalyptus' design, while still achieving the applicant's technical objectives, thus also complying with federal regulations that disallow a jurisdiction from actually or effectively prohibiting wireless telecommunications facilities. As such, staff believes all the findings for design review can be made in the affirmative.

Variance

Based on the analysis above and as presented in the staff report attachments, staff believes that the City Council can make all of the findings necessary to approve the project as it was presented to the Planning Commission. As such, after hearing all oral testimony at the September 24, 2024, the Planning Commission moved to unanimously adopt Resolution 10264, approving the proposed project Design Review and Variance Application (AP-24-0026 [DR, VA]) as presented.

In order to approve the Variance application for this project, the City Council must determine the project complies with specific standards that because of special circumstances concerning the subject property including size, shape, topography, location or surroundings, the strict application of the zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity and in the same land use district; the variance will not constitute a grant of special privilege which is not generally available to other property in the vicinity and in the same land use district; and the variance substantially complies with the intent and purpose of the land use district to which the property is classified (PMC 18.16.050).

The applicant requires a Variance from the height regulations in the RS-6 District because the location and surroundings of the subject property are such that existing trees and buildings in the immediate vicinity would block the telecommunications signal for the carrier. Increasing the maximum height of structures in the RS-6 Zoning District from 28 feet to 40 feet for the proposed project would allow the applicant the centerline required (at 35 feet) to meet the needed demand for the area and ensure compliance with federal law.

The applicant has demonstrated that a 28-foot-tall telecommunications facility would not provide adequate coverage to improve the coverage gap in the proposed project's vicinity.

The variance will not constitute a grant of special privilege which is not generally available to other property in the vicinity and in the same land use district, in that other wireless telecommunications facilities exceeding height regulations have been permitted in similar zoning districts. The use of a telecommunications facility is a use that is permitted in all zoning districts. The single-family zoning district has the lowest height maximum of all zoning districts at 28-feet, but similar zoning districts, such as Medium Density Residential and High Density Residential allow for structures up to 35, 40, and 45-feet tall.

The variance substantially complies with the intent and purpose of the land use district to which the property is classified, in that the purpose of the RS-6 Zoning District is primarily intended for residential development, residents of which receive service from telecommunication companies. The requested Variance from height regulations substantially complies with the intent and purpose to provide enhanced communication services to the community in the RS-6 Zoning District and surrounding Zoning Districts and it is consistent with the applicant's federally protected rights to provide wireless telecommunication services in the area surrounding the project site.

Environmental Determination

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332. This Section exempts certain infill development projects within urbanized areas if the development meets certain criteria. The Environmental Determination was not included as part of the Appellant's appeal filing AP-24-0109. A Notice of Exemption was filed with the Recorder-County Clerk on September 26, 2024.

ATTACHMENTS:

1. Proposed City Council Resolution Approving AP-24-0026
2. Appeal File, AP-24-0109
3. Appellant-Provided Petitions Against Cell Phone Tower
4. Appellant-Provided Photos of Homes Near Proposed Tower
5. Staff Responses to Appeal AP-24-0109
6. Planning Commission Staff Report and Resolution for AP-24-0026, Dated September 24, 2024
7. Project Plan Set, AP-24-0026
8. Wireless Telecommunications Facility Coverage Maps, AP-24-0026
9. Wireless Telecommunications Facility Collocation Map Analysis, AP-24-0026
10. Wireless Telecommunications Facility Photo Simulations, AP-24-0026
11. Wireless Telecommunications Facility EME Report, AP-24-0026
12. Variance Findings from Applicant, AP-24-0026
13. Property Owner's Authorization, AP-24-0026
14. Notice of Public Hearing for February 18, 2025

Report Prepared By: Kelsey Gunter, Associate Planner

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Denying an Appeal Approving Design Review and Variance Application to Construct a 40-Foot-Tall Mono-Eucalyptus Telecommunications Facility at Assessor's Parcel No. 094-030-004 for "AT&T Wireless Facility," AP-24-0026 (DR, VA)	)))))	RESOLUTION NO. 25-

WHEREAS, in December 2000, the City of Pittsburg Planning Commission adopted Resolution 9182 approving Design Review Application No. DR-00-27 to install and establish a telecommunications facility located on APN: 094-030-004. Design Review Application No. DR-00-27 included the installation of ground-mounted and water tank-mounted telecommunications equipment. The equipment installed exceeded the height of the water tank by four feet to allow for proper radio operation. The antennas that exceeded the water tank height were architecturally treated and painted to blend into the existing water tank and open space in the project area. The telecommunications facility has been in operation since its initial construction and has been maintained and upgraded over the last 20 years through various Minor Modification and Administrative Design Review applications, facilitated by the Zoning Administrator. Minor Modification and Administrative Design Review applications primarily focused on equipment modification with no expansion of the use of the telecommunications facility; and

WHEREAS, on March 21, 2024, Jared Kearsley with 51 Wireless, LLC, on behalf of AT&T filed a Design Review and Variance application to install a new, 40-foot mono-eucalyptus telecommunications facility, in replacement of the existing ground and building-mounted telecommunications facility, on APN: 094-030-004.which is a 0.41-acre parcel located along the eastern boundary of Delta Vista Lane; and

WHEREAS, the proposed project is governed by the applicable goals and policies of the Pittsburg General Plan, the Pittsburg Municipal Code (PMC), and the City's Design Review and Development Guidelines adopted by Planning Commission through Resolution No. 9864; and

WHEREAS, the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332; and

WHEREAS, on June 25, 2024, Planning Application No. AP-24-0026 (DR, VA) was included on the Planning Commission agenda.. At the Planning Commission hearing, staff requested a continuance of the matter to a date to be determined. Staff completed additional analysis of the proposed development project and re-noticed the proposed development project consistent with state law for the September 24, 2024 Planning Commission hearing; and

WHEREAS, on September 24, 2024, the City of Pittsburg Planning Commission held a duly noticed public hearing, and adopted Resolution No. 10264, approving the proposed project AP-24-0026 (DR, VA) as presented; and

WHEREAS, on October 4, 2024, Gregory Osorio, filed Planning Application No. AP-24-0109 appealing Planning Commission's approval of the proposed project; and

WHEREAS, on or prior to February 7, 2025, in accordance with Government Code section 65091 and PMC Section 18.14.020, a "Notice of Public Hearing" for the February 18, 2025, public hearing on this item was posted at City Hall, in the "Public Notices" section of the City website; was delivered to the Pittsburg Library; was mailed via first class mail to the applicant and property owner, to the appellants, to owners of property located within 300 feet of the project site, and to local service agencies anticipated to provide services to the business; and was mailed via first class mail or email to individuals and organizations who had previously filed written request for such notice; and

WHEREAS, on February 18, 2025, the City Council held a public hearing on the appeal the Planning Commission's Determination to Approve Design Review and Variance Applications of Plans to Construct a 40-foot-tall 'Mono-Eucalyptus' Telecommunications Facility at Assessor's Parcel No. 094-030-004 for "AT&T Wireless Facility," AP-24-0026 (DR, VA), at which time evidence from prior Planning Commission public hearings was reviewed and additional oral and/or written testimony was considered.

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1. Findings

Based on the City Council staff report entitled, "Public Hearing on an Appeal of the Planning Commission's Approval of Design Review and Variance Application to Construct a 40-foot-tall 'Mono-Eucalyptus' Telecommunications Facility at Assessor's Parcel No. 094-030-004 for "AT&T Wireless Facility," AP-24-0026 (DR, VA)", dated February 18, 2025, and based on all the information presented, and based on all written and oral testimony presented at the public hearing, the City Council finds that:

1. All recitals above are true and correct and are incorporated herein by reference.

Design Review:

2. Design Review Finding A: The proposed project conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed telecommunications facility would be disguised as a faux 'eucalyptus tree' and would stand similar in height to existing mature trees in the project vicinity. This would improve the scenic appearance of the compared with the existing telecommunication facility. Additionally, the associated ground-mounted equipment would be screened behind a 6-foot fence at the project site.

3. Design Review Finding B: The exterior design and appearance of the wireless telecommunications facility is sufficient as to quality as to not cause the nature of the neighborhood to materially depreciate in appearance and value given that the proposed antennas and radios would be screened from public view within the faux eucalyptus limbs and leaves, attached to the monopole structure, resembling a 'faux' eucalyptus tree. The proposed project would be required, as a condition of approval, to always maintain the facility in a good state, subject to inspection by the City on an ongoing basis. The ground-mounted equipment would be screened by fencing. Additionally, to ensure stability and safety, all structures would be required to comply with all applicable building and fire codes.

4. Design Review Finding C: The proposed project will be in harmony with proposed developments on land in the general area, in that the proposed faux 'mono-eucalyptus' telecommunications facility would be located on a parcel with an existing quasipublic use of a water tank. The proposed architectural features of a 'mono-eucalyptus' design would blend into the surrounding environment so that observers would not recognize the structure as a wireless telecommunications facility.

5. Design Review Finding D: The currently proposed project conforms to the criteria set forth in any applicable City-adopted design guidelines, in that the proposed wireless facility would be constructed in compliance with requirements in Chapter 18.84 PMC.

6. Design Review Finding E: The applicant has demonstrated that it proposes the least intrusive means to achieve its technical objectives, in that staff has worked with the applicant to achieve the least intrusive appearance for a stealth designed camouflaged 40-foot-tall 'mono-eucalyptus' design, while still achieving the applicant's technical objectives, ensuring compliance with federal law that disallows a jurisdiction from actually or effectively prohibiting wireless telecommunications facilities.

Variance:

7. Variance Finding A: The applicant requires a Variance from the height regulations in the RS-6 District because the location and surroundings of the subject property are such that existing trees and buildings in the immediate vicinity would block the telecommunications signal for the carrier. Increasing the maximum height of structures in the RS-6 Zoning District from 28 feet to 40 feet for the proposed project would allow the applicant the centerline required (at 35 feet) to meet the needed demand for the area and ensure City compliance with federal law.

8. Variance Finding B: The variance will not constitute a grant of special privilege which is not generally available to other property in the vicinity and in the same land use district, in that other wireless telecommunications facilities exceeding

height regulations have been permitted in similar zoning districts. The use of a telecommunications facility is a use that is permitted in all zoning districts. The single-family zoning district has the lowest height maximum of all zoning districts at 28 feet, but similar zoning districts, such as Medium Density Residential and High Density Residential allow for structures up to 35, 40, and 45-feet tall.

9. Variance Finding C: The variance substantially complies with the intent and purpose of the land use district to which the property is classified, in that the purpose of the RS-6 Zoning District is primarily intended for residential development, residents of which receive service from telecommunication companies. The requested Variance from height regulations substantially complies with the intent and purpose to provide enhanced communication services to the community in the RS-6 Zoning District and surrounding Zoning Districts and it is consistent with the applicant's federally protected rights to provide wireless telecommunication services in the area surrounding the project site.

The City Council staff report entitled, "Public Hearing on an Appeal of the Planning Commission's Approval of Design Review and Variance Application to Construct a 40-foot-tall 'Mono-Eucalyptus' Telecommunications Facility at Assessor's Parcel No. 094-030-004 for "AT&T Wireless Facility," AP-24-0026 (DR, VA)," dated February 18, 2025, is referenced hereto as additional support for the findings.

Section 2. Determination

A. Based on the findings set forth above, this City Council hereby approves Planning Application No. 24-0026 (DR, VA), subject to the following conditions:

1. Conformity with Project Plans. The project shall be constructed in substantial conformity with the project plans dated March 14, 2024, except as hereinafter may be modified. Any major changes to the approved project plans as determined by the City's Planner shall be subject to re-review and re-approval by the Planning Commission.

2. Wireless Facility Materials and Design. The facility shall be constructed as a faux 'eucalyptus tree,' with the final design subject to Planning Division review and approval prior to issuance of a building permit. All related equipment associated with the project shall have a nonreflective surface.

3. Structure Maintenance. The wireless facility and accessory equipment shall at all times be maintained in a good state, and the exterior finish must be clean and well maintained at all times. The City reserves the right to inspect the facility on an as-needed basis and require proper maintenance and upkeep by the applicant consistent with these conditions of approval.

4. Site Maintenance. The entire parcel shall always be kept clean and free of all

litter, debris, and refuse.

5. Fence Screening Slats. The applicant shall install neutral-colored privacy slats in the chain link fencing surrounding the compound. Slats shall be replaced within 72 hours if damaged or vandalized.

6. Vandalism. Within 10 days of receiving notice of the vandalism from any party, the applicant shall be responsible for causing the removal of all vandalism, including graffiti, that is applied to the structure by repairing the structure or painting over the graffiti with a paint color that matches the existing paint color impacted structure.

7. New Equipment Installation. All new equipment shall be coated with an anti-graffiti coating to deter and prevent unsightly premises due to vandalism from graffiti.

8. Future Carriers. All future carriers at the project site are subject to the requirements in Pittsburg Municipal Code (PMC) Chapter 18.84, Article XX Wireless Telecommunications Facilities. Future carriers may be required to submit a Minor Modification Application to the City prior to installation or use of the telecommunications facility.

Building Conditions:

9. On the cover sheet, indicate the building Design Codes applicable to this project. The City of Pittsburg has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Pittsburg Municipal Code (RMC). Reference CBC Sec. 107.

10. On the cover sheet, verify the Drawing Index includes all plan sheets. Reference CBC Sec. 107.

11. On the cover sheet, provide or verify the Code Analysis includes the proposed tenant's Use, Occupancy Group, Type of Construction, Separated or Nonseparated Mixed Occupancies, whether or not the building is Fire Sprinkled, Floor Area (S.F.), Number of Stories and Occupant Load. Reference CBC Sec. 111, 302.1, 401, 503, 508, 601, 903 and 1004.1.

12. The preparation of plans or specifications for commercial buildings and tenant improvements shall be performed by a licensed architect or engineer (Exception: Interior alterations that involve only non-bearing partitions). The licensed architect or engineer shall affix a stamp to the plans as evidence of

the person's responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install.

Contra Costa County Fire Protection District Conditions:

13. A land development permit is required for access and water supply review and approval prior to submitting building construction plans. The developer shall submit scaled site improvement plans indicating:

    - All existing or proposed hydrant locations,
    - Fire apparatus access to include slope and road surface
    - Size of building and type of construction, (Existing **KNOX** box)
    - Gates, fences, retaining walls, bio-retention basins, any obstructions to access.

    This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

14. The developer shall submit new construction plans and specifications for the subject project to the through the Fire District public portal (https://confire.vision33cloud.com/citizenportal/app/landinq). After the new construction/ tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.

    - Emergency generator if proposed
    - Batteries if required

    All plan submittals shall be submitted to the through the Fire District public portal (https://confire.vision33cloud.com/citizenportal/app/landinq) for review and approval ***prior to*** construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

15. The Contra Costa County Fire Protection District's preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review. If there are questions regarding this matter, please contact the Contra Costa County Fire Protection District Office at (925) 941-3300.

Pacific Gas and Electric Company Conditions:

16. The review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights. Please note this is their preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or

terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

17. If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: https://www.pge.com/cco/.

18. As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

19. If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Standard Conditions:

20. This permit shall automatically expire 10 years and one day from the date of its issuance. The permit holder may apply to renew this permit no less than six (6) months prior to the expiration of this permit. Such application shall be subject to the federal, state, and local laws and regulations then in effect. Any other permits or approvals issued in connection with any collocation, modification or other change to this facility, which includes without limitation any permits or other approvals deemed granted or deemed approved under federal or state law, shall not extend this term limit unless expressly provided otherwise in such permit or approval or required under federal or state law.

21. Before the permittee submits any applications to the building division, the permittee must incorporate all conditions associated with this permit and the approved photo simulations into the project plans (the "approved plans"). The permittee must construct, install and operate the facility in strict compliance with the approved plans. Any alterations, modifications or other changes to the approved plans, whether requested by the permittee or required by other departments or public agencies with jurisdiction over the facility, must be submitted in a written request subject to the city planner's prior review and approval, who may refer the request to the planning commission if the city planner finds that the requested alteration, modification or other change implicates a significant or substantial land use concern.

22. The permittee expressly acknowledges and agrees that the city or its designee may enter onto the site and inspect the improvements and equipment upon reasonable prior notice to the permittee; provided, however, that the city or its designee may, but will not be obligated to, enter onto the site area without prior notice to support, repair, disable or remove any improvements or equipment in emergencies or when such improvements or equipment threatens actual,

imminent harm to property or persons. The permittee shall be permitted to supervise the city or its designee while such inspection or emergency access occurs.

23. The permittee and, if applicable, the nongovernment private property owner, agrees to indemnify, defend, and hold harmless the city, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval or the activities or performance of the applicant or the private property owner, if applicable, or any of each one's agents, employees, licensees, contractors, subcontractors or independent contractors. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, city may select its own legal counsel at permittee's sole cost and expense. Permittee may select its own legal counsel to represent permittee's interests at permittee's sole cost and expense. Permittee shall pay for city's costs of defense, whether directly or by timely reimbursement to city on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by city in defense of any such action or other proceeding, plus staff and city attorney time spent responding to and defending the claim, action or proceeding.

24. The permittee shall maintain compliance at all times with all federal, state and local statutes, regulations, orders or other rules that carry the force of law ("laws") applicable to the permittee, the subject property, the facility or any use or activities in connection with the use authorized in this permit. The permittee expressly acknowledges and agrees that this obligation is intended to be broadly construed and that no other specific requirements in these conditions are intended to reduce, relieve or otherwise lessen the permittee's obligations to maintain compliance with all laws.

25. This permit will automatically expire in six months from the date of approval, or deemed approval by operation of law, unless a building permit or grading permit has been issued or a written request for extension is filed with the planning division prior to the expiration date and is subsequently approved by the planning commission. The approval shall be valid for no more than six months from the date of building permit issuance, unless work is commenced and diligently pursued prior to the expiration of the building permit.

26. Within 30 days after a permittee transfers any interest in the facility or permit(s) in connection with the facility, the permittee shall deliver written notice to the city. The written notice required in this section must include: (a) the transferee's legal name; (b) the transferee's full contact information, including a primary contact person, mailing address, telephone number and email address; and (c) a statement signed

by the transferee that the transferee shall accept all permit terms and conditions. Failure to submit the notice required herein shall be a cause for the city to revoke the applicable permits pursuant to and following the procedure set out in PMC 18.84.960.

27. The permittee shall retain full and complete copies of all permits and other regulatory approvals issued in connection with the facility, which includes without limitation all conditions of approval, approved plans, resolutions and other documentation associated with the permit or regulatory approval. In the event that the city cannot locate any such full and complete permits or other regulatory approvals in its official records, and the permittee fails to retain full and complete permits or other regulatory approvals in the permittee's files, any ambiguities or uncertainties that would be resolved through an examination of the missing documents shall be conclusively resolved against the permittee.

28. Each owner or service provider of a wireless telecommunications facility shall provide signage identifying the name and phone number of a party to contact in event of an emergency. Contact information shall be kept current. The design, materials, colors, and location of signs larger than four square feet shall be subject to design review.

29. The permittee shall keep the site, which includes without limitation any and all improvements, equipment, structures, access routes, fences and landscaped areas, in a neat, clean and safe condition in accordance with the approved plans and all conditions in this permit. The permittee shall keep the site area free from trash, debris, and litter at all times. The permittee, at no cost to the city, shall remove and remediate any graffiti or other forms of vandalism at the site within 48 hours after the permittee receives notice or otherwise becomes aware that such graffiti or other vandalism occurred.

30. The permittee shall be responsible for maintaining landscaping in accordance with the approved landscape plan and for replacing any damaged or dead trees, foliage, or other landscaping elements shown on the approved plan. Amendments or modifications to the approved landscape plan shall be submitted to the city planner for approval.

31. The permittee shall use all reasonable efforts to avoid any and all undue or unnecessary adverse impacts on nearby properties that may arise from the permittee's construction, installation, operation, modification, maintenance, repair, removal and/or other activities at the site. The permittee shall not perform or cause others to perform any construction, installation, operation, modification, maintenance, repair, removal or other work that involves heavy equipment or machines on (a) any weekday between 7:00 p.m. and 8:00 a.m. or (b) any Saturday, Sunday or holiday. The restricted work hours in this condition will not prohibit any work required to prevent an actual, immediate harm to property or

persons, or any work during an emergency declared by the city. The community development director or the community development director's designee may issue a stop work order for any work that violates this condition. In addition, the planning commission may revoke this permit if the permittee habitually or routinely violates this condition, whether the community development director or the community development director's designee issued any stop work orders or not.

32. Each wireless telecommunications facility shall be operated in a manner that will minimize noise impacts to surrounding residents and persons using nearby parks, trails, and similar recreation areas. All air conditioning units, generators and any other equipment that might emit noise that would be audible from beyond the property line shall be enclosed or equipped with noise attenuation devices to the extent necessary to ensure compliance with applicable noise limitations under Chapter 9.44 PMC. Backup generators shall only be operated during periods of power outages or for testing. At no time shall equipment noise from any source exceed the standards specified in Chapter 9.44 PMC.

33. Other Agency Requirements. The applicant shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.

34. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution shall govern.

Section 3. Adoption

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby denies the appeal and grants Design Review and Variance Approval of Plans to Construct a 40-foot-tall 'Mono-Eucalyptus' Telecommunications Facility at Assessor's Parcel No. 094-030-004 for "AT&T Wireless Facility," AP-24-0026 (DR, VA).

Section 4: Effective Date

This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 18th day of February 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Jelani Killings, Mayor

ATTEST:
_____
Alice E. Evenson, City Clerk

Docusign Envelope ID: 67289488-212B-440D-9550-8BA8E253E127

Gregory Osorio
PO Box 430
Pittsburg, CA 94565

Re: Appeal of Planning Commission decision on AT&T Mono-Eucalyptus Wireless Facility / AP-24-0026 (DR, VA)

Basis for Appeal

Below please find municipal code sections cited and specific findings which we believe are contrary to conclusions drawn and for which a basis was formed for Planning Commission approval. It is believed that the project is not in compliance with sections referenced and in fact violates those sections of municipal code.

NOTE –

In this document the words “we” or “our” are sometimes used, the reason for this is that while I am filing this appeal as an individual there are many other members in the immediate vicinity of proposed cell phone tower who also strongly oppose the project and share the same views. I personally accept the responsibility for the filing of appeal, however the view stated are shared by others, hence use of words “we” and “our”.

18.16.050 Specific findings necessary for variance.

A variance may only be granted when:

A. Because of special circumstances concerning the subject property including size, shape, topography, location or surroundings, the strict application of the zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity and in the same land use district;

B. The variance will not constitute a grant of special privilege which is not generally available to other property in the vicinity and in the same land use district;

C. The variance substantially complies with the intent and purpose of the land use district to which the property is classified; and

Docusign Envelope ID: 67289488-212B-440D-9550-8BA8E253E127

Comment & Argument against compliance with provision -
Per section 18.16.0050
A variance may only be granted when:

This above opening line of section 18.16.0050 contains very specific language which severely limits when a variance may be granted. It is our contention that fails to meet the conditions below –

18.16.050 Subsection "A" states –
A. Because of special circumstances concerning the subject property including size, shape, topography, location or surroundings, the strict application of the zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity and in the same land use district;

Comment & Argument against compliance with provision -

The property in question:

1. Does not deprive the property of privileges enjoyed by other properties in the vicinity and in the same land use district
2. There is no other property in the same geographic area which "enjoys" a major cell phone transmitting station. We would dispute this portion of zoning regulation as not being applicable, and in fact establishes an argument against the proposed cell phone tower project.
3. The applicant is leasing property and as a result does not have the same inherent rights as an actual property owner, just the opposite, the applicant's intention of operating and increasing the height substantially shall impair and infringe on the rights of actual property owners, some of which have owned homes in direct vicinity for almost forty years, and others who have more recently purchased their homes without knowing the possibility that they would be immediately adjacent to a 40 foot cell phone tower.

Again, citing initial sentence –
A variance may only be granted when:

Docusign Envelope ID: 67289488-212B-440D-9550-8BA8E253E127

Comment & Argument against compliance with provision -
Project must meet all (not "some") of the following four conditions (A – D), and it is our contention that it substantially fails to meet three of those conditions (A – C).

18.16.050 Subsection B –
B. The variance will not constitute a grant of special privilege which is not generally available to other property in the vicinity and in the same land use district;

Comment & Argument against compliance with provision -
We would suggest that this project does grant a special privilege which is not enjoyed by any land (homeowners) in the vicinity and same land use district.

18.16.050 Subsection C –
C. The variance substantially complies with the intent and purpose of the land use district to which the property is classified; and

Comment & Argument against compliance with provision -
This project is surrounded by single family homes, and it is a big stretch to even suggest that the variance substantially complies With the intent and purpose of land use to which property is classified.

Nonconforming Use

18.76.010 Purpose.
This chapter is intended to limit the number and extent of nonconforming uses by limiting their enlargement…..

18.76.030 Alterations and enlargements of nonconforming uses and structures.

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A. No structure, the use of which is nonconforming, may be moved or enlarged in violation of this chapter, unless the moving or enlargement is required by law or will result in the elimination of the nonconformity.

Comment & Argument Against Project –
I do not know if the proposed project is a nonconforming use, although it may very well be, if so, then it would be our contention that it would be in violation of this section as the proposed project would definitely be an "enlargement".

Article XX. Wireless Telecommunications Facilities

18.84.905 Applicability.
A. Applicable Facilities. The regulations contained in this article shall be applied to all applications for new wireless telecommunications facilities and all applications for collocations or modifications to existing wireless telecommunications facilities, whether proposed on private property or in the public right-of-way.
B. Nonconforming Facilities. Any existing wireless telecommunications facilities within the city's jurisdictional boundaries that do not conform to the requirements in this article are deemed to be "nonconforming structures" subject to the provisions in Chapter 18.76 PMC to the extent permitted under federal and California State law.

Division V. General Land Use Regulations
Chapter 18.76
NONCONFORMING USES AND STRUCTURES
Sections:
18.76.010 Purpose.
18.76.020 Continuation and maintenance.
18.76.030 Alterations and enlargements of nonconforming uses and structures.
18.76.040 Cessation and abandonment of nonconforming use.

Docusign Envelope ID: 67289488-212B-440D-9550-8BA8E253E127

18.76.050 Restoration of a damaged structure.
18.76.060 New occupancy on a site having certain nonconforming site features.
18.76.070 Zoning permits on sites having nonconforming features in the CP district.

18.76.010 Purpose.

This chapter is intended to limit the number and extent of nonconforming uses by limiting their enlargement, their reestablishment after abandonment, and the alteration or restoration after destruction of the structures they occupy. While permitting the use and maintenance of nonconforming structures, this chapter is intended to limit the number and extent of nonconforming structures by limiting their being moved, altered or enlarged in a manner that would increase the discrepancy between existing conditions and the standards prescribed in this title and by prohibiting their restoration after destruction. [Ord. 07-1284 § 3 (Exh. F), 2007; Ord. 06-1273 § 4, 2006; Ord. 979 § 2 (Exh. A), 1990.]

Comment -

Please excuse this section as it does not follow the natural order of zoning regulations because it referenced “nonconforming use” and so I had to cross reference applicable section.
Sections underlined above are potential areas of concern.

Article XX. Wireless Telecommunications Facilities

18.84.925 Application requirements – Subsection A

2. Visual impact demonstrations using photographic simulations of the proposed facility in context of the site as it would be seen from reasonable line-of-sight locations from residential areas, public rights-of-way, public parks, and/or other sites as deemed appropriate by the city planner, together with a map that shows the photo location of each view angle.

Docusign Envelope ID: 67289488-212B-440D-9550-8BA8E253E127

Comment & Argument Against Project –
Photos taken were at a substantial distance and failed to accurately illustrate the visual impact of proposed facility (new 40' cell tower) immediately adjacent to homes at various angles, some of which were right across the street from proposed cell tower, and would have to be magnified substantially to correctly demonstrate the true visual impact.

18.84.925 Application requirements – Subsection A

4. The applicant must provide a list of all existing structures considered as alternatives to the proposed location, together with a general description of the site design considered at each location. The applicant must also provide a written explanation as to why the alternatives considered were unacceptable or infeasible, unavailable or not as consistent with the development standards in this article as the proposed location. This explanation must include a meaningful comparative analysis and such technical information and other factual justification as are necessary to document the reasons why each alternative is unacceptable, infeasible, unavailable or not as consistent with the development standards in this article as the proposed location. If an existing facility is listed among the alternatives, the applicant must specifically address why the modification of such wireless communication facility is not a viable option. When an applicant proposes a site in the public right-of-way, the initial alternative sites analysis required for a complete application may evaluate other potential locations and designs in the right-of-way.

Comment & Argument Against Project –
We have not seen a study, although it may exist, which is in compliance with above subsection "4". While AT&T may suggest that there is no one site that would provide same coverage, it is our contention that a combination of two towers in areas not immediately adjacent to homes, could provide even superior coverage.

Docusign Envelope ID: 67289488-212B-440D-9550-8BA8E253E127

18.84.930 Standards of review for design review applications.

A. Required Findings. Prior to the approval of a design review or minor modification request, the applicable reviewing authority shall review the application in accordance with the following:

1. Design Review. The planning commission review shall be conducted in accordance with the requirements of this article and in accordance with the following standards:

a. The wireless telecommunications facility conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;

b. The exterior design and appearance of the wireless telecommunications facility is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;

c. The wireless telecommunications facility is in harmony with proposed developments on land in the general area;

Comment & Argument Against Project –

a. We would suggest that project does NOT conform with any of the above and does NOT contribute to character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas.

b. The proposed tower does substantially impact the appearance of long established single family homes neighborhood.

c. Proposed 40’ cell tower is definitely not in harmony, by any stretch of the imagination, with proposed developments…

Docusign Envelope ID: 67289488-212B-440D-9550-8BA8E253E127

18.84.930 Subsection B

B. Location Criteria. The following location criteria should be considered when locating new wireless telecommunications facilities:

3. Wireless telecommunications facilities shall be preferred in industrial and commercial districts and shall not be located in residential districts to the greatest extent feasible.

Comment & Argument Against Project –

Based upon the city's own regulation this project should have never been allowed to begin with, and certainly should not be allowed to be expanded upon thereby increasing the height (and offensive visual impact) from approximately 12' to 40'

18.84.945 Standard conditions of approval.

A. Standard Conditions of Approval. Any validly issued design review or minor modification approval, or any permit or approval deemed granted or deemed approved by the operation of law, shall contain the following conditions of approval, as may be modified with additional conditions on a project-by-project basis:

1. This permit will automatically expire 10 years and one day from its issuance, except when California Government Code Section 65964(b), as may be amended or superseded in the future, authorizes the city to establish a shorter term for public safety or substantial land use reasons. Any other permits or approvals issued in connection with any collocation, modification or other change to this facility, which includes without limitation any permits or other approvals deemed granted or deemed approved under federal or state law, shall not extend this term limit unless expressly provided otherwise in such permit or approval or required under federal or state law.

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Comment & Argument Against Project –
The applicant has suggested that the proposed 40' cell tower would be safer than the existing lower existing towers, and thereby they contend that the 40' tower should be allowed. However, we contend that not only should the permit be denied for all reasons cited in the appeal, but also that based upon applicant's description the current situation is "less safe", as soon as the city can do so that they deny any further extensions and in fact as soon as legally enforceable shut down the current cell tower facility (allowing applicant a brief but reasonable amount of time to relocate another cell tower(s)).

Article XXI. Objective Design Standards
18.84.980 Purpose.

The purpose of this article is to establish objective design standards, in compliance with state law, that protect and promote public health, safety, welfare and community aesthetics consistent with the goals, objectives and policies in the general plan. This article establishes an application and review process for residential or mixed-use projects qualifying for ministerial approval under state law that further housing production.
[Ord. 24-1517 § 2, 2024.]

Comment & Argument Against Project –
The design and placement of this facility fails to meet city's stated objectives "that protect and promote public health, safety, welfare and community aesthetics…"

Conclusion -
There has been cited multiple sections of municipal code which proposed cell tower is believed to be in violation of, any one of which would be grounds for denying applicant's application for project ---- However, the cumulative effect of all sections cited make it an overwhelming opposition to project. While the applicant may be able to dispute some sections, it is believed that

Docusign Envelope ID: 67289488-212B-440D-9550-8BA8E253E127

there are enough grounds to deny the application. Also attached are copies petitions signed of neighbors who live in immediate area of proposed cell tower, and who strongly oppose this project.

Should an appeal be granted, I am requesting equal time at any hearing scheduled because no one party should have an advantage over another party at this juncture. The applicant is free to submit any written objections to findings submitted, and I would also request that a copy of same be presented to me to allow for proper review prior to hearing. I will not waive time.

Thank you for your review….

DocuSigned by:
Gregory Osorio
846E1B9AFB4F4B1...

Gregory Osorio

October 4, 2024

Petition Against
Cell Phone Tower

I strongly oppose 40' cell phone tower project for the following reasons:

✓ It would look horrible in our neighborhood and I would be forced to look at it to every day

✓ It could affect housing values

✓ It does not belong right next to existing homes, should be on a hillside somewhere

✓ I am concerned about the potential health risks for myself and neighbors

I urge the planning commission to protect our homes and families, and vote against the proposed 40' cell phone tower project.

I wish for my comments to be entered into record.

Name Steven Brian Jones

Address 143 Delta Vista Dr.

Pittsburg, CA 94565

Petition Against
Cell Phone Tower

I strongly oppose 40' cell phone tower project for the following reasons:

✓ It would look horrible in our neighborhood and I would be forced to look at it to every day

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✓ I am concerned about the potential health risks for myself and neighbors

I urge the planning commission to protect our homes and families, and vote against the proposed 40' cell phone tower project.

I wish for my comments to be entered into record.

Name Edgar M. Gelberte

Address 157 Delta Vista Lane
Pittsburg, CA 94565

Petition Against
Cell Phone Tower

I strongly oppose 40' cell phone tower project for the following reasons:

X It would look horrible in our neighborhood and I would be forced to look at it to every day

X It could affect housing values

X It does not belong right next to existing homes, should be on a hillside somewhere

X I am concerned about the potential health risks for myself and neighbors

I urge the planning commission to protect our homes and families, and vote against the proposed 40' cell phone tower project.

I wish for my comments to be entered into record.

Name Ruben Altamirano

Address 151 Delta Vista Ln
Pittsburg, CA 94565

Petition Against
Cell Phone Tower

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✓ I am concerned about the potential health risks for myself and neighbors

I urge the planning commission to protect our homes and families, and vote against the proposed 40' cell phone tower project.

I wish for my comments to be entered into record.

Name Nomiday Hashim

Address 139 Delta vista lane
Pittsburg, CA 94565

Petition Against
Cell Phone Tower

I strongly oppose 40' cell phone tower project for the following reasons:

- ✓ It would look horrible in our neighborhood and I would be forced to look at it to every day
- ✓ It could affect housing values
- ✓ It does not belong right next to existing homes, should be on a hillside somewhere
- ✓ I am concerned about the potential health risks for myself and neighbors

I urge the planning commission to protect our homes and families, and vote against the proposed 40' cell phone tower project.

I wish for my comments to be entered into record.

Name CATHERINE SARGENT Catherine Sargent

Address 1217 ALAMO WAY

Pittsburg, CA 94565

Petition Against
Cell Phone Tower

I strongly oppose 40' cell phone tower project for the following reasons:

/ ____ It would look horrible in our neighborhood and I would be forced to look at it to every day

/ ____ It could affect housing values

/ ____ It does not belong right next to existing homes, should be on a hillside somewhere

/ ____ I am concerned about the potential health risks for myself and neighbors

I urge the planning commission to protect our homes and families, and vote against the proposed 40' cell phone tower project.

I wish for my comments to be entered into record.

Name FLAVIO MENDOZA

Address 1151 Alamo Way
Pittsburg, CA 94565

Petition Against
Cell Phone Tower

I strongly oppose 40' cell phone tower project for the following reasons:

____ It would look horrible in our neighborhood and I would be forced to look at it to every day

__✓__ It could affect housing values

__✓__ It does not belong right next to existing homes, should be on a hillside somewhere

____ I am concerned about the potential health risks for myself and neighbors

I urge the planning commission to protect our homes and families, and vote against the proposed 40' cell phone tower project.

I wish for my comments to be entered into record.

Name Shamaila S

Address 1216 Arame Way.
Pittsburg, CA 94565

Petition Against
Cell Phone Tower

I strongly oppose 40' cell phone tower project for the following reasons:

- ✓ It would look horrible in our neighborhood and I would be forced to look at it to every day
- ✓ It could affect housing values
- ✓ It does not belong right next to existing homes, should be on a hillside somewhere
- ✓ I am concerned about the potential health risks for myself and neighbors

I urge the planning commission to protect our homes and families, and vote against the proposed 40' cell phone tower project.

I wish for my comments to be entered into record.

Name Delis C Melendez

Address 1224 Alamo Wy Pittsburg ca 94565
Pittsburg, CA 94565

Petition Against
Cell Phone Tower

I strongly oppose 40' cell phone tower project for the following reasons:

✓ It would look horrible in our neighborhood and I would be forced to look at it to every day

✓ It could affect housing values

✓ It does not belong right next to existing homes, should be on a hillside somewhere

✓ I am concerned about the potential health risks for myself and neighbors

I urge the planning commission to protect our homes and families, and vote against the proposed 40' cell phone tower project.

I wish for my comments to be entered into record.

Name Rosa Ramirez

Address 2222 Westwood ct.
Pittsburg, CA 94565

Petition Against
Cell Phone Tower

I strongly oppose 40' cell phone tower project for the following reasons:

X It would look horrible in our neighborhood and I would be forced to look at it to every day

X It could affect housing values

X It does not belong right next to existing homes, should be on a hillside somewhere

X I am concerned about the potential health risks for myself and neighbors

I urge the planning commission to protect our homes and families, and vote against the proposed 40' cell phone tower project.

I wish for my comments to be entered into record.

Name Alisha Silvey

Address 2229 Westwood Court
Pittsburg, CA 94565
94565

Petition Against
Cell Phone Tower

I strongly oppose 40' cell phone tower project for the following reasons:

__X__ It would look horrible in our neighborhood and I would be forced to look at it to every day

__X__ It could affect housing values

__X__ It does not belong right next to existing homes, should be on a hillside somewhere

__X__ I am concerned about the potential health risks for myself and neighbors

I urge the planning commission to protect our homes and families, and vote against the proposed 40' cell phone tower project.

I wish for my comments to be entered into record.

Name [signature] Xiangdong Meng

Address 2235 Westwood Ct

Pittsburg, CA 94565

Petition Against
Cell Phone Tower

I strongly oppose 40' cell phone tower project for the following reasons:

_✓_ It would look horrible in our neighborhood and I would be forced to look at it to every day

_✓_ It could affect housing values

_✓_ It does not belong right next to existing homes, should be on a hillside somewhere

_✓_ I am concerned about the potential health risks for myself and neighbors

I urge the planning commission to protect our homes and families, and vote against the proposed 40' cell phone tower project.

I wish for my comments to be entered into record.

Name PAT PAGE

Address Pittsburg CA (2239 Westwood Ct)
Pittsburg, CA 94565

Petition Against
Cell Phone Tower

I strongly oppose 40' cell phone tower project for the following reasons:

✓ It would look horrible in our neighborhood and I would be forced to look at it to every day

✓ It could affect housing values

✓ It does not belong right next to existing homes, should be on a hillside somewhere

✓ I am concerned about the potential health risks for myself and neighbors

I urge the planning commission to protect our homes and families, and vote against the proposed 40' cell phone tower project.

I wish for my comments to be entered into record.

Name Kristine Ramos

Address 125 Alamo Way, Pittsburg
Pittsburg, CA 94565

GMC
9BNP834

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ADOBE

The Table below includes three columns: 1) Column that lists the Pittsburg Municipal Code Section applicable to the Appellant's Argument/Comment; 2) Column that lists the Appellant's Argument/Comment as written, underlined, and bolded in the Planning Commission Appeal Application No. AP-24-0109; and 3) Column of Staff's Analysis to the Appellant's Argument/Comment.

Pittsburg Municipal Code Section	Appellant's Argument/Comment	Staff Analysis
18.16.050 (A)	A Variance may only be granted when: **Comment & Argument against compliance with provision** - This above opening line of section 18.16.0050 contains very specific language which severely limits when a variance may be granted. It is our contention that fails to meet the conditions below – Because of special circumstances concerning the subject property including size, shape, topography, location or surroundings, the strict application of the zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity and in the same land use district. **Comment & Argument against compliance with provision** - The property in question: 1. Does not deprive the property of privileges enjoyed by other properties in the vicinity and in the same land use district 2. There is no other property in the same geographic area which "enjoys" a major cell phone transmitting station. We would dispute this portion of zoning regulation as not being applicable, and in fact establishes an argument against the proposed cell phone tower project. 3. The applicant is leasing property and as a result does not have the same inherent rights as an actual property owner, just the opposite, the applicant's intention of operating and increasing the height substantially shall impair and infringe on the rights of actual property owners, some of which have owned homes in direct vicinity for almost forty years, and others who have more recently purchased their homes without knowing the possibility that they would be immediately adjacent to a 40 foot cell phone tower.	The Variance request in Planning Application No. AP-24-0026 is specific to the requested height increase. The comments from the Appellant's Argument for PMC Section 18.16.050(A) do not reference the requested height increase, proposed by Planning Application No. AP-24-0026. Rather, the comments from the Appellant are specific to the *use* of the property as a telecommunications facility. The *use* of the property (i.e. "land use") of a Wireless Telecommunications Facility, as defined by PMC Section 18.08.060 (Y), is a permitted use in the RS-6 Zoning District, of which this project is located. This land use regulation is cited within PMC Section 18.50.010. Further, the applicant requires a Variance from the height regulations in the RS-6 District because the location and surroundings of the subject property are such that existing trees and buildings in the immediate vicinity would block the telecommunications signal for the carrier. Increasing the maximum height of structures in the RS-6 Zoning District from 28 feet to 40 feet for the proposed project would allow the applicant the centerline required (at 35 feet) to meet the needed demand for the area. Approving the variance ensures City compliance with federal law. "The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof -- (I) shall not unreasonably discriminate among providers of functionally equivalent services; and (II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services. 47 U.S. Code Sec. 332(c)(7)(B)(i).

The Table below includes three columns: 1) Column that lists the Pittsburg Municipal Code Section applicable to the Appellant's Argument/Comment; 2) Column that lists the Appellant's Argument/Comment as written, underlined, and bolded in the Planning Commission Appeal Application No. AP-24-0109; and 3) Column of Staff's Analysis to the Appellant's Argument/Comment.

Pittsburg Municipal Code Section	Appellant's Argument/Comment	Staff Analysis
	Again, citing initial sentence – A variance may only be granted when: **Comment & Argument against compliance with provision -** Project must meet all (not "some") of the following four conditions (A – D), and it is our contention that it substantially fails to meet three of those conditions (A – C).	
18.16.050 (B)	The variance will not constitute a grant of special privilege which is not generally available to other property in the vicinity and in the same land use district. **Comment & Argument against compliance with provision –** We would suggest that this project does grant a special privilege which is not enjoyed by any land (homeowners) in the vicinity and same land use district.	This comment states that there is a granting of special privilege which is not enjoyed by any land in the vicinity and same land use district, but does not identify what special privilege is being given. Therefore, this comment made by the Appellant but has been noted for the record.
18.16.050 (C)	The variance substantially complies with the intent and purpose of the land use district to which the property is classified. **Comment & Argument against compliance with provision –** This project is surrounded by single family homes, and it is a big stretch to even suggest that the variance substantially complies. With the intent and purpose of land use to which property is classified.	The Variance request in Planning Application No. AP-24-0026 is specific to the requested height increase. PMC Section 18.84.930(C)(2) states that all freestanding wireless telecommunications facilities shall be designed at the minimum functional height required for the coverage area and allows the Planning Commission to determine if additional height is needed. The Planning Commission approved the proposed variance to increase the height of the telecommunications facility from 28' to 40'. Documentation provided for Planning Application No. AP-24-0026 determined that the radios and cellular tower equipment must be located at the prescribed height on the tower in order for the facility to function properly. Without approval of the Variance from the RS-6 height requirements, the required centerline for the proposed facility could not be achieved and the demands of the area would not be met, not by just this project, but future carriers for co-location at this location, as well. Further, the applicant requires a Variance from the height regulations in the RS-6 District because the location and surroundings of the subject property are such that existing trees and buildings in the immediate vicinity would block the telecommunications signal for the carrier. Increasing the maximum height of structures in the RS-6 Zoning District from 28 feet to 40 feet for the proposed project would allow the applicant the centerline required (at 35 feet) to meet the

The Table below includes three columns: 1) Column that lists the Pittsburg Municipal Code Section applicable to the Appellant's Argument/Comment; 2) Column that lists the Appellant's Argument/Comment as written, underlined, and bolded in the Planning Commission Appeal Application No. AP-24-0109; and 3) Column of Staff's Analysis to the Appellant's Argument/Comment.

Pittsburg Municipal Code Section	Appellant's Argument/Comment	Staff Analysis
		needed demand for the area thus the applicant's ***federally*** protected rights to provide wireless services in the area surrounding the project site. Approving the variance ensures City compliance with federal law. "The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof -- (I) shall not unreasonably discriminate among providers of functionally equivalent services; and (II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services. 47 U.S. Code Sec. 332(c)(7)(B)(i).
18.76.010	This chapter is intended to limit the number and extent of nonconforming uses by limiting their enlargement, their reestablishment after abandonment, and the alteration or restoration after destruction of the structures they occupy. While permitting the use and maintenance of nonconforming structures, this chapter is intended to limit the number and extent of nonconforming structures by limiting their being moved, altered or enlarged in a manner that would increase the discrepancy between existing conditions and the standards prescribed in this title and by prohibiting their restoration after destruction. **Comment –** Please excuse this section as it does not follow the natural order of zoning regulations because it referenced "nonconforming use" and so I had to cross reference applicable section. Sections underlined above are potential areas of concern.	The lot, structure, building, and use of the parcel identified by Assessor's Parcel No. 094-030-004 are not nonconforming, as defined by PMC Section 18.06.500 "Nonconforming".
18.76.030 (A)	No structure, the use of which is nonconforming, may be moved or enlarged in violation of this chapter, unless the moving or enlargement is required by law or will result in the elimination of the nonconformity. **Comment & Argument Against Project –** I do not know if the proposed project is a nonconforming use, although it may very well be, if so, then it would be our contention that it would be in violation of this section as the proposed project would definitely be an	The lot, structure, building, and use of the parcel identified by Assessor's Parcel No. 094-030-004 are not nonconforming, as defined by PMC Section 18.06.500 "Nonconforming". This argument made by the Appellant has been noted for the record.

The Table below includes three columns: 1) Column that lists the Pittsburg Municipal Code Section applicable to the Appellant's Argument/Comment; 2) Column that lists the Appellant's Argument/Comment as written, underlined, and bolded in the Planning Commission Appeal Application No. AP-24-0109; and 3) Column of Staff's Analysis to the Appellant's Argument/Comment.

Pittsburg Municipal Code Section	Appellant's Argument/Comment	Staff Analysis
	"enlargement".	
18.84.925 (A)(2)	Visual impact demonstrations using photographic simulations of the proposed facility in context of the site as it would be seen from reasonable line-of-sight locations from residential areas, public rights-of-way, public parks, and/or other sites as deemed appropriate by the city planner, together with a map that shows the photo location of each view angle. **Comment & Argument Against Project –** Photos taken were at a substantial distance and failed to accurately illustrate the visual impact of proposed facility (new 40' cell tower) immediately adjacent to homes at various angles, some of which were right across the street from proposed cell tower, and would have to be magnified substantially to correctly demonstrate the true visual impact.	Additional project-specific photo simulations have been provided by the applicant for Planning Application AP-24-0026 (DR, VA). These photo simulations are included within Attachment 4 of this Staff Report and provide more viewpoints of the proposed telecommunications facility, including from the immediate adjacent homes as requested in the Appellant's Argument/Comment. This comment has been noted for the record and has been addressed.
18.84.925 (A)(4)	The applicant must provide a list of all existing structures considered as alternatives to the proposed location, together with a general description of the site design considered at each location. The applicant must also provide a written explanation as to why the alternatives considered were unacceptable or infeasible, unavailable or not as consistent with the development standards in this article as the proposed location. This explanation must include a meaningful comparative analysis and such technical information and other factual justification as are necessary to document the reasons why each alternative is unacceptable, infeasible, unavailable or not as consistent with the development standards in this article as the proposed location. If an existing facility is listed among the alternatives, the applicant must specifically address why the modification of such wireless communication facility is not a viable option. When an applicant proposes a site in the public right-of-way, the initial alternative sites analysis required for a complete application may evaluate other potential locations and designs in the right-of-way. **Comment & Argument Against Project –**	Applicant provided an aerial view of existing AT&T Coverage within the Project's Vicinity. This map shows that alternative site's are not compatible for colocation, as they do not meet the coverage needed to fill the gaps. Alternative carrier sites are too close in proximity to existing AT&T facilities, and they would not achieve the proposed project's Objectives, as detailed within Attachment 4 of this Staff Report. The collocation sites studied are included within Attachment 5 of this Staff Report. This comment has been noted for the record and has been addressed.

The Table below includes three columns: 1) Column that lists the Pittsburg Municipal Code Section applicable to the Appellant's Argument/Comment; 2) Column that lists the Appellant's Argument/Comment as written, underlined, and bolded in the Planning Commission Appeal Application No. AP-24-0109; and 3) Column of Staff's Analysis to the Appellant's Argument/Comment.

Pittsburg Municipal Code Section	Appellant's Argument/Comment	Staff Analysis
	We have not seen a study, although it may exist, which is in compliance with above subsection "4". While AT&T may suggest that there is no one site that would provide same coverage, it is our contention that a combination of two towers in areas not immediately adjacent to homes, could provide even superior coverage.	
18.84.930 (A)(1)(a)	**18.84.930 Standards of review for design review applications.** A. Required Findings. Prior to the approval of a design review or minor modification request, the applicable reviewing authority shall review the application in accordance with the following: 1. Design Review. The planning commission review shall be conducted in accordance with the requirements of this article and in accordance with the following standards: a. <u>The wireless telecommunications facility conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas</u>, and high quality; **Comment & Argument Against Project –** a. We would suggest that project does NOT conform with any of the above and does NOT contribute to <u>character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas.</u>	The argument described in this Appellant's claim is subjective, is an opinion of the Appellant, and does not provide any findings of fact as to how the proposed project AP-24-0026 (DR, VA) is inconsistent with PMC Section 18.84.930(A)(1)(a). However, the argument can be made that the proposed project does conform with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed telecommunications facility would be disguised as a faux 'eucalyptus tree' and would stand similar in height to existing mature trees in the project vicinity. This would improve the scenic appearance of the existing telecommunication facility. Additionally, the associated ground-mounted equipment would be screened behind a 6' fence at the project site, further screening the proposed development. This comment has been addressed and noted for the record.
18.84.930 (A)(1)(b)	**18.84.930 Standards of review for design review applications.** A. Required Findings. Prior to the approval of a design review or minor modification request, the applicable reviewing authority shall review the application in accordance with the following: 1. Design Review. The planning commission review shall be conducted in accordance with the requirements of this article and in accordance with the following standards: <u>b.</u> The <u>exterior</u> design and	The argument described in this Appellant's claim is subjective, is an opinion of the Appellant, and does not provide any findings of fact as to how the proposed project AP-24-0026 (DR, VA) is inconsistent with PMC Section 18.84.930(A)(1)(b). The argument has been made, and was not specifically challenged, that the exterior design and appearance of the wireless telecommunications facility is sufficient as to quality as to not cause the nature of the neighborhood to materially depreciate in appearance and value given that the proposed antennas and radios would be screened from public view

The Table below includes three columns: 1) Column that lists the Pittsburg Municipal Code Section applicable to the Appellant's Argument/Comment; 2) Column that lists the Appellant's Argument/Comment as written, underlined, and bolded in the Planning Commission Appeal Application No. AP-24-0109; and 3) Column of Staff's Analysis to the Appellant's Argument/Comment.

Pittsburg Municipal Code Section	Appellant's Argument/Comment	Staff Analysis
	appearance of the wireless telecommunications facility is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; **Comment & Argument Against Project –** The proposed tower does substantially impact the appearance of long established single family homes neighborhood.	within the faux eucalyptus limbs and leaves, attached to the monopole structure, resembling a 'faux' eucalyptus tree. The proposed project would be required, as a condition of approval, to always maintain the facility in a good state, subject to inspection by the City on an ongoing basis. The ground-mounted equipment would be screened by fencing. Additionally, to ensure stability and safety, all structures would be required to comply with all applicable building and fire codes. This comment has been addressed and noted for the record.
18.84.930 (A)(1)(c)	**18.84.930 Standards of review for design review applications.** A. Required Findings. Prior to the approval of a design review or minor modification request, the applicable reviewing authority shall review the application in accordance with the following: 1. Design Review. The planning commission review shall be conducted in accordance with the requirements of this article and in accordance with the following standards: a. The wireless telecommunications facility is in harmony with proposed developments on land in the general area; **Comment & Argument Against Project –** Proposed 40' cell tower is definitely not in harmony, by any stretch of the imagination, with proposed developments…	The argument described in this Appellant's claim is subjective, is an opinion of the Appellant, and does not provide any findings of fact as to how the proposed project AP-24-0026 (DR, VA) is inconsistent with PMC Section 18.84.930(A)(1)(c). Rather, the argument has been made, and was not specifically challenged, that the proposed project will be in harmony with proposed developments on land in the general area, in that the proposed faux 'mono-eucalyptus' telecommunications facility would be located on a parcel with an existing quasipublic use of a water tank. The proposed architectural features of a 'mono-eucalyptus' design would blend into the surrounding environment so that observers would not recognize the structure as a wireless telecommunications facility. This comment has been noted for the record and has been addressed.
18.84.930 (B)(3)	**18.84.930 Standards of review for design review applications.** B. Location Criteria. The following location criteria should be considered when locating new wireless telecommunications facilities: 3. Wireless telecommunications facilities shall be preferred in industrial and commercial districts and shall not be located in residential districts to the greatest extent feasible. **Comment & Argument Against Project –** Based upon the city's own regulation this project should have never been allowed to begin with,	The argument in this claim refers to a PMC Section that was adopted by City Council Ordinance No. 15-1390, adopted and ordered published on April 6, 2015. As noted within the "Background" Section of this Staff Report, in December 2000, the City of Pittsburg Planning Commission adopted Resolution 9182 approving Design Review application no. DR-00-27 to install and establish a telecommunications facility at the proposed project site. This was approved and installed prior to the adoption of PMC Section 18.84.930(B)(3). Despite the installation and operation of a wireless telecommunications facility at the project site prior to the adoption of an Ordinance that regulates new

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Pittsburg Municipal Code Section	Appellant's Argument/Comment	Staff Analysis
	and certainly should not be allowed to be expanded upon thereby increasing the height (and offensive visual impact) from approximately 12' to 40'	telecommunication facilities, the use of the project site as a wireless telecommunications facility is not non-conforming. PMC Section 18.84.930(B)(3) does not describe or discuss wireless telecommunication facilities installed prior to the adoption of the "Location Criteria" regulations in 2015. Further, PMC Section 18.84.930(B)(3) does not prohibit the installation of telecommunication facilities in residential districts but rather specifies that wireless telecommunication facilities are "preferred" in industrial and commercial districts. This argument has been noted for the record.
18.84.945 (A)(1)	**18.84.945 Standard conditions of approval.** A. Standard Conditions of Approval. Any validly issued design review or minor modification approval, or any permit or approval deemed granted or deemed approved by the operation of law, shall contain the following conditions of approval, as may be modified with additional conditions on a project-by-project basis: 1. This permit will automatically expire 10 years and one day from its issuance, except when California Government Code Section 65964(b), as may be amended or superseded in the future, authorizes the city to establish a shorter term for public safety or substantial land use reasons. Any other permits or approvals issued in connection with any collocation, modification or other change to this facility, which includes without limitation any permits or other approvals deemed granted or deemed approved under federal or state law, shall not extend this term limit unless expressly provided otherwise in such permit or approval or required under federal or state law. **Comment & Argument Against Project –** The applicant has suggested that the proposed 40' cell tower would be safer than the existing lower existing towers, and thereby they contend that the 40' tower should be allowed. However, we contend that not only should the permit be denied for all reasons cited in the appeal, but also that based upon applicant's description the	The argument in this claim refers to the expiration date of the application. This argument made by the Appellant is not applicable but has been noted for the record. Further comment on this PMC Section 18.84.945(A)(1) refers to the existing wireless telecommunications facility as being "less safe" than the one proposed under Planning Application No. AP-24-0026. The applicant did not provide any findings of fact as to how the current wireless telecommunications facility is "less safe". In general, the height of the telecommunications facility impacts the level of which the radiofrequency (RF) electromagnetic energy (EME) is disbursed from the telecommunications tower. Provided this, the taller the telecommunications tower, the greater distance between ground level and RF EME. This argument made by the Appellant has been addressed and has been noted for the record.

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Pittsburg Municipal Code Section	Appellant's Argument/Comment	Staff Analysis
	current situation is "less safe", as soon as the city can do so that they deny any further extensions and in fact as soon as legally enforceable shut down the current cell tower facility (allowing applicant a brief but reasonable amount of time to relocate another cell tower(s)).	
18.84.980	**Article XXI. Objective Design Standards** **18.84.980 Purpose.** The purpose of this article is to establish objective design standards, in compliance with state law, that protect and promote public health, safety, welfare and community aesthetics consistent with the goals, objectives and policies in the general plan. This article establishes an application and review process for residential or mixed-use projects qualifying for ministerial approval under state law that further housing production. [Ord. 24-1517 § 2, 2024.] **Comment & Argument Against Project –** The design and placement of this facility fails to meet city's stated objectives "that protect and promote public health, safety, welfare and community aesthetics…"	Article XXI of the PMC is specific to residential or mixed-use projects that qualify for ministerial approval under state law. AP-24-0026 (DR, VA) and the associated appeal filing are not ministerial projects that qualify for ministerial approval under state law. This argument made by the Appellant has been noted for the record.
Conclusion of Appellant's Appeal	There has been cited multiple sections of municipal code which proposed cell tower is believed to be in violation of, any one of which would be grounds for denying applicant's application for project ---- However, the cumulative effect of all sections cited make it an overwhelming opposition to project. While the applicant may be able to dispute some sections, it is believed that there are enough grounds to deny the application. Also attached are copies petitions signed of neighbors who live in immediate area of proposed cell tower, and who strongly oppose this project. Should an appeal be granted, I am requesting equal time at any hearing scheduled because no one party should have an advantage over another party at this juncture. The applicant is free to submit any written objections to findings submitted, and I would also request that a copy of same be presented to me to allow for proper review prior	This argument made by the Appellant does not cite any specific PMC Sections, State legislation, or any of the project documents filed under AP-24-0026 (DR, VA). Further, a complete copy of the Appeal Filing AP-24-0109 has been included as Attachment 3 of this Staff Report. This comment does not need to be addressed for the purposes of the Appeal Filing AP-24-0109 but has been noted for the record.

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Pittsburg Municipal Code Section	Appellant's Argument/Comment	Staff Analysis
	to hearing. I will not waive time. Thank you for your review.…	

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Design Review Approval to Construct a 40-Foot-Tall 'Mono-Eucalyptus' Telecommunications Facility and Approval of a Variance from Building Height Regulations at Assessor's Parcel No. 094-030-004 for "AT&T Mono-Eucalyptus Wireless Facility, AP-24-0026 (DR, VA)."	)	Resolution No. 10264

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. In December of 2000, the Planning Commission adopted Resolution No. 9182, approving Design Review Application No. DR-00-27, which established the use of a telecommunications facility at the project site. The 2000 Design Review application included the installation of ground-mounted and water tank-mounted telecommunications equipment. The equipment installed exceeded the height of the water tank by four feet to allow for proper radio operation. The antennas that exceeded the water tank height were architecturally treated and painted to blend into the existing water tank and open space in the project area. The telecommunications facility has been in operation since its initial construction and has been maintained and upgraded over the last 20 years through various Minor Modification and Administrative Design Review applications, facilitated by the Zoning Administrator. Minor Modification and Administrative Design Review applications primarily focused on equipment modification with no expansion of the use of the telecommunications facility.

B. On March 21, 2024, Jared Kearsley with 51 Wireless, LLC, on behalf of AT&T, filed a Design Review and Variance application to install a new, 40-foot mono-eucalyptus telecommunications facility, in replacement of the existing ground and building-mounted telecommunications facility, on a .41-acre parcel located along the eastern boundary of Delta Vista Lane. The property is located in the 'Single Family Residential, 6,000 Square Foot Lot Minimum (RS-6) Zoning District, which has a height limit 28 feet.

C. On June 25, 2024, Planning Application No. AP-24-0026 (DR, VA) was listed on the Planning Commission Agenda as Item Number 1. At the Planning Commission Hearing, Staff requested a continuance of Item Number 1 to a date to be determined. Staff has completed additional analysis of the proposed development project and re-noticed the proposed development project consistent with Government Code regulations for the September 24, 2024, Planning Commission hearing.

D. The applicant describes the proposed project's purpose as the means to upgrade the antennae equipment to the latest technology to provide customers with more reliable wireless telecommunications services with technology that is capable of handling more

user capacity than the current technology. The proposed scope of work associated with this project includes the installation of a new AT&T 40'-0" tall mono-eucalyptus, relocation of existing 15 RRUS units to new AT&T 40'-0" tall mono-eucalyptus, installation of new power/battery cabinet with 13 new rectifiers and three new strings of batteries, installation of new DC 12 surge suppressor at equipment, installation of new DC9 surge suppressors at antennas, installation of new Purcell cabinet on existing Purcell cabinet with one new BB6648 baseband unit inside, installation of three new ¢6" underground conduits with three new fiber and nine new DC power cables inside, the removal and replacement of 12 existing antennas with 12 new, the removal and replacement of three existing RRUS – 11 B12 units and three existing RRUS – 12 B5 units with three new RRUS-4449 B5/B12 units at antennas, the removal of all existing AT&T antenna pipes, concrete slabs at existing antenna pipes, underground conduits, and antenna cables, and the removal of existing AT&T power/battery cabinet and associated equipment.

E. The project site is developed with a quasipublic use of a water tank, currently operated by Southern California Water Company and an existing telecommunications facility, operated by AT&T. The project site has a land use designation of "Low Density Residential" and is within the 'West Leland' Planning Subarea of the 2040 General Plan. Assessor's Parcel No. 094-030-004.

F. The current proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).

G. Design Review approval can be granted only after the Planning Commission determines the proposed project is consistent with PMC section 18.84.930.A, summarized below:

1. the wireless telecommunications facility conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;

2. the exterior design and appearance of the wireless telecommunications facility is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;

3. the wireless telecommunications facility is in harmony with proposed developments on land in the general area;

4. the application conforms with the criteria set forth in any applicable City-adopted design guidelines; and

5. the applicant demonstrated that it proposed the least intrusive means to achieve its technical objectives.

H. Variance approval from the height standards set forth in PMC Table 18.50.105 can be granted if the Planning Commission can make findings that:

1. Because of special circumstances concerning the subject property including size, shape, topography, location or surroundings, the strict application of the zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity and in the same land use district;

2. The variance will not constitute a grant of special privilege which is not generally available to other property in the vicinity and in the same land use district; and

3. The variance substantially complies with the intent and purpose of the land use district to which the property is classified.

I. On or before Friday, September 13, 2024, in accordance with PMC section 18.14.020, a "Notice of Public Hearing," for the September 24, 2024, public hearing on this item was posted at City Hall, the Pittsburg Library, and on the "Public Notices" section of the City's website. The City also posted the notice at the project site, mailed the notice via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the Nextdoor neighborhoods adjacent to the project site.

J. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects" of the state CEQA Guidelines, section 15332.

K. On September 24, 2024, the Planning Commission held a public meeting on Design Review and Variance Application No. 24-0026 (DR, VA), at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report, "AT&T Mono-Eucalyptus Wireless Facility, AP-24-0026 (DR, VA)" dated September 24, 2024, and based on all the information contained in the Planning Division files on athe project, adopted and incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and incorporated herein by reference.

Design Review Findings:

2. Design Review Finding A: The proposed project conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in

that the proposed telecommunications facility would be disguised as a faux 'eucalyptus tree' and would stand similar in height to existing mature trees in the project vicinity. This would improve the scenic appearance of the telecommunication facility. Additionally, the associated ground-mounted equipment would be screened behind a 6' fence at the project site.

3. Design Review Finding B: The exterior design and appearance of the wireless telecommunications facility is sufficient as to quality as to not cause the nature of the neighborhood to materially depreciate in appearance and value given that the proposed antennas and radios would be screened from public view within the faux eucalyptus limbs and leaves, attached to the monopole structure, resembling a 'faux' eucalyptus tree. The proposed project would be required, as a condition of approval, to always maintain the facility in a good state, subject to inspection by the City on an ongoing basis. The ground-mounted equipment would be screened by fencing. Additionally, to ensure stability and safety, all structures would be required to comply with all applicable building and fire codes.

4. Design Review Finding C: The proposed project will be in harmony with proposed developments on land in the general area, in that the proposed faux 'mono-eucalyptus' telecommunications facility would be located on a parcel with an existing quasipublic use of a water tank. The proposed architectural features of a 'mono-eucalyptus' design would blend into the surrounding environment so that observers would not recognize the structure as a wireless telecommunications facility.

5. Design Review Finding D: The currently proposed project conforms to the criteria set forth in any applicable City-adopted design guidelines, in that the proposed wireless facility would be constructed in compliance with requirements in Chapter 18.84 PMC.

6. Design Review Finding E: The applicant has demonstrated that it proposes the least intrusive means to achieve its technical objectives, in that staff has worked with the applicant to achieve the least intrusive appearance for a stealth designed camouflaged 40-foot-tall 'mono-eucalyptus' design, while still achieving the applicant's technical objectives, thus also complying with federal regulations that disallow a jurisdiction from actually or effectively prohibiting wireless telecommunications facilities.

Variance Findings:

7. Variance Finding A: The applicant requires a Variance from the height regulations in the RS-6 District because the location and surroundings of the subject property are such that existing trees and buildings in the immediate vicinity would block the telecommunications signal for the carrier. Increasing the maximum height of structures in the RS-6 Zoning District from 28 feet to 40 feet for the proposed project would allow the applicant the centerline required (at 35 feet) to meet the

needed demand for the area thus the applicant's federally protected rights to provide wireless services in the area surrounding the project site.

8. Variance Finding B: The variance will not constitute a grant of special privilege which is not generally available to other property in the vicinity and in the same land use district, in that other wireless telecommunications facilities exceeding height regulations have been permitted in similar zoning districts. The use of a telecommunications facility is a use that is permitted in all zoning districts. The single-family zoning district has the lowest height maximum of all zoning districts at 28-feet, but similar zoning districts, such as Medium Density Residential and High Density Residential allow for structures up to 35, 40, and 45-feet tall.

9. Variance Finding C: The variance substantially complies with the intent and purpose of the land use district to which the property is classified, in that the purpose of the RS-6 Zoning District is primarily intended for residential development, residents of which receive service from telecommunication companies. The requested Variance from height regulations substantially complies with the intent and purpose to provide enhanced communication services to the community in the RS-6 Zoning District and surrounding Zoning Districts and it is consistent with the applicant's federally protected rights to provide wireless telecommunication services in the area surrounding the project site.

B. The Staff Report entitled, "AT&T Mono-Eucalyptus Wireless Facility, AP-24-0026 (DR, VA)" dated September 24, 2024, is referenced hereto as additional support for the Variance findings.

Section 3. Decision

A. Based on the findings set forth above, this Planning Commission hereby approves Planning Application No. 24-0026 (DR, VA), subject to the following conditions:

1. Conformity with Project Plans. The project shall be constructed in substantial conformity with the project plans dated March 14, 2024, except as hereinafter may be modified. Any major changes to the approved project plans as determined by the City's Planner shall be subject to re-review and re-approval by the Planning Commission.

2. Wireless Facility Materials and Design. The facility shall be constructed as a faux 'eucalyptus tree,' with the final design subject to Planning Division review and approval prior to issuance of a building permit. All related equipment associated with the project shall have a nonreflective surface.

3. Structure Maintenance. The wireless facility and accessory equipment shall at all times be maintained in a good state, and the exterior finish must be clean and well maintained at all times. The City reserves the right to inspect the facility on an as-needed basis and require proper maintenance and upkeep by the applicant consistent with these conditions of approval.

4. Site Maintenance. The entire parcel shall always be kept clean and free of all litter, debris, and refuse.

5. Fence Screening Slats. The applicant shall install neutral-colored privacy slats in the chain link fencing surrounding the compound. Slats shall be replaced within 72 hours if damaged or vandalized.

6. Vandalism. Within 10 days of receiving notice of the vandalism from any party, the applicant shall be responsible for causing the removal of all vandalism, including graffiti, that is applied to the structure by repairing the structure or painting over the graffiti with a paint color that matches the existing paint color impacted structure.

7. New Equipment Installation. All new equipment shall be coated with an anti-graffiti coating to deter and prevent unsightly premises due to vandalism from graffiti.

8. Future Carriers. All future carriers at the project site are subject to the requirements in Pittsburg Municipal Code (PMC) Chapter 18.84, Article XX Wireless Telecommunications Facilities. Future carriers may be required to submit a Minor Modification Application to the City prior to installation or use of the telecommunications facility.

Building Conditions:

9. On the cover sheet, indicate the building Design Codes applicable to this project. The City of Pittsburg has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Pittsburg Municipal Code (RMC). Reference CBC Sec. 107.

10. On the cover sheet, please verify the Drawing Index includes all plan sheets. Reference CBC Sec. 107.

11. On the cover sheet, provide or verify the Code Analysis includes the proposed tenant's Use, Occupancy Group, Type of Construction, Separated or Nonseparated Mixed Occupancies, whether or not the building is Fire Sprinkled, Floor Area (S.F.), Number of Stories and Occupant Load. Reference CBC Sec. 111, 302.1, 401, 503, 508, 601, 903 and 1004.1.

12. The preparation of plans or specifications for commercial buildings and tenant improvements shall be performed by a licensed architect or engineer (Exception: Interior alterations that involve only non-bearing partitions). The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's

responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install.

Contra Costa County Fire Protection District Conditions:

13. A land development permit is required for access and water supply review and approval prior to submitting building construction plans. The developer shall submit scaled site improvement plans indicating:

    - All existing or proposed hydrant locations,
    - Fire apparatus access to include slope and road surface
    - Size of building and type of construction, (Existing **KNOX** box)
    - Gates, fences, retaining walls, bio-retention basins, any obstructions to access.

    This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

14. The developer shall submit new construction plans and specifications for the subject project to the through the Fire District public portal (https://confire.vision33cloud.com/citizenportal/app/landinq). After the new construction/ tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.

    - Emergency generator if proposed
    - Batteries if required

    All plan submittals shall be submitted to the through the Fire District public portal (https://confire.vision33cloud.com/citizenportal/app/landinq) for review and approval ***prior to*** construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

15. The Contra Costa County Fire Protection District's preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review. If there are questions regarding this matter, please contact the Contra Costa County Fire Protection District Office at (925) 941-3300.

Pacific Gas and Electric Company Conditions:

16. The review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights. Please note this is their preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

17. If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: https://www.pge.com/cco/.

18. As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

19. If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Standard Conditions:

20. This permit will automatically expire 10 years and one day from its issuance, except when California Government Code Section 65964(b), as may be amended or superseded in the future, authorizes the city to establish a shorter term for public safety or substantial land use reasons. Any other permits or approvals issued in connection with any collocation, modification or other change to this facility, which includes without limitation any permits or other approvals deemed granted or deemed approved under federal or state law, shall not extend this term limit unless expressly provided otherwise in such permit or approval or required under federal or state law.

21. Before the permittee submits any applications to the building division, the permittee must incorporate all conditions associated with this permit and the approved photo simulations into the project plans (the "approved plans"). The permittee must construct, install and operate the facility in strict compliance with the approved plans. Any alterations, modifications or other changes to the approved plans, whether requested by the permittee or required by other departments or public agencies with jurisdiction over the facility, must be submitted in a written request subject to the city planner's prior review and approval, who may refer the request to the planning commission if the city planner finds that the requested alteration, modification or other change implicates a significant or substantial land use concern.

22. The permittee expressly acknowledges and agrees that the city or its designee may enter onto the site and inspect the improvements and equipment upon reasonable prior notice to the permittee; provided, however, that the city or its designee may, but will not be obligated to, enter onto the site area without prior notice to support, repair, disable or remove any improvements or equipment in emergencies or when such improvements or equipment threatens actual, imminent harm to property or persons. The permittee shall be permitted to supervise the city or its designee while such inspection or emergency access occurs.

23. The permittee and, if applicable, the nongovernment private property owner, agrees to indemnify, defend, and hold harmless the city, its officials, officers, employees, agents

and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval or the activities or performance of the applicant or the private property owner, if applicable, or any of each one's agents, employees, licensees, contractors, subcontractors or independent contractors. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, city may select its own legal counsel at permittee's sole cost and expense. Permittee may select its own legal counsel to represent permittee's interests at permittee's sole cost and expense. Permittee shall pay for city's costs of defense, whether directly or by timely reimbursement to city on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by city in defense of any such action or other proceeding, plus staff and city attorney time spent responding to and defending the claim, action or proceeding.

24. The permittee shall maintain compliance at all times with all federal, state and local statutes, regulations, orders or other rules that carry the force of law ("laws") applicable to the permittee, the subject property, the facility or any use or activities in connection with the use authorized in this permit. The permittee expressly acknowledges and agrees that this obligation is intended to be broadly construed and that no other specific requirements in these conditions are intended to reduce, relieve or otherwise lessen the permittee's obligations to maintain compliance with all laws.

25. This permit will automatically expire in six months from the date of approval, or deemed approval by operation of law, unless a building permit or grading permit has been issued or a written request for extension is filed with the planning division prior to the expiration date and is subsequently approved by the planning commission. The approval shall be valid for no more than six months from the date of building permit issuance, unless work is commenced and diligently pursued prior to the expiration of the building permit.

26. Within 30 days after a permittee transfers any interest in the facility or permit(s) in connection with the facility, the permittee shall deliver written notice to the city. The written notice required in this section must include: (a) the transferee's legal name; (b) the transferee's full contact information, including a primary contact person, mailing address, telephone number and email address; and (c) a statement signed by the transferee that the transferee shall accept all permit terms and conditions. Failure to submit the notice required herein shall be a cause for the city to revoke the applicable permits pursuant to and following the procedure set out in PMC 18.84.960.

27. The permittee shall retain full and complete copies of all permits and other regulatory approvals issued in connection with the facility, which includes without limitation all conditions of approval, approved plans, resolutions and other documentation associated with the permit or regulatory approval. In the event that the city cannot locate any such full and complete permits or other regulatory approvals in its official records, and the permittee fails to retain full and complete permits or other regulatory

approvals in the permittee's files, any ambiguities or uncertainties that would be resolved through an examination of the missing documents shall be conclusively resolved against the permittee.

28. Each owner or service provider of a wireless telecommunications facility shall provide signage identifying the name and phone number of a party to contact in event of an emergency. Contact information shall be kept current. The design, materials, colors, and location of signs larger than four square feet shall be subject to design review.

29. The permittee shall keep the site, which includes without limitation any and all improvements, equipment, structures, access routes, fences and landscaped areas, in a neat, clean and safe condition in accordance with the approved plans and all conditions in this permit. The permittee shall keep the site area free from trash, debris, and litter at all times. The permittee, at no cost to the city, shall remove and remediate any graffiti or other forms of vandalism at the site within 48 hours after the permittee receives notice or otherwise becomes aware that such graffiti or other vandalism occurred.

30. The permittee shall be responsible for maintaining landscaping in accordance with the approved landscape plan and for replacing any damaged or dead trees, foliage, or other landscaping elements shown on the approved plan. Amendments or modifications to the approved landscape plan shall be submitted to the city planner for approval.

31. The permittee shall use all reasonable efforts to avoid any and all undue or unnecessary adverse impacts on nearby properties that may arise from the permittee's construction, installation, operation, modification, maintenance, repair, removal and/or other activities at the site. The permittee shall not perform or cause others to perform any construction, installation, operation, modification, maintenance, repair, removal or other work that involves heavy equipment or machines on (a) any weekday between 7:00 p.m. and 8:00 a.m. or (b) any Saturday, Sunday or holiday. The restricted work hours in this condition will not prohibit any work required to prevent an actual, immediate harm to property or persons, or any work during an emergency declared by the city. The community development director or the community development director's designee may issue a stop work order for any work that violates this condition. In addition, the planning commission may revoke this permit if the permittee habitually or routinely violates this condition, whether the community development director or the community development director's designee issued any stop work orders or not.

32. Each wireless telecommunications facility shall be operated in a manner that will minimize noise impacts to surrounding residents and persons using nearby parks, trails, and similar recreation areas. All air conditioning units, generators and any other equipment that might emit noise that would be audible from beyond the property line shall be enclosed or equipped with noise attenuation devices to the extent necessary to ensure compliance with applicable noise limitations under Chapter 9.44 PMC. Backup generators shall only be operated during periods of power outages or for testing. At no time shall equipment noise from any source exceed the standards

specified in Chapter 9.44 PMC.

33. Other Agency Requirements. The applicant shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
34. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution shall govern.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption. On motion by Commissioner Popova, seconded by Commissioner Gordon, the foregoing resolution was passed and adopted the 24th day of September 2024, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Gordon, Kobata, Popova, Robinson, Stokes

NAYES: Smith

ABSTAIN: None

ABSENT: None

I hereby certify that the above Resolution No. 10264 was adopted by the Planning Commission of the City of Pittsburg on September 24, 2024.

JOHN FUNDERBURG, M.S., SECRETARY
PITTSBURG PLANNING COMMISSION

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
September 24, 2024

ITEM: **AT&T Mono-Eucalyptus Wireless Facility, AP-24-0026 (DR, VA)**

ORIGINATED BY: Jared Kearsley, 51 Wireless, LLC. (209) 968-4315, jared.kearsley@51wireless.net

SUBJECT: This is a public hearing on a request for approval of: 1) Design Review for installation of a new, 40-foot-tall faux 'Mono-Eucalyptus' Telecommunications Facility, and 2) a Variance from the required maximum height standards in the RS-6 Zoning District. The project site is a leased portion of the .41-acre parcel located along the east side of Delta Vista Lane in Pittsburg, CA. The site is located within the 'Single Family Residential, 6,000 Square Food Minimum Lot Size' (RS-6) Zoning District. Assessor's Parcel No. 094-030-004. The purpose of the proposed project and increase in height request is to upgrade the antennae equipment to the latest 5G technology and provide customers with more reliable wireless telecommunications services that is capable of handling more user capacity than the current technology.

RECOMMENDATION:

Staff recommends that the Commission adopt a Resolution (Attachment 1) to approve Design Review and Variance Application No. 24-0026, subject to conditions.

BACKGROUND:
In December 2000, the City of Pittsburg Planning Commission adopted Resolution 9182 approving Design Review application no. DR-00-27 to install establish a telecommunications facility at the proposed project site. The 2000 Design Review application included the installation of ground-mounted and water tank-mounted telecommunications equipment. The equipment installed exceeded the height of the water tank by four feet to allow for proper radio operation. The antennas that exceeded the water tank height were architecturally treated and painted to blend into the existing water tank and open space in the project area. The telecommunications facility has been in operation since its initial construction and has been maintained and upgraded over the last 20 years through various Minor Modification and Administrative Design Review applications, facilitated by the Zoning Administrator. Minor Modification and Administrative Design Review applications primarily focused on equipment modification with no expansion of the use of the telecommunications facility.

On March 21, 2024, Jared Kearsley with 51 Wireless, LLC, on behalf of AT&T filed a Design Review and Variance application to install a new, 40-foot mono-eucalyptus telecommunications facility, in replacement of the existing ground and building-mounted telecommunications facility, on a .41-acre parcel located along the eastern boundary of Delta Vista Lane.

On June 25, 2024, Planning Application No. AP-24-0026 (DR, VA) was listed on the Planning Commission Agenda as Item Number 1. At the Planning Commission Hearing, Staff requested a continuance of Item Number 1 to a date to be determined. Staff has completed additional analysis of the proposed development project, and re-noticed the proposed development project consistent with Government Code regulations for the September 24, 2024 Planning Commission hearing.

PROJECT DESCRIPTION:

Existing Conditions

The project site is located on the approximately 0.41-acre parcel alongside Delta Vista Lane, approximately 360 feet north of West Leland Road, within the Hillsdale Residential Subdivision. The project site is developed with a water tank reservoir that is actively operated by Southern California Water Company and an existing telecommunications facility operated by AT&T. The project site is fenced with 6' chain link fencing, with three rows of barbed wire to better secure the unmanned telecommunications site.

See Attachment 2 for photos of the project site and photo simulations of the proposed project.

Surrounding Land Uses

North:	Residential Development – Hillsdale Subdivision (Subdivided 1978), West Leland Road, Highway 4
West:	Residential Development – Lawlor Estates Subdivision (Subdivided 2004)
South:	Residential Development – Hillsdale Subdivision (Subdivided 1978), Unincorporated Contra Costa County
East:	Residential Development – Hillsdale Subdivision (Subdivided 1978)

See Attachment 3 for a map of surrounding land uses.

Proposed Project

The proposed project is for approval of Design Review) and a Variance to modify an existing Telecommunications Facility by constructing a monopole, disguised as a eucalyptus tree, standing 40-feet tall, on an approximately 0.41-acre parcel. The project location is along the east side of Delta Vista Lane.

The proposed project seeks to fill in gaps of AT&T's coverage and capacity by removing the existing ground and water tank-mounted antennae equipment and upgrading it to the latest technology to provide their customers with more reliable wireless telecommunications services with technology that is capable of handling more user capacity than the current technology. The upgraded technology would be installed upon a 40-foot-tall mono-eucalyptus and would include the following scope of work:

1. Install new AT&T 40'-0" tall mono-eucalyptus.
2. Relocate 15 RRUS units to new AT&T 40'-0" tall mono-eucalyptus.
3. Install new power/battery cabinet with 13 new rectifiers and three new strings of batteries.
4. Install new DC 12 surge suppressor at equipment.
5. Install three new DC9 surge suppressors at antennas.
6. Install one new Purcell cabinet on existing Purcell cabinet with one new BB6648 baseband unit inside.
7. Install three new ¢6" underground conduits with three new fiber and nine new DC power cables inside.
8. Removal and replacement of 12 existing antennas with 12 new.
9. Removing and replacement of three existing RRUS – 11 B12 units and three existing RRUS – 12 B5 units with three new RRUS-4449 B5/B12 units at antennas.
10. Removal all existing AT&T antenna pipes, concrete slabs at existing antenna pipes, underground conduits, and antenna cables.
11. Remove existing AT&T power/battery cabinet and associated equipment.

Plans for the proposed project also include a request for approval of a Variance application to exceed the base district's maximum height of 26 feet to 40 feet.

See Attachment 4 for Project Plans, dated March 14, 2024.

GENERAL PLAN/CODE COMPLIANCE:

Pittsburg 2040 General Plan

The project site has a land use designation of "Low Density Residential" and is within the 'West Leland' Planning Subarea of the 2040 General Plan. The "Low Density Residential" land use designation is intended to provide sites for primarily single-family residential (detached), attached single-family units permitted with ground-floor living area and private or common outdoor open space, and duplexes were allowed by State law.

The proposed mono-eucalyptus is quasipublic in nature. The proposed project would be constructed on an existing quasipublic-developed property with existing infrastructure and would not generate any additional trips to the area. The proposed project would enhance communications services for Pittsburg residents and business owners, as well as first responders.

The proposed project would be consistent with the 2040 General Plan, specifically, Goal-2-7, which calls for support of the development and expansion of regionally-oriented commercial activities and the maintenance of industrial activities in appropriate designated areas and would implement Action 6-A-5.a which states:

> "*Promote citywide expansion of telecommunications and broadband internet services via hardwire and wireless technologies to increase*

access for public safety, industrial, commercial and residential customers."

Zoning

The project site is located within the 'Single Family Residential, 6,000 Square Foot Lot Minimum' (RS-6) Zoning District. The proposed mono-eucalyptus and accessory equipment are designed to support a wireless telecommunications facility, which, subject to Design Review approval, is a permitted use in the RS-6 Zoning District. The schedule set forth in Pittsburg Municipal Code (PMC) Table 18.50.105 prescribes development regulations for the RS-6 District, and as shown in Attachment 5, the proposed project complies with all applicable property development regulations, with one exception related to height.

PMC section 18.84.930(C)(1-2) - Height Requirements - states:

1. All freestanding wireless telecommunications facilities shall be designed at the minimum functional height required for the coverage area unless the planning commission determines that additional height is needed for architectural reasons; and

2. No wireless telecommunications facility shall exceed or project above the height limits specified for the base district in which the facility is located.

Given that the height limit of the RS-6 District is 28' above ground level, a variance to increase the height to 40' from the base district (RS-6) height limit is being requested for the proposed project. The applicant has provided justification for exceeding the height limits of the base district stating that the proposed telecommunications facility would provide a highly-demanded service to the surrounding developments, otherwise deprived of such services. The applicant has demonstrated a significant gap in cellular coverage in the vicinity of the project site and the proposed project's location and increase in height request is the least intrusive means to close that gap. Additionally, the proposed cell tower will not exceed the Federal Communications Commission ("FCC") Radiofrequency (RF) Electromagnetic Energy ("EME") limits and without approval of the Variance from the required height requirements, the required centerline for the proposed facility could not be achieved and the demands of the area would not be met, not by just the applicant but future carriers for co-location at this location, as well. See Section 2 of Attachment 1 for the Variance Findings.

As shown in Attachment 6, the proposed project is also either consistent or conditionally consistent with all remaining applicable Standards of Review for Design Review Applications for Wireless Telecommunications Facilities in PMC section 18.84.930, specifically those that require or encourage:

1) the exterior design and appearance of the wireless telecommunications facility not to be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value (A.1.b);

2) the applicant to demonstrate that the least intrusive means were used to achieve its technical objectives (A.1.e); and

3) newly constructed towers or monopoles to be capable of collocation (D.9).

Development Review Design Guidelines

The proposed project is subject to the City's adopted Development Review Design Guidelines (DRDGs), adopted by Planning Commission pursuant to Resolution No. 9864, and the Standards of Review for Design Review Applications for Wireless Telecommunications Facilities as set forth in PMC section 18.84.930.

As shown in Attachment 7, the proposed project is consistent or conditionally consistent with the applicable DRDG sections.

Required Findings

Design Review: Design review approval for the project can be granted by the Planning Commission only after the Commission makes a finding that the proposed project is consistent with PMC section 18.84.930(A), which is summarized below:

A. the wireless telecommunications facility conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;

B. the exterior design and appearance of the wireless telecommunications facility is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;

C. the wireless telecommunications facility is in harmony with proposed developments on land in the general area;

D. the application conforms with the criteria set forth in any applicable city-adopted design guidelines; and

E. the applicant demonstrated that it proposed the least intrusive means to achieve its technical objectives.

Variance: Pursuant to PMC section 18.16.050, the Planning Commission may grant a Variance from the height standards set forth in PMC Table 18.50.105, if the Planning Commission can make findings that:

A. Because of special circumstances concerning the subject property including size, shape, topography, location or surroundings, the strict application of the zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity and in the same land use district;

B. The variance will not constitute a grant of special privilege which is not generally available to other property in the vicinity and in the same land use district; and

C. The variance substantially complies with the intent and purpose of the land use district to which the property is classified.

Environmental: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332.

Public Notice: On or before Friday, September 13, 2024, in accordance with PMC section 18.14.020, a "Notice of Public Hearing," for the September 24, 2024, public hearing on this item was posted at City Hall, the Pittsburg Library, and on the "Public Notices" section of the City's website. The City also posted the notice at the project site, mailed the notice via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the Nextdoor neighborhoods adjacent to the project site.

Public Comment: Staff has received three formal comments on the project from surrounding neighbors. The comments received express concerns pertaining to the construction of new telecommunications tower, which is proposed to replace the existing building and ground-mounted telecommunications facility at the project site. Comments received discuss the following:

1. Viewshed impacted by proposed 40-foot-tall faux 'eucalyptus tree' telecommunication facility proposed.

2. Negative impact on property values in the area.

3. Neighboring jurisdictions would not allow for telecommunication facilities near residential development.

4. Health impacts of telecommunication facilities in general, and increased health impacts with increased height of telecommunication facilities.

Staff has reviewed the public comments received and the use of a telecommunications facility is a permitted use, following the enactment of the Telecommunications Act of 1996. Pittsburg Municipal Code Section 18.84.920 prescribes that the review procedure for new telecommunication towers is through filing an application for Design Review, and that the review authority for new telecommunication towers is the Planning Commission.

Pittsburg Municipal Code Section 18.36.200 provides the review authority's purview on Design Review applications, which is limited to the design of the structure and does not allow for discretion on project location. As such, comments pertaining to location are not subject to review under PMC Section 18.36.200 for this proposed development.

The viewshed impacts with the proposed telecommunications facility refer to the height of the telecommunication tower being 40-feet-tall. The maximum height in the RS-6 Zoning District is 28 feet. The applicant requests a Variance to allow for an additional 12 feet to ensure telecommunication facility complete operational capacity. The applicant has demonstrated that a 28-foot-tall telecommunications facility would not provide adequate coverage to improve the coverage gap in the proposed project's vicinity. Federal Communications Commission (FCC) regulations provide that most actions associated with the construction of communications and broadcast facilities are categorical exemptions – *i.e.,* actions that do not have a significant effect on the environment and in most cases preempt local zoning regulations.

Public comments received on this item are included as Attachment 9 to this Staff Report.

ANALYSIS:
Staff believes that the Planning Commission can make the required findings to approve the Design Review and Variance requests in the application based on the analysis described below.

The proposed facility is intended to improve data throughput and overall service quality for AT&T customers in the area and around the proposed site. Improved service would help customers in the vicinity with outdoor, in-vehicle, and in- building wireless service potentially resulting in fewer dropped calls, faster data speeds, and improved access to additional wireless services. Additionally, the applicant has demonstrated a significant gap in cellular coverage in the vicinity of the project site and the proposed project is the least intrusive means to close that gap.

The proposed facility would be located on an existing quasipublic-developed site with an existing approved cell tower located within the RS-6 Zoning District. The RS-6 Zoning District allows for new telecommunications wireless facilities, subject to Design Review.

Staff has reviewed the faux tree design for the proposed facility, of which photo simulations prepared for the proposed project indicate that the design would have minimal visual impact to the general public. Additionally, the proposed architectural features of a faux tree design blend into the surrounding environment of existing, mature trees, so that observers would not recognize the faux tree as a wireless telecommunications facility. For these reasons, staff believes that the proposed project would neither result in a marginal development nor adversely affect the orderly development of property in the area in that, the proposed facility would be located on an already developed quasipublic site.

PMC section 18.84.930(C)(2) states that all freestanding wireless telecommunications facilities shall be designed at the minimum functional height required for the coverage area and allows the Planning Commission to determine if additional height is needed. The applicant has determined that the radios and cellular tower equipment must be located at the prescribed height on the tower in order for the facility to function properly. Without approval of the Variance from the RS-6 height requirements, the required centerline for the proposed facility could not be achieved and the demands of the area would not be met, not by just the applicant but future carriers for co-location at this location, as well.

ACTION REQUIRED:
Move to adopt a Resolution approving Application No. 24-0026 (DR, VA), subject to conditions.

ATTACHMENTS:
1. Proposed Resolution
2. Photo Simulations
3. Map of Surrounding Land Uses
4. Project Plans, dated March 14, 2024
5. Property Development Regulations – Consistency Table
6. Standards of Review for Design Review Applications for Wireless Telecommunication Facilities – Consistency Table
7. Development Review Design Guidelines – Consistency Table
8. Public Meeting Notice
9. Public Comments Received

Prepared by: Kelsey Gunter, Associate Planner

AT&T SITE NUMBER: CCL00763
AT&T SITE NAME: HWY 4 - BAILEY

1241 WEST LELAND ROAD
PITTSBURG, CA 94565
JURISDICTION: CITY OF PITTSURG
APN: 094-030-004

SITE TYPE: OUTDOOR CABINETS / (N) MONO-EUCALYPTUS

INITIATIVE/PROJECT: C-BAND / DOD BAND / 4449
USID #: 45594
FA LOCATION CODE: 10101396
RFDS ID: 4496064
RFDS VERSION: 4.00
RFDS DATE: 03/08/2023
PACE JOB #: MRSFR086291, MRSFR086434, MRSFR086800, MRSFR085317, MRSFR086806, MRSFR086242, MRSFR085320, MRSFR085325
PTN #: 3701A10XQQ, 3701A10X63, 3701A10WVJ, 3701A10Y5F, 3701A10XMS

PROJECT DESCRIPTION

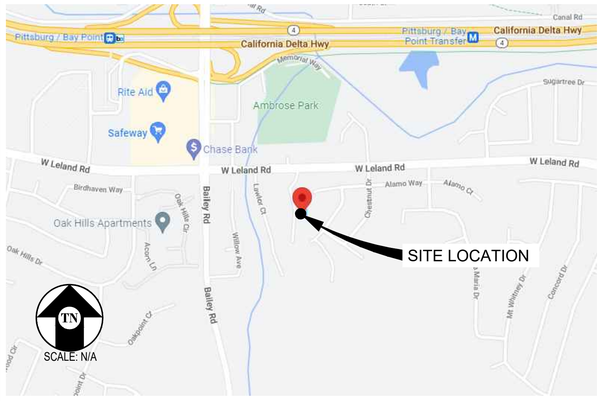
A MODIFICATION OF AN (E) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF:

- REMOVING & REPLACING (12) (E) ANTENNAS W/ (12) (N) ANTENNAS
- REMOVING & REPLACING (3) (E) RRUS-11 B12 UNITS & (3) (E) RRUS-12 B5 UNITS W/ (3) (N) RRUS-4449 B5/B12 UNITS @ ANTENNAS
- REMOVING ALL (E) AT&T ANTENNA PIPES, CONCRETE SLABS AT (E) ANTENNA PIPES, U/G CONDUITS, & ANTENNA CABLES
- INSTALLING (N) AT&T 40'-0" TALL MONO-EUCALYPTUS
- RELOCATING (15) RRUS UNITS TO (N) AT&T MONO-EUCALYPTUS
- REMOVING (E) AT&T POWER /BATTERY CABINET & ASSOCIATED EQUIPMENT
- INSTALLING (N) POWER/BATTERY CABINET W/ (13) (N) RECTIFIERS & (3) (N) STRINGS OF BATTERIES
- INSTALLING (N) DC 12 SURGE SUPPRESSOR @ EQUIPMENT
- INSTALLING (3) (N) DC9 SURGE SUPPRESSORS @ ANTENNAS
- INSTALLING (1) (N) PURCELL CABINET ON (E) PURCELL CABINET W/ (1) (N) BB6648 BASEBAND UNIT INSIDE
- INSTALLING (3) (N) ø6" U/G CONDUITS W/ (3) (N) FIBER & (9) (N) DC POWER CABLES INSIDE

PROJECT INFORMATION

SITE NAME:	HWY 4 – BAILEY	PROPERTY OWNER:	SOUTHERN CALIFORNIA WATER CO. 3035 PROSPECT PARK DRIVE, SUITE 60 RANCHO CORDOVA, CA 95670
SITE #:	CCL00763	APPLICANT:	AT&T MOBILITY 5001 EXECUTIVE PARKWAY SAN RAMON, CA 94583
COUNTY:	CONTRA COSTA	SITE ACQUISITION COMPANY:	QUALTEK WIRELESS 1200 DEL PASO ROAD, STE 150 SACRAMENTO, CA 95608
JURISDICTION:	CITY OF PITTSBURG	LEASING CONTACT:	ATTN: JARED KEARSLEY (209) 968-4315 JARED.KEARSLEY@51WIRELESS.NET
APN:	094-030-004	ZONING CONTACT:	ATTN: JARED KEARSLEY (209) 968-4315 JARED.KEARSLEY@51WIRELESS.NET
SITE ADDRESS:	1241 WEST LELAND ROAD PITTSBURG, CA 94565	CONSTRUCTION CONTACT:	ATTN: JOSH ROBERSON (949) 505-4225 JROBERSON@QUALTEKWIRELESS.COM
CURRENT ZONING:	IP (INDUSTRIAL PARK)		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
LATITUDE:	N 38° 00' 50.90" NAD 83 N 38.014138		
LONGITUDE:	W 121° 56' 18.24" NAD 83 W 121.938401		
GROUND ELEVATION:	269.0' AMSL		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 5001 EXECUTIVE PARKWAY, SAN RAMON, CA 94583
TO: 1241 WEST LELAND ROAD, PITTSBURG, CA 94565

1.	HEAD SOUTHWEST	33 FT
2.	TURN RIGHT	312 FT
3.	TURN LEFT TOWARD EXECUTIVE PKWY	164 FT
4.	TURN RIGHT TOWARD EXECUTIVE PKWY	295 FT
5.	TURN RIGHT ONTO EXECUTIVE PKWY	0.2 MI
6.	TURN LEFT ONTO CAMINO RAMON	0.8 MI
7.	USE THE LEFT 2 LANES TO TURN LEFT ONTO CROW CANYON RD	0.2 MI
8.	USE THE RIGHT 2 LANES TO MERGE ONTO I-680 N VIA THE RAMP TO SACRAMENTO	0.4 MI
9.	MERGE ONTO I-680 N	12.7 MI
10.	KEEP LEFT TO STAY ON I-680 N	1.4 MI
11.	KEEP RIGHT AT THE FORK TO CONTINUE ON CA-242 N, FOLLOW SIGNS FOR CONCORD/PITTSBURG/STATE ROUTE 242	3.2 MI
12.	USE THE LEFT 3 LANES TO MERGE ONTO CA-4 E TOWARD STOCKTON/PITTSBURG	5.5 MI
13.	TAKE EXIT 20A FOR BAILEY RD S	0.3 MI
14.	TURN RIGHT ONTO BAILEY RD	0.2 MI
15.	USE THE LEFT 2 LANES TO TURN LEFT AFTER CHASE BANK (ON THE RIGHT)	0.2 MI
16.	TURN RIGHT ONTO DELTA VISTA LN	486 FT

END AT: 1241 WEST LELAND ROAD, PITTSBURG, CA 94565

ESTIMATED TIME: 0 HOUR 32 MINUTES ESTIMATED DISTANCE: 25.3 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	–
T-1.2	GENERAL NOTES	–
T-1.3	SIGNAGE DETAILS	–
T-1.4	BATTERY SPECIFICATIONS	–
T-1.5	PRIVATE UTILITY LOCATE	–
A-1.1	OVERALL SITE PLAN	–
A-1.2	EQUIPMENT PLANS	–
A-2.1	ANTENNA PLANS	–
A-2.2	ANTENNA PLAN	–
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A-3.2	ELEVATION	–
A-4.1	DETAILS	–
S-1.1	STRUCTURAL DETAILS	–
E-1.0	GENERAL ELECTRICAL NOTES	–
E-1.1	ELECTRICAL PLAN	–
G-1.1	GROUNDING PLANS	–
G-1.2	GROUNDING DETAILS	–

At all services & grounding trenches, provide " WARNING" tape at 12" below grade.

CALL "CALL BEFORE YOU DIG" 811
NATIONWIDE UNDERGROUND SERVICE ALERT

Issued For:

CCL00763
HWY 4 - BAILEY

1241 WEST LELAND ROAD
PITTSBURG, CA 94565

PREPARED FOR

at&t
5001 Executive Parkway
San Ramon, California 94583

Vendor:

QUALTEK WIRELESS

AT&T SITE NO:	CCL00763
PROJECT NO:	-
DRAWN BY:	C. COLSTON
CHECKED BY:	-
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
6	03/14/24	CLIENT REV	S.B.D
5	02/27/24	CLIENT REV	D.H.
4	06/27/23	CD 90%	C.C.
3	07/08/22	CLIENT REV	S.B.D
2	05/03/22	CLIENT REV	T.S.
1	04/07/22	CD 95%	T.S.
0	03/25/22	CD 90%	C.T.C

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

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ENGINEER:

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SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1.1

PROJECT GENERAL NOTES

1. THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.
3. THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES, AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
6. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
8. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
9. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT; INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
10. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
11. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
12. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
13. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
14. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
15. THE CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
16. SUFFICIENT MONUMENTATION WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES SHOWN HEREON AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
17. THE CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.
18. WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE SEPARATE PLANS, SPECIFICATIONS, FEES AND PERMITS FOR ANY REVISION TO ANY FIRE SPRINKLER AND/OR ALARM SYSTEM ON THE PREMISES AS MAY BE NEEDED TO COMPLETE THE WORK DEPICTED HEREIN, USING A C-10 LICENSED SUBCONTRACTOR FOR ALL SUCH WORK.

TRENCHING NOTES

1. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
2. VERIFY ALL TRENCHING REQUIREMENTS WITH SERVING UTILITIES.
3. RESTORE GRADE TO ORIGINAL CONDITION OR BETTER.
4. RETURN FILL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM STANDARDS.
5. RESTORE CUT CONCRETE OR ASPHALT TO ORIGINAL CONDITION OR BETTER.

At all services & grounding trenches, provide " WARNING" tape at 12" below grade.

CALL
"CALL BEFORE YOU DIG"
811
NATIONWIDE UNDERGROUND SERVICE ALERT

CONSTRUCTION NOTES

1. EXISTING BUILDING CONSTRUCTION CONDITIONS INDICATED ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING OF MATERIALS. IF EXISTING CONDITIONS DO NOT ALLOW FOR DETAILS OF CONSTRUCTION AS SHOWN ON THESE DRAWINGS, NOTIFY ENGINEER OF RECORD FOR RESOLUTION PRIOR TO PROCEEDING. CONTRACTOR SHALL EXPOSE AND REVIEW EXISTING CONDITIONS IN A TIMELY MANNER SUCH THAT ALTERNATE DESIGNS OR DETAILS, IF REQUIRED, MAY BE GENERATED WITHOUT DELAY TO THE PROJECT.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL NOT ALTER, DAMAGE OR REMOVE ANY PART OF THE EXISTING STRUCTURE UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS.
3. THE INTENT OF THESE DRAWINGS IS THAT THE WORK OF THE ADDITION, ALTERATION, REHABILITATION, OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 2022 CBC. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH THE 2022 CBC, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE PREPARED AND SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO PROCEEDING WITH THE WORK.
4. ALL WORK AND MATERIALS SHOWN ARE NEW UNLESS INDICATED AS EXISTING (E).
5. IT MAY BE NECESSARY TO REMOVE ARCHITECTURAL FINISHES, PLUMBING PIPES AND FIXTURES, ELECTRICAL CONDUIT, FIXTURES, PANELS, BOXES, TELEPHONE OR FIRE ALARM WIRING AND FIXTURES OR OTHER NON-STRUCTURAL ITEMS TO INSTALL STRUCTURAL WORK AND MATERIALS SHOWN ON THESE DRAWINGS. SUCH ITEMS SHALL BE REMOVED, REPAIRED AND/OR REPLACED TO MATCH PRE-CONSTRUCTION CONDITIONS AT THE CONTRACTORS EXPENSE.
6. ALL WEATHER PROOFING: INCLUDING BUT NOT LIMITED TO TORCH DOWN, CAULKING, Z-FLASHING OR ANY OTHER MATERIAL THAT MAY BE ALTERED DURING INSTALLATION SHALL BE REPAIRED REPLACED AND/OR MODIFIED TO ENSURE THE BUILDING AT THE INSTALLATION SITE IS WEATHER PROOF.
7. ANY PROPOSED SUBSTITUTIONS FOR STRUCTURAL MEMBERS, HARDWARE, ANCHOR TYPES, OR DETAILING INDICATED IN THESE DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO ORDERING MATERIALS. SUCH REVIEW SHALL BE BILLED ON A TIME AND MATERIALS BASIS TO THE CONTRACTOR WITH NO GUARANTEE THAT THE SUBSTITUTION WILL BE ALLOWED.
8. CONTRACTOR SHALL ENSURE ALL ROOF AREAS HAVE POSITIVE SLOPE TO ALL EXISTING ROOF DRAINS. PROVIDE ADDITIONAL CRICKETS OR BUILD UP ROOFING AS REQUIRED TO PROVIDE POSITIVE DRAINAGE AROUND ALL NEW CONSTRUCTION INCLUDING ANY CURBS, SLEEPERS, SUPPORT BASES, ETC.

CONCRETE CORE/DRILLING NOTES

1. WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED OR POST-TENSIONED REINFORCED CONCRETE (MILD REINFORCED), USE CARE & CAUTION TO AVOID CUTTING OR DAMAGING THE (E) REINFORCING BARS. WHEN INSTALLING ANCHORS INTO (E) PRE-STRESSED OR POST-TENSIONED CONCRETE LOCATE THE PRE-STRESSED OR POST-TENSIONED TENDONS BY USING A NON-DESTRUCTIVE METHOD, SUCH AS X-RAY, AT POINT OF PENETRATION, PRIOR TO INSTALLATION. EXERCISE EXTREME CARE & CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF TWO INCHES BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.
2. WHEN CORING EXISTING REINFORCED CONCRETE OF ANY CONSTRUCTION TYPE (PRE-STRESSED, POST-TENSIONED OR MILD REINFORCED), LOCATE THE EXISTING REINFORCING BY USING A NON-DESTRUCTIVE METHOD, SUCH AS X-RAY, PRIOR TO CORING. EXERCISE EXTREME CARE & CAUTION TO AVOID CUTTING OR DAMAGING ANY REINFORCING DURING CORING. MAINTAIN A MINIMUM CLEARANCE OF TWO INCHES BETWEEN REINFORCEMENT AND THE CORE. THE MAXIMUM SIZE OF ANY CORE IS TO BE 6" DIAMETER AND THE MINIMUM SPACING BETWEEN CORES IS TO BE TWICE THE CORE DIAMETER (I.E. 12" SPACING FOR A 6" DIAMETER CORE).
3. INSPECTOR IS TO BE PRESENT DURING ALL CORE DRILLING OPERATIONS TO VERIFY THAT NO REINFORCING CABLES, TENDONS, OR REBAR HAVE BEEN CUT. (SEE NOTE 5 BELOW)
4. THE INSPECTOR SHALL SUBMIT A WRITTEN REPORT TO THE OWNER.
5. THE INSPECTIONS INDICATED IN NOTES 3 AND 4 ABOVE ARE NOT REQUIRED FOR A CONCRETE FILL OVER METAL DECK APPLICATION WHERE INDICATED ON THE CONSTRUCTION DRAWINGS.

STRUCTURAL STEEL NOTES

1. ALL STEEL CONSTRUCTION INCLUDING FABRICATION, ERECTION AND MATERIALS SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2016 AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND THE 2022 CBC.
2. ALL STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS OTHERWISE NOTED. ALL WF (WIDE FLANGE) & WT (TEE) SHAPES TO BE ASTM A992 (F_Y=50,000 PSI) UNLESS NOTED OTHERWISE. ALL STRUCTURAL TUBING (TS OR HSS) SHALL BE ASTM A500 GRADE B (F_Y=46,000 PSI). ALL STEEL PIPE SHALL BE ASTM A53 (TYPE E OR S, GRADE B (F_Y=35,000 PSI)) SCHEDULE 40 WITH OUTSIDE DIAMETERS GIVEN UNLESS OTHERWISE NOTED.
3. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES UNLESS OTHERWISE NOTED AND SHALL CONFORM TO AISC & AWS D1.4. WHERE FILLET WELD SIZES ARE NOT SHOWN PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC SPECIFICATION. PAINTED SURFACES SHALL BE TOUCHED UP.
4. ALL WELDING SHALL BE PERFORMED BY QUALIFIED, CERTIFIED WELDERS.
5. HIGH STRENGTH BOLTS SHALL BE GALVANIZED ASTM F3125/F3125M GRADE A325 MINIMUM. BOLTED CONNECTIONS SHALL BE BEARING TYPE. SEE PLANS FOR LOCATION, NUMBER, & SIZE OF BOLTS.
6. HIGH STRENGTH BOLT NUTS SHALL BE ASTM A563/A563M AND WASHERS SHALL BE ASTM F436/ F436M.
7. THREADED RODS SHALL BE SAE J429, GRADE 2 U.O.N.
8. ALL HOLES FOR BOLTED CONNECTIONS SHALL BE 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. USE STANDARD AISC GAGE AND PITCH FOR BOLTS EXCEPT AS NOTED OTHERWISE. HOLES FOR ANCHOR BOLTS IN BASE PLATES MAY BE AISC "OVERSIZE" HOLES WHERE ACCOMPANIED BY OVERSIZED HARDENED HOT DIPPED GALVANIZED WASHERS.
9. ALL SHOP FABRICATED STEEL STRUCTURAL MEMBERS FOR EXTERIOR USE SHALL BE HOT DIP GALVANIZED PER ASTM A123 AFTER FABRICATION & PAINTED PER CUSTOMER SPECIFICATIONS AS REQUIRED. STEEL FOR INTERIOR USE SHALL BE SHOP COAT OR GALVANIZED & PAINTED.
10. ALL FIELD FABRICATED GALVANIZED STEEL THAT IS CUT, GROUND, DRILLED, WELDED OR DAMAGED SHALL BE TREATED WITH "ZINC RICH" COLD GALVANIZING SPRAY OR COATING. NO RAW STEEL SHALL BE EXPOSED.
11. AT ALL WEB STIFFENER PLATES LEAVE ¾"ø (OR K, WHICHEVER IS LARGER) HOLE @ WEB/FLANGE INTERSECTION UNLESS NOTED OTHERWISE.
12. U-BOLTS AT ANTENNA & RRU MOUNT TO BE GALVANIZED SAE J429, GRADE 2 WITH J995 NUTS U.O.N.
13. ALL STRUT MEMBERS USED IN EXTERIOR APPLICATIONS SHALL BE HOT DIPPED GALVANIZED PER ASTM A123 OR ASTM A153.
14. ALL STAINLESS STEEL BOLTED CONNECTIONS SHALL BE ASTM F593-17 ALLOY GROUP 1 OR 2 AND STAINLESS STEEL NUTS SHALL BE ASTM F594-09 (2015).

EXPANSION & EPOXY ANCHORS

1. EXPANSION AND EPOXY ANCHORS SHALL BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE (CBC).
2. ALL ANCHORS PROVIDED SHALL BE INCLUDED IN EVALUATION REPORTS OF THE INTERNATIONAL CODE COUNCIL (ICC), AND SHALL BE EVALUATED FOR 2021 IBC MINIMUM REQUIREMENTS IN THE ICC REPORT
3. CONCRETE EXPANSION ANCHORS SHALL BE KWIK BOLT TZ2 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-4266 OR APPROVED EQUIVALENT.
4. CMU EXPANSION ANCHORS SHALL BE KWIK BOLT TZ2 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-4561 OR APPROVED EQUIVALENT. ANCHORS SHALL BE INSTALLED A MINIMUM OF 1⅜" FROM ANY VERTICAL MORTAR JOINT TYPICAL. ANCHORS TO BE SPACED 8 INCHES ON CENTER MINIMUM AND LIMITED TO ONE ANCHOR PER CELL.
5. CONCRETE ADHESIVE EPOXY ANCHORS SHALL BE HIT RE-500 V3 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-3814 OR APPROVED EQUIVALENT.
6. GROUT FILLED CMU ADHESIVE EPOXY ANCHORS SHALL BE HIT-HY 200 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-3963 OR APPROVED EQUIVALENT.
7. INSTALL EXPANSION AND EPOXY ANCHORS WITH SPECIAL INSPECTION IN ACCORDANCE WITH THE 2022 CBC, TABLE 1705.3, AND ALL REQUIREMENTS OF THE MANUFACTURER, THE MANUFACTURER'S ICC APPROVAL AND THESE DRAWINGS.
8. EXPANSION ANCHORS SHALL BE 304/316 STAINLESS STEEL U.O.N. EPOXY ANCHOR THREADED ROD SHALL BE ASTM F593 CW1 (316) (¼" TO ⅝") OR F593 CW2 (316) (¾" TO 1½") STAINLESS STEEL U.O.N.
9. LOCATE AND AVOID REINFORCEMENT AND OTHER EMBEDDED ITEMS WHEN INSTALLING ANCHORS, TYPICAL. SEE CONCRETE CORE DRILLING NOTES FOR ADDITIONAL INFORMATION.
10. THE SPECIAL INSPECTOR MUST MAKE PERIODIC INSPECTIONS DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE AND DIMENSIONS, CONCRETE MEMBER THICKNESS, ANCHOR SPACING, EDGE DISTANCES, TIGHTENING TORQUE, HOLE DIAMETER, DEPTH AND CLEANLINESS, ANCHOR EMBEDMENT AND ADHERENCE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE NOTE 11 BELOW FOR FREQUENCY OF INSPECTIONS.
11. 50% OF ALL ANCHORS, INCLUDING ALTERNATE BOLTS IN A GROUP OF ANCHORS, SHALL BE INSPECTED PER NOTE 10 ABOVE AND TORQUE TESTED PER THE ICC REPORT TEST VALUES NOTED BELOW:

KB TZ2:
CONCRETE TORQUE TEST VALUES:
⅜"=30 FT LB ½"=40 FT LB ⅝"=60 FT LB ¾"=125 FT LB

CMU TORQUE TEST VALUES:
⅜"=15 FT LB ½"=25 FT LB ⅝"=35 FT LB ¾"=50 FT LB

EPOXY ANCHOR:
CONCRETE TORQUE TEST VALUES:
½"=30 FT LB
(CONCRETE TENSION TEST VALUES TO BE DETERMINED AS NEEDED. A RFI WILL BE ISSUED IF NEEDED DURING CONSTRUCTION TO ESTABLISH THE REQUIRED TENSION TEST VALUES)

Issued For:

CCL00763
HWY 4 - BAILEY

1241 WEST LELAND ROAD
PITTSBURG, CA 94565

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

QUALTEK WIRELESS

AT&T SITE NO:	CCL00763
PROJECT NO:	-
DRAWN BY:	C. COLSTON
CHECKED BY:	-
APPROVED BY:	-

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SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

T-1.2

at&t

This Site Operated by:

AT&T MOBILITY

5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
IN CASE OF FIRE AND THE NEED FOR SHUTDOWN
TO DEACTIVATE ANTENNAS CALL THE
FOLLOWING NUMBER:
For 24 Hour Emergency Contact and Access Please Call:
(800)638-2822

Reference Site#: CCL00763

Site Address: 1241 WEST LELAND ROAD, PITTSBURG, CA 94565

1 FENCED COMPOUND SIGNAGE
N.T.S.

DANGER

NO
TRESPASSING

2 FENCED COMPOUND SIGNAGE
N.T.S.

INFORMATION

Federal Communications Communication Tower
Registration Number

1 2 3 4 5 6 7

Posted in accordance with federal Communications
Commission rules and antenna tower registration
47CFR 17.4(g).

8"

12"

3 FCC ASR SIGNAGE
N.T.S.

NOTICE

AUTHORIZED
PERSONNEL
ONLY

4 DOOR / EQUIPMENT SIGN
N.T.S.

Property of AT&T

Authorized
Personnel Only

No Trespassing
Violators will be Prosecuted

In case of emergency, or prior to performing
maintenance on this site, call (800) 638-2822
and reference cell site number CCL00763

5 GATE SIGNAGE
N.T.S.

0
3 2
ACID

6 NFPA HAZARD SIGN
N.T.S.

Property of AT&T

Authorized
Personnel Only

In case of emergency, or prior to performing
maintenance on this site, call (800) 638-2822
and reference cell site number CCL00763

7 CABINET DOORS SIGNAGE
N.T.S.

FOR FUEL & OTHER
ENVIRONMENTAL
EMERGENCIES
CALL EH&S
1-800-566-9347
1-800-KNOW-EHS

8 YELLOW EH&S SIGN
N.T.S.

DIESEL FUEL

COMBUSTIBLE
NO SMOKING
NO OPEN FLAMES

FUEL TANK CAPACITY 190 GALS

8.1 FUEL TYPE SIGN
N.T.S.

WARNING

CANCER AND REPRODUCTIVE HARM
WWW.P65WARNINGS.CA.GOV

AVERTISSEMENT

CANCER ET EFFET NOCIF SUR IS REPRODUCTION
WWW.P65WARNINGS.CA.GOV

AVERTISSEMENT

PRODUCE CANDER Y DANCS REPRODUCTIVOS
WWW.P65WARNINGS.CA.GOV

8.2 PROP 65
N.T.S.

15"

15"

2
1 0

NOTE: 6" LETTERING

8.3 NFPA 704 HAZARD DIAMOND SIGN
N.T.S.

NOTE:
1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. CONTRACTOR SHALL CONTACT AT&T R-RFSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE

8"

12"

CAUTION

On this tower:

Radio frequency (RF) fields near some antennas *may exceed* the FCC Occupational Exposure Limits.

Contact AT&T at 800-638-2822, option 9 and 3, and follow their instructions prior to performing maintenance or repairs beyond this point.

Personnel climbing this tower should be trained for working in RF environments and use a personal RF monitor if working near active antennas.

Caution Sign #CAOTT-AL-057 This is AT&T Site _____

8"

12"

CAUTION

AT&T operates antennas at this site.

Beyond This Point you are entering an area where radio frequency (RF) fields *may exceed* the FCC Occupational Exposure Limits.

Follow safety guidelines for working in an RF environment.

Contact AT&T at 800-638-2822 and follow their instructions prior to performing any maintenance or repairs beyond this point.

Caution Sign #CA02SF-OC-128 This is AT&T site _____

10 CAUTION AND WARNING SIGN
N.T.S.

8"

12"

NOTICE

AT&T operates antennas at this site.

Beyond This Point you are entering an area where radio frequency (RF) fields *may exceed* the FCC General Population Exposure Limits.

Follow safety guidelines for working in an RF environment.

Contact AT&T at 800-638-2822 and follow their instructions prior to performing any maintenance or repairs above this point.

Notice Sign # NO-GN-GO-128 This is AT&T site _____

11 NOTICE SIGN
N.T.S.

SIGNAGE AND STRIPING INFORMATION

1. THE FOLLOWING INFORMATION IS A GUIDELINE w/ RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT w/ ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 1mWcm^2 AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5mWcm^2
3. IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
4. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
5. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES & STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
6. ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR Y THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY w/ ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
7. PHOTOS OF ALL STRIPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE w/ FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE w/ THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED w/ FADE RESTRAINT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER w/ A DETAILED SHOP DRAWING OF EACH BARRICADE. UPON CONSTRUCTION COMPLETION.

9 GENERAL NOTES
N.T.S.

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at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

QUALTEK WIRELESS

AT&T SITE NO:	CCL00763
PROJECT NO:	-
DRAWN BY:	C. COLSTON
CHECKED BY:	-
APPROVED BY:	-

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1	04/07/22	CD 95%	T.S.
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SHEET TITLE:

SIGNAGE
DETAILS

SHEET NUMBER:

T-1.3

PYL12V185FT 12V 185Ah-8Hr

HIGH TEMPERATURE SUPER LONG LIFE BATTERY with *HT Element X Alloy™*

TECHNICAL DATA SHEET

HIGH TEMPERATURE LONG LIFE DESIGN

+ *HT Element X Alloy™* extends life in high temp applications
+ Additives to maintain compression
+ Designed to control charging current as temperature increases
+ No thermal runaway
+ Epoxy sealed terminals to prevent post leaks
+ Rugged ABS cases to minimize handling damage

10+ YEAR DESIGN LIFE

+ Exceeds Telcordia GR-1200 criteria
+ Greater than 5 years at 35°C

COMPLIANCE

+ VZ TPR-9802
+ GR-4228
+ GR-1089
+ GR-63 NEBS

SAFETY

+ UL 94V-0
+ UL 1989

Pb

SPECIFICATIONS

MODEL	NOMINAL VOLTAGE (V)	*RATED CAPACITY at 8 Hr (Ah)	** OPERATING RANGE	L		W		H		TH		WEIGHT		TERMINAL
				mm	in.	mm	in.	mm	in.	mm	in.	kg	lbs.	
PYL12V185FT	12	185	-40 to 65°C (-40 to 149°F)	556	21.9	125	4.9	317	12.5	317	12.5	60.7	133.8	Front-M6 Bolt Top-M8 Bolt

*Maximum Charge Current is 25% of the 8 Hr. Rate **Refer to Product Manual for optimum temperature range

AMPERES TO FINAL VOLTAGE: 1.75V@25°C (77°F)

MODEL	DISCHARGE TIME (Hr)										
	2	3	4	5	6	7	8	9	10	12	20
PYL12V185FT	71.2	52.0	41.3	34.4	30.0	26.0	23.1	21.0	19.3	17.7	10.2

WATTS TO FINAL VOLTAGE: 1.75V@25°C (77°F)

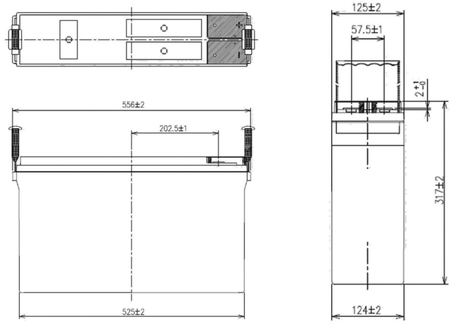
MODEL	DISCHARGE TIME (Hr)										
	2	3	4	5	6	7	8	9	10	12	20
PYL12V185FT	829	609	487	407	351	315	275	250	232	215	123

GS YUASA
Creating the Future of Energy

PYL12V185FT 12V 185Ah-8Hr

HIGH TEMPERATURE SUPER LONG LIFE BATTERY with *HT Element X Alloy™*

units: mm



- **Float Charge Voltage: 13.65 ±0.15 @ 25°C**
- **Temperature Compensation: Adjust float charge voltage +3mV/°C/cell for temperatures <25°C; -3mV/°C/cell for temperatures >25°C.**
- **Internal Resistance: Approximately 3.5mΩ measured with 1kHz AC bridge**
- **Terminal Hardware Torque: (Top, 8mm): 90 in-lbs. (10.17 Nm) (Front, 6mm): 43.4 in-lbs. (4.9 Nm)**

ABOUT GS YUASA ENERGY SOLUTIONS, INC.

GS Yuasa Energy Solutions, Inc. is an American subsidiary of GS Yuasa Corporation, the world's second largest battery company and a 100+ year old Japanese corporation. GS Yuasa Energy Solutions (GYES) was formed in 2019 to address the growing energy storage and reserve power markets. GYES brings together and leverages GS Yuasa Group's advanced technologies with proven American market successes in lithium, telecom, UPS, alarm & security, and energy storage into a single business unit.

GS YUASA
Creating the Future of Energy

GS Yuasa Energy Solutions, Inc.
1150 Northmeadow Pkwy. Suite 110
Roswell, GA 30076 (800) 472-2879
www.gsyuasa-es.com

500-100-022 rel:3.0 7-2020

NEW BATTERIES

CFC CHAPTER 12 COMPLIANCE

TOTAL = 12 BATTERIES X 2.22 kWh/BATTERY = 26.64 kWh

(SINCE LESS THAN 70kWh OF CAPACITY, CFC CHAPTER 1207, TABLE 1207.1.1, SECTIONS 1207.1.2–1207.3.9 NOT APPLICABLE)

BATTERY INFORMATION (BATTERY CAPACITY DATA–12V MONOBLOCKS)

BATTERY MODEL	TOTAL # OF BATTERY UNITS INSTALLED	AMP HOURS PER UNIT	TOTAL VOLTS PER UNIT	TOTAL kWh
GS YUASA ENERGY SOLUTIONS PYL12V185FT	12	185Ah	12V	# OF BATTERIES x AMP HOURS PER UNIT x VOLTS PER UNIT / 1000

BATTERY DATA CHART (LEAD–ACID BATTERIES) 12 x 185Ah x 12V/1000 = 26.64 kWh < 70kWh

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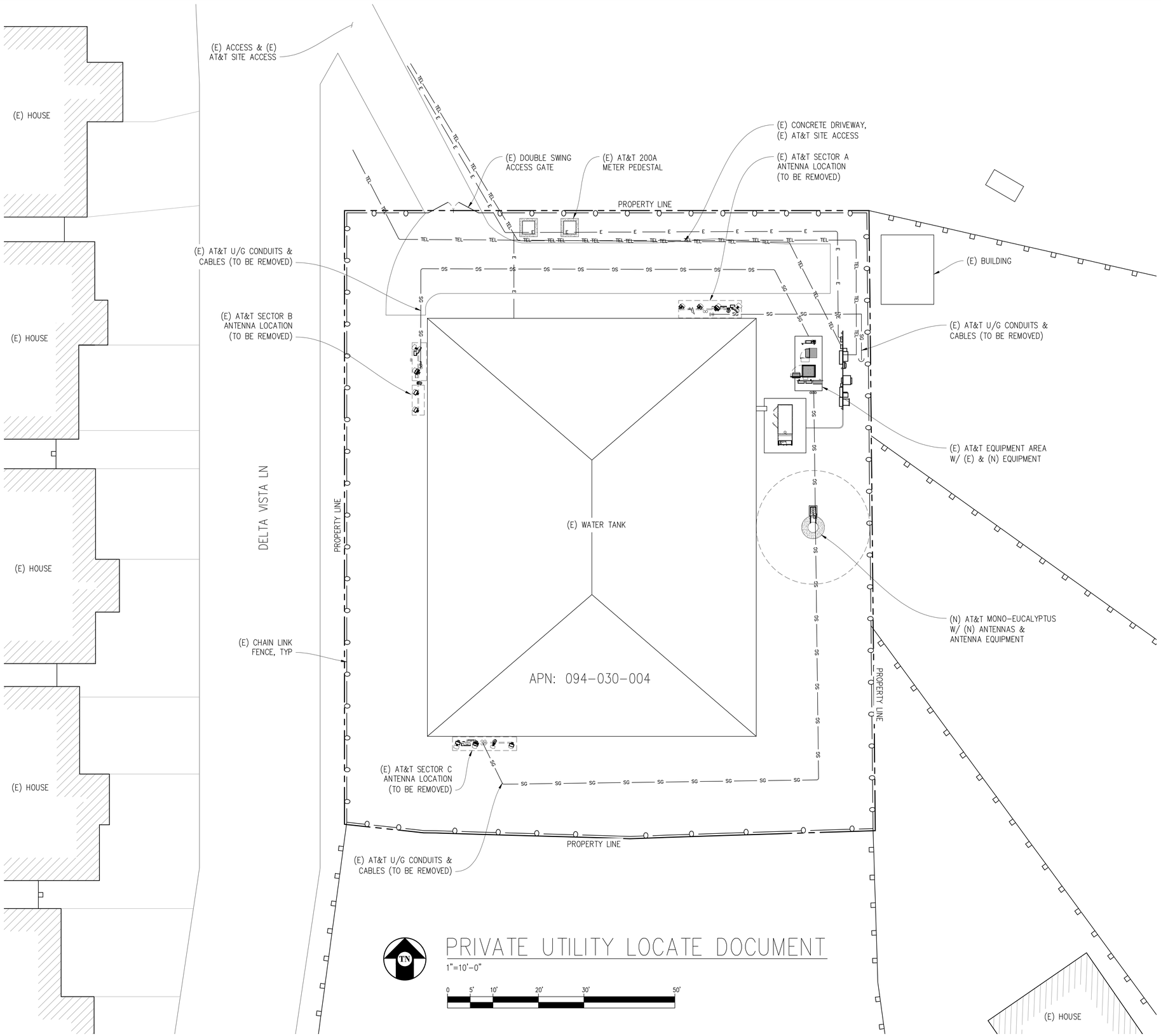
SHEET TITLE:

BATTERY SPECIFICATIONS

SHEET NUMBER:

T-1.4



PRIVATE UTILITY LOCATE DOCUMENT

1"=10'-0"

LEGEND

ELECTRICAL	E	E	E	E
HIGH VOLTAGE	HV	HV	HV	HV
SEWER	SS	SS	SS	SS
STORM DRAIN	SD	SD	SD	SD
WATER	W	W	W	W
TELEPHONE	TEL	TEL	TEL	TEL
IRRIGATION	IW	IW	IW	IW
STREET LIGHT	SL	SL	SL	SL
SIGNAL	SG	SG	SG	SG
UNKNOWN	UN?	UN?	UN?	UN?
FIBER OPTIC	FO	FO	FO	FO
FIRE WATER	FW	FW	FW	FW
TRAFFIC SIGNAL	TS	TS	TS	TS

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CHECKED BY:	-
APPROVED BY:	-

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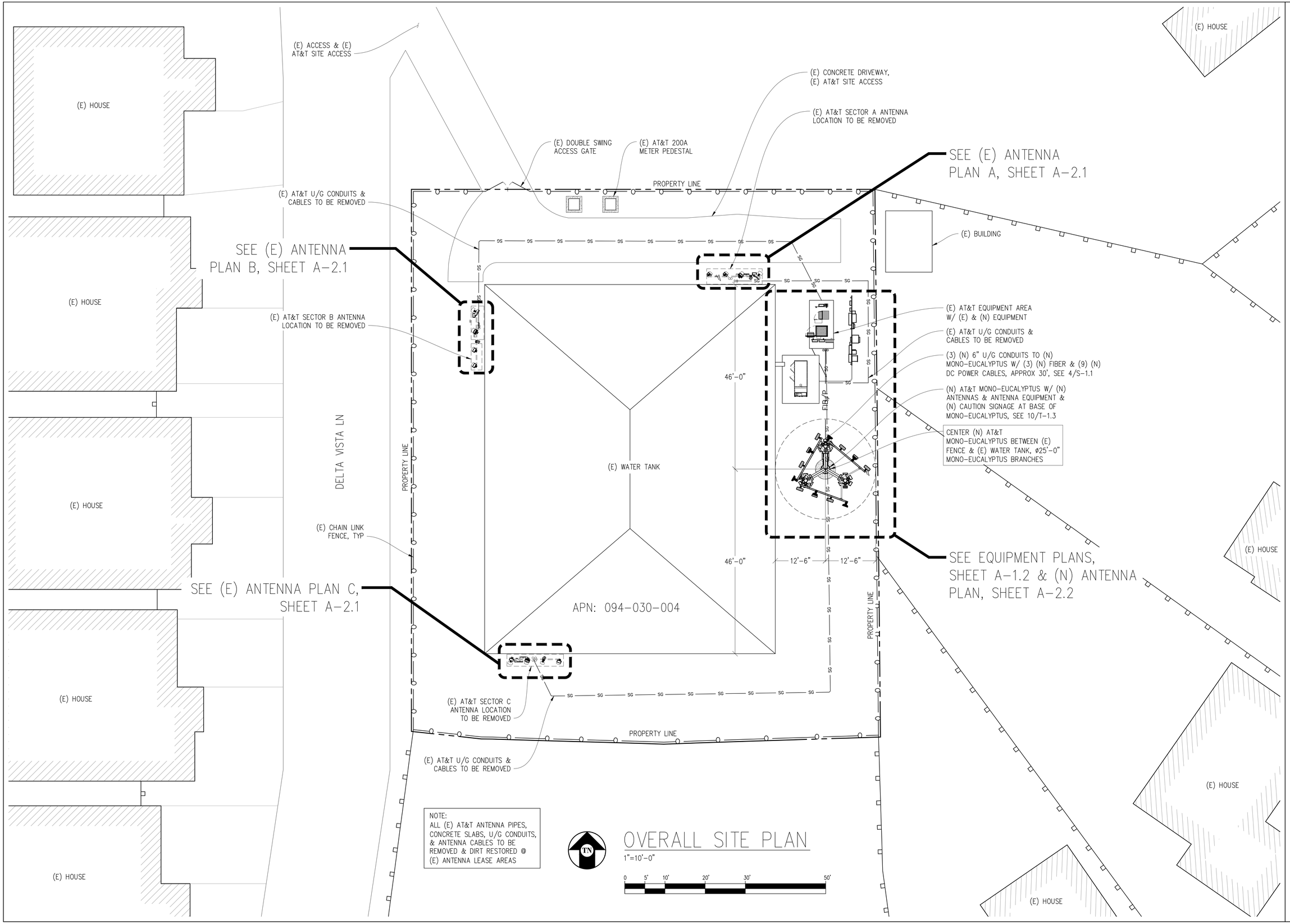
SHEET TITLE:

PRIVATE UTILITY LOCATE

SHEET NUMBER:

T-1.5



NOTE:
ALL (E) AT&T ANTENNA PIPES, CONCRETE SLABS, U/G CONDUITS, & ANTENNA CABLES TO BE REMOVED & DIRT RESTORED @ (E) ANTENNA LEASE AREAS

OVERALL SITE PLAN

1"=10'-0"

0 5' 10' 20' 30' 50'

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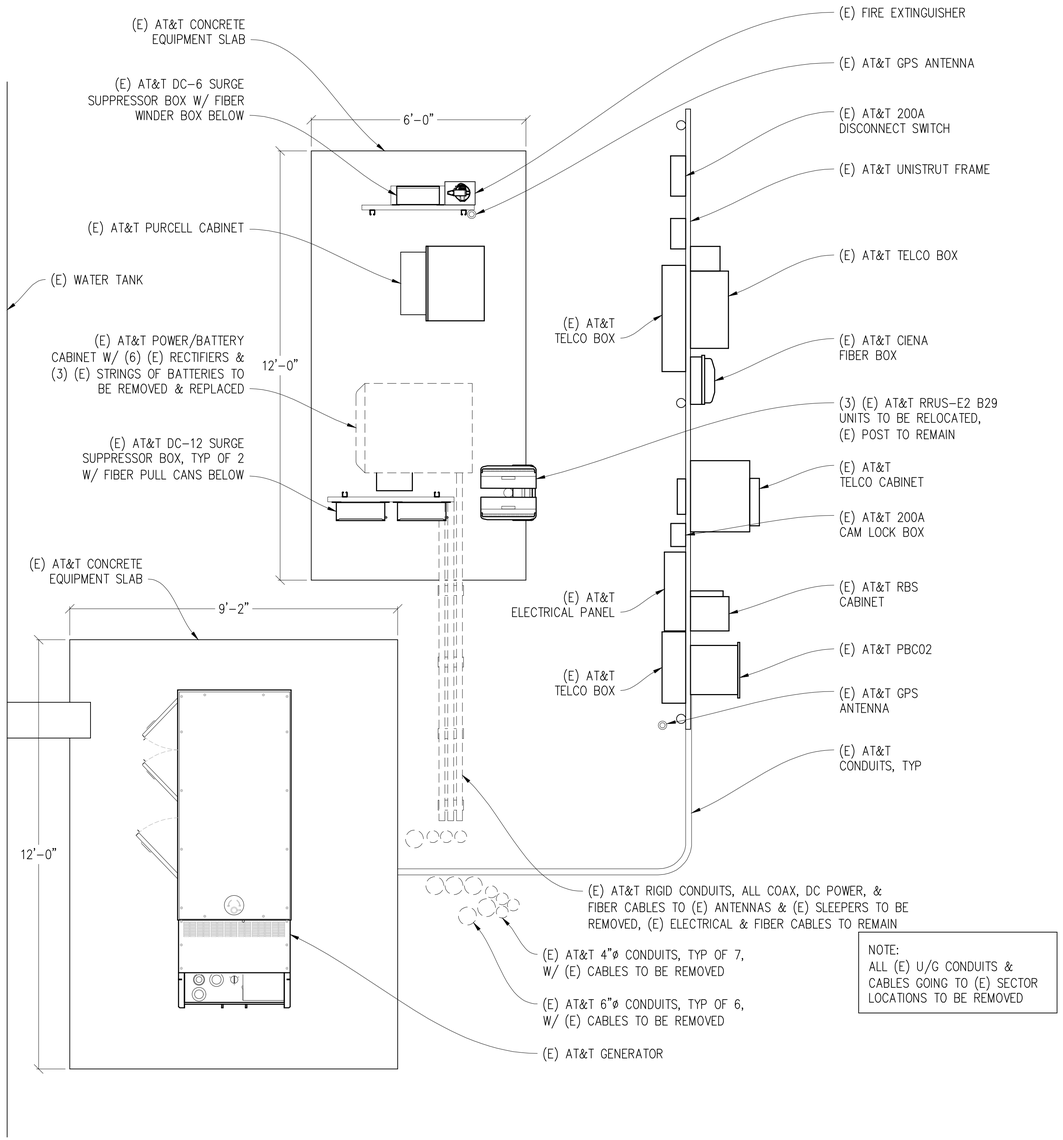
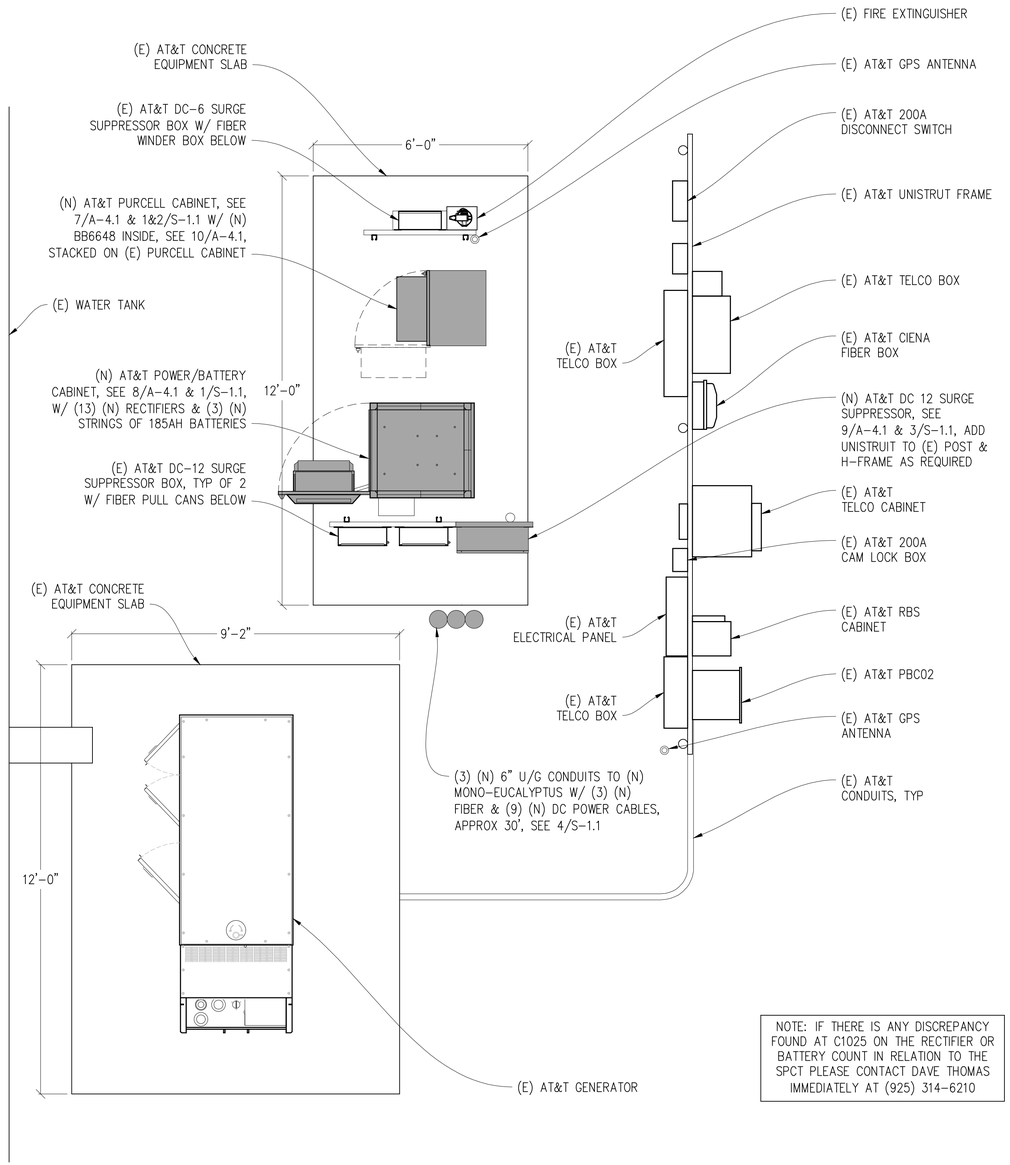


NOTE:
ALL (E) U/G CONDUITS & CABLES GOING TO (E) SECTOR LOCATIONS TO BE REMOVED

(E) EQUIPMENT PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'



NOTE: IF THERE IS ANY DISCREPANCY FOUND AT C1025 ON THE RECTIFIER OR BATTERY COUNT IN RELATION TO THE SPCT PLEASE CONTACT DAVE THOMAS IMMEDIATELY AT (925) 314-6210

(N) EQUIPMENT PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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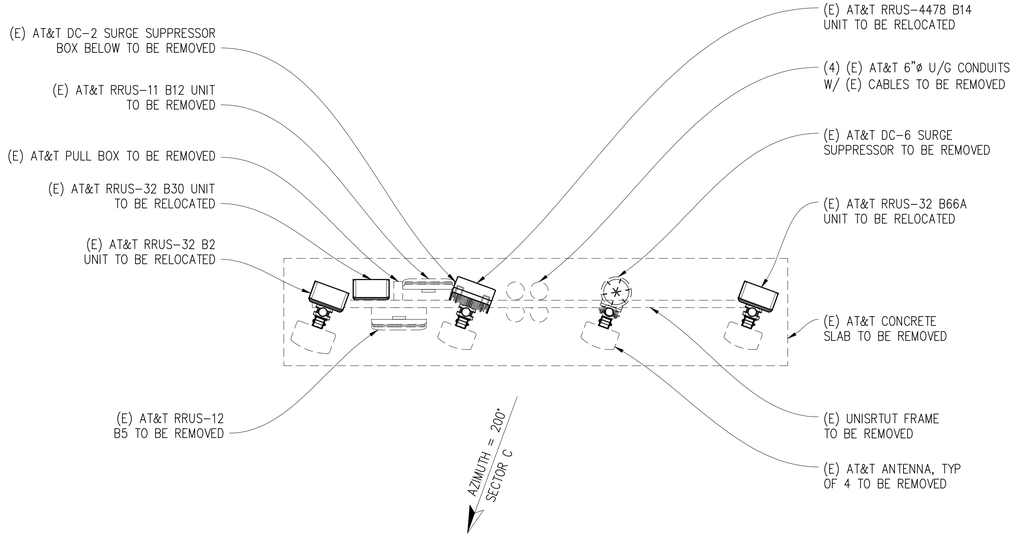
EQUIPMENT PLANS

SHEET NUMBER:

A-1.2

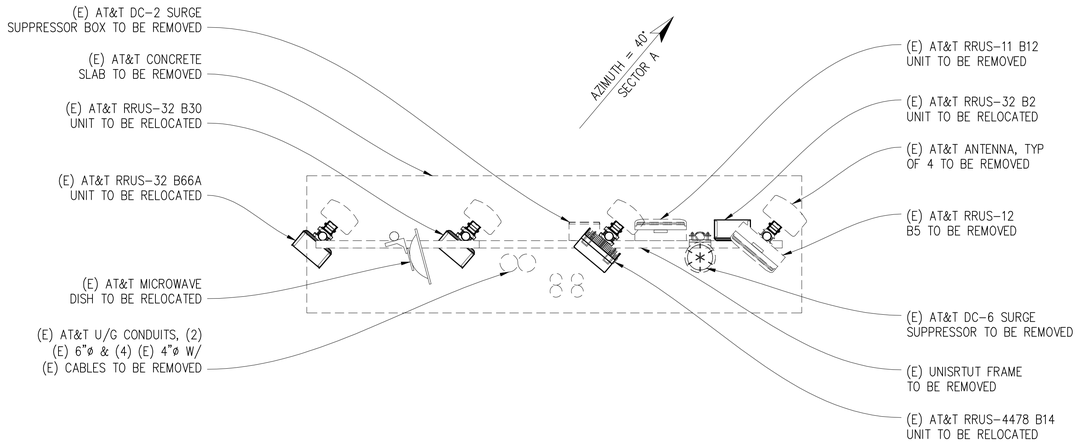


(E) ANTENNA PLAN C

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

NOTE:
ALL (E) AT&T ANTENNA PIPES, CONCRETE SLABS, U/G CONDUITS, & ANTENNA CABLES TO BE REMOVED & DIRT RESTORED @ (E) ANTENNA LEASE AREAS



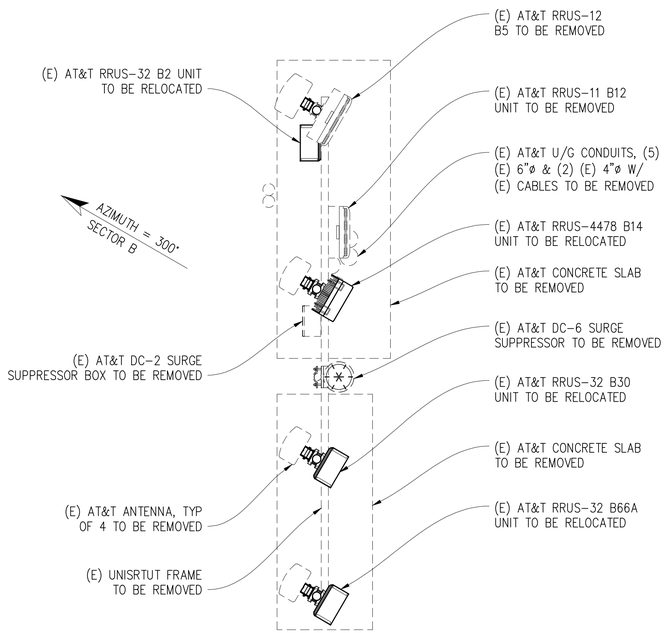
(E) ANTENNA PLAN A

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

(E) RF SCHEDULE

SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU
ALPHA	A1	SBNHH-1D65A	40°	±8'-0"	(1) RRUS-11 B12, (1) RRUS-32 B2
	A2	JAHH-65A-R3B	40°	±10'-0"	(1) 4478 B14, (1) RRUS-12 B5, (1) RRUS-32 B30
	A3	JAHH-65A-R3B	40°	±10'-0"	(1) RRUS-32 B66A
	A4	JAHH-65A-R3B	40°	±10'-0"	(1) RRUS-E2 B29
BETA	B1	SBNHH-1D65A	300°	±8'-0"	(1) RRUS-11 B12, (1) RRUS-32 B2
	B2	JAHH-65A-R3B	300°	±10'-0"	(1) 4478 B14, (1) RRUS-12 B5, (1) RRUS-32 B30
	B3	JAHH-65A-R3B	300°	±10'-0"	(1) RRUS-32 B66A
	B4	JAHH-65A-R3B	300°	±10'-0"	(1) RRUS-E2 B29
GAMMA	C1	SBNHH-1D65A	200°	±8'-0"	(1) RRUS-11 B12, (1) RRUS-32 B2
	C2	JAHH-65A-R3B	200°	±10'-0"	(1) 4478 B14, (1) RRUS-12 B5, (1) RRUS-32 B30
	C3	JAHH-65A-R3B	200°	±10'-0"	(1) RRUS-32 B66A
	C4	JAHH-65A-R3B	200°	±10'-0"	(1) RRUS-E2 B29



(E) ANTENNA PLAN B

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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Vendor:

QUALTEK WIRELESS

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CHECKED BY:	-
APPROVED BY:	-

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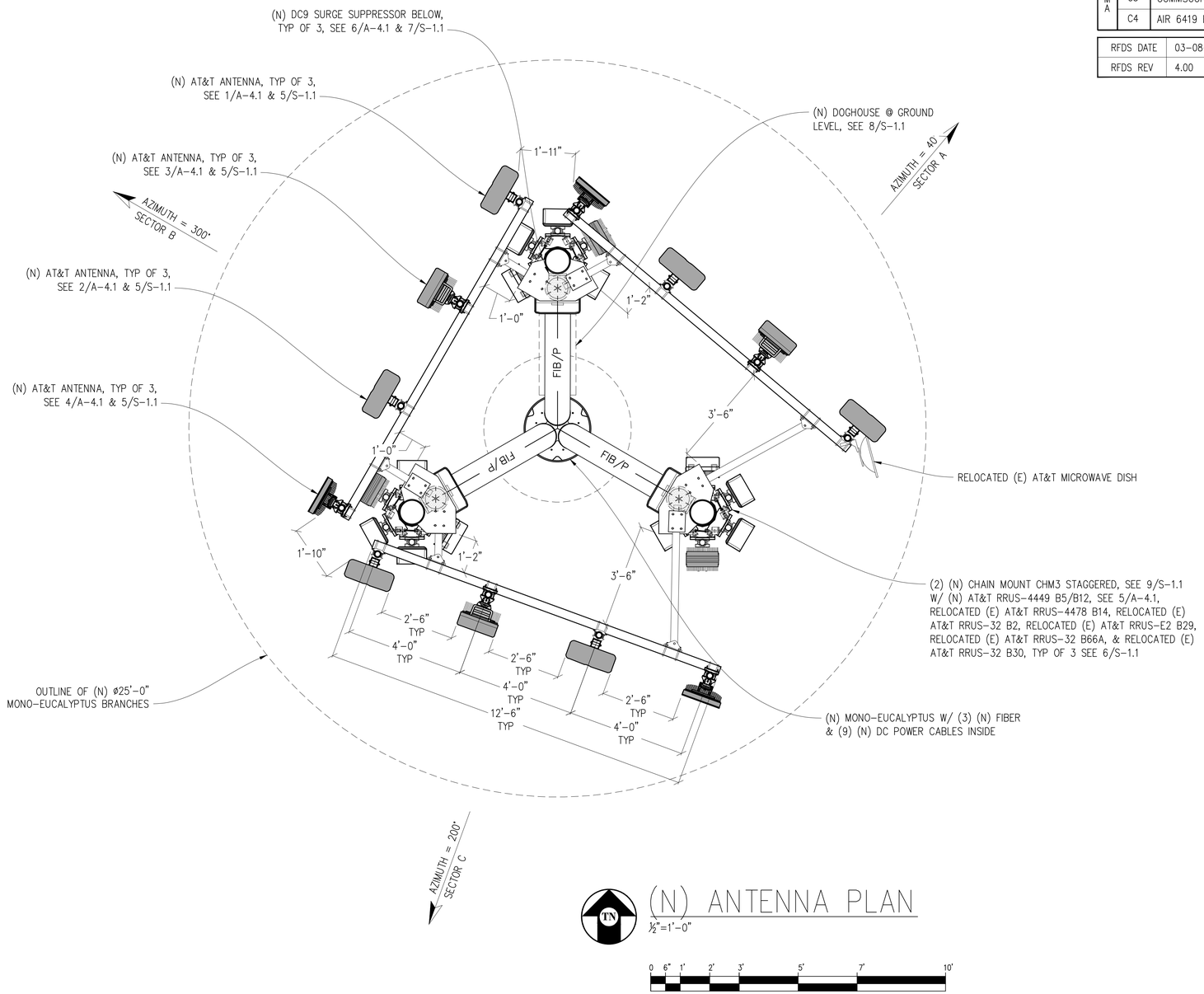
SHEET TITLE:

ANTENNA PLANS

SHEET NUMBER:

A-2.1



(N) ANTENNA PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

(N) ANTENNA RF SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)

SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU
ALPHA	A1	COMMSCOPE NNH4-65A-R6D	40°	±35'-0"	(1) 4449 B5/B12,(1) RRUS-32 B2, (1) RRUS-32 B30
	A2	AIR 6449 B77D	40°	±35'-0"	–
	A3	COMMSCOPE J3AH4-65A-R6	40°	±35'-0"	(1) 4478 B14, RRUS-E2 B29, (1) RRUS-32 B66A
	A4	AIR 6419 B77G	40°	±35'-0"	–
BETA	B1	COMMSCOPE NNH4-65A-R6D	300°	±35'-0"	(1) 4449 B5/B12,(1) RRUS-32 B2, (1) RRUS-32 B30
	B2	AIR 6449 B77D	300°	±35'-0"	–
	B3	COMMSCOPE J3AH4-65A-R6	300°	±35'-0"	(1) 4478 B14, RRUS-E2 B29, (1) RRUS-32 B66A
	B4	AIR 6419 B77G	300°	±35'-0"	–
GAMMA	C1	COMMSCOPE NNH4-65A-R6D	200°	±35'-0"	(1) 4449 B5/B12,(1) RRUS-32 B2, (1) RRUS-32 B30
	C2	AIR 6449 B77D	200°	±35'-0"	–
	C3	COMMSCOPE J3AH4-65A-R6	200°	±35'-0"	(1) 4478 B14, RRUS-E2 B29, (1) RRUS-32 B66A
	C4	AIR 6419 B77G	200°	±35'-0"	–

RFDS DATE	03-08-23
RFDS REV	4.00

NOTE:
1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA.
2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.

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at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

QUALTEK WIRELESS

AT&T SITE NO:	CCL00763
PROJECT NO:	-
DRAWN BY:	C. COLSTON
CHECKED BY:	-
APPROVED BY:	-

ISSUE STATUS

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1	04/07/22	CD 95%	T.S.
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ENGINEER:

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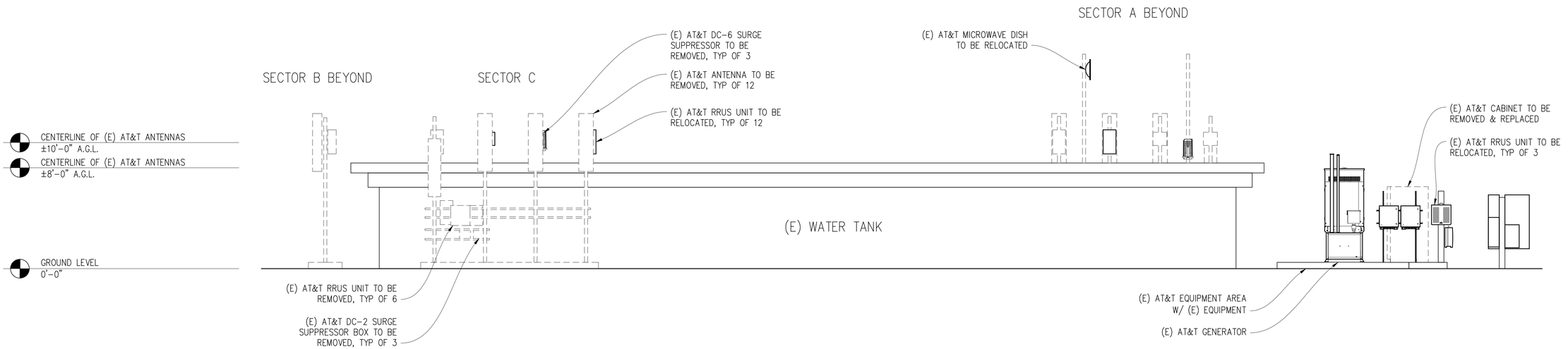
SHEET TITLE:

ANTENNA PLAN

SHEET NUMBER:

A-2.2



(E) SOUTH ELEVATION

1/4"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

NOTE:
ALL (E) AT&T ANTENNA PIPES, CONCRETE SLABS, U/G CONDUITS, & ANTENNA CABLES TO BE REMOVED & DIRT RESTORED @ (E) ANTENNA LEASE AREAS

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SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-3.1

(N) SOUTH ELEVATION

¼"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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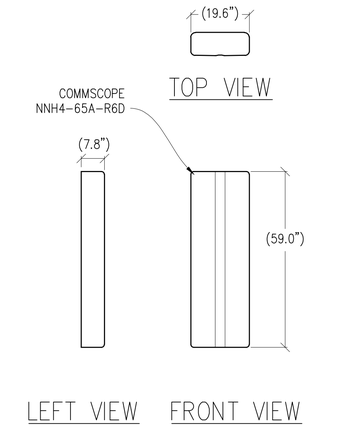
SHEET TITLE:

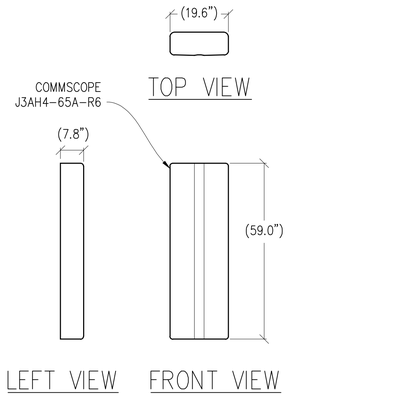
ELEVATION

SHEET NUMBER:

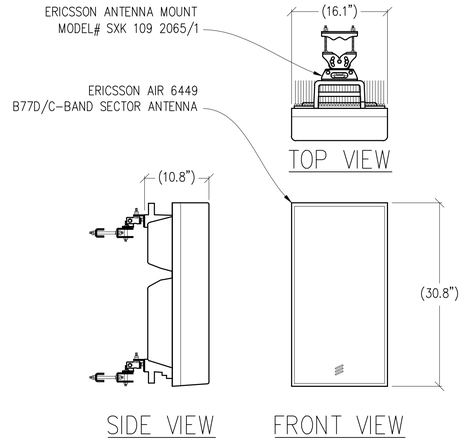
A-3.2



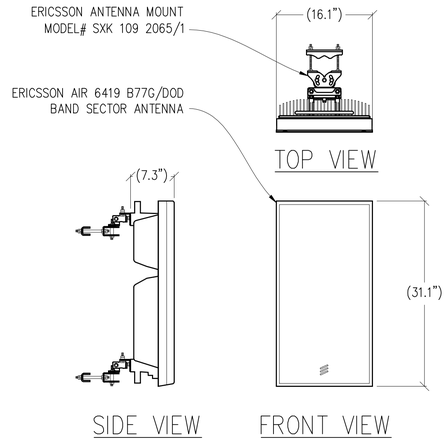
1 ANTENNA DETAIL
½"=1' MAX WEIGHT: 100.53 LBS



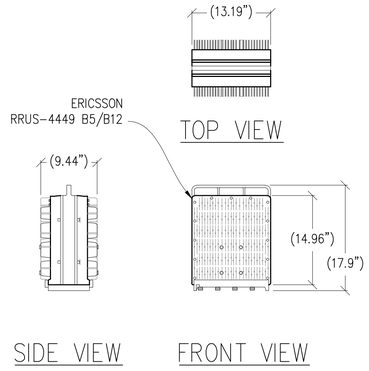
2 ANTENNA DETAIL
½"=1'-0" MAX WEIGHT: 96.78 LBS



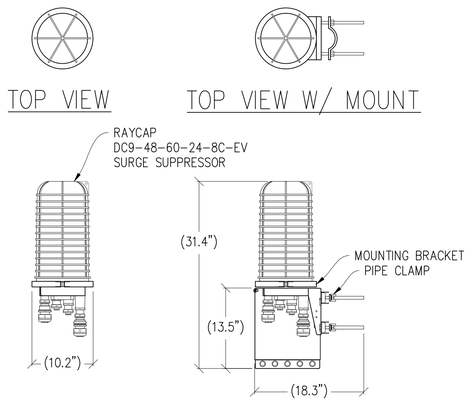
3 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT: 88 LBS



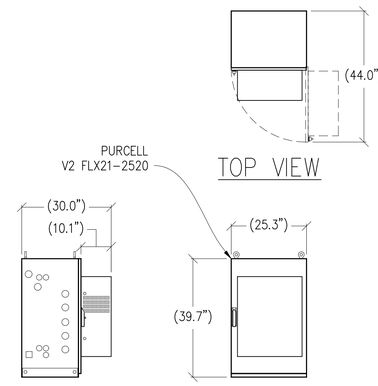
4 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT: 55.4 LBS



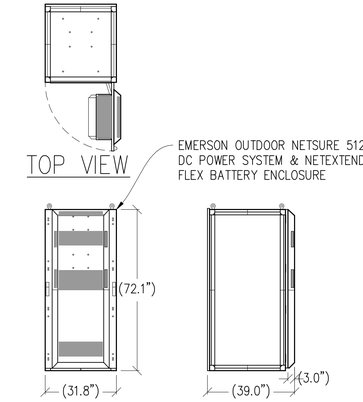
5 RRUS-4449 B5/B12 DETAIL
1"=1'-0" MAX WEIGHT: 71 LBS



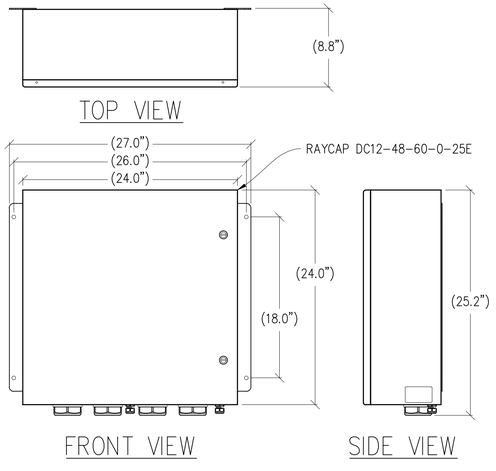
6 SURGE SUPPRESSOR DETAIL
1"=1'-0" MAX WEIGHT = 26.2 LBS



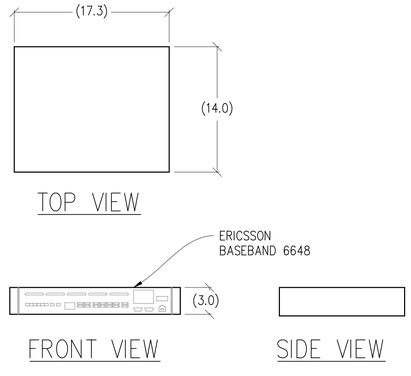
7 PURCELL DETAIL
½"=1'-0" EMPTY WEIGHT: 140 LBS



8 POWER/BATTERY CABINET
⅜"=1'-0" MAX WEIGHT: 2348 LBS W/ (12) BATTERIES



9 SURGE SUPPRESSION DETAIL
1½"=1'-0" MAX WEIGHT: 56.3 LBS



10 6648 UNIT
1½"=1'-0" WEIGHT: 23 LBS

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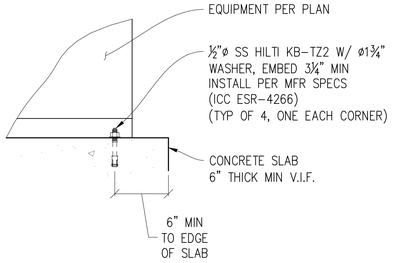
SHEET TITLE:

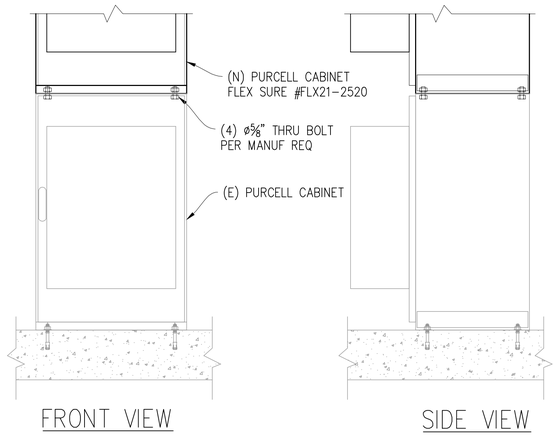
DETAILS

SHEET NUMBER:

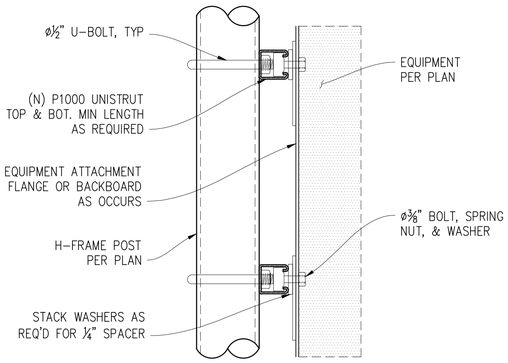
A-4.1



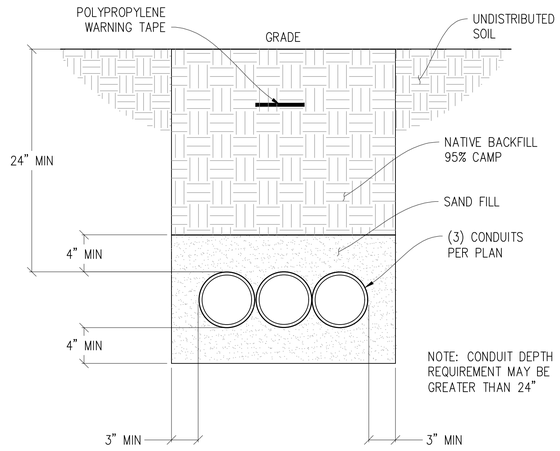
1 CABINET TO CONC
1½"=1'-0"



2 CABINET STACKED DETAIL
1"=1'-0"



3 EQUIPMENT MOUNTING
3"=1'-0"



4 CONDUIT TRENCH DETAIL
1½"=1'-0"

5 ANTENNA MOUNT
1"=1'-0"

6 RADIO UNIT MOUNTING
3"=1'-0"

7 SURGE PIPE MOUNT
1½"=1'-0"

8 DOGHOUSE DETAIL
½"=1'-0"

9 ANTENNA CHAIN MOUNT
1"=1'-0"

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SHEET TITLE:

STRUCTURAL DETAILS

SHEET NUMBER:

S-1.1

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE 2022 CEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
3. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
4. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
5. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
6. ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATED FOR 90°C DRY OR 70°C WET.
7. ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
8. ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
9. A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
10. WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
11. WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & REQ'MTS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND AIC REQ'MT, AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
12. WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
    A. POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
    B. CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN, CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN; CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFGR'S DATA FOR THE APPLIANCES SERVED.
    C. THERE ARE NO DC RECEPTACLES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
    D. ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, EG. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.

ELECTRICAL NOTES

GENERAL REQUIREMENTS:

ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRICAL CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT WHICH ARE AFFECTED.

THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL (E) CONDITIONS AND SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.

THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS, AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH IS NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.

THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.

WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.

COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT. ARRANGE ANY OUTAGE OF SERVICE WITH THE OWNER AND BUILDING MANAGER IN ADVANCE. MINIMIZE DOWNTIME ON THE BUILDING ELECTRICAL SYSTEM.

THE ENTIRE ELECTRICAL SYSTEM INSTALLED UNDER THIS CONTRACT SHALL BE DELIVERED IN PROPER WORKING ORDER. REPLACE, WITHOUT ADDITIONAL COST TO THE OWNER, ANY DEFECTIVE MATERIAL AND EQUIPMENT WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.

"PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.

CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

EQUIPMENT LOCATION:

THE DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.

IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF FURNISHINGS OR EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.

LIGHTING FIXTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. COORDINATE THE FIXTURE LOCATION WITH MECHANICAL EQUIPMENT TO AVOID INTERFERENCE.

COORDINATE THE WORK OF THIS SECTION WITH THAT OF ALL OTHER TRADES, WHERE CONFLICTS OCCUR, CONSULT WITH THE RESPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY, OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

SHOP DRAWINGS:

N/A UNLESS NOTED OTHERWISE.

SUBSTITUTIONS:

NO SUBSTITUTIONS ARE ALLOWED UNLESS OTHERWISE INDICATED

TESTS:

BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

PERMITS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

GROUNDING:

THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.

CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.

FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.

REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.

ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.

ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED THHN (GREEN) INSULATION.

ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.

PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.

GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO SMART SMR ONE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

UTILITY SERVICE:

TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.

CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

PRODUCTS:

ALL MATERIALS SHALL BE NEW, CONFORMING WITH NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

CONDUIT:
RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR, RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

ELECTRICAL METALLIC TUBING SHALL U.L. LABEL, FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.

FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.

CONDUIT RUNS MAY BE SURFACE MOUNTED IN CEILING OR WALLS UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH ARCHITECT PRIOR TO INSTALLING.

ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE

ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.

CONDUITS RUN ON ROOFS SHALL BE INSTALLED ON 4X4 REDWOOD SLEEPERS, 6'-0" ON CENTER, SET IN NON-HARDENING MASTIC.

ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.

PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.

DUPLEX RECEPTACLES SHALL BE SPECIFICATION GRADE WITH WHITE FINISH (UNLESS NOTED BY ENGINEER), 20 AMP, 125 VOLT, THREE WIRE GROUNDING TYPE, NEMA 5-20R. MOUNT RECEPTACLE AT +12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED ON DRAWINGS OR IN DETAILS. WEATHERPROOF RECEPTACLES SHALL BE GROUND FAULT INTERRUPTER TYPE WITH SIERRA #WPD-8 LIFT COVERPLATES.

TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.

PANELBOARDS SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARDS AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPE WRITTEN CIRCUIT DIRECTORY.

ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.

GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

INSTALLATION:

PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., SUPPORT LUMINARIES FROM UNDERSIDE OF STRUCTURAL CEILING, EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.

CUTTING, PATCHING, CHASES, OPENINGS: PROVIDE LAYOUT IN ADVANCE TO ELIMINATE UNNECESSARY CUTTING OR DRILLING OF WALLS, FLOORS CEILINGS, AND ROOFS. ANY DAMAGE TO BUILDING STRUCTURE OR EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR. OBTAIN PERMISSION FROM THE ENGINEER BEFORE CORING.

IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER THE CIRCUMSTANCES.

LOCATION OF TENDONS AND/OR REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE, MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING AND/OR STEEL TENDONS.

PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE C.B.C.

PROJECT CLOSEOUT:

UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALLS DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.

ALL BROCHURES, OPERATING MANUALS, CATALOG, SHOP DRAWINGS, ETC., SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.

GROUNDING NOTES:

ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS. AT&T'S GROUNDING SPECIFICATIONS NUMBER ATT-TP-76416 (CHAPTER 7), AND MANUFACTURER SPECIFICATION.

ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.

GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.

ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.

GROUND RING SHALL BE LOCATED A MINIMUM OF 30" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE.

INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.

EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.

GROUND BARS:

EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT THE BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.

ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.

OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.

GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).

IF EQUIPMENT IS IN A C.L. FENCE ENCLOSURE, GROUND ONLY CORNER POSTS AND SUPPORT POSTS OF GATE. IF CHAIN LINK LID IS USED, THEN GROUND LID ALSO.

GROUNDING AT PPC CABINET SHALL BE VERTICALLY INSTALLED.

ALL GROUNDING FOR ANTENNAS SHALL BE CONNECTED SO THAT IT WILL BY-PASS MAIN BUSS BAR.

ALL EMT RUNS SHALL BE GROUNDED AND HAVE A BUSHING, NO PVC ABOVE GROUND.

USE SEPARATE HOLES FOR GROUNDING AT BUSS BAR. NO "DOUBLE-UP" OF LUGS.

POWER AND TELCO CABINETS SHALL BE GROUNDED (BONDED) TOGETHER.

NO LB'S ALLOWED ON GROUNDING.

PROVIDE STAINLESS STEEL CLAMP AND BRASS TAGS ON COAX AT ANTENNAS AND DOGHOUSE.

ABBREVIATIONS:

BCW	BARE COPPER WIRE
BTS	BASE TRANSCEIVER STATION
C	CONDUIT
(E)	(E)
EG	EQUIPMENT GROUND
(F)	FUTURE
FACP	FIRE ALARM CONTROL PANEL
GEN	GENERATOR
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
LFMC	LIQUID TIGHT FLEXIBLE METAL CONDUIT
MCM	MILLION CIRCULAR MILLS
MI	MECHANICAL INTERLOCK
MP&S	SEE MECHANICAL PLANS & SPECIFICATIONS
(N)	NEW
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NL	NIGHT LIGHT – FIXTURE TO BE UNSWITCHED
PFB	PROVISION FOR FUTURE BREAKER
PVC	POLYVINYL CHLORIDE CONDUIT
(R)	RELOCATE
RG	RELAY TO MONITOR GENERATOR POWER
RU	RELAY TO MONITOR UTILITY POWER
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
WP	WEATHERPROOF
GFCI	GROUND FAULT CIRCUIT INTERRUPTER

NOTE: SYMBOLS INDICATED ABOVE MAY NOT NECESSARILY APPEAR AS PART OF THESE DRAWINGS IF NOT REQUIRED.

Issued For:

CCL00763
HWY 4 - BAILEY

1241 WEST LELAND ROAD
PITTSBURG, CA 94565

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

QUALTEK WIRELESS

AT&T SITE NO:	CCL00763
PROJECT NO:	-
DRAWN BY:	C. COLSTON
CHECKED BY:	-
APPROVED BY:	-

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SHEET TITLE:

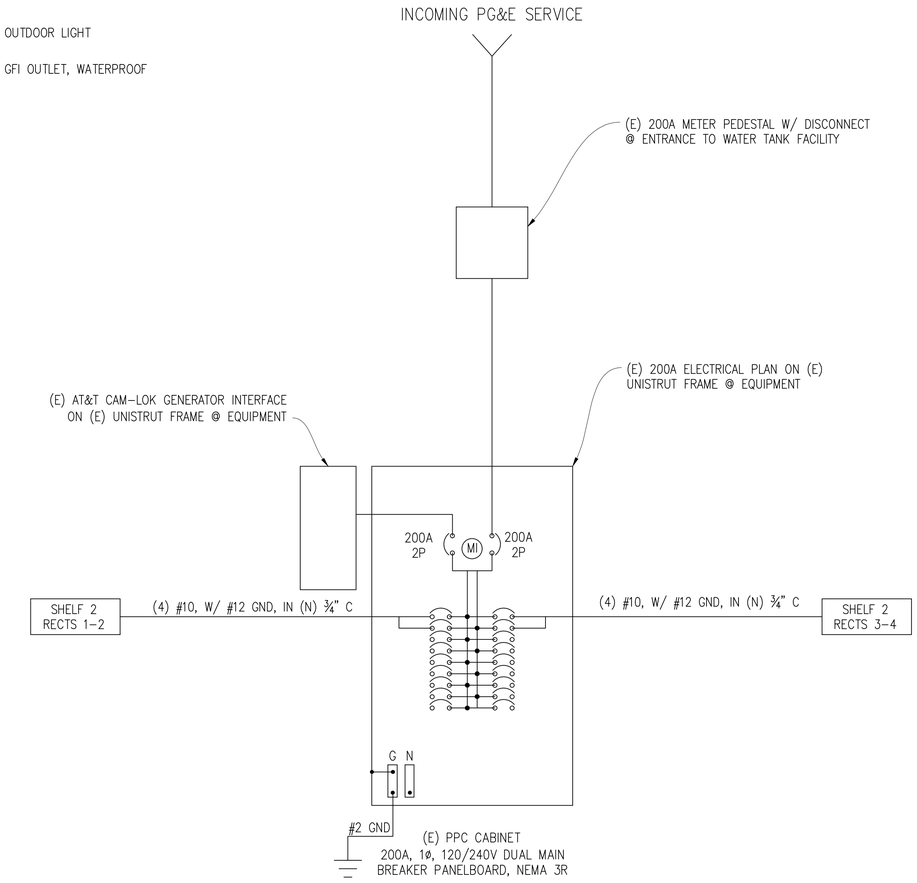
GENERAL
ELECTRICAL NOTES

SHEET NUMBER:

E-1.0

ELECTRICAL LEGEND

- MECHANICAL INTERLOCK
- METER
- CIRCUIT BREAKER
- SERVICE GROUND
- WIRED CONNECTION
- TIMER SWITCH, WATERPROOF
- OUTDOOR LIGHT
- GFI OUTLET, WATERPROOF



SINGLE LINE DIAGRAM

(N) PANEL SCHEDULE

NAMEPLATE : PANEL A			SC LEVEL : 22,000				VOLTS: 120V/240V, 1ø		
LOCATION : OUTSIDE							BUS AMPS: 200A		
MOUNTING : UNISTRUT FRAME							MAIN CB: 200A		
ØA	ØB		BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE		ØA	ØB
LOAD VA	LOAD VA	LOAD DESCRIPTION					LOAD DESCRIPTION	LOAD VA	LOAD VA
1320		(N) SHELF 2 RECTS 1-2	40/2	1	2	40/2	(N) SHELF 2 RECTS 3-4	1320	
	1320	" "	" "	3	4	" "	" "		1320
1200		3106	50/2	5	6	40/2	SPARE	0	
	1200	" "	" "	7	8	" "	" "		0
1000		UMTS 3C	20/1	9	10	40/2	RBA 72 REC 1-2	1320	
	0	PBC02	20/1	11	12	" "	" "		1320
180		FIBER MUX	20/1	13	14	40/1	RBA 72 GFCI	180	
	1320	RBA 72 REC 3-4	40/2	15	16	15/2	SURGE PROTECTOR		0
1320		" "	" "	17	18	" "	" "	0	
5020	3840	PHASE TOTALS					PHASE TOTALS	2820	2640
TOTAL VA =	14320	TOTAL AMPS =	60						

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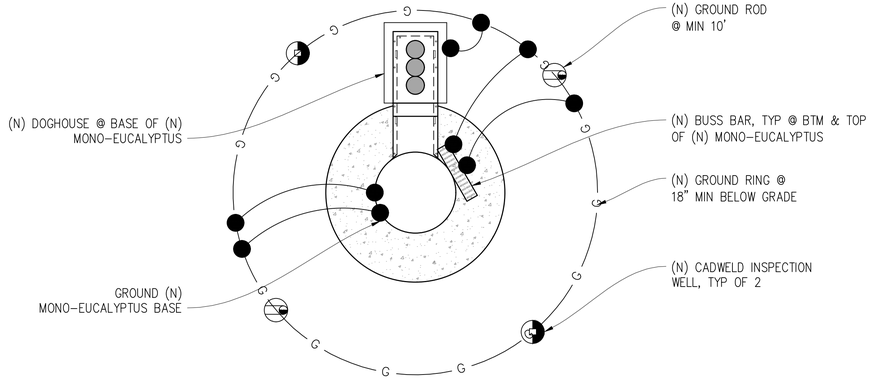
SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER:

E-1.1



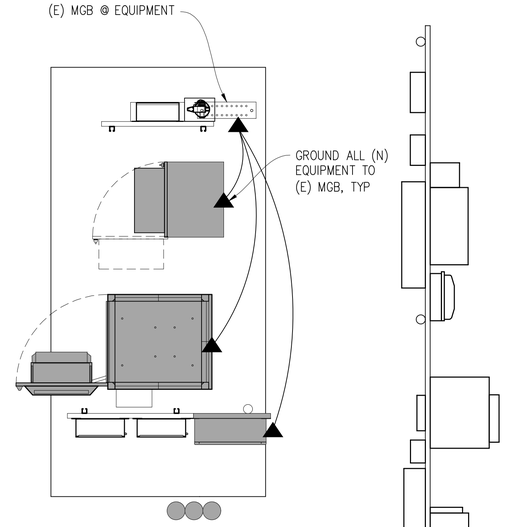
GROUNDING PLAN @ MONO-EUCALYPTUS BASE

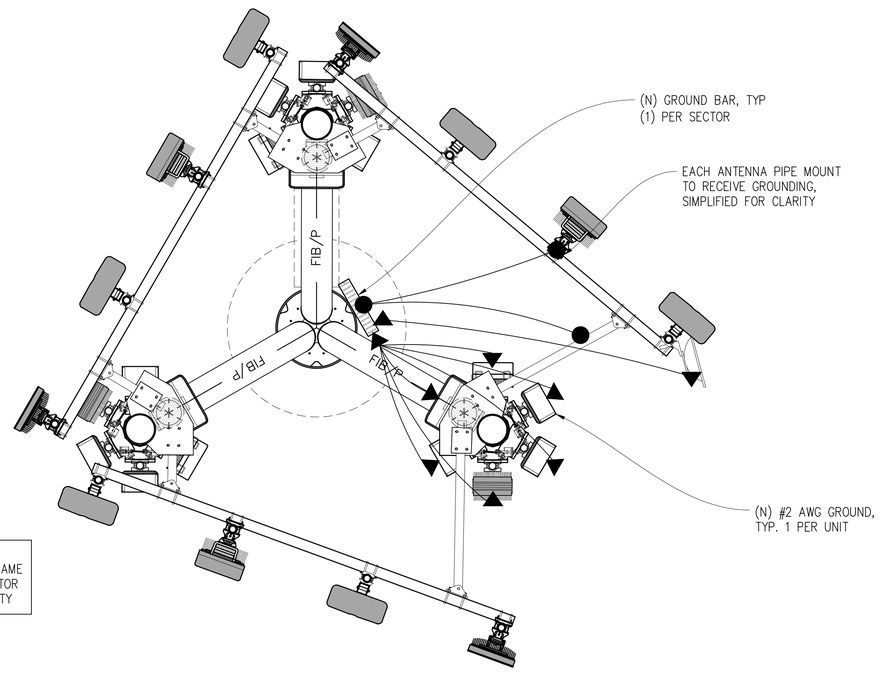
½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

LEGEND

- GROUND RING
- CADWELD CONNECTION (EXOTHERMIC WELD)
- MECHANICAL CONNECTION
- GROUND ROD
- GROUND ROD WITH TEST WELL



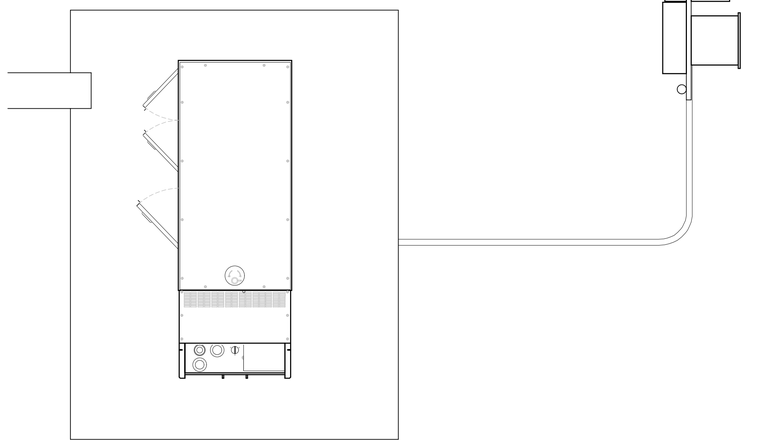


NOTE:
ALL SECTORS TO RECEIVE SAME GROUNDING. ONLY ONE SECTOR IS BEING SHOWN FOR CLARITY

GROUNDING PLAN @ ANTENNAS

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'



GROUNDING PLAN @ EQUIPMENT

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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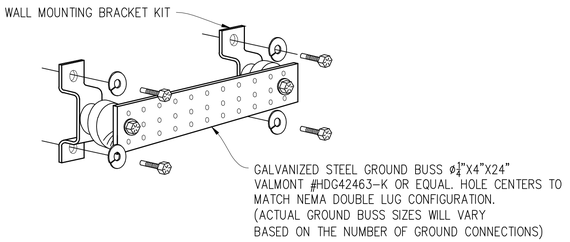
GROUNDING PLANS

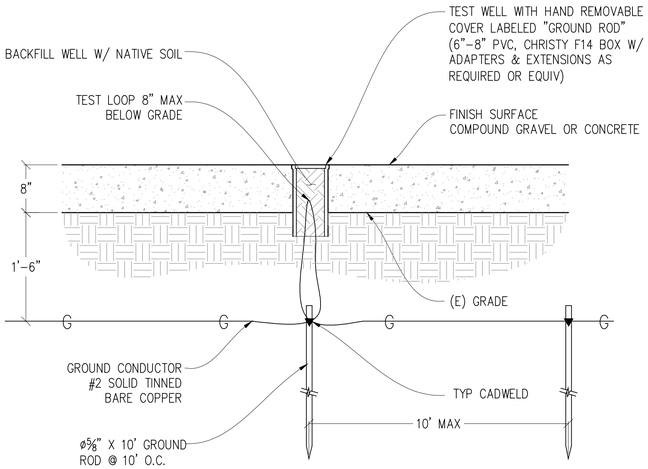
SHEET NUMBER:

G-1.1



1 GROUND BUSS DETAIL

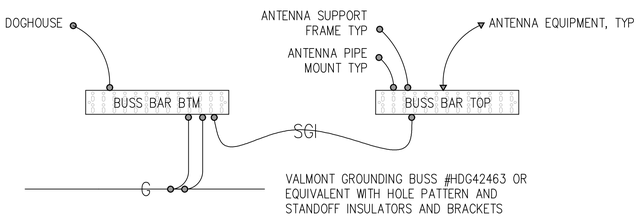
NOT TO SCALE



2 TEST WELL & GROUND ROD DETAIL

1"=1'-0"

NOTE: THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS. THE GROUND RODS SHALL BE ⅝" X 10' COPPER CLAD STEEL SPACED AT 10' INTERVALS MAX. RODS SHALL BE INTERCONNECTED WITH #2 SOLID TINNED BARE COPPER GROUND WIRE BURIED A MINIMUM 18" BELOW GRADE. AN ONSITE INSPECTION BY THE OWNER SHALL BE REQUIRED PRIOR TO ANY BACKFILL.



GROUND BUSS CONNECTION DIAGRAM

NOT TO SCALE

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NOT FOR
CONSTRUCTION

KEVIN R. SORENSEN
S4469

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ENGINEER:

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8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

GROUNDING
DETAILS

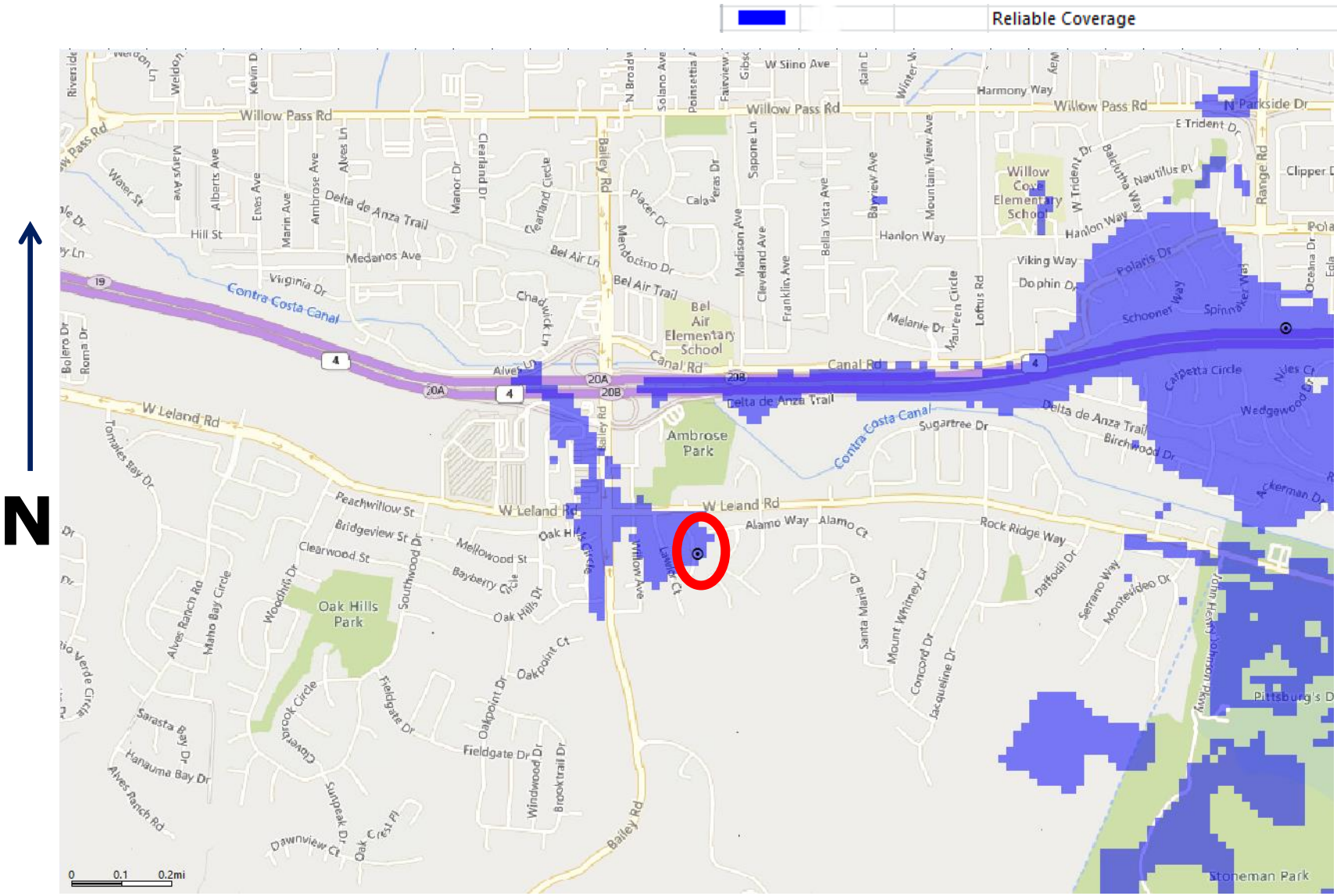
SHEET NUMBER:

G-1.2

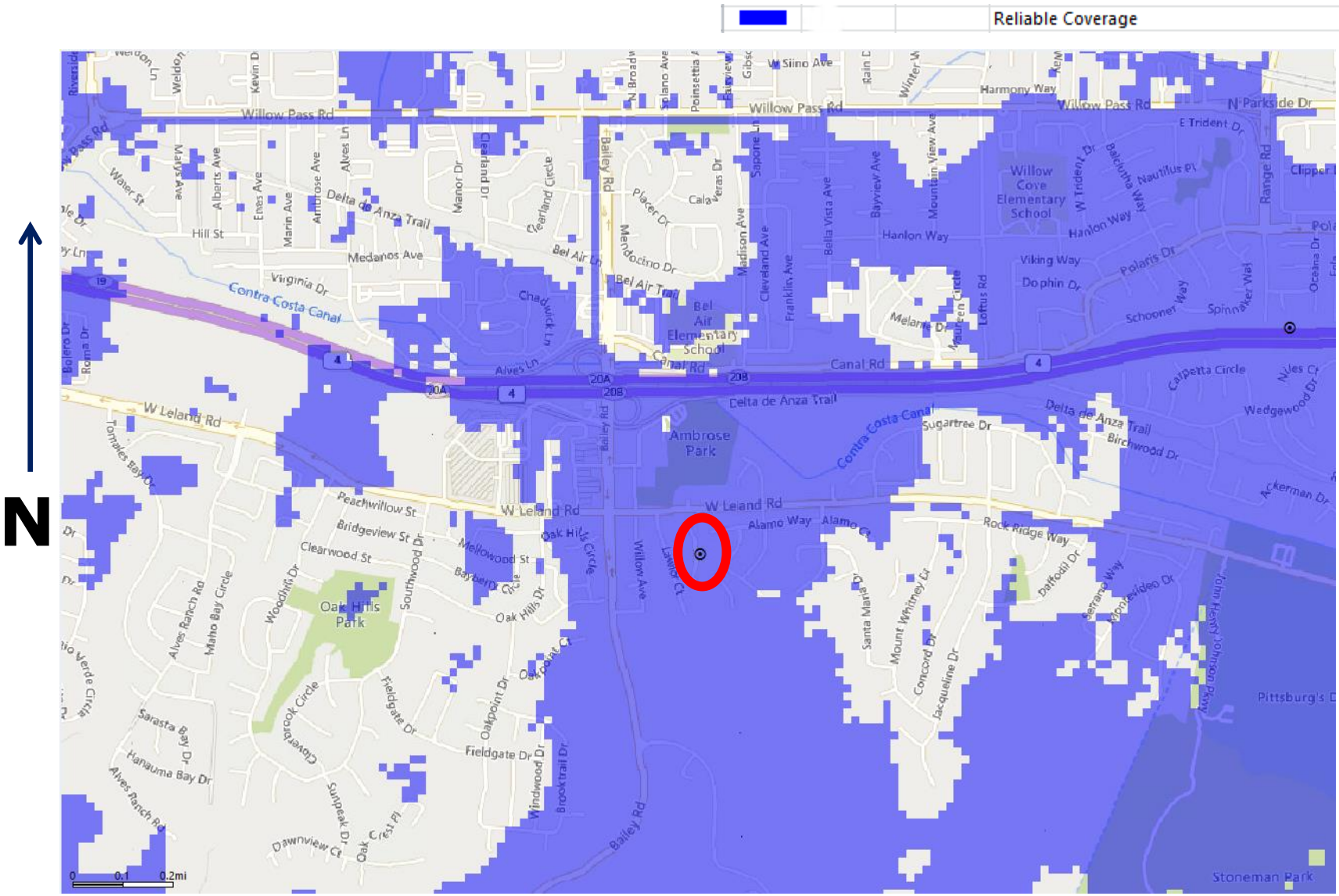
CCL00763

Sep 24, 2024

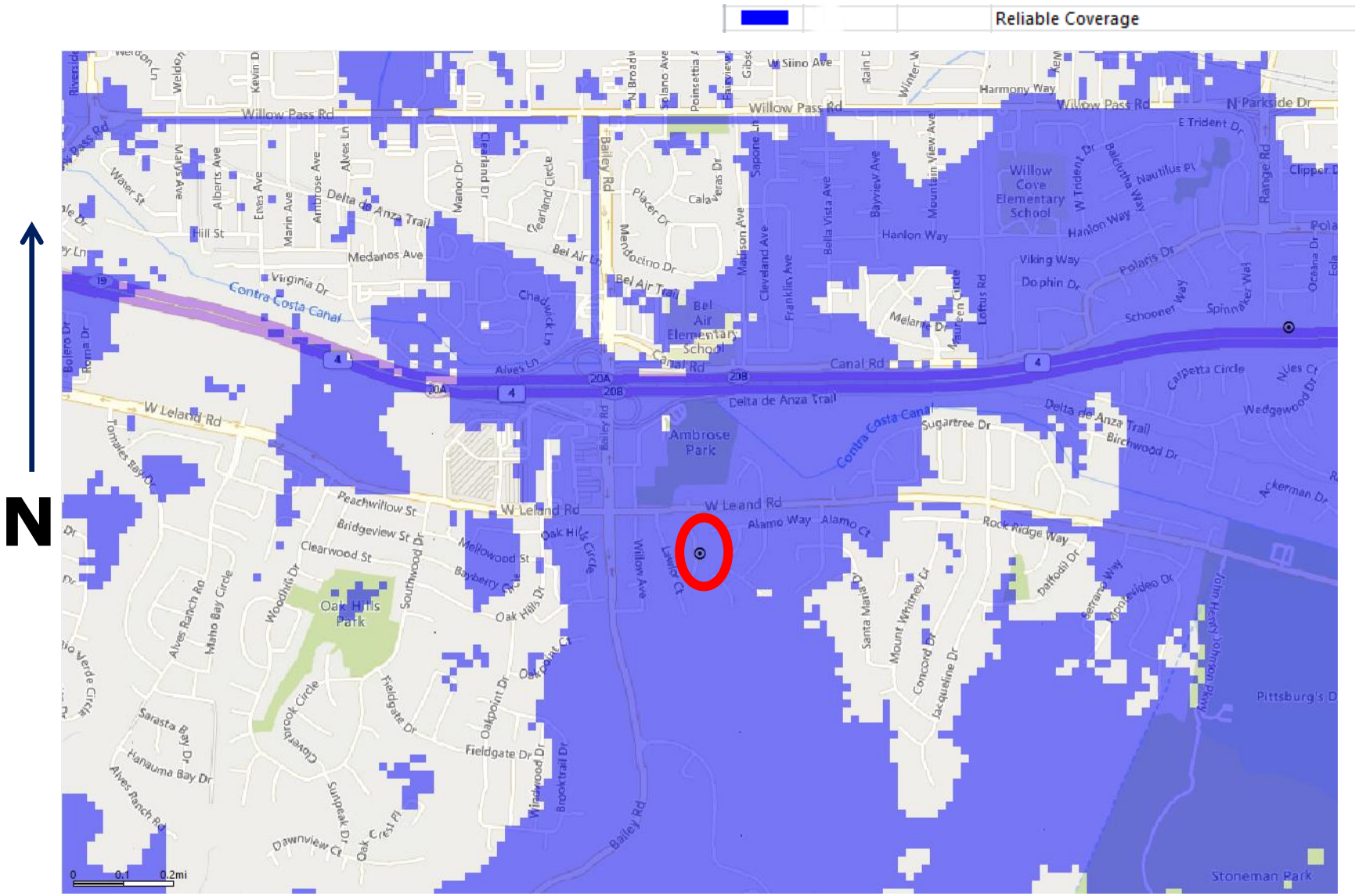
- **Coverage <u>without</u> the site existing**



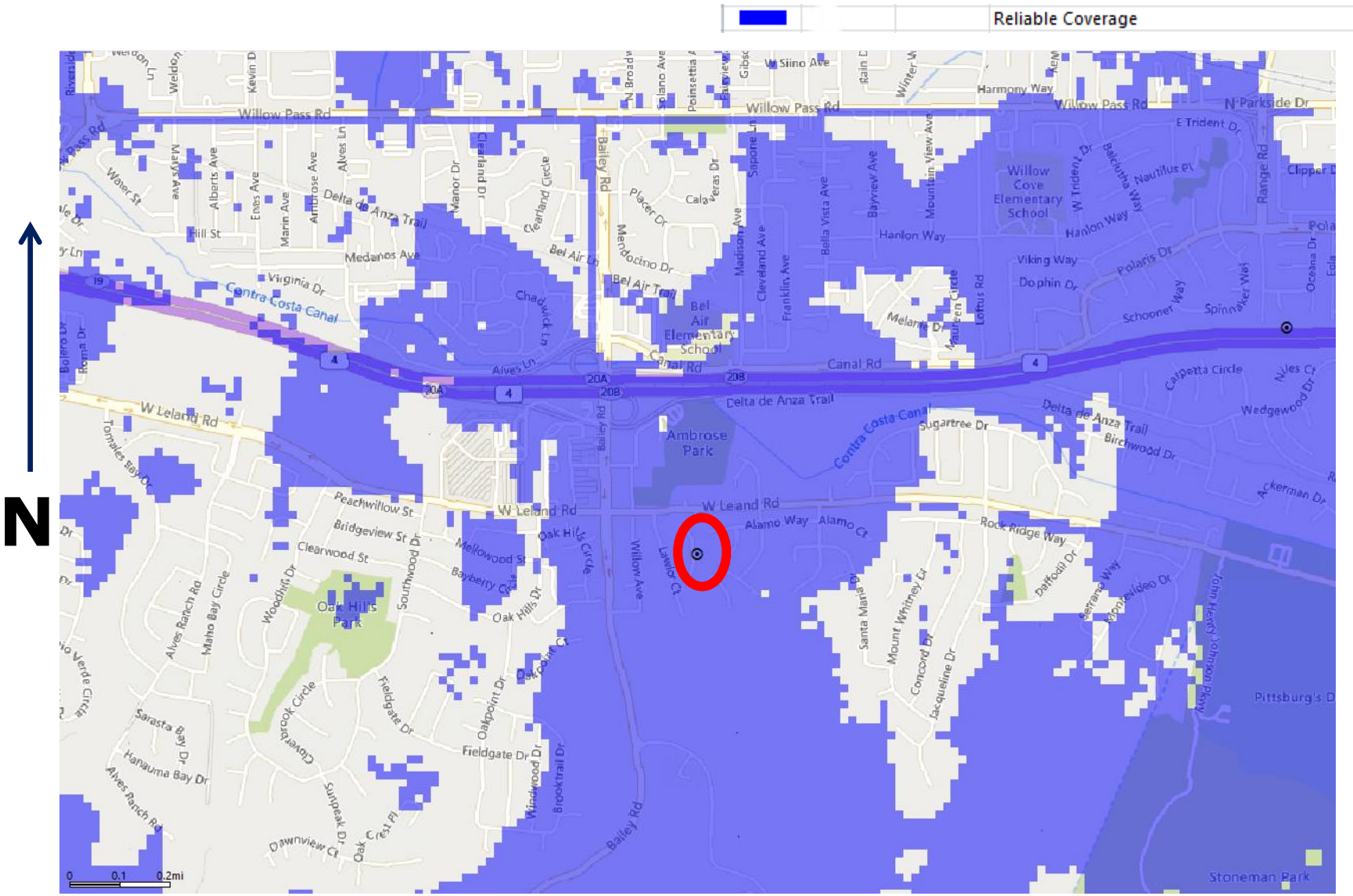
- **Current coverage as-is with current design (10’ RAD Center)**



- **Predicted coverage at height limit (23’ RAD Center)**



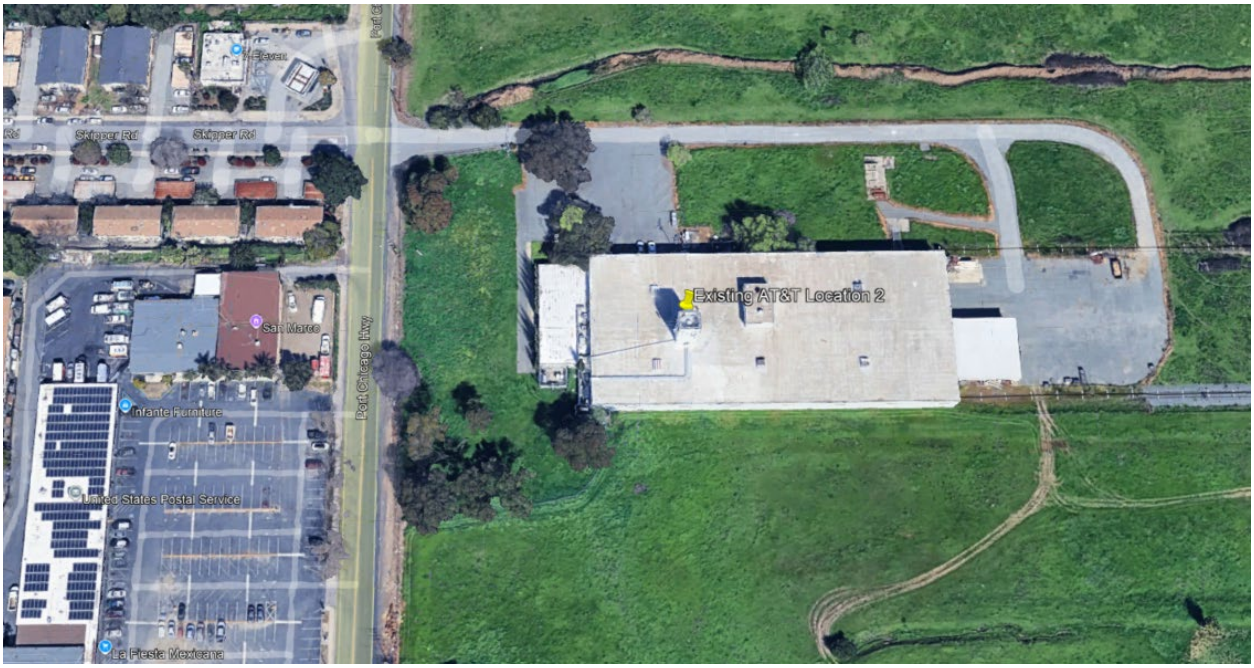
- **Predicted coverage at height limit (35’ RAD Center)**



Existing AT&T Site Location 1:
Address: 101 Avila Road, Concord
Coordinates: 38.019736, -121.980589

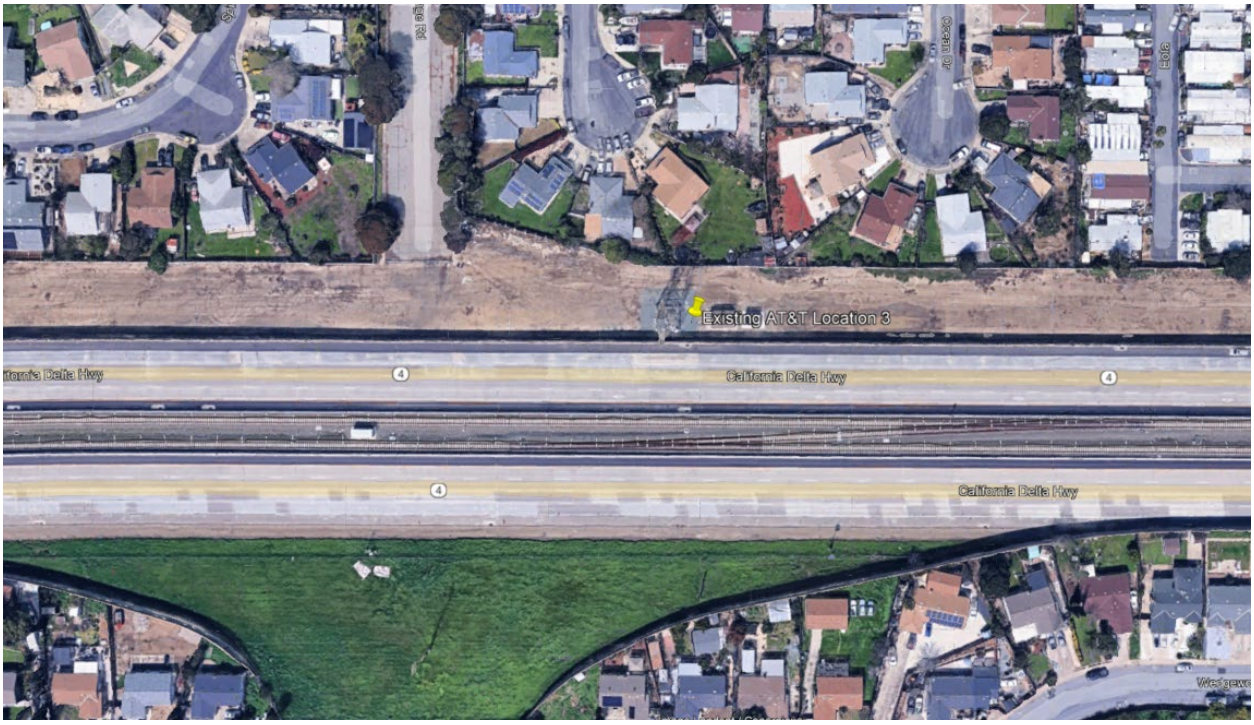
Summary:
Three towers are located on the property at which AT&T is already located on one of the three towers. This site provides coverage along Hwy 4 and the residential communities to the north, east, and south. The towers are 30 feet tall, 45 feet tall, and 49 feet tall and are approximately 2.33 miles from AP-24-0026 proposed facility. This tower does not provide coverage to the area where the proposed wireless facility AP-24-0026 is located.

Existing AT&T Site Location 2:
Address: 761 Port Chicago Hwy, Bay Point
Coordinates: 38.035311, -121.959403



Summary:
Existing Wireless Communications Facility located on rooftop via a stealthed structure design. AT&T is currently on this facility and is serving the surrounding residential communities and commercial/industrial surrounding areas. This structure is approximately 1.85 miles from the proposed AP-24-0026 wireless facility and is approximately 70 feet tall. This wireless facility does not provide coverage to the area where the proposed wireless facility AP-24-0026 is located.

Existing AT&T Site Location 3:
Address: Within Public ROW on PG&E Transmission Tower
Coordinates: 38.020397, -121.917340



Summary:
Existing Wireless Communications Facility located on a PG&E transmission tower. AT&T is currently on this tower and is serving the surrounding residential communities in all direction in addition to Hwy 4. This structure is approximately 150 feet tall and is approximately 1.25 miles from the proposed wireless facility AP-24-0026. Lastly, this facility does not provide coverage to the area where the proposed wireless facility AP-24-0026 is located.

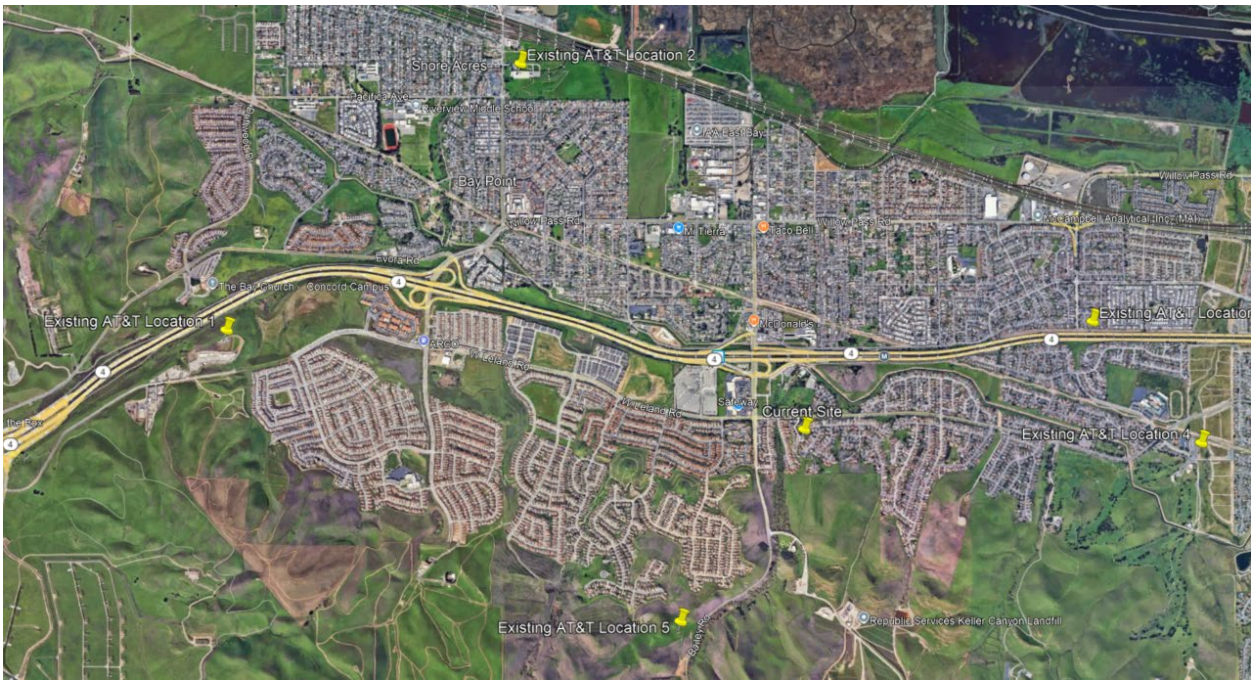
Existing AT&T Site Location 4:
Address: No physical address; APN 095-160-005 - PG&E Transmission Tower
Coordinates: 38.013291, -121.909179

Summary:
Existing Wireless Communications Facility located on a PG&E transmission tower. AT&T is currently on this tower and is serving the surrounding residential communities in all direction in addition to Rancho Medanos Junior High School. This structure is approximately 127 feet tall and is approximately 1.60 miles from the proposed wireless facility AP-24-0026. Lastly, this facility does not provide coverage to the area where the proposed wireless facility AP-24-0026 is located.

Existing AT&T Site Location 5:
Address: 1100 Bailey Road, Bay Point
Coordinates: 38.003076, -121.947636

Summary:
Three towers are located on the property at which AT&T is already located on one of the three towers. This site provides coverage along the Bayley Road corridor to the north and south. The towers are all approximately 40 feet tall and are approximately 0.95 miles from AP-24-0026 proposed facility. This tower does not provide coverage to the area where the proposed wireless facility AP-24-0026 is located.

Map of Existing Wireless Facilities to reference:



Conclusion:

All surrounding existing Wireless Communications Facilities (WCF) already contain AT&T equipment and are providing coverage to other geographic areas around Contra Costa County and/or Pittsburg, CA. The other five WCF's do not replace the current site or the proposed AP-24-0026 Mono-Eucalyptus tree pole even if any of the five sites were modified to a higher height. Instead, they work in parallel with one another to provide the most seamless coverage possible for AT&T customers and first responders. AP-24-0026 currently provides coverage to the surrounding residential communities, the commercial corridor along Hwy 4, and Hwy 4 itself. Since the current WCF, when upgraded, would not be in compliance with FCC EME standards, and, the site is underperforming at the current height, the proposed height increase will not only allow the site to be in compliance with FCC standards, it will also slightly improve the coverage around the coverage areas specified above. Furthermore, after the site is upgraded to current wireless communications technology, the site will substantially increase its capacity (different than coverage). The increase in capacity allows more users to use the network at once without affecting the network's capabilities. Lastly, this WCF has First Net spectrum which is a vital service for our first responders.

AT&T Wireless

CCL00763 Hwy 4 - Bailey
1241 W. Leland Road, Pittsburg, CA
Photosims Produced on 1-17-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Shot Point Map

Existing

SHOT 1

Proposed

view from Delta Vista Lane looking southeast at site

AT&T Wireless

CCL00763 Hwy 4 - Bailey
1241 W. Leland Road, Pittsburg, CA
Photosims Produced on 1-17-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

SHOT 2

Proposed

view from Westwood Court looking north at site

AT&T Wireless

CCL00763 Hwy 4 - Bailey
1241 W. Leland Road, Pittsburg, CA
Photosims Produced on 1-17-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

SHOT 3

Proposed

view from W. Leland road looking southwest at site

AT&T Wireless

CCL00763 Hwy 4 - Bailey
1241 W. Leland Road, Pittsburg, CA
Photosims Produced on 1-17-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

SHOT 4

Proposed

view from Lawlor Court looking northeast at site

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

AT&T Wireless

CCL00763 Hwy 4 - Bailey
1241 W. Leland Road, Pittsburg, CA
Photosims Produced on 1-17-2025

Existing

SHOT 5

Proposed

view from Delta Vista Lane looking northeast at site

AT&T Wireless

CCL00763 Hwy 4 - Bailey
1241 W. Leland Road, Pittsburg, CA
Photosims Produced on 1-17-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

SHOT 6

Proposed

view from W. Leland Road looking southeast at site

AT&T Wireless

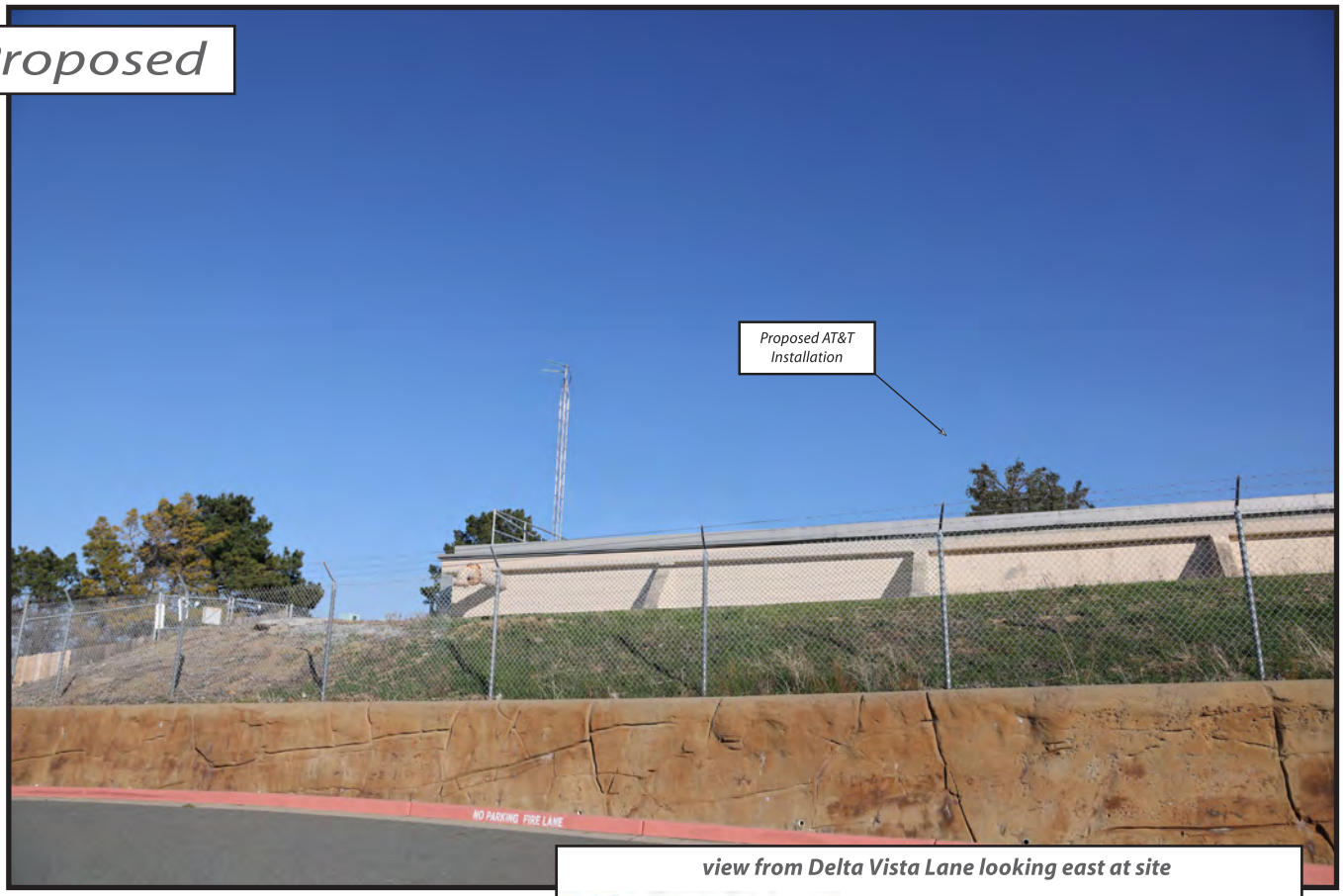
CCL00763 Hwy 4 - Bailey
1241 W. Leland Road, Pittsburg, CA
Photosims Produced on 1-17-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

SHOT 7

Proposed



view from Delta Vista Lane looking east at site

AT&T Wireless

CCL00763 Hwy 4 - Bailey
1241 W. Leland Road, Pittsburg, CA
Photosims Produced on 1-17-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

SHOT 8

Proposed

view from Adobe Place looking northwest at site

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

AT&T Wireless

CCL00763 Hwy 4 - Bailey
1241 W. Leland Road, Pittsburg, CA
Photosims Produced on 1-17-2025

Existing

SHOT 9

Proposed

view from Westwood court looking northwest at site

AT&T Wireless

CCL00763 Hwy 4 - Bailey
1241 W. Leland Road, Pittsburg, CA
Photosims Produced on 1-17-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

SHOT 10

Proposed

view from Alamo Way looking south at site

AT&T Wireless

CCL00763 Hwy 4 - Bailey
1241 W. Leland Road, Pittsburg, CA
Photosims Produced on 1-17-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

SHOT 11

Proposed

view from Alamo Way looking southwest at site

AT&T Wireless

CCL00763 Hwy 4 - Bailey
1241 W. Leland Road, Pittsburg, CA
Photosims Produced on 1-17-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Site Number: CCL00763
RFDS ID: 4496064
Pace Number: MRSFR086291/ MRSFR086434/ MRSFR086800/ MRSFR085317/ MRSFR086806/ MRSFR086242/ MRSFR085320/ MRSFR085325
HWY 4 - Bailey
1241 West Leland Road
Pittsburg, California 04565
Contra Costa County
38.01411944; -121.93858611 NAD83
Monotree

The proposed AT&T installation will be in compliance with FCC regulations upon proper installation of recommended signage.

EBI Project No. 007234
February 3, 2025

Prepared for:

AT&T Mobility, LLC
c/o QualTek
1150 First Avenue, Suite 600
King of Prussia, PA 19406

Prepared by:

EBI Consulting
environmental | engineering | due diligence

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Appendix A Personnel Certifications
Appendix B Compliance/Signage Plan and Elevation View

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CCL00763 located at 1241 West Leland Road in Pittsburg, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 1.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled exposures on any accessible rooftop or ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

As such, the proposed AT&T installation is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014.

The following signage is recommended at this site:

- Yellow CAUTION 2B sign posted at the base of the monotree near the climbing ladder.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. To reduce the risk of exposure and/or injury, EBI recommends that access to the monotree or areas associated with the active antenna installation be restricted and secured where possible. More detailed information concerning site compliance recommendations is presented in Section 4.0 and Appendix B of this report.

1.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm2 for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm^2 and an uncontrolled MPE of 0.57 mW/cm^2. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm^2 and an uncontrolled MPE of 0.47 mW/cm^2. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)

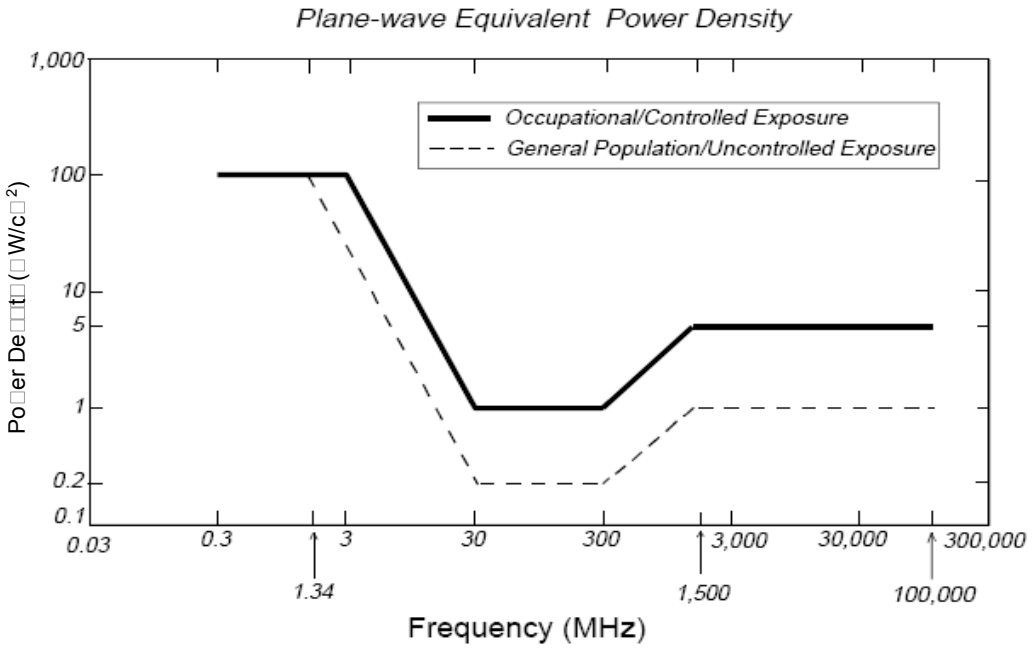
(A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm^2	0.47 mW/cm^2
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 3.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 4.0.

3.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofMaster™ software to estimate the worst-case power density at the site rooftop and ground-level and/or nearby rooftops resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit. A statistical power factor may be applied to the antenna system based on guidance from the carrier and system manufacturers.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled exposures on any accessible rooftop or ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

At the nearest walking/working surfaces to the AT&T antennas on the lower roof level, the maximum power density generated by the AT&T antennas is approximately 41.82 percent of the FCC's general public limit (8.36 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 41.82 percent of the FCC's general public limit (8.36 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground/street level related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At ground/street level, the maximum power density generated by the antennas is approximately 25.44 percent of the FCC's general public limit (5.088 percent of the FCC's occupational limit).

A graphical representation of the RoofMaster™ modeling results is presented in Appendix B.

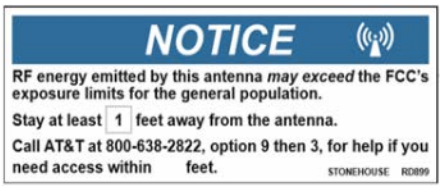
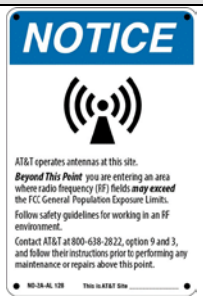
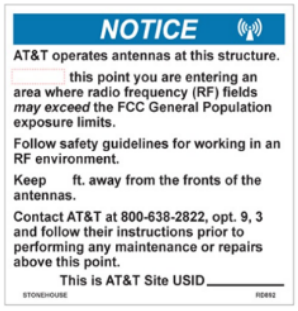
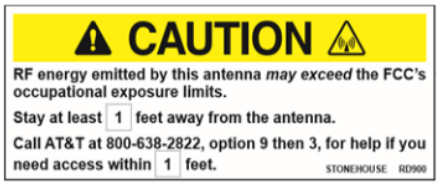
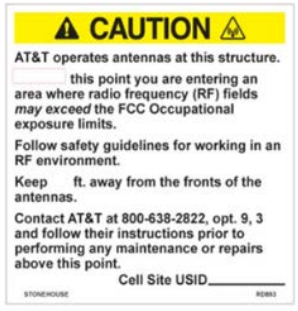
Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
	**NOTICE DECAL**	**TRILINGUAL NOTICE**	 **NOTICE 2**
	**NOTICE SIGN**	**CAUTION 2 – ROOFTOP**	**CAUTION 2A**
	**CAUTION DECAL**	**CAUTION 2B - TOWER**	**CAUTION 2C - PARAPETS**
	**CAUTION SIGN**	**WARNING 1B**	**WARNING 2A**

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, and additional guidance provided by AT&T, the following signage is recommended on the site:

- Yellow CAUTION 2B sign posted at the base of the monotree near the climbing ladder.

No barriers are required for this site. The signage is graphically represented in the Signage Plan presented in Appendix B.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 1241 West Leland Road in Pittsburg, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible rooftop or ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

To reduce the risk of exposure and/or injury, EBI recommends that access to the monotree or areas associated with the active antenna installation be restricted and secured where possible. Signage is recommended at the site as presented in Section 4.0 and Appendix B. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

All workers and individuals accessing the monotree or persons (including arborists), accessing elevated structures or trees within areas exceeding the general public MPE, must be made aware of the presence and locations of antennas and their associated fields, where applicable.

6.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI and its partners are based solely on information supplied by AT&T, including modeling instructions, inputs, parameters and methods. Calculations, data, and modeling methodologies for C Band equipment Include a statistical factor reducing the power to 32% of maximum theoretical power to account for spatial distribution of users, network utilization, time division duplexing, and scheduling time. AT&T recommends the use of this factor based on a combination of guidance from its antenna system manufacturers, supporting international industry standards, industry publications, and its extensive experience. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

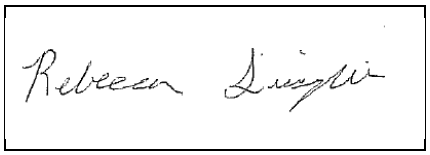
Appendix A

Personnel Certifications

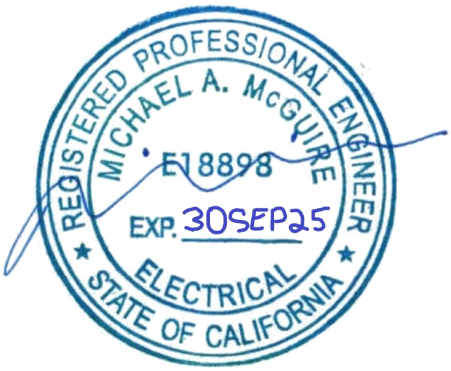
Preparer Certification

I, Rebecca Sinisgalli, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofMaster™ modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Reviewed and Approved by:



sealed 03feb2025

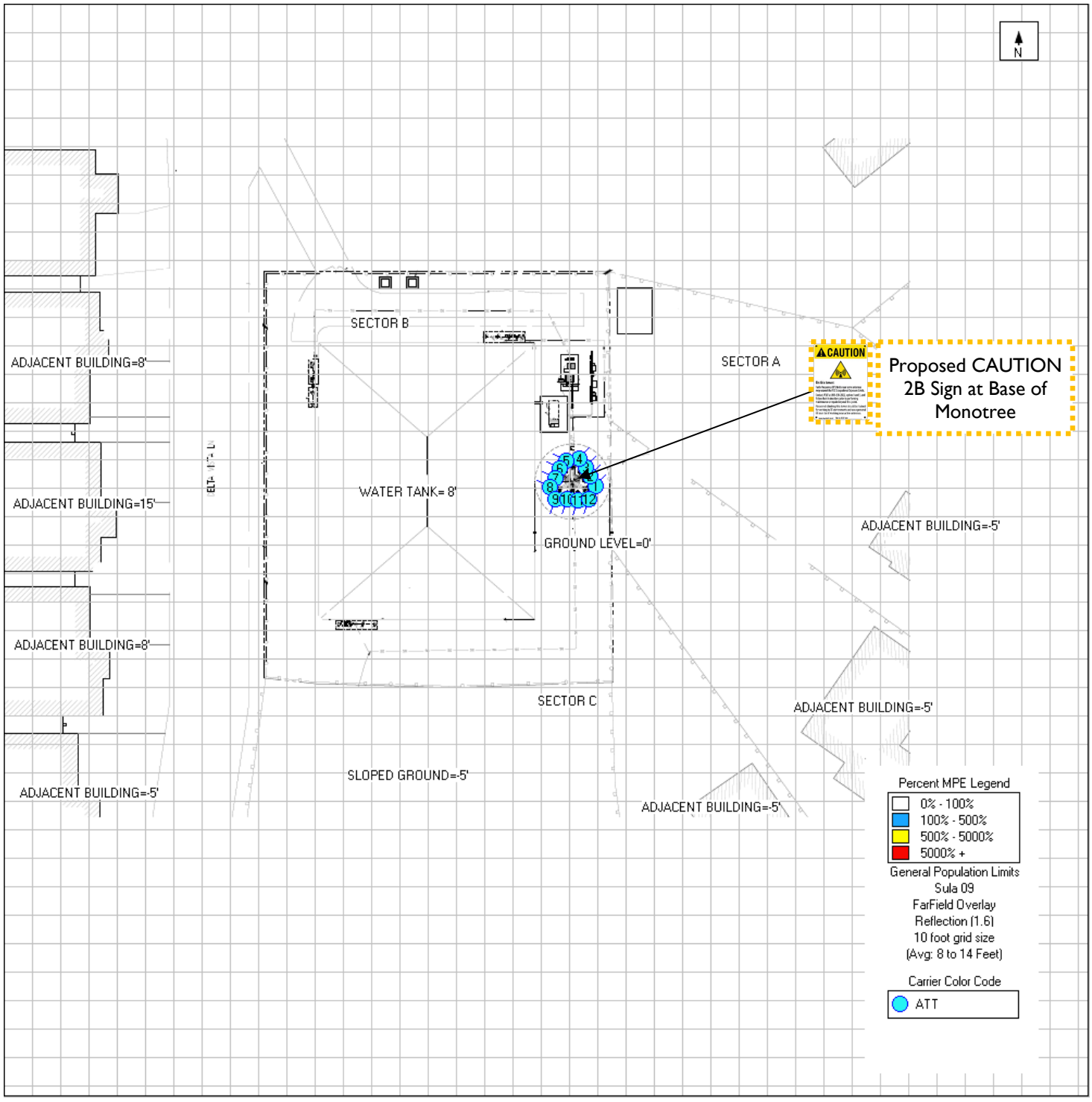
Michael McGuire
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B

Compliance/Signage Plan and Elevation View

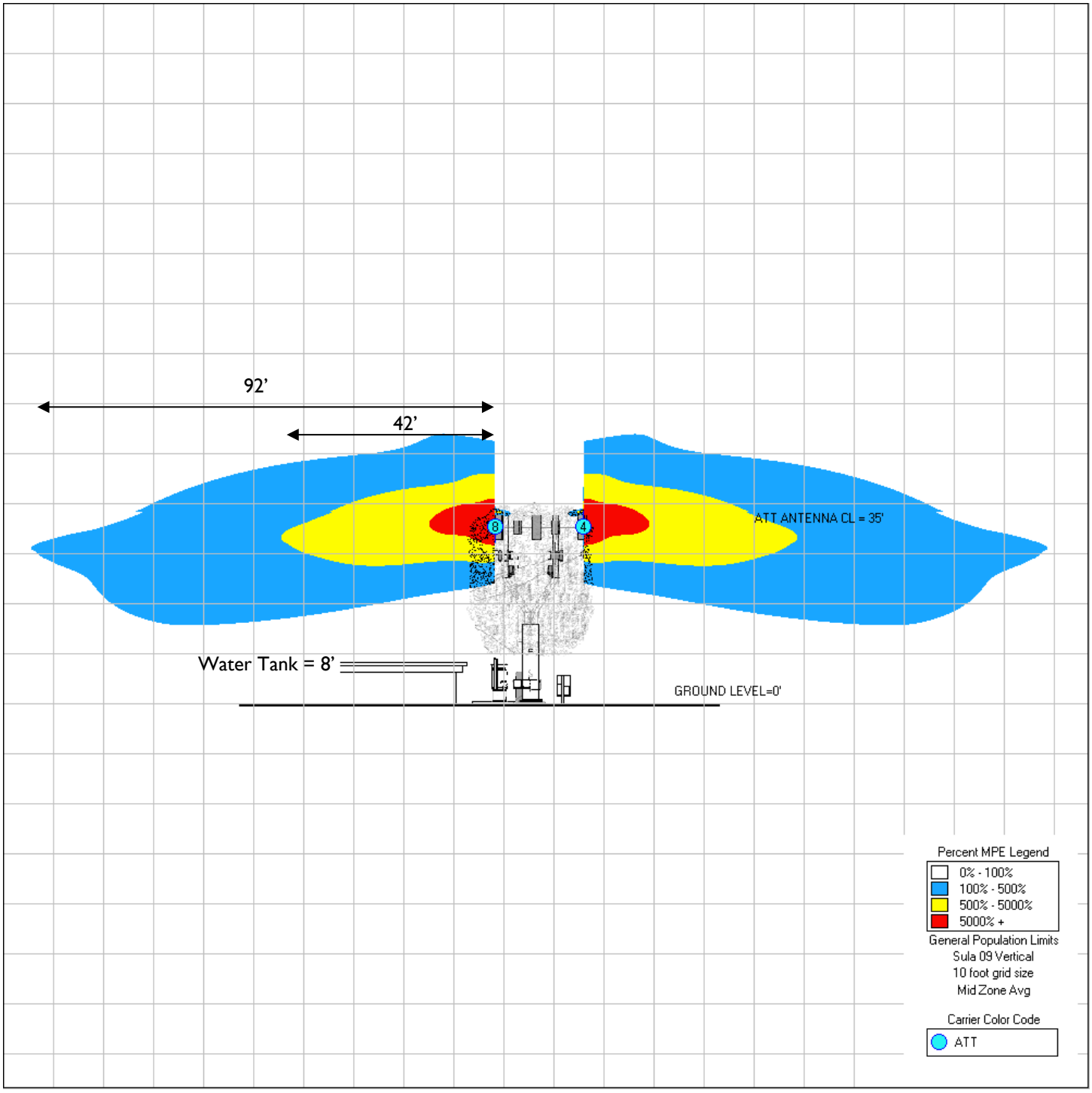
Nearest Walking Surface Simulation



Existing Sign	
Proposed Sign	
Installed Sign	

SIGN IDENTIFICATION LEGEND			
	AT&T NOTICE 2 Sign		AT&T CAUTION 2 – Rooftop Sign
	AT&T WARNING 1B and 2A Signs		AT&T CAUTION 2B – Tower Sign
	AT&T NOTICE Small Cell Signs		AT&T CAUTION 2C – Parapet Sign
	AT&T CAUTION Small Cell Signs		AT&T TRILINGUAL NOTICE Sign

Elevation View



VARIANCE FINDINGS FOR WIRELESS TELECOMMUNICATION FACILITIES - HEIGHT

PER SECTION *18.16.050 SPECIFIC FINDINGS NECESSARY FOR VARIANCE*

AT&T PROJECT ID: CCL00763

AT&T PROJECT NAME: HWY 4 - BAILEY

AUTHORIZED AGENT:

51 WIRELESS GROUP, LLC.

ZONING MANAGER:

Jared Kearsley; 209-968-4315; Jared.Kearsley@51wireless.net

PROPERTY OWNER: SOUTHERN CALIFORNIA WATER COMPANY

APN: 094-030-004

ADDRESS: 1241 WEST LELAND ROAD, PITTSBURG, CA 94565

- **AT&T's Modification of a Wireless Telecommunications Facility Objectives**
- **Variance Findings**

AT&T's Modification to their Wireless Telecommunications Facility Objectives:

AT&T is proposing to modify their Wireless Telecommunication Facility (WTF) in the City of Pittsburg's (City) jurisdiction located on APN 094-030-004 (Subject Property). The purpose of the site modification is to upgrade the antennae equipment to the latest technology to provide their customers with more reliable wireless telecommunications services with technology that is capable of handling more user capacity than the current technology.

AT&T's WTF at the Subject Property consists of the following equipment:

- Twelve (12) Antennas and associated antennae equipment located in three (3) separate locations (Sectors) on the property around a water tank. The twelve antennas are installed on twelve (12) separate poles standing approximately thirteen (13) feet tall.
- Equipment Cabinets and associated ground equipment located on a 6'x12' concrete slab.
- Generator located on a 9'-2"x12' concrete slab.

AT&T originally proposed to upgrade the antennas on the same 13' tall poles, however, the EME report exceeded the FCC EME limits at ground level around each Sector. Then, AT&T looked into increasing the twelve poles to 22'-1", however, the poles failed structurally.

Because of the structural capacity issues and EME exceedance issues of the twelve poles, AT&T is proposing a 40' tall Mono-Eucalyptus faux tree pole which yields a 35-foot Antennae Centerline for each of the twelve antennas. With a 35-foot Antenna Centerline the EME report passes the FCC EME limits at ground level, water tank level, and at any adjacent structures/dwellings.

The 40' tall faux tree pole requires a variance to the height ordinance per the City's Municipal Code. With that said, per the City's Municipal Code, section 18.16.050, specific findings are required for a variance request, as described below:

A. Because of special circumstances concerning the subject property including size, shape, topography, location or surroundings, the strict application of the zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity and in the same land use district;

B. The variance will not constitute a grant of special privilege which is not generally available to other property in the vicinity and in the same land use district; and

C. The variance substantially complies with the intent and purpose of the land use district to which the property is classified.

INTENTIONALLY LEFT BLANK

Below are the Findings for each of the above listed requirements:

A. *Because of special circumstances concerning the subject property including size, shape, topography, location or surroundings, the strict application of the zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity and in the same land use district:*

The Subject Property is located on a small hill elevated above all surrounding properties. The Subject Property is vacant land and consists of a water tank as the means to supply water to the surrounding properties/community. If AT&T is unable to upgrade their antennae equipment to current technology, the surrounding properties will be deprived of optimal wireless telecommunications services. The Subject Property and the WTF are providing much demanded wireless telecommunications services to other properties in the vicinity and in the same land use district. No other surrounding property is a viable location for a WTF as the terrain slopes downward in all directions, and, all surrounding properties comprise of single family residential units. Lastly, provided that the 40' faux tree pole will not exceed FCC EME limits, it will not prevent surrounding properties from their privileges or enjoying their properties.

B. *The variance will not constitute a grant of special privilege which is not generally available to other property in the vicinity and in the same land use district:*

A height variance is available to any surrounding property as long as all three Findings can be found. If a WTF was located on another property in the vicinity and in the same land use district, a height variance would be available to said property.

C. *The variance substantially complies with the intent and purpose of the land use district to which the property is classified:*

The requested height variance substantially complies with the intent and purpose of the land use district, RS-6, Single Family Residential. Wireless Telecommunications Facilities are an allowed use subject to a Conditional Use Permit. Wireless Telecommunications Facilities provides vital wireless telecommunications services to the public and first responders. Lastly, the WTF is consistent with the intent and purpose of the Federal Communications Act of 1996. The proposed WTF has been designed in the least intrusive means (camouflaged pole) while continuing to fill a significant gap in AT&T's coverage area and not exceeding FCC EME limits.

Jared Kearsley

Jared Kearsley
51 Wireless, LLC.
4930 Pacific Street
Rocklin, CA 95677
209-968-4315
Jared.Kearsley@51wireless.net

51 Wireless, LLC
c/o AT&T Mobility
5001 Executive Parkway
San Ramon, CA 94583

LETTER OF AUTHORIZATION
FOR PLANNING/ZONING AND BUILDING PERMIT
APPLICATION AND PROCESSING PURPOSES

Date:	March 12, 2024
Assessor's Parcel Number:	094-030-004
Property Owner:	Southern California Water Co.
Applicant:	51 Wireless, LLC / Jared Kearsley c/o AT&T Mobility
AT&T Site ID and Nam:	CCL00763 / Hwy 4 - Bailey
Project Description:	AT&T CBAND Modification

To Whom It May Concern:

I hereby authorize 51 Wireless, LLC on behalf of AT&T; and their respective employees, agents and contractors, to individually file, and complete all applications, and all forms, necessary for the required permitting related to the modification of the wireless communications facility located on the property owned by Southern California Water Co..

Sincerely,

By: _____

Print Name: Patrick Kubiak

Title: Vice President - Asset Management

Date: March 14, 2024

Planning Application

City of Pittsburg, Community Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

TYPE OF APPLICATION REQUESTED:

- ☐ UP Conditional Use Permit
- ☑ DR Design Review
- ☐ ADR Design Review (Admin)
- ☐ GP General Plan Amendment
- ☐ RZ Rezoning (Includes PUD)
- ☐ SUB Major Subdivision
- ☐ MS Minor Subdivision
- ☑ VA Variance
- ☐ ZA Zoning Administrator
- ☐ TRP Tree Removal Permit
- ☐ TA Temporary Activity
- ☐ PPR Preliminary Plan Review
- ☐ MM Minor Modification (wireless)
- ☐ SR Sign Review (Type:_____)
- ☐ Other:_____

STAFF USE ONLY
Application Number:_____ Date Filed:_____

PROJECT INFORMATION:

Project Name (Business/Development): Hwy 4 - Bailey
Address/Location of Project: 1241 West Leland Road
Assessor's Parcel No(s): 094-030-004
Mapping Address (Latitude/Longitude): 38.014119, -121.938586
Existing General Plan / Zoning Designations: IP
Proposed General Plan / Zoning Designations: N/A
Existing Use: Wireless Communication Facility
Proposed Use: Wireless Communication Facility
Size of Existing Structure(s):
Size of Proposed Additions / New Structure(s): New 40' tall Mono-Eucalyptus
Amount of New Impervious Surfaces (s.f. or acres)[1]:
Property Size (s.f. or acres): 0.41 No. of Existing Lots: 1 Proposed: 0
Days/Hours of Operation: 24/7
No. of Employees, Existing: N/A Proposed: N/A
No. of On-Site Parking Stalls, Existing: N/A Proposed: N/A
HCP Land Cover Type: N/A Cortese List: Yes ☐ No ☐

[1] If over 10,000 square feet, a stormwater control plan and related documents may be required per PMC §13.28.050(A)(2). Please contact Planning staff or refer to the Stormwater C.3 Guidebook available at www.cccleanwater.org/construction/nd.php for further guidance.

Proposed Project/Use Description:

(Attach additional sheets if necessary. For sign permits, include length x width x height dimensions, sign copy, colors, and length of building frontage.)

Modification to an existing unmanned wireless telecommunication facility

Remove and Replace 12 Antennas, Remove 6 RRUS and install 3 New RRUS, Remove all existing antenna Pipes

remove concrete slaps conduits and antennas cables. Install new 40' tall mono-eucalyptus, relocate 15 RRUS to

new mono-eucalyptus; remove existing cabinet; install 2 new cabinet and 13 rectifiers and 3 strings of batteries

install 4 surge suppressors.

APPLICANT INFORMATION:

Applicant Name: 51 Wireless, LLC (AT&T) Primary Contact: Marko Majkovica
E-Mail: Marko.M@51wireless.net Phone: 916-529-5578
Mailing Address: 4930 Pacific St, Rocklin, CA 95677

Property Owner(s): Southern California Water CO.
E-Mail: PSCHUBERT@gswater.com Phone:
Mailing Address: 3035 Prospect Park Drive, Suite 60, Rancho Cordova, CA 95670

Notarized Signature of Agent and/or Property Owner:

Agent (Attach Notary): _____ Date: _____
Property owner/manager (attach notary): _____ Date: March 14, 2024

(If not property owner or manager, provide letter from property owner authorizing agent to sign application.)

SUBMITTAL REQUIRMENTS: *(to be completed by the applicant)*

- ☑ Consultation with Planning Division
- ☑ Completed Planning Application Form
- ☑ 2 sets (minimum) of Project Plans* + 1 electronic set on a flash drive or CD
- ☑ Correct Filing Fees (if paying by check, make payable to "City of Pittsburg")
- ☑ Anticipated Postage Fees for Public Notices (check with Planning Division if applicable)

**One full-sized and one reduced (8.5" x 11" or 11" x 17") required. Please review the Planning Application Submittal Checklist (separate handout) for details about what needs to be included on the project plans.*

STAFF USE ONLY
TOTAL FEES PAID*: _____ Date Rec'd: _____ By: _____

**Attach Copy of Completed Planning Receipt Form or Developer Deposit Request*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On March 14th, 2024 before me, Ledina Hill, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Patrick Kubiak
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LEDINA HILL
Notary Public - California
Orange County
Commission # 2408832
My Comm. Expires Jul 18, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ledina Hill
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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City of Pittsburg
California

65 Civic Avenue
Pittsburg, CA 94565
P: (925) 252-6900
F: (925) 252-4814

pittsburgca.gov

Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **CITY COUNCIL** of the City of Pittsburg will conduct a public hearing on:

DATE:	**February 18, 2025**
TIME:	**7:00 p.m.**
PLACE:	**City Council Chamber at City Hall**
	65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Project Description: This is a public hearing of an appeal of the Planning Commission's Determination to approve an application filed by Jared Kearsley of 51 Wireless, that requested Design Review approval for installation of a new, 40-foot-tall 'Mono-Eucalyptus' Telecommunications Facility on an existing AT&T Unmanned Telecommunication Facility (facility expansion) located on APN: 094-030-004 along Delta Vista Lane, Pittsburg, CA 94565. A request for approval a Variance application was included in the proposed project, which requested to exceed the maximum allowable height in the RS-6 Zoning District from 28' to 40'. The site is located within the 'Single-Family Residential, 6,000 Square-Foot Minimum Lot Size" (RS-6) Zoning District and has a General Plan land use designation of 'Low Density Residential.' Assessor's Parcel No. 094-030-004.

Environmental Determination
The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15332.

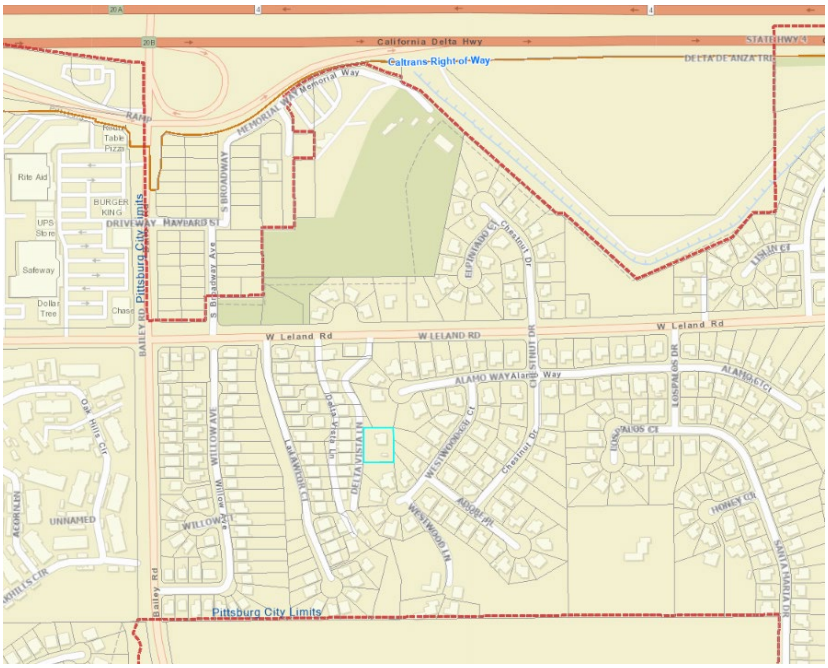
PROJECT PLANNER: Kelsey Gunter, (925) 252-4824 or kgunter@pittsburgca.gov

Why am I receiving this notice? Where can I get more information about this project?
You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code. The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

Where can I get more information about this project? What can I do if I have comments on the project?
The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements. Any persons requiring additional accommodation to review this notice, including visually impaired persons, may contact the Planning Main Line at (925) 252-4920. Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

Para información en español:
(925) 252-4920

JOHN FUNDERBURG
Assistant Director of Community and Economic Development



City of Pittsburg

Community and Economic Development Department - Planning Division
65 Civic Avenue
Pittsburg, CA 94565

NOTICE OF PUBLIC HEARING