City of Pittsburg
Planning Commission Agenda

08/13/2024

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

Regular Meeting
7:00 P.M.

Planning Commission Members

Arlene Kobata, Chair
Sarah Foster, Vice-Chair
Donna Smith, Commissioner
Elissa Robinson, Commissioner
Frank Gordon, Commissioner
Deandra Stokes, Commissioner
Ivelina Popova, Commissioner

Any member of the public who wishes to address the Commission should complete a Speaker's Card, available on the public counter below the dais. Please note on the card the agenda item number, or, for items not listed on this agenda, a brief description of the issue on which you would like to address the Commission. Give the completed form to the Minutes Clerk or a staff member, who will give the card to the Commission Chair. The Chair will invite the speaker(s) to the podium at the appropriate time during the meeting. Each individual will be given three minutes to address the Commission, unless additional time is allowed as provided for spokespersons. Prior to speaking, each speaker is requested to state his or her name and business and city of residence in a clear and audible tone of voice. For items listed under the "Public Hearings" or "Commission Consideration" portions of this agenda, the public hearing or public comment period will follow a brief presentation on the item by Planning Department staff and/or the project applicant.

A decision by the Planning Commission is not final until the appeal period expires 10 calendar days after the date the decision occurred. The applicant, City Council member(s), City Manager, or any affected person may appeal the denial, approval, recommendation, or any condition of approval of an item within the 10-day appeal period. A completed appeal form and the applicable filing fee must be filed with the City Planner, 65 Civic Avenue, Pittsburg. The appeal form must include the name and address of the appellant and state the reasons for the appeal. The appeal will be set for City Council consideration and appropriate public notification given.

The Commission requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the Council Chamber. Please turn off or set to vibrate all cellular phones, and refrain from making personal, impertinent or slanderous remarks. Boisterous or disruptive behavior while the Commission is in session, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the Planning Commission meeting is considered counterproductive and will not be tolerated, and the Commission Chair can order any person who engages in such conduct to leave the Council Chamber.

This agenda was posted in City Hall on Friday, August 9, 2024

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

1. **Railroad Commons, AP-22-0105 (SUBD, DR, TRP)**
   Staff will be requesting a continuance on this item to a date to be determined. Once a date has been determined, staff will re-notice the item for the Planning Commissions consideration and prepare a staff report.

COMMENTS FROM THE AUDIENCE

CONSENT

2. **Minutes**
   Minutes of July 23, 2024

COMMISSION CONSIDERATIONS

3. **Consideration of a Resolution approving Bancroft Gardens II Residential Subdivision Design Review, AP-16-1170 (DR).**
   This is a request for Planning Commission approval of Design Review of floor plans and architectural plans, and conceptual landscape plans of 28 new single-family residential homes within Subdivision 8805, “Bancroft Gardens II Subdivision”. There are a total of four floor plans (2 single-story and 2 two-story), each with three architectural types proposed to be used throughout Subdivision 8805 (Mission, French Country, and Prairie). Proposed single-family homes consist of single-story and two-story plans ranging from 1,977 square-feet to 2,569 square-feet. The project site is located at the terminus of Birchwood Drive and is within the RS-6 (Single-Family Residential, minimum 6,000 square-foot lot) Zoning District. (APN’s: 095-460-001 through -028).

   Architectural Design Review within an already approved subdivision (Subdivision 8805) as proposed in this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, “Existing Facilities,” (CEQA Guidelines, section 15301). Additionally, the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061 (b)(3).

4. **New FirstNet/AT&T Wireless Facility, AP-22-0123 (DR, VA)**
This is a public hearing on a request for approval of: 1) Design Review for installation of a new, 80-foot-tall faux 'Water Tank' Telecommunications Facility, and 2) a Variance from the required maximum height standards. The project site is located on a leased portion of the 1.89-acre property located at 1415 Simpson Court. The site is located within the 'Community Commercial' (CC) Zoning District. Assessor's Parcel No. 088-570-013. The purpose of the proposed project is to enhance wireless broadband connectivity and capacity for emergency service uses, as well as enhancing services to AT&T Wireless users.

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.

ZONING ADMINISTRATOR REPORTS

5. **Notice of Intent to Conduct a Zoning Administrator Public Hearing and Exercise Delegated Design Review Authority**
The Zoning Administrator submits two notices of intent to conduct a Zoning Administrator public hearing one for a Fence Height Exception (FHE) to construct an eight-foot fence at 1062 Beacon Street; and one for Use Permit (UP) and Design Review (DR) to establish a commercial seafood store and processing operation at 2585 East Leland Road. The Zoning Administrator also submits one notice of intent to Exercise Delegated Design Review Authority.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

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 citizens. 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 Commission 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)

GENERAL INFORMATION

Copies of the open session agenda packets that are distributed to the Planning Commission are on file in the office of the Planning Department, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning no fewer than 72 hours in advance of the meeting, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except city holidays). Additionally, if any reports or documents that are public records are distributed to the Planning Commission fewer than 72 hours before the meeting, those reports and documents will also be available for public inspection in the city's Planning Department and at the Commission meeting. The Pittsburg Library is also provided a full agenda packet for your convenience. As a courtesy, the agenda is also located on the city's website at www.ci.pittsburg.ca.us.

City of Pittsburg
Community and Economic Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

Memorandum

August 13, 2024

TO: Planning Commission

FROM: John Funderburg, Secretary

RE: Railroad Commons, AP-22-0105 (SUBD, DR, TRP)

Staff will be requesting a continuance on this item to a date to be determined. Once a date has been determined, staff will re-notice the item for the Planning Commissions consideration and prepare a staff report.

MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

July 23, 2024

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Kobata at 7:00 p.m. on Tuesday, July 23, 2024, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Kobata, Vice-Chair Foster, Commissioners Gordon, Popova, Robinson, Stokes

Absent: Commissioner Smith

Staff: Assistant Director of Community and Economic Development John Funderburg, Assistant Planner Ariana Ruiz, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Robinson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

1. Minutes
   Minutes of June 25, 2024

On motion by Commissioner Gordon, to approve the consent item(s), seconded by Commissioner Robinson.

AYES:	Foster, Gordon, Kobata, Popova, Robinson, Stokes
NAYES:	None
ABSTAIN:	None
ABSENT:	Smith

COMMISSION CONSIDERATION

2. AP-24-0046 Public Storage Redevelopment – Extension of Approval of AP-18-1315 (RZ, DR, TRP.

A presentation was made to the Planning Commission by Assistant Planner Ariana Ruiz requesting a two-year extension for the design review approval to construct a three-story self-storage building totaling approximately 151,392 square feet. The site is zoned PD-O (Planned Development with limited overlay) District. Accessor's Parcel No. 073-270-088.

Applicant Brian Ulrich spoke on behalf of the project.
Chair Kobata opened public comment.
There being no one to speak further on this time, Chair Kobata closed the public comment.

On a motion by Commissioner Robinson, to adopt a Resolution extending the Term of Design Review approval for the Public Storage Development project subject to conditions AP-24-0046 (EXT of DR), seconded by Commissioner Gordon:

AYES:	Foster, Gordon, Kobata, Popova, Robinson, Stokes
NAYES:	None
ABSTAIN:	None
ABSENT:	Smith

ZONING ADMINISTRATOR REPROTS

There were no zoning administrator reports.

STAFF COMMUNICATIONS

Secretary Funderburg discussed the tentative schedule for upcoming meetings.

Two (2) items tentatively being presented at the August 13, 2024, meeting;

1. AP-16-1170 - Design Review approval for 28 new single-family residential homes. The project site is located west of Birchwood Drive and is within the RS-6 (Single-Family residential, minimum 6,000 square foot lot) zoning district.

2. AP- 22-0123 -Design Review approval to install a new, approximately 80-foot-tall 'Water Tower' Telecommunications Facility on a leased portion of the property located at 1415 Simpson Court. 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.

Two (2) items tentatively being presented at the August 27, 2024, meeting;

1. AP-24-0026 - 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, also a request for approval a Variance application is included in the proposed project to exceed the maximum allowable height in the RS-6 Zoning District from 28' to 40'.

2. AP-24-0047 – VMT Updates (Senate Bill (SB) 743) which was signed into law in 2013, initiated an update to the California Environmental Quality Act (CEQA) Guidelines to change how transportation impacts are evaluated under CEQA, with the goal of better measuring the actual transportation-related environmental impacts of any given project. Under SB 743, the City must now look at a metric known as Vehicle Miles Traveled (VMT) instead of Level of Service (LOS) when analyzing the transportation impacts of new projects.

3. The City will be adopting the Transportation Impact Analysis (TIA) Guidelines (in accordance with VMT thresholds) to establish general procedures and requirements pertaining to if, and when, a TIA is needed and must be prepared for proposed development projects within the City. This guidance is intended to ensure that if a TIA is required, it will address the potential effects of a proposed development on the City's transportation system, giving equal attention to all modes of travel, consistent with the goals of the City's 2040 General Plan.

There were no further staff communications.

COMMITTEE REPORTS

Commissioner Gordon asked a question regarding the notices for the TransPlan meeting and if they were notified that Commissioner Gordon is an alternate and how he will be notified when needed for meetings.

Secretary Funderburg responded that if the primary person for that particular Committee is absent then the Secretary will notify the alternate.

Commissioner Foster informed the Planning Commission that the TransPlan meeting was cancelled but provide an update that CalTrans has a draft bike plan that was implemented in 2018 and is open for comments until August 30, 2024.

Commissioner Robinson provided a comment on the event that was held Port Chicago celebration at Maire Island that included the celebration for the exonerated soldiers.

There were no other committee reports.

ADJOURNMENT

The meeting was adjourned at 7:23 p.m. to August 13, 2024.

Respectfully Submitted,

_____

John Funderburg, Secretary

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
August 13, 2024

ITEM: Consideration of a Resolution approving Bancroft Gardens II Residential Subdivision Design Review, AP-16-1170 (DR).

ORIGINATED BY: Josh Randles, Discovery Builders, Inc., 4061 Port Chicago Highway, Concord, CA 94520.

SUBJECT: This is a request for Planning Commission approval of Design Review of floor plans and architectural plans, and conceptual landscape plans of 28 new single-family residential homes within Subdivision 8805, "Bancroft Gardens II Subdivision". There are a total of four floor plans (2 single-story and 2 two-story), each with three architectural types proposed to be used throughout Subdivision 8805 (Mission, French Country, and Prairie). Proposed single-family homes consist of single-story and two-story plans ranging from 1,977 square-feet to 2,569 square-feet. The project site is located at the terminus of Birchwood Drive and is within the RS-6 (Single-Family Residential, minimum 6,000 square-foot lot) Zoning District. (APN's: 095-460-001 through -028).

RECOMMENDATION:

Staff recommends the Planning Commission approve a Resolution approving Design Review Application No. AP-16-1170, subject to conditions.

BACKGROUND:

On October 26, 2004, the Planning Commission adopted Resolution No. 9531, approving vesting tentative map (Bancroft Gardens II, Subdivision 8805) and a preliminary grading, drainage, and utility plan. The approved subdivision consists of 28 single-family residential lots amongst the 5.79-acre parcel. The Planning Commission also approved Resolution No. 9532 for Design Review of architectural plans for the 28 single-family detached homes. The approval of the Design Review ran coterminous with the approval of the vesting tentative map.

On October 17, 2006, the City Council adopted Resolution No. 06-10599 approving the subdivision improvement agreement and final map for the project. At that time, the Design Review approval expired.

On November 18, 2010, Discovery Builders, Inc., filed a new Design Review Application No. 10-730 requesting approval for eight new architectural plans for Bancroft Gardens II (Subdivision 8805). This project was deemed incomplete due to outstanding comments related to noise study, compliance with Pittsburg's Inclusionary Housing Ordinance, Stormwater Control Plan, Preliminary Landscape Plan, Development Design Review Guidelines, and comments from outside agencies.

On June 21, 2016, the applicant submitted a new Design Review application (AP-16-1170), for Design Review for the Bancroft Gardens II subdivision. On September 9,

2016, the applicant requested the project remain pending until further notice. The applicant decided to move forward with the project and contacted staff to reinitiate processing of the application and work on addressing planning comments and the proposed conditions of approval.

On June 25, 2024, the Planning Commission, upon written request by the applicant continued the public hearing to a date to be determined. After, requesting the continuance the applicant met with staff to discuss the proposed final conditions of approval and inclusionary housing requirements. The project applicant has reviewed this condition and has stated they will meet all obligatory requirements.

PROJECT DESCRIPTION:

Existing Conditions: The site is approximately 5.79 acres and is currently undeveloped and has been subdivided into twenty-eight lots. There is an existing 30'-wide PG&E (gas line) easement that runs east to west along the northern portion of the subdivision. his easement has building, structure, and tree restrictions. Resolution No. 9531 requires a trail access point from the development to the Delta De Anza Trail. The site is located at the existing terminus of Birchwood Drive.

Surrounding Land Uses: The site is bordered by Bancroft Gardens I, an existing single-family residential subdivision, single-family residential units across a 100-foot wide East Bay Municipal Utility District Mokelume Aqueduct (EBMUD) easement (known as the Delta De Anza Trail) to the north and northeast, existing single-family residential units across an existing 100-foot wide Pacific Gas and Electric (PG&E) to the east, and existing single-family residential units across Contra Costa County Water District canal to the south and southwest. Property located west of the western property line is currently undeveloped.

Project: The applicant is requesting design review approval of architectural and landscape plans for the Bancroft Gardens II Residential Subdivision, as shown in Attachment No.s 2 and 3 of this report. The architectural plans include two single-story house plan models, and two, two-story house models with three attractive exterior designs, each with four color scheme options. The house model designs are characterized by a mixture of hipped and gable-end roofs with concrete tile roofing material; stucco siding and simulated brick or stone veneer; and a combination of single-hung and sliding glass windows with 'mock' shutters.

The proposed house models range from 1,858 to 3,120 square feet in total living area. Each model features either a two- or three-car garage with two wall-mounted bike racks, a minimum of three bedrooms, two bathrooms, a family or 'great' room, living room, a 'nook' or dining room, a kitchen with appliances, and a laundry room. The architectural plans also include a conceptual master plot plan indicating the proposed locations for each type of house model within the subdivision.

The proposed landscape plan includes fencing, planting, and irrigation details for the subdivision. 'Good-neighbor', board-on-board, wooden fencing is proposed between each residential lot. Due to PG&E easement; Lots 1-5, 27, and 28, will contain an access gate to be installed within the 30'-wide easement area. Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

Each residential front yard would be landscaped with one California Native street trees and a combination of colorful, drought-tolerant shrubs and groundcovers. Front yard lawns would not be installed in the subdivision in order to conserve water, reduce maintenance needs, and reduce emissions from mowers and other gardening equipment.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The proposed project site is located within the 'West Leland Subarea' of the 2040 General Plan and is designated 'Low Density Residential (LDR)'. This land use designation is intended to facilitate detached single-family residential development at densities ranging from 1-7 dwelling units per acre (du/ac). The proposed project would be developed consistent with the allowable general plan residential density ranges. The single-family portion of the project would be developed at up to 4.83 du/ac.

The proposed project is consistent with 2040 General Plan Land Use Policies 2-P-2.1, 2-A-2-b, 2-P-2.7, 2-P-2.8, 2-A-14.a, and Housing Element Policies, H-1.1, H-1.4, H-1.7, H-1.8, H-1.9. Specifically, the project would: a) be compatible with existing single-family residential subdivisions located in the immediate area; b) achieve the minimum density requirements of the low density residential land use designation; c) scale and massing of new development is sensitive to the physical and visual character of existing neighborhoods; d) enhance the built and landscaped environment along Birchwood Drive and Birchwood Court; e) provide an attractive living environment for residents; f) include attached accessory dwelling units which would allow extended families to live near each other or provide opportunities for additional income generation; and g) contribute towards meeting the City's Regional Fair Share Housing Needs Allocation (RHNA) for the 2023-2031 housing cycle.

Zoning: The proposed project is consistent with the RS-6 (Single-Family Residential District, 6,000 square foot minimum lot size) District standards of the Pittsburg Municipal Code (PMC) chapter 18.50, in that opportunities for single-family detached residences in neighborhoods is encouraged in the RS-6 District subject to appropriate standards. Consistent with the zoning designation, lots in the single-family portion of the project would average approximately 7,029 square feet and range between 6,001 and 11,208 square feet in size. The RS-6 district allows for one single-family residential unit, as well as one accessory dwelling unit (ADU), to be developed on each legally established

parcel. As shown in Attachment No. 4 of this report, the proposed project meets or exceeds the RS-6 District property development regulations, which include density, height, lot coverage, lot area, lot width, setbacks, and parking. The proposed project would be surrounded by already established residential neighborhoods.

Inclusionary Housing Ordinance: The purpose of PMC Chapter 18.86 (Inclusionary Housing) is to implement General Plan policies by establishing minimum requirements, incentives, and alternative measures to ensure safe, decent and affordable housing for all segments of the city's population, regardless of household income, can be provided. Any residential project involving five or more dwelling units is subject to the City's Inclusionary Housing Ordinance (PMC Chapter 18.86).

As the Pittsburg General Plan Housing Element Policy H-1.7 encourages construction of Accessory Dwelling Units (ADUs) or "second units" to allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners. Pursuant to PMC Chapter 18.86, in order to meet the inclusionary housing obligation for the project, the developer has agreed to construct 3 houses (10% of the total single-family unit count) with attached, income-restricted, JADUs and enter into a Development Agreement for the construction in which they will be constructed prior to the issuance of the 25th building permit for the project. This will be included as a condition of approval for the project.

Homeowners would have the option of using the accessory units to house their extended families or leasing them to other tenants at an affordable rent, as defined in the approved development agreement. As shown on Plan 2, the accessory units would include (at minimum) a living room/bedroom, bathroom, closet, and kitchenette. Each unit will be subject to a "Secondary Unit Regulatory Agreement and Declaration of Restrictive Covenants" (Affordable Housing Agreement).

Design Review

In accordance with PMC section 18.36.220.B, in order to approve a Design Review application, the Planning Commission must determine:

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.

Environmental: Architectural Design Review within an already approved subdivision (Subdivision 8805) as proposed in this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," (CEQA Guidelines, section 15301). Additionally, the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061 (b)(3).

Public Notice: While not required, on or prior to Friday, August 2, 2024, , a 'Notice of Public Meeting' on this item was posted at City Hall and on the 'Public Notices' section of the city's website 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 site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "W Leland/Montevideo", "Ackerman", Range and Wedgewood", and "Trident" neighborhoods.

ANALYSIS:

Design Review: Staff believes that the Planning Commission can make the required findings to approve the proposed project, with the inclusion of specific Conditions of Approval (in addition to those included in the resolution), as detailed below:

- Housing Affordability: The applicant meets requirements for Inclusionary Housing and other obligations. The proposed Conditions of Approval would require the applicant to build three residences with attached ADUs consistent with requirements in PMC Chapter 18.86.

- An existing 30' easement is located along the northern portion of Lots 1 – 5, 27, and 28 due to an existing 26" diameter gas transmission pipeline. This easement has building, structure, and tree restrictions. Future property owners shall not be allowed to install concrete patios, sheds, or trees within PG&E's easement.

- Landscaping along Lots 1 – 5, 27, and 28: Due to the existing 30' PG&E easement, the developer shall not add to or substantially reduce the ground cover over the facilities and within the easement area. Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area.

Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area. No structures or buildings are to be erected in the easement area.

- PG&E shall retain access to maintain the gas line at all times.

- Lots 1 – 5, 27, and Lot 28 shall have a gate installed on fences that cross over the easement.

- Property owners who purchase Lots 1 – 5, 27, and 28, shall be informed they cannot plant any trees or deep-rooted shrubs, concrete patios, or structures within the 30' PG&E easement.

Staff believes the Commission can make the required findings to approve the proposed design review application, as conditioned. The proposed 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 the proposed house models would feature an attractive architectural design characterized by a mixture of hipped and gable-end roofs with high-quality, concrete tile roofing material; stucco siding with horizontal trim, corbels, and simulated stone veneer; and a mixture of single-hung and sliding glass windows with faux shutters, or decorative wrought iron railings. Residential front yards would feature drought-tolerant plants and street trees that would provide seasonal color throughout the subdivision.

The proposed project would be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the project would be built to standard building codes that dictate maximum noise levels for the interiors of residential units.

The exterior design and appearance of the proposed project would complement existing single-family development to the immediate east and the approved Bancroft Gardens I subdivision to the north. The proposed project would improve the overall appearance of the vicinity by improving the vacant parcel into one of landscaping, improvements and new homes. The architecture and design is attractive and there are a total of four models and twelve color schemes proposed.

The proposed project is in harmony with proposed developments on land in the general area, in that there are no proposed developments in the immediate vicinity of the project site. As discussed in the Development Review Design Guidelines section of this report, the proposed project conforms with the applicable Development Review Design Guidelines for single-family development including DRDG sections I.a, I.b, I.e, I.f, I.g, I.h, I.j, I.k, VI.A.2.a, and VI.A.5.

ACTION REQUIRED:

Move to adopt a Resolution approving Design Review Application No. 16-1170, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Project Plans dated December 12, 2019
3. Landscape Plans dated June 18, 2024
4. Property Development Regulations Table
5. Development Review Design Guidelines Table
6. Aerial View/Vicinity Map
7. Public Hearing Notice

Prepared by: Ariana Ruiz, Assistant Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approving Design Review for a 28-Single Family Residential Subdivision at Birchwood Drive and Birchwood Court for "Bancroft Gardens II", AP-16-1170 (DR)." APN: 's: 095-460-001 through -028)	)))))	Resolution No.

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On October 26, 2004, the Planning Commission adopted Resolution No. 9531, approving vesting tentative map (Bancroft Gardens II, Subdivision 8805) and a preliminary grading, drainage, and utility plan. The approved subdivision consists of 28 single-family residential lots amongst the 5.79-acre parcel. The Planning Commission also approved Resolution No. 9532 for Design Review of architectural plans for the 28 single-family detached homes. The approval of the Design Review ran coterminous with the approval of the vesting tentative map.

B. On October 17, 2006, the City Council adopted Resolution No. 06-10599 approving the subdivision improvement agreement and final map for the project. At that time, the Design Review approval expired.

C. On November 18, 2010, Discovery Builders, Inc., filed a new Design Review Application No. 10-730 requesting approval for eight new architectural plans for Bancroft Gardens II (Subdivision 8805). This project was deemed incomplete due to outstanding comments related to noise study, compliance with Pittsburg's Inclusionary Housing Ordinance, Stormwater Control Plan, Preliminary Landscape Plan, Development Design Review Guidelines, and comments from outside agencies.

D. On June 21, 2016, the applicant submitted a new Design Review application (AP-16-1170), for Design Review for the Bancroft Gardens II subdivision. On September 9, 2016, the applicant requested the project remain pending until further notice. In June of 2019, the project was resumed. The applicant has worked with staff from 2019 through 2024 to address all outstanding comments and continue processing of the application.

E. On February 22, 2024, Josh Randles submitted all required documents for Design Review Application No. 16-1170, on behalf of Discovery Builders Inc., requesting design review approval of floor plans and architectural plans, and conceptual landscape plans of 28 new single-family residential homes within Subdivision 8805, "Bancroft Gardens II Subdivision". There are a total of four

floor plans (11 single-story and 17 two-story), each with three architectural types proposed to be used throughout Subdivision 8805 (Mission, French Country, and Prairie). Proposed single-family homes consist of single-story and two-story plans ranging from 1,977 square-feet to 2,569 square-feet.

F. The proposed project is governed by the applicable goals and policies of the Pittsburg General Plan (General Plan) and the Pittsburg Municipal Code (PMC) and adopted Design Guidelines.

A. Design review approval can be granted by the Planning Commission only after the Commission makes a determination that the proposed project is consistent with PMC section 18.36.220 (B), which is summarized below:

1. 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;

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

3. 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;

4. the structure is in harmony with proposed developments on land in the general area; and

5. the application conforms with the criteria set forth in any applicable City adopted design guidelines.

G. On Friday, June 14, 2024, , a 'Notice of Public Hearing' for the June 25, 2024, public hearing on this item was posted at City Hall and on the 'Public Notices' section of the city's website 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 site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "W Leland/Montevideo", "Ackerman", Range and Wedgewood", and "Trident" neighborhoods.

H. On June 25, 2024, the Planning Commission, upon written request of the applicant continued the public hearing to a future date.

I. On Friday, August 2, 2024, , a 'Notice of Public Hearing' for the August 13, 2024, public hearing on this item was posted at City Hall and on the 'Public Notices' section of the city's website 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 site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "W Leland/Montevideo", "Ackerman", Range and Wedgewood", and "Trident" neighborhoods.

J. On August 13, 2024, the Planning Commission held a public hearing on Planning Application No. AP-16-1170 (DR), at which time additional oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Consideration of a Resolution approving Bancroft Gardens II Residential Subdivision Design Review, AP-16-1170 (DR)," dated June 25, 2024, 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 establishment of a single-family subdivision within an already approved subdivision (Subdivision 8805) as proposed in this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," (CEQA Guidelines, section 15301). Additionally, the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061 (b)(3).

Design Review:

3. 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 house models feature an attractive architectural design characterized by a mixture of hipped and gable-end roofs with high-quality, concrete tile roofing material; stucco siding with horizontal trim, corbels, and simulated stone veneer; and a mixture of

single-hung and sliding glass windows with faux shutters. The proposed project will also provide an attractive outdoor environment for residents.

4. The proposed project will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the project will be built to standard building codes that dictate maximum noise levels for the interiors of residential units.

5. The exterior design of the proposed project is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value. Rather, the proposed project will enhance the neighborhood's appearance and value, in that it will result in a highly attractive environment utilizing a variety of compatible house and front yard landscape designs. The proposed project will add value to the community by attracting additional residential investment in the area.

6. The proposed project is in harmony with proposed developments on land in the general area, in that there are no proposed developments in the immediate vicinity of the project site.

7. The proposed project will substantially conform to all applicable Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864) for single-family development.

B. The Staff Report entitled, "Consideration of a Resolution approving Bancroft Gardens II Residential Subdivision Design Review, AP-16-1170 (DR)," dated June 25, 2024, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves Design Review Application No. 16-1170, subject to the following conditions:

Planning Conditions:

1. Conformity with Project Plans: The project shall be constructed in substantial conformity with the project plans and renderings dated December 12, 2019, 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.

2. Plot Plan Layout: Final plot plan layout shall be in substantial conformity with the conceptual master plot plan shown on the project plans. Minor plot plan rearrangements may be made subject to review and approval by the Planning Division. Rearrangements shall not result in more than two of the same Plans 1-4 house models being located next to one another. Where two of the same house

models are placed next to one another, one of the house models shall be reversed and a different color scheme shall be applied to each house model.

3. Single Story Units: Lots 6 and 16 shall be sited with a single-story structure. At least five (5) units in the subdivision shall be of a single-story design.

4. The developer shall hire a professional acoustical engineer to conduct an acoustical study on the site. The acoustical study shall identify and analyze existing and future noise levels on the site and recommend changes to the project design in order to reduce exterior noise in homes to 45 Db or less. The study shall specifically consider the adequacy of any existing recommendations of the acoustical study conducted for Bancroft Gardens I (Subdivision No. 8657) as they may apply to this project. The developer shall implement the recommendations of the acoustical studies in order to meet the performance objective of reducing exterior noise in homes to 45 Db or less. Recommendations of the acoustical study shall be reflected on the building plans prior to issuance of the first building permit.

5. Houses with Simulated Stone Veneer: The developer shall construct a minimum of 22 houses with simulated brick or stone veneer in the subdivision. The simulated stone veneer shall wrap around the entire base of the front and side building elevations and shall terminate at the side gate or fence locations.

6. Garage Doors: All houses constructed in the subdivision shall include automatic garage doors with standard ‘window lites’ as shown on the project plan architectural elevations.

7. Exterior Light Fixtures: All front facades of houses constructed in the subdivision shall include decorative exterior light fixtures.

8. Wall-Mounted Bike Racks: All houses constructed in the subdivision shall include at least two wall-mounted bike racks in garage areas as shown on the project plans.

9. Mailbox Clusters: The developer shall install the ‘Vital 1570 Series’ (Model #1570-12V2SD) decorative mailbox.

10. House Addresses: The developer shall install on each residence, minimum four-inch-high block style numbers that contrast with the building façade for address identification purposes. The numbers shall be in color that is contrasting to the background surface to which they are adhered and shall be readily visible from the street. The construction drawings submitted for each house model shall identify the location of the address box or number(s) on the house façade, along with a detail or keynote that describes how the house number will be illuminated or made identifiable from the street.

11. Landscaping and Irrigation: Prior to occupancy of the houses by residents, the developer shall complete installation of landscaping and automatic irrigation systems

in street landscape areas and front and corner side yards of respective lots, in accordance with Article VII (Landscaping, Irrigation and Hydroseeding) of PMC Chapter 18.84, or other applicable water efficient landscape ordinance, subject to approval by the Community Development Department. The developer shall provide the irrigation system controller map, programming table, and annual maintenance schedules to new owners upon sale/transfer of ownership of the residential property from the developer to the buyer. Typical front yard landscaping shall include a minimum of one street tree and one smaller ornamental tree per lot, along with a combination of shrubbery and ground cover. If required landscaping is not completed prior to final inspection and occupancy, the developer shall post a bond to assure that the work is completed to the satisfaction of the City.

12. Final Landscape Plans: Final Landscape Plans shall reflect the following modifications, the front yard areas of Lots 1 and 28 shall be fully landscaped, subject to PMC 18.84 and PG&E restrictions. Subject to review and approval by the Planning Division.

13. Utility Equipment: Where undergrounding has been deemed infeasible or not recommended by Pacific Gas & Electric (PG&E), utility boxes and/or transformers must be masked by either faux stone utility box covers or a landscape screen.

14. Informational Brochures: The developer shall make available to potential buyer's brochures or other written or graphic media that informs visitors and potential buyers about the principles of water-efficient landscapes, including but not limited to those principles that are described in PMC chapter 18.84, article VII.

15. Fencing: The developer shall fence all rear and side yards of all residential parcels with 'good neighbor' board-on-board redwood fencing in conformance with the height and sight distance regulations of the Pittsburg Zoning Ordinance (Title 18), except where such rear or side yard is enclosed by a concrete masonry wall. Lots 1 – 5, 27, and 28 shall have a gate installed that crosses along the easement area. Barbed wire fencing is prohibited.

16. Air Conditioning Units: Air conditioning units shall be placed along the wall in the rear or side yards with a minimum of three feet unobstructed access around the unit, except that one side of the unit may have less than a three-foot separation between the unit and a wall of the house.

17. Exterior Finishes: Roof vents shall be painted the same color as roofing material to which they are adjacent. Downspouts, side vents, attached utility boxes, and hose bibs shall be painted the same color or colors as the surface or surfaces to which they are adjacent.

18. Housing Affordability: The Developer is required to construct three Accessory Dwelling Units (ADUs) within the project pursuant to PMC Section 18.86.080, which will allow extended families to live near each other, increase the City's affordable

housing stock, and provide opportunities for homeowners to generate additional income consistent with General Plan policy 2-P-2.1 and Housing Element Policies H-1.1, H-1.4, H-1.7, H-1.8, H-1.9.

19. Development Agreement: Pursuant to PMC Chapter 18.86.020.D.1., the developer shall enter into a Development Agreement with the City of Pittsburg prior to the issuance of the 10th building permit. As a part of the Agreement the developer shall deed restrict three (3) of the Junior Accessory Dwelling Units, as designed in Plan 2 of the approved Plan Set, to very low, low, or moderate-income household for a period of at least 55 years. The Development Agreement shall be subject to approval by the City Council.

Building Division

20. On the cover sheet, 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.

21. On the cover sheet, please verify the Drawing Index includes all plan sheets. And design criteria. Reference CRC section R106.

22. 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.

23. 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.

24. 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.

Pacific Gas and Electric

25. An existing 30’ easement is located along the northern portion of Lots 1 – 5, 27, and 28 due to an existing 26” diameter gas transmission pipeline. This easement has building, structure, and tree restrictions. Future property owners shall not be allowed to install concrete patios, sheds, or trees within PG&E’s easement.

26. Landscaping along Lots 1 – 5, 27, and 28: Due to the existing 30’ PG&E easement, the developer shall not add to or substantially reduce the ground cover over the facilities and within the easement area. Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4’) in height at maturity may be planted within the easement area. No structures or buildings are to be erected in the easement area.

27. PG&E shall retain access to maintain the gas line at all times.

28. Lots 1 – 5, 27, and Lot 28 shall have a gate installed on fences that cross over the easement.

29. Property owners who purchase Lots 1 – 5, 27, and 28, shall be informed they cannot plant any trees or deep-rooted shrubs, concrete patios, or structures within the 30’ PG&E easement.

Standards Conditions

30. 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.

31. 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.

Indemnification. Developer 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 developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer 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.

32. Expiration of Approval. This design review approval will expire on August 13, 2027, unless a building permit or grading permit has been issued for purposes of construction of this project, or a written request for an 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 permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 13th day of August 2024, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution was adopted by the Planning Commission of the City of Pittsburg on August 13, 2024.

_____
JOHN FUNDERBURG III, SECRETARY
PITTSBURG PLANNING COMMISSION



BANCROFT GARDENS II

PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

A.D. Seeno Construction
Date 12/12/19

MASTER PLOTTING PLAN
"BANCROFT GARDENS II"
SUBDIVISION NO. 8805
CITY OF PITTSBURG CONTRA COSTA COUNTY, CALIFORNIA

40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

BANCROFT GARDENS I SUB: 8657

E.B.M.U.D.
26 OR 23
APN 095-170-005
(MOKELUMNE AQUEDUCTS)

100'

BIRCHWOOD DRIVE

N72°16'22"W

30' PIPELINE ESMT. (GAS LINE) 226 OR 53

5' R.S.D.E.

10' S.S.E.

10' S.D.E.

P.G. & E. (3110 OR 405)

HILLSDALE UNIT VI (264 M 39) SUBDIVISION

LOT 383 LOT 382 LOT 381 LOT

EX. BIRCHWOOD DRIVE

CONTRA COSTA CANAL

N30°18'58"W

526.18'

BIRCHWOOD COURT

N01°01'38"E

525.59'

100' PG&E EASEMENT

P.G. & E. 3110 OR 405

LOT 384 HILLSDALE UNIT VI SUBDIVISION 5400 (264 M 039)

LOT 385

LOT 386

RIESLING COURT

N72°11'42"W 184.11'

28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

SITE

HIGHWAY 4

BANCROFT COURT

WEDGEWOOD DRIVE

BIRCHWOOD DRIVE

E.B.M.U.D.

RIESLING COURT

PG&E

CONTRA COSTA CANAL

WEST LELAND

VICINITY MAP
NOT TO SCALE

DISTRIBUTION TABLE

PLANS:	PLAN 1 SINGLE STORY	PLAN 2 SINGLE STORY	PLAN 3	PLAN 4	TOTALS:
COUNT:	5	6	8	9	28
PERCENT:	17.9%	21.4%	28.6%	32.1%	100%

CITY OF PITTSBURG

ZONING: RS6

BUILDING SETBACKS:

LIVING	20 FEET
PORCH	16 FEET
GARAGE	20 FEET
SIDE GARAGE	15 FEET
CORNER SIDE	10 FEET
SIDEYARD	5 FEET
REAR YARD	10 FEET

APPR. DATE

REGISTERED PROFESSIONAL ENGINEER DAVID O. ISAKSON NO. 21764 CIVIL STATE OF CALIFORNIA

SUBDIVISION 8805 BANCROFT GARDENS

MASTER PLOTTING PLAN

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

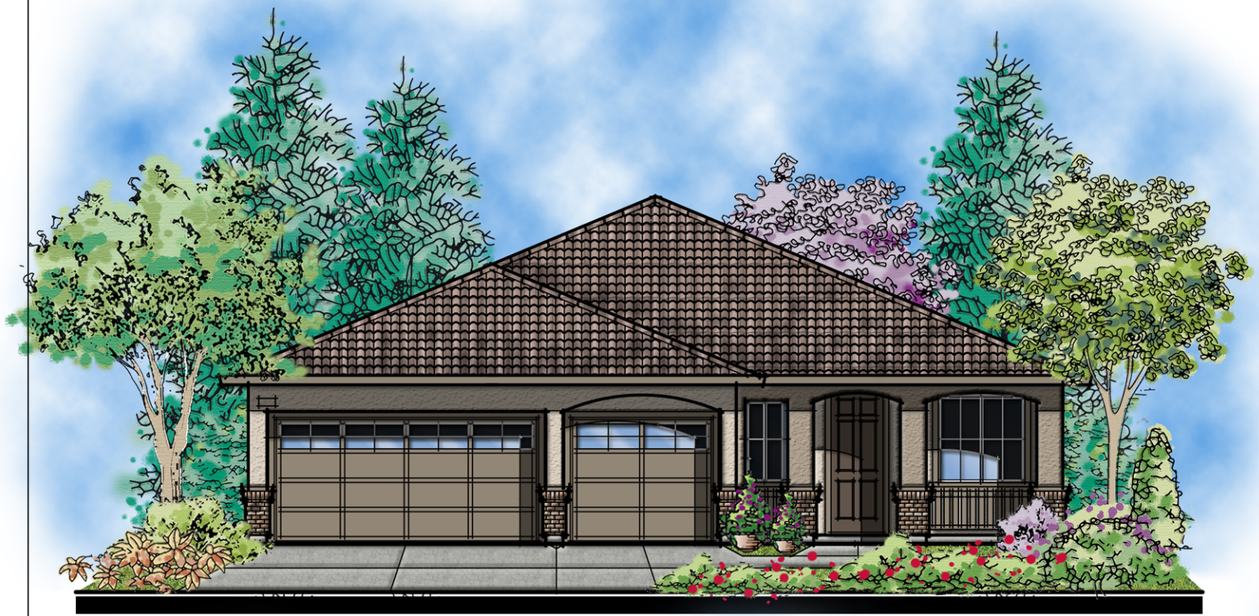
Isakson & Assoc. Inc.
civil engineering land surveying
2 Mirango Court, Clayton, CA. 94517 Phone: (925) 876-0889

DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	JOB NO.	SHEET
12-12-19	DOI	STAFF	DOI	200327	1 OF 1

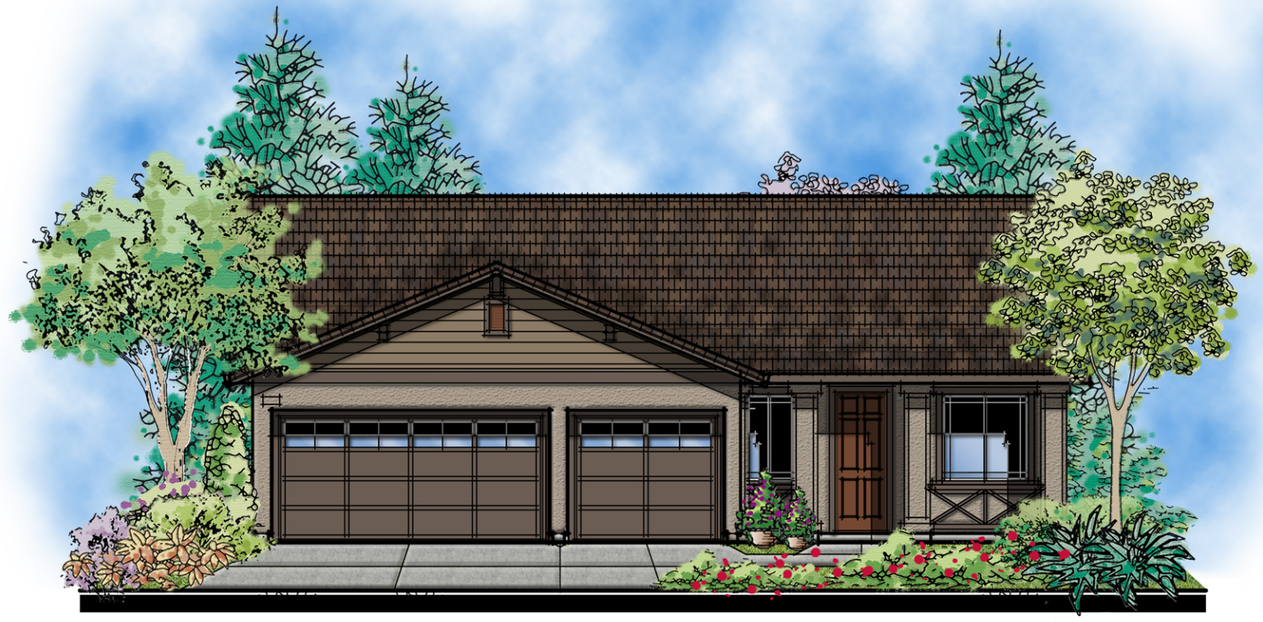
M:\LAND DEVELOPMENT\RACHEL BOOTH\DWG\200327\DWG\MASTER PLOT PLAN\200327-MPP-08.DWG

200327 - BANCROFT GARDENS II- MASTER PLOTTING PLAN - 12-12-2019

DENELL ONTIVEROS 4/5/2019 11X17 Q:\DRAFTING\AUTOCAD\CAD(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 2\2_PLIM.DWG



Elevation A - "Mission"
Scheme #1



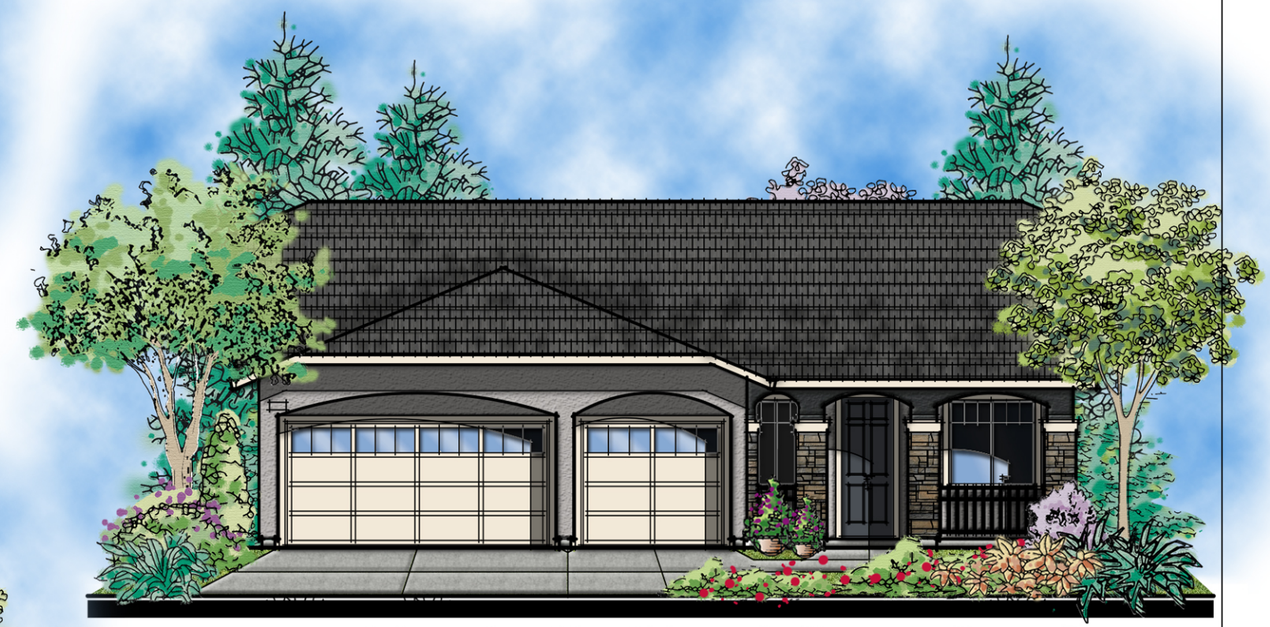
Elevation C - "Prairie"
Scheme #12

MATERIAL LEGEND

A CONCRETE S-TILE ROOFING
HIP ROOFS
STUCCO BODY
WOOD TRIM
WOOD RAILING
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS

B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
WOOD TRIM
IRON RAILING
MOCK VENTS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS

C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
WOOD TRIM
WOOD RAILING
MOCK VENTS
CORBELS
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS



Elevation B - "French Country"
Scheme #7

Front Elevations

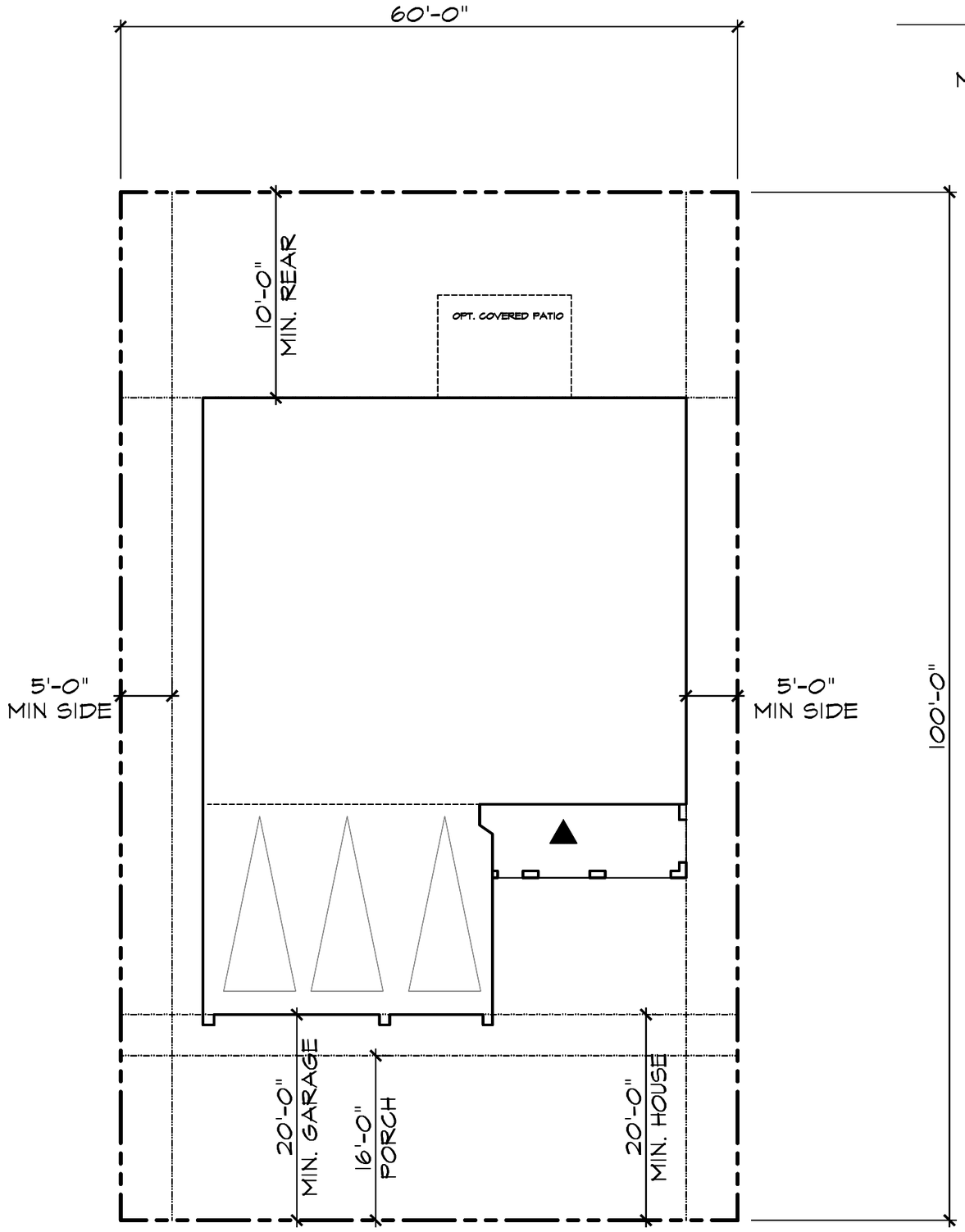
BANCROFT GARDENS II
PLAN 1

PITTSBURG, CA

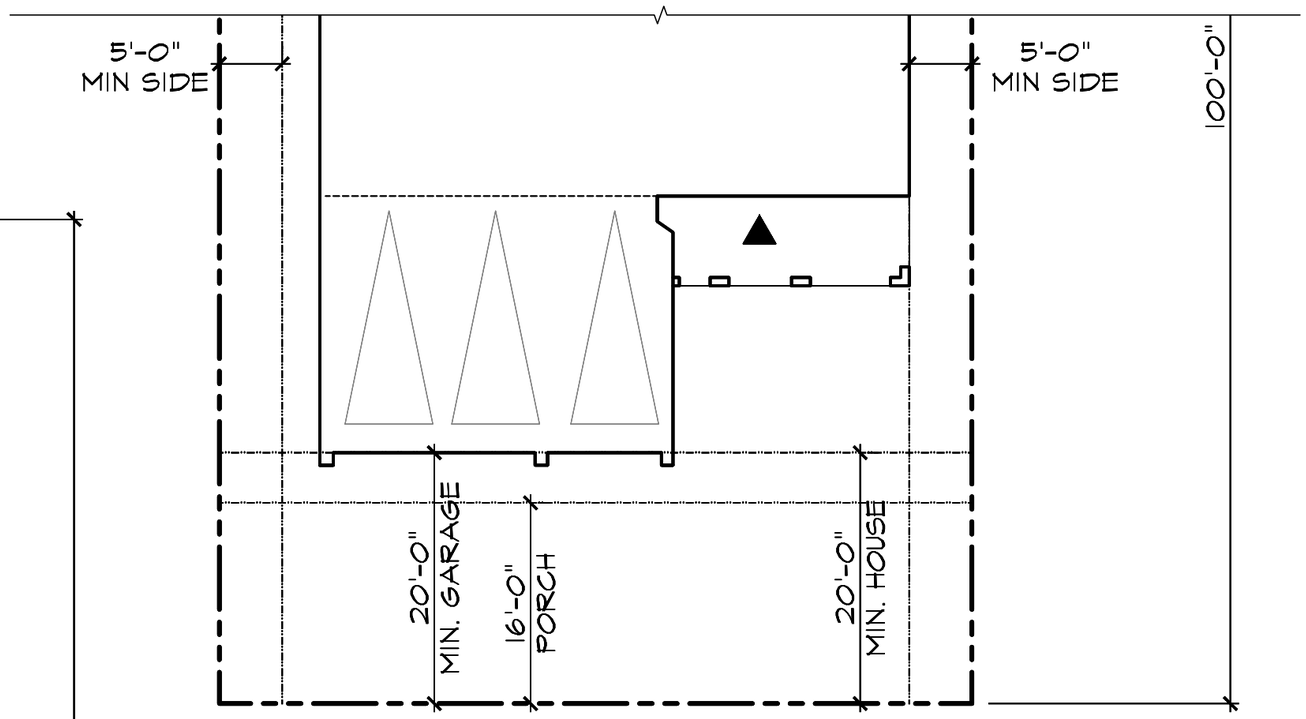
DISCOVERY
DESIGN
GROUP, LLC

A.D. Seeno Construction
Date 12/12/19

DENELL ONTIVEROS 12/10/2019 ANSI FULL BLEED B (11.00 X 17.00 INCHES) Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 1\PLIM\1_PLIM.DWG



Site Plan - Elevation A & C



Site Plan - Elevation B

City of Pittsburg

Zoning RS6

FRONT SETBACKS - MAIN BUILDING	20'
PORCH	16'
GARAGE	20'
SIDE SETBACKS	5'
CORNER SIDE SETBACKS	10'
REAR SETBACKS	10'

0 2 4 6 8 16

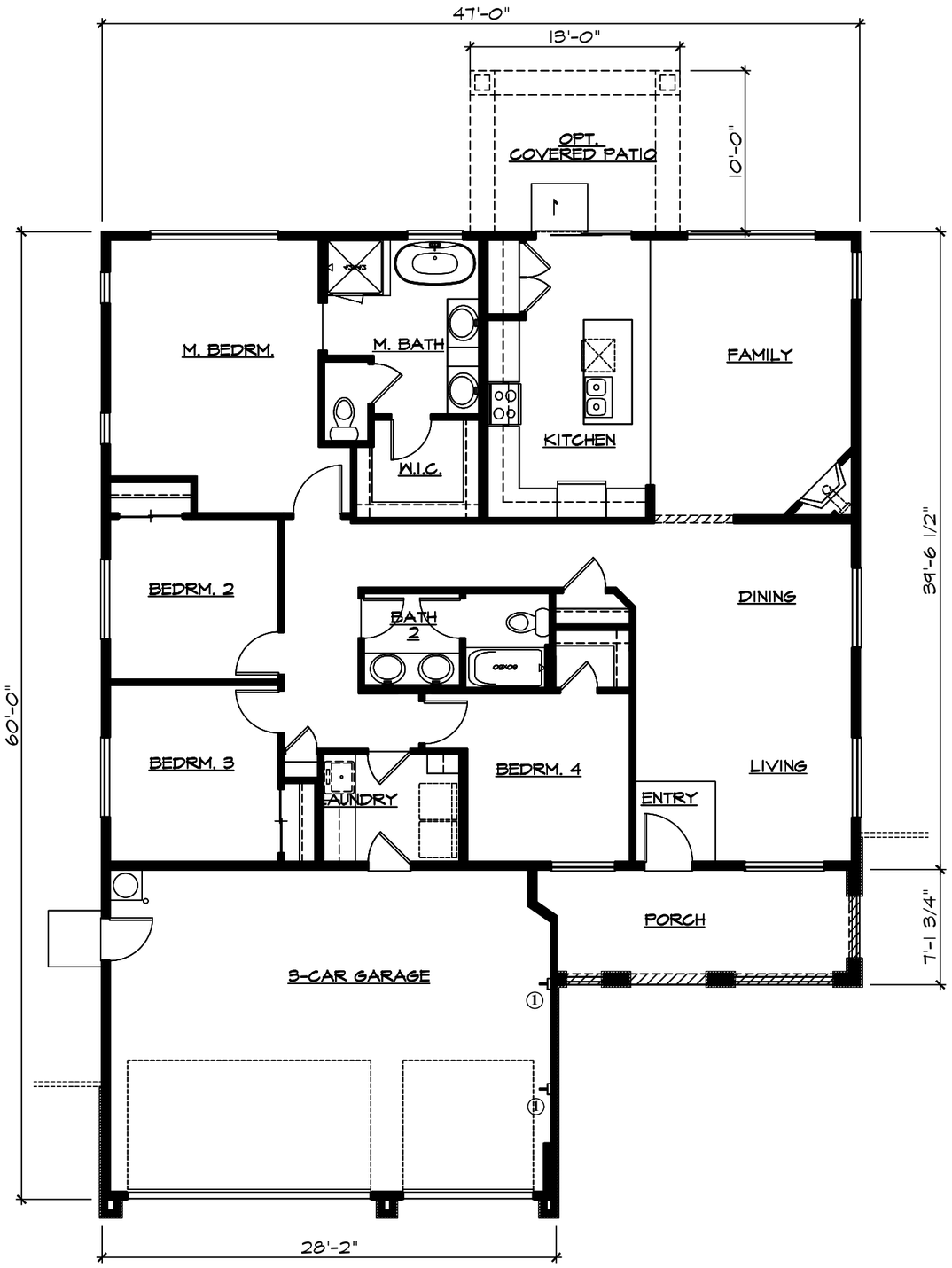
BANCROFT GARDENS II
PLAN 1

PITTSBURG, CA

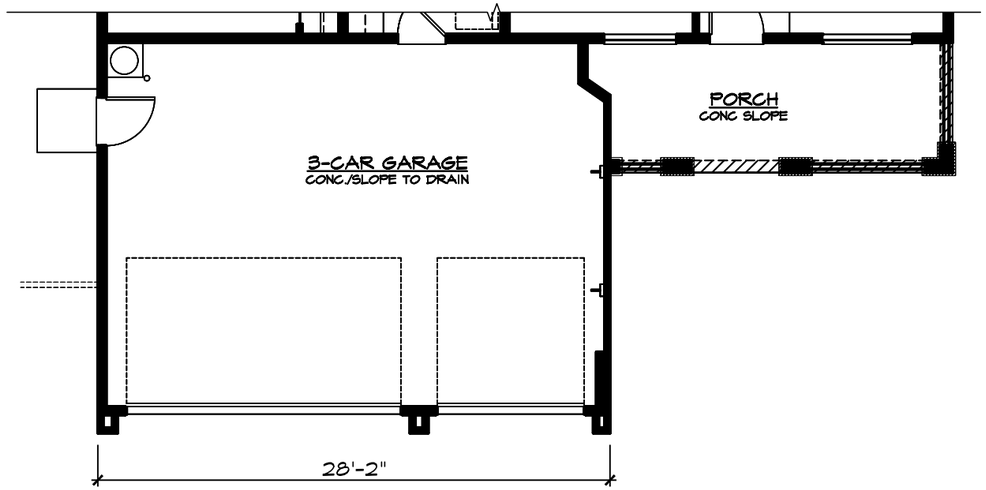
DISCOVERY DESIGN GROUP, LLC

A.D. Seeno Construction

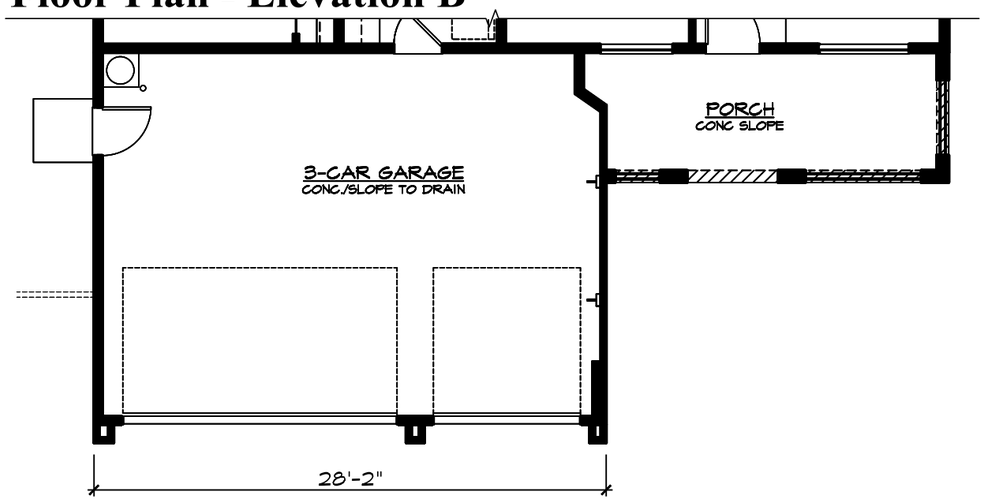
D a t e 12/12/19



Floor Plan - Elevation A



Floor Plan - Elevation B



Floor Plan - Elevation C

SQUARE FOOTAGE	
TOTAL LIVING AREA	1858 SF
GARAGE	573 SF
PORCH	138 SF
FOOTPRINT	2569 SF
OPT. PATIO	130 SF

Plan Notes:

① Wall-mounted bicycle storage

GARAGE FRONTAGE
$\frac{\text{GARAGE WIDTH}}{\text{HOUSE WIDTH}} = \frac{28'\text{-}2"}{47'\text{-}0"} = 60\%$

Floor Plan

0 2 4 6 8 16

BANCROFT GARDENS II
PLAN 1

PITTSBURG, CA

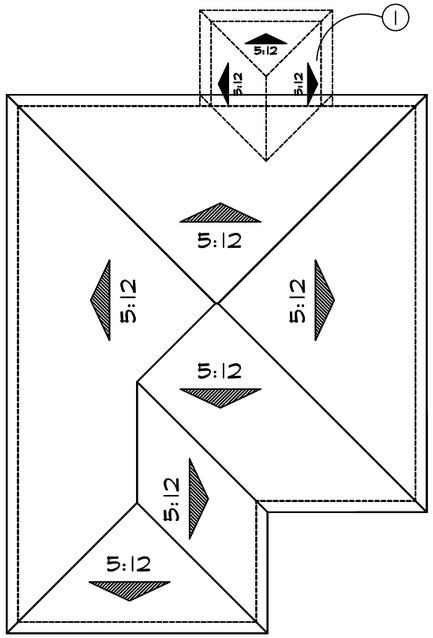
DISCOVERY DESIGN GROUP, LLC

A.D. Seeno Construction

Date 12/12/19

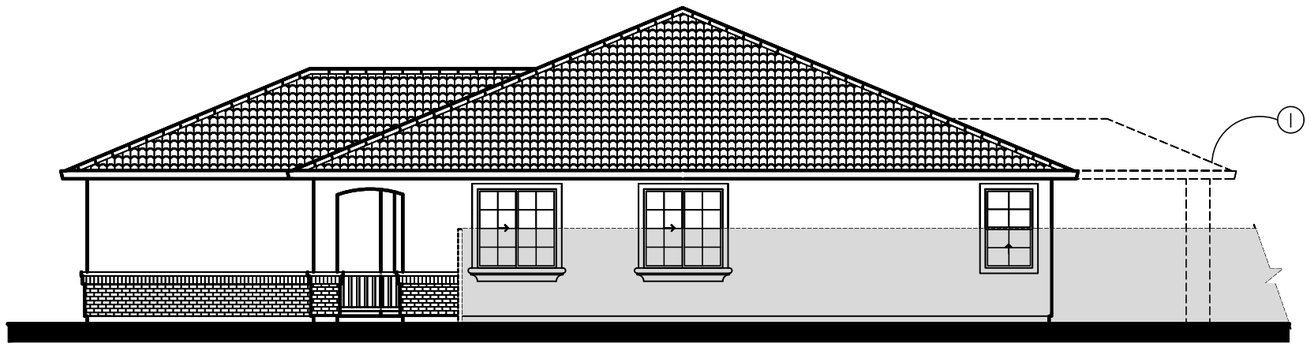
DENELL ONTIVEROS 12/12/2019 11X17 Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 1\PLIM1_PLIM1.DWG

DENELL ONTIVEROS 12/10/2019 11X17 Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 1\PLIM1_PLIM.DWG



Roof Plan 'A'

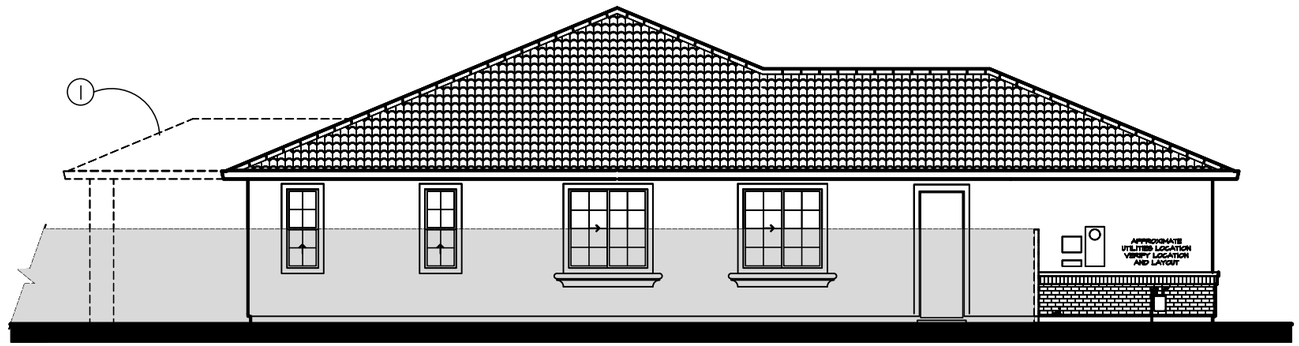
0 2 4 6 8 16



Right



Rear



Left

Elevations - 'A'

0 2 4 6 8 16

1 OPTIONAL COVERED PATIO

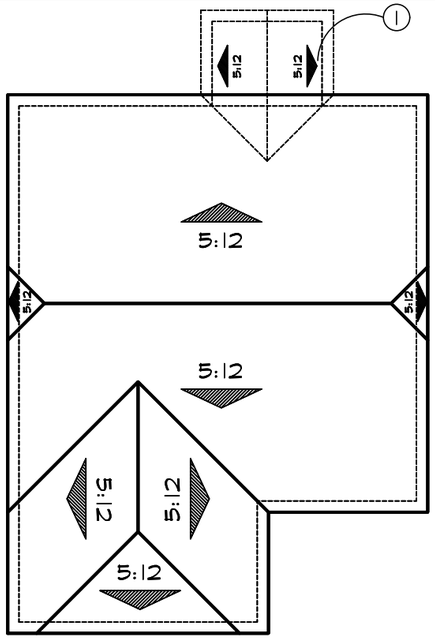
BANCROFT GARDENS II
PLAN 1

PITTSBURG, CA

DISCOVERY
DESIGN
GROUP, LLC

A.D. Seeno Construction
Date 12/12/19

DENELL ONTIVEROS 12/10/2019 11X17 Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 1\PLIM1_PLIM.DWG

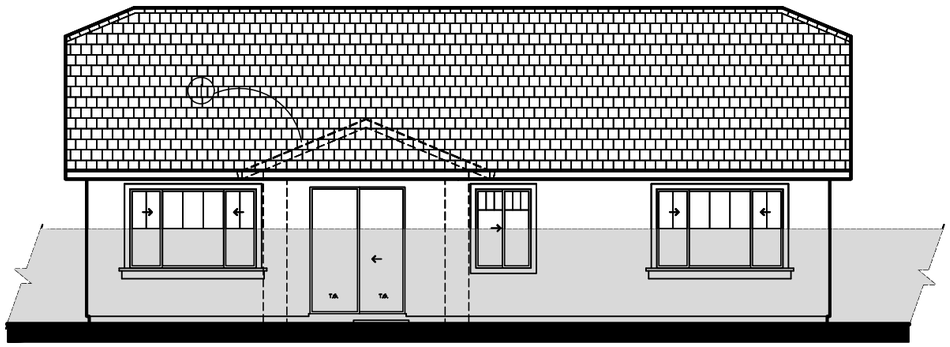


Roof Plan 'B'

0 2 4 6 8 16



Right



Rear



Left

Elevations - 'B'

0 2 4 6 8 16

(1) OPTIONAL COVERED PATIO

BANCROFT GARDENS II
PLAN 1

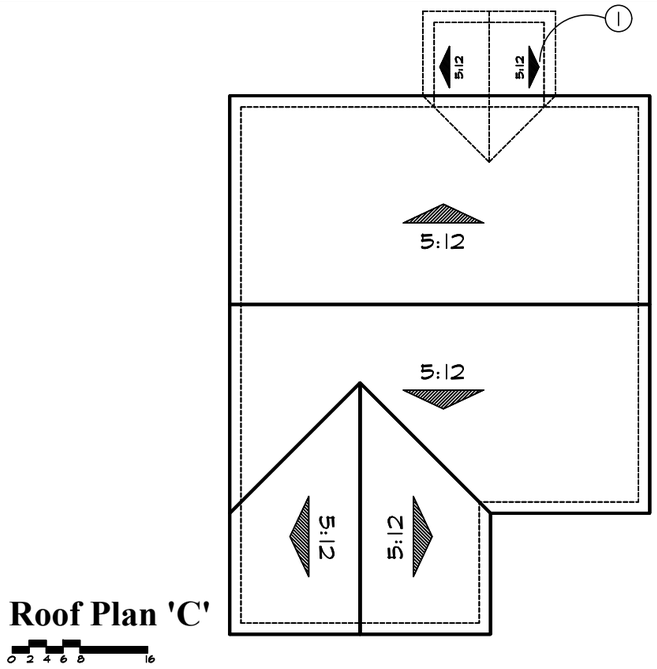
PITTSBURG, CA

DISCOVERY DESIGN GROUP, LLC

A.D. Seeno Construction

Date 12/12/19

DENELL ONTIVEROS 12/10/2019 11X17 Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 1\PLIM1_PLIM.DWG

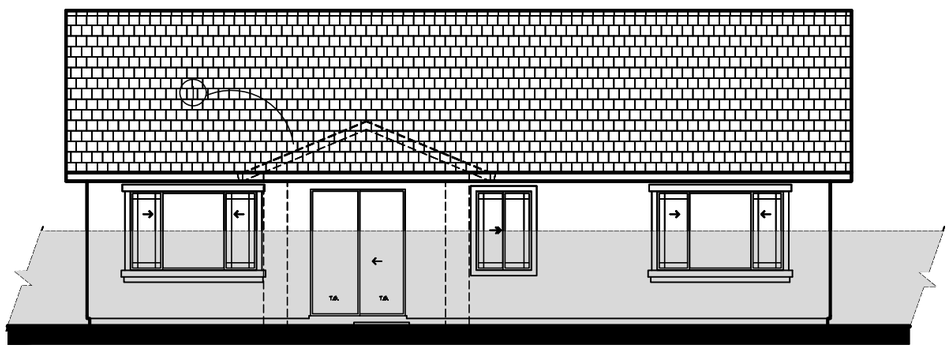


Roof Plan 'C'

0 2 4 6 8 16



Right



Rear



Left

Elevations - 'C'

0 2 4 6 8 16

1 OPTIONAL COVERED PATIO

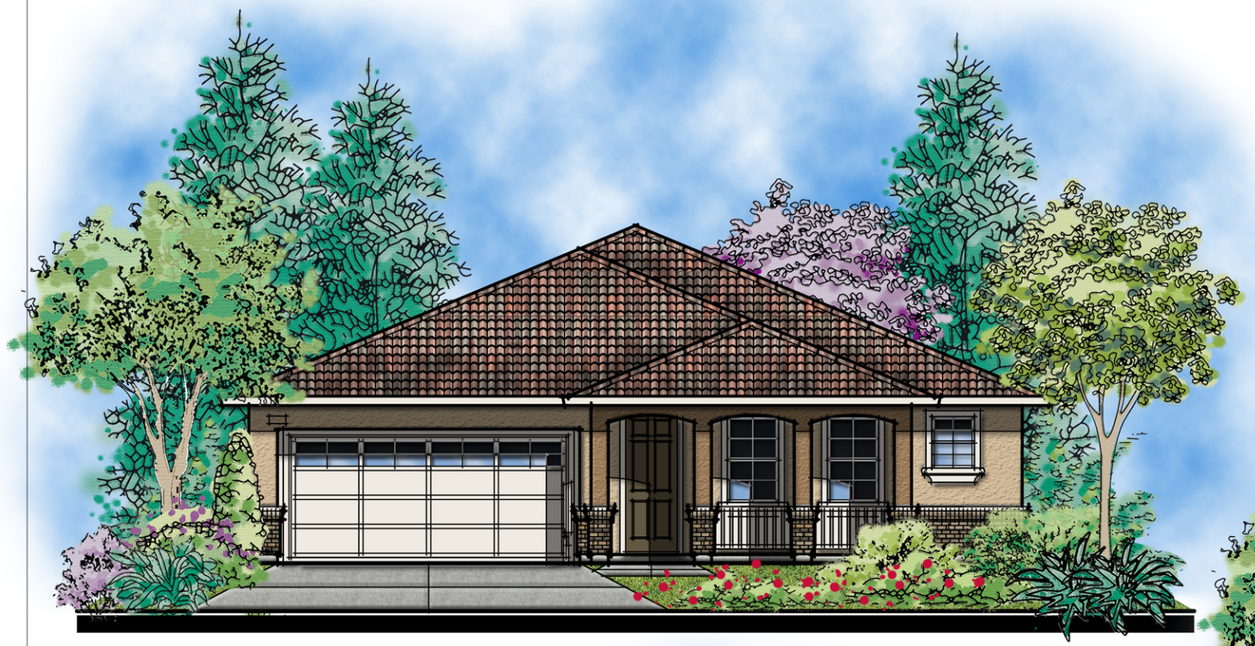
BANCROFT GARDENS II
PLAN 1

PITTSBURG, CA

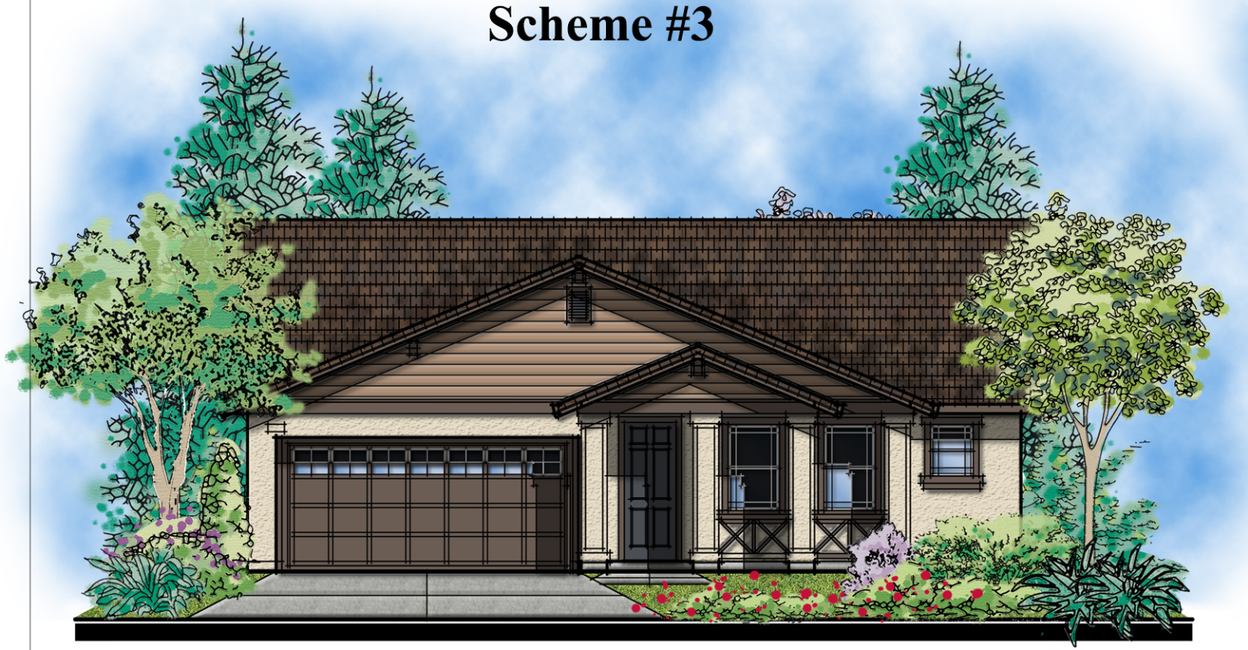
DISCOVERY
DESIGN
GROUP, LLC

A.D. Seeno Construction
Date 12/12/19

DENELL ONTIVEROS 4/1/2019 11X17 Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\NEW PLANS\PLAN 1\1_PLIM.DWG



Elevation A - "Mission"
Scheme #3



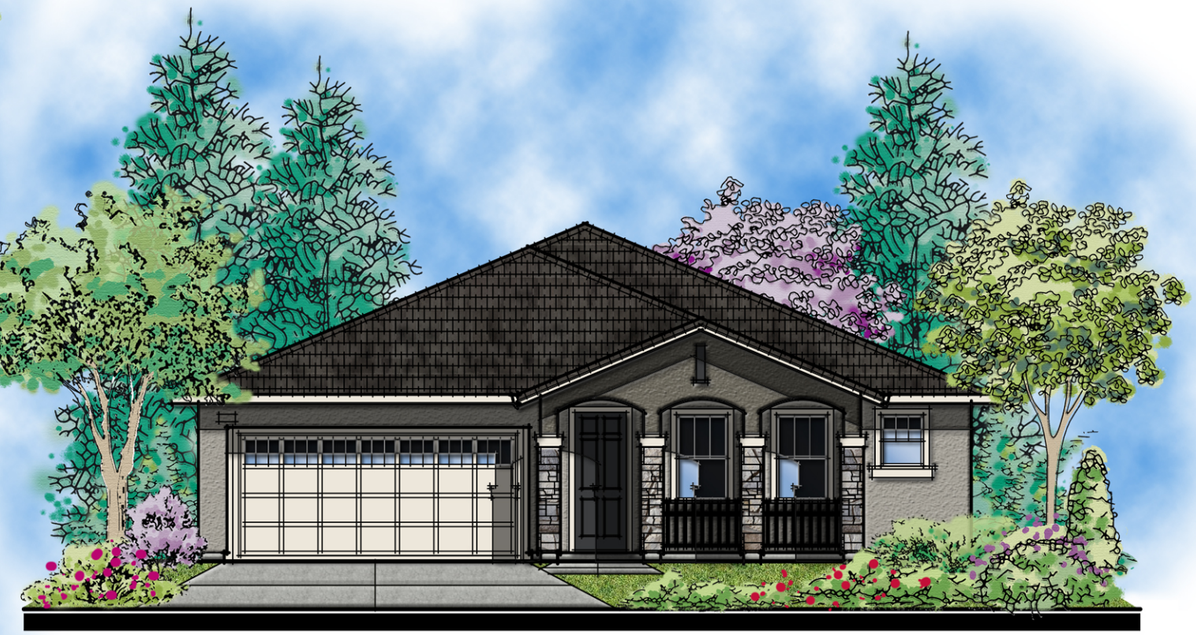
Elevation C - "Prairie"
Scheme #11

MATERIAL LEGEND

A CONCRETE S-TILE ROOFING
HIP ROOFS
STUCCO BODY
WOOD TRIM
WOOD RAILING
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS

B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
WOOD TRIM
IRON RAILING
MOCK VENTS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS

C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
WOOD TRIM
WOOD RAILING
MOCK VENTS
CORBELS
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS



Elevation B - "French Country"
Scheme #5

Front Elevations

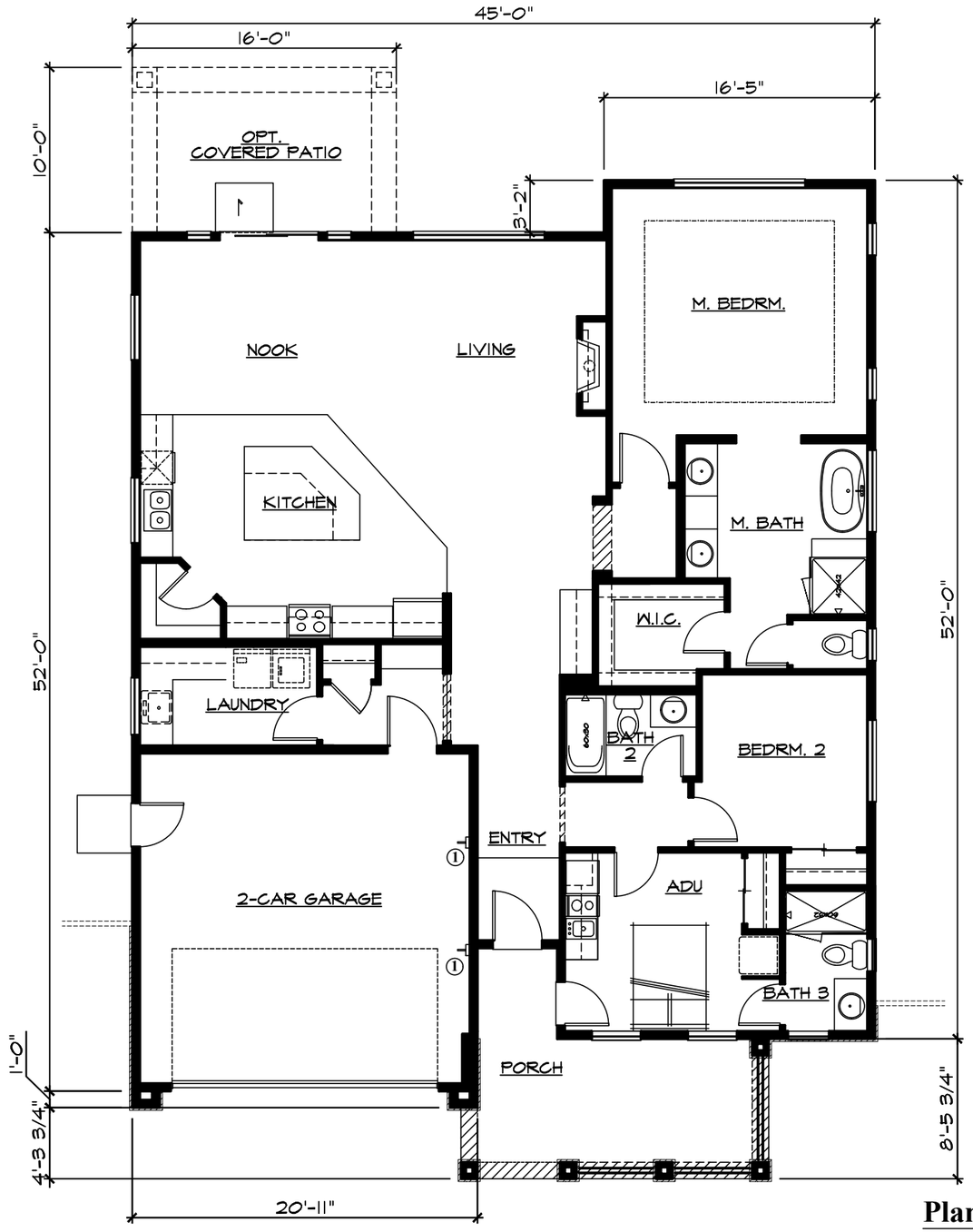
BANCROFT GARDENS II
PLAN 2

PITTSBURG, CA

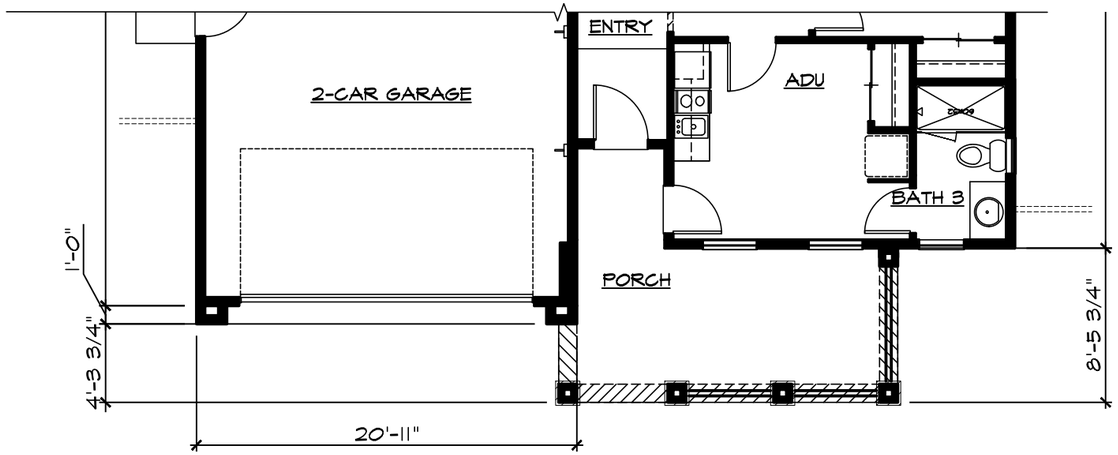
DISCOVERY
DESIGN
GROUP, LLC

A.D. Seeno Construction
Date 12/12/19

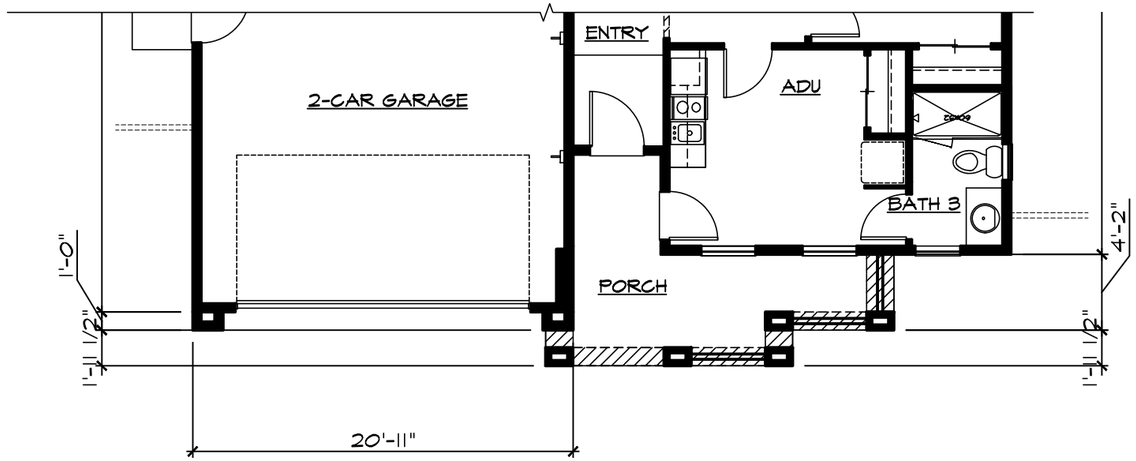
MALEE KALA 6/20/2024 11X17 Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 2\PLIM\2_PLIM.DWG



Floor Plan - Elevation A



Floor Plan - Elevation B



Floor Plan - Elevation C

Plan Notes:

① Wall-mounted bicycle storage

SQUARE FOOTAGE	
TOTAL LIVING AREA	1896 SF
GARAGE	420 SF
ADU	202 SF
PORCH A & B	154 SF
PORCH C	100 SF
FOOTPRINT A & B	2470 SF
FOOTPRINT C	2416 SF
OPT. PATIO	160 SF

GARAGE FRONTAGE
GARAGE WIDTH / HOUSE WIDTH = 20'-11" / 45'-0" = 46%

Floor Plan

0 2 4 6 8 16

BANCROFT GARDENS II PLAN 2

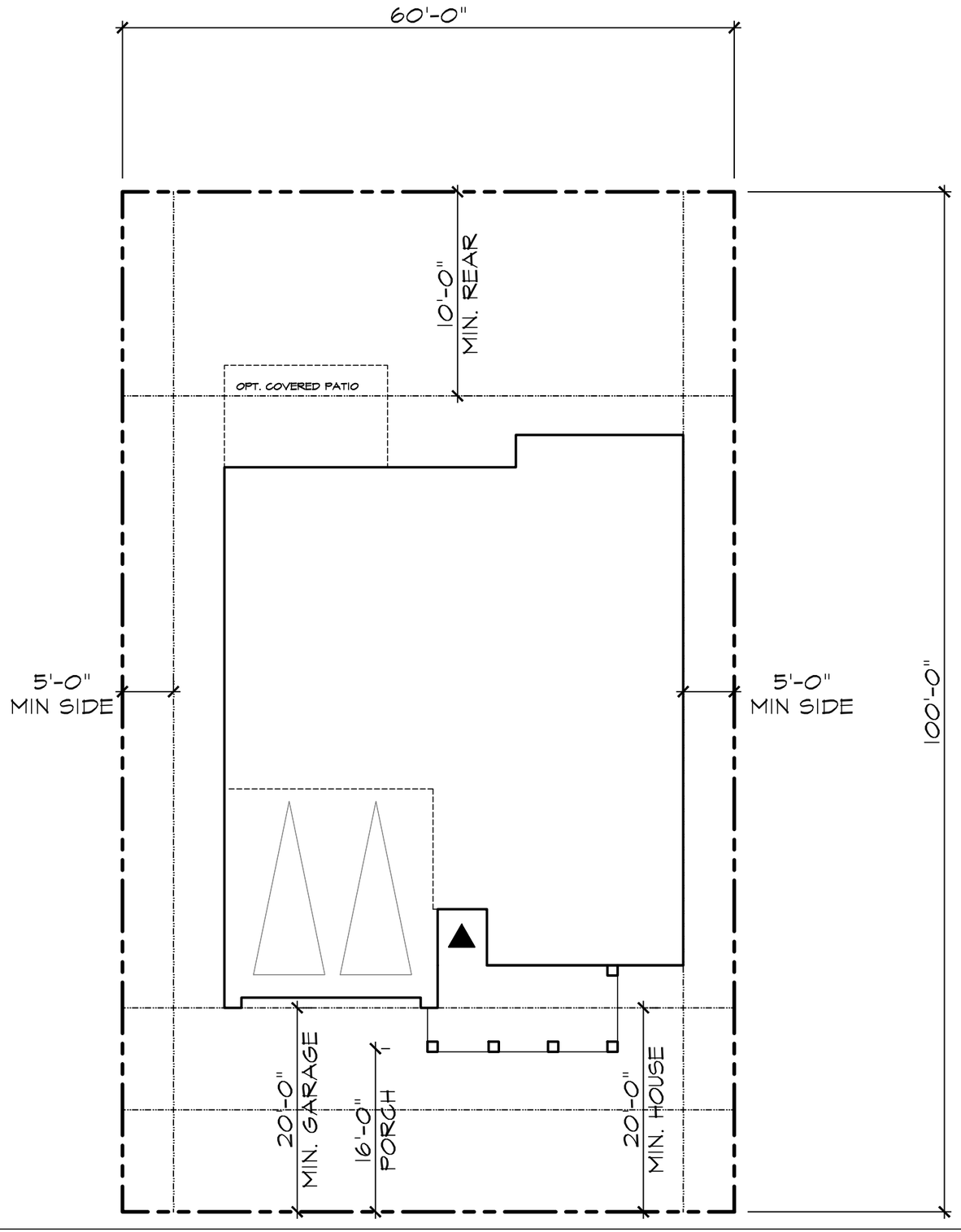
PITTSBURG, CA

DISCOVERY DESIGN GROUP, LLC

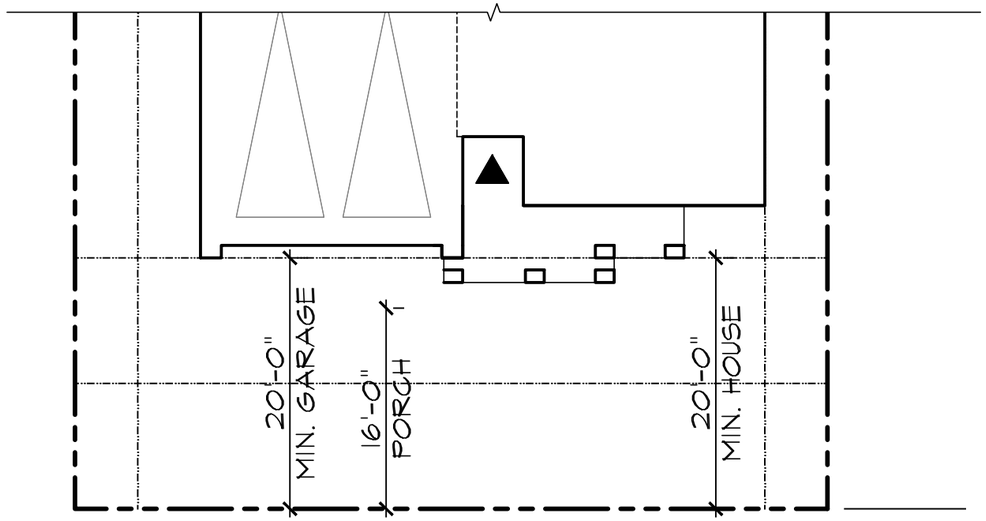
A.D. Seeno Construction

D a t e 06/20/24

MALEE KALA 6/20/2024 ANSI FULL BLEED B (17.00 X 11.00 INCHES) Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 2\PLIM2_PLIM.DWG



Site Plan - Elevation A & B



Site Plan - Elevation C

City of Pittsburg

Zoning RS6

FRONT SETBACKS - MAIN BUILDING	20'
PORCH	16'
GARAGE	20'
SIDE SETBACKS	5'
CORNER SIDE SETBACKS	10'
REAR SETBACKS	10'

0 2 4 6 8 16

BANCROFT GARDENS II PLAN 2

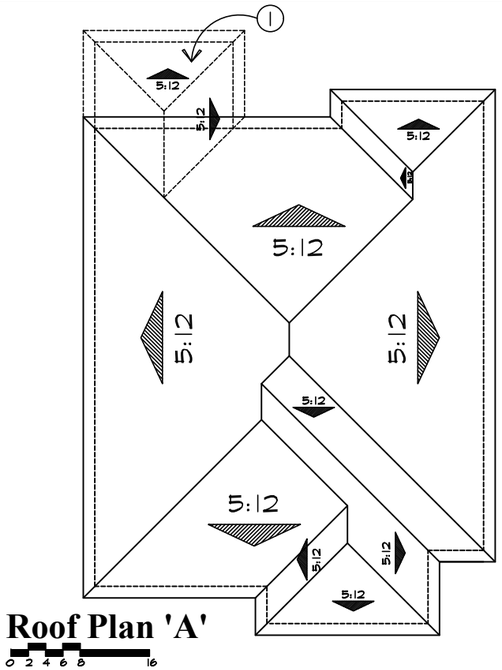
PITTSBURG, CA

DISCOVERY DESIGN GROUP, LLC

A.D. Seeno Construction

D a t e 06/20/24

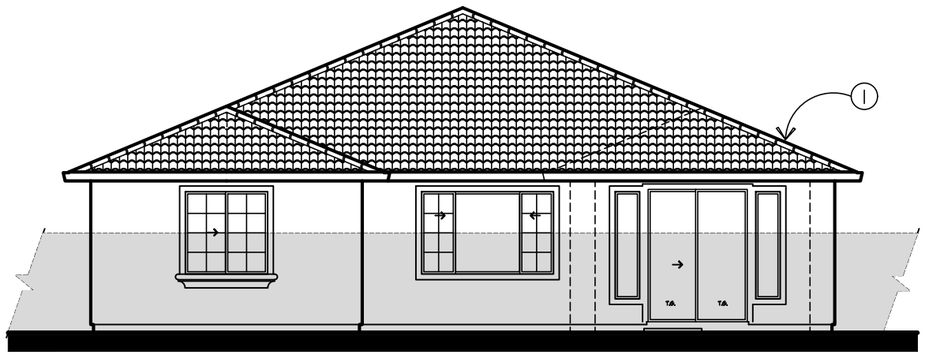
DENELL ONTIVEROS 12/10/2019 11X17 Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 2\PLIM2_PLIM.DWG



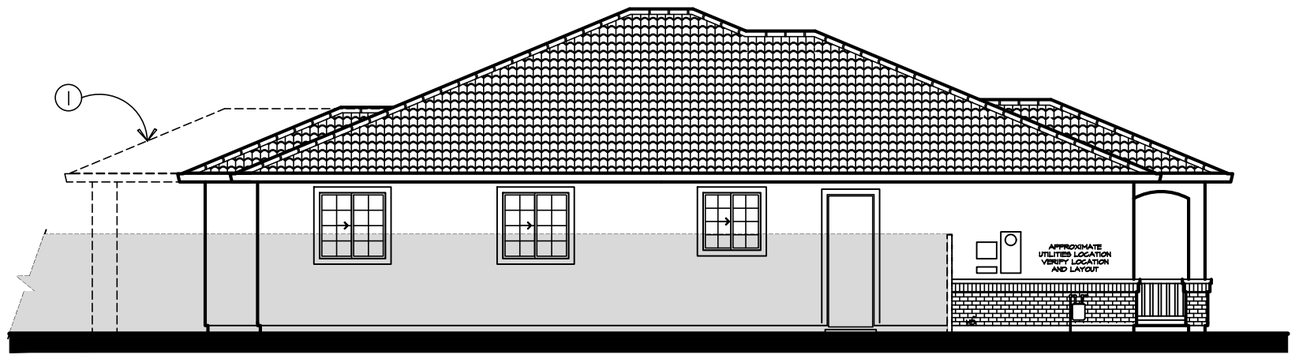
Roof Plan 'A'



Right



Rear



Left

Elevations - 'A'

0 2 4 6 8 16

1 OPTIONAL COVERED PATIO

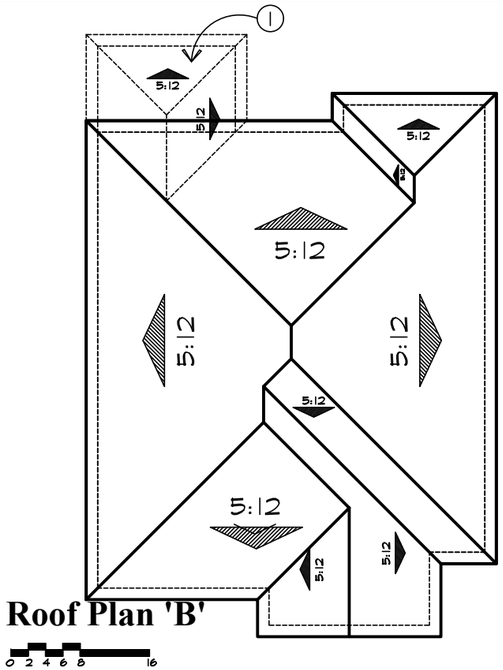
BANCROFT GARDENS II
PLAN 2

PITTSBURG, CA

DISCOVERY
DESIGN
GROUP, LLC

A.D. Seeno Construction
Date 12/12/19

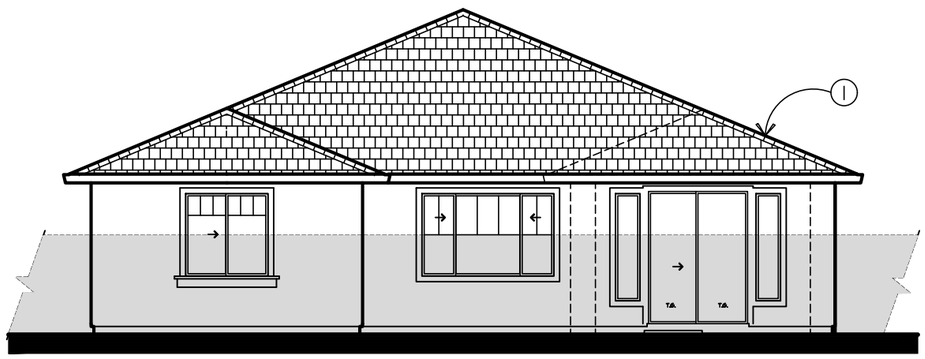
DENELL ONTIVEROS 12/10/2019 11X17 Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 2\PLIM2_PLIM.DWG



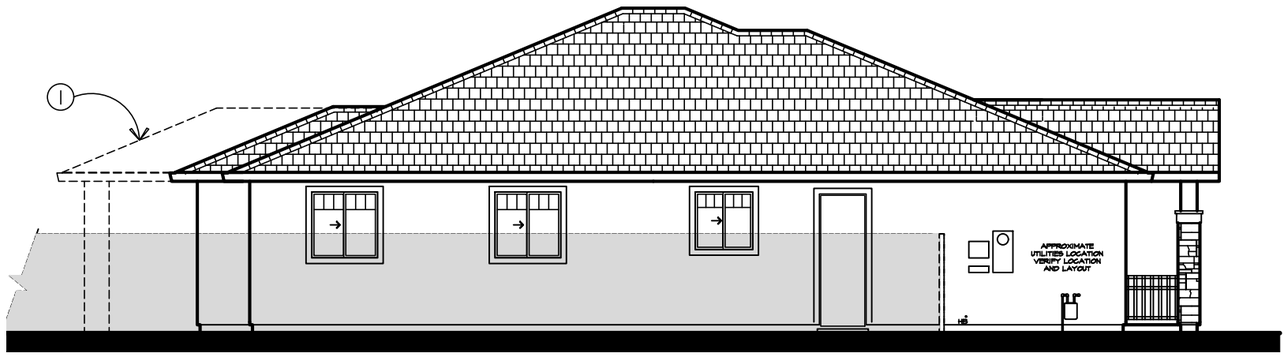
Roof Plan 'B'



Right



Rear



Left

Elevations - 'B'

0 2 4 6 8 16

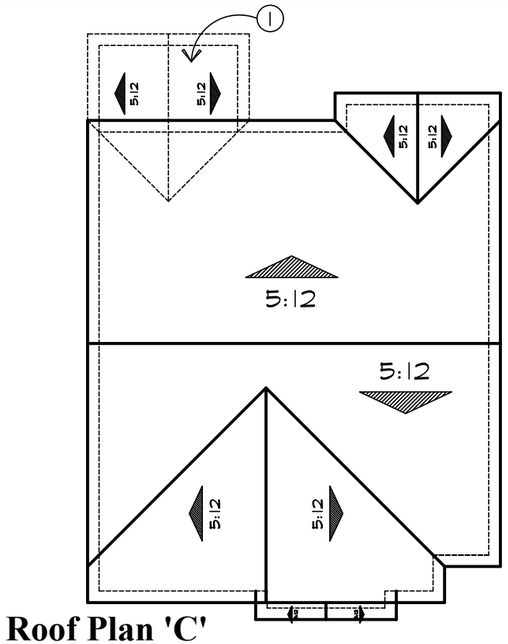
1 OPTIONAL COVERED PATIO

BANCROFT GARDENS II
PLAN 2

PITTSBURG, CA

DISCOVERY
DESIGN
GROUP, LLC

A.D. Seeno Construction
Date 12/12/19

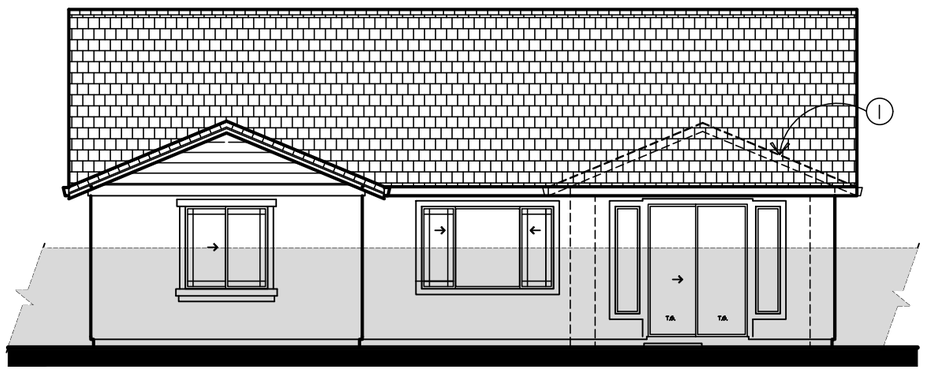


Roof Plan 'C'

0 2 4 6 8 16



Right



Rear



Left

Elevations - 'C'

0 2 4 6 8 16

1 OPTIONAL COVERED PATIO

BANCROFT GARDENS II
PLAN 2

PITTSBURG, CA

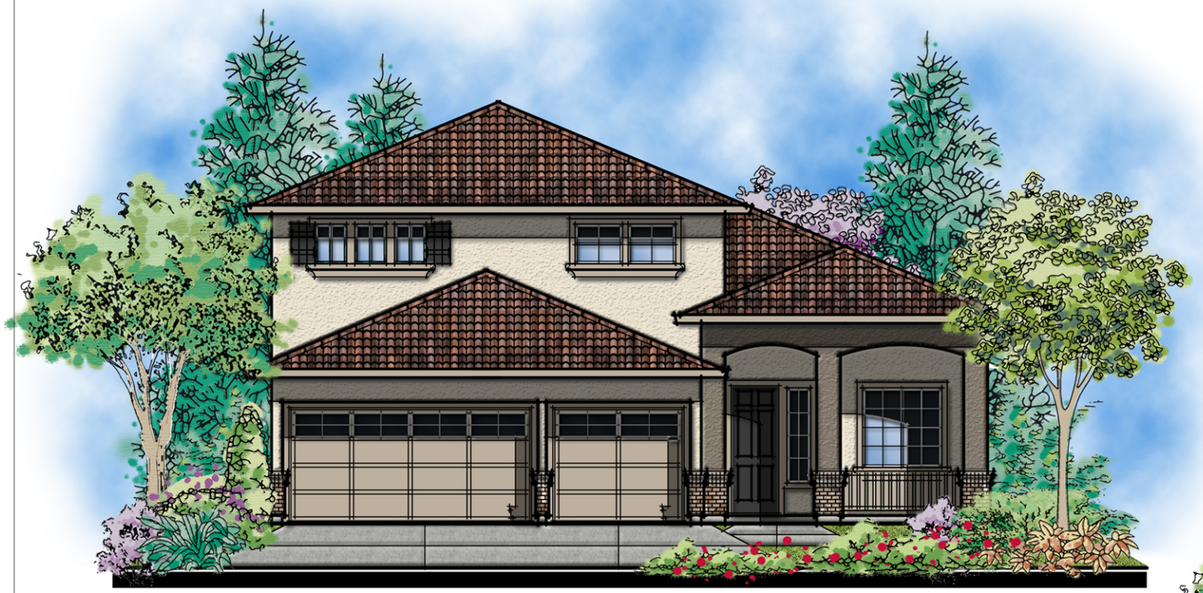
DISCOVERY DESIGN GROUP, LLC

A.D. Seeno Construction

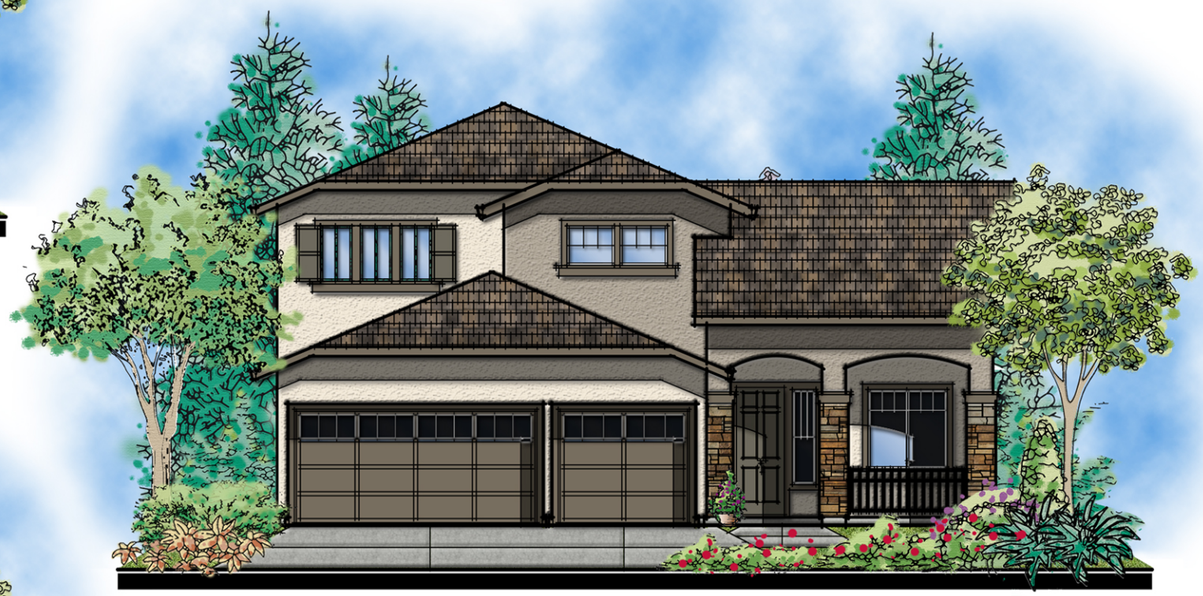
Date 12/12/19

DENELL ONTIVEROS 12/12/2019 11X17 Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 2\PLIM2_PLIM.DWG

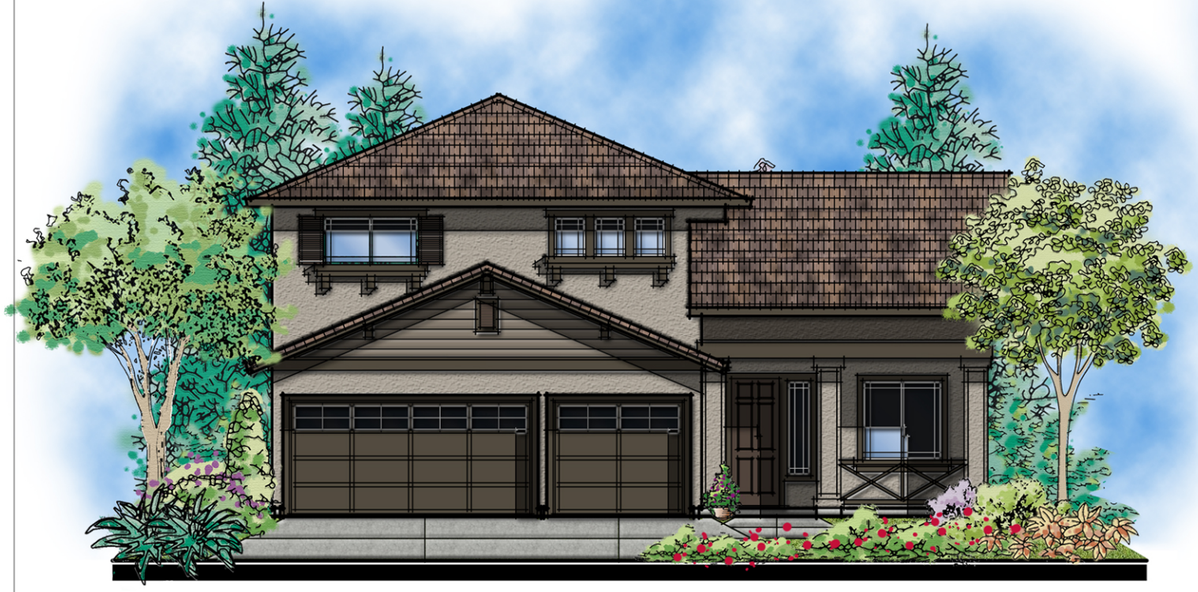
DENELL ONTIVEROS 4/3/2019 11X17 Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\NEW PLANS\PLAN 3\3_PLIM.DWG



Elevation A - "Mission"
Scheme #2



Elevation B - "French Country"
Scheme #8



Elevation C - "Prairie"
Scheme #10

MATERIAL LEGEND

A CONCRETE S-TILE ROOFING
HIP ROOFS
STUCCO BODY
WOOD TRIM
MOCK WOOD SHUTTERS
WOOD RAILING
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS

B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
WOOD TRIM
MOCK WOOD SHUTTERS
IRON RAILING
MOCK VENTS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS

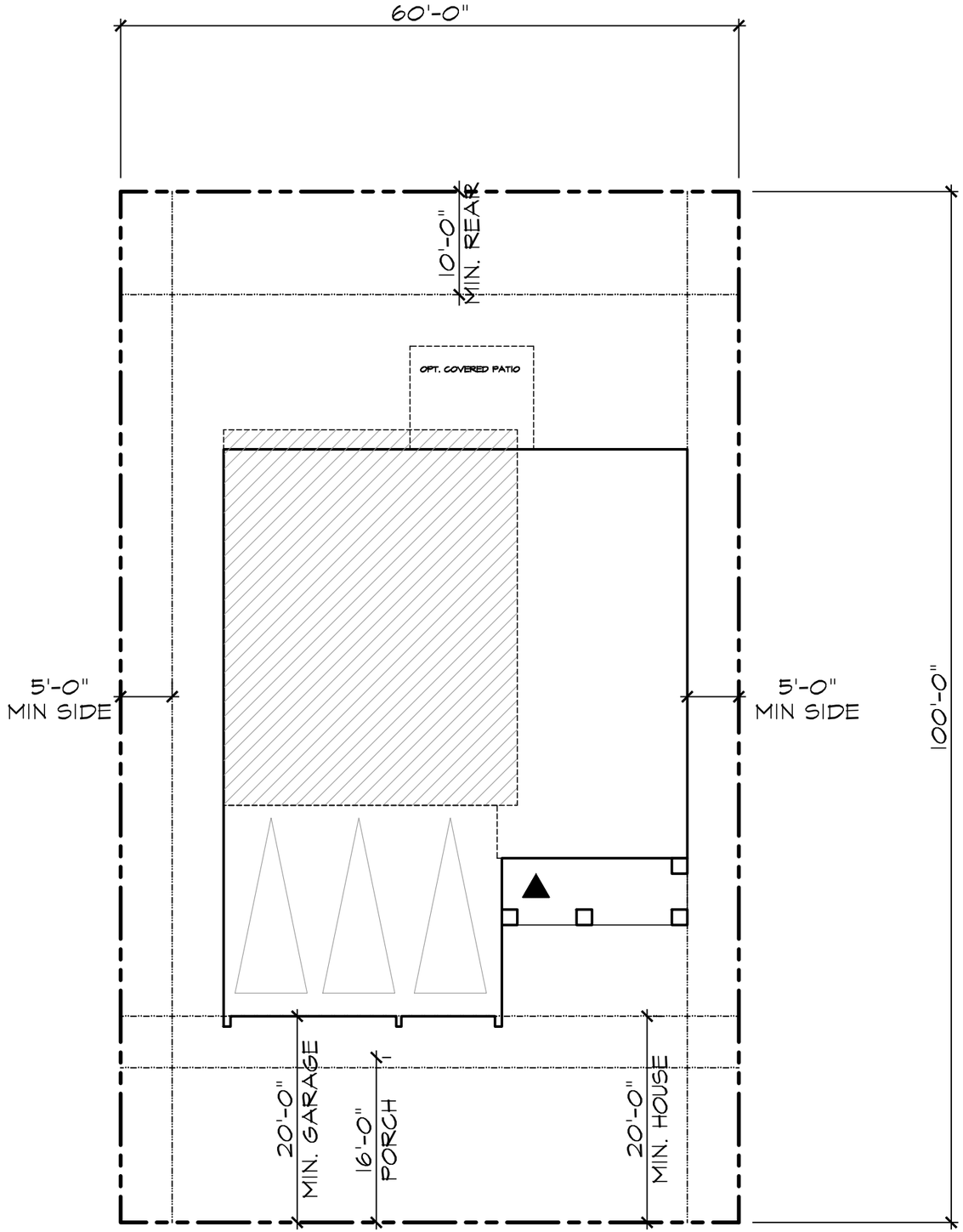
C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
WOOD TRIM
MOCK WOOD SHUTTERS
WOOD RAILING
MOCK VENTS
CORBELS
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS

Front Elevations
BANCROFT GARDENS II
PLAN 3
PITTSBURG, CA

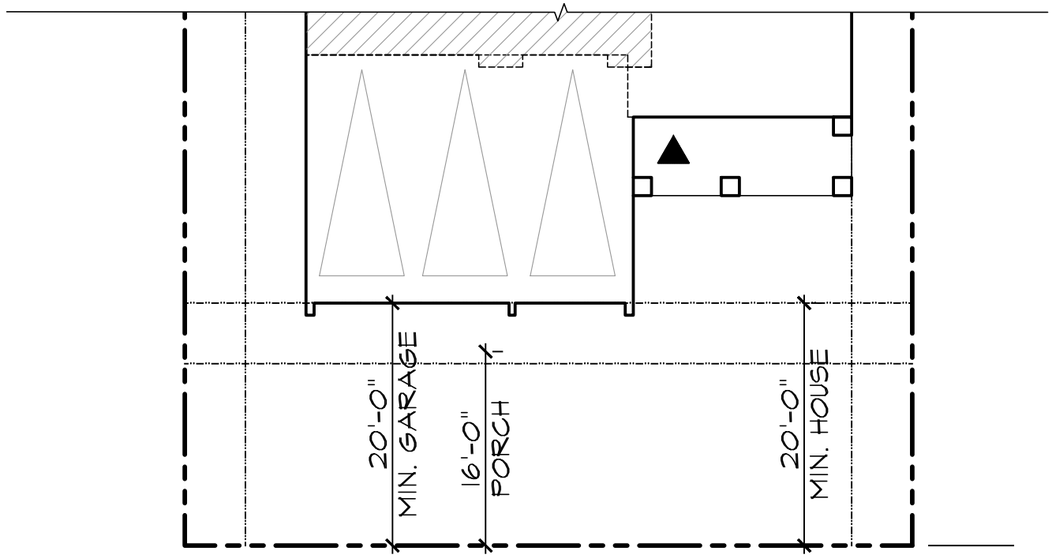
DISCOVERY
DESIGN
GROUP, LLC

A.D. Seeno Construction
Date 12/12/19

DENELL ONTIVEROS 12/10/2019 ANSI FULL BLEED B (11.00 X 17.00 INCHES) Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 3\PLIM3_PLIM.DWG



Site Plan - Elevation A & C



Site Plan - Elevation B

SECOND FLOOR

City of Pittsburg

Zoning RS6

FRONT SETBACKS -	
MAIN BUILDING	20'
PORCH	16'
GARAGE	20'
SIDE SETBACKS	5'
CORNER SIDE SETBACKS	10'
REAR SETBACKS	10'

0 2 4 6 8 16

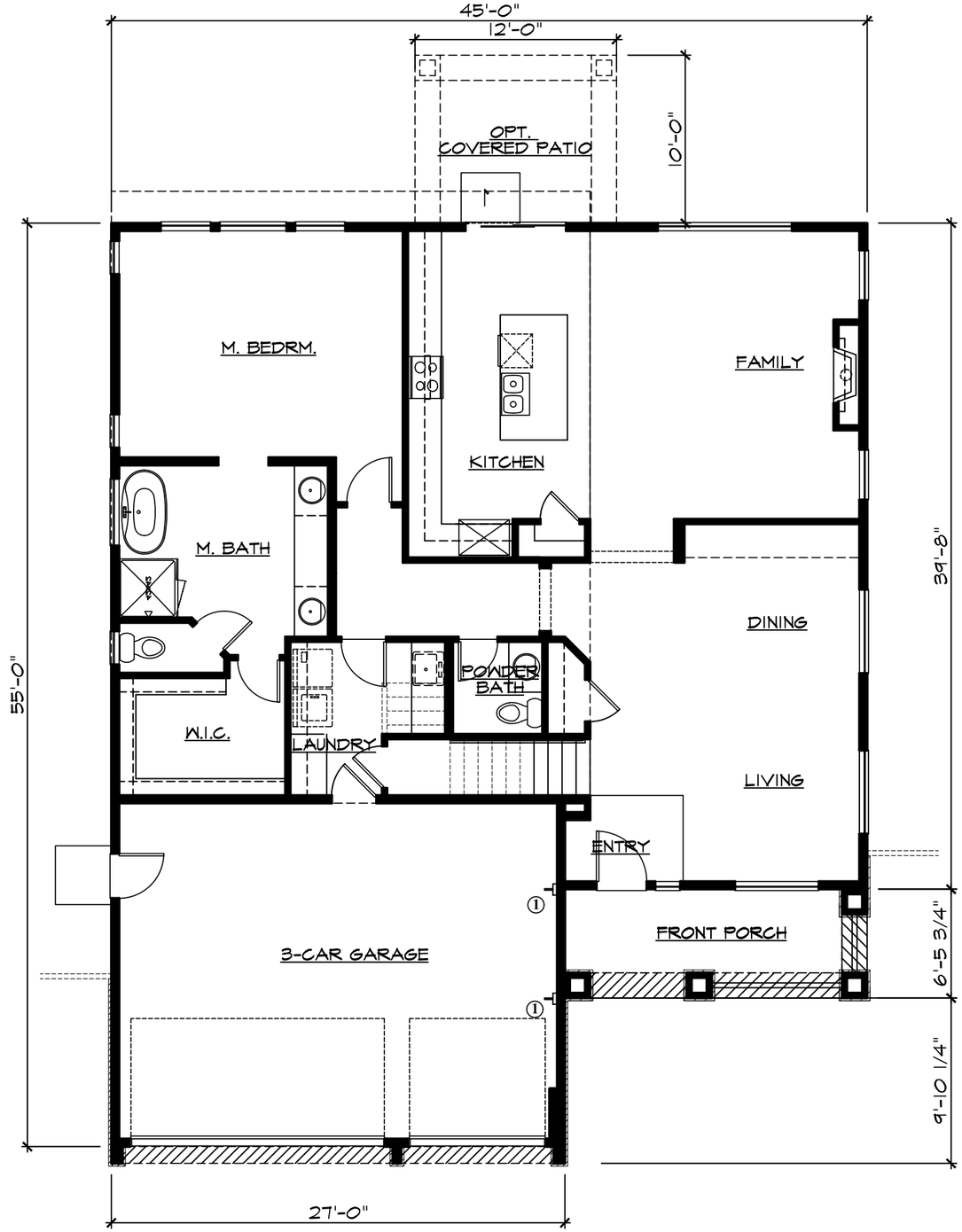
BANCROFT GARDENS II PLAN 3

PITTSBURG, CA

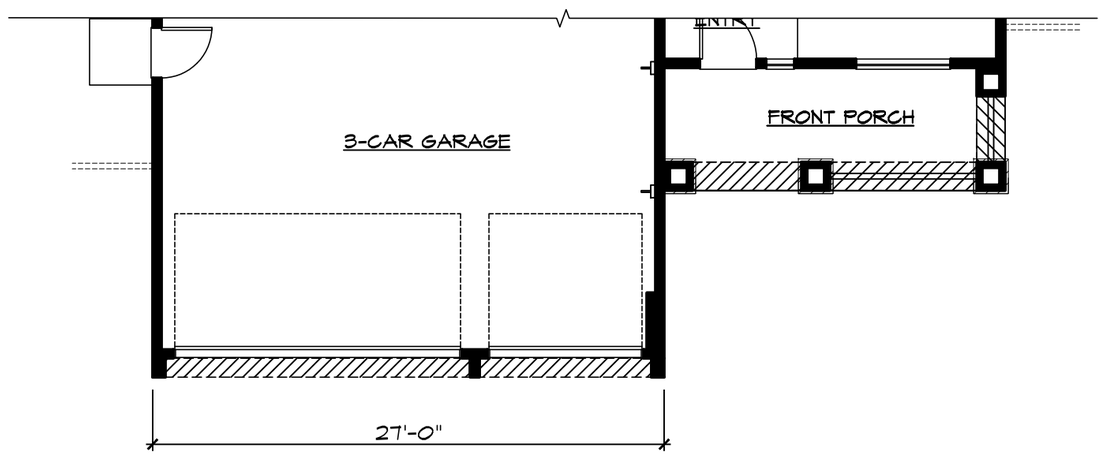
DISCOVERY DESIGN GROUP, LLC

A.D. Seeno Construction

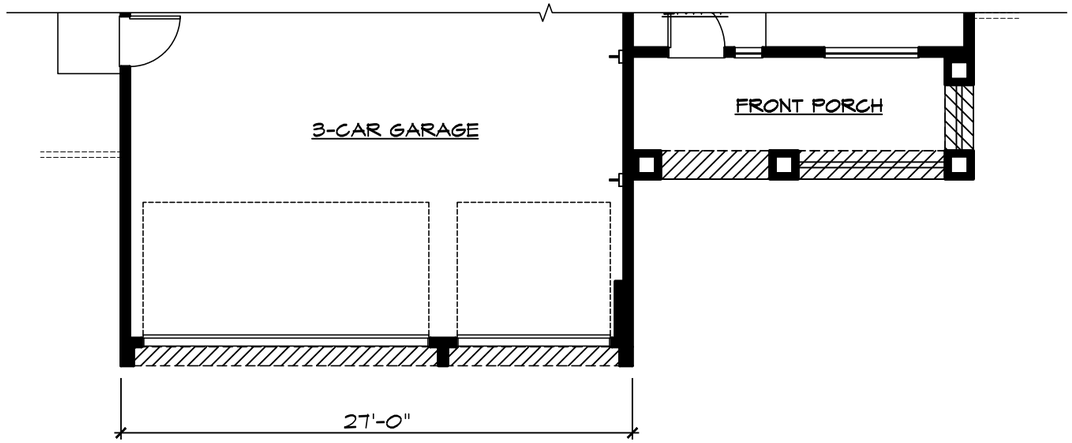
D a t e 12/12/19



Floor Plan - Elevation A



Floor Plan - Elevation B



Floor Plan - Elevation C

SQUARE FOOTAGE	
FIRST FLOOR	1649 SF
SECOND FLOOR	988 SF
TOTAL LIVING AREA	2637 SF
GARAGE	550 SF
PORCH	117 SF
FOOTPRINT	2316 SF
OPT. PATIO	120 SF

Plan Notes:

① Wall-mounted bicycle storage

GARAGE FRONTAGE
$\frac{\text{GARAGE WIDTH}}{\text{HOUSE WIDTH}} = \frac{27'\text{-}0"}{45'\text{-}0"} = 60\%$

First Floor Plan

0 2 4 6 8 16

BANCROFT GARDENS II PLAN 3

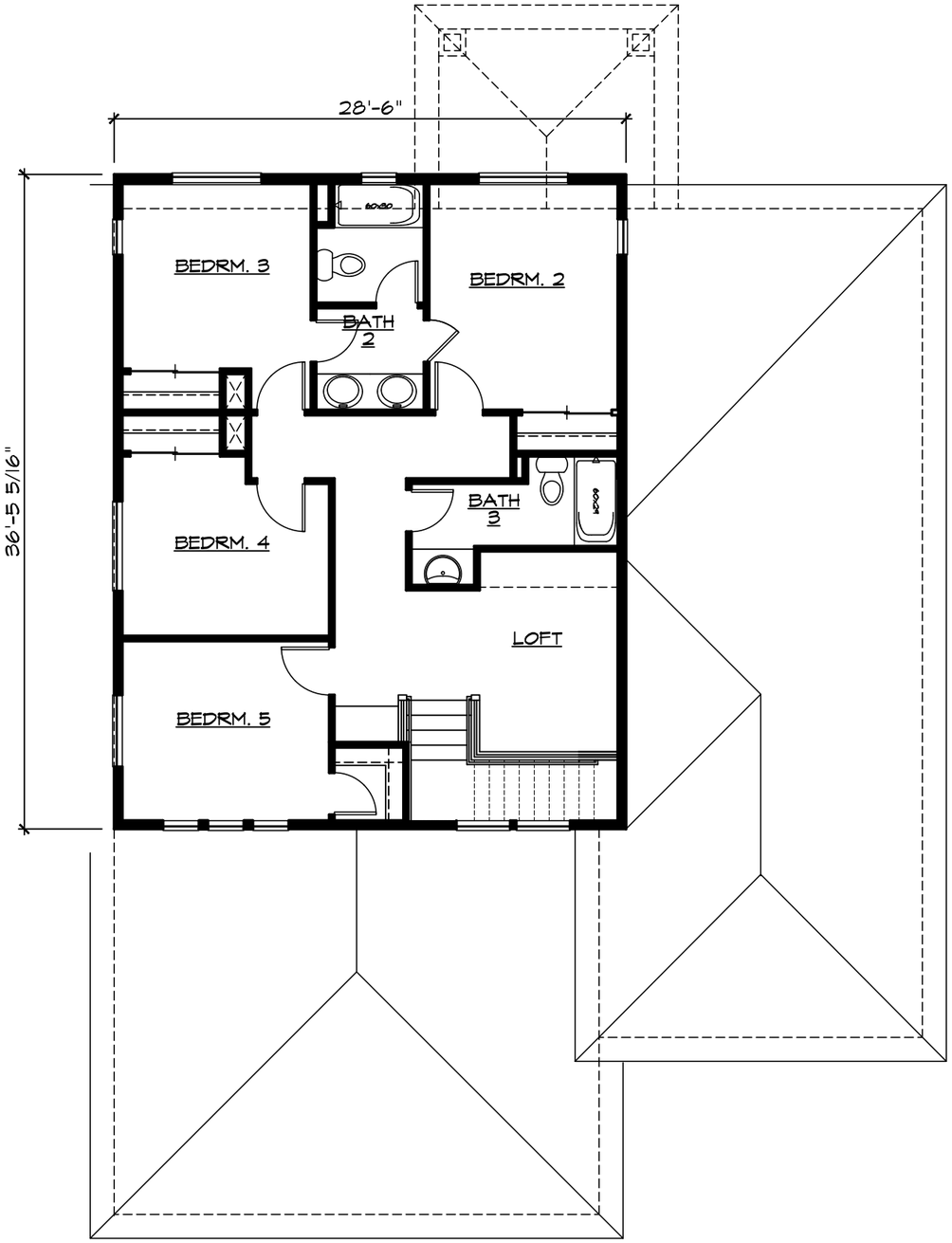
PITTSBURG, CA

DISCOVERY DESIGN GROUP, LLC

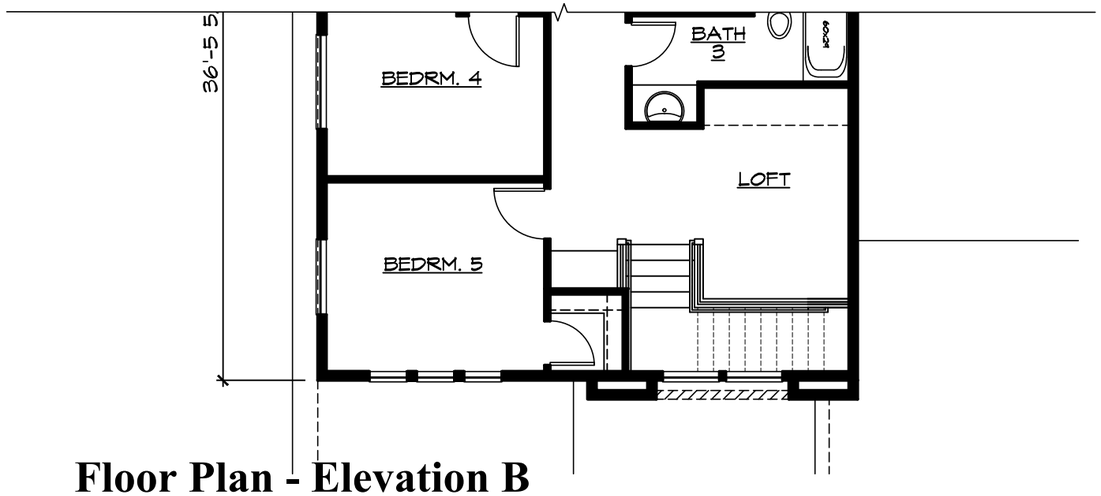
A.D. Seeno Construction

Date 12/12/19

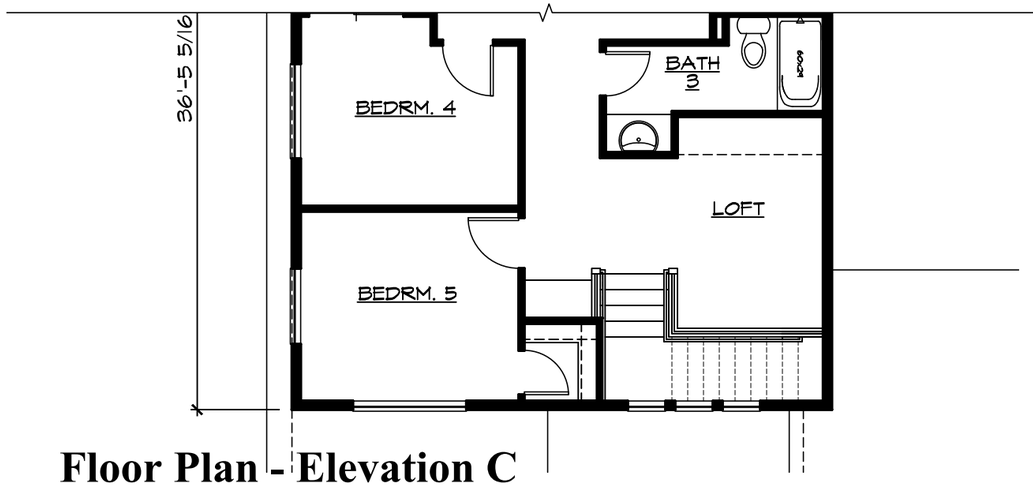
DENELL ONTIVEROS 12/12/2019 11X17 Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 3\PLIM\3_PLIM.DWG



Floor Plan - Elevation A



Floor Plan - Elevation B



Floor Plan - Elevation C

Second Floor Plan

0 2 4 6 8 16

BANCROFT GARDENS II
PLAN 3

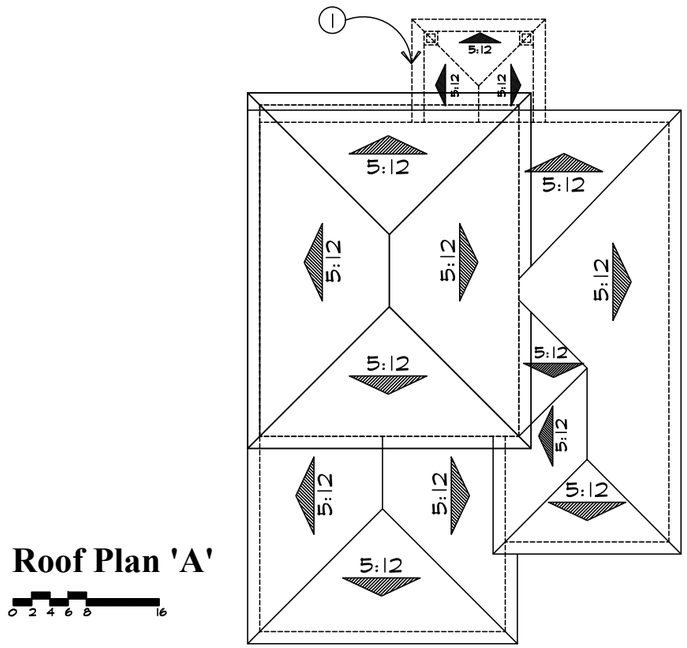
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP, LLC

A.D. Seeno Construction
Date 12/12/19

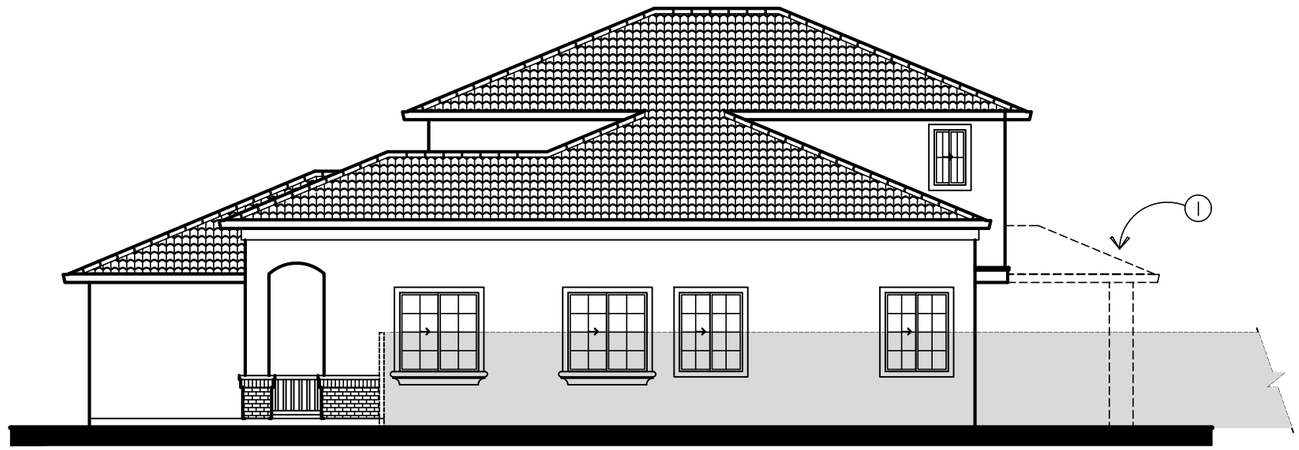
DENELL ONTIVEROS 12/10/2019 11X17 Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 3\PLIM3_PLIM.DWG

DENELL ONTIVEROS 12/10/2019 11X17 Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 3\PLIM3_PLIM.DWG



Roof Plan 'A'

0 2 4 6 8 16



Right



Rear



Left

Elevations - 'A'

0 2 4 6 8 16

(1) OPTIONAL COVERED PATIO

BANCROFT GARDENS II
PLAN 3

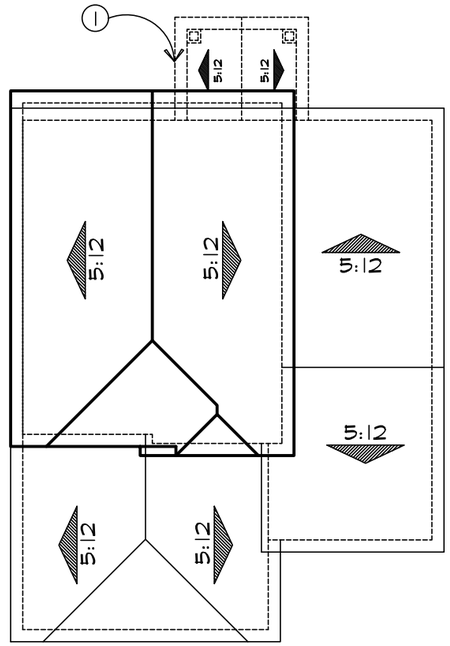
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP, LLC

A.D. Seeno Construction

Date 12/12/19

DENELL ONTIVEROS 12/10/2019 11X17 Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 3\PLIM\3_PLIM.DWG



Roof Plan 'B'

0 2 4 6 8 16



Right



Rear



Left

Elevations - 'B'

0 2 4 6 8 16

(1) OPTIONAL COVERED PATIO

BANCROFT GARDENS II
PLAN 3

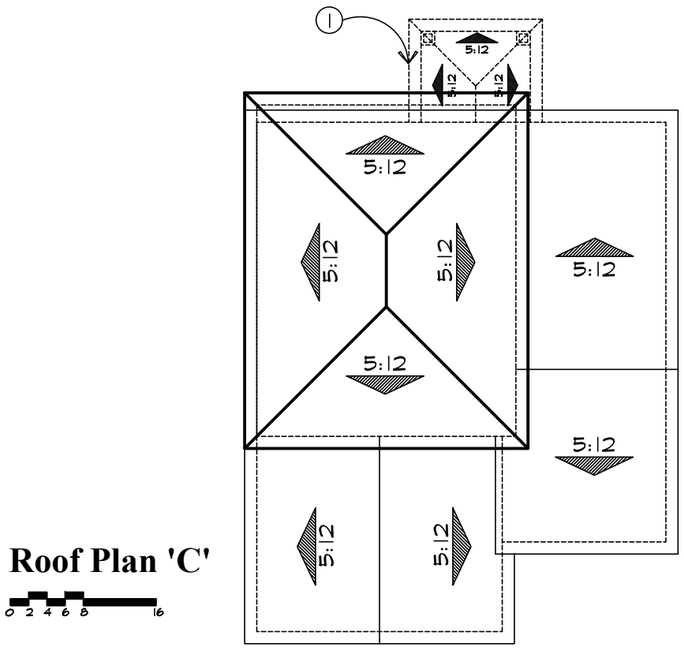
PITTSBURG, CA

DISCOVERY DESIGN GROUP, LLC

A.D. Seeno Construction

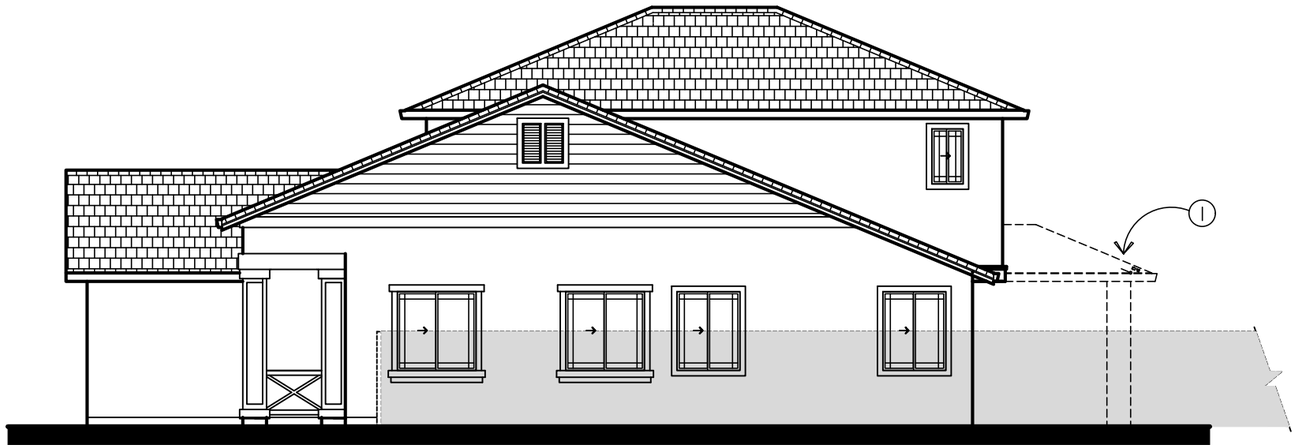
D a t e 12/12/19

DENELL ONTIVEROS 12/10/2019 11X17 Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\PLAN 3\PLIM\3_PLIM.DWG



Roof Plan 'C'

0 2 4 6 8 16



Right



Rear



Left

Elevations - 'C'

0 2 4 6 8 16

(1) OPTIONAL COVERED PATIO

BANCROFT GARDENS II
PLAN 3

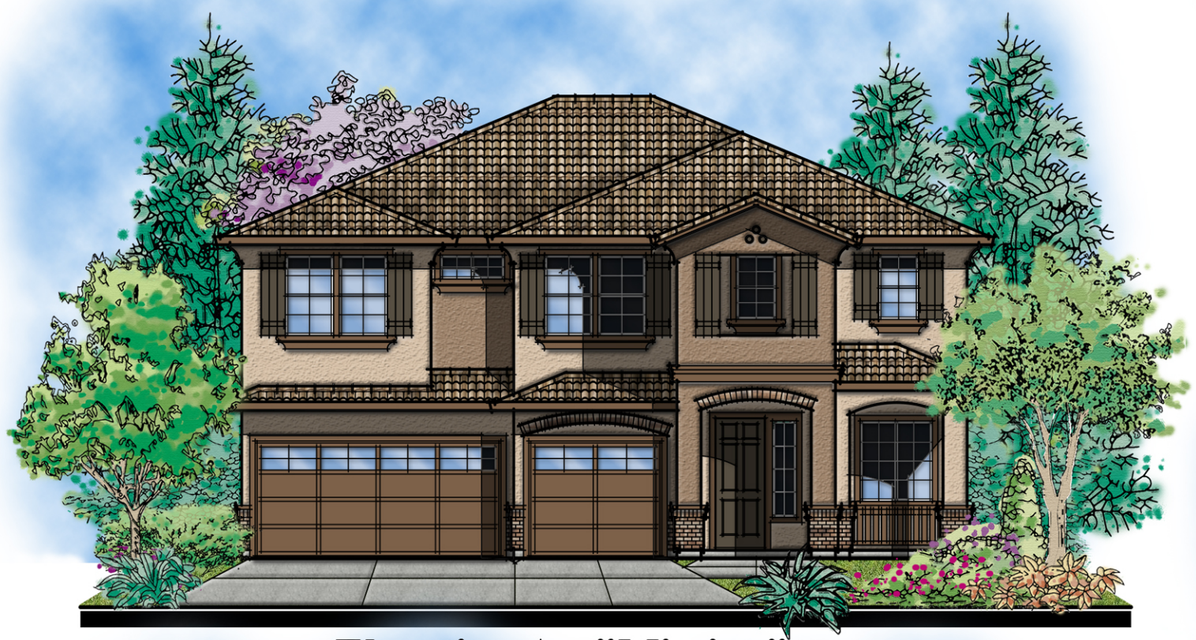
PITTSBURG, CA

DISCOVERY DESIGN GROUP, LLC

A.D. Seeno Construction

Date 12/12/19

DENELL ONTIVEROS 4/5/2019 11X17 Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\BANCROFT GARDENS II\NEW PLANS\PLAN 4\PLIM4_PLIM.DWG



Elevation A - "Mission"
Scheme #4



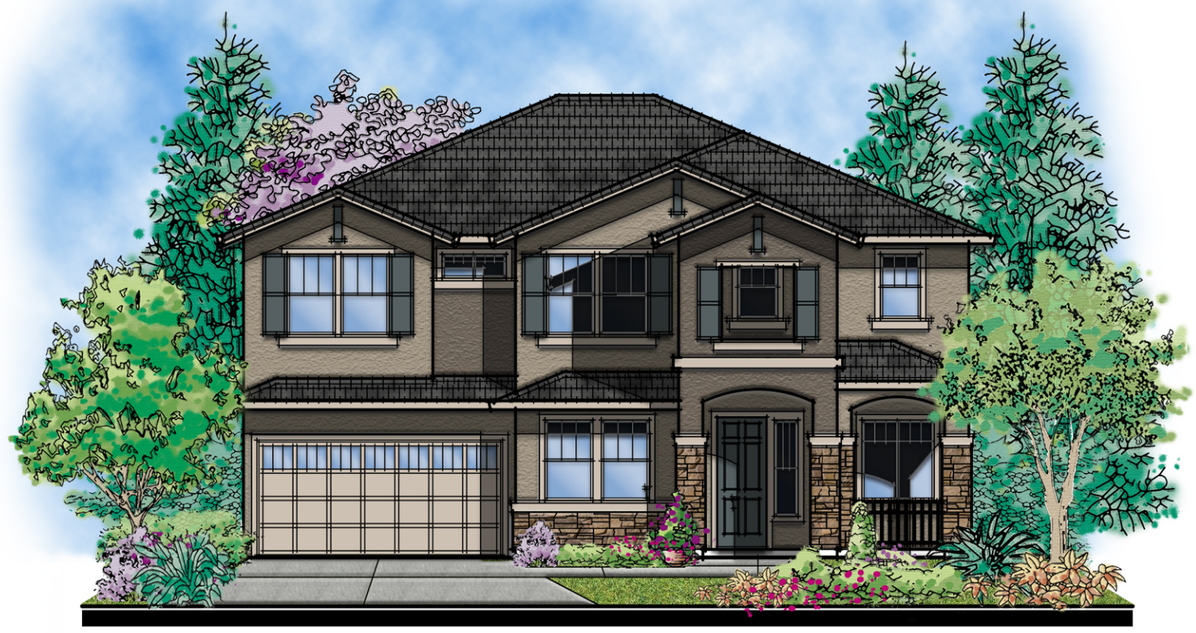
Elevation C - "Prairie"
Scheme #9

MATERIAL LEGEND

A CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
MOCK PIPES
WOOD RAILINGS
ROLL-UP GARAGE DOORS

B FLAT CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
WROUGHT IRON RAILINGS
ROLL-UP GARAGE DOORS

C FLAT CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
LAP SIDING
BOARD & BATTEN SIDING
WOOD TRIM
MOCK SHUTTERS
WOOD RAILINGS
ROLL-UP GARAGE DOORS



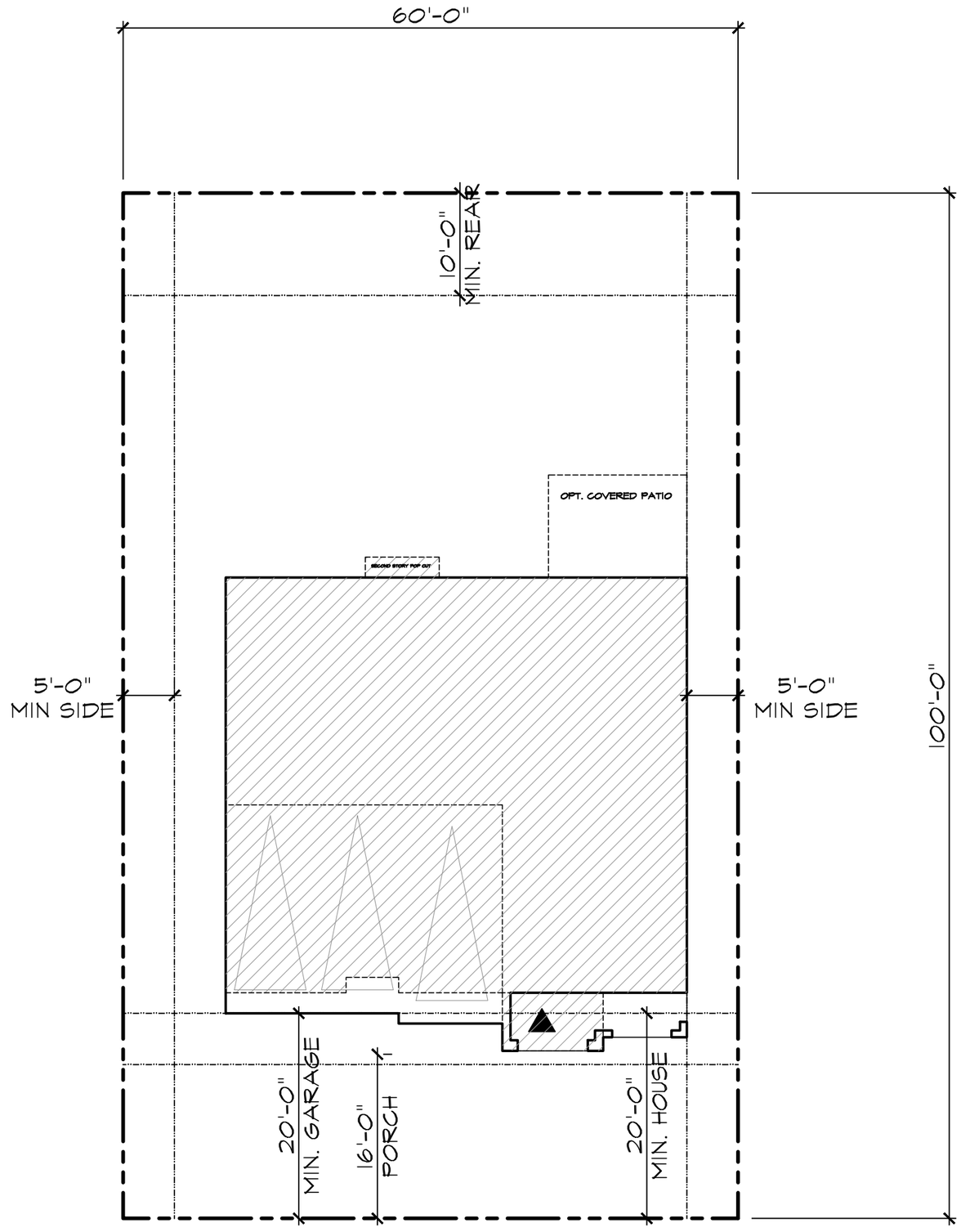
Elevation B - "French Country"
***Optional Bonus Room**
Scheme #6

BANCROFT GARDENS II
PLAN 4

PITTSBURG, CA

DISCOVERY
DESIGN
GROUP, LLC

A.D. Seeno Construction
Date 12/12/19



Site Plan - Elevation A, B, & C

City of Pittsburg

Zoning RS6

FRONT SETBACKS -	
MAIN BUILDING	20'
PORCH:	16'
GARAGE:	20'
SIDE SETBACKS	5'
SIDE GARAGE	15'
CORNER SIDE SETBACKS	10'
REAR SETBACKS	10'

0 2 4 6 8 16

SECOND FLOOR

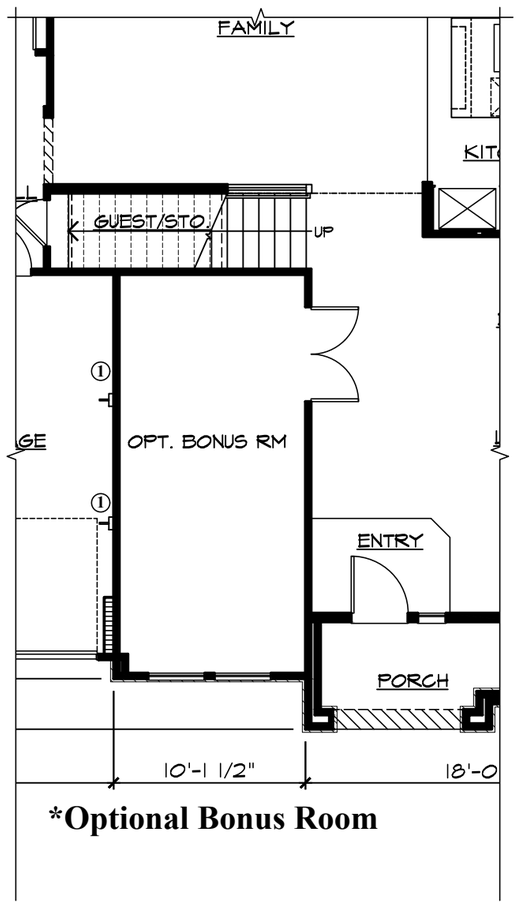
BANCROFT GARDENS II
PLAN 4

PITTSBURG, CA

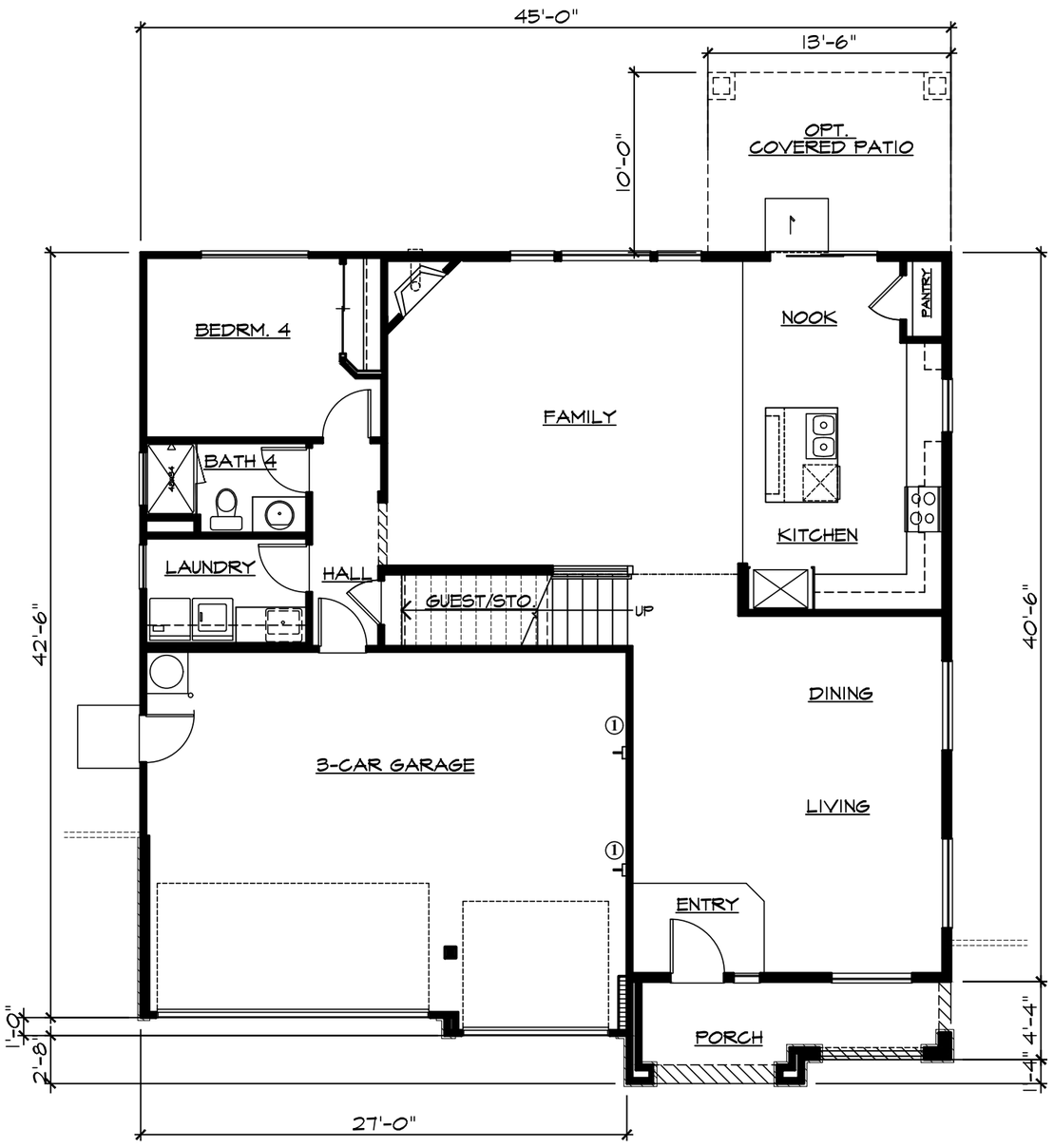
DISCOVERY
DESIGN
GROUP

A.D. Seeno Construction

D a t e 12/12/19



*Optional Bonus Room



Floor Plan - Elevation A, B, & C

Plan Notes:

① Wall-mounted bicycle storage

SQUARE FOOTAGE	
FIRST FLOOR	1327 SF
SECOND FLOOR	1793 SF
TOTAL LIVING AREA	3120 SF
GARAGE	560 SF
PORCH	90 SF
FOOTPRINT	1977 SF
OPT. PATIO	135 SF

GARAGE FRONTAGE
GARAGE WIDTH / HOUSE WIDTH = 27'-0" / 45'-0" = 60%

First Floor Plan

0 2 4 6 8 16

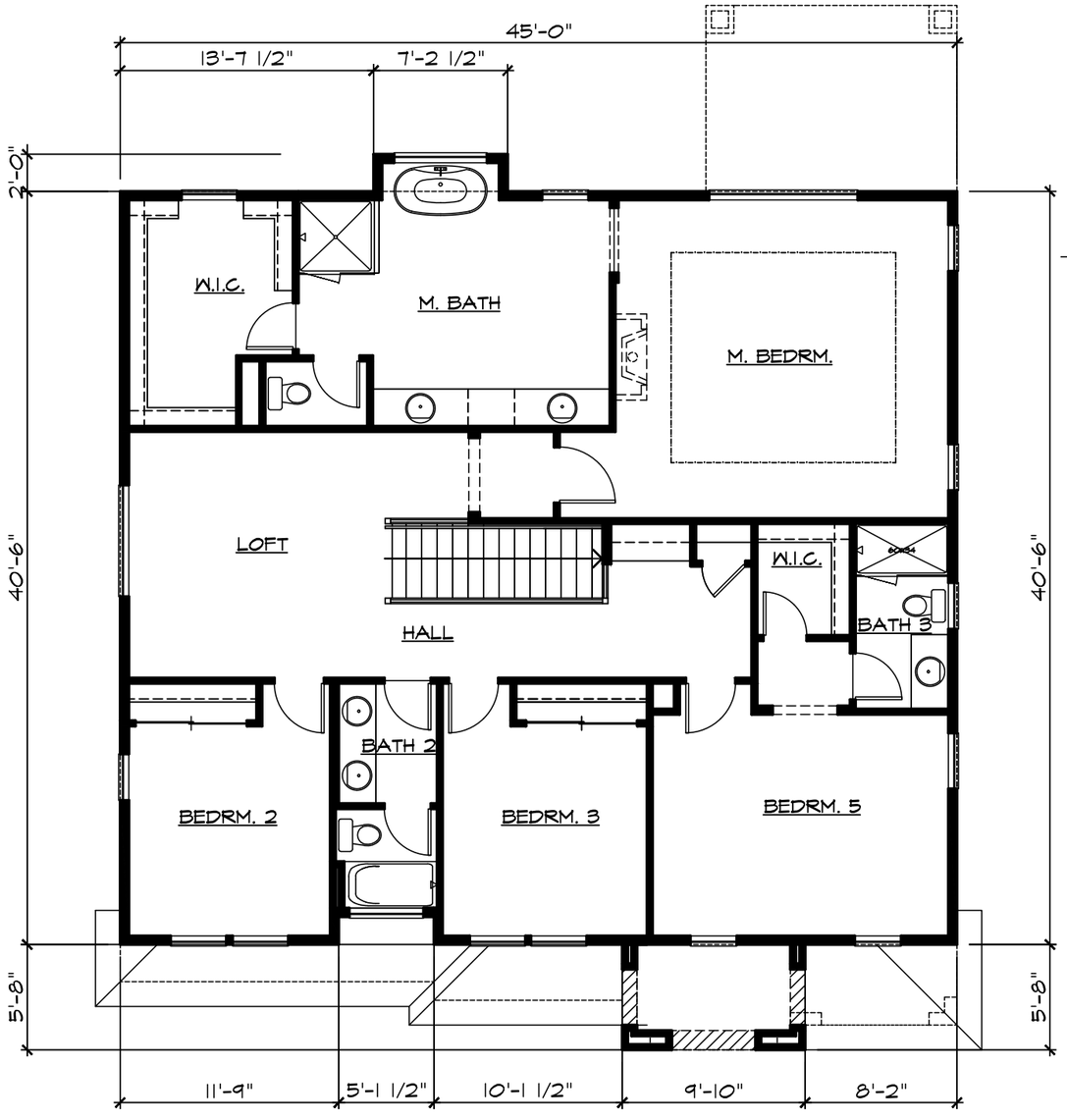
BANCROFT GARDENS II PLAN 4

PITTSBURG, CA

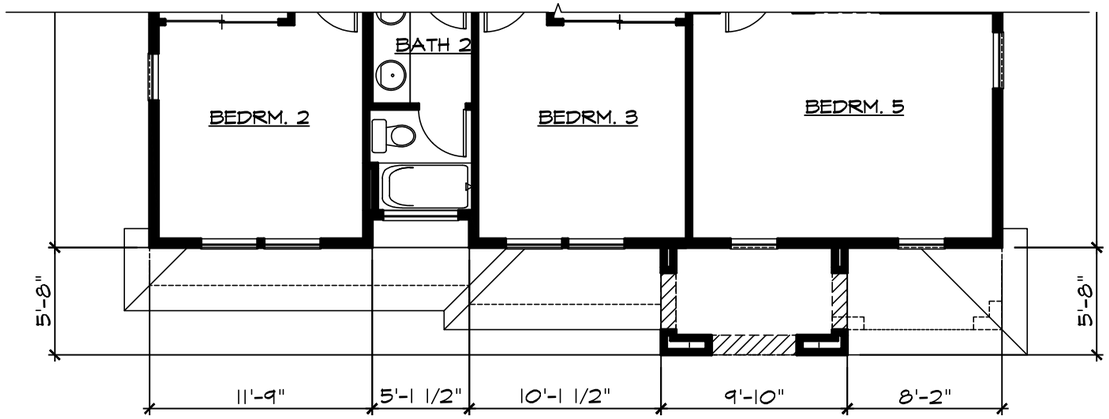
DISCOVERY DESIGN GROUP

A.D. Seeno Construction

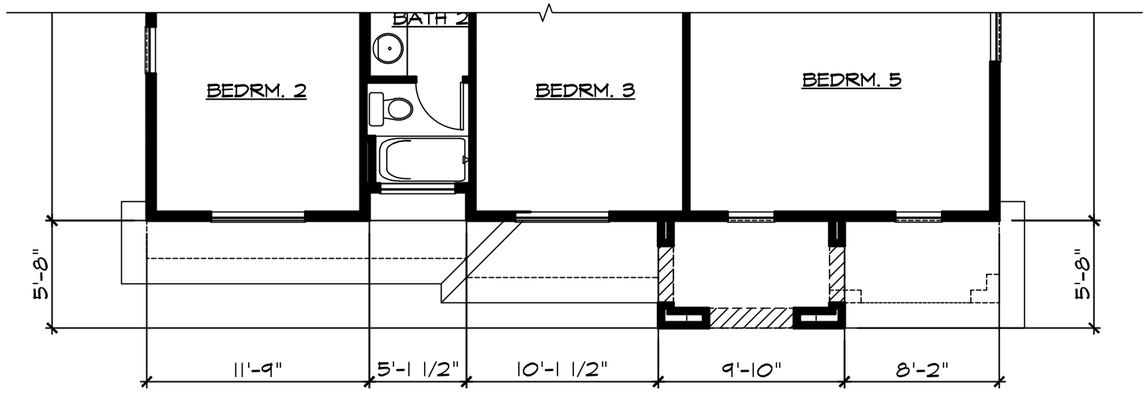
D a t e 12/12/19



Floor Plan - Elevation A



Floor Plan - Elevation B



Floor Plan - Elevation C

Second Floor Plan

0 2 4 6 8 16

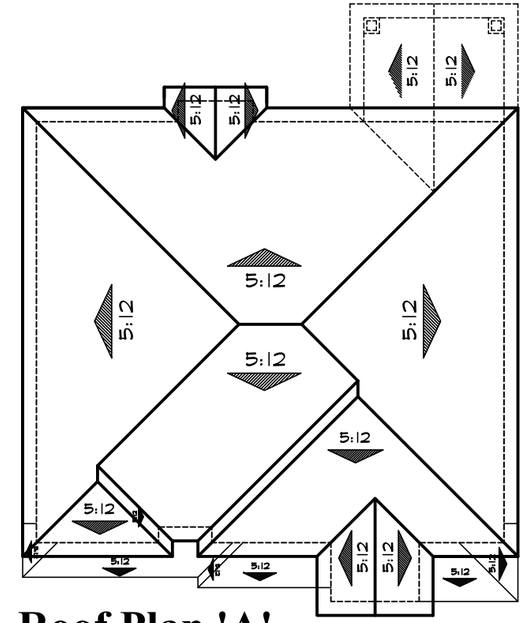
BANCROFT GARDENS II
PLAN 4

PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

A.D. Seeno Construction

D a t e 12/12/19



Roof Plan 'A'

0 2 4 6 8 16



Right



Rear



Left

Plan 4
Elevations - 'A'

0 2 4 6 8 16

DENOTES WINDOW SHUTTERS AT ENHANCED SIDE & REAR ELEVATIONS

(1) OPTIONAL COVERED PATIO

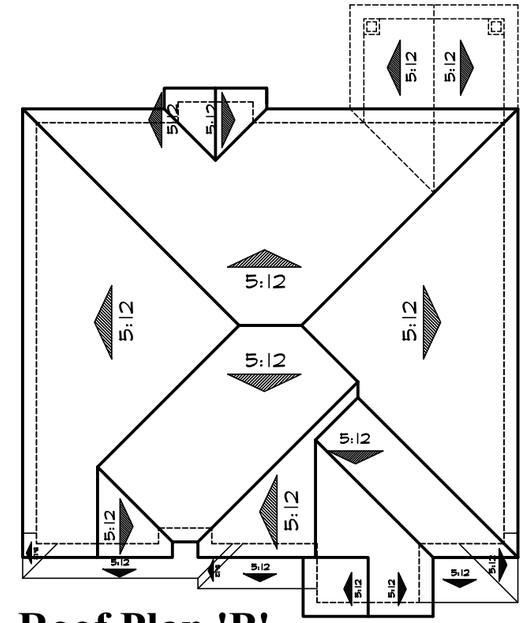
BANCROFT GARDENS II
PLAN 4

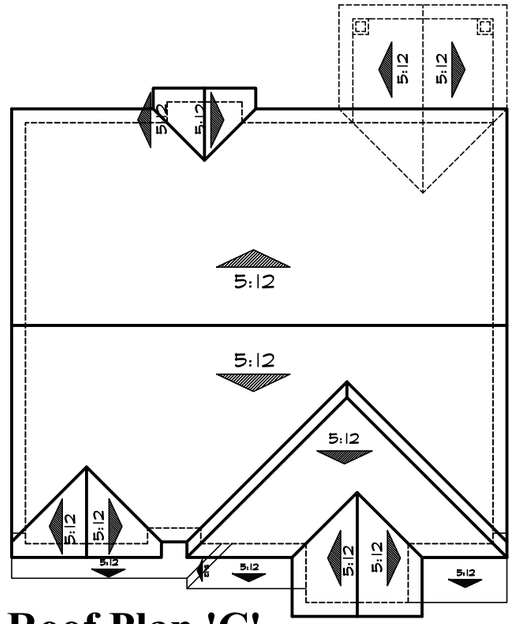
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

A.D. Seeno Construction

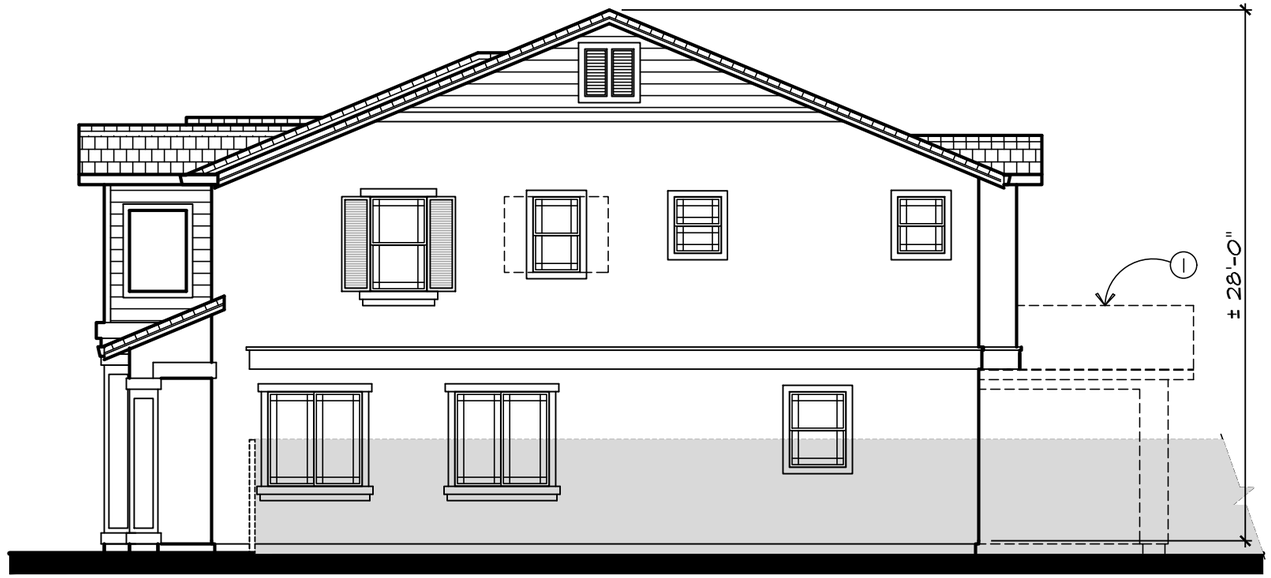
D a t e 12/12/19


5:12
5:12
5:12



Roof Plan 'C'

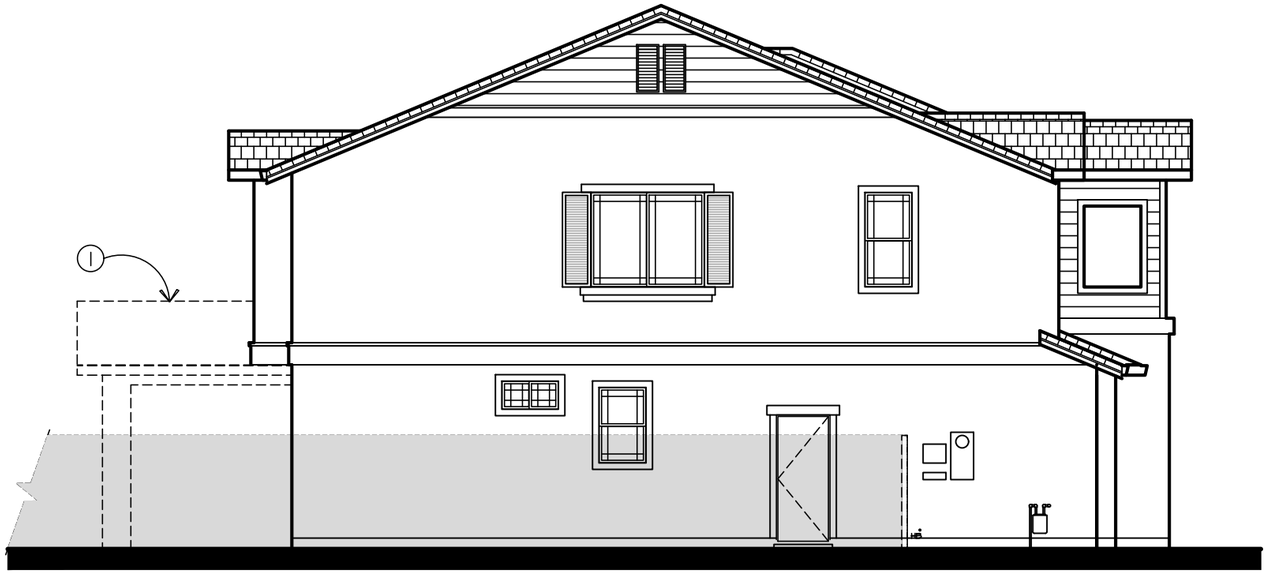
0 2 4 6 8 16



Right



Rear



Left

BANCROFT GARDENS II
PLAN 4

PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

A.D. Seeno Construction

D a t e 12/12/19

Plan 4
Elevations - 'C'

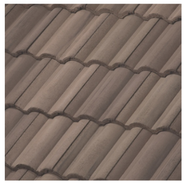
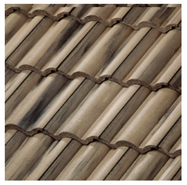
0 2 4 6 8 16

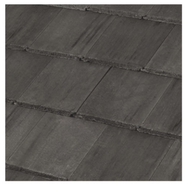
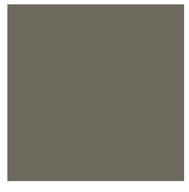
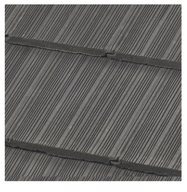
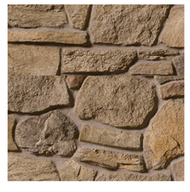
DENOTES WINDOW SHUTTERS AT ENHANCED SIDE & REAR ELEVATIONS

1 OPTIONAL COVERED PATIO

SUBDIVISION: BANCROFT GARDENS II

PITTSBURG, CA

SCHEME	VILLA TILE	BODY 1	BODY 2	TRIM	ACCENT	BRICK
SCHEME 1 “MISSION”	1VICS3233 BROWN BLEND 	KMW28-1 CLAM	KM5784-3 CREEK BAY 	KM5792-3 STACKED STONE 	KM4582 BEAVER BELT 	SANDY CREEK 
SCHEME 2 “MISSION”	1VICS6464 CA MISSION BLEND 	KMW10-1 POGO SANDS	KM4937-3 PAW PRINT 	KM5777 CANNERY PARK 	KM4897-5 YIN MIST 	COASTAL BLUFF 
SCHEME 3 “MISSION”	1VICS7330 VERONA CLAY 	KM4634-2 COMMUNITY 	KM4630-3 HOWLING COYOTE 	KM46 ACOUSTIC WHITE	KMA56-5 PINYON PINE 	MOROCCAN SAND 
SCHEME 4 “MISSION”	1VICS0024 DESERT SAGE 	KM5710 SUNDAY DRIVE 	232 TOSCANA 	KM5706 BONNIE'S BENCH 	KM4812 JUNGLE COVER 	SANDY CREEK 

SCHEME	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE
SCHEME 5 “FRENCH COUNTRY”	1FACS1430 CHARCOAL BLEND 	KM4942-2 TIN MAN 	KM4945-6 SECRET PASSAGEWAY 	KM4786-1 FRESH LINEN	KM407 CARBON 	ECHO RIDGE OLD COUNTRY FIELDSTONE 
SCHEME 6 “FRENCH COUNTRY”	1FBCF1430 CHARCOAL BLEND 	KM305 IRONWOOD 	KM4938-3 GROUCHY BADGER 	KM216 MALIBU BEIGE 	KM5804-5 YACHT CLUB 	CHARDONNAY OLD COUNTRY FIELDSTONE 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT

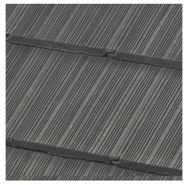
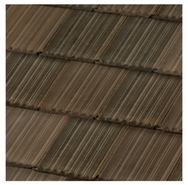
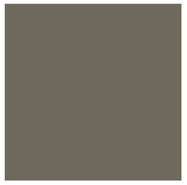
STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT

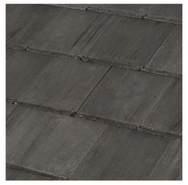
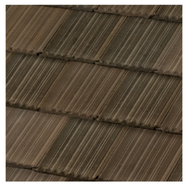
PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 06/19/2019

SUBDIVISION: BANCROFT GARDENS II

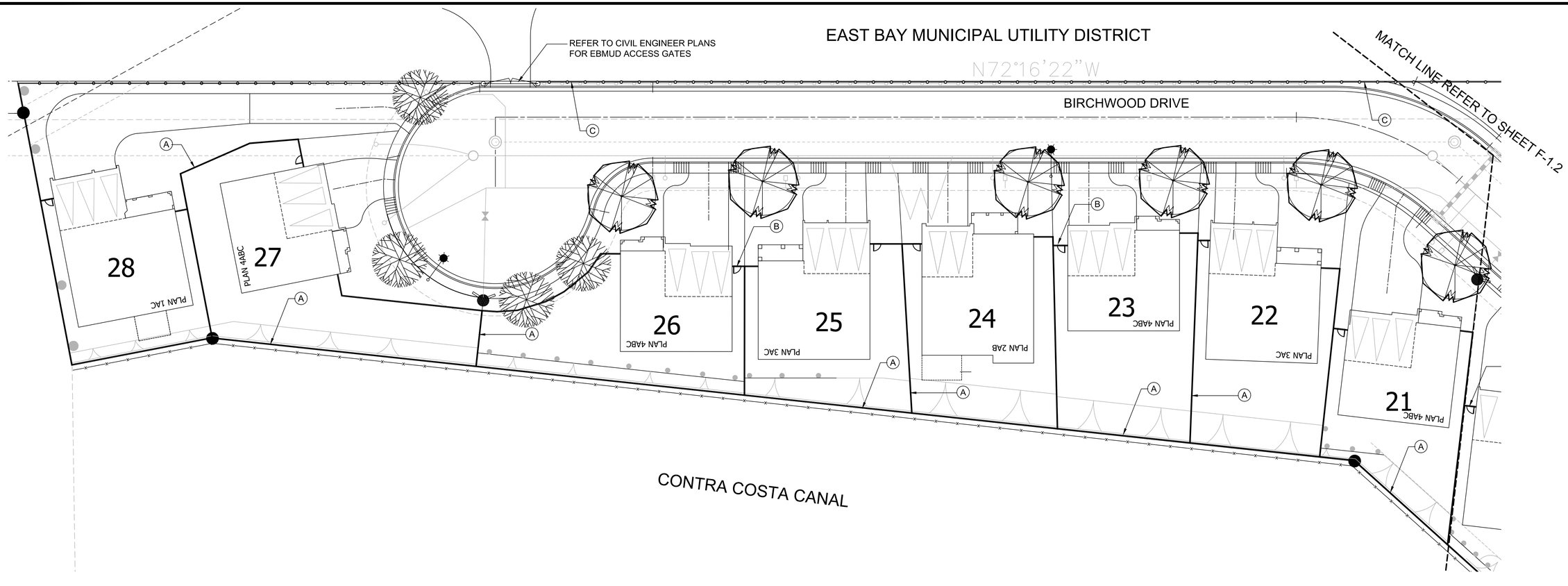
PITTSBURG, CA

SCHEME	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE
SCHEME 7 “FRENCH COUNTRY”	1FBCF1430 CHARCOAL BLEND 	KM4908-1 BASHFUL EMU 	KM4896-3 STONE HEART 	KM49 ANTIQUE WHITE	KMA82-5 LAMP POST 	SKYLINE COUNTRY LEDGESTONE 
SCHEME 8 “FRENCH COUNTRY”	1FBCF1132 CHARCOAL BROWN BLEND 	KM49 ANTIQUE WHITE	KM5767-2 GREIGE 	KM5772-3 PALM LANE 	KM4818-5 KNIT CARDIGAN 	SEVILLA COUNTRY LEDGESTONE 

SCHEME	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT
SCHEME 9 “PRAIRIE”	1FACS1430 CHARCOAL BLEND 	KM4706 RUSTIC HACIENDA 	KM4718-2 WAGON WHEEL 	KM4575-5 MUD ROOM 	KMA76-5 LOG CABIN 
SCHEME 10 “PRAIRIE”	1FBCF1132 CHARCOAL BROWN BLEND 	KM4929-2 WARM GRAY FLANNEL 	KM4937-3 PAW PRINT 	KM4939-5 ARROWHEAD 	KM417 OXFORD BROWN 
SCHEME 11 “PRAIRIE”	1FACS1132 CHARCOAL BROWN BLEND 	HL4201 ADOBE WHITE	KM5705-3 PIONEER VILLAGE 	KM5800-5 SAUSALITO RIDGE 	KMA82-5 LAMP POST 
SCHEME 12 “PRAIRIE”	1FACS1132 CHARCOAL BROWN BLEND 	KM4566-3 CITY LOFT 	KM4559-3 MINK 	KM5800-5 SAUSALITO RIDGE 	KMA66-5 SANTANA SOUL 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 06/19/2019

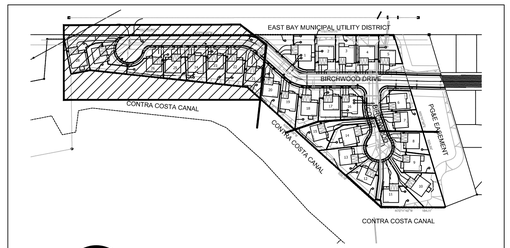


SITE AMENITS LEGEND:

- (A) 6'-0" HT. SOLID WOOD FENCE (SEE DETAIL 1, SHT. F-1.4)
- (B) 3'-0" WD. WOOD GATE (SEE DETAIL 2, SHEET F-1.4)
- (C) EBMUD RAIL FENCE (SEE DETAIL 4, SHEET F-1.4)
- (D) CLUSTER MAILBOX UNIT; SALSBURY UNIT 16A-TYPE III, SANDSTONE COLOR AVAILABLE: www.mailboxes.com (SEE DETAIL 5, SHEET F-1.4)
- (E) 3 FT. x 5 FT. CONCRETE PAD FOR MAILBOX UNIT (SEE DETAIL 3, SHEET F-1.4)

INTERIOR STREET TREES

TREE SYMBOL	SPECIES	COMMON NAME	SIZE
	ZELKOVA SERRATA	ZELKOVA	15 GAL
	LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	15 GAL



SITE PLAN
NO SCALE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REFER TO SHEET F-1.4 FOR DETAILS

REVISIONS

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925-933.2583

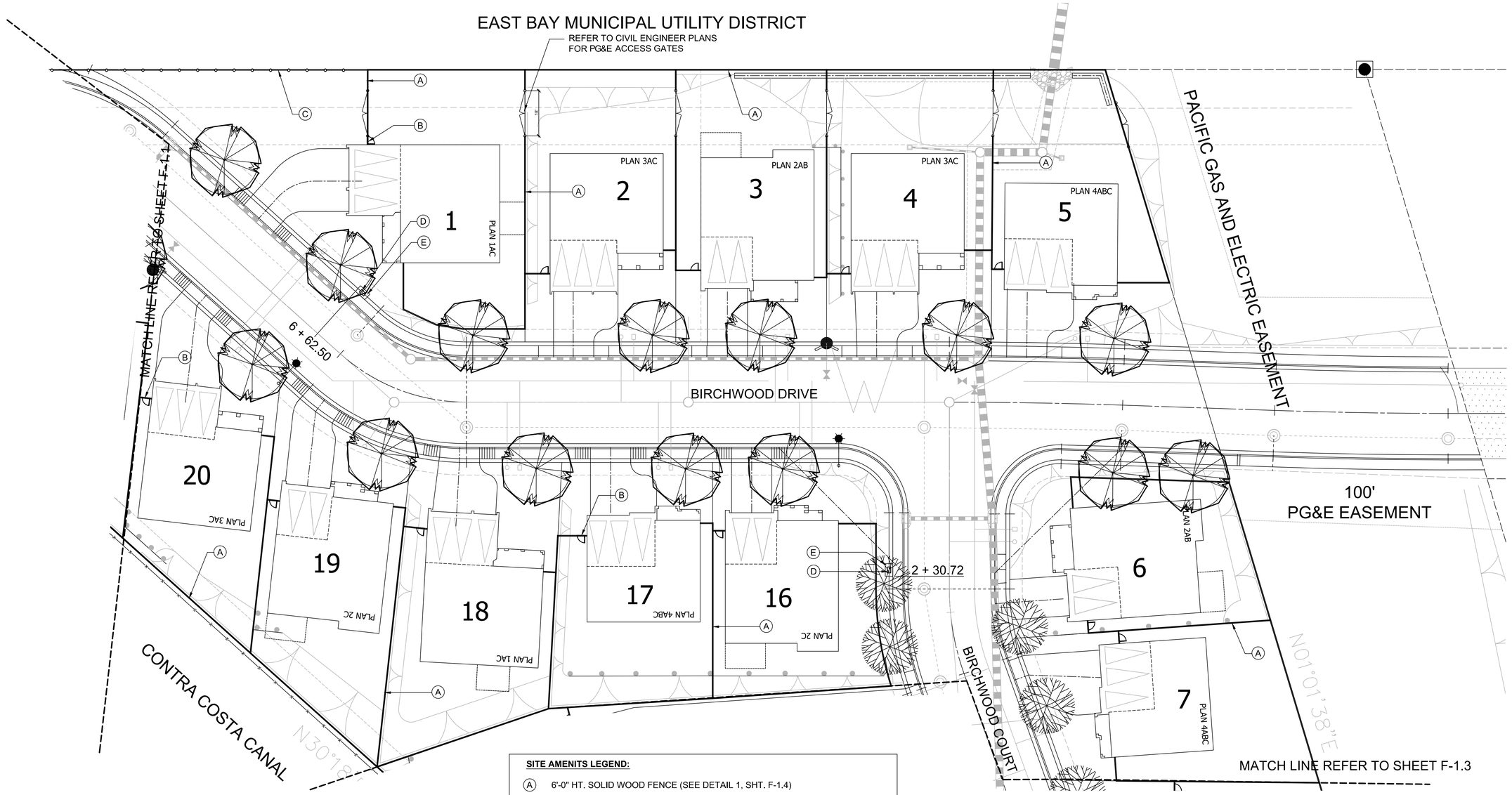
REGISTERED LANDSCAPE ARCHITECT RICHARD STOVER 3017 Signature 12-31-20 STATE OF CALIFORNIA

SUBDIVISION 8805
BANCROFT GARDENS II
PITTSBURG, CALIFORNIA
DISCOVERY BUILDERS

STREET TREE AND FENCING PLAN

DESIGNED:	DRAWN:
RS	KD
CHECKED:	JOB NO:
DATE	1-7-20
SCALE	NOTED

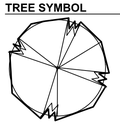
SHEET F-1.1 OF 9 SHEETS

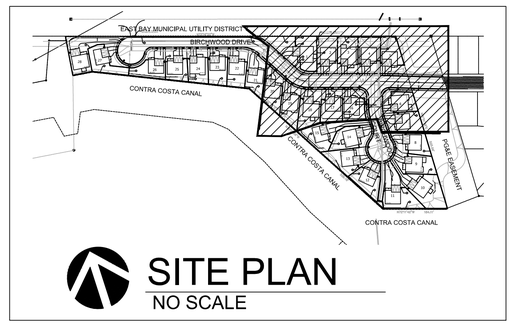


SITE AMENITS LEGEND:

- (A) 6'-0" HT. SOLID WOOD FENCE (SEE DETAIL 1, SHT. F-1.4)
- (B) 3'-0" WD. WOOD GATE (SEE DETAIL 2, SHEET F-1.4)
- (C) EBMUD RAIL FENCE (SEE DETAIL 4, SHEET F-1.4)
- (D) CLUSTER MAILBOX UNIT; SALSBURY UNIT 16A-TYPE III, SANDSTONE COLOR AVAILABLE: www.mailboxes.com (SEE DETAIL 5, SHEET F-1.4)
- (E) 3 FT. x 5 FT. CONCRETE PAD FOR MAILBOX UNIT (SEE DETAIL 3, SHEET F-1.4)

INTERIOR STREET TREES

TREE SYMBOL	SPECIES	COMMON NAME	SIZE
	ZELKOVA SERRATA	ZELKOVA	15 GAL
	LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	15 GAL



SITE PLAN
NO SCALE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REFER TO SHEET F-1.4 FOR DETAILS

REVISIONS

Thomas Baak & Associates, LLP
Landscape Architects
1630 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

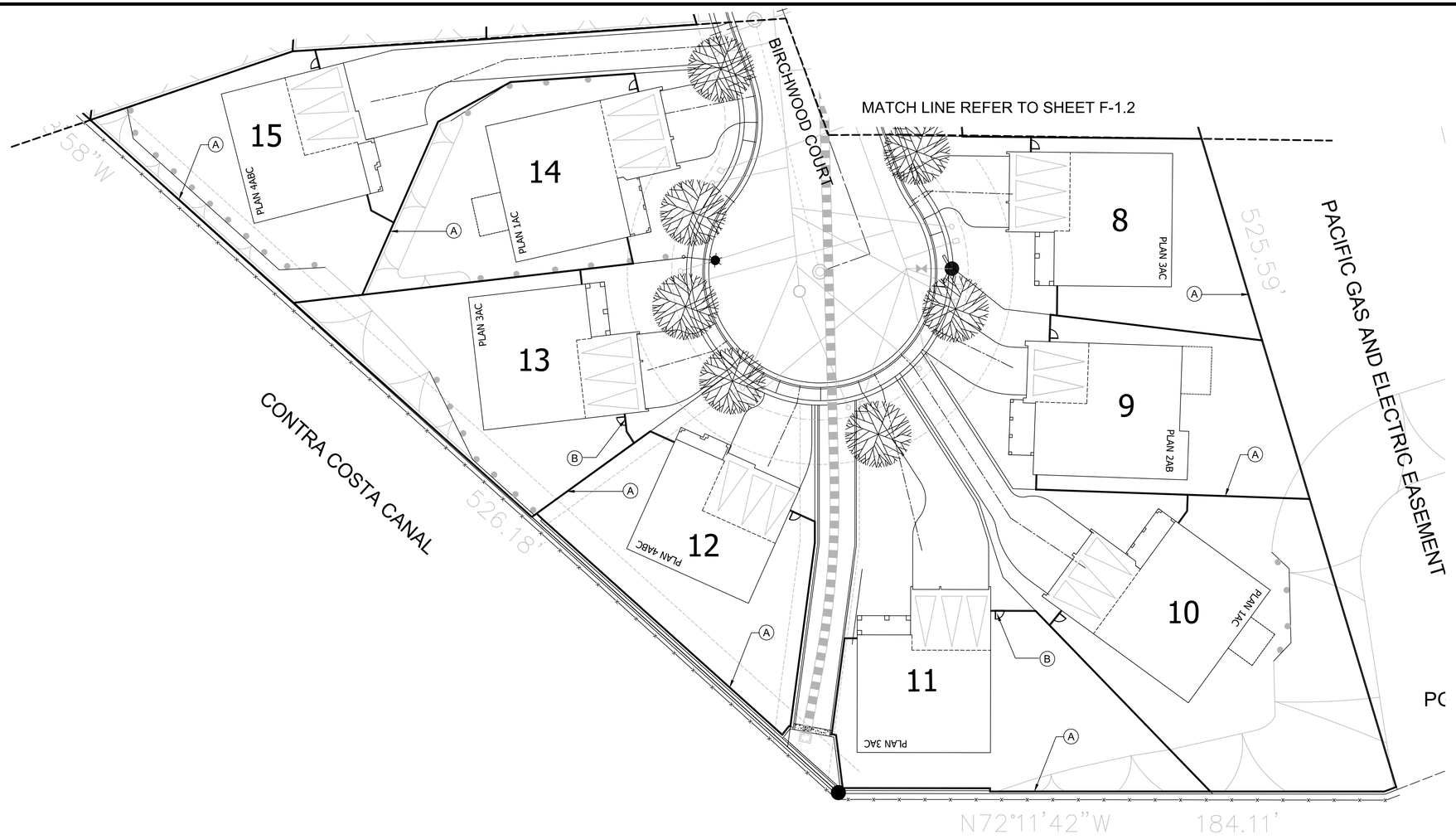
REGISTERED LANDSCAPE ARCHITECT RICHARD STOVER 3017 Signature 12-31-20 RENEWAL STATE OF CALIFORNIA

SUBDIVISION 8805
BANCROFT GARDENS II
PITTSBURG, CALIFORNIA
DISCOVERY BUILDERS

STREET TREE AND FENCING PLAN

DESIGNED:	DRAWN:
RS	KD
CHECKED:	JOB NO:
DATE	1-7-20
SCALE	NOTED

SHEET F-1.2 OF 9 SHEETS

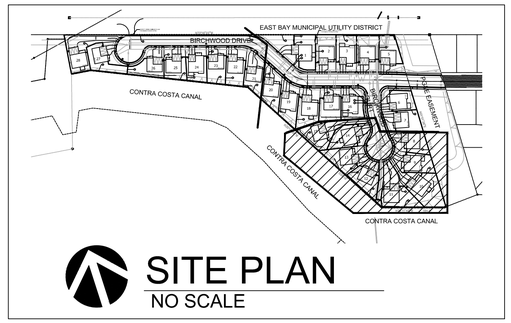


SITE AMENITS LEGEND:

- (A) 6'-0" HT. SOLID WOOD FENCE (SEE DETAIL 1, SHT. F-1.4)
- (B) 3'-0" WD. WOOD GATE (SEE DETAIL 2, SHEET F-1.4)
- (C) EBMUD RAIL FENCE (SEE DETAIL 4, SHEET F-1.4)
- (D) CLUSTER MAILBOX UNIT; SALSBURY UNIT 16A-TYPE III, SANDSTONE COLOR AVAILABLE: www.mailboxes.com (SEE DETAIL 5, SHEET F-1.4)
- (E) 3 FT. x 5 FT. CONCRETE PAD FOR MAILBOX UNIT (SEE DETAIL 3, SHEET F-1.4)

INTERIOR STREET TREES

TREE SYMBOL	SPECIES	COMMON NAME	SIZE
	ZELKOVA SERRATA	ZELKOVA	15 GAL
	LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	15 GAL



SITE PLAN
NO SCALE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REFER TO SHEET F-1.4 FOR DETAILS

REVISIONS

Thomas Baak & Associates, LLP
Landscape Architects
1630 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

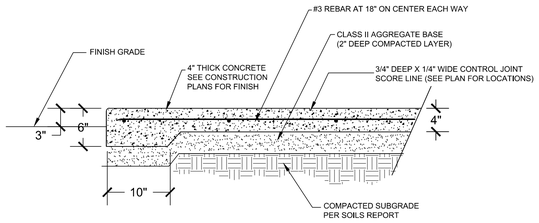
REGISTERED LANDSCAPE ARCHITECT RICHARD STOVER 3017 Signature My Renewal 08/31/2021 STATE OF CALIFORNIA

SUBDIVISION 8805
BANCROFT GARDENS II
PITTSBURG, CALIFORNIA
DISCOVERY BUILDERS

STREET TREE AND FENCING PLAN

DESIGNED:	DRAWN:
RS	KD
CHECKED:	JOB NO:
DATE: 1-7-20	
SCALE: NOTED	

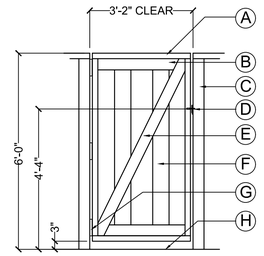
SHEET F-1.3 OF 9 SHEETS



CONCRETE PAVING DETAIL

NO SCALE

3



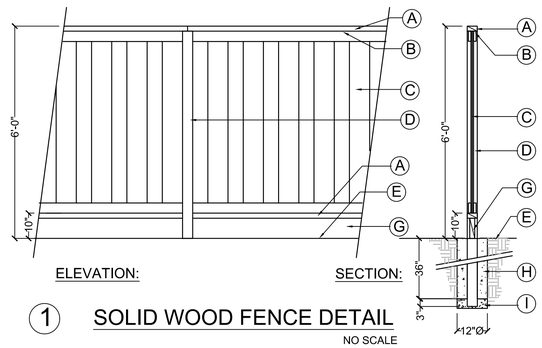
DESCRIPTION:
A - 2x4 WOOD GATE FRAME
B - 1x4 RSDF DOUBLE CLEATS AT TOP AND BOTTOM RAILS
C - 4x4 WOOD POSTS OF WOOD FENCE
D - PROVIDE HEAVY-DUTY SELF-LATCHING MECHANISM
E - 1x4 DIAGONAL SUPPORT FROM TOP TO BOTTOM RAILS
F - 1x8 RSDF VERTICAL BOARDS, OVERLAP 1"
G - PROVIDE (3) EQUAL SPACED HEAVY-DUTY HINGES
H - FINISH GRADE

NOTES:
1. ALL POSTS TO BE PRESSURE TREATED DOUGLAS FIR, ALL OTHER WOOD MEMBERS TO BE ROUGH SAWN DOUGLAS FIR.
2. HOLD TOP RAILS LEVEL, STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES.
3. ALL METAL FASTENERS SHALL BE GALVANIZED.

WOOD GATE DETAIL

NO SCALE

2



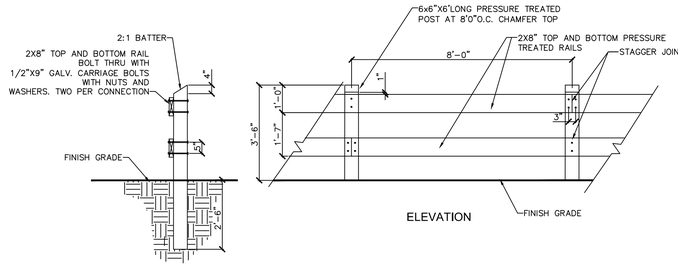
DESCRIPTION:
A - 2x4 TOP, BOTTOM AND RAILS (HOLD LEVEL)
B - 1x4 RSDF DOUBLE CLEATS AT RAILS
C - 1x8 RSDF VERTICAL BOARDS, OVERLAP 1"
D - 4x4 PTDF POSTS AT 8 FT. SPACING (MAX).
E - FINISH GRADE
F - 1x2 VERTICAL STAKES SELF-SPACED, W/ 1" NAIL STRIPS
G - 2x8 PTDF KICKER BETWEEN TALL POSTS, EXTEND OVER LOW POSTS
H - 18" DIAMETER x 36" DEEP CONCRETE FOOTING AT POSTS
I - WOOD POSTS EXTEND 3" THRU BOTTOM OF CONCRETE FOOTING INTO 4" DEEP CLEAN SAND BASE

NOTES:
1. ALL POSTS TO BE PRESSURE TREATED DOUGLAS FIR, ALL OTHER WOOD MEMBERS TO BE ROUGH SAWN DOUGLAS FIR.
2. HOLD TOP RAILS LEVEL, STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES.
3. ALL METAL FASTENERS SHALL BE GALVANIZED.

SOLID WOOD FENCE DETAIL

NO SCALE

1



NOTES:
1. ALL POSTS SHAL LBE #1 FOHC DOUG. FIR ROUGH. POST SHALL BE PRESSURE TREATED PER AWPA STANDARDS. ALL POSTS TO BE CUT TO LENGTH AND BATTER BEFORE TREATING. INCISING REQUIRED ON ALL FOUR SIDES. POSTS MUST HAVE CERTIFIED QUALITY WORK OR TAG IDENTIFYING PRESERVATIVE AND RETENTION AND THIRD PARTY INSPECTION. EBMUD MAY REQUIRE INSPECTION AND CERTIFICATION OF MATERIALS BY EBMUD INSPECTORS PRIOR TO INSTALLATION. FIELD TREATMENT PRESERVATIVES SHALL BE APPLLIED TO COAT ANY SURFACE THAT IS EXPOSED BY DAMAGE OR FIELD FABRICATION. BORED HOLES FOR CONNECTORS OR BOLTS MY BE TREATED BY PUMPING COAL TAR ROOFING CEMENT MEETING ASTM-DE022 INTO HOLES USING A GREASE GUN OR SIMILAR DEVICE.

2. ALL 2"X8" FENCE BOARDS TO BE SELECT #1 DOUG. FIR S4S PRESSURE TREATED AS ABOVE POSTS WITH THE SAME INSPECTION REQUIREMENTS AND CAULKING TECHNIQUES.

3. ALL NAILS, BOLTS, WASHERS, NUTS OR HARDWARE TO BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL THAT MEETS ASTM A153 STANDARDS, AND CONNECTORS THAT MEET ASTM A654 CLASS G185 SHEET OR BETTER. FLAT WASHERS WILL BE USED UNDER ALL NUTS. ELECTROPLATED HARDWARE WILL NOT BE ACCEPTED. PEEN END OF BOLT AFTER INSTALLATION TO PREVENT TAMPERING.

4. ALL POSTS TO BE SET IN COMPACTED NATIVE SOIL OR DECOMPOSED GRANITE. POSTS SHALL NOT BE SET IN CONCRETE.

5. FENCE GRADES SHALL BE ESTABLISHED BY DISTRICT. CONTRACTORS SHALL CONTACT THE DISTRICT ON GRADE REQUIREMENTS BEFORE INSTALLATION (209)946-8000

6. REFLEX-TYPE REFLECTING TAPE SHALL CONFORM TO THE CURRENT SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.

7. THIS DRAWING IS ADAPTED FROM STANDARD EBMUD DRAWING #4869-G.

RAIL FENCE W/ WOOD POSTS

NO SCALE

4

SITE PREPARATION AND PEDESTAL INSTALLATION
CBU TYPES I, II, III, AND IV

SALSBURY INDUSTRIES
1010 East 62nd Street, Los Angeles, CA 90001-1598
Phone: 1-800-624-5269 Int'l Phone: 323-846-6700
Fax: 1-800-624-5299 Int'l Fax: 323-846-6800
www.mailboxes.com engineering@mailboxes.com

Installation instructions are provided as general guidelines. It is advised that a professional installer be consulted. Salsbury Industries assumes no product assembly or installation liability.
Copyright © 2009 Salsbury Industries --- All rights reserved --- Part No. 1055282, Rev. 05, 1/28/2009 --- Page 3 of 10

5

REVISIONS

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

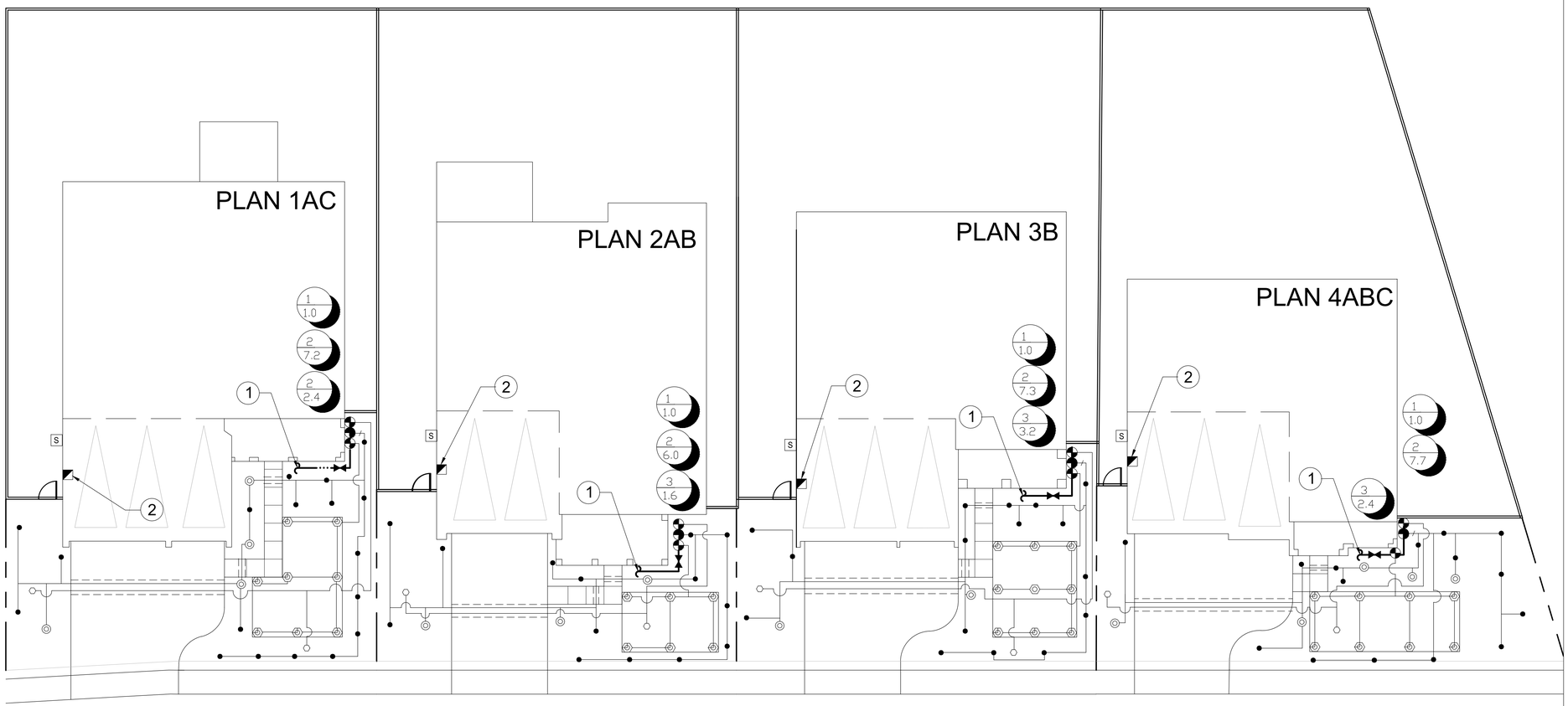
REGISTERED LANDSCAPE ARCHITECT RICHARD STOVER 3017 Signature Renewal 08/31/2021 STATE OF CALIFORNIA

SUBDIVISION 8805
BANCROFT GARDENS II
PITTSBURG, CALIFORNIA
DISCOVERY BUILDERS

CONSTRUCTION DETAILS

DESIGNED:	DRAWN:
RS	KD
CHECKED:	JOB NO:
DATE: 1-7-20	
SCALE: NOTED	

SHEET
F-1.4
OF 9 SHEETS



IRRIGATION LEGEND:

- 'HUNTER' #XC-400 4-STATION EXTERIOR WALL MOUNT CONTROLLER; PROVIDE 'HUNTER' SOLAR-LYNC RECEIVER UNIT NEXT TO CONTROLLER.
- 'KING BROS' SCHEDULE 80 PVC BALL VALVE; LINE SIZE
- S 'HUNTER' #WSS-SEN WIRELESS SOLAR-SYNC SENSOR WITH WEATHER BASED OPERATION AND RAIN/FREEZE SHUT-OFF. RECEIVER MOUNTS NEXT TO CONTROLLER. SENSOR MOUNT ON HOUSE EAVE LINE CLEAR OF OVERHANG.
- 'RAINBIRD' #100-ASVF 1" ANTI-SIPHON REMOTE CONTROL VALVE.
- MAIN LINE: 1" CLASS 315 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT- WELD FITTINGS; ALL CUTS TO BE SQUARE, PRIMER TO BE USED PROVIDE 18" (MIN.) COVER
- LATERAL LINE: CLASS 200 PVC PIPE WITH SCHEDULE 40 PVC
  - 3/4" SOLVENT-WELD FITTINGS; SEE PLAN FOR LINE SIZE.
  - 1" ALL CUTS TO BE SQUARE, PRIMER TO BE USED. PROVIDE 12" (MIN.) COVER
- 4" SCHEDULE 40 PVC PIPE SLEEVES UNDER PAVING (6" FOR SHARED PIPES GROUPED IN SLEEVES); PROVIDE 24" (MIN.) COVER BELOW FINISH PAVING
- XX / 0.00 — CONTROLLER STATION NUMBER / GALLONS PER MINUTE
- 'PEPCO' #856 OCTABUBBLER (BLACK, 0.80 GPM HEAD) EMITTER SCHEDULE: (2) PER 5 GAL. PLANT, (1) PER 1 GAL. PLANT
- 'PEPCO' #5633 QUADRABUBBLER (BLACK, 0.40 GPM HEAD) EMITTER SCHEDULE: (2) PER 5 GAL. PLANT, (1) PER 1 GAL. PLANT
- 'RAINBIRD' #1401 FLOOD BUBBLER (0.25 GPM) IN PERF. TUBE FILLED WITH GRAVEL; (2) PER PROPOSED TREE
- (1) POINT-OF-CONNECTION TO WATER SUPPLY: PROVIDE CONNECTION TO DOMESTIC WATER SERVICE WITH COMPRESSION 'TEE' AND ADAPT TO NEW 1" PVC MAIN LINE. VERIFY LOCATION WITH PROJECT SUPERINTENDENT IN FIELD.VERIFY A MINIMUM AVAILABLE STATIC WATER PRESSURE OF 55 PSI; IF EXCEEDS 80 PSI INSTALL 'WILKINS' #600 PRESSURE REGULATOR IN 10" ROUND VALVE BOX. VERIFY A MINIMUM AVAILABLE FLOW OF 10.3 GPM.
- (2) INTERIOR WALL-MOUNT CONTROLLER: PROVIDE 120 VOLT POWER WITHIN RIGID CONDUIT FROM SOURCE STUBBED-OUT BY ELECTRICAL CONTRACTOR TO CONTROLLER LOCATION; FINAL LOCATION ON WALL TO BE COORDINATED WITH PROJECT SUPERINTENDENT. ALL ABOVE GRADE CONTROL WIRES SHALL BE CONTAINED WITHIN PVC ELECTRICAL CONDUIT SECURELY FASTENED TO INTERIOR WALL; PAINT CONDUIT TO MATCH WALL.

GRAPHIC NOTE:

IRRIGATION PLAN IS A SCHEMATIC REPRESENTATION OF THE DESIGN. ALL IRRIGATION PIPES AND VALVES SHOWN IN PAVING AREAS SHALL BE INSTALLED IN ADJACENT PLANTERS ALONG BACK OF PAVING AS SITE CONSTRAINTS ALLOW. SLEEVE LOCATIONS ARE SHOWN RELATIVE TO RELATED SITE PAVING LOCATIONS.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REFER TO T-1.2 FOR NOTES AND DETAILS.
REFER TO T-1.3 FOR IRRIGATION CALCS

REVISIONS

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925-933.2583

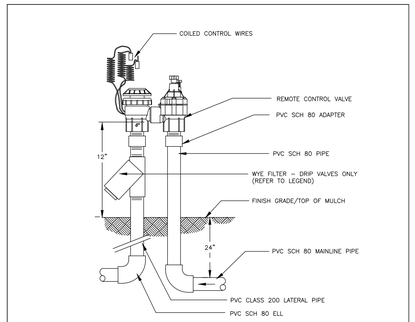
REGISTERED LANDSCAPE ARCHITECT RICHARD STOVER 3017 Signature Date 1-7-20 STATE OF CALIFORNIA

SUBDIVISION 8805
BANCROFT GARDENS II
PITTSBURG, CALIFORNIA
DISCOVERY BUILDERS

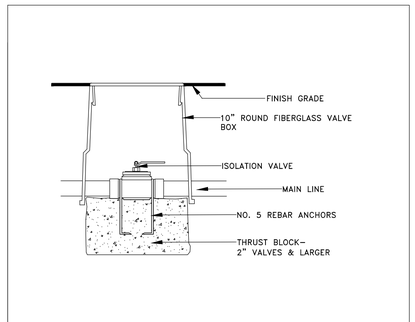
TYPICAL FRONT YARD IRRIGATION PLANS

DESIGNED:	DRAWN:
RS	KD
CHECKED:	JOB NO:
DATE: 1-7-20	
SCALE: NOTED	

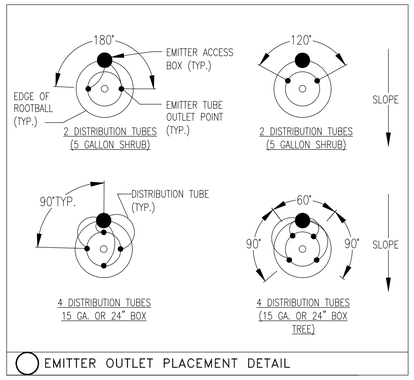
SHEET T-1.1 OF 9 SHEETS



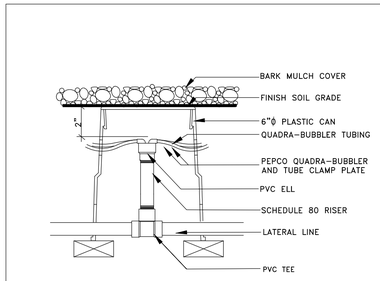
ANTI–SIPHON CONTROL VALVE



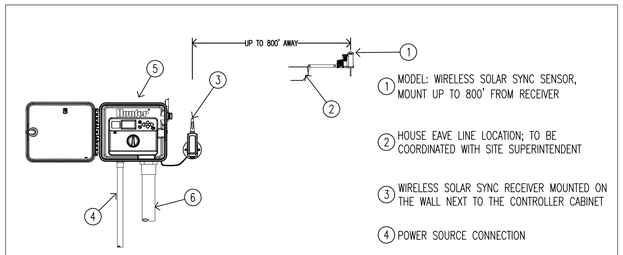
ISOLATION/ BALL VALVE



EMITTER OUTLET PLACEMENT DETAIL

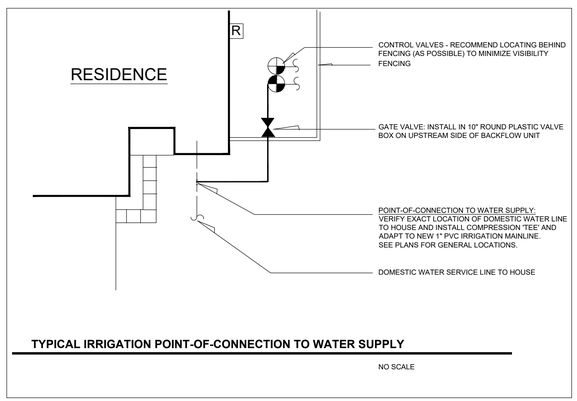


QUADRA–BUBBLER (QB SERIES) DETAIL



WIRELESS SOLAR SYNC SYSTEM

Hunter IRRIGATION DETAIL



TYPICAL IRRIGATION POINT-OF-CONNECTION TO WATER SUPPLY

NO SCALE

IRRIGATION NOTES:

GENERAL NOTES: DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN OF THE SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT, WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL THE INSTRUCTIONS ARE OBTAINED. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL THE GRADE DIFFERENCES, LOCATION OF WALKS, RETAINING WALLS, ETC. PRIOR TO CONSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE (BY ALL MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PANS. CITY STANDARD DRAWINGS, SPECIFICATIONS, SPECIFIC NOTES & DETAIL DRAWINGS AND THE SOILS REPORT TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS UNLESS OTHERWISE DIRECTED. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE TO THE LANDSCAPE ARCHITECT. AT LEAST ONE SET OF PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL. THE IRRIGATION CONSULTANT ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.

DRAWINGS: DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL ALSO CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK, PLAN HIS WORK ACCORDINGLY AND FURNISH SUCH FITTINGS, ETC. AS MAY BE NECESSARY TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

CONTROLLER: IRRIGATION CONTRACTOR IS TO PROGRAM TIMING OF STATIONS ON CONTROLLER TO IRRIGATE IN THE MOST EFFICIENT, WATER CONSERVING MANNER POSSIBLE. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR THE OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN PROPER PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL NEEDS, WATER REQUIREMENTS, CHANGES IN ELEVATION, SUN, SHADE AND WIND EXPOSURES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE, EROSION, PUDDLING, ETC. DUE TO IMPROPER PROGRAMMING. ELECTRICAL CONTRACTOR TO SUPPLY 120-VOLT A.C. (2.5 AMP) SERVICE & DISCONNECT, JUNCTION BOX AND CONDUIT, AS NECESSARY, TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. INSTALL NEW 9-VOLT DURACELL BATTERY(S) IN EACH CONTROLLER (IF REQUIRED) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. CONTROLLER SHALL HAVE GROUND WIRE AS PER MANUFACTURER'S INSTRUCTIONS.

VALVES: ISOLATION AND CONTROL VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER / SHRUB AREAS AT THE EDGES OF THE PLANTING AREAS SO AS TO NOT INTERFERE WITH PLANT HOLE EXCAVATION. INSTALL VALVE 12 INCHES FROM AND PERPENDICULAR TO: WALKS, CURBS, ETC. AND EACH SHALL BE 12 INCHES APART. THE SHORT SIDE OF VALVE SHALL BE PARALLEL TO WALK, CURB, ETC. IF PRESSURE EXCEEDS 80 PSI, CONTRACTOR SHALL INSTALL PRESSURE REDUCING EQUIPMENT AS REQUIRED.

WIRING: CONTROL WIRES SHALL BE U.L. APPROVED FOR DIRECT BURIAL IN GROUND, COPPER SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATION JACKET. CONTROL WIRE SHALL HAVE INSULATION JACKET OF COLOR OTHER THAN WHITE. SPLICING SHALL BE DONE WITH 3M #3570 SCOTCHLOK SEAL PACKS. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24 INCH COIL OF EXCEL WIRE AT EACH SPLICE AND AT 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES AT 10 FEET ON CENTER. NO TAPING PERMITTED IN SLEEVES. INSTALL A CONTROL WIRE FOR EACH EXTRA STATION LEFT ON THE CONTROLLER AND A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 24 INCHES OF EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. INSTALL 'RAINBIRD' #LSP-1 LINE SURGE PROTECTOR EVERY 500 FT. OF 2-WIRE WIRE PATH.

MULTI-OUTLET DRIP SYSTEM: CONTRACTOR SHALL INSTALL DRIP HEADS IN PLASTIC CANS PER DETAIL; INSTALL POT PLUGS IN ANY AND ALL UNUSED DRIP EMITTER PORTS; DISTRIBUTION TUBIN SHALL NOT EXTEND BEYOND MANUACTURER'S RECOMMENDATIONS (6 FT. MAX.). SECURE DISTRIBUTION TUBING TO GRADE WITH TUBING METAL STAPLES AT A MAXIUMUM SPACING OF 24 INCHES. PROVIDE PLASTIC STAKE SUPPORTS AT DISTRIBUTION TUBING TERMINUS TO ANCHOR AND SECURE EMITTERS OVER ROOTBALL; EVENLY SPACE MULTIPLE EMITTER INSTALLATIONS AROUND PLANT ROOTBALL. INSTALL 'BUG PLUGS' IN EVERY DISTRIBUTION TUBING TERMINUS.

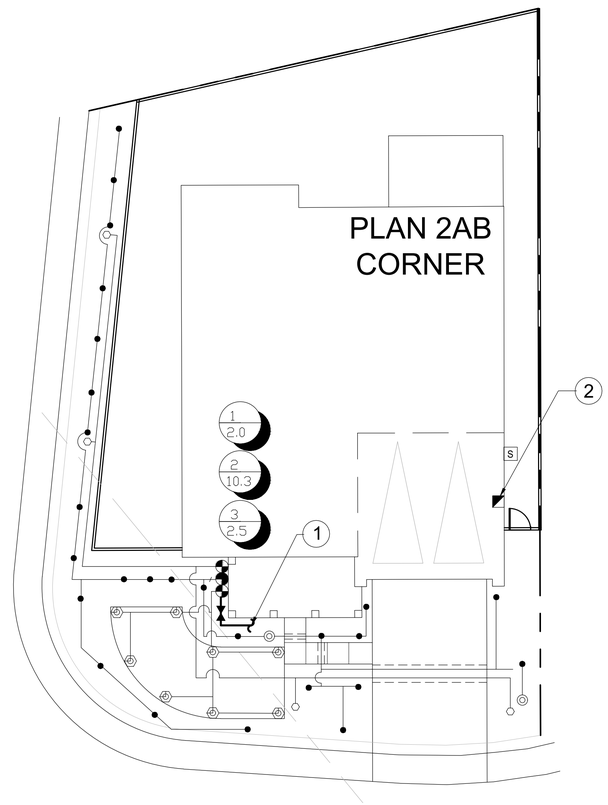
PIPING/TRENCHING: INSTALL MAIN LINE PIPING WITH CONCRETE THRUST BLOCKS AS PER MANUFACTURER'S RECOMMENDATION. MAIN AND LATERAL LINES SHALL BE SURROUNDED WITH A MINIMUM OF 2" OF SAND OR ROCK FREE SOIL. PIPE SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, PERMATEX 51 OR LASCO #905305. PRESSURE THE MAIN LINE @ 150 PSI FOR 2 HOURS AND THE LATERAL LINES @ 100 PSI FOR 2 HOURS, WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOT SYSTEMS. EXCAVATION IN AREA WHERE TWO (2) INCH AND LARGER ROOTS EXIST SHALL BE DONE BY HAND. CUT ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH WET BURLAP OR CANVAS.

SLEEVES: THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVES, CONDUIT OR PIPE THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. PRIOR TO CONSTRUCTION. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND/OR INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

IRRIGATION SYSTEM: THE IRRIGATION SYSTEM IN CURRENTLY POTABLE, SET UP FOR POSSIBLE RETROFIT TO RECYCLED WATER SOURCE IN FUTURE. DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE (PSI) AND A FLOW DEMAND (GPM) AS NOTED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT-OF CONNECTION TO THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ANY NECESSARY CHANGES DUE TO THIS DIFFERENCE.

GUARANTEE: ALL CONSTRUCTION, PARTS AND PRODUCTS BY THE LANDSCAPE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR AFTER THE BEGINNING OF THE MAINTENANCE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO EXPENSE TO THE OWNER) ANY AND ALL IRRIGATION PRODUCTS THAT ARE IN AN UNACCEPTABLE CONDITION FOR THE TIME OF USE. REPLACEMENT OF ANY ITEMS SHALL MATCH ORIGINAL DESCRIPTION OF ITEM(S) ON CONSTRUCTION PLANS AND SHALL BE INSTALLED PER SPECIFICATION. THE CONTRACTOR SHALL NOT BE HELD LIABLE FOR LOSS OF IRRIGATION PARTS OR PRODUCTS DUE TO VANDALISM, ACCIDENTAL CAUSES, OR ACTS OF NEGLECT BY OTHERS THAN THE CONTRACTOR, HIS AGENTS OR EMPLOYEES.

DO NOT BID, ORDER MATERIALS OR INSTALL ANY OR ALL OF SYSTEM BEFORE READING THE IRRIGATION NOTES IN THEIR ENTIRETY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CHANGES, REVISIONS AND OR ADDITIONS TO SYSTEM DUE TO FAILURE TO DO SO.



STREET

GRAPHIC NOTE:

IRRIGATION PLAN IS A SCHEMATIC REPRESENTATION OF THE DESIGN. ALL IRRIGATION PIPES AND VALVES SHOWN IN PAVING AREAS SHALL BE INSTALLED IN ADJACENT PLANTERS ALONG BACK OF PAVING AS SITE CONSTRAINTS ALLOW. SLEEVE LOCATIONS ARE SHOWN RELATIVE TO RELATED SITE PAVING LOCATIONS.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REFER TO T-1.3 FOR IRRIGATION CALCS

REVISIONS

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925-933-2583

REGISTERED LANDSCAPE ARCHITECT RICHARD STOVER 3017 Signature Date 7-7-20 EXPIRATION DATE STATE OF CALIFORNIA

SUBDIVISION 8805
BANCROFT GARDENS II
PITTSBURG, CALIFORNIA
DISCOVERY BUILDERS

TYPICAL FRONT YARD IRRIGATION NOTES AND DETAILS

DESIGNED: RS	DRAWN: KD
CHECKED:	JOB NO:
DATE 1-7-20	
SCALE NOTED	

SHEET T-1.2 OF 9 SHEETS

WATER EFFICIENT LANDSCAPE WORKSHEET - PLAN 1AC

REFERENCE EVAPOTRANSPIRATION (ETo): 45.4

VALVE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	TREES	0.3	BUBBLER	0.81	0.37037037	18	6.666666667	187.7	2%
2	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	919	340.3703704	9580.7	77%
3	HIGH WATER USE	LAWN	0.7	SPRAY	0.75	0.93333333	250	233.3333333	6567.9	21%
						TOTALS:	1187	580		100%
SPECIAL LANDSCAPE AREAS:										
	REC. AREA					1		0	0	
	POOL					1		0	0	
	WATER FEATURE 2					1		0	0	
						TOTALS:	0	0		
								ETWU TOTAL:	16,336	
								MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	18,376	

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	580
TOTAL LANDSCAPE AREA	1,187
AVERAGE ETAF	0.49

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	580
TOTAL LANDSCAPE AREA	1,187
SITEWIDE ETAF	0.49

WATER EFFICIENT LANDSCAPE WORKSHEET - PLAN 2AB

REFERENCE EVAPOTRANSPIRATION (ETo): 45.4

VALVE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	TREES	0.3	BUBBLER	0.81	0.37037037	18	6.666666667	187.7	2%
2	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	797	295.1851852	8308.9	83%
3	HIGH WATER USE	LAWN	0.7	SPRAY	0.75	0.93333333	151	140.9333333	3967.0	16%
						TOTALS:	966	443		100%
SPECIAL LANDSCAPE AREAS:										
	REC. AREA					1		0	0	
	POOL					1		0	0	
	WATER FEATURE 2					1		0	0	
						TOTALS:	0	0		
								ETWU TOTAL:	12,464	
								MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	14,955	

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	443
TOTAL LANDSCAPE AREA	966
AVERAGE ETAF	0.46

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	443
TOTAL LANDSCAPE AREA	966
SITEWIDE ETAF	0.46

WATER EFFICIENT LANDSCAPE WORKSHEET - PLAN 3B

REFERENCE EVAPOTRANSPIRATION (ETo): 45.4

VALVE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	TREES	0.3	BUBBLER	0.81	0.37037037	18	6.666666667	187.7	2%
2	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	819	303.3333333	8538.2	77%
3	HIGH WATER USE	LAWN	0.7	SPRAY	0.75	0.93333333	224	209.0666667	5884.8	21%
						TOTALS:	1061	519		100%
SPECIAL LANDSCAPE AREAS:										
	REC. AREA					1		0	0	
	POOL					1		0	0	
	WATER FEATURE 2					1		0	0	
						TOTALS:	0	0		
								ETWU TOTAL:	14,611	
								MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	16,426	

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	519
TOTAL LANDSCAPE AREA	1,061
AVERAGE ETAF	0.49

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	519
TOTAL LANDSCAPE AREA	1,061
SITEWIDE ETAF	0.49

WATER EFFICIENT LANDSCAPE WORKSHEET - PLAN 4ABC

REFERENCE EVAPOTRANSPIRATION (ETo): 45.4

VALVE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	TREES	0.5	BUBBLER	0.81	0.61728395	18	11.11111111	312.8	2%
2	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	934	345.9259259	9737.1	78%
3	HIGH WATER USE	LAWN	0.7	SPRAY	0.75	0.93333333	241	224.9333333	6331.4	20%
						TOTALS:	1193	582		100%
SPECIAL LANDSCAPE AREAS:										
	REC. AREA					1		0	0	
	POOL					1		0	0	
	WATER FEATURE 2					1		0	0	
						TOTALS:	0	0		
								ETWU TOTAL:	16,381	
								MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	18,469	

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	582
TOTAL LANDSCAPE AREA	1,193
AVERAGE ETAF	0.49

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	582
TOTAL LANDSCAPE AREA	1,193
SITEWIDE ETAF	0.49

WATER EFFICIENT LANDSCAPE WORKSHEET - BY VALVE

REFERENCE EVAPOTRANSPIRATION (ETo): 45.4

VALVE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	TREES	0.3	BUBBLER	0.81	0.37037037	36	13.33333333	375.3	2%
2	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	1235	457.4074074	12875.1	81%
3	HIGH WATER USE	LAWN	0.7	SPRAY	0.75	0.93333333	254	237.0666667	6673.0	17%
						TOTALS:	1525	708		100%
SPECIAL LANDSCAPE AREAS:										
	REC. AREA					1		0	0	
	POOL					1		0	0	
	WATER FEATURE 2					1		0	0	
						TOTALS:	0	0		
								ETWU TOTAL:	19,923	
								MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	23,609	

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	708
TOTAL LANDSCAPE AREA	1,525
AVERAGE ETAF	0.46

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	708
TOTAL LANDSCAPE AREA	1,525
SITEWIDE ETAF	0.46

REVISIONS

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925-933-2583

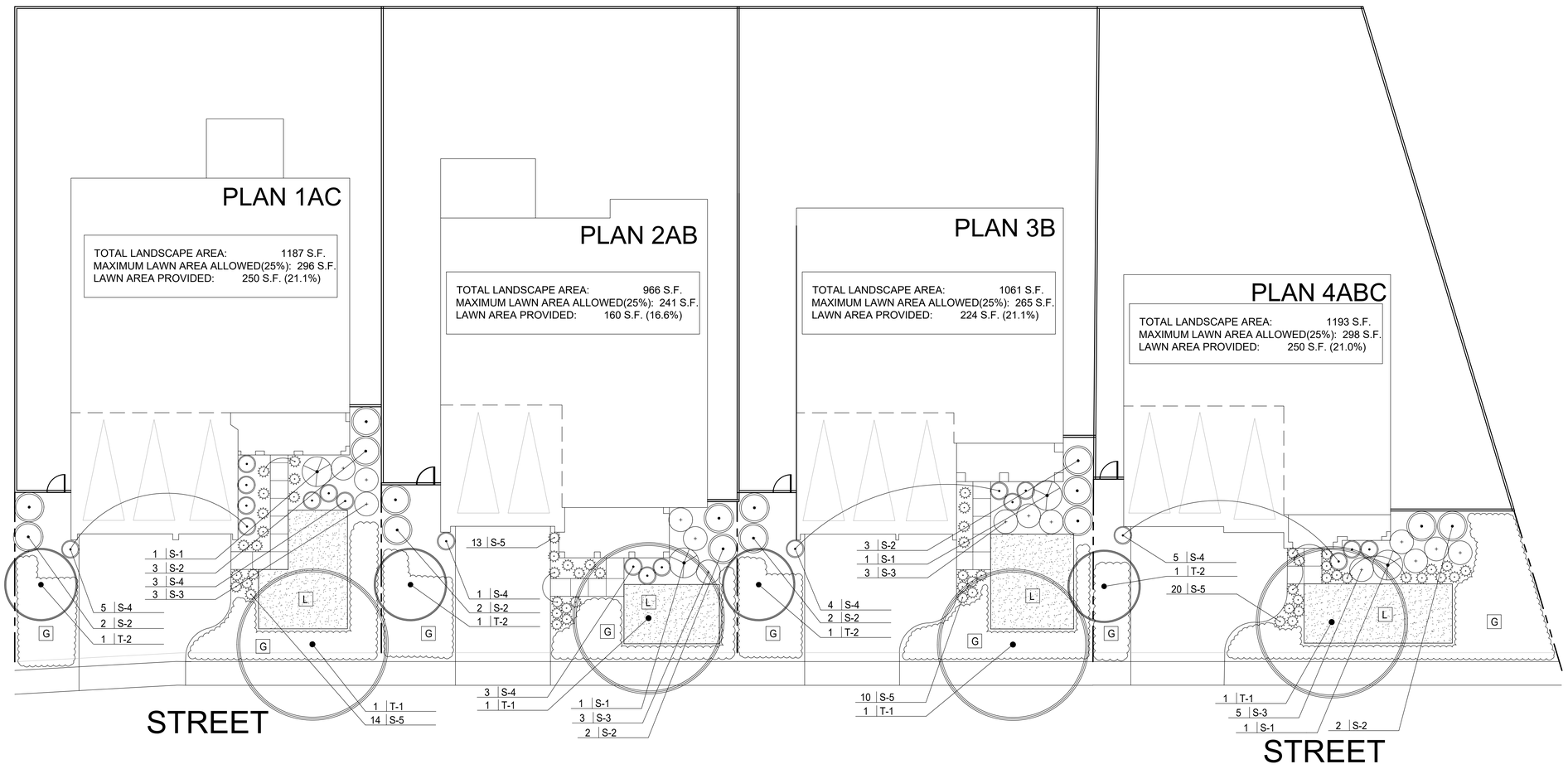
REGISTERED LANDSCAPE ARCHITECT RICHARD STOVER 3017 Signature 12-31-20 STATE OF CALIFORNIA

SUBDIVISION 8805
BANCROFT GARDENS II
PITTSBURG, CALIFORNIA
DISCOVERY BUILDERS

TYPICAL FRONT YARD IRRIGATION CALCULATIONS

DESIGNED: RS | DRAWN: KD
CHECKED: | JOB NO:
DATE: 1-7-20
SCALE: NOTED

SHEET T-1.3 OF 9 SHEETS



NOTES FOR PLANT MATERIAL SELECTION:

1. ROTATE PLANT MATERIALS LOT TO LOT SO THAT THE PLANT PALETTE FOR ADJOINING LOTS IS DIFFERENT.
2. IF A PLANT MATERIAL GROUPING CROSSES THE PROPERTY LINE BETWEEN LOTS, USE ALL OF ONE SPECIES OF PLANT FOR THAT GROUPING.

ADDITIONAL NOTES:

1. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIRBARK TOP DRESSING MULCH (NUGGET NOT SHREDDED).
2. ALL FRONT YARD LANDSCAPE AREAS SHALL BE WATERED BY A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM AT EACH LOT.

SUGGESTED PLANT MATERIALS LIST: FRONT YARD LANDSCAPE

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER NEEDS
T-1	STREET TREE: REFER TO STREET TREE & FENCING PLAN		
T-2	LAGERSTROMEIA 'TONTO'	(CRAPE MYRTLE STANDARD) 15 GAL.	LOW
S-1	STANDARD SHRUB: TO BE 5 GAL. SIZE		
	EURYOPS PECTINATUS	(YELLOW DAISY STANDARD)	LOW
	LAVATERA ASSURGENTIFLORA	(TREE MALLOW STANDARD)	LOW
	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	(INDIA HAWTHORN STANDARD)	LOW
S-2	MEDIUM SHRUBS: TO BE 5 GAL. SIZE		
	GRAVILLEA 'NOELLI'	(NOELLI GREVILLEA)	LOW
	NERIUM OLE. 'PETITE PINK'	(DWARF OLEANDER)	LOW
	RHAPHIOLEPIS 'JACK EVANS'	(INDIA HAWTHORN)	LOW
S-3	SPREADING SHRUBS: TO BE 5 GAL. SIZE		
	CISTUS 'SNOW FIRE'	(ROCKROSE)	LOW
	LANTANA 'IRENE'	LANTANA	LOW
	NANDINA 'COMPACTA'	(DWARF HEAVENLY BAMBOO)	LOW

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER NEEDS
S-4	HEDGING SHRUBS: TO BE 5 GAL. SIZE		
	MYRTUS COMMUNIS 'COMPACTA'	(DWARF MYRTLE)	LOW
	RHAPHIOLEPIS IND. 'CLARA'	(INDIAN HAWTHORN)	LOW
	TEUCRIUM FRU. 'COMPACTUM'	(BUSH GERMANDER)	LOW
S-5	SMALL ACCENT SHRUBS: TO BE 1 GAL. SIZE		
	DIETES IRIDOIDES	(FORTNIGHT LILY)	LOW
	NANDINA 'FIREPOWER'	(HEAVENLY BAMBOO)	LOW
	PHORMIUM 'JACK SPRATT'	(DWARF NEW ZEALAND FLAX)	LOW
	PHORMIUM 'JESTER'	(DWARF NEW ZEALAND FLAX)	LOW
G	GROUNDCOVER: TO BE 1 GAL. SIZE AT48" O.C.		
	COTONEASTER 'LOWFAST'	(PROSTRATE COTONEASTER)	LOW
	ROSMARINUS 'PROSTRATA'	(PROSTRATE ROSEMARY)	LOW
L	DWARF TALL FESCUE TURF	LAWN	HIGH

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

REFER TO SHEET T-2.2 FOR PLANTING NOTES AND DETAILS

REVISIONS

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925-933-2583

REGISTERED LANDSCAPE ARCHITECT RICHARD STOVER 3017 Signature STATE OF CALIFORNIA

SUBDIVISION 8805
BANCROFT GARDENS II
PITTSBURG, CALIFORNIA
DISCOVERY BUILDERS

TYPICAL PLANTING PLAN

DESIGNED:	DRAWN:
RS	KD
CHECKED:	JOB NO:
DATE: 1-7-20	
SCALE: NOTED	

SHEET T-2.1 OF 9 SHEETS

PLANTING NOTES

GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design. such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL MANAGEMENT REPORT:

A. The Contractor shall submit soil samples to the laboratory for analysis and recommendations.

1. Soil sampling shall be conducted in accordance with the laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
2. Soil analysis may include:
   a. Soil texture
   b. Infiltration rate determined by laboratory test or soil infiltration rate table
   c. pH
   d. Total soluble salts
   e. Sodium
   f. Percent organic matter
   g. Recommendations

B. Contractor shall submit soil report and recommendations to the City as part of the certificate of completion.

C. The soil analysis report shall be made available, in a timely manner, to teh professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.

D. The contractor shall submit documentation verifying implementation of the soil analysis report recommendations to the City with certificate of completion. [Ord.3-2010 3 (Exh. A), eff.3-12-2010

SOIL PREPARATION AMENDMENTS AND BACKFILL MIX: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. BFI 'Super Humus' compost and 15 lbs. organic balanced fertilizer 'Phyta-Boost' (7-1-2) per 1,000 sq. ft .available from California Organics or equal into the top 6 inches of soil in all planting areas. (or equal) Pit Planting Mix: for trees and shrubs mix 1/3 organic amendment, 2/3 amended topsoil as noted above.

TREE PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive organic fertilizer 'Phyta boost' 7-1-2 avail. from California Fertilizer Company Inc.(or equal) for 15 gallon trees: 1 cup, for 5 gallon trees and shrubs: 1/2 cup. Thoroughly water trees immediately after planting.

ROOT BARRIERS: All trees planted within 5' of a paved surface shall receive a linear type root barrier 18" deep and 10' long along adjacent paving edges, centered on the tree trunk. (See detail)

SHRUB PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pit Planting Mix' as noted in 'Backfill soil mixes'. All shrubs shall receive 'Phyta-Boost' 7-1-2 organic fertilzer avail from California Fertilizer Company Inc.(or equal) at the following rates: For 5 gallon shrubs:1/2 cup for, 1 gallon shrubs:1/4 cup. Thoroughly water shrubs immediately after planting. Do not plant any plant within 2'0" of any building wall.

MULCHING: Mulch all planting areas, excluding lawn and storm water bioswale areas, having a slope less than 2:1 with a 3 inch minimum depth of recycled wood fiber, UV stabilized,dyed-colorfast black with a PH of no higher than 5.0. and free of noxious weeds and foreign materials. #135 Black Chip from 'Re-User Inc.' or approved equal.

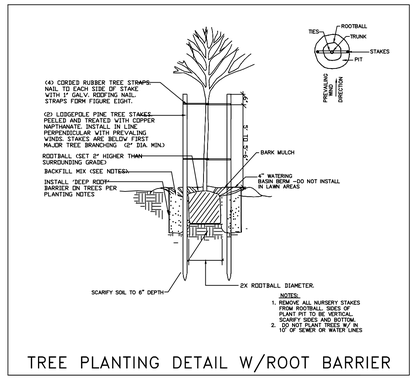
MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/tightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary. No pre-emergence herbicides shall be applied- hand remove weeds. Only organic fertilizers shall be applied such as those specified above. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

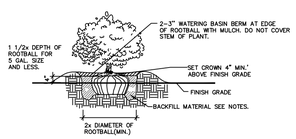
GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

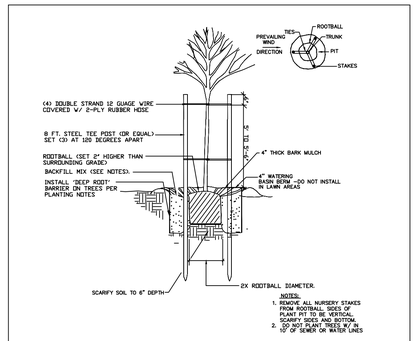
FERTILIZERS: Available California Fertilizers Company Inc. 1-800-269-5690 www.organicag.com www.californiaorganicfertilizers.com. Compost available from BFI 408-888-7632 www.bfi.com



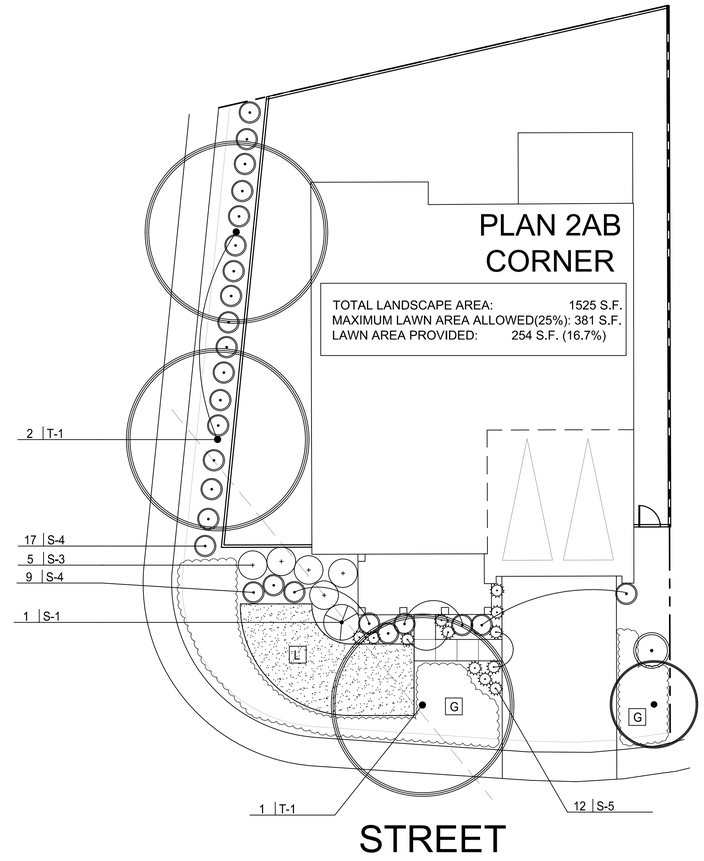
TREE PLANTING DETAIL W/ROOT BARRIER



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL W/ROOT BARRIER



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REVISIONS

Thomas Baak & Associates, LLP
Landscape Architects
1630 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925-933-2583

REGISTERED LANDSCAPE ARCHITECT RICHARD STOVER 3017 Signature Expiration 12-31-20 STATE OF CALIFORNIA

SUBDIVISION 8805
BANCROFT GARDENS II
PITTSBURG, CALIFORNIA
DISCOVERY BUILDERS

TYPICAL PLANTING PLAN, NOTES AND DETAILS

DESIGNED:	DRAWN:
RS	KD
CHECKED:	JOB NO:
DATE: 1-7-20	
SCALE: NOTED	

SHEET T-2.2 OF 9 SHEETS

Attachment
Property Development Regulations Table – PMC Schedule 18.50.105
Bancroft Gardens II, AP-16-1170 (DR)

Development Regulations: *RM (Medium-Density Residential) District*	**Requirement:**	**Proposed Project:**
Max. Density (min. lot area per unit)	6,000 sq. ft.	6,001 to 11,208 sq. ft. 7,029 sq. ft. avg.
Max. Height	28 ft.	28 ft. or less
Max. Lot Coverage	40%	40% or less
Min. Lot Area	6,000 sq. ft.	6,001 to 11,208 sq. ft. 7,029 sq. ft. avg.
Min. Lot Width	60 ft.	60 ft. or more
Min. Front Yard Setback Min. to Porch	20 ft. 16 ft.	20 ft. or more 16 ft. or more
Min. Corner Side Setback	10 ft.	10 ft.
Min. Side Yard Setback	5 ft.	5 ft. or more
Min. Rear Yard Setback	10 ft.	10 ft. or more
Min. Site Landscaping		
Min. Private Storage Area		
Min. Private Open Space		
Min. Parking for Primary Dwelling Units	2 spaces/unit	2 spaces/unit
Min. Parking for Accessory Dwelling Units	1 space/unit (may be in tandem arrangement w/parking for primary dwelling unit)	1 space/unit (in driveways)
Min. Bike Parking	None for residential uses pursuant to 18.78.045	2 wall-mounted racks in each garage, 56 total

Attachment 5
Development Review Design Guidelines
Bancroft Gardens II Residential Subdivision

Design Review Guideline	Meets Guideline?
Section I: Residential (Single Family/Duplex)	
1.a: Reliefs and architectural treatments should be provided on all building elevations (360 degree architecture), i.e. 2”x4” (wood or styrofoam/stucco) window and door reveal treatment on all building elevations.	**Yes.** The proposed homes include a mixture of hipped and gable-end roofs with high-quality, concrete tile roofing material; stucco siding with horizontal trim, corbels, and simulated stone veneer; and a mixture of single-hung and sliding glass windows with faux shutters, or decorative wrought iron railings.
1.b: Provide concrete and/or tile roof material. Architectural grade composition material may be used if rake treatment is included or roof pitch, greater than 4:12 is used.	**Yes.** The proposed homes incorporate tile roof material.
1.c: Each dwelling unit should be provided with complete front yard and corner-side yard xerophytic landscaping and automatic irrigation.	**Yes.** The proposed landscaping meets the standards set forth in PMC Section 18.84.310.
1.d: Required front yards should vary in depth unless otherwise stated for a proposed PD (Planned Development) district.	**Yes.** Required front yards vary from 24 ft. to 34 ft. The configuration of the lots allow a natural variation for front yard depths.

1.e: Decorative masonry walls should be provided between all arterial streets and future homes.	**Not applicable.** The proposed project does not abut arterial streets.
1.f: Roof slopes should be considered greater than 4:12 unless inappropriate for architectural style (i.e. Ranch Style, etc.).	**Yes.** The proposed homes will have a roof slope of 5:12.
1.g: Provide articulated garage doors on all garages.	**Yes.** The proposed homes will have articulated garage doors.
1.h: Garage doors designs should not be duplicated. Not less than four styles should be used in a subdivision.	**Yes.** There are 12 different color schemes that the applicant has provided, and each has a different garage door design and color.
1.i: Side-on garages are recommended intermittently through-out the subdivision (70' wide lots or greater).	**Not applicable.** There are two lots within the subdivision that are greater than 70 ft. in width, however, they are within the cul-de-sac and do not allow a side-on garage.
1.j: Garage frontage should not occupy more than 60% of allowable lot frontage.	**Yes.** The applicant has provided four different floor plans, all of which have a garage frontage of less than 60% the width of the allowable lot frontage.

1.k: Provide board-on-board fencing on all side yards and rear yards (excluding side yards and rear yards adjacent to major thoroughfares), unless a view corridor is to be maintained.	**Yes.** Six-foot-high, wood, board-on-board fencing will be installed along side and rear yards.
1.l: The architectural treatments (such as sidings, shingles, window, and door trims) established on the front facades of each of the approved house designs shall be carried around to the sides and rear elevations of the buildings, except that masonry veneer treatments at the base of a structure need be carried only partly around the side elevations, to either the adjoining fence line or the closest interior right angle joint.	**Yes.** Architectural treatments are enhanced throughout the sides and rear elevations of the buildings. Masonry veneer and brick are carried only partly around the side elevations.
Section II. Neighborhood / Subdivision Design	
2.a: Subdivision entry monuments should be provided on new major subdivisions, neighborhoods or villages, if appropriate.	**Not applicable.** Given the unique shape of the project site, an entry monument is not proposed or appropriate.
2.b: Perimeter wall and/or sound wall pilasters should not be greater than 50 feet on center.	**Conditionally.** Perimeter and/or sound walls are not proposed as a part of this project. Condition of Approval No. 4 requires a professional acoustical engineer to conduct an acoustical study on site. The developer

2.c: Sound walls exceeding 6 feet in height and visible from the public right-of-way should be treated with decorative features consistent with the neighborhood design.	shall implement recommendations of the acoustical studies in order to meet the performance objective of reducing exterior noise in homes to 45Db or less.
2.d: All masonry walls should include a wall cap.	
2.e: Retaining walls, exceeding three feet tall, adjacent to a public right-of-way should be constructed with the same materials as used for the sound walls.	**Not applicable.** No retaining walls are proposed in the plan set.
2.f: Masonry or sound walls should be staggered when adjacent to public right of ways.	**Not applicable.** No masonry or sound walls are adjacent to the public right of way.
2.g: Single story units should be located on corner lots whenever possible.	**Yes.** Lots 6 and 16 shall be single-story.
2.h: Developer should select at least one of the schemes provided in Appendix 1 of the DRDGs for screening all utility boxes, transformers, backflow preventers, meters and junction boxes.	**Conditionally.** A condition of approval would require all utility boxes and/or transformers to be undergrounded. Where undergrounding is deemed infeasible or not recommended by Pacific Gas & Electric (PG&E), utility boxes and/or transformers would be masked by either faux stone utility box covers or a landscape screen.

2.i: Construct fence/walls at top-down slope banks. Design fence at top of slope to take advantage of potential views.	**Not applicable.** Appears to comply.
2.j: Dwelling unit driveways should align with on-coming street at three-way intersections when possible.	**Not applicable.** The development does not include any three-way intersections.
Green Building Design Guideline	**Meets Guideline?**
6.A.1: Solar energy systems should be an option to the homebuyer by the builder.	**Conditionally.** A condition of approval would require the developer to include, as part of the options package for buyers of single-family houses in the subdivision, an option that offers pre-wiring of the house for photovoltaic (solar) panels.
6.A.2: For homes without solar energy systems, green roofs or cool roofs, roofing should include the following features: a) A minimum of 300 square feet of unobstructed roof area facing within 30 degrees of south. b) South facing sloped roofs should be at an angle of approximately 38 degrees.	

6.A.3: The external design of homes should feature up to date energy efficiency technologies: a) For infill housing, homes without solar energy systems should be covered with a cool roof. b) Roof overhangs should be sized to block the high summer sun but allow the lower winter sun to enter windows.	**Conditionally.** The project is required to meet the Residential Mandatory Measures specified under the 2019 California Green Building Standards Code, Part 11. A condition of approval would be included requiring the developer to implement additional Residential Voluntary Measures, including cool roofs for reduction of heat island effect.
6.A.4: Deciduous trees of approved native species should be planted to the south and west of the home to shade the home during summer and allow solar heat gain during winter.	**Yes.** The proposed landscaping meets the standards set forth in PMC Section 18.84.310.
6.A.5: Secure and convenient storage for at least two bicycles should be provided.	**Yes.** The project would provide bicycle racks in each garage for secure parking.
6.A.6: Outdoor design and features should maximize landscaping water conservation.	**Yes.** The project would provide drought-tolerant landscaping and lawns would not be planted as a water conservation measure.
6.B.1: Non-invasive, drought tolerant shade trees should be planted in the landscaping strips that are located between curb and sidewalk such that tree canopies will shade as much street surface as possible. Shade trees should be selected and placed so that they will not block solar access to neighboring structures' south-facing roofs.	**Yes.** Non-invasive, drought tolerant trees will be used for landscaping and are placed to shade as much street surface as possible.

6.B.2: Streetlights and street trees should be spaced so that street lighting is not blocked and made less effective by street trees.	**Not applicable.** As a Condition of Approval, the Developer will provide a photometric graph and table to determine the appropriate streetlight spacing for the project.
6.B.3: Subdivisions should be designed to maximize potential solar energy generation	**Yes.** The project includes, as part of options package for buyers of single-family houses in the subdivision, an option that offers pre-wiring of the house for solar panels compliant with the 2019 California Energy Code.
6.B.4: Subdivisions should be designed around common open space areas that promote neighborhood community building. Such open spaces can include bicycle and pedestrian only plaza spaces, community garden spaces, or vegetated open space. Privately maintained open space should total ¾ acres for every square mile or portion thereof, with a minimum of ¾ acres for any project greater than 12 acres No individual privately maintained common open space location should be smaller than ¼ acre.	**Not applicable.** No common open space areas are provided as part of the proposed subdivision.
6.B.5: Vehicular Connectivity: Local streets should form a well-connected network that provides for safe, direct, and convenient vehicular access.	**Yes.** Birchwood Drive is part of a well-connected street network.
6.B.6: Bicycle/Pedestrian Connectivity: Subdivisions should include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external bicycle and pedestrian facilities and streets.	**Not applicable.**

6.B.7: New streetlight electrical grid systems should be planned to supply future curbside electric vehicle charging stations. A 220/240V electrical supply should be extended to curbside spaces. The conduit should connect to an installed charging unit or an electrical pedestal or a well where a charging station may be installed in the future. Spacing of charging units, pedestals, or wells should be at least one per 50 potential curbside parking spaces in residential subdivisions.	**N/A.** The project does not allow curbside parking nor does the project consist of more than 50 parking spaces.

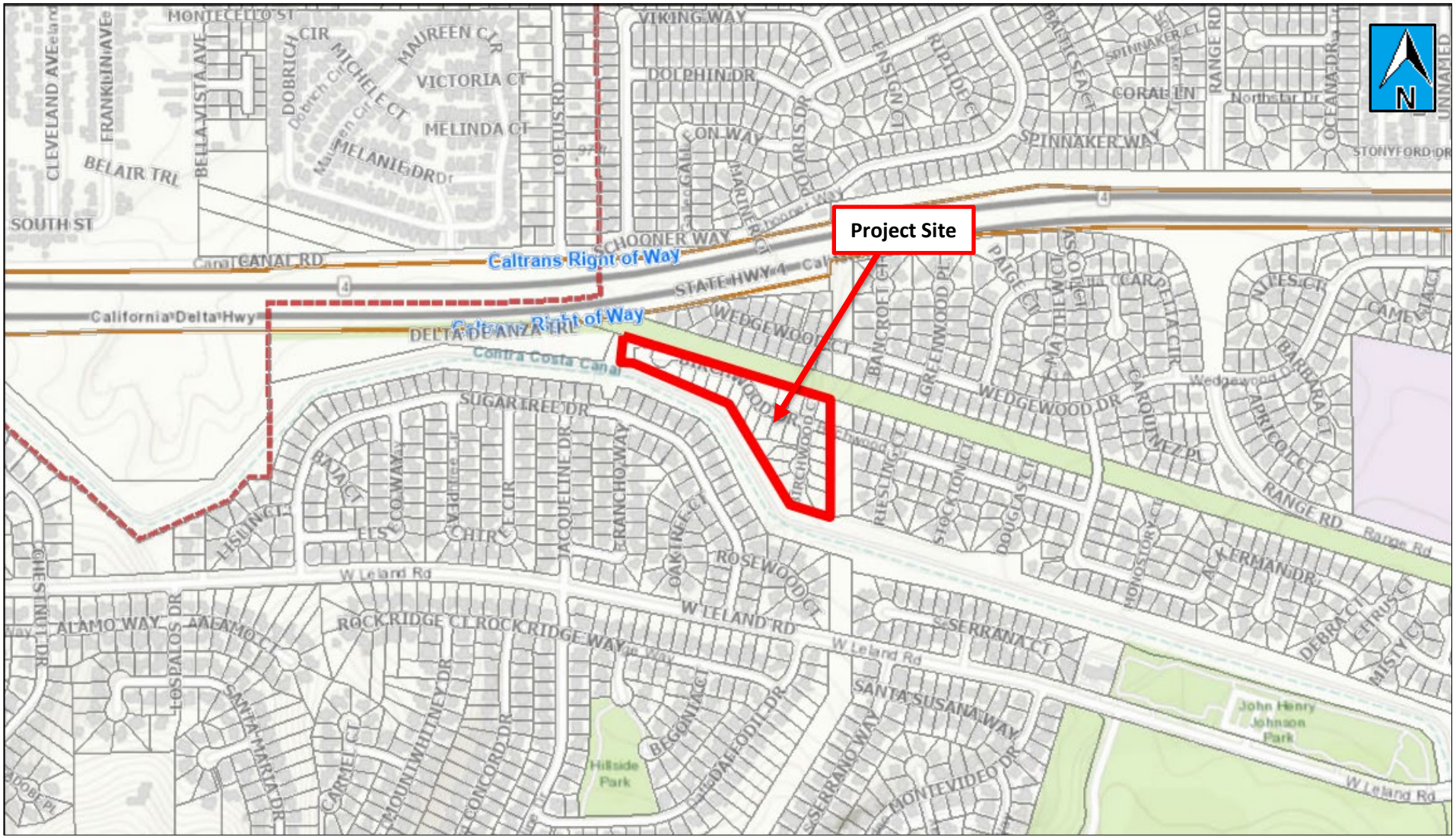
Bancroft Gardens II (DR) – Aerial View

AP-16-1170	
Design Review	APN's: 095-460-001 through -028



Bancroft Gardens II (DR) – Vicinity Map

AP-16-1170	
Design Review	APN's: 095-460-001 through -028



City of Pittsburg
California

65 Civic Avenue
Pittsburg, CA 94565
P: (925) 252-6900
F: (925) 252-4814

pittsburgca.gov

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: **August 13, 2024**
TIME: **7:00 PM**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

SUBJECT: Bancroft Gardens II, AP-16-1170, (DR)

Project Description: This is a request for Planning Commission approval of Design Review approval of floor plans and architectural plans, and conceptual landscape plans of 28 new single-family residential homes within Subdivision 8805, "Bancroft Gardens II Subdivision". There are a total of four floor plans (11 single-story and 17 two-story), each with three architectural types proposed to be used throughout Subdivision 8805 (Mission, French Country, and Prairie). Proposed single-family homes consist of single-story and two-story plans ranging from 1,977 square-feet to 2,569 square-feet. The project site is located at the terminus of Birchwood Drive and is within the RS-6 (Single-Family Residential, minimum 6,000 square-foot lot) Zoning District. (APN's: 095-460-001 through -028).

Environmental Determination: The project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061 (b)(3).

PROJECT PLANNER: Ariana Ruiz, (925) 252-4029 or aruiz@pittsburgca.gov.

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 complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

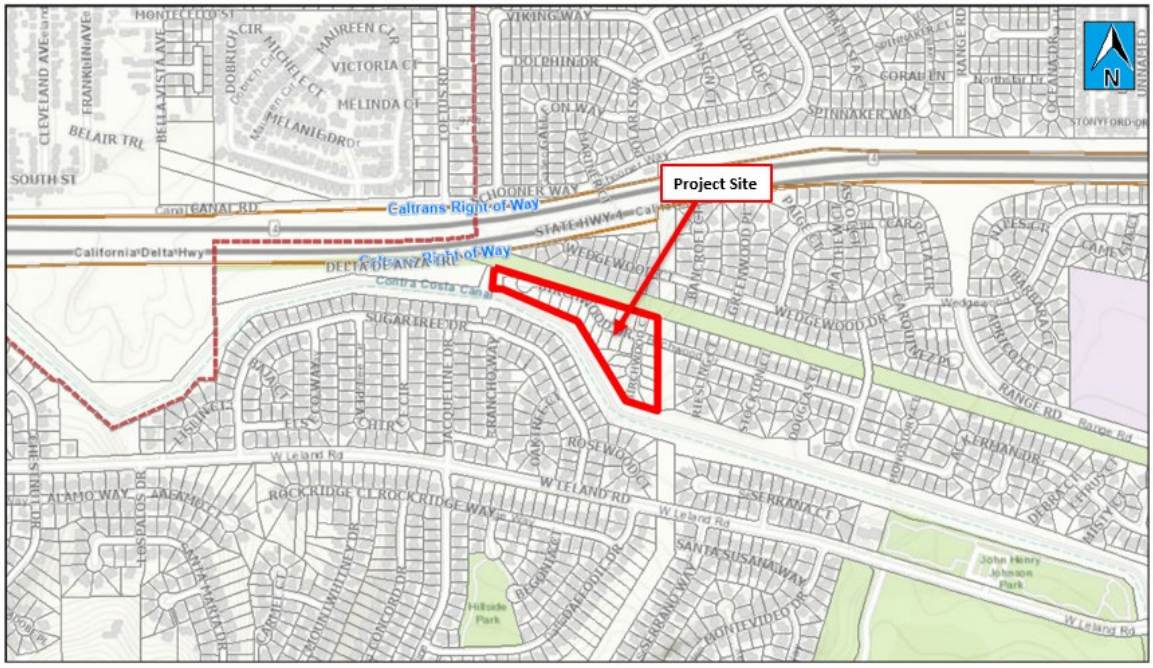
What can I do if I have comments on the project?
Comments or objections to the project can be made by writing or through e-mailed testimony prior to and oral testimony during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered 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: AP-16-1170 – Bancroft Gardens II (DR)
Location: Terminus of Birchwood Drive, Pittsburg, CA 94565, APN's: 095-460-001 through -028





City of Pittsburg
California

Community and Economic Development Department - Planning Division
65 Civic Avenue
Pittsburg, CA 94565

NOTICE OF PUBLIC HEARING

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
August 13, 2024

ITEM: **New FirstNet/AT&T Wireless Facility, AP-22-0123 (DR, VA)**

ORIGINATED BY: Carol Kincheloe, Tower Engineering Professionals, Inc., (619) 488-0933, ckincheloe@tepgroup.net

SUBJECT: This is a public hearing on a request for approval of: 1) Design Review for installation of a new, 80-foot-tall faux 'Water Tank' Telecommunications Facility, and 2) a Variance from the required maximum height standards. The project site is located on a leased portion of the 1.89-acre property located at 1415 Simpson Court. The site is located within the 'Community Commercial' (CC) Zoning District. Assessor's Parcel No. 088-570-013. The purpose of the proposed project is to enhance wireless broadband connectivity and capacity for emergency service uses, as well as enhancing services to AT&T Wireless users.

RECOMMENDATION:

Staff recommends that the Commission adopt a Resolution (Attachment 1) to approve Design Review and Variance Application No. 22-0123, subject to conditions.

BACKGROUND:

On December 20, 2022, Tower Engineering Professionals, Inc. on behalf of AT&T/First Responders Network (FirstNet) filed a Design Review and Variance application to install a new, 80-foot telecommunications tower, originally disguised as a pine tree, on a 7,460-square-foot leased portion of the property located at 1415 Simpson Court.

After reviewing the application for consistency with the City's Development Review and Design Guidelines, and determining that the originally-proposed faux tree design was inconsistent with the adjacent existing uses, staff requested the applicant provide a design alternative. On January 16, 2024, the applicant provided the City with photo simulations indicating the proposed facility had been redesigned as a faux water tank. On April 3, 2024, revised plans consistent with the updated faux water tank design were submitted by the applicant to the City.

PROJECT DESCRIPTION:

Existing Conditions

The project site is located on the approximately 0.62-acre, western portion of the 1.89-acre property located at 1415 Simpson Court, approximately 300 feet north of the East Leland Road and Gladstone Drive intersection. The eastern and western portions of the property are separated by an approximately eight-foot-tall metal fence. Approximately 1.27-acres of the eastern portion of the parcel is currently occupied by St. Vincent de Paul of Contra Costa County. The parcel is approximately 211 feet by approximately

396 feet. The parcel is mostly flat and developed with an existing warehouse and loading dock structure spanning approximately 14,400-square-foot, as well as an approximately 5,000-square-foot thrift store and resource center. The parcel has driveway access to a 40-stall parking lot for the Thrift Store from Gladstone Drive, as well as from the west end of Simpson Court to access to the loading dock of the warehouse.

See Attachment 2 for photos of the project site and photo simulations of the proposed project.

Surrounding Land Uses

North: Modern Cabinet Corporation, R&R Auto Body, Tony's Auto Repair, Delta Machine, Pittsburg Mini Storage with Highway 4 beyond

West: Loveridge Shopping Center, Walmart, Motel 6

South: New Destiny Church and Destiny Academy (Ages 0 – 7) with East Leland Road beyond

East: Gold Coast Pipelines, Inc.

See Attachment 3 for a map of surrounding land uses.

Proposed Project

The proposed project is for approval of Design Review (DR) and a Variance (VA) to construct a new Telecommunications Facility (disguised as a faux water tank standing approximately 80' tall) on an approximately 0.62-acre, vacant western portion of the 1.89-acre site. The project location is just west of the existing St. Vincent De Paul facilities.

The proposed project seeks to fill in gaps of AT&T's coverage and capacity for commercial and residential customers in the area due to a lack of existing AT&T infrastructure. Examples of customers include Los Medanos College, Martin King Luther Jr High School, nearby commercial properties and the residences on and along Loveridge Rd, E Leland Rd, Gladstone Dr, California Ave, and Stoneman Elementary School vicinity. The proposed project will also be used by FirstNet (a federally funded nationwide emergency services first responder network built by AT&T).

The proposed faux water tank scope of work includes installation of 12 antennas on nine mount pipes and associated appurtenances. The radio antenna equipment would be fully enclosed within the proposed faux water tank structure. The exterior of the proposed faux water tank would be finished in white with 'Pittsburg' lettering wrapped around the faux water tank structure. The 'Pittsburg' lettering is to be the same colors (Orange, White and Black) and font scheme (Aurach) that is present in the 'Pittsburg' lettering present on the corner of Railroad and East 17th Street.

The proposed ground-level scope of work includes installation of a 2,500 square-foot area, enclosed by a six-foot-tall chain-link fence to house associated ground level transmission and powering equipment, including a 30-kilowatt (kW) diesel generator with above-ground fuel tank to be used for backup power, if necessary.

Plans for the proposed project also indicate a 20-foot-wide access and utility easement, which would include a 12-foot-wide gravel access driveway leading from Simpson Court to the proposed faux water tank and equipment enclosure.

See Attachment 4 for Project Plans, dated August 5, 2024.

GENERAL PLAN/CODE COMPLIANCE:

Pittsburg 2040 General Plan

The project site has a land use designation of "Service Commercial" and is within the 'Loveridge' Planning Subarea of the 2040 General Plan. The "Service Commercial" land use designation is intended to provide sites for commercial business with potentially intense levels of noise or traffic, including automobile sales and services, building materials, nurseries, equipment rentals, contractors, wholesaling, warehousing, storage, and similar uses; offices, retail uses, restaurants, and convenience stores allowed as ancillary uses; residential uses permitted above ground floor commercial uses.

The proposed faux water tank is quasi-public in nature and consistent with surrounding commercial and industrial uses. The proposed project would be constructed on a vacant portion of an existing commercial 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, in the 'Loveridge,' 'East Leland,' 'Buchanan,' 'Railroad,' and 'Central' Planning Subareas.

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 'Community Commercial' (CC) Zoning District. The proposed faux water tank and accessory equipment are designed to support a wireless telecommunications facility, which, subject to Design Review approval, is a permitted use in the CC Zoning District. The schedule set forth in Pittsburg Municipal Code (PMC) Table 18.52.115 prescribes development regulations for the CC 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 CC District is 60' above ground level, a variance from the base district (CC) height limit is required for the proposed project. The applicant has provided justification for exceeding the height limits of the base district stating that existing trees and width of commercial building footprints in the immediate vicinity would, at the maximum zone height by right (60') will block the radio signal for the carriers in the faux water tank and would render useless one entire sector of the faux water tank's transmissions. Without the 20-foot height increase, coverage objectives for AT&T/FirstNet would not be met. 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);
3) wireless telecommunications facilities to be placed in industrial and commercial districts (B.3); and
4) newly constructed towers or monopoles to be capable of collocation (D.9).

<u>Development Review Design Guidelines</u>
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 18.52.115, if the 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, August 2, 2024, in accordance with PMC section 18.14.020, a “Notice of Public Hearing,” for the August 13, 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.

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 commercial and residential 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 project would also include facilities to support the Nationwide Public Safety Broadband Network ("FirstNet"). In its partnership with the First Responder Network Authority, AT&T is responsible for building, maintaining, and upgrading the FirstNet network over a 25-year period. The proposed project would include deployment of the new frequencies specifically related to and supporting the FirstNet network, thereby enhancing public safety within the City.

The proposed facility would be located on a vacant portion of an existing commercial site within the CC Zoning District. That District allows for new telecommunications wireless facilities, subject to Design Review.

Staff has worked with the applicant for more than 12 months to come up with a faux water tank design for the proposed facility, which has greatly improved the proposed project aesthetics from the initial 'monopine' submittal. Additionally, the proposed stealth architectural features of a faux water tank design blend into the surrounding environment so that observers would not recognize the structure as a wireless telecommunications facility. For these reasons, staff believe 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 site adjacent to other large-scale commercial and industrial uses.

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 radios inside the faux water tank must be centered 72 feet above ground level in order for the facility to function properly. Without approval of the Variance from 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.

Based on the above analysis, staff recommends that the Commission approve the Design Review and Variance request, with the inclusion of the following conditions of approval:

1. Faux Water Tank Finish. The new facility and related structures shall be non-reflective to reduce the potential for glare and to allow the telecommunications facility to recede into the background of the project site and blend in with surrounding commercial and industrial uses.
2. Faux Water Tank Design. The new facility shall include 'Pittsburg' lettering. The lettering shall be the same colors (Orange, White and Black) and font scheme (Aurach) that is present in the lettering on the corner of Railroad Avenue and East 17th Street.
3. Structure Maintenance. The new facility and accessory equipment shall 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 annual basis and request proper maintenance and upkeep by the applicant.
4. Fence Maintenance. The applicant shall install privacy slats in the chain-link fencing surrounding the wireless facility compound. Slats shall be replaced within 72 hours if damaged or vandalized. The fence shall be maintained erect and in a good state of repair. If the fence becomes dilapidated, dangerous, or unsightly it shall be repaired, replaced, or removed, as deemed necessary by the Community Development Director.
5. 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 approval.

ACTION REQUIRED:
Move to adopt a Resolution approving Application No. 22-0123 (DR, VA), subject to conditions.

ATTACHMENTS:
1. Proposed Resolution
2. Photo Simulations
3. Map of Surrounding Land Uses
4. Project Plans, dated August 5, 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. Propagation Map

Prepared by: Alison Spells, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Design Review Approval to Construct an 80-Foot-Tall 'Water Tower' Telecommunications Facility and Approval of a Variance from Building Height Regulations at 1415 Simpson Court, for "FirstNet/AT&T Wireless, AP-22-0123 (DR, VA)." Assessor's Parcel No. 088-570-013	)	Resolution No.

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On December 20, 2022, Tower Engineering Professionals, Inc. filed a Design Review application on behalf of AT&T/First Responders Network (FirstNet) to install a new, 80-foot telecommunications tower, originally designed to be disguised as a pine tree, on a 7,460-square-foot leased portion of the property located at 1415 Simpson Court. The property is located in the 'Community Commercial' (CC) Zoning District, which has a height limit 60'.

B. After reviewing the submittal for consistency with the City's Development Review and Design Guidelines and height regulations for the 'Community Commercial' (CC) Zoning District, staff requested the applicant provide a design alternative and apply for a Variance to exceed by 20' the maximum allowable height of structures in the CC Zoning District.

C. On January 16, 2024, the applicant provided the City with photo simulations indicating the proposed telecommunications facility had been redesigned as a water tank. The applicant submitted revised plans with the updated design alternative on April 3, 2024, and staff resumed processing AP-22-0123.

D. The applicant describes the proposed project as the means to fill in gaps of signal coverage and network capacity for commercial and residential customers, as well as first responders, in the area due to a lack of existing AT&T infrastructure to meet those needs. The proposed tower scope of work includes installation of 12 antennas on nine mount pipes, along with associated appurtenances all to be hidden within a faux water tank. The proposed scope of work for equipment to be mounted at ground level within a 2,500 square-foot, six-foot-tall, slatted, chain-link fenced area to house associated transmission equipment, also including a 30-kilowatt (kW) emergency diesel generator with

above-ground fuel tank used to power the equipment during commercial power outages. The project site is a commercial property currently occupied by a St. Vincent De Paul facility. The project site has a land use designation of “Service Commercial” and is within the ‘Loveridge’ Planning Subarea of the 2040 General Plan. Assessor’s Parcel No. 088-570-013.

E. 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).

F. 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.

G. Variance approval from the height standards set forth in PMC Table 18.52.115 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.

H. On or before August 2, 2024, a notice of the August 13, 2024, public meeting to consider Design Review and a Variance from applicable height regulations for the proposed project was posted at City Hall and also at the subject site; was mailed via first class or electronic mail to the applicant and 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) for delivery to all self-subscribed residents in the Nextdoor neighborhoods adjacent to the project site.

I. 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.

J. On August 13, 2024, the Planning Commission held a public meeting on Design Review and Variance Application No. 22-0123 (DR, VA), at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report, "New FirstNet/AT&T Wireless Facility, AP-22-0123 (DR, VA)" and based on all the information contained in the Planning Division files on the 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 City staff have worked with the applicant to on a visually-pleasing 'water tower' design for the proposed facility, which has greatly improved from the initial 'monopine' submittal. The applicant,

for additional aesthetic value, has also offered to incorporate a visual branding element on the exterior of the faux 'water tower' with the name, "City of Pittsburg" in orange color letters against the white finish. Additionally, with the associated ground-mounted equipment would be screened behind two existing and one proposed 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, mount pipes and radios would be fully screened from public view within the faux 'water tower' structure. 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 and located behind two existing and one proposed fence. 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 'water tower' facility would be located in a commercial zoning district adjacent to other commercial business with large footprints, such as, Walmart, New Destiny Church and Pittsburg Mini Storage. The proposed stealth architectural features of a 'water tower' design blend into the surrounding environment so that observers would not recognize the structure as a wireless telecommunications facility. Additionally, the faux 'water tower' provides an improved aesthetics compared with the originally 'monopine' facility which would have looked 'out of place' with surrounding commercial installations.

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 a commercial district and would have future colocation capabilities, subject to 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 for over one year to refine the design from its original 'monopine' proposal to the current 'water tower' facility to achieve the least intrusive appearance for an 80-foot-tall structure while still achieving the applicant's technical objectives, thus also

complying with federal regulations that disallow a jurisdiction from actually or effectively of prohibiting wireless services.

Variance Findings:

7. Variance Finding A: The applicant requires a Variance from the height regulations in the CC District because the location and surroundings of the subject property are such that existing trees and buildings in the immediate vicinity would block the signal for the carriers on the 'water tower' rendering one entire sector useless if the height were limited to 60'. This is due in part to the height of adjacent mature trees and existing buildings and the footprints of those existing building footprints. Increasing the maximum height of structures in the CC Zoning District from 60' to 80' for the proposed project would allow the applicant the centerline required (at 72') 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 commercial zoning districts.

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 CC Zoning District is 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. The requested Variance from height regulations substantially complies with the intent and purpose to provide enhanced communication services to the community and the businesses in the CC Zoning District and surrounding Service Commercial (CS), Commercial Office (CO) and Governmental and Quasipublic (GQ) Zoning Districts, and is consistent with the applicant's federally protected rights to provide wireless services in the area surrounding the project site.

B. The Staff Report entitled, "New FirstNet/AT&T Wireless Facility, AP-22-0123 (DR, VA)" dated August 13, 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. 22-0123 (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 August 4, 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 'water tower,' 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. The new facility will include 'Pittsburg' lettering. The applied lettering shall be the same colors (Orange, White and Black) and font scheme (Aurach) that is present in the lettering on the corner of Railroad and East 17th Street.

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 at all times be kept clean and free of all litter, debris, and refuse.

5. Fence Maintenance. The proposed fence surrounding the wireless facility shall at all times be maintained erect and in a good state of repair. If the fence becomes dilapidated, dangerous, or unsightly it shall be repaired, replaced, or removed, as deemed necessary by the Community and Economic Development Department Director.

6. Fence Screening Slats. The applicant shall install privacy slats in the chain link fencing surrounding the compound. Slats shall be replaced within 72 hours if damaged or vandalized.

7. Vandalism. Within 10 days of receiving notice of the vandalism from any party, the applicant shall be responsible for causing the removal of all graffiti that is applied to the structure by painting over the graffiti with a paint color

that matches the existing paint color impacted structure.

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 approval.

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.

Engineering Conditions:

Engineering Fees:

13. Grading Plan Review and Inspection Fees. The proposed project will

require a Grading Permit from the Engineering Division. The applicant shall submit grading plans with the Engineer's estimated cost for the grading work to the Engineering Department via the Accela permitting portal. Payment for review of the grading plans is required with the first submittal. The grading plan review 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 with the initial submittal of plans and engineer's cost estimate. The grading inspection fee is 3% of the engineer's estimated cost of grading and is due payable at grading permit issuance. These initial payments will be credited towards the final fees as determined at permit issuance.

14. Existing Storm Drain Easement. The applicant shall not encroach into the City's existing Storm Drain and Sanitary Sewer Easements running along the northern and western portions of the property, as shown on the final map for Subdivision 5854, M.B. 255-7. In addition, applicant agrees to grant the City of Pittsburg access to these easement areas for maintenance or required construction of these facilities.

15. The contractor shall exercise with caution of 15' abandon storm drains easement book 255 page 7 (contact staff for a copy of Resolution No. 87-716).

16. The contractor shall pothole to clarify the exact location of the existing 10' sanitary sewer easement during construction.

17. The applicant needs to provide legal and plat documentation for proposed 20' access and utility easements.

18. Demonstrate how the applicant will prevent trespassing.

Standard Conditions:

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

29. 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.

30. 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.

31. 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.

32. 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.

33. 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.

34. Indemnification. 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. Applicant may select its own legal counsel to represent applicant’s interests at applicant’s sole cost and expense. 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.

35. Expiration of Approval. This design review approval will expire on August 13, 2026, unless a building permit or grading permit has been issued for purposes of construction of this project, or a written request for an 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 permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 13th day of August 2024, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on August 13, 2024.

_____
JOHN FUNDERBURG, M.S., SECRETARY
PITTSBURG PLANNING COMMISSION

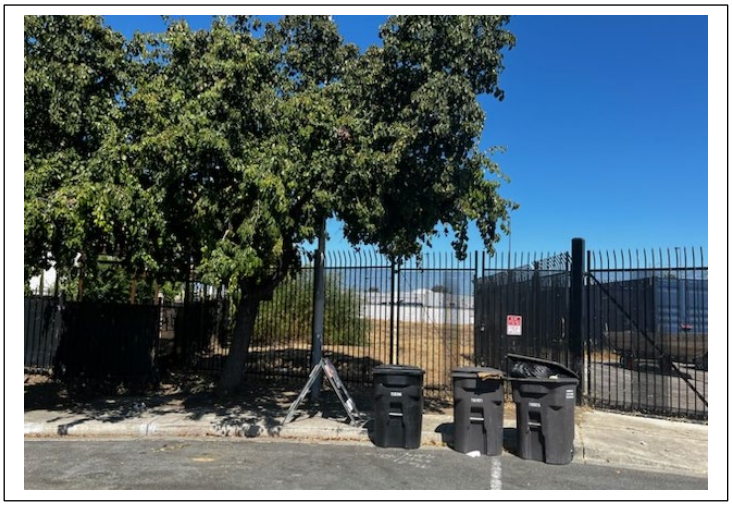
Attachment 2
Photos of Project Site

New FirstNet/AT&T Wireless Facility, AP-22-0123 (DR, VA)

Fig. 1 – Front of St. Vincent De Paul Property
Looking West from start of Simpson Court



Figs. 2 and 3 – Gates to Access Loading Dock and Lease Area
Looking West toward Project Site from end of Simpson Court



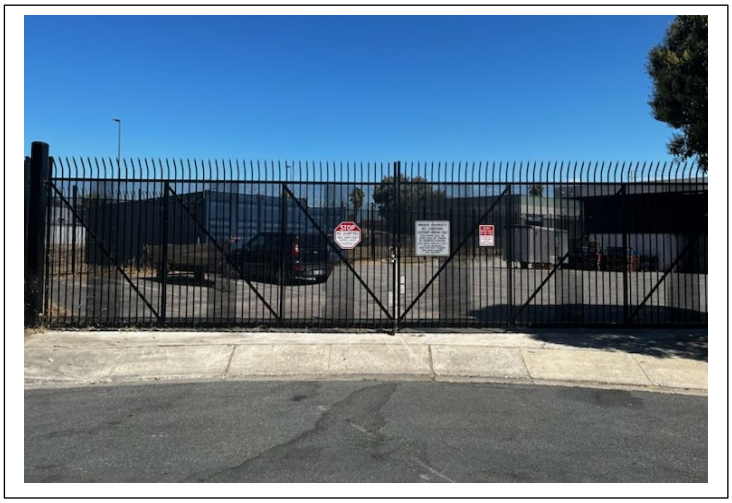




Fig. 4 – Simpson Court Vantage Point for Figs. 2 - 3

PUBLICSAFETYTOWERS COMPANY

CCL05094/CANC-PITT01

St. Vincent de Paul

1435 Simpson Court Pittsburg CA 94565

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 1



Existing



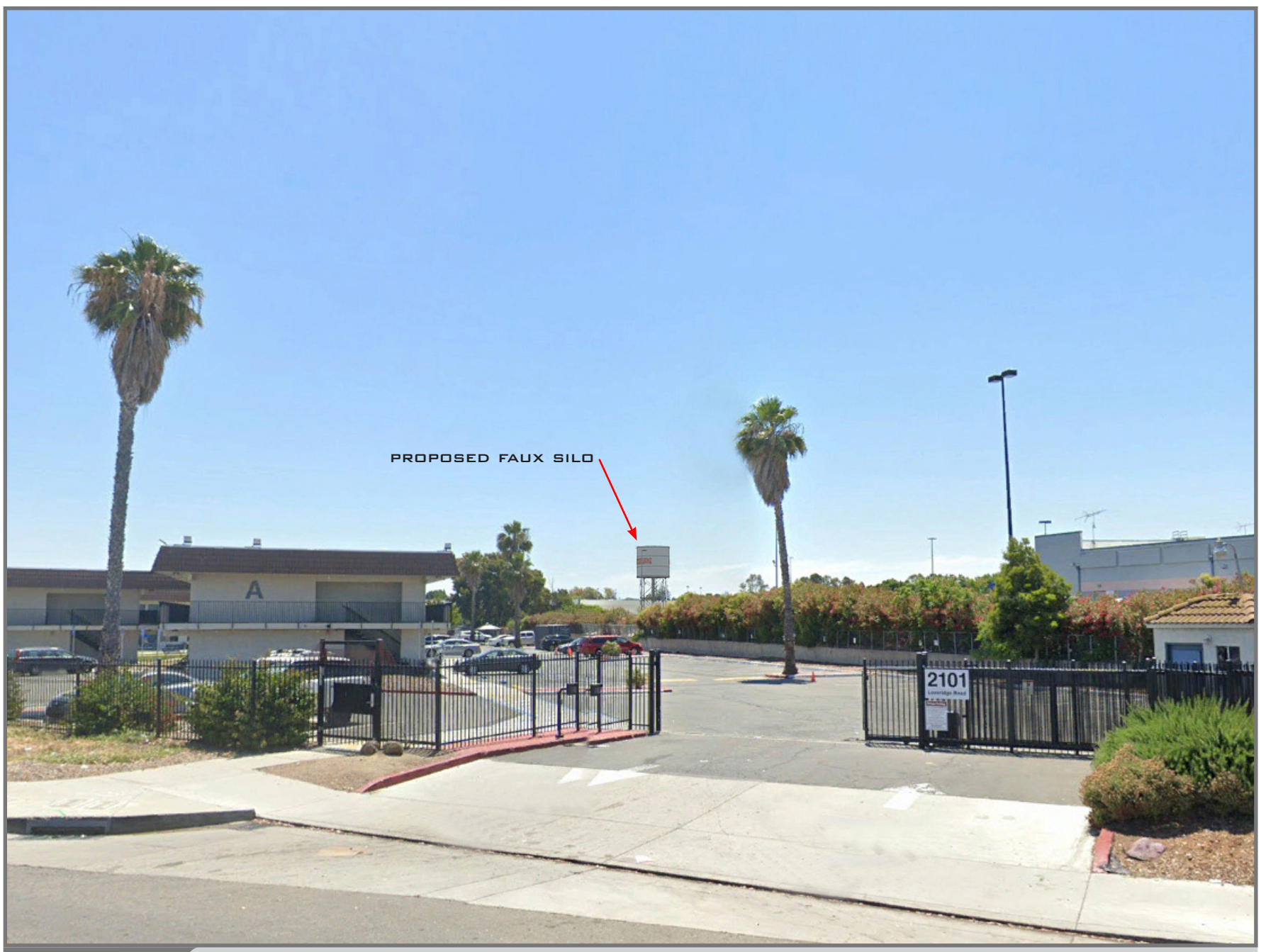
Proposed — Looking northwest from Simpson Court

Accuracy of photo simulation based upon information provided by project applicant.

View 2



Existing



Proposed — Looking southeast from Loveridge Drive

Accuracy of photo simulation based upon information provided by project applicant.

View 3



Existing



Proposed — Looking southwest from Bobo Court

Accuracy of photo simulation based upon information provided by project applicant.

Attachment 3
Map of Surrounding Land Uses

New FirstNet/AT&T Wireless Facility, AP-22-0123 (DR, VA)



Received by Planning
8-5-24
AES

AT&T

FIRSTNET/AT&T SITE ID: CCL05094
FIRSTNET/AT&T SITE NAME: ST. VINCENT DE PAUL
FA LOCATION CODE: 15521713
USID: 323014
PACE: MRSFR077570

PSTC SITE #: CANC-PITT01
SITE ADDRESS: 1415 SIMPSON CT
PITTSBURG, CA 94565
COUNTY: CONTRA COSTA
SITE TYPE: FAUX SILO
TOWER HEIGHT: 80'-0"

SITE INFORMATION

PSTC SITE NAME:	ST VINCENT DE PAUL
SITE ADDRESS:	1435 SIMPSON COURT PITTSBURG, CA 94565
COUNTY:	CONTRA COSTA
MAP/PARCEL #:	088-570-013
AREA OF CONSTRUCTION:	7,460 SQ FT
LATITUDE:	N 38° 00' 35.9994" (38.010034396°)
LONGITUDE:	W 121° 52' 00.8400" (-121.86689884°)
LAT/LONG TYPE:	NAD83
GROUND ELEVATION:	57.0'±
CURRENT LAND USE:	COMMERCIAL
JURISDICTION:	CITY OF PITTSBURG
OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	VB
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
PROPERTY OWNER:	CCC ST VINCENT DE PAUL 2210 GLADSTONE DR PITTSBURG, CA 94565
TOWER OWNER:	PUBLIC SAFETY TOWERS, LLC 1903 WRIGHT PLACE, SUITE 140 CARLSBAD, CA 92008
CARRIER/APPLICANT:	AT&T 5005 EXECUTIVE PKWY SAN RAMON, CA 94583
ELECTRIC PROVIDER:	PG&E
TELCO PROVIDER:	AT&T

PROJECT TEAM

PUBLIC SAFETY TOWERS, LLC CONTACT:	1903 WRIGHT PLACE, SUITE 140 CARLSBAD, CA 92008 STEPHANIE VANDERVEEN (619) 417-9925
TEP PROJECT TEAM:	TOWER ENGINEERING PROFESSIONALS 4710 E ELWOOD ST, STE 9 PHOENIX, AZ 85040
SITE ACQUISITION CONTACT:	CAROL KINCHELOE CKINCHELOE@TEPGROUP.NET (619) 488-0933
CIVIL ENGINEER:	STEPHEN BUNTING, PE SBUNTING@TEPGROUP.NET (919) 661-6351
ELECTRICAL ENGINEER:	MARK QUAKENBUSH, PE MQUAKENBUSH@TEPGROUP.NET (919) 661-6351
AT&T PROJECT TEAM:	
RF ENGINEER:	SYED AHSAN MASHHOOD SM0587@ATT.COM

DRAWING INDEX

SHEET #	SHEET DESCRIPTION	REV
T-1	TITLE SHEET	F
GN-1	GENERAL NOTES	F
LS-1	SITE SURVEY	1
LS-2	SITE SURVEY	1
C-1.1	SITE PLAN	F
C-1.2	COMPOUND LAYOUT	F
C-2.1	FINAL ELEVATION	F
C-2.2	FINAL ELEVATION	F
C-3	ANTENNA LAYOUT & SCHEDULE	F
C-4	WALK-UP-CABINET DETAILS	F
C-5	GENERATOR DETAILS	F
C-6	BATTERY DETAILS	F
E-1	AC PANEL SCHEDULE	F
E-2	ONE-LINE DIAGRAM	F
ATTACHED	PG&E POWER DESIGN	0

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 24x36. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

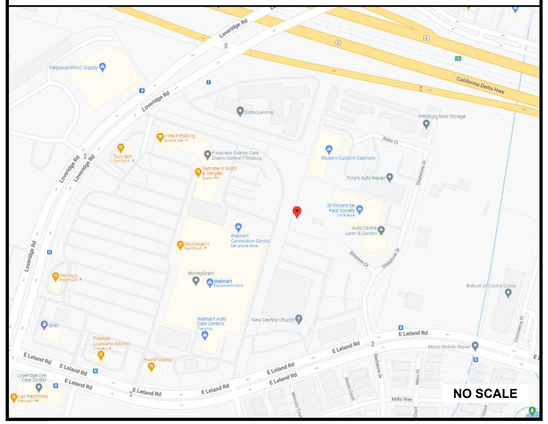
PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY IN THE AREA FOR EMERGENCY SERVICE AND WIRELESS CUSTOMERS.

TOWER SCOPE OF WORK
- INSTALL 80'-0" FAUX SILO TOWER
- INSTALL (12) ANTENNAS ON (9) MOUNT PIPES
- INSTALL (9) RADIOS
- INSTALL (3) DC9 FIBER SQUIDS
- INSTALL (9) DC POWER TRUNKS
- INSTALL (3) FIBER TRUNKS
- INSTALL (3) SECTOR MOUNTS

GROUND SCOPE OF WORK
- REMOVE EXISTING FENCE SECTION
- INSTALL (1) ACCESS GATE
- INSTALL 50'-0"x50'-0" CHAIN-LINK FENCED COMPOUND
- INSTALL GRAVEL ROAD
- INSTALL (1) 3-GANG METER BANK
- INSTALL (1) EQUIPMENT PAD
- INSTALL (1) WALK-UP -CABINET (WUC)
- INSTALL (1) 30 KW DIESEL GENERATOR
- INSTALL ICE BRIDGE
- INSTALL RAYCAP DC50 SURGE ARRESTOR BOX
- INSTALL 30"x30"x12" HOFFMAN BOX WITH CIENA ABOVE
- INSTALL (8) BATTERIES
- INSTALL 200A PTLC WITH CAMLOCK AND INTEGRATED ATS

LOCATION MAP



NO SCALE

APPROVALS

AT&T (RF): _____
DATE: _____

AT&T OPERATIONS: _____
DATE: _____

SITE AQUISITION: _____
DATE: _____

CONSTRUCTION MANAGER: _____
DATE: _____

PROPERTY OWNER: _____
DATE: _____

ZONING: _____
DATE: _____

PROJECT MANAGER: _____
DATE: _____

DIRECTIONS FROM 5005 EXECUTIVE PKWY: TURN RIGHT TOWARD EXECUTIVE PKWY. TURN LEFT ONTO CAMINO RAMON. USE THE LEFT TWO LANES TO TURN LEFT ONTO CROW CANYON RD. USE RIGHT 2 LANES TO MERGE ONTO I-680 N. KEEP RIGHT AT THE FORK TO CONTINUE ON CA-242 N, FOLLOW SIGNS FOR CONCORD/PITTSBURG/STATE ROUTE 242. USE THE LEFT 3 LANES TO MERGE ONTO CA-4 E TOWARD STOCKTON/PITTSBURG. USE THE RIGHT LANE TO TAKE EXIT 24 FOR LOVERIDGE RD. TURN RIGHT ONTO LOVERIDGE RD. USE THE LEFT 2 LANES TO TURN ONTO E LELAND RD. TURN LEFT ONTO GLADSTONE DR. TURN LEFT ONTO SIMPSON CT.

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS 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:

CODE TYPE	CODE
BUILDING	2022 CBC (2021 IBC)
MECHANICAL	2022 CMC (2021 UMC)
ELECTRICAL	2022 CEC (2020 NEC)
STRUCTURAL	EIA/TIA-222-H

REFERENCE DOCUMENTS:

RFDS VERSION: 2.01
DATED: 10/26/22

811 Know what's below. Call before you dig.

CALL CALIFORNIA ONE CALL
(800) 227-2600
CALL 3 WORKING DAYS
BEFORE YOU DIG!

PUBLIC SAFETY TOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TEP
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T SITE ID:
CCL05094

PSTC #: CANC-PITT01
ST VINCENT DE PAUL

1415 SIMPSON CT
PITTSBURG, CA 94565
(CONTRA COSTA COUNTY)

PROPOSED 80'-0"
FAUX SILO TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
B	12-16-22	RCH	ZONING	HMM
C	12-11-23	ODS	ZONING	HMM
D	03-07-24	ODS	ZONING	GSM
E	03-20-24	ODS	ZONING	GSM
F	08-05-24	ODS	ZONING	GSM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T-1
REVISION: F

TEP #: 314185.336168

PROJECT NOTES:

1. ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED PUBLIC SAFETY TOWERS, LLC OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN THE PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING TO HAVE SUFFICIENT EXPERIENCE AND ABILITY, IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE THE TOWER IS LOCATED.
3. THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-H AND CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTION SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OF CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTIONS OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK. RENTAL CHARGES, SAFETY, PROTECTION, AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE OWNER PROJECT MANAGER. THIS INCLUDES ALL SPECIFIC MILITARY INSTALLATION INSTRUCTIONS INCLUDING STAFF ACCESS AND GATE SPECIFIC INSTRUCTIONS.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER. CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER AS WELL AS ANY REQUIRED NOTICES SPECIFIC TO THE MILITARY INSTITUTION.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIALS HALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. THE OWNER OR OWNERS REPRESENTATIVE SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
18. ANY BUILDINGS ON THIS SITE ARE INTENDED TO SHELTER EQUIPMENT WHICH WILL ONLY BE PERIODICALLY MAINTAINED AND ARE NOT INTENDED FOR HUMAN OCCUPANCY.
19. TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
20. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH OWNER SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO OWNER PRIOR TO THE START OF THE WORK ON THE PROJECT.
21. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING.
22. THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO THE SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL FURNISH ONE 55 GALLON BARREL OR EQUIVALENT, AND TRASH BAGS, AND SHALL REMOVE TRASH, DEBRIS, ETC., ON A DAILY BASIS.
23. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING THE PROPOSAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PROJECT ENGINEER FOR FACILITIES/CONSTRUCTION.
24. THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF RETAINAGE. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
25. THE CONTRACTOR SHALL PROVIDE DAILY UPDATES IN THE FORM OF WRITTEN NOTIFICATION VIA EMAIL OR APP PHOTOS TO THE BOINGO CONSTRUCTION MANAGER.

UTILITY NOTES:

1. APPLY FOR THE UTILITY SERVICE (ELECTRIC) NO LATER THAN THE NEXT BUSINESS DAY FOLLOWING AWARD OF CONTRACT. COORDINATE WITH THE ELECTRIC UTILITY COMPANY FOR EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND THE SERVICE ROUTING. COORDINATE WITH THE TELEPHONE UTILITY COMPANY FOR EXACT TELEPHONE REQUIREMENTS AND ROUTING OF SERVICE.
2. ALL UTILITY RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE UTILITY REQUIREMENTS. FIELD TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT UTILITIES AND LOCATOR SERVICE A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE TRENCHING AND CONDUITS AS SHOWN OR AS REQUIRED BY LOCAL UTILITY.
5. NO PENETRATIONS TO THE TOWER FOUNDATION OF ANY KIND.

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TEP
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T SITE ID:
CCL05094

PSTC #: CANC-PITT01
ST VINCENT DE PAUL

1415 SIMPSON CT
PITTSBURG, CA 94565
(CONTRA COSTA COUNTY)

PROPOSED 80'-0"
FAUX SILO TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
B	12-16-22	RCH	ZONING	HMM
C	12-11-23	ODS	ZONING	HMM
D	03-07-24	ODS	ZONING	GSM
E	03-20-24	ODS	ZONING	GSM
F	08-05-24	ODS	ZONING	GSM

SEAL:

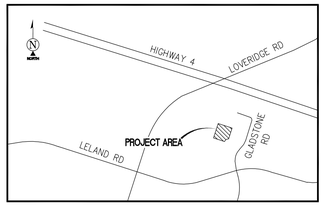
ZONING
DO NOT USE FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: GN-1
REVISION: F

TEP #: 314185.336168



VICINITY MAP
N.T.S.

SURVEY DATE
09/20/2022

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE 3 STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE 3 STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99994309

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06013C0138G, DATED 09/30/2015

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION
LOT 6 AND 7, MAP OF SUBDIVISION 5854, FILED JULY 24, 1981, IN BOOK 255 OF MAPS, AT PAGE 7, CONTRA COSTA COUNTY RECORDS.

SURVEYOR'S NOTES
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

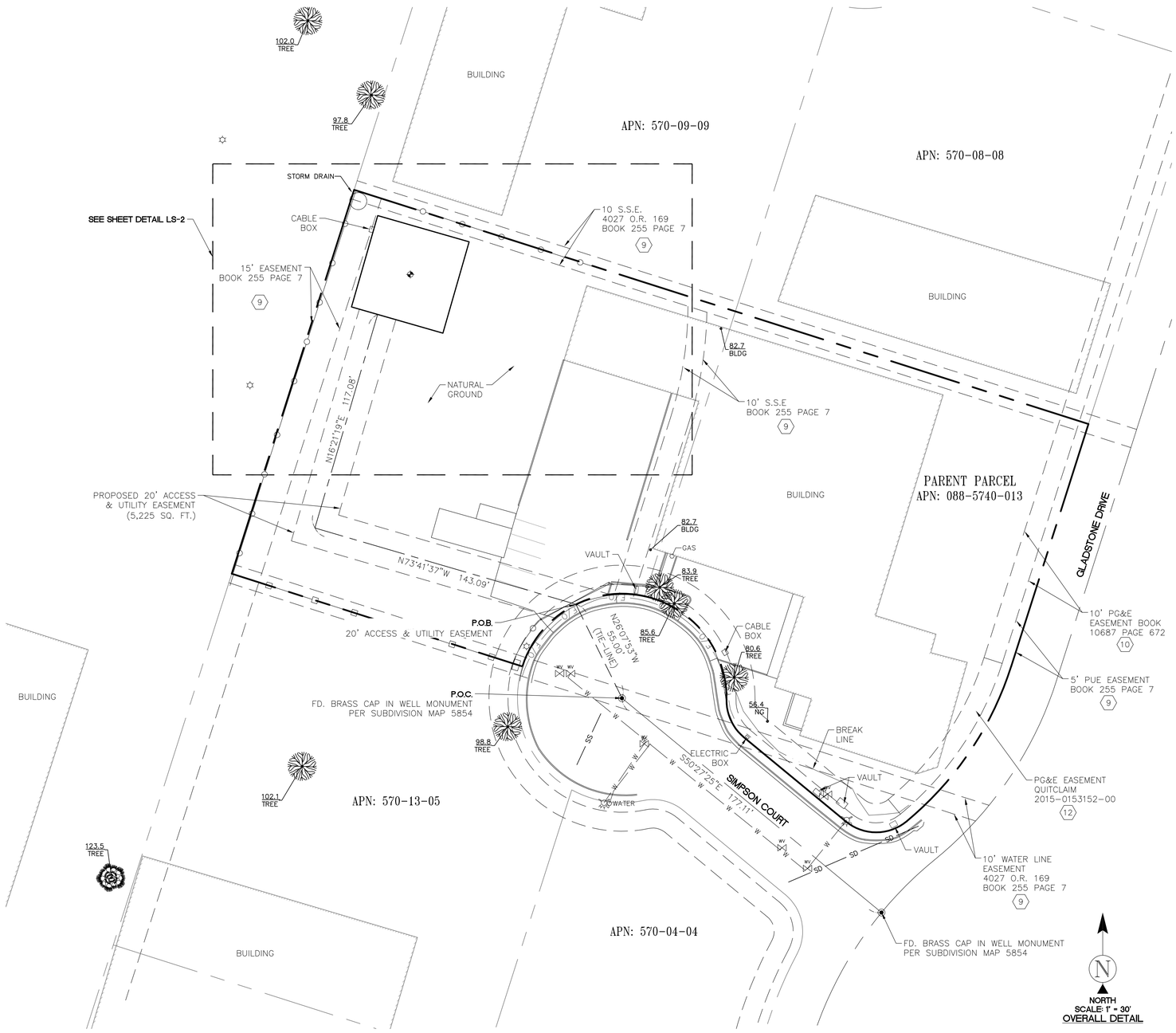
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LEGEND

BLDG	TOP OF BUILDING		UTILITY MANHOLES
CONC	CONCRETE		UTILITY METER
NG	NATURAL GRADE		FIRE HYDRANT
P.O.B.	POINT OF BEGINNING		LIGHT POLE
P.O.C.	POINT OF COMMENCEMENT		POSITION OF GEODETIC COORDINATES
P.O.T.	POINT OF TERMINUS		SPOT ELEVATION
			TREES
			PALM TREES
		WV	WATER CONTROL VALVE
			CHAIN LINK FENCE
			WROUGHT IRON FENCE
			CURBLINES
			EXISTING BUILDINGS
			PARKING STRIPES
		F/O	FIBER OPTIC LINES
		SD	STORM DRAIN LINES
		SS	SANITARY SEWER LINES
		W	WATER LINES
			STREET CENTERLINES
			RIGHT OF WAY LINES
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			EASEMENT LINES
			LEASE AREA LIMITS
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL

POSITION OF GEODETIC COORDINATES
LATITUDE 38° 00' 36.01" (38.010003°) NORTH (NAD83)
LONGITUDE 121° 52' 00.63" (121.866842°) WEST (NAD83)
GROUND ELEVATION @ 57.0' (NAVD88)



at&t

PROJECT INFORMATION:

CCL05094
ST VINCENT DE PAUL
1435 SIMPSON COURT
PITTSBURG, CA 94565

CONTRA COSTA COUNTY

ORIGINAL ISSUE DATE:
09/20/2022

REV.:	DATE:	DESCRIPTION:	BY:
A	09/26/22	PRELIMINARY	SM
0	10/03/22	ADD TITLE (C)	SM
1	12/22/22	ADD DESIGN (C)	PD

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
(919) 661-6351

CONSULTANT:

428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us
ambit consulting

DRAWN BY:	CHK.:	APV.:
SM	MF	MF

LICENSER:

LICENSED LAND SURVEYOR
MATTHEW R. FORD
No. 9588
STATE OF CALIFORNIA
DATE: 12/22/2022

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
LS-1

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #TEP-138422-I, ISSUED BY TOWER TITLE AND CLOSING, DATED 08/29/2022. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN THE FOLLOWING STANDARD EXCEPTIONS
TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS REPORT, INCLUDING:

a. TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS;

b. PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)

2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY. (NOT A SURVEY MATTER)

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (NOT A SURVEY MATTER)

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)

5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS, INCLUDING:

a. UNPATENTED MINING CLAIMS;

b. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;

c. WATER RIGHT, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)

6. ANY LIEN OR RIGHT TO LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)

7. TAXES FOR THE CURRENT FISCAL YEAR AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE. SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN THE FOLLOWING SPECIFIC EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:(NOT A SURVEY MATTER)

8. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY. (NOT A SURVEY MATTER)

9. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT MAP" DATED MAY 20, 1981 AND RECORDED MAY 20, 1981 IN (BOOK) 255 (PAGE) 7, IN CONTRA COSTA COUNTY, CALIFORNIA. (AS SHOWN ON SURVEY)

10. EASEMENT BETWEEN PITTSBURG ECONOMIC AND HOUSING DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION; AND PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, DATED FEBRUARY 10, 1982 AND RECORDED FEBRUARY 25, 1982 IN (BOOK) 10687 (PAGE) 672 (INSTRUMENT) 82 20477, IN CONTRA COSTA COUNTY, CALIFORNIA. (AS SHOWN SURVEY)

11. ORDINANCE NO. 03-1207 DATED MARCH 3, 2003 AND RECORDED MAY 6, 2003 IN (INSTRUMENT) 2003-0208800-00, IN CONTRA COSTA COUNTY, CALIFORNIA. (BLANKET IN NATURE)

12. EASEMENT QUITCLAIM DEED BETWEEN PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION; AND DISTRICT COUNCIL OF CONTRA COSTA COUNTY, SOCIETY OF ST. VINCENT DE PAUL, DIOCESE OF OAKLAND, A CALIFORNIA NON-PROFIT CORPORATION, DATED JULY 16, 2015 AND RECORDED JULY 23, 2015 IN (INSTRUMENT) 2015-0153152-00, IN CONTRA COSTA COUNTY, CALIFORNIA. (AS SHOWN ON SURVEY)

LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOT 6, MAP OF SUBDIVISION 5854, FILED JULY 24, 1981, IN BOOK 255 OF MAPS, AT PAGE 7, CONTRA COSTA COUNTY RECORDS, IN THE CITY OF PITTSBURG, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A WELL MONUMENT AT THE RADIAL POINT OF SIMPSON COURT FROM WHICH A BRASS CAP IN A WELL MONUMENT AT THE CENTERLINE INTERSECTION OF SAID SIMPSON COURT AND GLADSTONE DRIVE BEARS SOUTH 50°27'25" EAST, 177.11 FEET AS SHOWN ON SAID MAP OF SUBDIVISION 5854;

THENCE FROM SAID POINT OF COMMENCEMENT NORTH 26°07'53" WEST, 55.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID SIMPSON COURT; THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE NORTH 73°41'37" WEST, 143.09 FEET; THENCE NORTH 16°21'19" EAST, 117.08 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 73°58'42" WEST, 14.27 FEET;
THENCE NORTH 16°01'18" EAST, 50.00 FEET;
THENCE SOUTH 73°58'42" EAST, 50.00 FEET;
THENCE SOUTH 16°01'18" WEST, 50.00 FEET;
THENCE NORTH 73°58'42" WEST, 35.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,500 SQUARE FEET (0.057 ACRES) OF LAND, MORE OR LESS.

20' ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF LOT 6, MAP OF SUBDIVISION 5854, FILED JULY 24, 1981, IN BOOK 255 OF MAPS, AT PAGE 7, CONTRA COSTA COUNTY RECORDS, IN THE CITY OF PITTSBURG, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, BEING A STRIP OF LAND, 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A BRASS CAP IN A WELL MONUMENT AT THE RADIAL POINT OF SIMPSON COURT FROM WHICH A BRASS CAP IN A WELL MONUMENT AT THE CENTERLINE INTERSECTION OF SAID SIMPSON COURT AND GLADSTONE DRIVE BEARS SOUTH 50°27'25" EAST, 177.11 FEET AS SHOWN ON SAID MAP OF SUBDIVISION 5854;

THENCE FROM SAID POINT OF COMMENCEMENT NORTH 26°07'53" WEST, 55.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID SIMPSON COURT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE NORTH 73°41'37" WEST, 143.09 FEET;
THENCE NORTH 16°21'19" EAST, 117.08 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP OF LAND ARE TO BE PROLONGED OR SHORTENED SOUTHEASTERLY TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID SIMPSON COURT.

CONTAINING 5,225 SQUARE FEET (0.120 ACRES) OF LAND, MORE OR LESS.

LEGEND

BLDG	TOP OF BUILDING
CONC	CONCRETE
NG	NATURAL GRADE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINUS

- UTILITY MANHOLES
- UTILITY METER
- FIRE HYDRANT
- LIGHT POLE
- POSITION OF GEODETIC COORDINATES
- SPOT ELEVATION
- TREES
- PALM TREES
- WATER CONTROL VALVE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- CURBLINES
- EXISTING BUILDINGS
- PARKING STRIPES
- FIBER OPTIC LINES
- STORM DRAIN LINES
- SANITARY SEWER LINES
- WATER LINES
- STREET CENTERLINES
- RIGHT OF WAY LINES
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINES
- LEASE AREA LIMITS
- MAJOR CONTOUR INTERVAL
- MINOR CONTOUR INTERVAL



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

at&t

PROJECT INFORMATION:

CCL05094
ST VINCENT DE PAUL
1435 SIMPSON COURT
PITTSBURG, CA 94565

CONTRA COSTA COUNTY

ORIGINAL ISSUE DATE:

09/20/2022

REV.:	DATE:	DESCRIPTION:	BY:
A	09/26/22	PRELIMINARY	SM
0	10/03/22	ADD TITLE (C)	SM
1	12/22/22	ADD DESIGN (C)	PD

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
(919) 661-6351

CONSULTANT:

428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us
ambit consulting

DRAWN BY:	CHK.:	APV.:
SM	MF	MF

LICENSER:

LICENSED LAND SURVEYOR
MATTHEW R. FORD
No. 9588
STATE OF CALIFORNIA
DATE: 12/22/2022

SHEET TITLE:

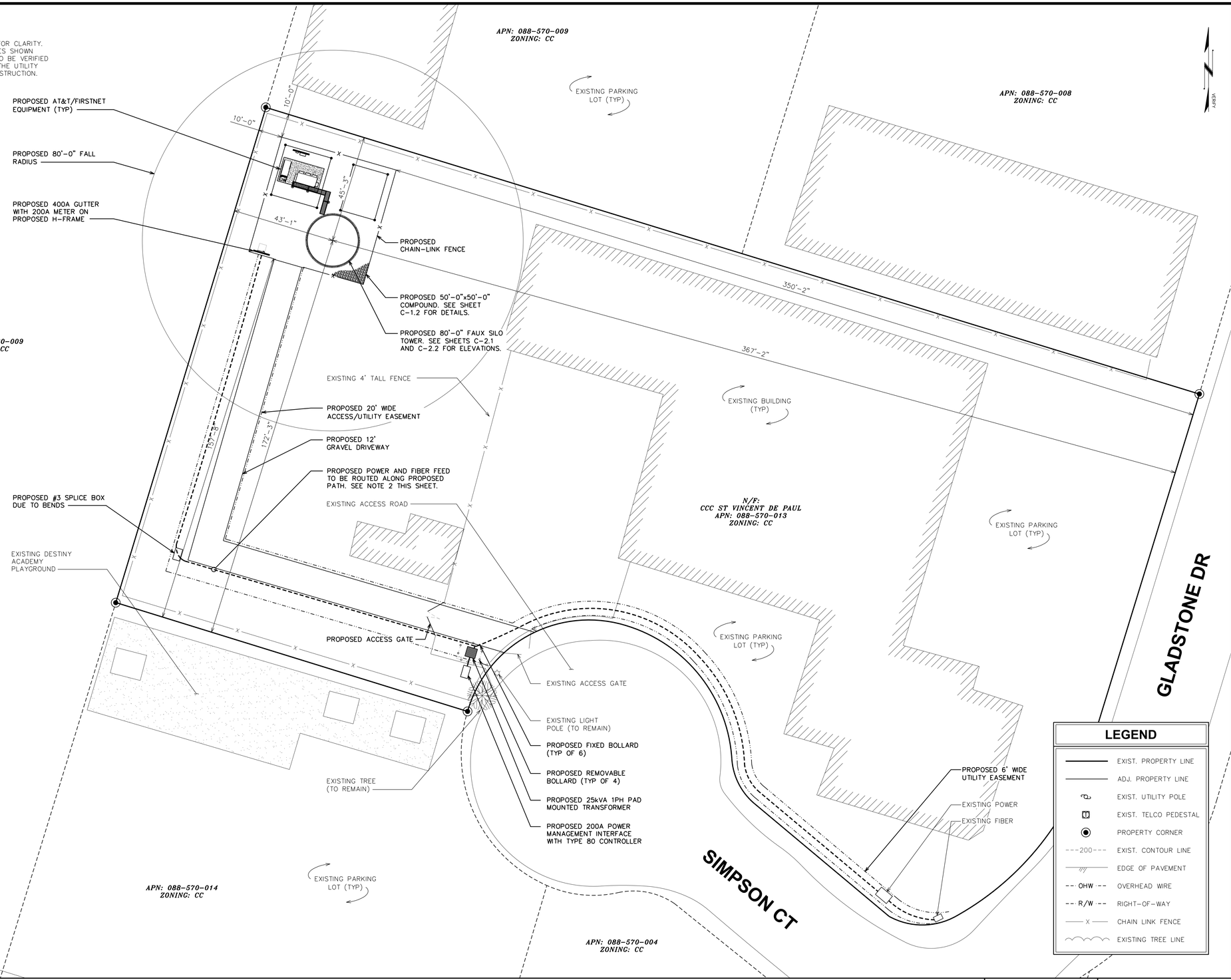
SITE DETAIL

SHEET NUMBER:

LS-2

NOTES:

1. ANTENNAS NOT SHOWN FOR CLARITY.
2. FIBER AND POWER ROUTES SHOWN ARE PRELIMINARY AND TO BE VERIFIED BY COORDINATION WITH THE UTILITY COMPANY PRIOR TO CONSTRUCTION.



LEGEND

- EXIST. PROPERTY LINE
- ADJ. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- ---200--- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- -- OHW -- OVERHEAD WIRE
- -- R/W -- RIGHT-OF-WAY
- —— X —— CHAIN LINK FENCE
- EXISTING TREE LINE

1 **EXISTING OVERALL SITE PLAN**

SCALE: 1" = 20' (24x36)
SCALE: 1" = 40' (11x17)

0 20 40
SCALE IN FEET

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TEP
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T SITE ID: CCL05094

PSTC #: CANC-PITT01
ST VINCENT DE PAUL

1415 SIMPSON CT
PITTSBURG, CA 94565
(CONTRA COSTA COUNTY)

PROPOSED 80'-0" FAUX SILO TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
B	12-16-22	RCH	ZONING	HMM
C	12-11-23	ODS	ZONING	HMM
D	03-07-24	ODS	ZONING	GSM
E	03-20-24	ODS	ZONING	GSM
F	08-05-24	ODS	ZONING	GSM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

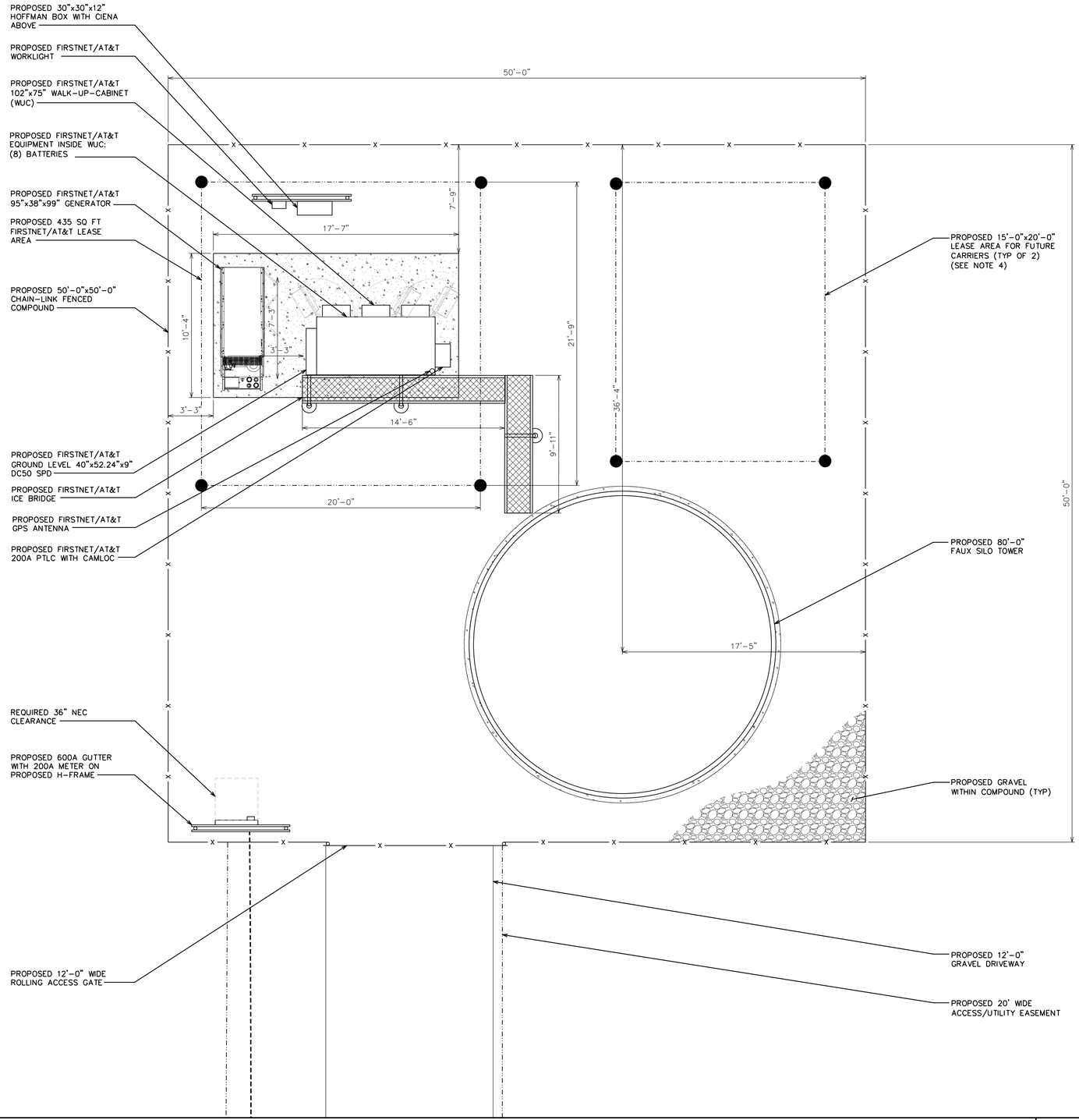
SHEET TITLE:
SITE PLAN

SHEET NUMBER: C-1.1
REVISION: F

TEP #: 314185.336168

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
2. CONTRACTOR TO ENSURE THAT ALL FIRSTNET/AT&T EQUIPMENT IS INSTALLED INSIDE FIRSTNET/AT&T'S LEASE AREA, INCLUDING BUT NOT LIMITED TO, EQUIPMENT CABINETS, UTILITY CABINETS, H-FRAMES, ETC.
3. ANTENNAS NOT SHOWN FOR CLARITY.
4. LEASE AREA FOR FUTURE CARRIERS SUBJECT TO REQUIREMENTS IN CHAPTER 18.84 PMC.



1 FINAL COMPOUND DETAIL

SCALE: ¼" = 1'-0" (24x36)
SCALE: ⅛" = 1'-0" (11x17)

0 4 8
SCALE IN FEET

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TEP
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T SITE ID: CCL05094

PSTC #: CANC-PITT01
ST VINCENT DE PAUL

1415 SIMPSON CT
PITTSBURG, CA 94565
(CONTRA COSTA COUNTY)

PROPOSED 80'-0" FAUX SILO TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
B	12-16-22	RCH	ZONING	HMM
C	12-11-23	ODS	ZONING	HMM
D	03-07-24	ODS	ZONING	GSM
E	03-20-24	ODS	ZONING	GSM
F	08-05-24	ODS	ZONING	GSM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

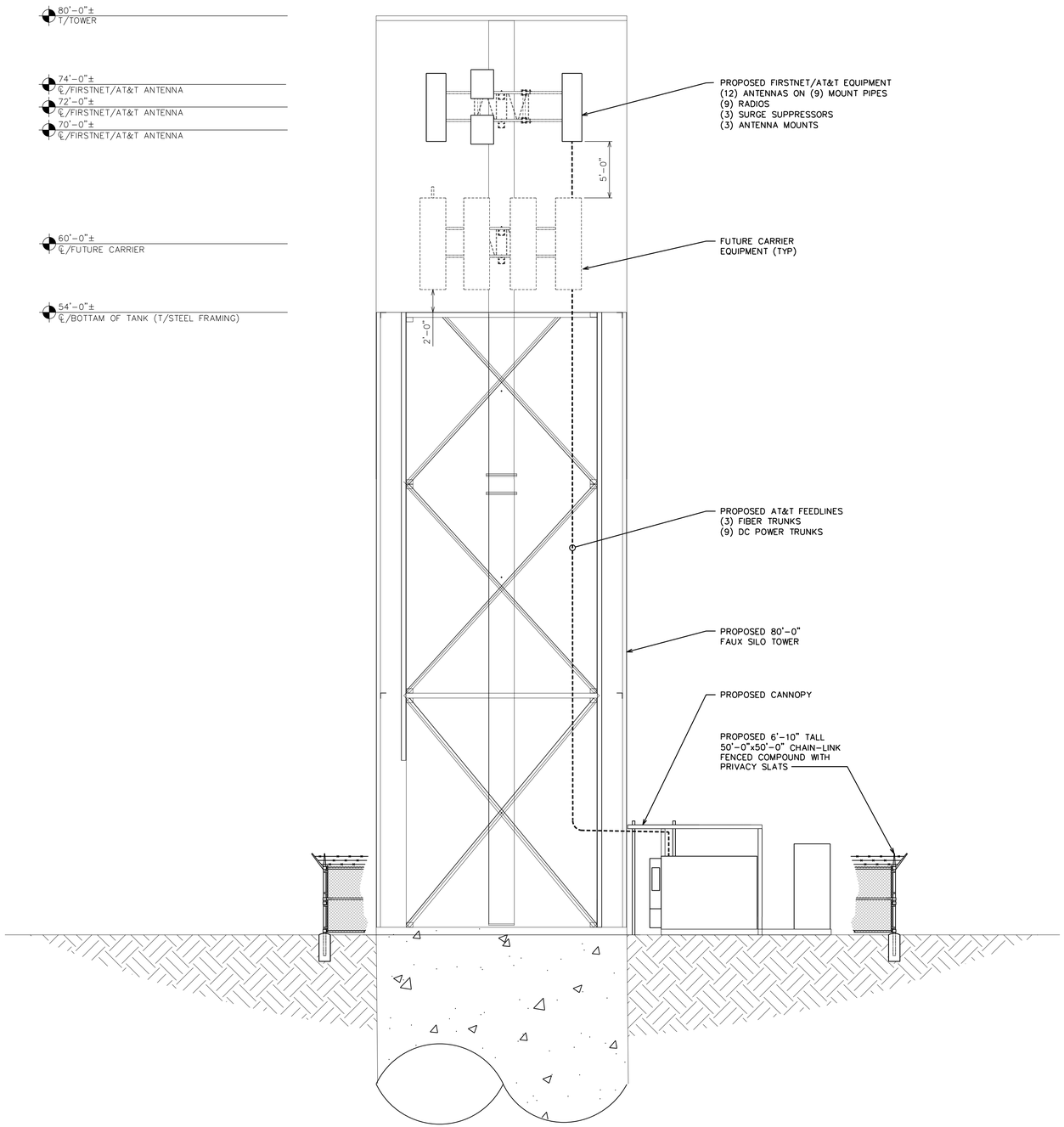
SHEET TITLE:
COMPOUND LAYOUT

SHEET NUMBER: C-1.2
REVISION: F

TEP #: 314185.336168

NOTES:

1. PROPOSED CABLES TO BE ROUTED PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
2. TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.
3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT FIRSTNET/AT&T OR PSTC IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES.



1 **PROPOSED NORTH ELEVATION**

SCALE: 3/16" = 1'-0" (24x36)
SCALE: 3/32" = 1'-0" (11x17)

0 4 8
SCALE IN FEET

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TEP
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T SITE ID:
CCL05094

PSTC #: CANC-PITT01
ST VINCENT DE PAUL

1415 SIMPSON CT
PITTSBURG, CA 94565
(CONTRA COSTA COUNTY)

PROPOSED 80'-0"
FAUX SILO TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
B	12-16-22	RCH	ZONING	HMM
C	12-11-23	ODS	ZONING	HMM
D	03-07-24	ODS	ZONING	GSM
E	03-20-24	ODS	ZONING	GSM
F	08-05-24	ODS	ZONING	GSM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

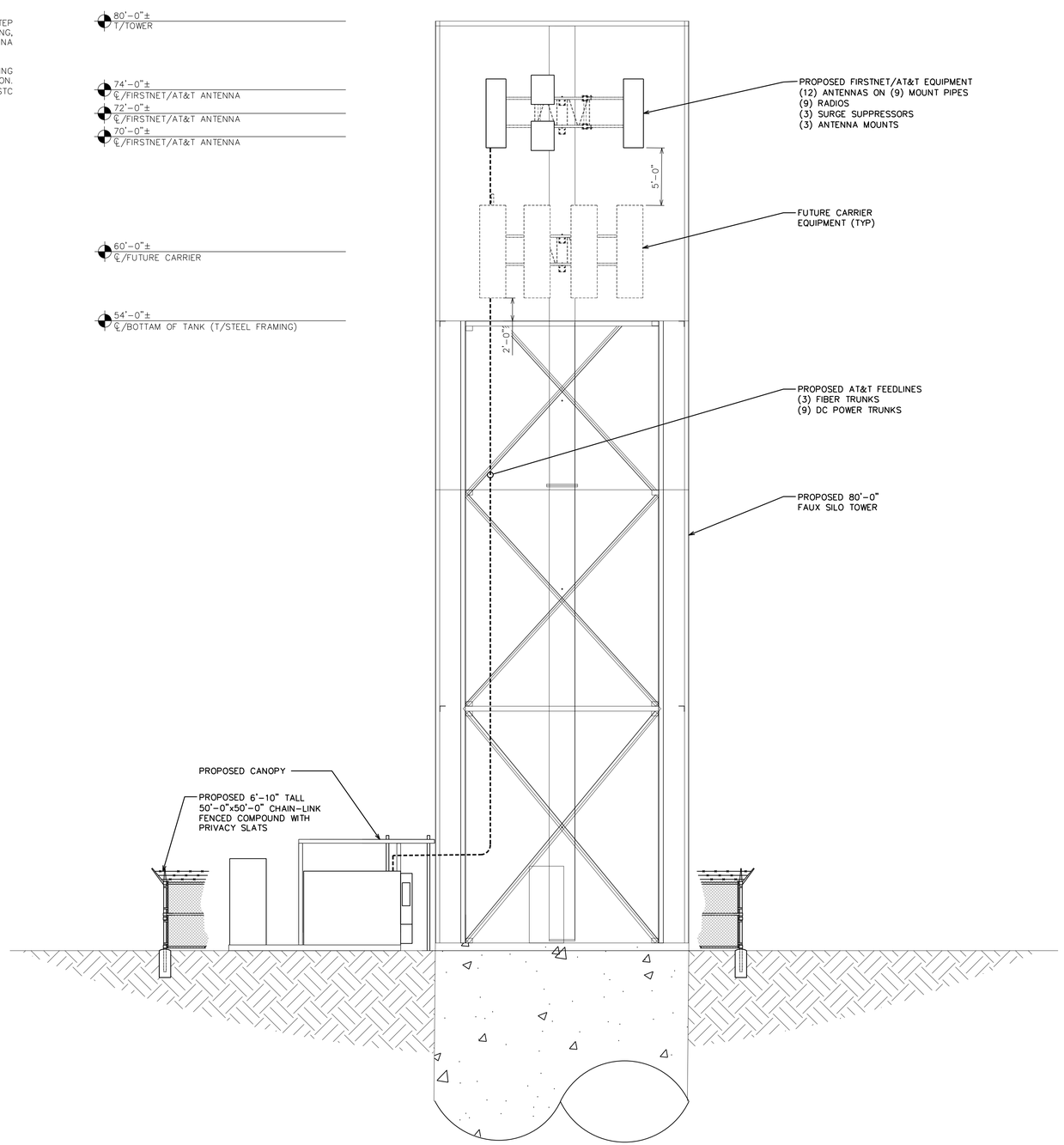
SHEET TITLE:
FINAL ELEVATION

SHEET NUMBER: C-2.1
REVISION: F

TEP #: 314185.336168

NOTES:

1. PROPOSED CABLES TO BE ROUTED PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
2. TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.
3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT FIRSTNET/AT&T OR PSTC IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES.



1 PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0" (24x36)
SCALE: 3/32" = 1'-0" (11x17)

0 4 8
SCALE IN FEET

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TEP
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T SITE ID:
CCL05094

PSTC #: CANC-PITT01
ST VINCENT DE PAUL

1415 SIMPSON CT
PITTSBURG, CA 94565
(CONTRA COSTA COUNTY)

PROPOSED 80'-0"
FAUX SILO TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
B	12-16-22	RCH	ZONING	HMM
C	12-11-23	ODS	ZONING	HMM
D	03-07-24	ODS	ZONING	GSM
E	03-20-24	ODS	ZONING	GSM
F	08-05-24	ODS	ZONING	GSM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

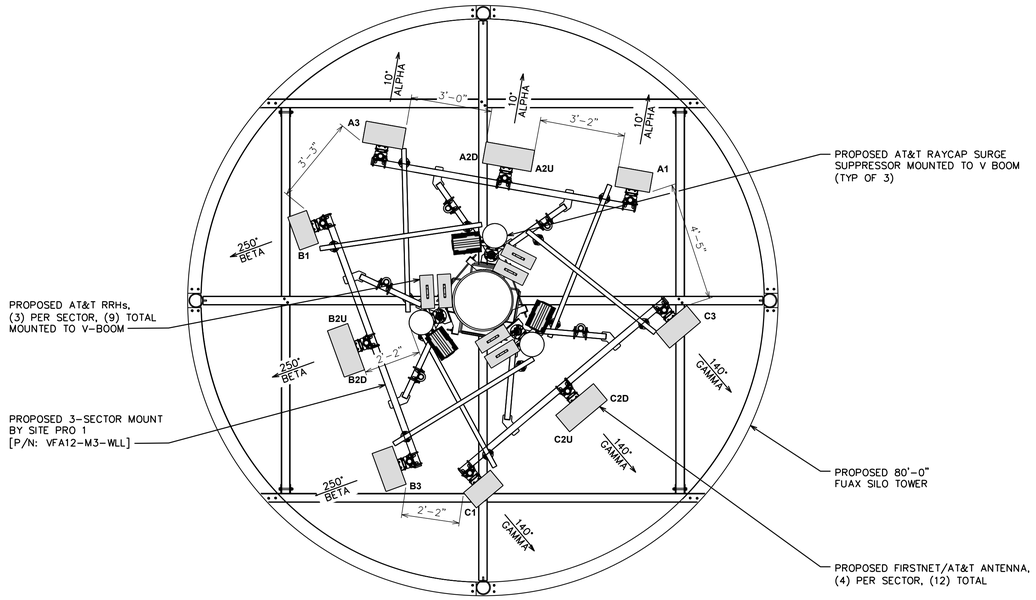
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
FINAL ELEVATION

SHEET NUMBER: C-2.2
REVISION: F

TEP #: 314185.336168

NOTE:
TEP DID NOT ANALYZE THE PROPOSED MOUNT SHOWN.



1 FINAL ANTENNA LAYOUT

SCALE: 3/8" = 1'-0" (24x36)
SCALE: 3/16" = 1'-0" (11x17)
0 2 4
SCALE IN FEET

FINAL ANTENNA/FEEDLINE SCHEDULE

SECTOR	POS.	MANUFACTURER (MODEL #)	MOUNTING HEIGHT	AZIMUTH (TN)	CABLE SIZE	CABLE LENGTH	OVP/RRH/TMA/DIPLEXER [MODEL #]
ALPHA	A1	COMMSCOPE (NNHH-65B-R4)	℄ @ 72'-0"±	10°	(9) DC POWER TRUNKS (3) FIBER TRUNKS	121'±	(1) RADIO 4490 B5/B12 (1) RADIO 4494 B14/B29 (1) RADIO 4890 B25/B66 (1) DC9-48-60-24-8C-EV
ALPHA	A2U	ERICSSON (AIR6449 B77D)	℄ @ 70'-0"±	10°			
ALPHA	A2D	ERICSSON (AIR6419 B77G)	℄ @ 74'-0"±	10°			
ALPHA	A3	COMMSCOPE (NNH4-65B-R6H4)	℄ @ 72'-0"±	10°			
BETA	B1	COMMSCOPE (NNHH-65B-R4)	℄ @ 72'-0"±	250°			(1) RADIO 4490 B5/B12 (1) RADIO 4494 B14/B29 (1) RADIO 4890 B25/B66 (1) DC9-48-60-24-8C-EV
BETA	B2U	ERICSSON (AIR6449 B77D)	℄ @ 70'-0"±	250°			
BETA	B2D	ERICSSON (AIR6419 B77G)	℄ @ 74'-0"±	250°			
BETA	B3	COMMSCOPE (NNH4-65B-R6H4)	℄ @ 72'-0"±	250°			
GAMMA	C1	COMMSCOPE (NNHH-65B-R4)	℄ @ 72'-0"±	140°			(1) RADIO 4490 B5/B12 (1) RADIO 4494 B14/B29 (1) RADIO 4890 B25/B66 (1) DC9-48-60-24-8C-EV
GAMMA	C2U	ERICSSON (AIR6449 B77D)	℄ @ 70'-0"±	140°			
GAMMA	C2D	ERICSSON (AIR6419 B77G)	℄ @ 74'-0"±	140°			
GAMMA	C3	COMMSCOPE (NNH4-65B-R6H4)	℄ @ 72'-0"±	140°			

NOTE: EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE

2 FINAL ANTENNA SCHEDULE

SCALE: N.T.S.

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TEP
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T SITE ID:
CCL05094

PSTC #: CANC-PITT01
ST VINCENT DE PAUL

1415 SIMPSON CT
PITTSBURG, CA 94565
(CONTRA COSTA COUNTY)

PROPOSED 80'-0"
FAUX SILO TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
B	12-16-22	RCH	ZONING	HMM
C	12-11-23	ODS	ZONING	HMM
D	03-07-24	ODS	ZONING	GSM
E	03-20-24	ODS	ZONING	GSM
F	08-05-24	ODS	ZONING	GSM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
ANTENNA LAYOUT & SCHEDULE

SHEET NUMBER: C-3
REVISION: F

TEP #: 314185.336168

2.2 System Configuration

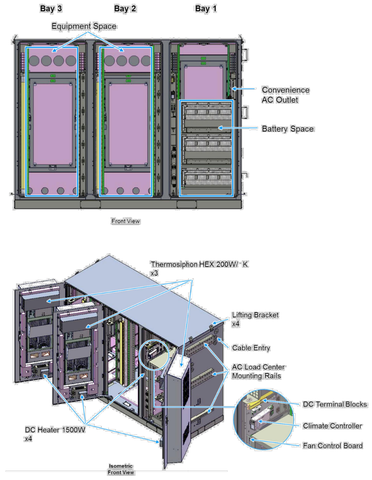


Figure 2-2 Multi-Bay Cabinet (Front View)

2.3 Cabinet Specifications

The cabinet is arranged for installation of a Delta or third-party AC Load Center and front access DC Power System. Table 2-1 below contains the input power specifications.

Table 2-1 Cabinet Specifications

Item	Specification/Function
AC Input Range	
AC Input Voltage	1W+N+FG 100~120V_{AC}
AC Input Current (maximum)	12A (Max.)
AC Input Frequency	50/60Hz
DC Input Range	
DC Input Voltage	40 - 60V_{DC} (54V typical)
DC Input Current Rating	224A (max)
Battery Section	
Battery Trays	(3) Trays arranged for -48V battery strings, designed for: GNB Marathon M12V180FT Enersys SBS190F Enersys SBS170F
Climate Control	
Control & Supervisor Unit	Delta controller
Cooling	(3) 200W/°K Thermosiphon HEX Cooling Capacity 9.1kW Maintains equipment inlet <65°C with exterior ambient <46°C
Heating	(4) 1500W DC Heaters
Environmental	
Operating Temperature	-40°C to +46°C (-40°F to +115°F)
Storage Temperature	-40°C to +75°C (-40°F to +167°F)
Relative Humidity	0~95% Relative Humidity, Non-Condensing
Altitude	-100 feet to +10,000 feet
Acoustic noise	≤ 65dBA @ +40°C equipment inlet
Protection Class	IP55 (EN 60529) NEBS III (GR-487)

2.4 Dimensions and Weight

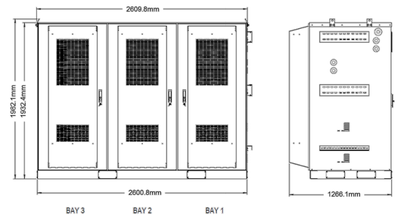


Figure 2-3 Cabinet Dimensions

Item	Specification/Function
Dimensions	2600.8W x 1932.4H x 1266.1D mm (102"W x 72"H x 49.5"D + 4" plinth)
Weight	2270* lbs. (* Batteries, Power System and Load Equipment excluded)

3.6 Cabinet Installation

Use the following steps to install the cabinet.

Step 1 Use the provided Template to mark anchor hole locations.

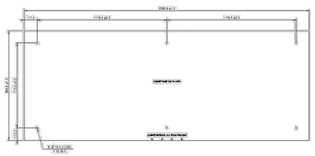


Figure 3-11 Mounting Template

Step 2 Drill anchor holes per specifications from the anchor manufacturer.

Step 3 Install anchors per instructions from the anchor manufacturer.

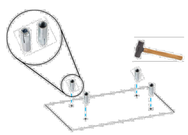


Figure 3-12 Insert anchors

Step 4 Place the pad separator (not provided) on the concrete pad aligned with the mounting holes. (A pad separator provides separation between the concrete pad and the base of the cabinet to prevent corrosion of the cabinet metal.)

Step 5 Mount the cabinet to the concrete pad with anchor bolts, lock washers and flat washers (not provided) per instructions from the anchor manufacturer.

Step 6 Close and secure hinged anchor access covers.

3.8 AC Load Center Installation

The cabinet provides mounting rails for AC Load Center mounting and corresponding cable entry ports for wiring from the AC Load Center into the cabinet. Follow Load Center requirements for installation.

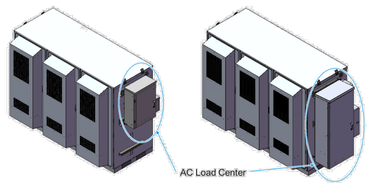


Figure 3-16 Cabinet with AC Load Center

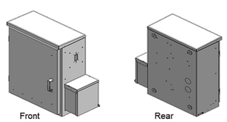


Figure 3-17 AC Load Center - MTS

Figure 3-18 AC Load Center - ATS

Note! The cabinet provides mounting rails and AC cable entry ports arranged for mounting of Intersect PTLC-MTS-12200-CL or equivalent AC Load Center. An AC Load Center and related fittings are not provided with the cabinet and must be provided as integration or site materials.

Use the following steps to install the Load Center on the cabinet:

Step 1 Provide suitable sealed fittings from the AC Load Center for entry into the Cabinet. Install on the Load Center before installing the Load Center onto the Cabinet. Delta recommends using Size 2" x 4" long outdoor rated pipe nipples and sealing conduit nuts (not provided)

Step 2 Provide Intersect PTLC-MTS-12200-CL or equivalent AC Load Center. Secure the Load Center to mounting rails per Load Center vendor instructions.

Step 3 Secure and seal fittings from the AC Load Center into entry ports on the cabinet

Step 4 Confirm the Site Utility and Load Center Main AC input breakers are in the 'off' position

Step 5 Connect Site Utility 2W+N+G to the Load Center per Load Center vendor instructions, NEC, and local codes.

Note! Detailed AC Load Center position planning should include future equipment additions and changes

1 **3-BAY WALK-UP-CABINET (WUC) DETAIL**
SCALE: N.T.S.

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TEP
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T SITE ID:
CCL05094

PSTC #: CANC-PITT01
ST VINCENT DE PAUL

1415 SIMPSON CT
PITTSBURG, CA 94565
(CONTRA COSTA COUNTY)

PROPOSED 80'-0"
FAUX SILO TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
B	12-16-22	RCH	ZONING	HMM
C	12-11-23	ODS	ZONING	HMM
D	03-07-24	ODS	ZONING	GSM
E	03-20-24	ODS	ZONING	GSM
F	08-05-24	ODS	ZONING	GSM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
WALK-UP-CABINET DETAILS

SHEET NUMBER: C-4
REVISION: F

TEP #: 314185.336168

NOTES:

1. DETAILS SHOWN WERE PROVIDED BY OTHERS AND ARE NOT CARRIED UNDER SIGNATURE AND SEAL OF TOWER ENGINEERING PROFESSIONALS ENGINEERING SERVICES AND/OR ITS ENGINEERS
2. REFER TO MANUFACTURER'S INSTALLATION SPECIFICATIONS FOR FURTHER DETAILS ON INSTALLATION OF EXTENSION KIT.
3. INSTALL EXHAUST VENT EXTENSION ASREQUIRED TO PROVIDE 12' CLEARANCE FROM GROUND LEVEL IN ACCORDANCE WITH WASHINGTON STATE CODE.

SD030 | 2.2L | 30 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

GENERAC | INDUSTRIAL POWER

Standby Power Rating
30 kW, 38 kVA, 60 Hz

Prime Power Rating*
27 kW, 34 kVA, 60 Hz

*EPA Certified Prime ratings are not available in the US or its Territories

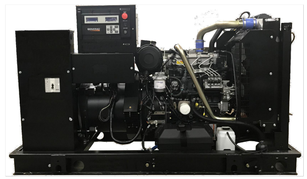


Image used for illustration purposes only

Codes and Standards

Not all codes and standards apply to all configurations. Contact factory for details.

- UL2200, UL6200, UL1236, UL489, UL142
- CSA C22.2, ULC S601
- BS5514 and DIN 6271
- SAE J1349
- NFPA 37, 70, 99, 110
- NEC700, 701, 702, 708
- ISO 3046, 7637, 8528, 9001
- NEMA ICS10, MG1, 250, ICS6, AB1
- ANSI C62.41

Powering Ahead

For over 60 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SPEC SHEET 1 of 6

SD030 | 2.2L | 30 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

STANDARD FEATURES

ENGINE SYSTEM
- Oil Drain Extension
- Air Cleaner
- Level 1 Fan and Belt Guards (Open Set Only)
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil and Coolant
- Radiator Duct Adapter (Open Set Only)
- Critical Silencer (Enclosed Unit Only)
- Engine Coolant Heater

FUEL SYSTEM
- Fuel Lockoff Solenoid
- Primary Fuel Filter

COOLING SYSTEM
- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- 50/50 Ethylene Glycol Antifreeze

ELECTRICAL SYSTEM
- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor

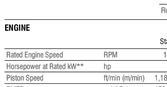
ALTERNATOR SYSTEM
- UL2200 GENprotect™
- Class H Insulation Material
- 2/3 Pitch
- Skewed Stator
- Brushless Excitation
- Sealed Bearing
- Rotor Dynamically Spin Balanced
- Amortisseur Winding (3-Phase Only)
- Full Load Capacity Alternator
- Protective Thermal Switch

GENERATOR SET
- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)
- Silencer Mounted in the Discharge Hood (Enclosed Unit Only)

ENCLOSURE (If Selected)
- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuation Enclosures)
- Gasketed Doors
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat™ - Textured Polyester Powder Coat Paint

FUEL TANKS (If Selected)
- UL 142/ULC S601
- Double Wall
- Normal and Emergency Vents
- Sloped Top
- Sloped Bottom
- Factory Pressure Tested
- Rupture Basin Alarm
- Fuel Level
- Check Valve In Supply and Return Lines
- RhinoCoat™ - Textured Polyester Powder Coat Paint
- Stainless Steel Hardware

CONTROL SYSTEM



Digital H Control Panel- Dual 4x20 Display

Program Functions
- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable Logic Controller
- RS-232/485 Communications
- All Phase Sensing Digital Voltage Regulator
- 2-Wire Start Capability
- Date/Time Fault History (Event Log)
- Isochronous Governor Control
- Waterproof/Sealed Connectors
- Audible Alarms and Shutdowns
- Not in Auto (Flashing Light)
- Auto/Off/Manual Switch
- E-Stop (Red Mushroom-Type)
- NFPA110 Level I and II (Programmable)
- Customizable Alarms, Warnings, and Events
- Modbus® Protocol
- Predictive Maintenance Algorithm
- Sealed Boards
- Password Parameter Adjustment Protection
- Single Point Ground
- 16 Channel Remote Trending
- 0.2 msec High Speed Remote Trending
- Alarm Information Automatically Annunciated on the Display

Full System Status Display
- Power Output (kW)
- Power Factor
- kW Hours, Total, and Last Run
- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents
- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Speed
- Battery Voltage
- Frequency

Alarms and Warnings
- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Overspeed
- Battery Voltage
- Alarms and Warnings Time and Date Stamped
- Snap Shots of Key Operation Parameters During Alarms and Warnings
- Alarms and Warnings Spelled Out (No Alarm Codes)

SPEC SHEET 2 of 6

SD030 | 2.2L | 30 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

CONFIGURABLE OPTIONS

ENGINE SYSTEM
- ○ Oil Heater
- ○ Critical Silencer (Open Set Only)
- ○ Radiator Stone Guard
- ○ Level 1 Fan and Belt Guards (Enclosed Units Only)

FUEL SYSTEM
- ○ NPT Flexible Fuel Line

ELECTRICAL SYSTEM
- ○ 10A UL Listed Battery Charger
- ○ Battery Warmer

ALTERNATOR SYSTEM
- ○ Alternator Upsizing
- ○ Anti-Condensation Heater
- ○ Tropical Coating
- ○ Permanent Magnet Excitation

GENERATOR SET
- ○ Extended Factory Testing
- ○ 8 Position Load Center
- ○ Pad Vibration Isolation

CIRCUIT BREAKER OPTIONS
- ○ Main Line Circuit Breaker
- ○ 2nd Main Line Circuit Breaker
- ○ Shunt Trip and Auxiliary Contact
- ○ Electronic Trip Breakers

ENCLOSURE
- ○ Weather Protected Enclosure
- ○ Level 1 Sound Attenuation
- ○ Level 2 Sound Attenuation
- ○ Level 2 Sound Attenuation with Motorized Dampers
- ○ Steel Enclosure
- ○ Aluminum Enclosure
- ○ Up to 200 MPH Wind Load Rating (Contact Factory for Availability)
- ○ AC/DC Enclosure Lighting Kit
- ○ Door Open Alarm Switch
- ○ Enclosure Heater
- ○ Damper Alarm Contacts

WARRANTY (Standby Gensets Only)
- ○ 2 Year Extended Limited Warranty
- ○ 5 Year Limited Warranty
- ○ 5 Year Extended Limited Warranty
- ○ 7 Year Extended Limited Warranty
- ○ 10 Year Extended Limited Warranty

CONTROL SYSTEM
- ○ NFPA 110 Compliant 21-Light Remote Annunciator
- ○ Remote Relay Assembly (8 or 16)
- ○ Oil Temperature Indication and Alarm
- ○ Remote E-Stop (Break Glass-Type, Surface Mount)
- ○ Remote E-Stop (Red Mushroom-Type, Surface Mount)
- ○ Remote E-Stop (Red Mushroom-Type, Flush Mount)
- ○ 100 dB Alarm Horn
- ○ Ground Fault Annunciation
- ○ 120V GFCI and 240V Outlets
- ○ Remote Communication - Modem
- ○ 10A Engine Run Relay

FUEL TANKS (Size On Last Page)
- ○ 8 in (203.2 mm) Fill Extension
- ○ 13 in (330.2 mm) Fill Extension
- ○ 19 in (482.6 mm) Fill Extension
- ○ Overfill Protection Valve
- ○ 5 Gallon Spill Box Return Hose
- ○ 5 Gallon Spill Box
- ○ Tank Risers
- ○ Fuel Level Switch and Alarm
- ○ 12' Vent System
- ○ Fire Rated Stainless Steel Fuel Hose

ENGINEERED OPTIONS

ENGINE SYSTEM
- ○ Coolant Heater Isolation Ball Valves
- ○ Fluid Containment Pan

CONTROL SYSTEM
- ○ Spare Inputs (x4) / Outputs (x4)
- ○ Battery Disconnect Switch

ALTERNATOR SYSTEM
- ○ 3rd Breaker System

GENERATOR SET
- ○ Special Testing

FUEL TANKS
- ○ UL2085 Tank
- ○ Stainless Steel Tanks
- ○ Special Fuel Tanks
- ○ Vent Extensions

SPEC SHEET 3 of 6

SD030 | 2.2L | 30 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Perkins
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Reference	See Emission Data Sheet
Cylinder #	4
Type	In-Line
Displacement - in³ (L)	135 (2.22)
Bore - in (mm)	3.3 (84)
Stroke - in (mm)	3.9 (100)
Compression Ratio	23.3:1
Intake Air Method	Turbocharged
Cylinder Head	Cast Iron
Piston Type	Aluminum
Crankshaft Type	Forged Steel

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	±0.5%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full-Flow
Crankcase Capacity - qt (L)	11.2 (10.6)

Cooling System

Cooling System Type	Closed Recovery
Water Pump Type	Pre-Lubed, Self Sealing
Fan Type	Pusher
Fan Speed - RPM	1,980
Fan Diameter - in (mm)	18 (457)

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel #2
Fuel Specifications	ASTM
Fuel Filtering (Microns)	5
Fuel Inject Pump	Distribution Injection Pump
Fuel Pump Type	Engine Driven Gear
Injector Type	Mechanical
Fuel Supply Line - in (mm)	0.31 (7.9) ID
Fuel Return Line - in (mm)	0.2 (4.8) ID

Engine Electrical System

System Voltage	12 VDC
Battery Charger Alternator	Standard
Battery Size	See Battery Index 0161970SBY
Battery Voltage	12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	K0035124Y21
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<5% (3-Phase Only)
Telephone Interference Factor (TIF)	< 50
Standard Excitation	Synchronous Brushless
Bearings	Single Sealed
Coupling	Direct via Flexible Disc
Load Capacity - Standby	100%
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	±0.25%

SPEC SHEET 4 of 6

SD030 | 2.2L | 30 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

OPERATING DATA

POWER RATINGS

	Standby	
Single-Phase 120/240 VAC @1.0pf	30 kW	Amps: 125
Three-Phase 120/208 VAC @0.8pf	30 kW	Amps: 104
Three-Phase 120/240 VAC @0.8pf	30 kW	Amps: 90
Three-Phase 277/480 VAC @0.8pf	30 kW	Amps: 45
Three-Phase 346/600 VAC @0.8pf	30 kW	Amps: 36

MOTOR STARTING CAPABILITIES (skVA)

skVA vs. Voltage Dip

120/240 VAC 1Ø	30%	277/480 VAC 3Ø	30%	208/240 VAC 3Ø	30%
A0035044N21	20	K0035124Y21	61	K0035124Y21	46
A0040044N21	24	K0040124Y21	76	K0040124Y21	58
A0050044N21	31	K0050124Y21	98	K0050124Y21	75

FUEL CONSUMPTION RATES*

Fuel Pump Lift- ft (m)	Diesel - gph (Lph)	
3 (1)	Percent Load	Standby
	25%	1.0 (3.7)
	50%	1.4 (5.2)
Total Fuel Pump Flow (Combustion + Return) - gph (Lph)	75%	2.0 (7.5)
16.6 (63)	100%	2.8 (10.5)

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

		Standby
Coolant Flow	gpm (Lpm)	14.9 (56.2)
Coolant System Capacity	gal (L)	2.5 (9.5)
Heat Rejection to Coolant	BTU/hr (kW)	128,638 (136)
Inlet Air	cfm (m³/hr)	2,800 (4,757)
Maximum Operating Ambient Temperature	°F (°C)	122 (50)
Maximum Operating Ambient Temperature (Before Derate)		See Bulletin No. 0199280SSD
Maximum Additional Radiator Backpressure	in H_2O (kPa)	0.5 (0.12)

COMBUSTION AIR REQUIREMENTS

	Standby
Flow at Rated Power - cfm (m³/min)	88 (2.5)

ENGINE

		Standby
Rated Engine Speed	RPM	1,800
Horsepower at Rated kW**	hp	49
Piston Speed	ft/min (m/min)	1,181 (360)
BMEP	psi (kPa)	159 (1,098)

EXHAUST

		Standby
Exhaust Flow (Rated Output)	cfm (m³/min)	296.6 (8.4)
Max. Allowable Backpressure (Post Turbocharger)	inHg (kPa)	1.5 (5.1)
Exhaust Temperature (Rated Output)	°F (°C)	892 (478)

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions.
Please contact a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528, and DIN6271 standards.
Standby - See Bulletin 0187500SSB
Prime - See Bulletin 0187510SSB

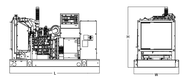
SPEC SHEET 5 of 6

SD030 | 2.2L | 30 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

DIMENSIONS AND WEIGHTS*



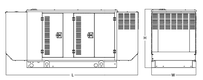
OPEN SET

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	-	76.0 (1,930) x 37.4 (950) x 44.8 (1,138)	1,456 - 1,641 (661 - 745)
19	54 (204)	76.0 (1,930) x 37.4 (950) x 57.8 (1,468)	1,936 - 2,121 (879 - 963)
47	132 (500)	76.0 (1,930) x 37.4 (950) x 69.8 (1,773)	2,166 - 2,351 (983 - 1,067)
67	190 (719)	76.0 (1,930) x 37.4 (950) x 79.3 (2,014)	2,380 - 2,565 (1,081 - 1,165)
75	211 (799)	76.0 (1,930) x 37.4 (950) x 81.8 (2,078)	2,375 - 2,560 (1,078 - 1,162)
107	300 (1,136)	92.9 (2,360) x 37.4 (950) x 85.3 (2,167)	2,438 - 2,623 (1,106 - 1,190)



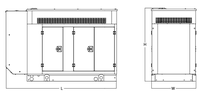
WEATHER PROTECTED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg) Enclosure Only Steel	Aluminum
No Tank	-	94.6 (2.409) x 38.0 (965) x 49.5 (1,258)		
19	54 (204)	94.6 (2.409) x 38.0 (965) x 62.5 (1,588)		
47	132 (500)	106.0 (2.692) x 38.0 (965) x 84.0 (2,134)	372 (169)	241 (109)
67	190 (719)	94.6 (2.409) x 38.0 (965) x 84.0 (2,134)		
75	211 (799)	76.0 (1.930) x 38.0 (965) x 86.5 (2,198)		
107	300 (1,136)	92.9 (2.360) x 38.0 (965) x 90.0 (2,287)		



LEVEL 1 SOUND ATTENUATED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg) Enclosure Only Steel	Aluminum
No Tank	-	112.5 (2,857) x 38.0 (965) x 49.5 (1,258)		
19	54 (204)	112.5 (2,857) x 38.0 (965) x 62.5 (1,588)		
47	132 (500)	112.5 (2,857) x 38.0 (965) x 74.5 (1,893)	505 (229)	338 (153)
67	190 (719)	112.5 (2,857) x 38.0 (965) x 84.0 (2,134)		
75	211 (799)	112.5 (2,857) x 38.0 (965) x 86.5 (2,198)		
107	300 (1,136)	112.5 (2,857) x 38.0 (965) x 90.0 (2,287)		



LEVEL 2 SOUND ATTENUATED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg) Enclosure Only Steel	Aluminum
No Tank	-	94.8 (2.409) x 38.0 (965) x 49.5 (1,258)		
19	54 (204)	94.8 (2.409) x 38.0 (965) x 62.5 (1,588)		
47	132 (500)	94.8 (2.409) x 38.0 (965) x 74.5 (1,893)	510 (231)	341 (155)
67	190 (719)	106.0 (2.692) x 38.0 (965) x 84.0 (2,134)		
75	211 (799)	94.8 (2.409) x 38.0 (965) x 86.5 (2,198)		
107	300 (1,136)	94.8 (2.409) x 38.0 (965) x 90.0 (2,287)		

* All measurements are approximate and for estimation purposes only. Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.

SPEC SHEET 6 of 6

Generac Power Systems, Inc. | P.O. Box 8 | Waukesha, WI 53189
P: (262) 544-4811 ©2020 Generac Power Systems, Inc. All rights reserved. All specifications are subject to change without notice.

Part No. 10000024842
Rev. C 10/19/2020

1 **PROPOSED GENERATOR DETAILS**
SCALE: N.T.S.

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TEP
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T SITE ID:
CCL05094

PSTC #: CANC-PITT01
ST VINCENT DE PAUL

1415 SIMPSON CT
PITTSBURG, CA 94565
(CONTRA COSTA COUNTY)

PROPOSED 80'-0"
FAUX SILO TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
B	12-16-22	RCH	ZONING	HMM
C	12-11-23	ODS	ZONING	HMM
D	03-07-24	ODS	ZONING	GSM
E	03-20-24	ODS	ZONING	GSM
F	08-05-24	ODS	ZONING	GSM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
GENERATOR DETAILS

SHEET NUMBER: C-5

REVISION: F

TEP #: 314185.336168

connect@alpinepowersystems.com
877-993-8855

ALPINE POWER SYSTEMS
A Division of TFI, Inc. est. 1963

Click to view product web page



PowerSafe® SBS Front Terminal

Telecommunications *NEBS™ Certified*

Battery Range Summary

The PowerSafe® SBS® Front Terminal battery further extends the technical leadership of PowerSafe SBS battery product line: not only do PowerSafe SBS Front Terminal monoblocs retain the benefits typically associated with Thin Plate Pure Lead (TPPL) Technology such as long life, high energy density, superior shelf life, etc., they also deliver exceptional cyclic performance in both float and fast charge applications, even in the hottest and harshest operating environments.

Where conventional Valve Regulated Lead Acid (VRLA)/Absorbed Glass Mat (AGM) batteries struggle to cope with harsh conditions and frequent power outages, cutting edge (TPPL) technology makes PowerSafe 12V batteries the perfect solution for the challenging operating conditions of today's telecommunication networks.

PowerSafe SBS batteries are designed to high quality standards and a unique manufacturing methods means superior energy and power, high performance and proven reliability, there is no substitute to PowerSafe SBS Front Terminal batteries.



Features and Benefits

- Capacity range 31-190Ah
- 12V monobloc configurations
- Multiple string configurations available
- Two year shelf life
- SR4228 compliant
- Proven long service life
- High energy density and cycling capability

EnerSys® Power/Full Solutions | RESERVE POWER

Publication No: US-SBSF-RS-004 - January 2014

Construction

- Robust positive plates are designed to prolong service life and enhance corrosion resistance
- Separators are low resistance microporous (AGM). The electrolyte is absorbed within the AGM, preventing acid spills in case of accidental damage
- Container and cover in flame retardant UL94-V0 material, highly resistant to shock and vibration
- Terminals are stainless steel front access with top access copper alloy insert. Top and front access terminations provide maximum conductivity
- Self-regulating one way pressure relief valves prevents ingress of atmospheric oxygen

Installation and Operation

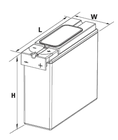
- Space efficient footprint
- VRLA design, reduces maintenance requirements
- Lifting handles for easy handling
- Greater than 10 year life expectancy in float service at 77°F (25°C)
- Increased active material surface area yields great cycling capability
- Operating temperature: -40°F (-40°C) to 122°F (50°C) Recommended temperature: 68°F (20°C) to 86°F (30°C)

Standards

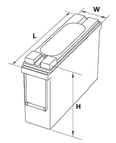
- Meets criteria for "non-spillable" batteries
- Complies with Telcordia® SR-4228, Network Equipment Building System (NEBS™) Criteria Levels
- The management systems governing the manufacture of this product are ISO 9001:2008 and ISO 14001:2004 certified

General Specifications

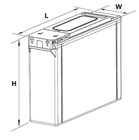
Cell Type	Nominal Capacity (Ah) 10 hr rate to 1.80Vpc @20°C	Nominal Capacity (Ah) 8 hr rate to 1.75Vpc @77°F	Nominal Dimensions Length in	Length mm	Width in	Width mm	Height in	Height mm	Weight - Volumes Unpacked lbs	Unpacked kg
SBS B8F	31	31	11.9	303	3.8	97	6.3	159	22.7	10.3
SBS B10F	38	38	11.9	303	3.8	97	7.2	184	28.2	12.8
SBS B14F	62	62	11.9	303	3.8	97	10.4	264	42.0	19.1
SBS C11F	92	91	16.4	417	4.1	105	10.1	256	61.6	28.0
SBS 100F	100	100	15.6	395	4.3	108	11.3	287	71.9	32.6
SBS 112F	112	112	22.1	561	4.9	125	9.0	228	90.4	41.1
SBS 145F	145	145	17.9	455	6.8	173	9.4	238	105.0	47.7
SBS 165F	165	165	17.9	455	6.8	173	10.8	273	117.4	53.3
SBS 170F	170	170	22.1	561	4.9	125	11.1	283	115.7	52.5
SBS 190F	190	190	22.1	561	4.9	125	12.4	316	132.3	60.0



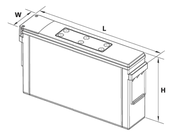
SBS B8F-B14F



SBS C11F



SBS 100F-112F



SBS 145F - 190F

MANUFACTURER:	ALPINE POWER SYSTEMS
MODEL:	POWERSAFE SBS 190F
BATTERY QTY:	8 UNITS
TOTAL BATTERY KWH:	18.24
TOTAL BATTERY WEIGHT (KG/LBS):	480 / 1058.4
TOTAL ELECTROLYTE VOLUME (GAL):	18.72
TOTAL ELECTROLYTE WEIGHT (KG/LBS):	129.5 / 285.4

1 **PROPOSED BATTERY DETAILS**
SCALE: N.T.S.

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TEP
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T SITE ID:
CCL05094

PSTC #: CANC-PITT01
ST VINCENT DE PAUL

1415 SIMPSON CT
PITTSBURG, CA 94565
(CONTRA COSTA COUNTY)

PROPOSED 80'-0"
FAUX SILO TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
B	12-16-22	RCH	ZONING	HMM
C	12-11-23	ODS	ZONING	HMM
D	03-07-24	ODS	ZONING	GSM
E	03-20-24	ODS	ZONING	GSM
F	08-05-24	ODS	ZONING	GSM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
BATTERY DETAILS

SHEET NUMBER: **C-6**
REVISION: **F**

TEP #: 314185.336168

AC POWER PANEL A (PROPOSED)

120/240 VOLTS, 1-PHASE, 3-WIRE, 200A

MAIN BREAKER RATING (A) :					200		SYSTEM VOLTAGE (V) :				240
DESCRIPTION	VA	c/nc	BKR	POSN	L1	L2	POSN	BKR	c/nc	VA	DESCRIPTION
RECTIFIERS #1 & 2	1410	c	30/2	1	2820		2	30/2	c	1410	RECTIFIERS #3 & 4
	1410	c		3		2820	4		c	1410	
RECTIFIERS #5 & 6	1410	c	30/2	5	2820		6	30/2	c	1410	RECTIFIERS #7 & 8
	1410	c		7		2820	8		c	1410	
RECTIFIERS #9 & 10	1410	c	30/2	9	2820		10	30/2	c	1410	RECTIFIERS #11 & 12
	1410	c		11		2820	12		c	1410	
SPARE / OFF	0	nc	30/2	13	0		14	30/2	nc	0	SPARE / OFF
	0	nc		15		0	16		nc	0	
SPARE / OFF	0	nc	30/2	17	0		18	30/2	nc	0	SPARE / OFF
	0	nc		19		0	20		nc	0	
SPARE / OFF	0	nc	30/2	21	0		22	30/2	nc	0	SPARE / OFF
	0	nc		23		0	24		nc	0	
BLANK				25	1000		26	20/1	nc	1000	*GEN BLOCK HEATER
BLANK				27		650	28	20/1	nc	650	*GEN BATT CHARGER
PTLC RECEPTACLES	720	nc	20/1	29	900		30	20/1	nc	180	WUC GFCI
PHASE TOTALS (VA):					10360	9110					
PHASE TOTALS (A):					86	76					
CURRENT PER PHASE W/ 125% Continuous Loads(A):					104	94	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					19470		Legend: c = continuous, nc = non-continuous				
PANEL TOTAL W/ 125% Continuous Loads (VA):					23700						
TOTAL LOAD FOR GEN OPERATION:					17820		*Generator loads are not in operation while generator is running				

PROPOSED LOADING = 23.7 KVA

1 **AC PANEL SCHEDULE**
SCALE: N.T.S.

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TEP
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T SITE ID:
CCL05094

PSTC #: CANC-PITT01
ST VINCENT DE PAUL

1415 SIMPSON CT
PITTSBURG, CA 94565
(CONTRA COSTA COUNTY)

PROPOSED 80'-0"
FAUX SILO TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
B	12-16-22	RCH	ZONING	HMM
C	12-11-23	ODS	ZONING	HMM
D	03-07-24	ODS	ZONING	GSM
E	03-20-24	ODS	ZONING	GSM
F	08-05-24	ODS	ZONING	GSM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

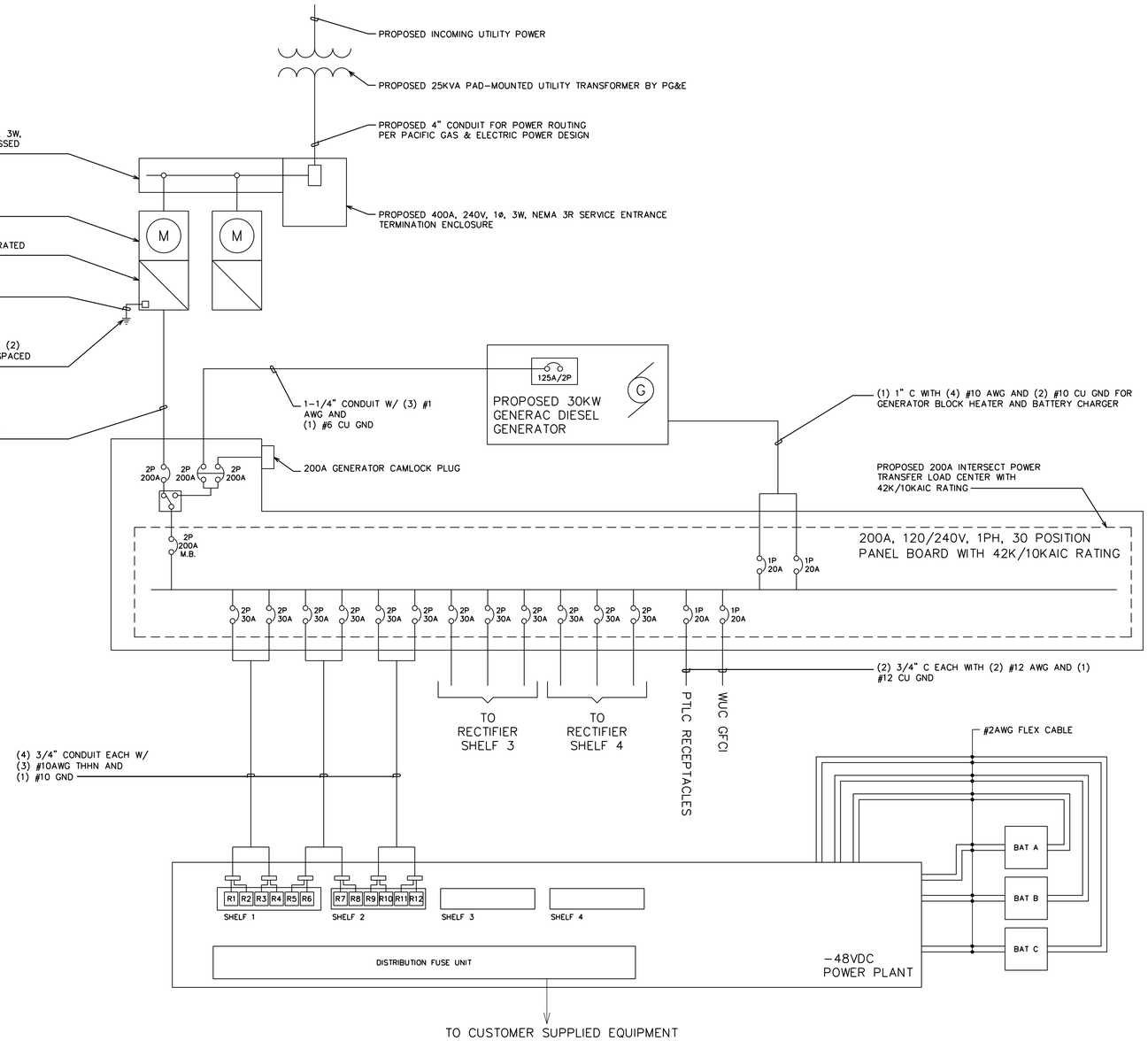
SHEET TITLE:
AC PANEL SCHEDULE

SHEET NUMBER: E-1
REVISION: F

TEP #: 314185.336168

NOTES:

1. CONTRACTOR SHALL VERIFY AVAILABLE FAULT CURRENT WITH POWER COMPANY AND ENSURE ALL ELECTRICAL EQUIPMENT IS SUITABLE FOR AVAILABLE FAULT CURRENT.
2. CONTRACTOR SHALL COORDINATE UTILITY SERVICES WITH LOCAL UTILITY COMPANIES. VERIFY ALL REQUIREMENTS WITH UTILITY COMPANY STANDARDS.
3. ONE-LINE DIAGRAM IS FOR SCHEMATIC PURPOSES ONLY AND IS NOT INDICATIVE OF THE ACTUAL EQUIPMENT LAYOUT.
4. CONTRACTOR SHALL LABEL METER SOCKET WITH SERVICE OWNER NAMEPLATE WITH ½" HEIGHT MINIMUM LETTERS.
5. CONTRACTOR TO DETERMINE AVAILABLE FAULT CURRENT BEFORE ENERGIZING EQUIPMENT. THE AMOUNT OF AVAILABLE FAULT CURRENT SHALL BE MARKED ON THE SERVICE EQUIPMENT PER NEC 110.24.
6. CONTRACTOR WILL NOTIFY UTILITY COMPANY OF CHANGES IN ELECTRICAL LOAD.



1 **ONE-LINE DIAGRAM**
SCALE: N.T.S.

PUBLICSAFETYTOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TEP
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T SITE ID: CCL05094

PSTC #: CANC-PITT01
ST VINCENT DE PAUL

1415 SIMPSON CT
PITTSBURG, CA 94565
(CONTRA COSTA COUNTY)

PROPOSED 80'-0"
FAUX SILO TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
B	12-16-22	RCH	ZONING	HMM
C	12-11-23	ODS	ZONING	HMM
D	03-07-24	ODS	ZONING	GSM
E	03-20-24	ODS	ZONING	GSM
F	08-05-24	ODS	ZONING	GSM

SEAL:

ZONING
DO NOT USE FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
ONE-LINE DIAGRAM

SHEET NUMBER: E-2
REVISION: F

TEP #: 314185.336168

3

COORDINATE #
100000161536
LOADING DISTRICT
S/I
TX SIZE: 25
KVA LOAD: 23.7
CUST: 1
PHASE: 120/240 1ø

VD=2.65V
ESD=23.7 kVA
SCI=42,000A
MSS=600A TERM
W/ 1-200A METER
& 2-200A FUTURE

PROPOSED ANTENNA SITE

20' TELCO EASEMENT

BUILDING

BUILDING

6
(0'/112'/133')
750A TPX 2-4"

5

3

4
(19'/156'/197')
750A TPX 2-4"

2
(5'/0'/24')
3-1/0A 1-4"

1
833938

3
T778574
25 kVA
120/240 1PH

2971

3-1/0A XLP 21kV 4"
(216'/247')

7

1415-1435

2-6A DPX

8

2-6A DPX

SIMPSON CT

3-1/0A XLP 21kV 4"
(301'/337')

3-1/0A XLP 21kV 4"

GLADSTONE DR

1436

3-1/0A XLP 21kV 4"
3-1/0A XLP 21kV 4"

2969

T12609
75 3Ø
120/208

1411

1434

2970

NOTE: PULL BACK CABLE THIS SIDE & RECONNECT TO INTERRUPTER

1-750A XLP QPX 5"
5" Spare

SSD:
25214

1411

T14339
150 3Ø
120/208

3-1/0A XLP 21kV

4024
C

3-1/0A XLP 21kV 4"

E LELAND RD

1415-1435

GATE

2-6A DPX 1.5"
3-1/0A XLP 21kV 4"
(216'/247')

P DRIVEWAY

4

7

PULL

CURB FACE

EDGE OF SIDEWALK

1'

3

2

1

PULL

1411

1'

1'

1'

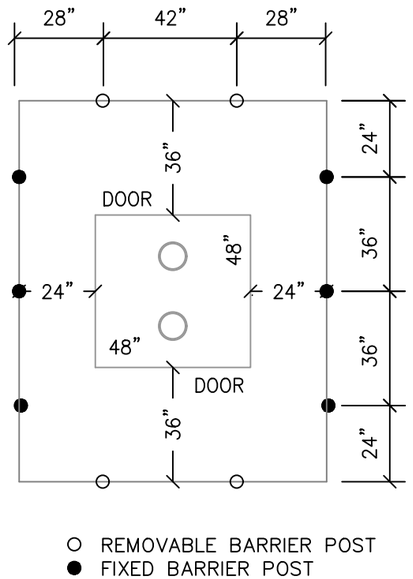
CONSTRUCTION NOTES:

- INSTALL PMI, PMTX & UG SVC TO CUST PANEL
- LINE TRUCK ACCESSIBLE
- APPLICANT TO TRENCH & INSTALL SECONDARY SUBSTRUCTURES
- PG&E TO PULL CABLE & INSTALL PRIMARY TRENCH, PADS & EQUIPMENT

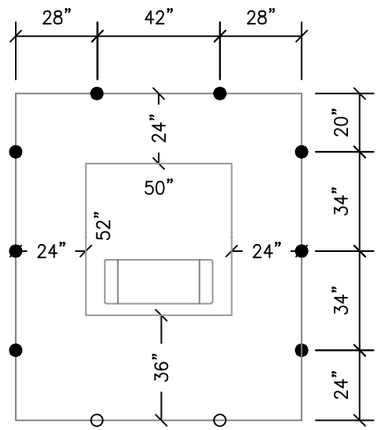
LOC 1: INSTALL 200 AMP PMI W/ TYPE 80 CONTROLLER
LOC 2: INSTALL 3-1/0A PRI FROM PMI TO PM TX
LOC 3: REMOVE & BACKFILL EXISTING #5 PRI SPLICE BOX & INSTALL 25kVA 1PH PM TX
LOC 4: INSTALL 750A TPX SVC
LOC 5: INSTALL #3 SPLICE BOX DUE TO BENDS
LOC 6: INSTALL 750A TPX SVC TO NEW METER AT CUSTOMER PANEL
LOC 7: REPLACE PRI IN EXISTING CONDUIT

2	CABLE & PULLING DATA FOR ENCLOSURE						
TOTAL LENGTHS: FEEDER		1PH DIST.		3PH DIST.			
FROM ENCLOSURE	NO. of CABLES	CABLE TYPE	ESTIMATED TENSION	ACTUAL TENSION	GALLONS LUBE	FRT END PACKS	RUN LENGTH W/TAILS
3	3	1/0A	17		1	2	24'

7	CABLE & PULLING DATA FOR ENCLOSURE						
TOTAL LENGTHS: FEEDER		1PH DIST.		3PH DIST.			
FROM ENCLOSURE	NO. of CABLES	CABLE TYPE	ESTIMATED TENSION	ACTUAL TENSION	GALLONS LUBE	FRT END PACKS	RUN LENGTH W/TAILS
3	3	1/0A	441		2	4	247'



PAD DETAILS



LEGEND

INSTALL	DESCRIPTION
P	3-1/0A PRI IN 1-4" CONDUIT
SV	750A TPX IN 2-4" CONDUIT (CUSTOMER TO INSTALL)
1	200A PMI W/TYPE 80 CONTROLLER (SW MODE) (M342618)
	PM TX 25kVA 120/240 1PH
	METER
3	#3 SEC BOX 24" X 36" X 26"
5	#5 BOX - REMOVE AND BACKFILL

N

EST: ISIAH KANINYA 707-908-0605
ADE: SAMIR FARAG 510-359-3812
SUPV: KIM PAYNE 661-619-4871
REP: EMAM TEKIE 925-334-6225
PLNR: N/A

NOTIF: 124989619 JPA#: N/A
SCALE: NTS DATE: 11/07/2023
PM: 35433961 SHEET: 1 OF 1 REV. 0

CONSTRUCTION SKETCH
INSTALL PMI, PMTX & UG SVC
1435 SIMPSON CT, PITTSBURG CA 94565

NO ENVIRONMENTAL ISSUES

Know what's below. Call before you dig. 811

NEAR LOC: N/A
GAS CONFLICT: NO

PRIMARY VOLTAGE: 21 kV | VOLTAGE AREA: 1
LATITUDE: 38.009735 | LONGITUDE: -121.86630
SOURCE SIDE DEVICE: SW 25214
SUB & CIRCUIT: KIRKER 2108
DSGN SAG: URBAN | RAPTOR ZONE: YES
LOADING AREA: LIGHT | ARRESTER DIST: 2
CORROSION AREA: NON | INSULATION DIST: A
EXEMPT EQUIP INST.: N/A | FIRE AREA: LRA-TIER 1

Attachment 5
Property Development Regulations Table

New FirstNet/AT&T Wireless Facility, AP-22-0123 (DR, VA)

Development Regulations: *Community Commercial (CC) District*	**Required:**	**Proposed:**
Minimum lot area (ac.)	5,000 sq. ft.	Leased Area approximately 7,460 sq. ft.
Minimum lot width (ft)	50 ft.	Leased Area 50 ft.
Max. Lot Coverage:	50%	28% (23K/82K)
Minimum Yards:	-	-
Front:	15 ft	Proposed Tower approximately 150 ft.
Side:	-	Proposed Equipment Enclosure approximately 10 ft.
Rear:	-	Proposed Equipment Enclosure approximately 10 ft.
Maximum height of structures (ft):	60 ft	80 ft. Variance required
Maximum FAR	0.5	N/A
Minimum site landscaping	10%	N/A See Staff Report

Attachment 6
Standards of Review for Design Review Applications for Wireless Telecommunications Facilities, PMC 18.84.930

New FirstNet/AT&T Wireless Facility, AP-22-0123 (DR, VA)

Location Criteria	Meets Guideline?
B.1: Wireless telecommunications facilities may be approved on or near historic structures, historic districts, and scenic corridors as defined in the general plan only when the transmission equipment is so concealed as to be invisible from residential areas, public rights-of-way, public parks, and/or other sites as deemed appropriate by the planning commission. The views of, and vistas from, such structures, districts, and corridors shall not be impaired or diminished by the placement of wireless telecommunications facilities and related equipment.	**Not applicable.** This proposed project is not near historic structures, historic districts, or scenic corridors.
B.2: Wireless telecommunications facilities shall be collocated whenever technically feasible and where the collocation does not create an adverse aesthetic impact due to such factors as increasing the bulk, height, traffic or ambient noise created by the proposed wireless telecommunications facilities.	**Consistent.** The proposed facility includes space for up to three carriers – on of which would be AT&T. The proposed 80' height is necessary to meet coverage objectives.
B.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.	**Consistent.** The proposed project is located in the CC (Community Commercial) District.

B.4: Wireless telecommunications facilities proposed in the public rights-of-way shall be sited in accordance with the city's preferences to the maximum extent feasible. In order of most preferred to least preferred, the city prefers wireless facilities placed on: (a) existing city-owned right-of-way structures; then (b) other existing rights-of-way structures; then (c) new rights-of-way structures. The planning commission may authorize a less-preferred placement only when it finds that either (i) no more-preferred locations are available or (ii) placement of a proposed wireless telecommunications facility in the public right-of-way on a less-preferred structure would be less intrusive based on the particular facts and circumstances involved. Nothing in this chapter shall be deemed to give an applicant the right to use or access the public right-of-way without an encroachment permit issued pursuant to Chapter 12.01 PMC.	**Not applicable.** This project is not proposed within the public right-of-way.
Height Requirements	**Meets Guideline?**
C.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.	**Consistent.** The minimum functional height of 80' is required at this location to meet coverage objectives for AT&T/FirstNet and future co-locators and also to clear existing structures in the area (trees and buildings). Existing structures would block the signal for the carriers on the tower and would render one entire location (sector) useless. A minimum functional height of 80' would allow AT&T/FirstNet to clear other structures and also clear wide building footprints in the area.
C.2: No wireless telecommunications facility shall exceed or project above the height limits specified for the base district in which the facility is located. For wireless telecommunications facilities proposed in the public right-of-way, the applicable height limit shall be the height limit specified for the nearest private property lot as measured from the lot line to base of the pole or other antenna support structure.	**Consistent.** Per PMC Section 18.84.930.C Standards of review for design review applications, all new freestanding wireless telecommunications facilities shall be designed at the minimum functional height required for the coverage area (80 feet in this instance) unless the planning commission determines that additional height is needed for architectural reasons.

C.3: Wireless telecommunications facilities proposed on an existing building, structure, tower, or pole that is legal nonconforming in terms of height shall not exceed or project above the existing height of the building, structure, tower or pole.	**Not applicable.** The proposed telecommunication facility is not proposed on an existing building, structure, tower, or pole that is legal nonconforming in terms of height.

Design Requirements	Meets Guideline?
D.1: All wireless telecommunications facilities shall be designed and located to minimize and conceal their visibility to the greatest extent feasible by means of placement, screening, and camouflage. Facilities shall be compatible in scale and architecturally integrated with the design of underlying and/or surrounding structures, built environment or the natural setting. The applicant shall use the least visible antennas feasible to accomplish the owner/service provider's coverage or capacity objectives.	**Consistent.** The applicant analyzed multiple screening/camouflaging options for the facility before proposing a faux silo/water tower design. Additionally, the applicant has agreed to add a design element to the exterior of the water tower to further enhance the aesthetic of the facility.
D.2: Related equipment shall be located inside a building or in underground vaults whenever possible. If related equipment is to be located inside a new equipment building, that building shall be located where it would be the least visible from surrounding properties and the public right-of-way and shall be screened through use of walls, fencing, year-round landscaping, or combinations thereof, which is appropriate in design, height and material to the character of the location and the structure to be screened.	**Conditionally.** Related equipment for the proposed project is to be locate within a chain link compound with privacy slats.
D.3: Wireless telecommunications facilities may be integrated into existing or newly developed facilities that are functional for other purposes, including, but not limited to, ball field lights, shopping center freeway signs and flagpoles. All such structure-mounted wireless telecommunications facilities shall be designed to conceal all the transmission equipment, including without limitation the incorporation of radomes and internal cable risers.	**Not applicable.** The proposed wireless telecommunications facility will not be integrated into an existing or newly developed facilities functional for other purposes.

D.4: Architectural additions and/or appurtenances to existing antenna support structures that are intended to conceal wireless telecommunications facilities shall be designed to be appropriate in mass, scale, material, texture, color and character with the existing antenna support structure.	**Not applicable.** No architectural additions and/or appurtenances to existing antenna support structures intended to conceal wireless telecommunications facility are proposed.
D.5: All wireless telecommunications facilities shall comply with the setback requirements of the base district in which the facility is located, including without limitation the support structure and ground-mounted equipment.	**Consistent.** This project complies with all setback requirements of the base district.
D.6: Landscaping shall be planted as the planning commission determines to be necessary or appropriate to minimize the visual impact of the wireless telecommunications facility and, when feasible, to block the line of sight between facilities and adjacent residential uses and residentially zoned properties. The planning commission shall determine the appropriate minimum size of new trees and shrubs. Where appropriate and directly related to the applicant's placement, construction, or modification of wireless telecommunications facilities, the applicant shall maintain and enhance existing landscaping on the site, including trees, foliage and shrubs, when used for screening unless the planning commission approves appropriate replacement landscaping.	**Not applicable.** The nature of uses at the existing site and the location of the proposed facility and equipment enclosure would not benefit from any landscaping. Additionally, the leased portion of the property where the facility would be located is screened behind an exterior and interior fence. For this reason, the visual impact of the proposed equipment enclosure will be minimal.
D.7: Building-mounted facilities shall be architecturally integrated into the existing building. Facade-mounted equipment, not including any required screening, shall not project more than 18 inches from the face of the building or other support structure unless specifically authorized by the planning commission.	**Not applicable.** The proposed facility will not be building mounted.

D.8: Colors and materials for facilities shall be chosen to minimize visibility. All visible exterior surfaces shall be constructed of nonreflective materials and finished to blend with the underlying or surrounding structures or natural environment. Facilities shall be painted or textured using colors to minimize their visual impact.	**Conditionally.** The proposed facility would have a water tower appearance, a non-reflective color, and required to be consistent with the visual surroundings of the CC District.
D.9: Newly constructed towers or monopoles should be capable of collocation.	**Consistent.** The proposed design allows for up to 3 carriers.
D.10: Stealth monopoles disguised as a tree shall be of a height, character and placement that is appropriate to the location. The planning commission may require the applicant to plant additional new trees to blend the mono-tree into the surrounding environment. Stealth monopoles designed to look like a flagpole shall be discouraged.	**Not applicable.** The proposed facility will not be disguised as a tree. It will be disguised as a water tower.
D.11: Exterior lighting shall not be allowed on wireless telecommunications facilities except for timed or motion-sensitive lights required for use of authorized persons on site during hours of darkness or except as required by the Federal Aviation Administration (FAA).	**Consistent.** No exterior lighting is proposed on this facility.
D.12: Proposed facilities shall not result in a reduced number of available parking spaces below the amount required pursuant to Chapter 18.78 PMC.	**Not Applicable.** The facility is not proposed within an existing parking area.

D.13: All wireless telecommunications facilities shall be designed to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions that would result in hazardous conditions, visual blight, or attractive nuisances. The planning commission may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism when, because of their location and/or accessibility, wireless telecommunications facilities have the potential to become an attractive nuisance. The design of the fencing and other access control devices shall be subject to design review.	**Conditionally.** The proposed wireless facility and related equipment is to be in a compound surrounded by a chain-link fence with privacy slats. The slats are to be replaced within 72 hours if damaged or vandalized, and the fence is to be maintained erect and in a good condition. The property also has an existing exterior security fence around the perimeter of the property, no trespassing signs and locked access gates.
D.14: Wireless telecommunications facilities shall not be used for advertising.	**Consistent.** The proposed wireless facility will not be used for advertising.
Wireless Facilities in the Public Right-of-Way	**Meets Guideline?**
E.1: Applicants shall install all nonantenna equipment underground in any underground utility district as defined in Chapter 12.36 PMC. In all other districts, applicants must install all nonantenna equipment underground to the extent technically feasible, and the planning commission may require, as a condition of approval, that the applicant underground its nonantenna equipment at the time the project site becomes part of an underground utility district, if ever. This requirement will not be interpreted or applied to require applicants to underground any electric meter or emergency disconnect switch.	**Not applicable.** This project is not proposed in the public right-of-way.

E.2: To minimize aesthetic impacts and the overall visual profile, all pole-mounted equipment must be installed as close to the pole as technically feasible, concealed within a shroud or other appropriate enclosure, painted flat and nonreflective colors to match the underlying pole and oriented away from prominent views. To the extent feasible, pole-mounted equipment must be placed behind existing signs or other pole attachments. All required or permitted signage in the rights-of-way must face toward the street or otherwise placed to minimize visibility from adjacent sidewalks and structures. All conduits, conduit attachments, cables, wires and other connectors must be placed within the pole when possible or otherwise concealed from public view to the extent feasible.	**Not applicable.** This project is not proposed in the public right-of-way.
E.3: Ground-mounted equipment shall be least preferred as compared to undergrounded or pole-mounted equipment. The planning commission may require the applicant to place any ground-mounted equipment in landscaped areas or behind new or existing walls or fences.	**Not applicable.** This project is not proposed in the public right-of-way.
E.4: Antennas should be mounted either flush to the pole or on top of the pole whenever feasible. Antennas must be screened within a radome or other similar concealment technique that covers the entire antenna and all cables, connectors and hardware.	**Not applicable.** This project is not proposed in the public right-of-way.

Attachment 7
Development Review Design Guidelines

New FirstNet/AT&T Wireless Facility, AP-22-0123 (DR, VA)

Design Review Guideline	Meets Guideline?
IV.a: Parking areas should be screened from view from any public right-of-way (beaming or hedge-type plant material). Parking areas should be broken up (landscape islands, projections, etc.) to eliminate vast areas of parking especially along street frontages.	**Not applicable.** The proposed project does not require any parking. Parking areas for the existing use will remain unchanged
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	**Not applicable.** This guideline is intended to apply to retail shopping centers.
IV.c: Existing trees on site should be incorporated into the project side design, unless waived by the City Planner or Planning Commission.	**Not applicable.** The existing commercial property has little to no vegetation.
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.** The applicant proposes to install a chain-link fence with privacy slats.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	**Not applicable.** There are no new buildings proposed on site.
IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 (fifty) feet in length unless architecture or size dictate a greater expanse.	**Not applicable.** There are no new buildings proposed on site.
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.	**Not applicable.** This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.

IV.h: Building elevations (example: rear of shopping centers) visible from public right-of-ways should be addressed in design review and treated appropriately.	**Not applicable.** This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.
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.	**Consistent.** The proposed stealth architectural features of a faux water tank design blend into the surrounding environment so that observers would not recognize the structure as a wireless telecommunications facility.
IV.j: All roof mounted equipment should be screened completely from view from all public right-of-ways. A site-line study may be necessary to determine appropriate screening method.	**Not applicable.** The proposed structure is not roof-mounted, and therefore criterion is not applicable. Additionally, all equipment will be fully screened within the faux water tank.
IV.k: All Structures, including, but not limited to, “tilt-up” type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).	**Not applicable.** This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	**Not applicable.** This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	
IV.n: Add murals, lattice or some other spaceframe type treatment to blank walls visible from public view.	**Not applicable.** This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.
IV.o: Prototype or “theme” architecture is discouraged.	**Not applicable.** No themed architecture is proposed.

IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	**Not applicable.** This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.
IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation (i.e., no loading doors or large blank walls, absence of architectural features found on other elevations, and limited landscaping as typically found on interior property lines).	**Not applicable.** Proposed structure is a wireless telecommunications facility and not a building.
IV.r: Trash enclosures should include area for collection of recyclables (example: space for two 90-gallon containers minimum, See Appendix #2 Trash Enclosure Design Standards).	**Not applicable.** No trash enclosures are proposed with this project.
Green Building Design Guideline	**Meets Guideline?**
VI.D.1: Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	**Not applicable.** This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.
VI.D.2: Parking lot impacts should be minimized.	**Not applicable.** The proposed project does not include changes to the existing parking areas.
VI.D.3: Hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials). Permeable paving consisting of porous above-ground materials, a 6- inch porous sub-base, and a base layer that is designed to ensure proper drainage away from the building and neighboring properties. Alternatively, impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature (e.g. vegetated swale, on-site rain garden, or rainwater cistern).	**Conditionally Consistent.** A proposed condition of approval requires the applicant to comply with all the requirements of the Community Development Department. The Engineering Division of the Community Development Department will provide regulations for the proposed hardscaping once the applicant submits grading and improvement plans for the project.

VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.	**Not applicable.** There is no parking requirement for a wireless telecommunications facility.
VI.D.5: Fuel cell technology should be considered for application where (1) space or cost prohibits non-emitting on-site generation (such as solar, wind or geothermal), AND either (2) the heat resulting from fuel combustion is utilized for water or space heating, and/or (3) the fuel cells would be used primarily during peak utility hours.	**Not applicable.** This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.
VI.D.6: Reclaimed (purple pipeline) water should be used for as much non-potable water uses as feasible and practical. Landscaping water fixtures using reclaimed water should be purple, and purple and white signage should clearly mark areas that are irrigated with reclaimed water.	**Not applicable.** The proposed use will not require water usage.
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.** No employees are expected on site, other than routine maintenance.
VI.D.8: Street side building faces should encourage walking.	**Not applicable.** This item is meant to apply to permanent buildings on a foundation, the proposed structure is a wireless telecommunications facility, and therefore is not applicable.

VI.D.9: Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should complementary to the surrounding structures and may be partially obscured by vegetation or painted with a mural design that is consistent with surrounding aesthetics. Shade trees should be planted if the parking facility is located in an area not shaded by surrounding structures. They should be located in an accessible and visible space to discourage misuse.	**Not applicable.** The proposed project will not require any parking or bicycle parking, and therefore is not applicable.

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 **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: **June 11, 2024**
TIME: **7:00 p.m.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

City-Initiated Zoning Map Amendments, AP-24-0033 (RZ)

This is a public hearing on a city-initiated request for approval of five Zoning Map Amendments to implement new land use designations consistent with the 2040 General Plan Land Use Map, as required by Government Code Section 65860. The Pittsburg City Council adopted the 2040 General Plan and certified the Final Environmental Impact Report on May 6, 2024, under Resolution Nos. 24-14464 and 24-14463.

The City is proposing this initial set of Zoning Map Amendments while preparing a larger, comprehensive update to the Zoning Ordinance. The comprehensive update will include additional consistency amendments to fully implement the 2040 General Plan land use designations, policies and implementation actions.

The proposed Zoning Map Amendments do not indicate a decision by the City to approve or disapprove any specific development project. All pending and future projects located on proposed rezone sites will be required to process individual development applications with the Department of Community and Economic Development and undergo environmental review consistent with the California Environmental Quality Act (CEQA).

Details specific to each proposed Zoning Map Amendment, including existing and proposed Zoning designations, parcel sizes, locations and map exhibits are available at the following location:

- OneDrive link: City-Initiated Zoning Map Amendments AP-24-0033 (RZ)
- OneDrive website address: https://tinyurl.com/22wtwv58

Environmental Determination

A Final Environmental Impact Report (FEIR) was prepared and certified in accordance with CEQA to evaluate the environmental impacts of approval and implementation of the 2040 General Plan. On May 6, 2024, the Pittsburg City Council certified the FEIR in Resolution Nos. 24-14463 and 24-14464, making the required findings under CEQA (State Clearinghouse No. 2022040427). An Addendum to the certified FEIR has been prepared in accordance with CEQA Guidelines Section 15164 to address the proposed City-Initiated Zoning Map Amendments. The Addendum must be considered by the Planning Commission for Planning Application No. AP-24-0033 (RZ).

PROJECT PLANNER: Alison Spells, (925) 252-6987 or aspells@pittsburgca.gov

Why am I receiving this notice?

Noticing requirements in Pittsburg Municipal Code (PMC) Section 18.14.020 for amendments to the Zoning Ordinance, including the Zoning Map, require compliance with California Government Code Section 65090, which allows the City to provide Notice of the Public Hearing in any manner it deems necessary or desirable. Government Code Section 65091(4) requires the City to publish the Notice of the Public Hearing in the *East County Times* at least 10 days prior to the public hearing. In addition, the City also posted the notice at City Hall, the Pittsburg Library, the Marina Community Center, the Pittsburg Senior Center and on the "Public Notices" section of the City's website. The City also sent the notice to local service agencies whose services might be affected by the proposed City-Initiated Zoning Map Amendments, and to individuals who had previously filed a written request for public hearing notices. Lastly, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in all neighborhoods within Pittsburg City limits.

Where can I get more information about this 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.

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.

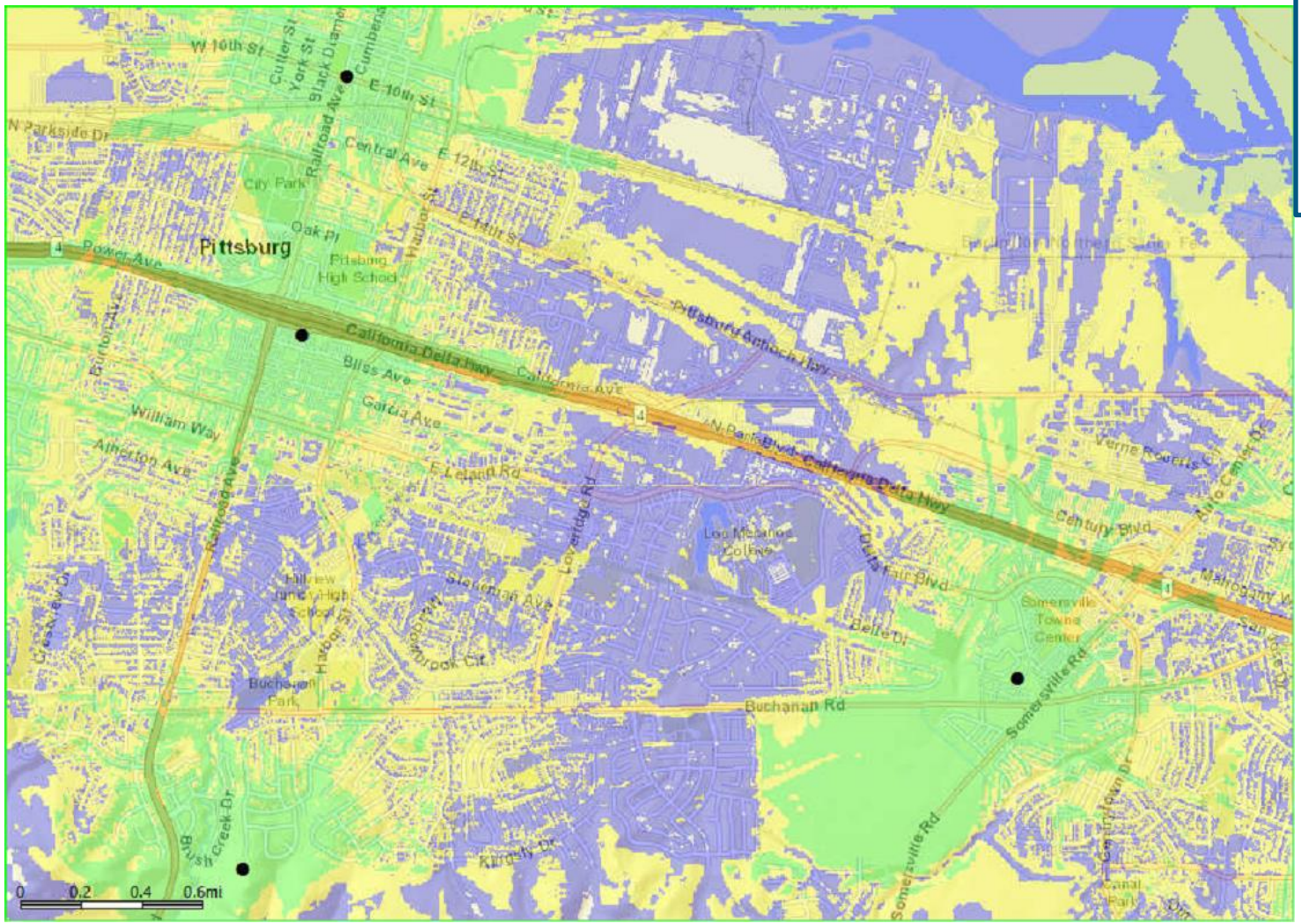
Para información en español:
(925) 252-4920

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

CCL05094 Propagation Map

Jan 25, 2023

Existing LTE 700 Coverage



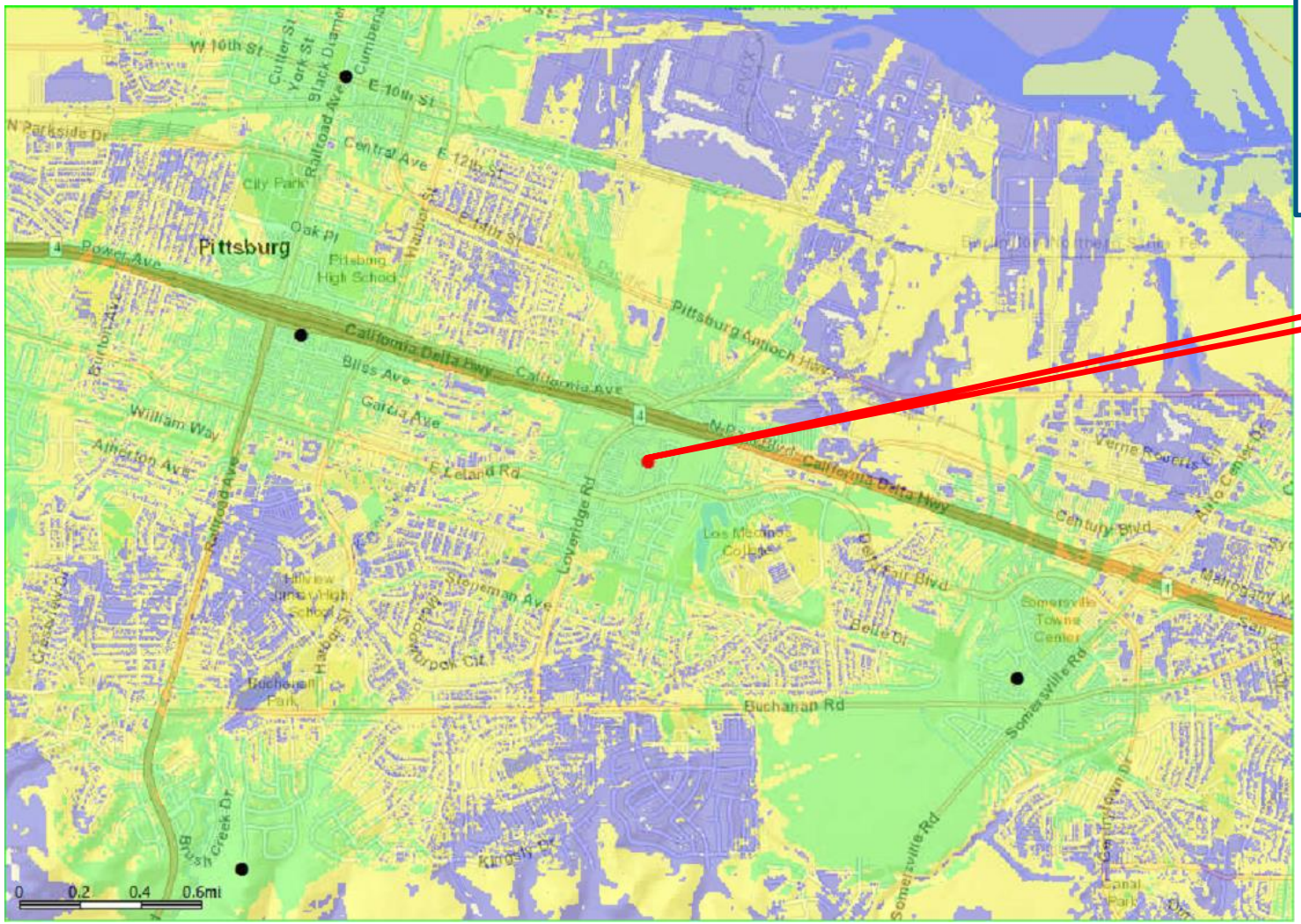
Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
  Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
  Indoor Coverage Less Reliable
- Existing site
- Proposed site

N

at&t

Proposed LTE 700 Coverage with CCL05094



Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
  Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
  Indoor Coverage Less Reliable
- Existing site
- Proposed site

CCL05094

N

at&t

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
August 13, 2024

ITEM: Notice of Intent to Conduct a Zoning Administrator Public Hearing and Exercise Delegated Design Review Authority

ORIGINATED BY: City of Pittsburg, Zoning Administrator, 65 Civic Avenue, Pittsburg, CA 94565

SUBJECT: The Zoning Administrator submits two notices of intent to conduct a Zoning Administrator public hearing one for a Fence Height Exception (FHE) to construct an eight-foot fence at 1062 Beacon Street; and one for Use Permit (UP) and Design Review (DR) to establish a commercial seafood store and processing operation at 2585 East Leland Road. The Zoning Administrator also submits one notice of intent to Exercise Delegated Design Review Authority.

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the attached Notices of Intent to Conduct a Zoning Administrator Public Hearing and Notice of Intent to Exercise Delegated Design Review Authority.

BACKGROUND:

Height Exception

The project applicant is requesting Zoning Administrator approval of an Application for a Fence Height Exception (FHE) to construct an eight-foot fence along the western property line at 1062 Beacon Street, The project parcel is zoned Downtown Medium Density Residential where six feet is the maximum height for fences. The request has been filed to provide a greater buffer between the residential development on the project parcel and the adjacent service commercial uses to the west.

Use Permit and Design Review

The project applicant is requesting Zoning Administrator approval of a Use Permit (UP) and Design Review (DR) to establish a seafood processing operation with a specialization in high-quality crab products (light food processing) and store establishment within an existing commercial building located at 2585 East Leland Road. The site is classified Employment Center Industrial (ECI) on the Pittsburg General Plan land use map and is zoned Limited Industrial with Overlay (IL-O). Assessor's Parcel No. 088-152-017.

Delegated Design Review Authority

Delegated Design Review Authority: Planning Commission Resolution No. 9444, as later amended by Resolution No. 9918, allows for delegation of nine categories of design review applications from the Planning Commission to the Zoning Administrator, as follows:

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.

2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.

3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.
4. Changes to Existing Parking Lots.

5. Changes to Existing Landscaping.

6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.

7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.

8. Ancillary Structures: Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in the Industrial Districts.

The intent of the delegation is to allow a more efficient approval process for non-controversial design review applications, without compromising the integrity of the design review process or removing from public scrutiny those projects that would be most visible or of high interest to the general public. Prior to approving any delegated design review application, the Zoning Administrator must notify the Commission of his or their intent to exercise delegated design review authority. Copies of resolutions approving any delegated design review application must also be provided to the Commission.

PROJECT DESCRIPTION:

Since the last Commission meeting, staff has received two applications requiring a Zoning Administrator public hearing:

1. **Beacon Street Fence Height Exception, AP-24-0062 (FHE).**

This is an application filed by Adam Plota requesting approval of a Fence Height Exception (FHE) to construct an eight-foot fence along the western property line at 1062 Beacon Street. The project parcel is zoned Downtown Medium Density Residential where six feet is the maximum height for fences. Assessor's Parcel Number (APN) 085-233-022. Pittsburg Municipal Code (PMC) section 18.84.205 (B)(1) states that the maximum fence height within any Residential District is six feet. The request has been filed to provide a greater buffer between the residential development on the project parcel and the adjacent service commercial uses to the west.

This project is delegated to the Zoning Administrator under PMC section 18.32.010(B)(3).

2. **Fisherman's Catch, AP-24-0085 (UP, DR).**

The project applicant is requesting Zoning Administrator approval of an Application for a Fence Height Exception (FHE) to construct an eight-foot fence along the western property line at 1062 Beacon Street, The project parcel is zoned Downtown Medium Density Residential where six feet is the maximum height for fences. The site is classified "Employment Center Industrial" in the Pittsburg General Plan land use map and zoned "Limited Industrial with Overlay (IL-O)". Assessor's Parcel Nos. 088-152-017

This project is delegated to the Zoning Administrator under PMC section 18.32.010(B)(3).

Since the last Commission meeting, staff has received one application requiring Delegated Design Review Authority under Resolution No. 9918:

3. **650 Cumberland Building – Façade Improvements, AP-24-0075 (ADR)**

This is a Zoning Administrator consideration of an Application for Administrative Design Review by Patrick Young, to allow for a minor storefront remodel of the existing structure located at 650 Cumberland Street in the CP (Pedestrian Commercial) Zoning District. Applicant would be utilizing grant funding from the Façade Improvement Program to finance multiple tenant improvements including: (1) installation of new awning, (2) installation of new lighting, and (3) new exterior paint. Assessor's Parcel No. 085-171-004. The site is designated as "Downtown Commercial" in the 2040 Pittsburg General Plan and is within the "Pedestrian Commercial" (CP) Zoning District.

This project is delegated to staff under Category 3 – Minor Building Remodels of Planning Commission Resolution No. 9918.

GENERAL PLAN/CODE COMPLIANCE:

Zoning Administrator Public Hearings: PMC sections 18.32.010 and 18.850.C., authorize the Zoning Administrator to hear and decide on applications for approval of variances, exceptions to fence regulations, tree removal permits. large day care homes, small recycling facilities, and wireless telecommunications collocation facilities. PMC section 18.10.100 directs the Zoning Administrator to notify the Planning Commission of his or her intent to schedule and conduct a public hearing on any application for which the Zoning Administrator is authorized to act, prior to the Zoning Administrator acting on the application.

Delegated Design Review Authority: Resolution No. 9918 established nine categories of design review applications upon which the Commission would authorize the Zoning Administrator to act. Resolution No. 9918, and PMC section 18.10.100, direct staff to notify the Planning Commission of intent to exercise delegated design review authority on any application that falls within one of those nine categories, prior to approving the application. Upon receiving such notification, a majority of the Commission may direct that the matter be scheduled for future consideration by the entire Commission.

Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notices of Intent.

ATTACHMENTS:

1. Beacon Street Fence Height Exception, AP-24-0062 (FHE), NOI
2. Fisherman’s Catch, AP-24-0085 (UP, ADR), NOI
3. 650 Cumberland Building – Façade Improvements, AP-24-0075 (ADR), NOI
4. PC Resolution No. 9918

Prepared by: John Funderburg, Zoning Administrator

NOTICE OF INTENT
TO CONDUCT A ZONING ADMINISTOR PUBLIC HEARING
PURSUANT TO PMC 18.84.850

Beacon Street Fence Height Exception, AP-24-0062 (FHE).

This is an application filed by Adam Plota requesting approval of a Fence Height Exception (FHE) to construct an eight-foot fence along the western property line at 1062 Beacon Street, Pittsburg, California, 94565. The project parcel is zoned Downtown Medium Density Residential where six feet is the maximum height for fences. Assessor's Parcel Number (APN) 085-233-022

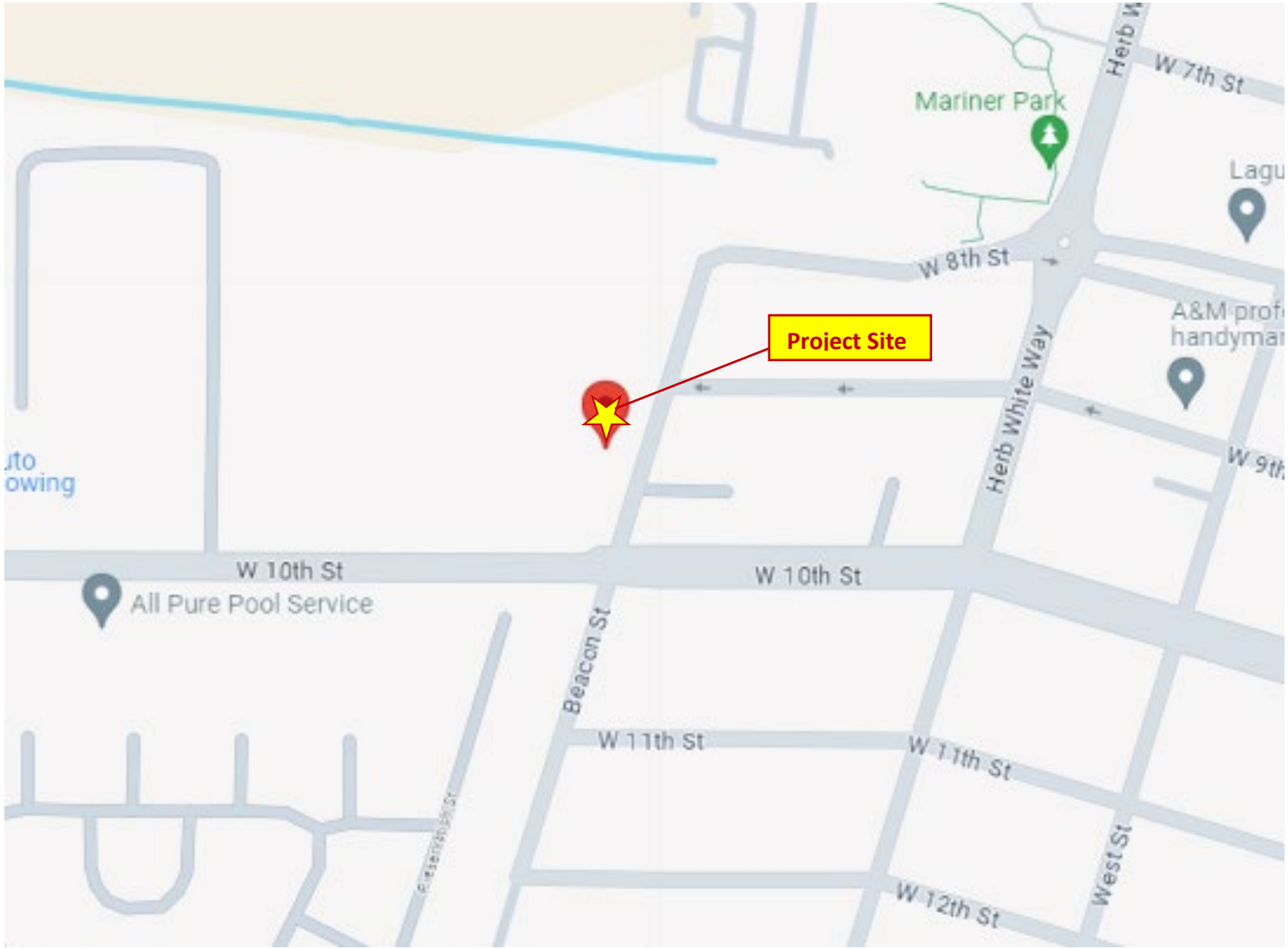
Pittsburg Municipal Code (PMC) section 18.84.205 (B)(1) states that the maximum fence height within any Residential District is six feet.

The request has been filed to provide a greater buffer between the residential development on the project parcel and the adjacent service commercial uses to the west.

This project is delegated to the Zoning Administrator under PMC section 18.32.010(B)(3).

Beacon Street Fence Height Exception

AP-24-0062	1062 Beacon Street, Pittsburg, CA 94565
Fence Height Exception (FHE)	Assessor's Parcel Number: 085-233-021

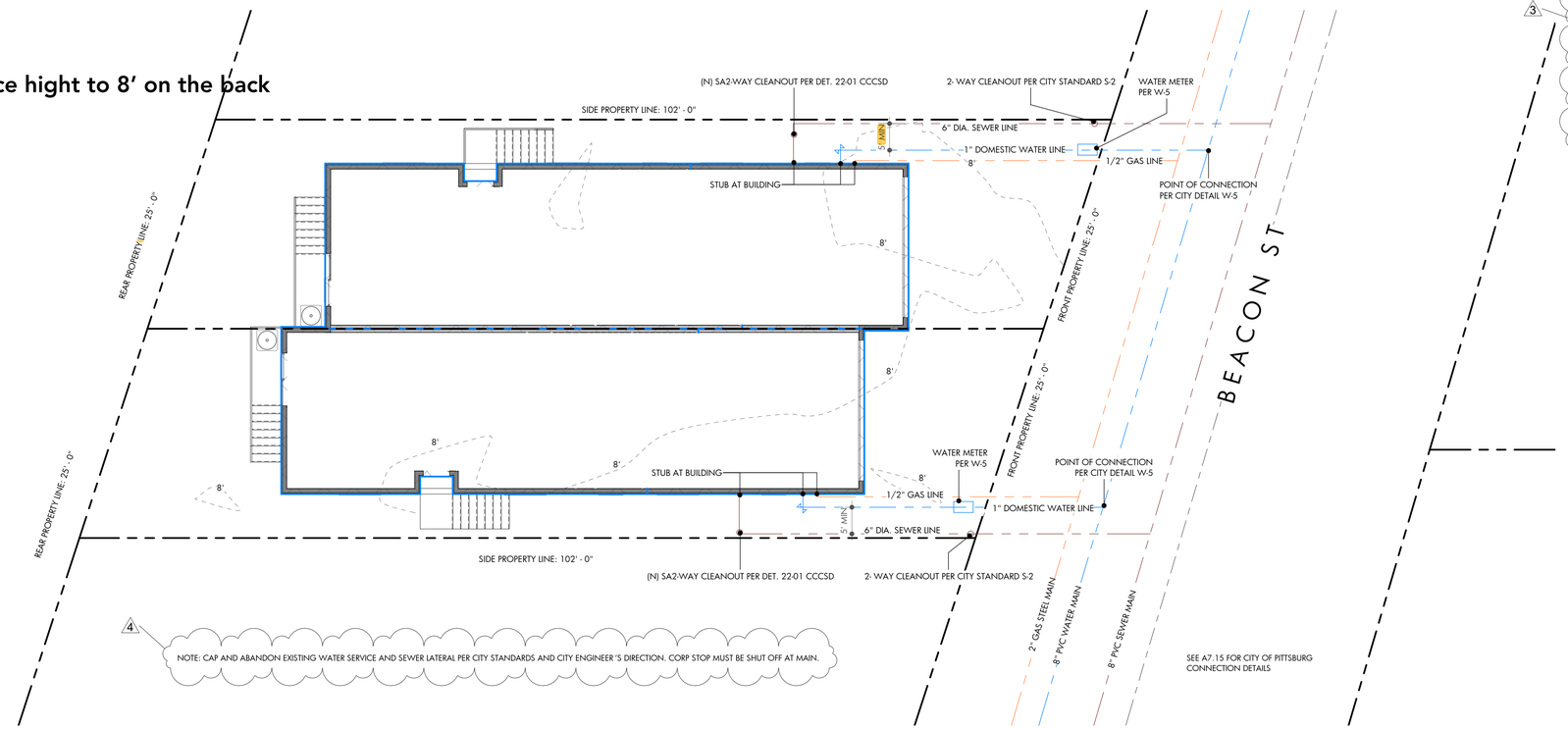


Beacon Street Fence Height Exception

AP-24-0062	1062 Beacon Street, Pittsburg, CA 94565
Fence Height Exception (FHE)	Assessor's Parcel Number: 085-233-021

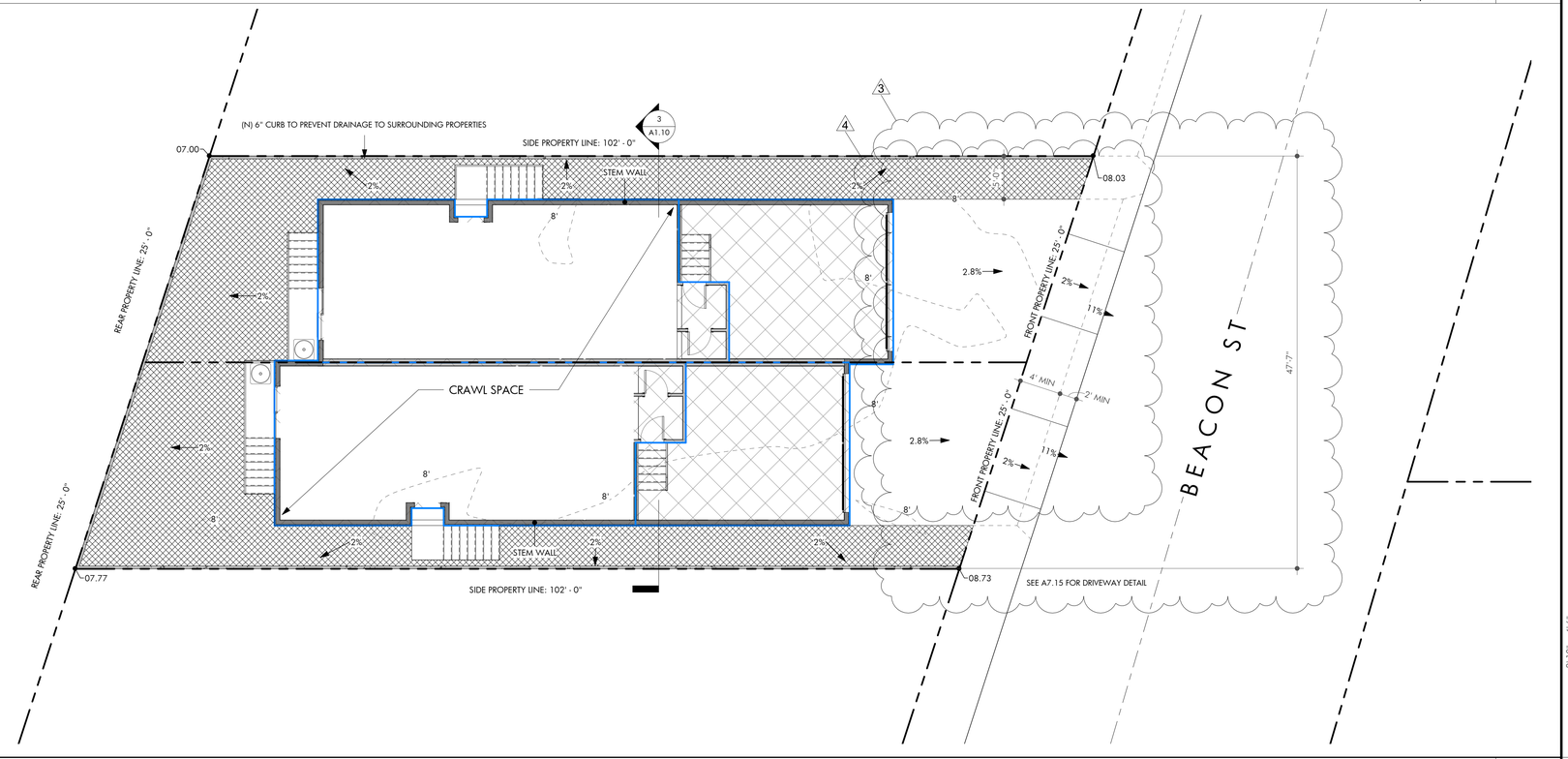


requesting fence hight to 8' on the back

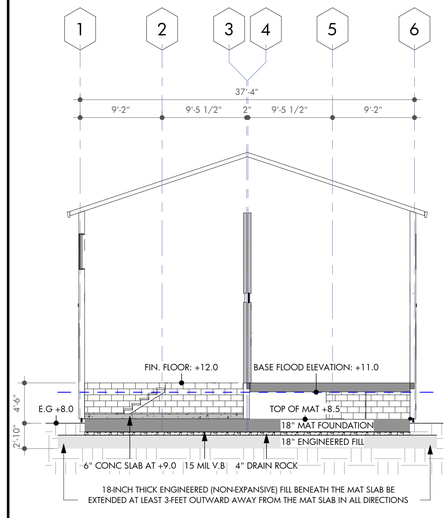


4 NOTE: CAP AND ABANDON EXISTING WATER SERVICE AND SEWER LATERAL PER CITY STANDARDS AND CITY ENGINEER 'S DIRECTION. CORP STOP MUST BE SHUT OFF AT MAIN.

UTILITY 2
1/8" = 1'-0"



GRADING 1
1/8" = 1'-0"



GRADING/PAD ELEVATION PLAN 3
1/8" = 1'-0"

LEGEND: GRADING AND UTILITY

	PERMEABLE PAVERS OPEN CELLS FILLED WITH GRAVEL OR GRASS, POROUS SURFACE THAT DRAINS WATER INTO THE SURFACE OF 3" OPEN GRADED CRUSH STONE

GENERAL NOTES:

A REPRESENTATIVE FROM ALAN KROPP AND ASSOCIATES IS TO BE ON SITE TO OBSERVE AND APPROVE THE MAT SLAB SUBGRADE PREPARATION, RETAINING WALL BACKFILL AND PLACEMENT OF ANY FILLS (INCLUDING UTILITY TRENCH BACKFILL).

GREYSCALE HOMES
EST 2015

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF GREYSCALE HOMES, INC (GSH) ALL DESIGN INFORMATION CONTAINED IN THESE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF © GREYSCALE HOMES, INC. 2021

OWNER INFO:

NAME: PLOTA HOMES LLC
ADDRESS: 732 COPPERFIELD CT. BRENTWOOD, CA 94513
TEL: (408)505-1653
EMAIL: ADAMPLOTA@GMAIL.COM

APN:085-233-014-1

NEW BUILD:
BEACON ATTACHED HOMES
1062 BEACON ST.
PITTSBURG, CA 94565

STAMP:



TITLE:

GRADING AND UTILITY

PLAN CHECK	11/16/2022
CONST. DOCUMENTS	
DESIGN DEVELOPMENT	
SCHEMATIC DESIGN	

SHEET:

A1.10

PRINT DATE/TIME 4/30/2024 1:22:33 PM

GSH LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS. ALL INFORMATION CONTAINER HEREIN ARE NULL AND VOID IF NOT APPROVED BY THE LOCAL BUILDING JURISDICTION AND SHALL NOT BE USED FOR BIDDING, CONSTRUCTION, OR OTHERWISE.



NOTICE OF INTENT
TO CONDUCT A ZONING ADMINISTOR PUBLIC HEARING
PURSUANT TO PMC 18.10.050

Fisherman's Catch, AP-24-0085 (UP, ADR).

This is a Zoning Administrator consideration of a Use Permit (AUP) and Design Review (ADR) to establish a seafood processing operation with a specialization in high-quality crab products (light manufacturing) and grocery store (food and beverage sales) establishment within existing commercial building located at 2585 E. Leyland Road, Pittsburg, CA 94565. Zoning District. The site is classified "Employment Center Industrial" in the Pittsburg General Plan land use map and zoned "Limited Industrial with Overlay (IL-O)". Assessor's Parcel Nos. 088-152-017

This project is delegated to the Zoning Administrator under PMC Section 094-140-023

FRONT ELEVATIONS (BUSINESS STORE)



GENERAL NOTES

TO FURNISH ALL LABOR AND MATERIALS NECESSARY FOR A COMPLETE INSTALLATION AS DETAILED HEREIN. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND IS RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY HIS WORK

2. STORAGE THE CONTRACTOR SHALL PROVIDE ON-SITE WEATHER PROTECTED STORAGE

3: CODES :ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION
THE CONTRACTOR SHALL PROTECT AND INDEMNIFY THE OWNER AND ARCHITECT AGAINST ANY CLAIM OR LIABILITY ARISING FROM MOLATION OF ANY SUCH CODE OR REGULATION

4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, AND APPROVALS BASED ON THE CONTRACT AGREEMENT WITH OWNER

5. QUALITY WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED TO BE OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS.

6. COORDINATION OF THE WORK THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUBCONTRACTORS AND MECHANICAL TRADES WHETHER THEY RECEIVE THEIR CONTRACT INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES

7. MECHANICAL TRADES: THE MECHANICAL AND ELECTRICAL TRADESs SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS AND SHALL COMPLETE THE WORK BY THE TIME THE OTHER TRADES HAVE FINISHED

8. EXAMINIATION OF SITE AND DOCUMENTS: THE CONTRACTOR BEFORE SUBMITTING HIS PROPOSAL SHALL VISIT THE SITE AN EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH AFFECT THE CONTRACT.

9. SEPARATE CONTRACTS THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK

10 GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER

11. TRASH REMOVAL EACH CONTRACTOR SHALL PROVIDE TRASH REMOVAL AT THE END OF EACH DAY, EACH CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND/OR WITHIN THE BUILDING AREA CONSTRUCTION AREA SHOULD BE SWEPT CLEAN IF TRASH AND DEBRIS ARE NOT REMOVED THE OWNER MAY AT HIS OPTION) PAY FOR ITS REMOVAL AND BACK CHARGE THE CONTRACTOR.

12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK

13. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES HANGERS ETC.

14. GENERAL CONDITIONS THE GENERAL CONDITIONS FOR THE CONTRACT SHALL BE AIA 201 2015 EDITION. EXCEPT AS HEREIN AMENDED.

15. ALL SECTIONS DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.

16. THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL REVEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL

17.ALL WORK IS NEW UNLESS OTHERWISE NOTED.

18. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW OR INDICATE ALL FASTENING OR FRAMING TECHNIQUES AND/OR DEVICES, OR TO SHOW ALL CONDITIONS PRESENT.

19. BEFORE COMMENCING WORK THE GENERAL CONTRACTOR WILL MEET WITH THE OWNER TO LOCATE STAGING AREA

20.ALL INTERIOR FINISHES AND FURNISHINGS FOR CEILINGS WALLS AND FLOORS SHALL BE CLASS 2 WITH A FLAME SPREAD RATING OF 26 TO 75.

21. UNLESS OTHERWISE NOTED ALL FRAMING AND FINISH LUMBER ARE SIZED IN NOMINAL DIMENSIONS.

22. GENERAL CONTRACTOR TO PROVIDE ALL MEANS TO SECURE AND PROTECT CONSTRUCTION AREA FROM THE PUBLIC.

24. PROVIDE HAND HELD FIRE EXTINGUISHERS ACCORDING TO LOCAL FIRE MARSHALL REQUIREMENTS - MIN. 5 # ABC- LOCATE AS REQUIRE BY THE FIRE MARSHALL

FISHERMEN'S CATCH
2685 EAST LELAND ROAD
PITTSBURG, CA 94565

INDEX TO DRAWINGS

A0	COVER
A1	EXISTING SITE PLAN; ADA PARKING DETAILS
A2	EXISTING AND PROPOSED FLOOR PLANS; EXISTING EQUIPMENT SCHEDULE.
A3	PROPOSED OCCUPANT LOAD CALCULATION; EXISTING ROOF PLAN
A4	FLOOR PLAN NOTES & DETAILS
A5	ADA DETAILS
A6	ADA DETAILS
A7	ADA AND PLUMBING DETAILS
E1	EXISTING & PROPOSED LIGHTING PLAN, NOTES, AND LEGENDS
E2	(N) ELECTRICAL PLAN- MAIN; (N) ELECTRICAL PLAN- ROOF; ELECTRICAL EQUIPMENT SCHEDULE
E3	PANEL & LOAD SCHEDULES; SINGLE LINE DIAGRAM
P1	PROPOSED PLUMBING PLAN
P2	PROPOSED PLUMBING PLAN
S1	STANDARD DETAILS
T(1)	TITLE-24 LIGHTING REPORT
T(2)	TITLE-24 LIGHTING REPORT

CONSULTANTS

DESIGNER: KEN NGUYEN
730 GIRARD ST
SAN FRANCISCO, CA 94134
PH: (415) 699-5886

PLANNING & BUILDING DATA

BUSINESS NAME FISHERMEN'S CATCH

A.P.N: 088-152-017-5

BUILDING AREA : 8,074 SF

TENANT IMPROVED AREA : 8,074 SF

BUILDING TYPE : VB

STORIES : 1

OCCUPANCY : M

FIRE SPRINKLER: NO

NUMBER OF EMPLOYEE = 6

SCOPE OF WORK

TENANT IMPROVEMENT FOR FISHERMEN 'S CATCH STORE AS SHOWN ON PROPOSED PLAN

DEFERRED SUBMITTAL

- WALK-IN FREEZER UNDER SEPARATE SUBMITTAL BY OTHER.
- ALL DEFERRED SUBMITTED PLAN SHALL BE APPROVED BY CITY OFFICAL PRIOR TO THE INSTALLATION.

CODE INFORMATION

CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA HEALTH & SAFETY CODE
2022 CITY OF PITTSBURG MUNICIPAL CODE

OWNER INFORMATION

NAME : Peter Nguyen

ADDRESS: 1951 Windward PT, Discovery Bay, CA 94505

PHONE: (415) 756-8889

VICINITY MAP



FISHERMEN 'S CATCH
PITTSBURG , CA 94565
2685 EAST LELAND ROAD

DESIGNER
KEN NGUYEN
730 GIRARD ST
SAN FRANCISCO, CA 94134
P. 415. 699.5886

REGISTERED PROFESSIONAL ENGINEER
KEN NGUYEN
No. 87954
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

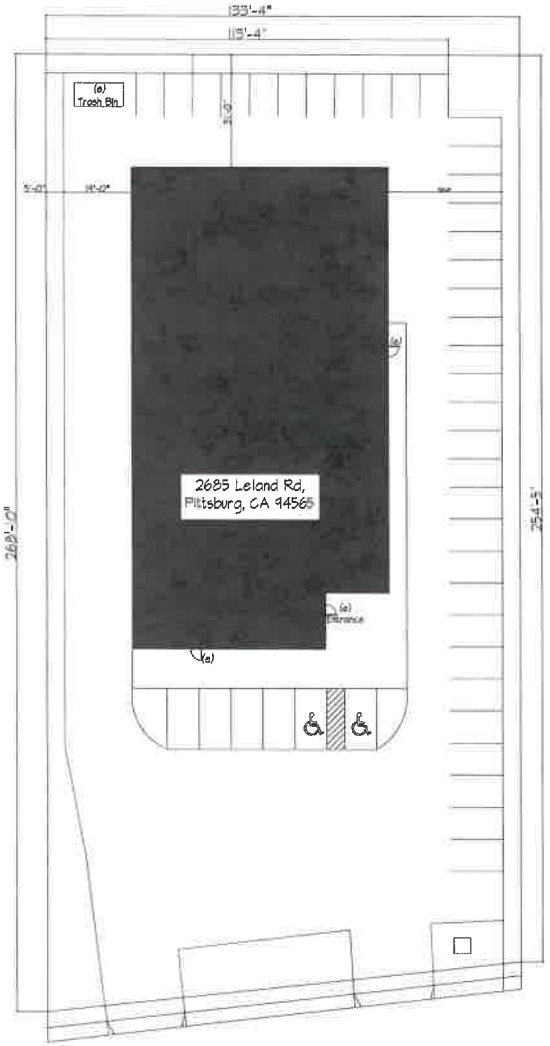
ISSUED

NO.	DESCRIPTION	DATE

Designed by: KN
Drawn by: KN
Job: 06.24.22
Date: 06.24.24
Scale: 1/4" = 1'-0"

SHEET TITLE:
COVER
PLANNING DATA

SHEET NO.
A0



EXISTING SITE PLAN

SCALE: 1" = 1'-0"



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH WEST ELEVATION



EXISTING SOUTH EAST ELEVATION

BUSINESS OWNER:

FISHERMAN'S CATCH
2685 LELAND RD
PITTSBURG, CA 94565
CONTACT: PETER NGUYEN
P: 415.748.8884
EMAIL: Peternguyen63.gmail.com

LICENSE STAMPS AND SIGNATURE

ISSUED

NO	DESCRIPTION	DATE
1		

Designed by: PN

Drawn by: KH

Job: 20240502

Date: 05/02/2024

Scale: 1/8" = 1'

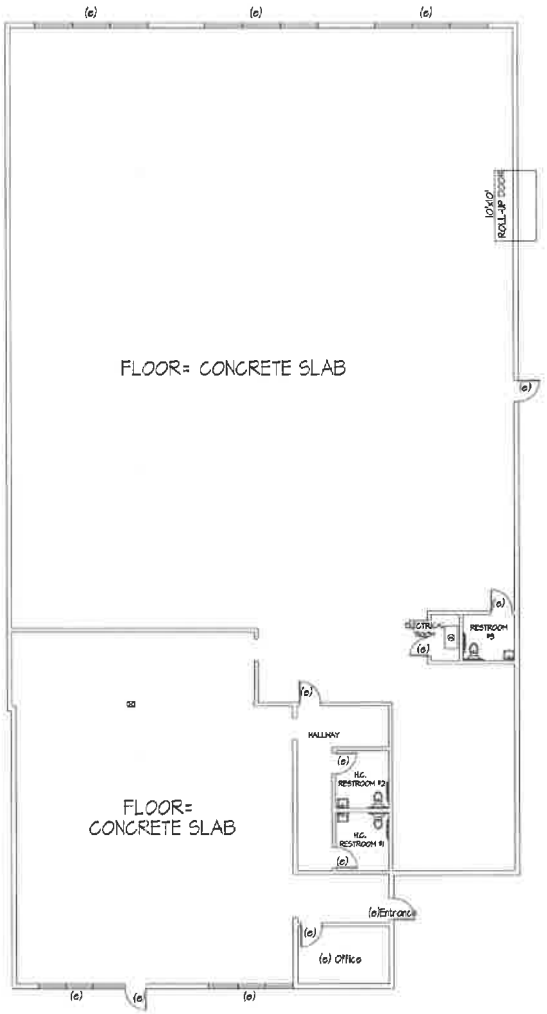
SHEET TITLE:

EXISTING SITE PLAN; PICTURES

SHEET NO.

A1

OF Sheets



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

BUSINESS OWNER:

FISHERMAN'S CATCH
2465 LELAND RD
PITTSBURG, CA 94565
CONTACT: PETER NGUYEN
P: 415.748.8884
EMAIL: Petersguyen63@gmail.com

LICENSE STAMPS AND SIGNATURE

ISSUED

NO	DESCRIPTION	DATE

Designed by: PN

Drawn by: KN

Job: 20240502

Date: 05/02/2024

Scale: 1/4" = 1'

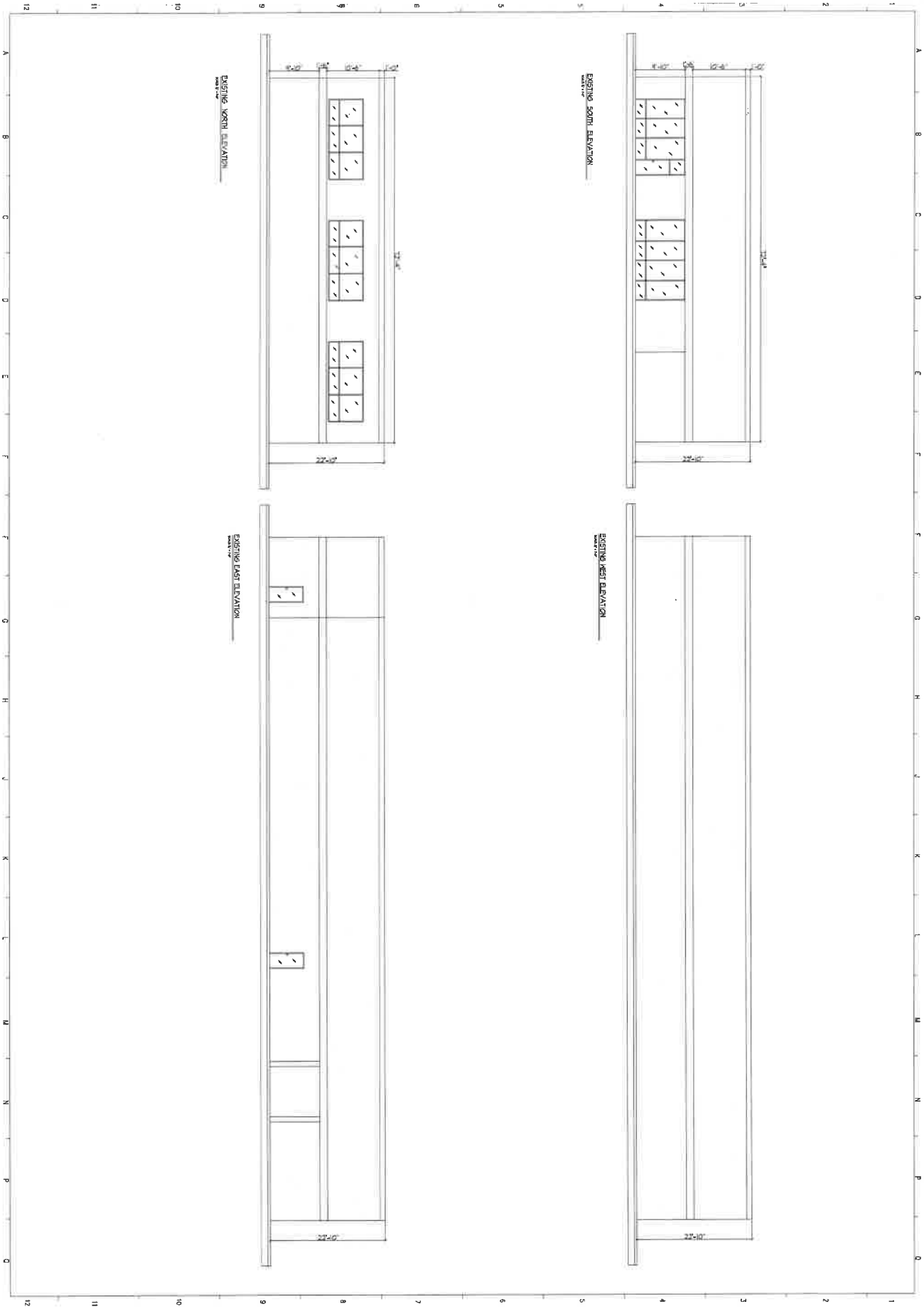
SHEET TITLE:

EXISTING FLOOR PLAN

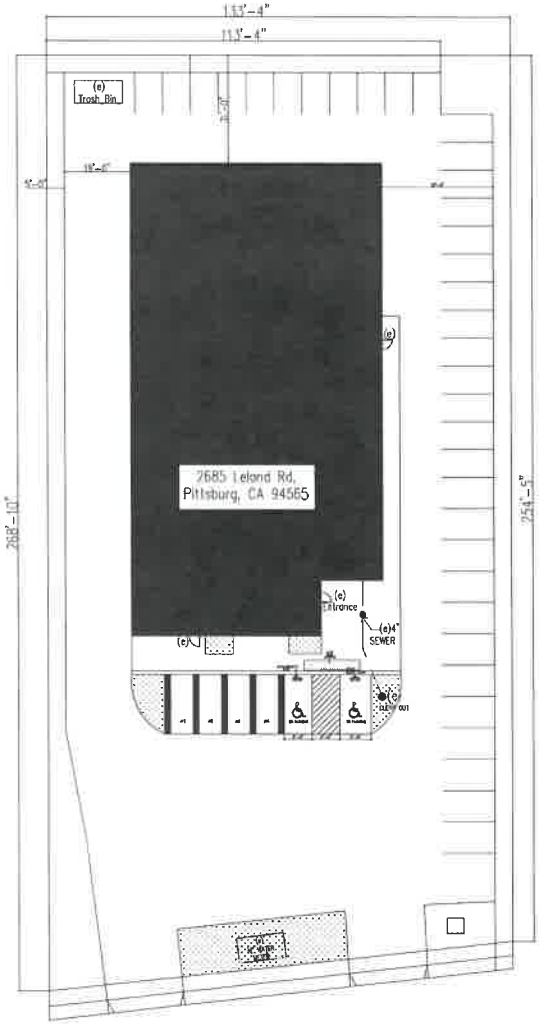
SHEET NO.

A2

OF Sheets



BUSINESS OWNER: FISHERMAN'S CATCH 2685 LELAND RD PITTSBURG, CA 94565 CONTACT: PETER NGUYEN P. 415.798.8884 EMAIL: Peternguyen63.gmail.com	LICENSE STAMP AND SIGNATURE	ISSUED NO DESCRIPTION DATE Designed by: PN Drawn by: KN Job: 2022405502 Date: 05/02/2024 Scale: 1/4" = 1' SHEET TITLE: EXISTING ELEVATION PLAN SHEET NO. A3 OF Sheets



EXISTING SITE PLAN

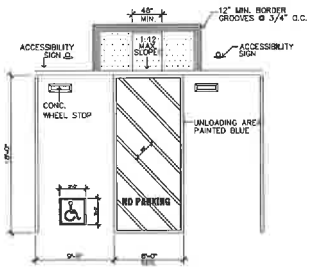
SCALE: 1/16" = 1'-0"

NEW TOW-AWAY SIGN TO BE INSTALL:

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____ ." The sign shall not be less than 17 inches by 22 inches in size with 1-inch high minimum lettering.

NOTE:
ALL SIGNS SHALL BE INSTALLED MINIMUM 60" ABOVE GROUND SURFACE OR 80" ABOVE GROUND SURFACE IN A CIRCULATION PATH PER 2019 11b-502.6.





LEGEND

→→→ PATH OF TRAVEL

(E) EXISTING

(N) NEW

FISHERMEN 'S CATCH

2685 E LELAND ROAD PITTSBURG , CA

DESIGNER:
KEN NGUYEN
730 GRAND ST
SAN FRANCISCO, CA 94134
P. 415. 690.5888

REGISTERED PROFESSIONAL ENGINEER
KEN NGUYEN
NO. C84758
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

ISSUED

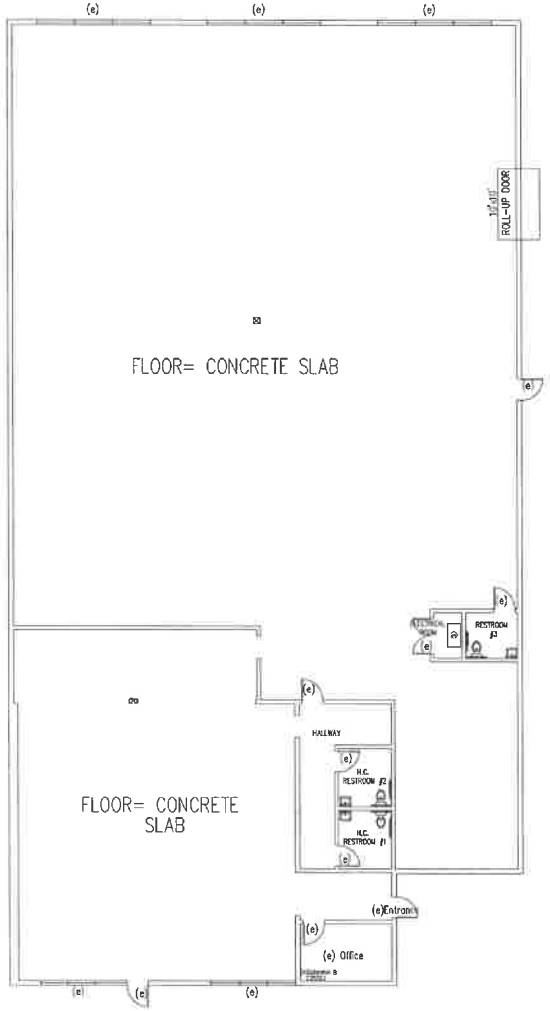
NO.	DESCRIPTION	DATE
1		

Designed by: KN
Drawn by: KN
Job: 10.24.22
Date: 10.24.22
Scale: 1/16" = 1'-0"

SHEET TITLE:
EXISTING
SITE PLAN

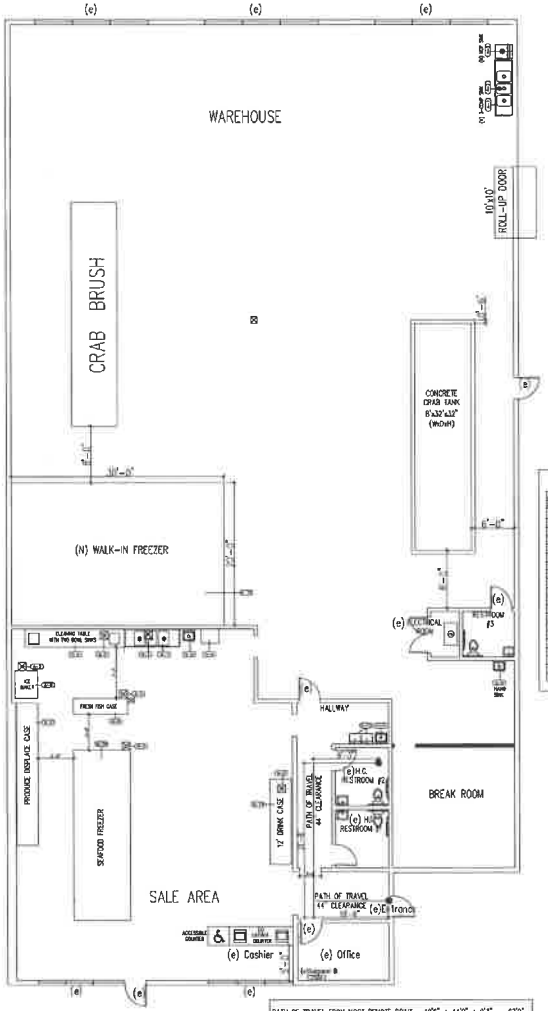
SHEET NO.
A1

150



EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

EQUIPMENT SCHEDULE

NUMBER OF UNIT	UNIT DESCRIPTION	D X W X H	MODEL NUMBER	POWER
A-1	2	30"x60"x36"		
A-2	7			
A-3	1			
A-4	1			
A-5	2			
A-6	1			
A-7	1			
A-8	1			
A-9	1			
A-10	1			
A-11	1			
A-12	1			
A-13	1			
A-14	1			
A-15	1			
A-16	1	EXISTING AC UNIT		

FISHERMEN 'S CATCH

2685 EAST LELAND ROAD PITTSBURG , CA 94565

DESIGNER

KEN NGUYEN
730 GIRARD ST
SAN FRANCISCO, CA 94134
P. 415. 699.5886

REGISTERED PROFESSIONAL ENGINEER
KEN NGUYEN
NO. 071956
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

ISSUED

NO.	DESCRIPTION	DATE

Designed by: KN

Drawn by: KN

Job: 06.24.24

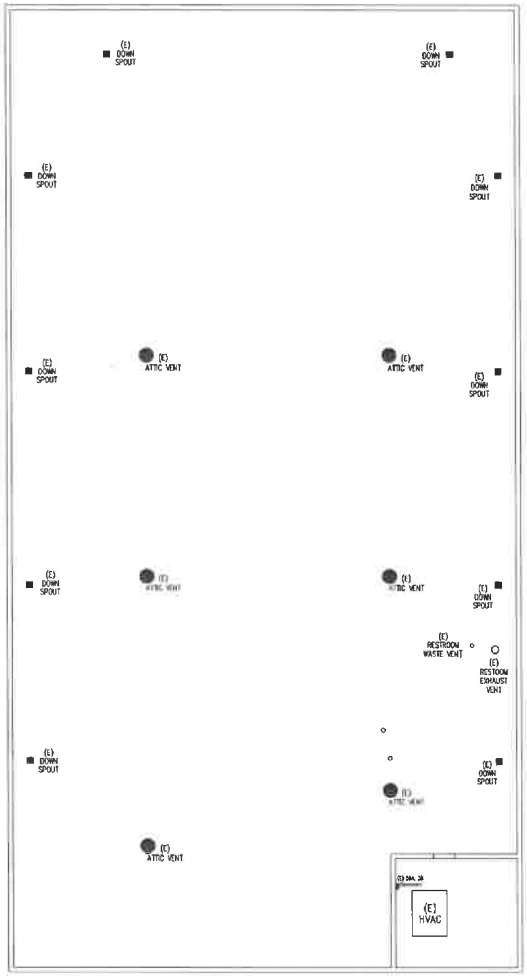
Date: 06.24.24

Scale: 1/8" = 1'-0"

SHEET TITLE:
EXISTING AND PROPOSED FLOOR PLANS; EQUIPMENT SCHEDULE

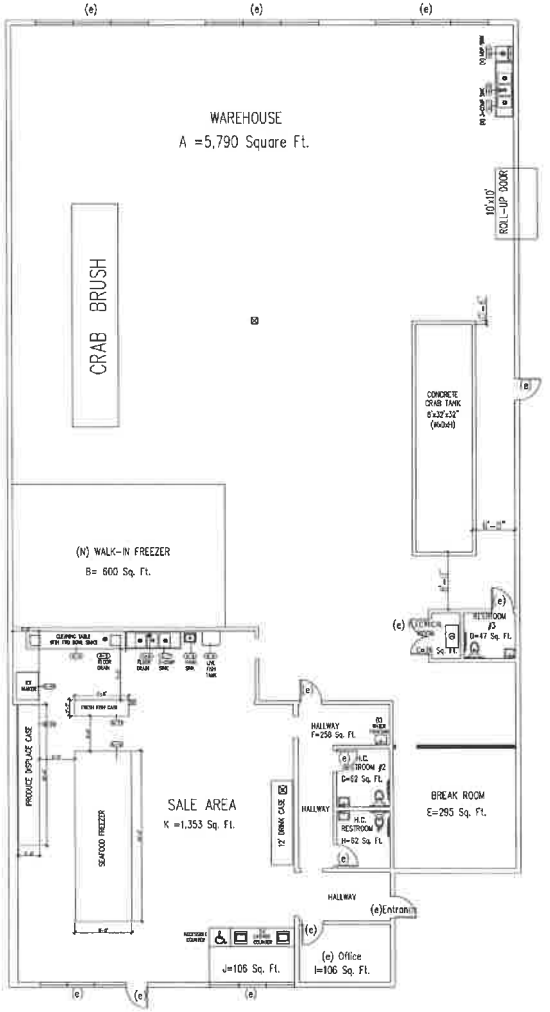
SHEET NO.
A2

151



EXISTING ROOF PLAN

SCALE: 1/8" = 1'-0"



PROPOSED OCCUPANCY LOAD CALCULATION

SCALE: 1/8" = 1'-0"

CODE SUMMARY		
NUMBER OF OCCUPANTS (SEE SHEET 3.1 FOR CALC.)		28
MINIMUM EXIT SEPARATION		N/A
MINIMUM # OF EXITS REQUIRED		1
MAX. ALLOWED LENGTH OF EGRESS PATH OF TRAVEL		100 FEET
ACTUAL MAX. LENGTH PATH OF EXIT ACCESS		63'-1"

Contractor to verify field dimensions, conditions, etc. and bring any discrepancies to clarity. Dimensions prior to starting any construction/work per - construction method.

All dimensions are to face of studs.

AREA	AREA (SQ.FT.)	OCCUPANCY LOAD FACTOR	OCCUPANCY LOADS
SALE AREA (USE)	1,353	150	9 *
WAREHOUSE (FREEZER)	600	150	1
12' UTILITY ROOM	93	150	1
12' WAREHOUSE	67	150	1
12' WAREHOUSE	570	150	3
12' WAREHOUSE	258	150	2
12' SMALL RESTROOM #1	62	150	1
12' SMALL RESTROOM #2	62	150	1
12' OFFICE	106	150	1
12' EMPLOYEE AREA	106	150	1
12' BREAK AREA	1,353	150	9
TOTAL OCCUPANT LOAD			28

* USING OCCUPANCY PER SHEET 3 WHERE MAXIMUM NO. OF AREA NUMBER OF EMPLOYEES = 9

FISHERMEN 'S CATCH
2685 EAST LELAND ROAD PITTSBURG , CA 94565

DESIGNER
KEN NGUYEN
730 GIRARD ST
SAN FRANCISCO, CA 94134
P: 415. 699.5886

REGISTERED PROFESSIONAL ENGINEER
KEN NGUYEN
No. 090855
Exp. 08/30/25
CIVIL
STATE OF CALIFORNIA

ISSUED

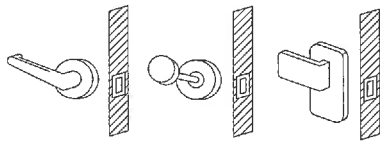
NO.	DESCRIPTION	DATE

Designed by: KN
Drawn by: KN
Job: 06.24.24
Date: 06.24.24
Scale: 1/8" = 1'-0"

SHEET TITLE:
PROPOSED OCCUPANT; LOAD CALCULATION
EXISTING ROOF PLAN

SHEET NO.
A3

NOTE: HAND-ACTIVATED LATCHING AND LOCKING DOORS ALONG A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANICH BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE DOOR HARDWARE.



4 ACCEPTABLE HC DOOR HARDWARE DESIGN
NTS

Floor-Level Exit Signs:

1. Non-sprinklered buildings housing Group A occupancies must be provided with approved floor-level exit signs which are internally or externally illuminated photo- luminescent or self-luminous shall be provided in all interior corridors. CFC §1013.7 and §1013.8.

1.1. Approved path marking shall be installed at floor-level or no higher than 8-inches above the floor along the path of travel.

1.2. Path markings shall be continuous, except as interrupted by door-ways, corridors or other architectural features, in order to provide a visible delineation along the path of travel.

1.3. For floor-level exit signs and exit path marking in accordance with CFC §1013.7 and §1013.8 as enforced by the State Fire Marshal.

NOTES:

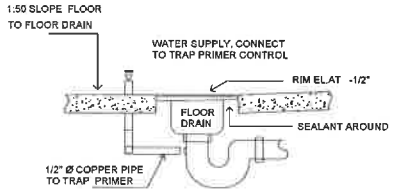
1. FLOOR SURFACE OF TOILET ROOM SHALL BE SMOOTH, HARD AND NON-ABSORBENT EXTENDING UPWARD A MINIMUM OF 8 INCHES ONTO WALLS
2. WALLS ARE SMOOTH, HARD AND NON-ABSORBENT TO 48" IN HEIGHT, AND ARE NOT ADVERSELY AFFECTED BY MOISTURE.
3. ALLOWABLE CLOSER PRESSURE SHALL BE 5 LBS. FOR INTERIOR DOORS,
4. DOOR HARDWARE TO BE OPERABLE WITH SINGLE EFFORT BY A LEVER LOCATED AT 37" A.F.F.
5. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
6. NO THUMB LATCHES OR KEYED CYLINDER DEAD BOLTS ALLOWED ON ANY DOORS UNLESS OPERATED BY BY A SINGLE ACTION WITH A LEVER.
7. 12" DIA.MEDIUM IMPACT ABS PLASTIC SIGNS, MATTE FINISH, GRADE II BRAILLE RAISED LETTERING @ CENTER OF THE DOOR, AND @ A HEIGHT OF 60" FROM FINISH FLOOR.

CODE SUMMARY

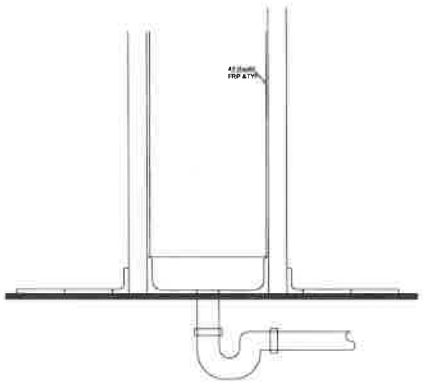
NUMBER OF OCCUPANTS (SEE SHEET 3.1 FOR CALC.)	35
MINIMUM EXIT SEPARATION	N/A
MINIMUM # OF EXITS REQUIRED	2
MAX. ALLOWED LENGTH OF COMMON PATH OF EGRESS	100 FEET
ACTUAL MAX. LENGTH PATH OF EXIT ACCESS	63'-9"

- Contractor to verify field dimensions, conditions, etc., and bring any discrepancies to Liberty Construction prior to starting any construction and/or pre - construction meetings .
- All dimension are to face of studs

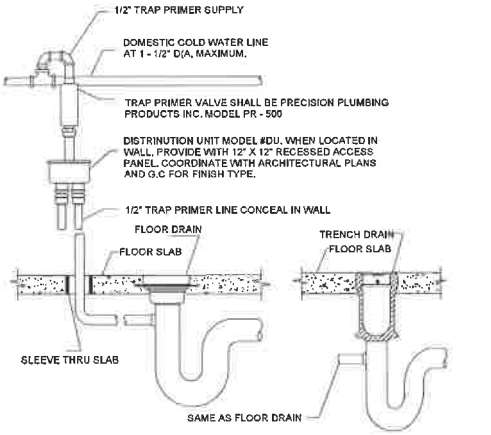
NOTES :
1. ALL DOOR WIDTH TO BE 36 INCHES MIN. TO PROVIDE REQUIRED 32 " CLEAR WIDTH WHEN OPEN.
2. ALL SWITCHES, CONTROLS, THERMOSTATS, ETC. ARE INSTALLED MAX. 48" ABOVE THE FLOOR, MIN. 15" A.F.F.
3. THERE WILL BE NO NEW EQUIPMENTS WEIGHT MORE THAN 400# AND NO NEW FIXTURES WEIGHT MORE THAN 20# MOUNTED OR SUSPENDED FROM ROOF, CEILING, OR WALLS.
4. THE SCOPE OF WORK WILL INCLUDE ANY NECESSARY ACCESSIBILITY IMPROVEMENTS



3 SLOPE FLOOR DETAIL
SCALE: NOT TO SCALE



2 MOP SINK DETAIL
SCALE: NOT TO SCALE



NOTE
DETAIL SHOWN IS FOR A PRESSURE DROP PRIMER.
IN-LINE PRIMERS TO BE INSTALLED ABOVE CEILINGS
W/ ACCESS PANELS AS REQUIRED

1 TRAP PRIMER DETAIL
SCALE: NOT TO SCALE

FISHERMEN 'S CATCH
2685 E LELAND ROAD PITTSBURG , CA

DESIGNER
KEN NGUYEN
730 GIRARD ST
SAN FRANCISCO, CA 94134
P. 415. 699.5886

REGISTERED PROFESSIONAL ENGINEER
KIEN NGUYEN
LEAD/ENGINEER
NO. 090286
Exp. 08/30/25
CIVIL
STATE OF CALIFORNIA

ISSUED

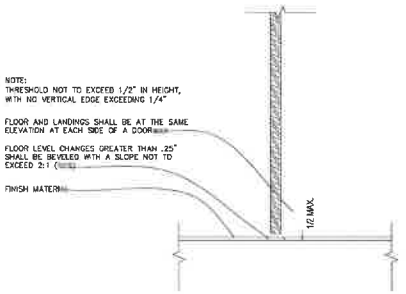
NO.	DESCRIPTION	DATE
△		

Designed by: KN
Drawn by: KN
Job: 06.24.24
Date: 06.24.24
Scale: NTS

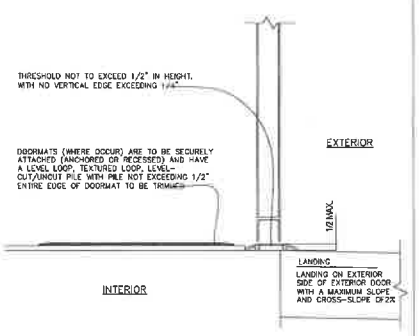
SHEET TITLE:
FLOOR PLAN NOTES & DETAILS

SHEET NO.
A4

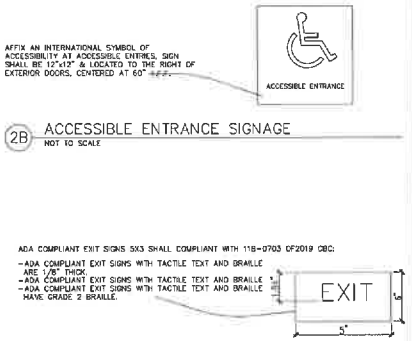
153



4 ACCESSIBLE INTERIOR DOOR THRESHOLD
SCALE: NO SCALE

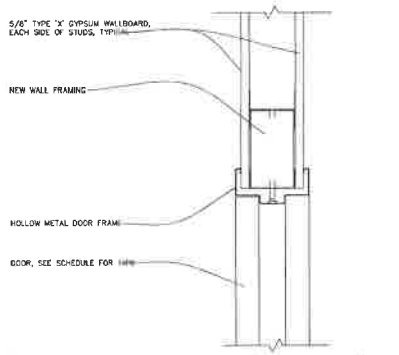


3 ACCESSIBLE EXTERIOR DOOR THRESHOLD
SCALE: 1 1/2"=1'-0" & ADA & TITLE 24



2B ACCESSIBLE ENTRANCE SIGNAGE
NOT TO SCALE

2A TACTILE EXIT SIGNAGE
NOT TO SCALE

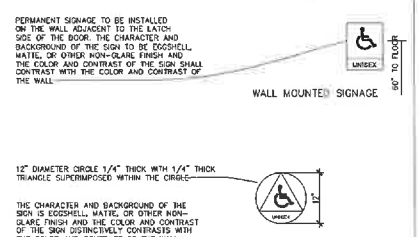


1 METAL FRAME DOOR HEAD (JAMB SIMILAR)
SCALE: 3"=1'-0"

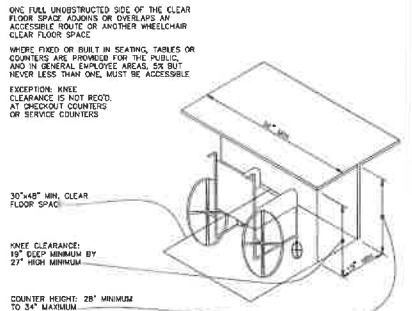
SUSPENDED CEILING PER CBC SECTION 803.9.1.1 & ASCE 7-05 13.5.6

A. A HEAVY TYPE OF T-BAR CEILING SHALL BE USED
B. THE WIDTH OF THE PERIMETER CLOSURE ANGLE SHALL BE 2" MIN. WIDTH IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE, THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A MINIMUM 3/4" CLEARANCE FROM THE WALL AND SHALL REST UPON AND FREE TO SLIDE ON A CLOSURE ANGLE
C. FOR CEILING AREAS EXCEEDING 1,000 S.F., HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED. THE TRIBUTARY AREAS OF THE HORIZONTAL RESTRAINTS SHALL BE APPROXIMATELY EQUAL.
D. FOR CEILING AREAS EXCEEDING 2,500 S.F., A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 S.F. SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES THAT DEMONSTRATE CEILING SYSTEM PENETRATIONS AND CLOSURE ANGLES PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ANTICIPATED LATERAL DISPLACEMENT. EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES IN ACCORDANCE WITH ITEM B AND HORIZONTAL RESTRAINTS OR BRACING IN ACCORDANCE WITH ITEM C
E. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, PENETRATIONS SHALL HAVE A 2" OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS IS PERMITTED
F. CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING
G. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING

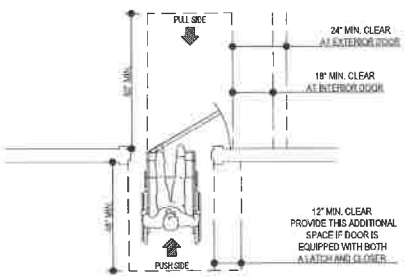
8 TYPICAL SEISMIC BRACING AT SUSPENDED CEILING
SCALE: NO SCALE



7 UNISEX RESTROOM SIGNAGE
SCALE: 1 1/2"=1'-0" & ADA & TITLE 24

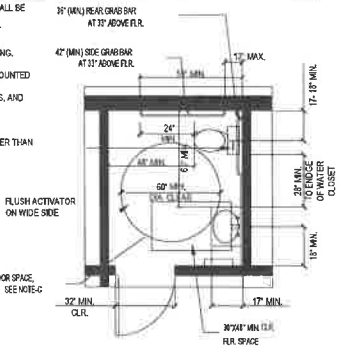


6 ACCESSIBLE COUNTER
SCALE: NO SCALE & ADA & TITLE 24



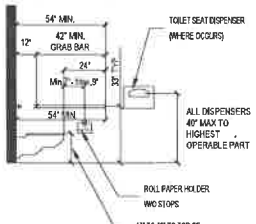
5 DOOR CLEARANCE DETAIL
SCALE: NO SCALE & ADA & TITLE 24

ACCESSIBLE WATER CLOSET SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING. CONTROLS FOR THE FLUSH-VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, AND MAX 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5-LBS, FORCE
CBC 11B-604.6 AND 1'1N-309



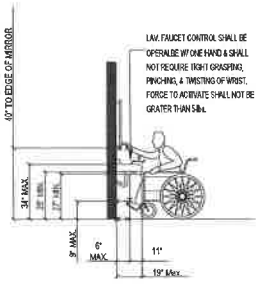
SINGLE-ACCOMMODATION TOILET FACILITY
12
SCALE: NO SCALE

TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL A MINIMUM OF 7" AND A MAX OF 9" IN FRONT OF THE WATER CLOSET, MEASURED TO THE CENTERLINE OF THE DISPENSER



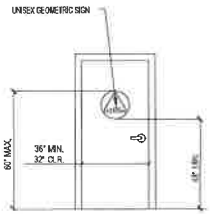
NOTES:
A. PROVIDE PRIVACY DOOR LOCK WHEN IT IS A PRIVATE TOILET OR FOR UNISEX USE.
B. GRAB BARS, SEE TYPICAL ACCESSIBILITY NOTES SHEET.

11 TOILET ELEVATION
SCALE: NO SCALE



MAX. 34" COUNTER HEIGHT, A MIN. 29" CLEARANCE UNDER APRON, THE MIN. REQUIRED KNEE AND TOE CLEARANCES, AND INSULATED HOT WATER AND DRAIN PIPING PER CBC 11B-606.2, 11B-606.3 AND 11B-606.5.

10 LAV. ELEVATION
SCALE: NO SCALE



SIGN NOTE:
- Edge of signs shall be rounded, chamfered or cased.
- Corners of signs shall have a minimum radius of ½" Per CBC 11B-703.7.2.6.4

UNISEX SIGN NOTES:

A. 1/4" THICK 12" UNISEX GEOMETRIC SIGN 60" ABOVE FLOOR ON THE DOOR (CBC)

B. RAISED LETTER/BRAILLE SIGNS ON LATCH-OUTSIDE OF DOOR, MOUNTED ON THE WALL, 60" ABOVE THE FLOOR, ALLOWING APPROACH TO WITHIN 3" (CBC).

PROVIDE THE REQUIRED 18" STRIKE-SIDE X 60" DEEP CLEARANCE AT THE PULL SIDES AND/OR 12" STRIKE-SIDE X 48" DEEP CLEARANCE AT THE PUSH SIDES OF THE INTERIOR DOORS. ENTRY DOOR AT WOMEN RESTROOM, DOOR FROM CORRIDOR TO THE WAREHOUSE, AND SOME OFFICE'S DOORS DO NOT MEET THESE REQUIREMENTS.

9 RESTROOM SIGN
SCALE: NO SCALE

FISHERMEN 'S CATCH
2685 E. LELAND ROAD
PITTSBURG , CA

DESIGNER
KEN NGUYEN
730 GRAND ST
SAN FRANCISCO, CA 94134
P. 415. 699.5886

REGISTERED PROFESSIONAL ENGINEER
KEN NGUYEN
No. C90698
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

ISSUED

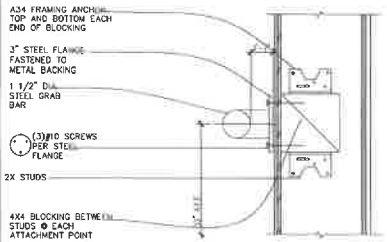
NO.	DESCRIPTION	DATE

Designed by: KN
Drawn by: KN
Job: 06.24.24
Date: 06.24.24
Scale: AS-SHOWN

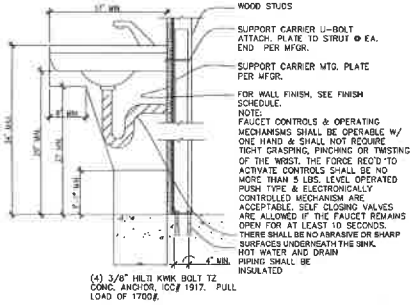
SHEET TITLE:
ADA
DETAILS

SHEET NO.
A5

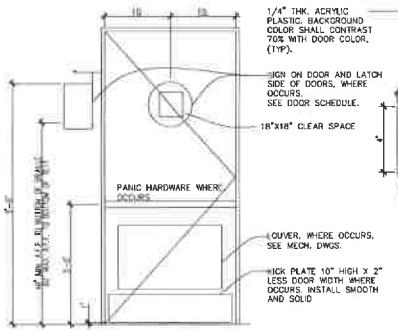
154



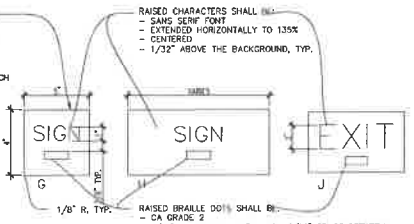
3 GRAB BAR ANCHORAGE
SCALE: 1-1/2" = 1'-0"



2 LAVATORY MOUNTING
SCALE: NO SCALE



DOOR SIGNAGE LOCATIONS



RAISED CHARACTERS SHALL BE:
- SANS SERIF FONT
- EXTENDED HORIZONTALLY TO 135%
- CENTERED
- 1/32" ABOVE THE BACKGROUND, TYP.

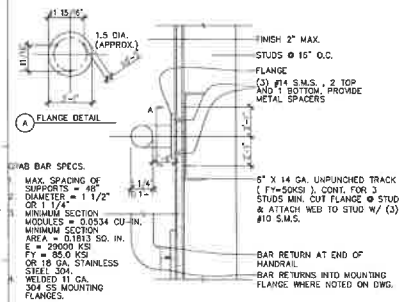
RAISED BRAILLE DOTS SHALL BE:
- CA GRADE 2
- 1/10" O.C. IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS
- RAISED A MINIMUM OF 1/40"
- DOMED OR ROUNDED
- PAINTED TO MATCH BACKGROUND COLOR

NOTES:
- ATTACH SIGNS USING (3) F.H.W.S., CNTR-SUNK AND ADHESIVE.
- ALL EDGES TO BE ROUNDED.
- FOR MORE INFO. FOR TYP. IDENT. SIGNS, SEE CBC SEC. 11B-703.
- FOR MORE INFO. FOR EXIT SIGNS, SEE CBC SEC. 1011.4.
- ALL EDGES TO BE ROUNDED.

NOTE:
SIGNS AND IDENTIFICATION REQUIRED BY SECTION 11B-703 AND 1011.4 OF THE CBC SHALL BE INSPECTED PER CBC 11B-703.2.5.

IDENTIFICATION SIGNS ON WALLS
ADA & TITLE 24

1 TYPICAL SIGNAGE
SCALE: NO SCALE



GRAB BAR SPECS.
MAX. SPACING OF SUPPORTS = 48"
DIAMETER = 1 1/2" OR 1 1/4"
MINIMUM SECTION MODULES = 0.0534 CU-IN.
MINIMUM SECTION AREA = 0.1813 SQ. IN.
E = 29000 KSI
Fy = 85.0 KSI
OR 18 GA. STAINLESS STEEL 304.
WELDED TI CA. 304 SS MOUNTING FLANGES.

7 GRAB BAR DETAIL
SCALE: NO SCALE

CLEAR FLOOR SPACE MUST ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE

5% OR AT LEAST ONE LAVATORY SHALL BE ACCESSIBLE

LAVATORIES ADJACENT TO SIDE WALL SHALL BE LOCATED 18" TO CENTER OF FIXTURE

KNEE CLEARANCE UNDER FRONT LIP MIN. 27" HIGH, 30" WIDE, AND EXTENDS A MINIMUM OF 8" IN DEPTH FROM THE FRONT OF THE LAVATORY

TOE CLEARANCE UNDER LAVATORY IS A MIN. 9" HIGH, 30" WIDE, AND EXTENDS A MIN. 17" IN DEPTH FROM THE FRONT OF THE LAVATORY

ALL WATER AND DRAIN PIPING SHALL BE INSULATED OR CONFIGURED TO PREVENT CONTACT UNDER THE LAVATORY

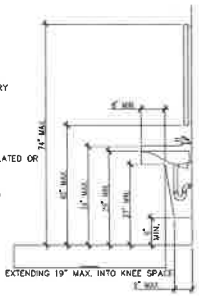
OPERABLE PARTS OF SOAP DISPENSER LOCATED 40" MAX. ABOVE FINISHED FLOOR

THERE ARE NO SHARP OR ABRASIVE ELEMENTS

FAUCETS ARE LEVER TYPE, ELECT. ACTIVATED, OR APPROVED SELF-CLOSING VALVES

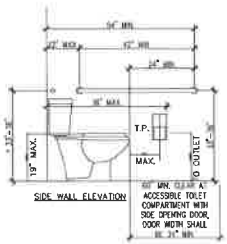
FAUCETS ARE OPERABLE WITH ONE HAND AND HOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, 5 LBS MAX. FORCE TO ACTIVATE CONTROLS

NOTE: DEPTH OF BOWL SHALL BE NO MORE THAN 6"



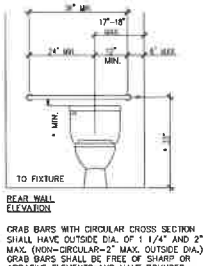
6 ACCESSIBLE LAVATORY REQUIREMENTS
SCALE: NO SCALE

NOTE:
CLEARANCE AROUND A TOILET SHALL BE 60" MIN. MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56" MIN. DEEP FOR WALL HUNG TOILETS AND 56" MIN. DEEP FOR FLOOR MOUNTED TOILETS, MEASURED PERPENDICULAR TO REAR WALL



CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON WIDE SIDE OF TOILET AREAS PER CBC 11B-604.6

* REAR GRAB BAR ALLOWED AT MAX. 36" A.F.F. AT TANK TYPE TOILETS, THE SPACE BETWEEN THE GRAB BAR AND TOP OF TANK SHALL BE 1 1/2" MINIMUM PER CBC 11B-604.5



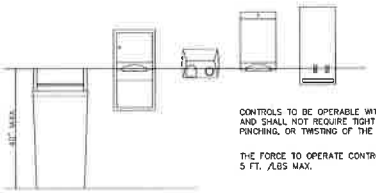
GRAB BARS WITH CIRCULAR CROSS SECTION SHALL HAVE OUTSIDE DIA. OF 1 1/4" AND 2" MAX. (NON-CIRCULAR-2" MAX. OUTSIDE DIA.) GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES, MIN STRUCTURAL STRENGTH TO TO SUPPORT 250# POINT LOADS, BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS

5 ACCESSIBLE TOILET REQUIREMENTS
SCALE: NO SCALE

UNOBSTRUCTED FORWARD AND SIDE REACH SHALL BE 48" MAX. & 15" MIN. HIGH. ABOVE FINISH FLOOR IN ACCORDANCE WITH CBC SECTION 11B-308.3.1

OPERABLE PARTS OF ALL FIXTURES OR ACCESSORIES LOCATED 40" ABOVE FLOOR.

AT LEAST ONE MIRROR ABOVE ACCESSIBLE COUNTER SHALL BE INSTALLED WITH BOTTOM EDGE AT 40" MAXIMUM ABOVE FINISH FLOOR



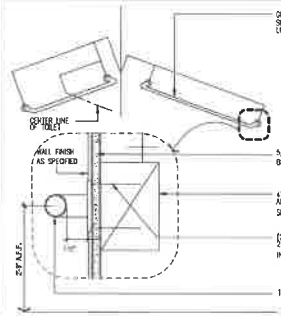
CONTROLS TO BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST

THE FORCE TO OPERATE CONTROLS IS 5 FT. /LBS MAX.

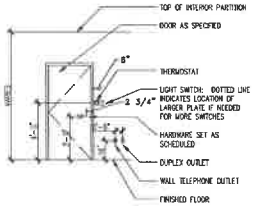
COAT HOOKS AND SHELVING LOCATED 48" MAX. ABOVE FLOOR

IF MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL HAVE A SHELF LOCATED 44" MAX. FROM FLOOR

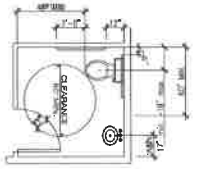
4 ACCESSIBLE TOILET ACCESSORIES
SCALE: NO SCALE



11 TYPICAL GRAB BAR DETAIL
SCALE: NO SCALE

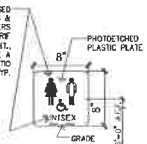


10 TYPICAL DOOR MOUNTING HEIGHTS
SCALE: NO SCALE



9 TYPICAL SINGLE-ACCOMMODATION TOILET FACILITY
SCALE: NO SCALE

1/32" HIGH RAISED TACTILE PICTOGRAMS & CHARACTERS. CHARACTERS SHALL BE SANS-SERIF UPPER CASE, 3/4" HT., AND HAVE A WIDTH-TO-HT. RATIO BETWEEN 1:1 & 3:5, TYP.



ALL TOILET ACCESSORIES ARE SATIN FINISH STAINLESS STEEL. ALTERNATES ARE SUBJECT TO APPROVAL BY OWNER.

ALL RESTROOM FIXTURES, ACCESSORIES, FINISHES, SIGNS ETC. SHALL COMPLY WITH ACCESSIBILITY REGULATIONS.

ALL FAUCET CONTROLS AND OPERATING MECHANISMS AT SINK AREAS SHALL:

A. BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING AND/ OR TWISTING OF THE WRIST.
B. REQUIRE NO MORE THAN 5 LBS. FORCE TO ACTIVATE.
C. BE LEVER OPERATED, PUSH TYPE, ELECTRICALLY CONTROLLED OR SIMILAR, AS REQUIRED BY CODE.

ALL ACCESSORIES SHALL HAVE OPERABLE PARTS MOUNTED NOT MORE THAN +40" A.F.F. (SEE RESTROOM ACCESSORIES – MOUNTING HEIGHTS ELEVATION – THIS SHEET).

NOTE:
1. INSTALL ON WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. TYP.
2. UNISEX SIGN SHOWN. SEE PLAN FOR REQUIREMENTS OF EA. TOILET ROOM

8 SCALE: NO SCALE

FISHERMEN 'S CATCH
2685 E LELAND ROAD PITTSBURG , CA

DESIGNER
KEN NGUYEN
730 GRAND ST
SAN FRANCISCO, CA 94134
P. 415. 699.5886

REGISTERED PROFESSIONAL ENGINEER
KEN NGUYEN
No. C76686
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

ISSUED

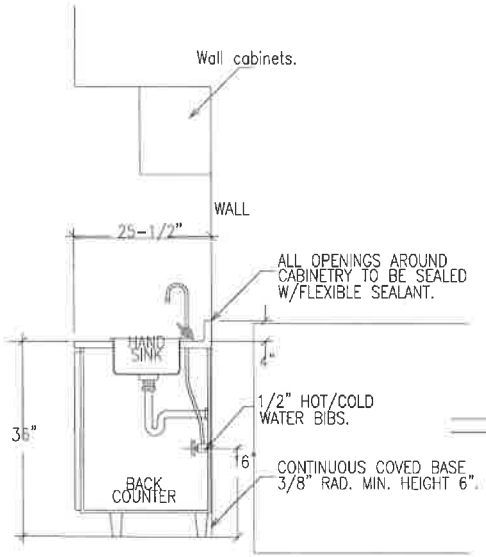
NO.	DESCRIPTION	DATE
△		

Designed by: KN
Drawn by: KN
Job: 05.24.24
Date: 06.24.24
Scale: AS-SHOWN

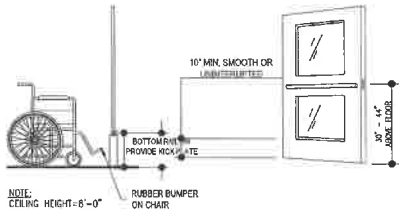
SHEET TITLE:
ADA
DETAILS

SHEET NO.
A6

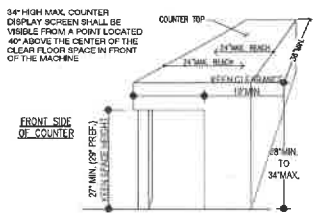
155



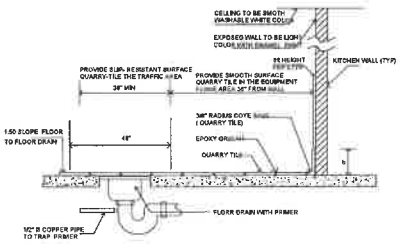
7 **COUNTER ELEVATION**
SCALE: NOT TO SCALE



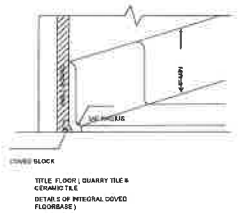
11 DOOR CONSTRUCTION
NTS



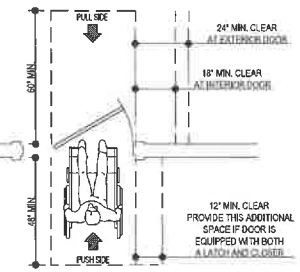
6 ACCESSIBLE COUNTER
SCALE: NOT TO SCALE



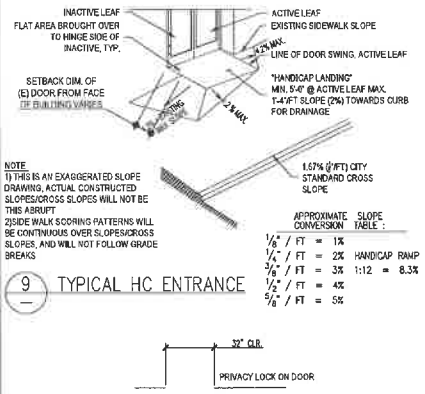
5 **FLOOR, WALL CEILING FINISH**
SCALE: NOT TO SCALE



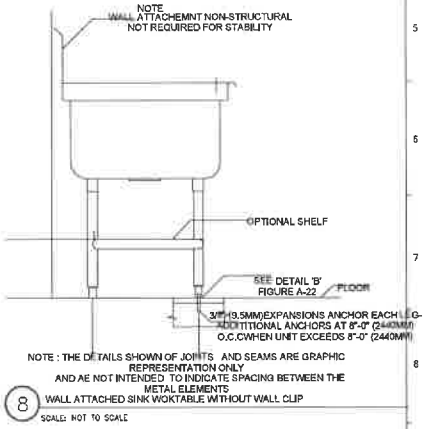
4 **TILE FLOOR DETAIL**
SCALE: NOT TO SCALE



10 DOOR CLEARANCE DETAIL
NTS



9 TYPICAL HC ENTRANCE



8 WALL ATTACHED SINK WORKTABLE WITHOUT WALL CLIP
SCALE: NOT TO SCALE

FISHERMEN 'S CATCH
2685 E LELAND ROAD
PITTSBURG , CA

DESIGNER
KEN NGUYEN
730 GIRARD ST
SAN FRANCISCO, CA 94134
P. 415. 699.5086

REGISTERED PROFESSIONAL ENGINEER
KEN NGUYEN
NO. C70696
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

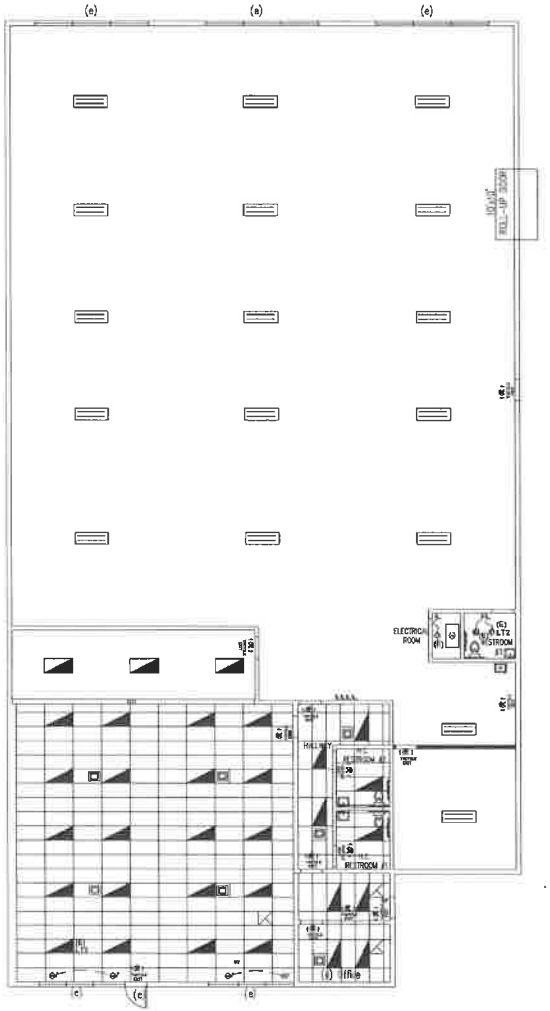
ISSUED

NO	DESCRIPTION	DATE
△		

Designed by: KN
Drawn by: KN
Job: 06.24.24
Date: 06.24.24
Scale: AS-SHOWN

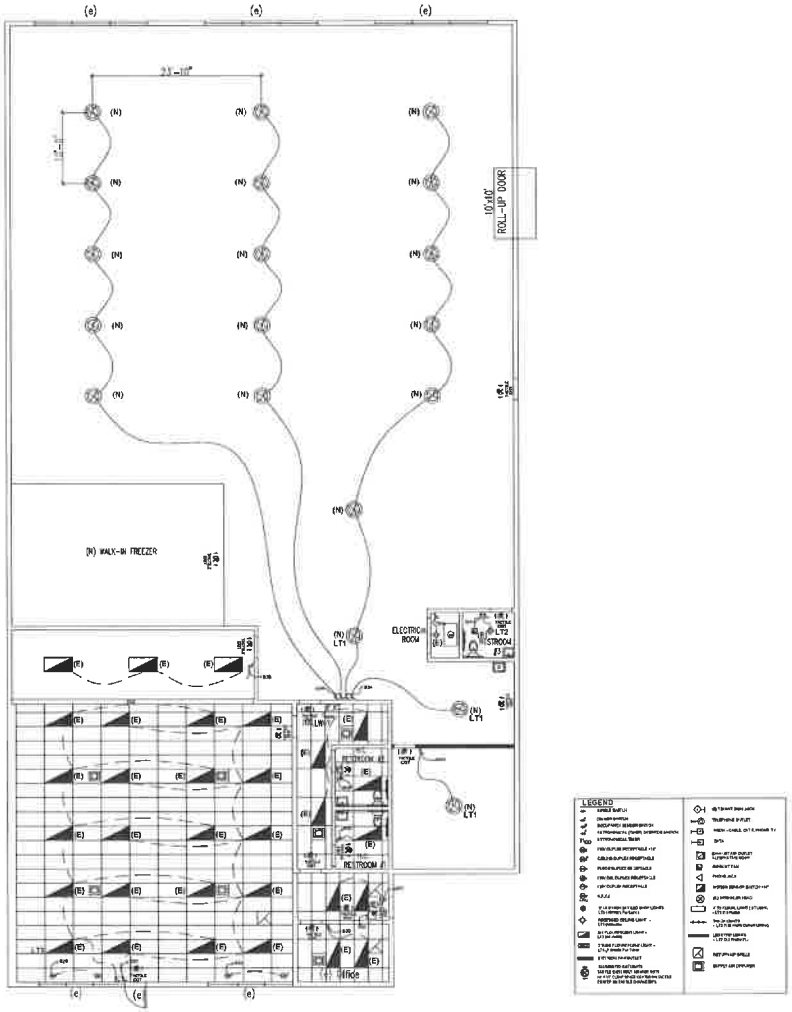
SHEET TITLE:
ADA and PLUMBING DETAILS

SHEET NO.
A7



EXISTING LIGHTING PLAN

SCALE: 3/8" = 1'-0"



PROPOSED LIGHTING PLAN

SCALE: 3/8" = 1'-0"

FISHERMEN 'S CATCH

2685 LELAND ROAD PITTSBURG , CA

DESIGNER
KEN NGUYEN
730 GIRARD ST
SAN FRANCISCO, CA 94134
P: 415. 699.5886

REGISTERED PROFESSIONAL ENGINEER
KEN NGUYEN
No. 090656
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

ISSUED

NO.	DESCRIPTION	DATE

Designed by: KN

Drawn by: KN

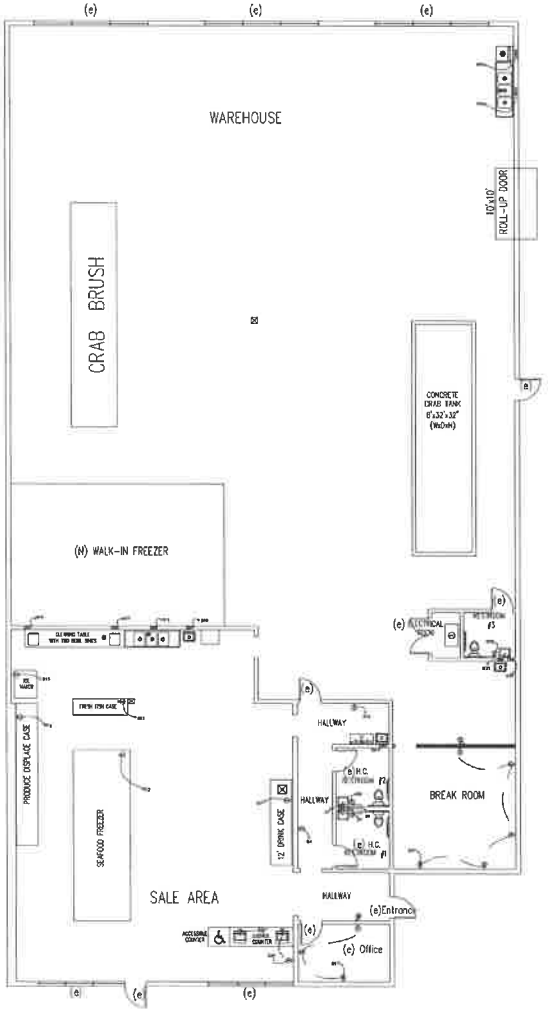
Job: 06.24.24

Date: 06.24.24

Scale: 1/8" = 1'-0"

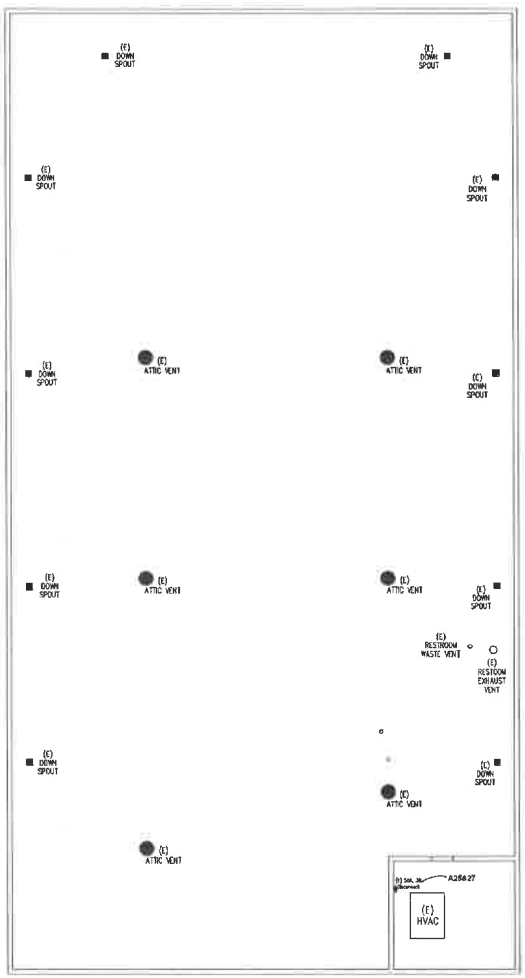
SHEET TITLE:
EXISTING & PROPOSED LIGHTING LAYOUTS

SHEET NO.
E1



(N) ELECTRICAL PLAN- MAIN

SCALE: 1/8" = 1'-0"



(E) ELECTRICAL PLAN-ROOF

SCALE: 1/8" = 1'-0"

ELECTRICAL EQUIPTMENT SCHEDULE

IDENTIFIER NO	NUMBER OF UNIT	UNIT DESCRIPTION	D X W X H	MODEL NUMBER	POWER
A-7	1	Produce Display Case	44 3/8"x73"x85 1/4"	Rivermate RCDE_012017	12V/4A/1Ø ; 1.4A, 16W
A-8	1	Seafood ice Maker	FLA	F-2004MO	120V/1Ø ; 60W, 2A
A-9	1	Treat Fish Tank	1 42"x6"	Rivermate RM-12-RM	120/1Ø/1Ø ; 1A
A-10	1	Sea Food Freezer	8'x6'x34"	ARCTY ; Serial No. 19688	120/1Ø/1Ø ; 5.4A
A-11	1	Sea Refrigerator - Drink Case	29 1/4"x 29 1/8"x78 1/4"	CDR-48 SC-LD	120/1Ø/1Ø ; 7.5A, 120W
A-13	1	Walk-in Cooler	ELECTRONIC LOCK ETHAN'S HOUSE	SYSTEM SHELF	120/1Ø/1Ø ; 2A
A-14	1 1	ELECTRICAL WATER HEATER		50 GALLONS	120/1Ø/1Ø ; 1.4KW, 6A
A-15	1	EXISTING AC UNIT		4A4H36H1848AA	208/1Ø/1Ø ; 40A

DESIGNER
KEN NGUYEN
730 GIRARD ST
SAN FRANCISCO, CA 94134
P. 415. 699.5886

FISHERMEN 'S CATCH

6220 BRIDGEHEAD ROAD OAKLEY , CA 94561

REGISTERED PROFESSIONAL ENGINEER
KEN NGUYEN
No. 27955
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

ISSUED

NO	DESCRIPTION	DATE
△		

Designed by: KN

Drawn by: KN

Job: 06.24.24

Date: 06.24.24

Scale: 1/8" = 1'-0"

SHEET TITLE:

(N)ELECTRICAL PLAN-MAIN

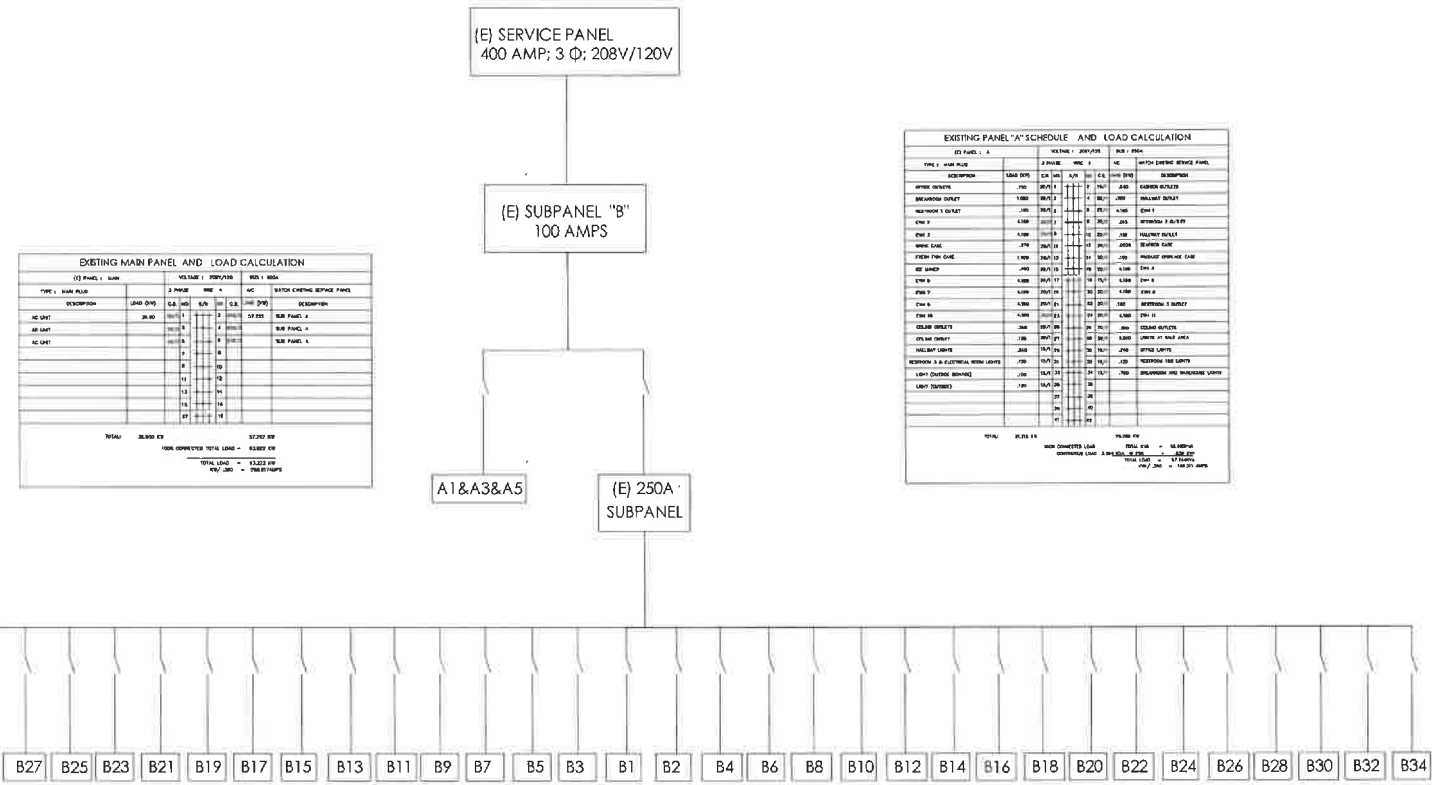
(E)ELECTRICAL PLAN-ROOF

ELECT EQUIP. SCHEDULE

SHEET NO.

E2

SINGLE LINE DIAGRAM



EXISTING MAIN PANEL AND LOAD CALCULATION

EXISTING PANEL "A" SCHEDULE AND LOAD CALCULATION

DESIGNER
KEN NGUYEN
730 GIRARD ST
SAN FRANCISCO, CA 94134
P. 415. 699.5586

FISHERMEN 'S CATCH

8220 BRIDGEHEAD ROAD

OAKLEY , CA 94561

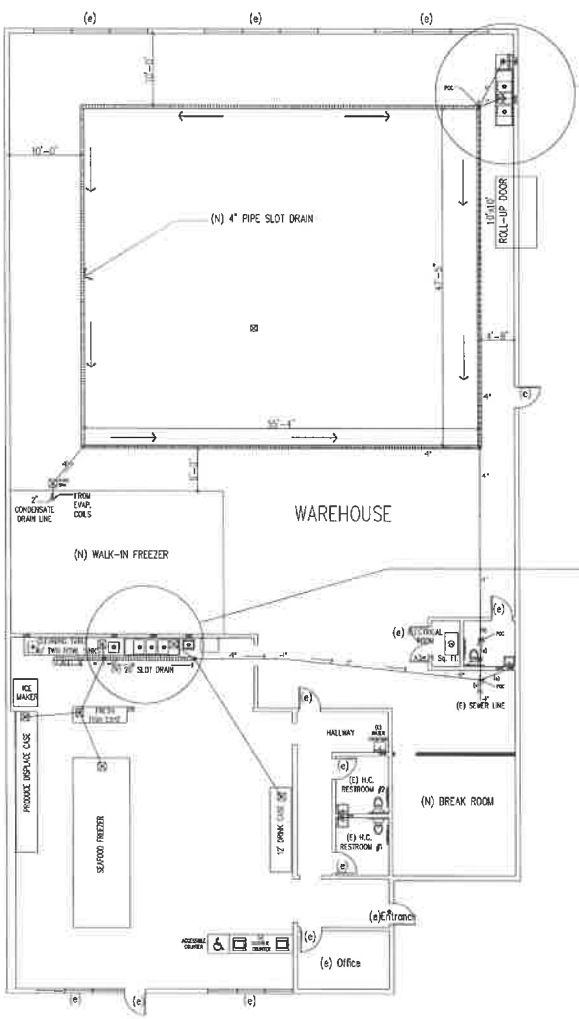
REGISTERED PROFESSIONAL ENGINEER
KEN NGUYEN
NO. C70656
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE
△		

Designed by: KN
Drawn by: KN
Job: 06.24.24
Date: 06.24.24
Scale: NTS

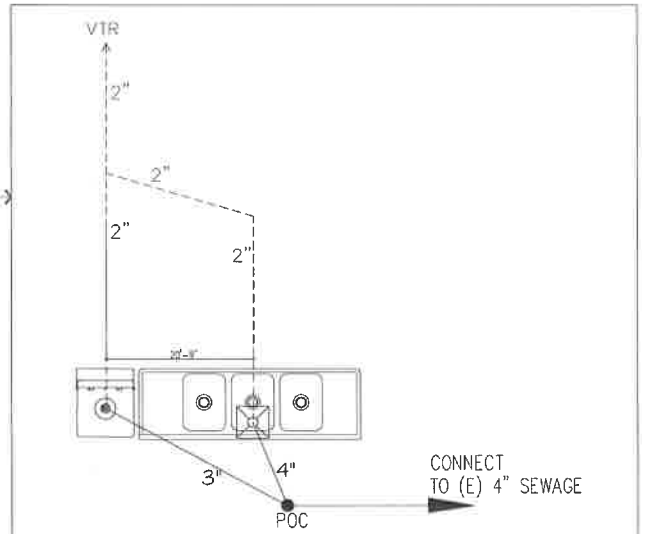
SHEET TITLE:
PANEL &LOAD SCHEDULES;
SINGLE LINE DIAGRAM.

SHEET NO.
E3



PROPOSED WASTE PLUMBING PLAN

SCALE: 1/4" = 1'-0"



PROPOSED PARTIAIL ISOMETRIC DIAGRAM

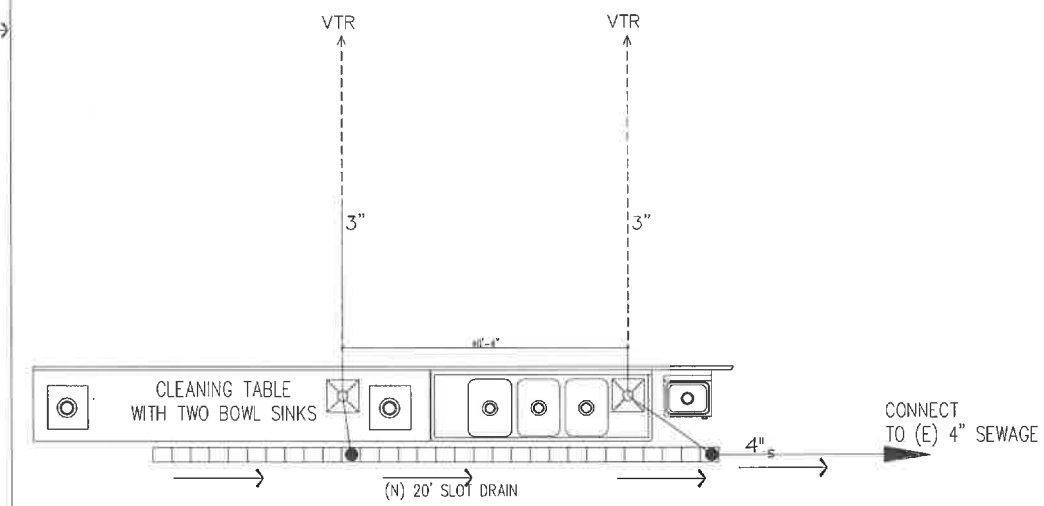
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. ALL WORKS TO BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS AND REGULATIONS
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED UTILITIES NOTED.
3. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE U.L. LISTED.

PLUMBING NOTES:

1. TYPES OF WORK SPECIFIED IN THIS SECTION INCLUDE THE FOLLOWING:
   A) DRAINAGE AND VENT SYSTEMS
   B) DOMESTIC HOT AND (COLD) WATER SYSTEMS TO EQUIPMENT AND PLUMBING FIXTURES.
   C) DOMESTIC HOT WATER AND SPACE SYSTEMS.
   D) GAS PIPING
   E) OTHER NECESSARY ITEMS REQUIRED AND INCIDENTAL TO COMPLETING ALL PLUMBING WORKS AS INDICATED ON THE DRAWINGS AND DESIGNATED HEREIN.
2. CODES AND STANDARD.
   A) PLUMBING CODE COMPLIANCE: COMPLY WITH APPLICABLE PORTIONS OF LOCAL PLUMBING CODE PERTAINING TO SELECTION AND INSTALLATION OF PLUMBING MATERIALS AND PRODUCTS.
   B) ANSI COMPLIANCE: COMPLY WITH APPLIANCE ANSI STANDARDS PERTAINING TO MATERIALS, PRODUCTS, AND INSTALLATION
   C) CEC COMPLIANCE: COMPLY WITH APPLICABLE STATE ENERGY REGULATIONS AND HANDICAP REQUIREMENTS.
3. PRODUCTS:
   A) SANITARY SOIL, WASTE AND VENT SYSTEM
      1. ABOVE GROUND CONTRACTOR OPTIONS
         DWV MAY BE USED FOR PIPE SIZES 2½" AND SMALLER.
   B) WATER SYSTEMS
      1. ABOVE GROUND
         a) DOMESTIC COLD WATER, COPPER, PRESSURE TYPE M, JOINTS ½ SOLDER.
         b) DOMESTIC HOT WATER, COPPER, PRESSURE TYPE M, JOINTS ½ SOLDER.
         c) GAS PIPING
            1) ABOVE GROUND INSIDE BUILDING, BLACK STEEL SCHED. 40.
            2) ABOVE GROUND OUTSIDE BUILDING, GALVANIZED STEEL SCHED. 40.
         d) CLOSED LOOP HYDRONIC PIPING
            1) PEX TUBING OR COPPER PIPE.
4. IF INCLUDED IN SCOPE OF WORKS:
   a) ALL PLUMBING FIXTURES SHALL BE CERTIFIED TO THE CALIFORNIA ENERGY COMMISSION (WATER CLOSET: 1.6gpf, URINAL: .5gpf, TOILET: 1gpf, SHOWER HEADS: 2.0GPM, LAVATORY FAUCETS: 2.2GPM, KITCHEN SINKS: 2.5GPM.
   b) WRAP ALL HOT WATER PIPING AND TRAPS BELOW LAVATORIES.
5. BACKFLOW PREVENTION DEVICES (PRESSURE DETECT TYPE) SHALL BE INSTALLED ON ALL SHAMPOO HOT AND COLD- WATER SUPPLY. ALSO, BACKFLOW PREVENTION DEVICE SHALL BE COMPLIANT WITH CPC 603.5.7.



PROPOSED PARTIAIL ISOMETRIC DIAGRAM

SCALE: 1/4" = 1'-0"

FISHERMEN 'S CATCH
2685 E. LELAND RD, PITTSBURG, CA 94565

DESIGNER
KEN NGUYEN
730 GIRARD ST
SAN FRANCISCO, CA 94134
P. 415. 699.5886

REGISTERED PROFESSIONAL ENGINEER
KEN NGUYEN
No. C76696
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

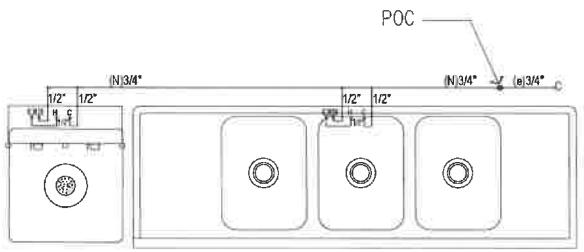
ISSUED

NO.	DESCRIPTION	DATE

Designed by: KN
Drawn by: KN
Job: 240601
Date: 06.09.24
Scale: 1/4" = 1'-0"

SHEET TITLE:
PROPOSED
PLUMBING PLAN

SHEET NO.
P1



PROPOSED PARTIAIL WATER SUPPLY PLAN

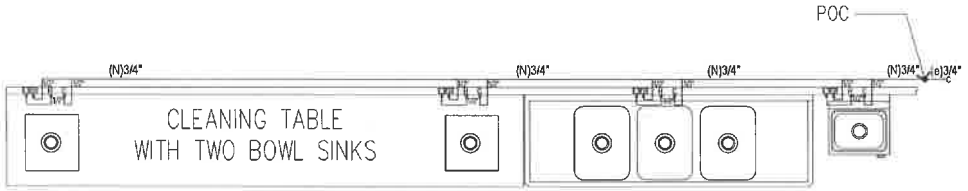
SCALE: 3/4" = 1'-0"

GENERAL NOTES:

1. ALL WORKS TO BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS AND REGULATIONS.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED UTILITIES NOTED.
3. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE U.L. LISTED.

PLUMBING NOTES:

1. TYPES OF WORK SPECIFIED IN THIS SECTION INCLUDE THE FOLLOWING.
   A) DRAINAGE AND VENT SYSTEMS
   B) DOMESTIC (HOT AND COLD) WATER SYSTEMS TO EQUIPMENT AND PLUMBING FIXTURES.
   C) DOMESTIC HOT WATER AND SPACE SYSTEMS
   D) GAS PIPING
   E) OTHER NECESSARY ITEMS REQUIRED AND INCIDENTAL TO COMPLETING ALL PLUMBING WORKS AS INDICATED ON THE DRAWINGS AND DESIGNATED HEREIN.
2. CODES AND STANDARD:
   A) PLUMBING CODE COMPLIANCE: COMPLY WITH APPLICABLE PORTIONS OF LOCAL PLUMBING CODE PERTAINING TO SELECTION AND INSTALLATION OF PLUMBING MATERIALS AND PRODUCTS
   B) ANSI COMPLIANCE: COMPLY WITH APPLIANCE ANSI STANDARDS PERTAINING TO MATERIALS, PRODUCTS, AND INSTALLATION
   C) CEC COMPLIANCE: COMPLY WITH APPLICABLE STATE ENERGY REGULATIONS AND HANDICAP REQUIREMENTS.
3. PRODUCTS:
   A) SANITARY SOIL, WASTE AND VENT SYSTEM
      1. ABOVE GROUND CONTRACTOR OPTIONS:
         DWV MAY BE USED FOR PIPE SIZES 3½" AND SMALLER.
   B) WATER SYSTEMS:
      1. ABOVE GROUND
         a) DOMESTIC COLD WATER, COPPER, PRESSURE TYPE M, JOINTS ½ SOLDER.
         b) DOMESTIC HOT WATER, COPPER, PRESSURE TYPE M, JOINTS ½ SOLDER.
         c) GAS PIPING
            1) ABOVE GROUND INSIDE BUILDING: BLACK STEEL SCHED. 40.
            2) ABOVE GROUND OUTSIDE BUILDING, GALVANIZED STEEL SCHED. 40
         d) CLOSED LOOP HYDRONIC PIPING.
            1) PEX TUBING OR COPPER PIPE
4. IF INCLUDED IN SCOPE OF WORKS:
   a) ALL PLUMBING FIXTURES SHALL BE CERTIFIED TO THE CALIFORNIA ENERGY COMMISSION (WATER CLOSET: 1.6gpf, URINAL: .5gpf, TOILET: 1gpf, SHOWER HEADS: 2.0GPM, LAVATORY FAUCETS: 2.2GPM, KITCHEN SINKS: 2.2GPM.
   b) WRAP ALL HOT WATER PIPING AND TRAPS BELOW LAVATORIES.
5. BACKFLOW PREVENTION DEVICES (PRESSURE DETECT TYPE) SHALL BE INSTALLED ON ALL ESTABLISHMENT HOT AND COLD- WATER SUPPLY ALSO, BACKFLOW PREVENTION DEVICE SHALL BE COMPLIANT WITH CPC 603.5.7.



PROPOSED PARTIAIL WATER SUPPLY PLAN

SCALE: 3/4" = 1'-0"

CPC TABLE 610.4

PRESSURE	30-40 PSI
DEV LENGTH	25ft
AVERAGE	7C
3/8"	10
1/2"	20
3/4"	150
1"	320
1 1/4"	640
1 1/2"	1020
2"	

FISHERMEN 'S CATCH
2685 LELAND RD, PITTSBURG, CA 94565

DESIGNER
KEN NGUYEN
730 GIRARD ST
SAN FRANCISCO, CA 94134
P. 415. 699.5886

REGISTERED PROFESSIONAL ENGINEER
KEN NGUYEN
LEAL ENGINEER
NO. C90826
Exp. 06/30/25
CIVIL
STATE OF CALIFORNIA

ISSUED

NO.	DESCRIPTION	DATE
△		

Designed by: KN
Drawn by: KN
Job: 240801
Date: 06.09.24
Scale: 1/4" = 1'-0"

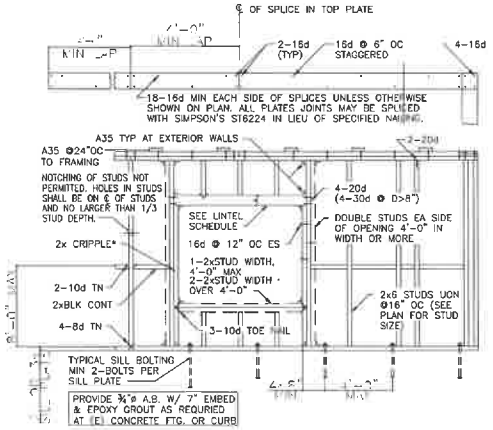
SHEET TITLE:
PROPOSED
PLUMBING PLAN

SHEET NO.
P2

NAILING SCHEDULE

NOTE: USE COMMON NAILS UNLESS OTHERWISE NOTED.

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
BRIDGING TO JOIST, TOE NAIL EACH END	2-8d
1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND FACE AND NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE, TOE NAIL	4-8d
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLED TOP PLATES, FACE NAIL	16d AT 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH PIECE
CEILING JOISTS TO PLATE, TOE NAIL	3-8d
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOE NAIL	3-8d
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
1" x 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
BUILT-UP CORNER STUDS	16d AT 24" O.C.



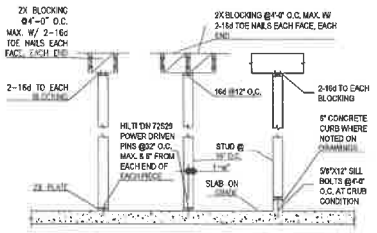
HEADER SCHEDULE

STUD \ SPAN	2'-0" MAX	4'-0" MAX	8'-0" MAX	>8'-0"
2x4 STUDS	2-2x4 OR 4x4	2-2x6 OR 4x6	4x8	SEE NOTE 4
2x6 STUDS	3-2x4 OR 4x4	3-2x6 OR 6x6	6x8	SEE NOTE 4
2x8 STUDS	4x8	6x8	8x8	SEE NOTE 4

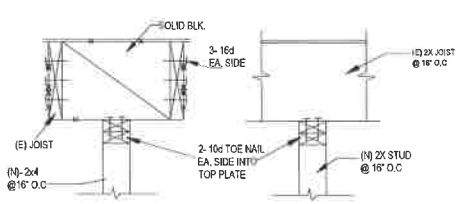
ALL LINTELS ON EDGES EXCEPT WHERE NOTED, F WHERE THEY ARE FLAT.

NOTE:

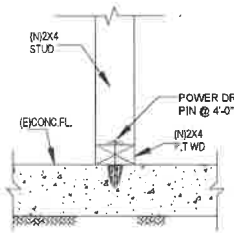
1. * USE 3x CRIPPLE WHERE SPAN EXCEEDS 6'-0", UON
2. WHERE LINTEL REPLACES ONE OF 2x TOP PLATES, LAP AND NAIL PLATE TO LINTEL SAME AS FOR PLATES.
3. AT BEARING WALL WITHOUT PLYWOOD SHEATHING INSTALL CONTINUOUS 2x BLOCKING AT 4'-0" OC MAX VERTICAL
4. FOR SPAN GREATER THAN 8'-0", SEE PLAN.



1 TYPICAL CONNECTION OF NON-BEARING STUD PARTITIONS N.T.S.



2 WALL TO JOIST CONN. N.T.S



3 WALL TO SLAB N.T.S

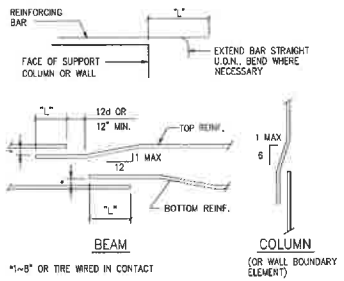
REINFORCING BAR SPLICE AND STRAIGHT DEVELOPMENT LENGTHS SCHEDULE

(NORMAL WEIGHT CONCRETE)

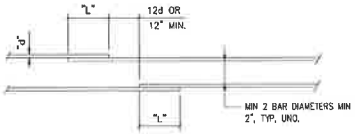
TENSION SPLICE	f'c PSI	BAR SIZE GRADE 60	#3	#4	#5	#6	#7	#8	#9	#10	#11
CLASS A & STRAIGHT DEVELOPMENT LENGTHS, L (IN)	2500	TOP	24"	31"	40"	48"	69"	79"	88"	98"	108"
		OTHER	18"	25"	30"	37"	53"	61"	69"	75"	83"
	3000	TOP	21"	28"	36"	43"	62"	71"	80"	89"	98"
		OTHER	16"	22"	27"	33"	48"	55"	62"	68"	75"
	4000	TOP	18"	25"	31"	37"	54"	62"	69"	77"	85"
		OTHER	14"	19"	24"	28"	42"	47"	53"	59"	65"
CLASS B	2500	TOP	31"	41"	51"	61"	90"	102"	115"	128"	140"
		OTHER	24"	31"	40"	48"	69"	79"	88"	98"	108"
	3000	TOP	28"	37"	46"	55"	81"	92"	104"	116"	127"
		OTHER	21"	28"	36"	43"	62"	71"	80"	89"	98"
	4000	TOP	24"	32"	40"	48"	70"	80"	90"	100"	110"
		OTHER	18"	25"	31"	37"	54"	62"	69"	77"	85"

NOTE: PROVIDE 30% LONGER LAP LENGTH FOR LIGHT WEIGHT CONCRETE.

NOTES:
1. CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED SHALL BE NOT LESS THAN TWO BAR DIAMETERS AND CLEAR COVER SHALL NOT BE LESS THAN ONE BAR DIAMETER, AND STIRRUPS OR TIES THROUGHOUT "L" SHALL NOT BE LESS THAN THE PRESCRIBED MINIMUM.
2. ALL SPLICES SHALL BE CLASS B SPLICE, TYP. UNO.
3. PROVIDE 180° HOOK OR T-HEAD AT EDGE OF SLAB OR OPENING, TYP, UNO.
4. TOP BARS ARE HORIZONTAL REINFORCEMENT WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW BAR. THIS INCLUDES BEAMS, SLABS, FOUNDATION AND WALLS.
5. WHEN SPLICING DIFFERENT SIZED BARS, USE THE LONGER LENGTH OF (Ld OF THE LARGER BAR AND LAP SPLICE Ls OF THE SMALLER BAR).
6. NON-CONTACT LAP SPLICED BARS SHALL NOT BE SPACED TRANSVERSELY FURTHER APART THAN 20% OF THE REQUIRED LAP LENGTH OR 8 INCHES.
7. FOR f'c OF 2,500 PSI, USE SPLICE LENGTH VALUES FOR 3,000 PSI AND INCREASE THEM BY 15%



A BOUNDARY, COLUMN AND BEAM REINFORCING SPLICE DETAIL



B WALL OR SLAB REINFORCING SPLICE DETAIL

4 REINFORCING BAR SPLICE SCHEDULE AND NOTES

DESIGNER
KEN NGUYEN
730 GIRARD ST.
SAN FRANCISCO, CA 94134
P. 415. 699.5886

REGISTERED PROFESSIONAL ENGINEER
KEN NGUYEN
No. C70656
Exp. 08/30/25
CIVIL
STATE OF CALIFORNIA

ISSUED

NO.	DESCRIPTION	DATE

Designed by: KN
Drawn by: KN
Job: 10.24.22
Date: 10.24.22
Scale: 1/4" = 1'-0"

SHEET TITLE: DETAILS

SHEET NO. S1

FISHERMEN 'S CATCH
6200 BRIDGEHEAD ROAD
OAKLEY, CA 94561

162

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Fishermen's Catch Lighting Alteration	Report Page:	(Page 1 of 8)
		Date Prepared:	2024-08-08T13:08:02-07:00

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment Area Category	PAF
Warehouse	Commercial Industrial Warehouse	0.4	5,700	2,315	No	No
Sales Area	Retail Merchandise Sales Wholesale Showroom	0.95	1,975	1,876.25	No	No
Breakroom	All Other Space Types	0.4	298	118	No	No
Office	Office [<= 250 square feet]	0.55	106	58.3	No	No
Restrooms - H'way	Restroom	0.85	290	186.5	No	No
Restroom - Electrical Rm	Restroom	0.55	71	47.45	No	No
		TOTALS:	8,529	4,813.1	See Tables I, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM
This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE
This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY
This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING
This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS
This section does not apply to this project.

Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220101 — Compliance ID: 105792-0824-0018 — Report Generated: 2024-08-08 12:08:02

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Fishermen's Catch Lighting Alteration	Report Page:	(Page 2 of 8)
		Date Prepared:	2024-08-08T13:08:02-07:00

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE
This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))
This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS
This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS
This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)
This section does not apply to this project.

T. DWELLING UNIT LIGHTING
This section does [illegible] to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
[illegible] have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E, Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCC-LTI-E - Must be submitted for all buildings

Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220101 — Compliance ID: 105792-0824-0018 — Report Generated: 2024-08-08 12:08:02

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Fishermen's Catch Lighting Alteration	Report Page:	(Page 3 of 8)
		Date Prepared:	2024-08-08T13:08:02-07:00

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
[illegible] have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E, Additional Remarks. These documents must be provided to the building inspector during construction and any with "A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	System/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	Area(s) Breakroom; Office; Restrooms - H'way ; Restroom - Electrical Rm

Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220101 — Compliance ID: 105792-0824-0018 — Report Generated: 2024-08-08 12:08:02

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Fishermen's Catch Lighting Alteration	Report Page:	(Page 3 of 8)
Project Address:	2685 Leland Road, Pittsburg, CA 94565	Date Prepared:	2024-08-08T13:08:02-07:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Martin C. Cabyabyab	Documentation Author Signature:	Martin C. Cabyabyab
Company:	[illegible]	Signature Date:	08-13-2024
Address:	35 Glenbrook	CEA/HERS Certification Identification (if applicable):	[illegible]
City/State/Zip:	San Francisco, CA 94112	Phone:	415-218-9020

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on the Certificate of Compliance for which I am responsible.
3. The energy features and performance specifications, materials, components, and manufacturer devices for the building design or system design identified on the Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on the Certificate of Compliance are consistent with the other features identified on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the building permit application.
5. I will ensure that a completed signed copy of the Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of the Certificate of Compliance is required to be included with the documentation [illegible] to the building owner at occupancy.

Responsible Designer Name:	KEN NGUYEN	Responsible Designer Signature:	[illegible]
Company:	[illegible]	Signature Date:	08/24/24
Address:	[illegible]	License:	[illegible]
City/State/Zip:	[illegible]	Phone:	415-[illegible]

Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220101 — Compliance ID: 105792-0824-0018 — Report Generated: 2024-08-08 12:08:02

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Fishermen's Catch Lighting Alteration	Report Page:	(Page 1 of 8)
		Date Prepared:	2024-08-08T13:08:02-07:00

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name:	Fishermen's Catch Lighting Alteration	Report Page:	
Project Address:	2685 Leland Road, Pittsburg, CA 94565	Date Prepared:	

A. GENERAL INFORMATION

01	Project Location (city)	Pittsburg	
02	Climate Zone	12	
03	Occupancy Types Within Project [select all that apply].		
* Retail			
C4	Total Conditioned Floor Area (ft²):	8,529	
C5	Total Unconditioned Floor Area (ft²):		
C6	# of Stories (Subtotaller Above Grade)	1	

B. PROJECT SCOPE
This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☐ New Lighting System	N/A	0	N/A	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
☐ Altered Lighting System	Area Category Method	8529	Area [illegible] Method	0
Total Area of Work (ft²)		8529		

Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220101 — Compliance ID: 105792-0824-0019 — Report Generated: 2024-08-08 12:08:02

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Fishermen's Catch Lighting Alteration	Report Page:	(Page 2 of 8)
		Date Prepared:	2024-08-08T13:08:02-07:00

C. COMPLIANCE RESULTS
If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D for guidance.

Lighting in conditioned and unconditioned spaces must not be considered for compliance per 140.6(b)1 / 170.2(b)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)				Compliance Results
	01	02	03	04	05		06	07		08	09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(b)4	Area Category Additional 140.6(c)2B / 170.2(b)4Aiv (+)	Tailored 140.6(c)3 / 170.2(b)4B (+)	Total Allowed (Watts)	=	Total Designed (Watts)	Adjustments PAF*Lighting Control Credit 140.6(a)2 / 170.2(e)3 (-)	=	Total Adjusted (Watts) *Includes Adjustments	05 must be >= 08 140.6 / 170.2(e)
	(See Table I)	(See Table J)	(See Table K)	(See Table L)			(See Table F)	(See Table P)			
Conditioned		4,615.1			4,615.1	≥	2,800		=	2800	COMPLIES
Unconditioned						≥			=		
Complete Compliance [See Table M for Details]											COMPLIES
Rated Power Reduction Compliance [See Table Q for Details]											COMPLIES

D. EXCEPTIONAL CONDITIONS
This table is not filled with applicable responses because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220101 — Compliance ID: 105792-0824-0019 — Report Generated: 2024-08-08 12:08:02

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Fishermen's Catch Lighting Alteration	Report Page:	(Page 3 of 8)
		Date Prepared:	2024-08-08T13:08:02-07:00

F. INDOOR LIGHTING FIXTURE SCHEDULE
This table includes all planned permanent and portable lighting other than dwelling unit/sleeping unit and hotel/motel room lighting as documented in Table E. If using Table F to document lighting in multifamily common use areas providing shared amenities for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Fixture Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Changeable Color[1]	Watts per luminaire	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
LT1	5" LED HB LED Lights	No	NA	40	Mfr. Spec	19	No	760	☐	☐
LT2	Recessed Ceiling Lights	No	NA	60	Mfr. Spec	2	No	120	☐	☐
LT3	2x4 Fluorescent Lights	No	NA	60	Mfr. Spec	32	No	1,920	☐	☐
Total Designed Watts: CONDITIONED SPACES								2,800		

[1] FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted as to 75% / 80% of their total wattage. Table F automatically makes this adjustment, the permit applicant should enter the nominal wattage in column 05.
*Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.

G. MODULAR LIGHTING SYSTEMS
This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not Including PAFs)
This table includes lighting controls for nonresidential and unconditioned spaces.

Building Level Controls

01	02	03	
		Field Inspector	
		Pass	Fail
Mandatory Demand Response 130.12(c)	Shall comply 130.1(c) / 160.5(b)4C	☐	☐
N/A < 4,000W subject to multilevel	See Area/Space Level Controls	☐	☐

Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220101 — Compliance ID: 105792-0824-0018 — Report Generated: 2024-08-08 12:08:02

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Fishermen's Catch Lighting Alteration	Report Page:	(Page 4 of 8)
		Date Prepared:	2024-08-08T13:08:02-07:00

H. INDOOR LIGHTING CONTROLS (Not Including PAFs)

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) / 160.5(b)4C	Dimmed or Bi-Level Lighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1 / 170.2(e)1A	Field Inspector	
								Pass	Fail
Warehouse	Commercial Industrial Warehouse	Auth. Personnel	NA: <= 80 % LP (alt only)	Site Building Level	NA: <= 80 % LP (alt only)	NA: <= 80 % LP (alt only)	No	☐	☐
Sales Area	Retail Merchandise Sales Wholesale Showroom	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: <= 80 % LP (alt only)	No	☐	☐
Breakroom	All Other Space Types	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Office	Office [<= 250 square feet]	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Restrooms - H'way	Restroom	Readily Accessible	NA: <= 80 % LP (alt only)	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Restroom - Electrical Rm	Restroom	Readily Accessible	NA: <= 80 % LP (alt only)	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
							13		
							Plan Sheet Showing Daylit Zones:		

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS
Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Columns 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used.

Conditioned Spaces

01	02	03	04	05	06

Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220101 — Compliance ID: 105792-0824-0018 — Report Generated: 2024-08-08 12:08:02

SHEET NO. T-1

SHEET TITLE: TITLE-24 REPORT

Scale: NTS
Date: 08.24.24
Job: 08.24.24
Drawn by: KN
Designed by: KN

NO.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA — CIVIL — No. C087[illegible] — Exp. 06/30/25

DESIGNER
KEN NGUYEN
730 GIRARD ST
SAN FRANCISCO, CA 94134
P. 415. 699.5885

FISHERMEN 'S CATCH

6220 BRIDGEHEAD ROAD — OAKLEY , CA 94561

Indoor Lighting Mandatory Measures:

110.9 LIGHTING CONTROLS AND COMPONENTS
ALL LIGHTING CONTROL DEVICES AND SYSTEMS, AND ALL LIGHT SOURCES SHALL MEET THE APPLICABLE REQUIREMENTS OF 110.9.

NOTE: THE EXEMPTED SPACES DO NOT COUNT TOWARDS THE 10,000 FT2 THRESHOLD.

130.0 GENERAL LUMINAIRE REQUIREMENTS
ALL LUMINAIRES SHALL BE FACTORY-LABELLED PER 130.0(c).
ENERGY MANAGEMENT CONTROL SYSTEMS (EMCS) SHALL MEET REQUIREMENTS OF 130.0(e).

130.1(a) MANUAL AREA CONTROLS
EACH ROOM OR AREA WITH FLOOR-TO-CEILING WALLS IN THIS BUILDING SHALL HAVE LIGHTING CONTROLS THAT ALLOW LIGHTING TO BE MANUALLY TURNED ON AND OFF MANUAL CONTROLS SHALL:

1. BE READILY ACCESSIBLE
2. BE LOCATED IN THE SAME ENCLOSED AREA WITH THE LIGHTING IT CONTROLS.
3. PROVIDE SEPARATE CONTROL OF GENERAL, FLOOR, WALL, WINDOW CASE DISPLAY, ORNAMENTAL AND SPECIAL EFFECTS LIGHTING SO EACH TYPE CAN BE TURNED ON AND OFF SEPARATELY WITHOUT AFFECTING OTHER LIGHTING OR EQUIPMENT.

130.1(b) MULTILEVEL LIGHTING CONTROLS
GENERAL LIGHTING IN ALL ROOMS AND AREAS 100 FT2 OR GREATER AND WITH MORE THAN 0.5 WATTS PER FT2 OF LIGHTING LOAD SHALL HAVE MULTILEVEL CONTROLS THAT ALLOW LIGHT LEVELS TO BE ADJUSTED UP AND DOWN. CONTROLS SHALL PROVIDE NUMBER OF CONTROL STEPS AND UNIFORM ILLUMINANCE LIGHT LEVELS PER TABLE 130.1-A.

130.1(c) SHUTOFF CONTROLS
ALL INSTALLED INDOOR LIGHTING SHALL BE EQUIPPED WITH CONTROLS TO AUTOMATICALLY REDUCE LIGHTING POWER WHEN SPACE IS TYPICALLY UNOCCUPIED.

130.1(c)1: CONTROL REQUIREMENTS
ALL INSTALLED INDOOR LIGHTING SHALL HAVE ALL OF THE FOLLOWING:
A. CONTROL(S) CAPABLE OF AUTOMATICALLY SHUTTING OFF ALL LIGHTING IN THE SPACE WHEN TYPICALLY UNOCCUPIED (OCCUPANT SENSING CONTROL, AUTOMATIC TIME-SWITCH CONTROL, OR OTHER)
B. SEPARATE CONTROLS FOR LIGHTING ON EACH FLOOR (OTHER THAN STAIRWELLS)
C. SEPARATE CONTROLS FOR A SPACE ENCLOSED BY CEILING HEIGHT PARTITIONS NOT EXCEEDING 5,000 FT2

Indoor Lighting Mandatory Measures:

130.1(c)2 REQUIRED USE OF FULL-OFF OCCUPANT SENSORS
FULL-OFF OCCUPANT SENSING CONTROLS THAT ARE CAPABLE OF AUTOMATICALLY SHUTTING OFF ALL LIGHTING WHEN THE THE CONTROL ZONE IS UNOCCUPIED FOR 20 MINUTES OR LESS ARE REQUIRED FOR:

- OFFICES 250 FT² OR SMALLER
- MULTIPURPOSE ROOMS <3000 FT²
- CLASSROOMS OF ANY SIZE
- CONFERENCE ROOMS OF ANY SIZE
- RESTROOMS OF ANY SIZE

ADDITIONAL FULL-OFF CONTROL FUNCTIONALITY:
WHEN MULTILEVEL CONTROL IS REQUIRED PER 130.1(b) (ENCLOSED AREA >= 100 SQUARE FEET AND LIGHTING LOAD >0.5 WATTS) PROVIDE VACANCY SENSOR OR PARTIAL-ON OCCUPANCY SENSOR. WHEN MULTILEVEL CONTROLS NOT REQUIRED PER 130.1(b), PROVIDE OCCUPANT SENSOR, PARTIAL-ON OCCUPANT SENSOR, OR VACANCY SENSOR.

130.1(c)3 PARTIAL OR FULL-OFF OCCUPANT SENSORS
PROVIDE PARTIAL OR FULL-OFF OCCUPANT SENSORS, IN ADDITION TO SHUTOFF CONTROLS PER 130.1(c)1 AND 130.1(c)2, IN THE FOLLOWING SPACES:

- AISLE WAYS AND OPEN AREAS IN WAREHOUSES
- LIBRARY BOOK STACK AISLES
- CORRIDORS AND STAIRWELLS
- OFFICES GREATER THAN 250 SQ. FT.

Indoor Lighting Mandatory Measures:

130.1(f) CONTROL INTERACTIONS
EACH LIGHTING CONTROL INSTALLED TO MEET 130.1 REQUIREMENTS SHALL INCORPORATE THE FUNCTIONS OF OTHER LIGHTING CONTROLS REQUIRED BY THIS SECTION.

1. FOR GENERAL LIGHTING, MANUAL AREA CONTROL SHALL PERMIT THE LEVEL OF LIGHT PROVIDED WHILE LIGHTING IS ON TO BE SET OR ADJUSTED BY CONTROLS SPECIFIED IN 130.1(b), (c), (d) and (e).

2. MANUAL AREA CONTROL SHALL PERMIT SHUTOFF CONTROL TO TURN THE LIGHTING DOWN OR OFF.

3. MULTILEVEL CONTROL SHALL PERMIT THE AUTOMATIC DAYLIGHTING CONTROL TO ADJUST ELECTRIC LIGHTING IN RESPONSE TO DAYLIGHT.

4. MULTILEVEL CONTROL SHALL PERMIT THE DEMAND RESPONSIVE (DR) CONTROL TO ADJUST LIGHTING DURING A DR EVENT THEN RETURN IT TO THE LEVEL SET BY THE CONTROL AFTER THE EVENT.

5 SHUTOFF CONTROL SHALL PERMIT THE MANUAL AREA CONTROL TO TURN THE LIGHTING ON.

6. AUTOMATIC DAYLIGHTING CONTROL SHALL PERMIT MULTILEVEL LIGHTING CONTROL TO ADJUST THE LIGHTING LEVEL.

7. FOR LIGHTING CONTROLLED BY MULTILEVEL LIGHTING CONTROLS AND OCCUPANT SENSING CONTROLS THAT PROVIDE AUTOMATIC-ON FUNCTION, CONTROLS SHALL PROVIDE A PARTIAL-ON FUNCTION THAT IS CAPABLE OF AUTOMATICALLY ACTIVATING BETWEEN 50-70% OF CONTROLLED LIGHTING POWER.

8. RESERVED

9. FOR SPACE CONDITIONING SYSTEM ZONES SERVING ONLY SPACES THAT ARE REQUIRED TO HAVE OCCUPANT SENSING CONTROLS SHALL BE CONTROLLED BY OCCUPANCY SENSING CONTROLS.

NO.	DESCRIPTION	DATE

ISSUED

REGISTERED PROFESSIONAL ENGINEER — KEN NGUYEN — No. 89855 — CIVIL — Exp. 06/30/24 — STATE OF CALIFORNIA

DESIGNER
KEN NGUYEN
730 GIRARD ST
SAN FRANCISCO, CA 94134
P. 415. 699.5886

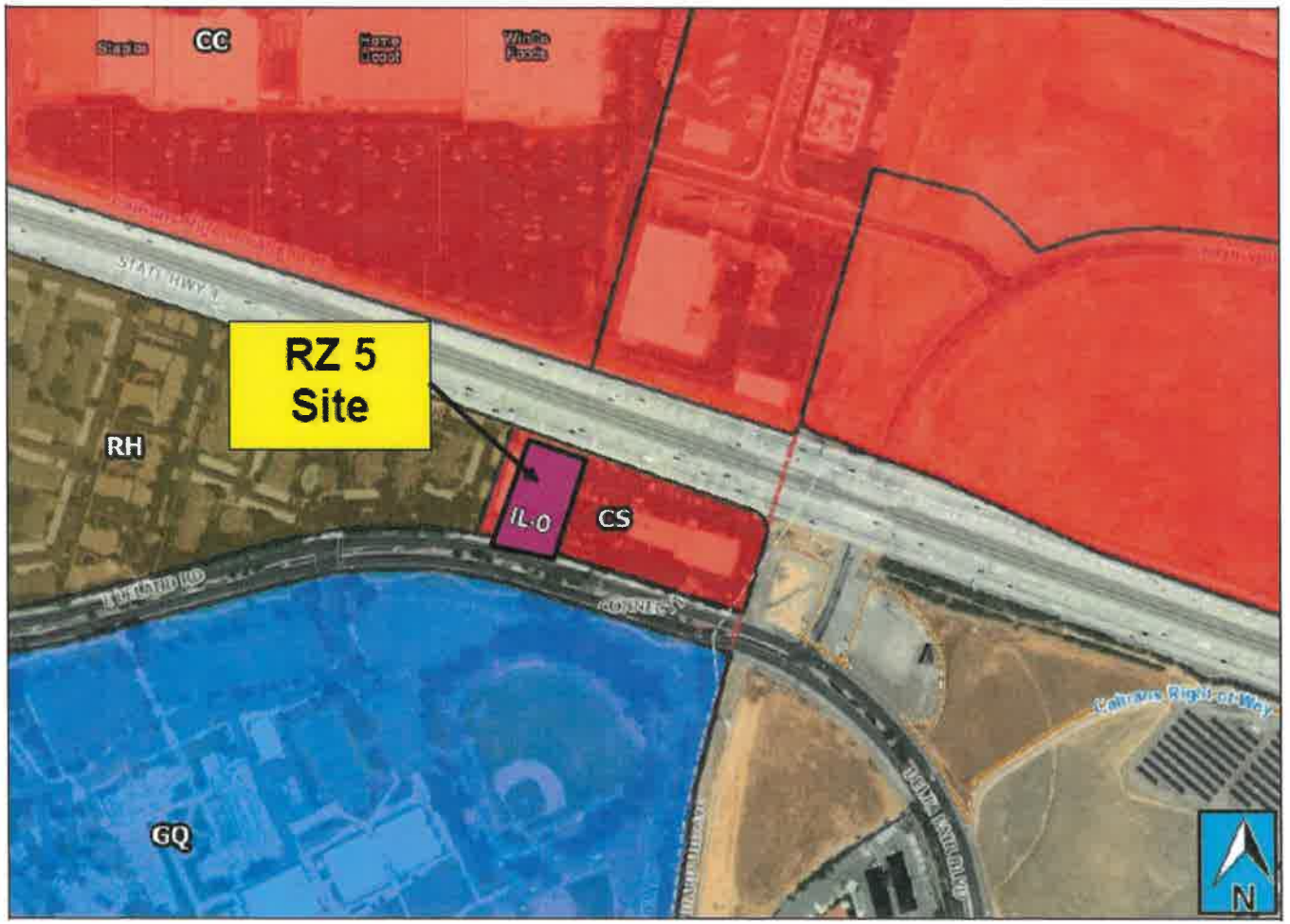
FISHERMEN 'S CATCH BAIT & TACLE

6220 BRIDGEHEAD ROAD OAKLEY , CA 94561

Designed by: KN
Drawn by: KN
Job: 06.24.24
Date: 06.24.24
Scale: N.T.S

SHEET TITLE:
TITLE-24 REPORT

SHEET NO.
T-2



CC - Community Commercial/
CS – Service Commercial

GQ – Government & Quasi Public

IL-O - Limited Industrial

RH- High Density Residential

RM - Medium Density Residential

RS - Low Density Residential

NOTICE OF INTENT
TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF PURSUANT TO PLANNING COMISSION RESOLUTION NO. 9918

650 Cumberland Building – Façade Improvements, AP-24-0075 (ADR)

This is a Zoning Administrator consideration of an Application for Administrative Design Review by Patrick Young, to allow for a minor storefront remodel of the existing structure located in Old Town Pittsburg at 650 Cumberland Street in the CP (Pedestrian Commercial) Zoning District. Applicant would be utilizing grant funding from the Façade Improvement Program to finance multiple tenant improvements including: (1) installation of new awning, (2) installation of new lighting, and (3) new exterior paint. Assessor's Parcel No. 085-171-004.

The site is designated as "Downtown Commercial" in the 2040 Pittsburg General Plan and is within the "Pedestrian Commercial" (CP) Zoning District.

This project is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918.

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

PROJECT REFERRAL & REQUEST FOR COMMENTS/CONDITIONS

Project Name:	**650 Cumberland Building**
Project No: AP-24-0075	**Application Type:** ADR
Project Description: This is an application by Patrick Young requesting Administrative Design Review approval of a minor storefront remodel of the existing structure located at 650 Cumberland Street in the CP (Pedestrian Commercial) Zoning District. Applicant proposes multiple tenant improvements including: (1) installation of new awning, (2) installation of new lighting, and (3) new exterior paint. Assessor's Parcel No. 085-171-004.	
Applicant: Patrick Young	
Phone: 925-864-5803	**E-mail:** iflinvestments@gmail.com

Instructions for the Referral Agency:

Please review these plans and provide this office with your feedback on availability of services/potential design or code conflicts/requirements for additional permits and recommended conditions of project approval.

Deadline for Comments:

Please submit your comments no later than Monday, July 24, 2024.

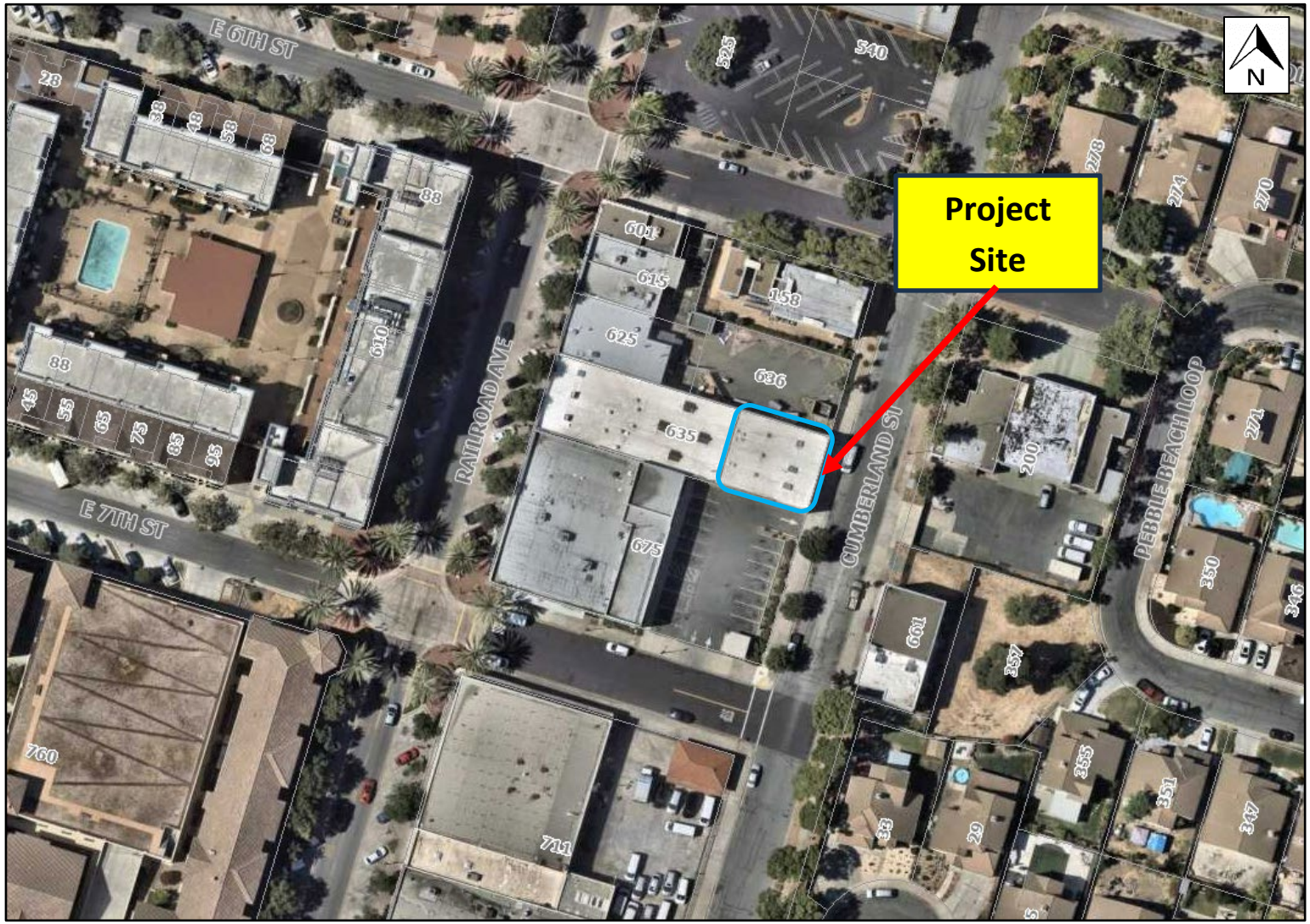
Comments should be sent to **Alison Spells** at the mailing address noted above, through e-mail at: aspells@pittsburgca.gov, or by fax at: (925) 252-4814. If you have any questions regarding this project, please call Alison Spells at (925) 252-6987. A list of referral agencies for this project is provided on the back of this sheet.

List of Referral Agencies:

Federal/State/Regional	☐ Ambrose Recreation & Park District
☐ US Army Corps of Engineers	☐ Ambrose Recreation & Park District
☐ US Fish and Wildlife Service	☐ Bay Point Municipal Advisory Comm.
☐ Dept. of Fish and Game – Region 3	☐ City of Antioch Community Development Department
☐ State RWQCB	☐ City of Concord Planning Division
☐ US Postal Service – Pittsburg	☐ City of Concord Transportation Department
☐ Caltrans - District 4	☐ Antioch Unified School District
☐ Sonoma State - Historical/Archaeological	☐ Mt. Diablo Unified School District
☐ Association of Bay Area Governments	☐ Pittsburg Unified School District
☐ Bay Area Air Quality Management District	**City of Pittsburg**
☐ East Bay Regional Park District	☒ Planning Division
☐ Native American Heritage Commission	☒ Building Division
Contra Costa County	☒ Engineering Division
☐ Assessor's Office	☒ Transportation Division
☐ Community Development Department	☒ Public Works Division
☐ Environmental Health	☒ Waste Reduction Coordinator
☒ Fire Protection District	☐ Successor Agency
☐ Flood Control District	☐ Economic Development
☐ Health Services Department	☐ City Attorney
☐ Hazardous Materials Programs	☐ City Manager
☐ LAFCO	☒ Police Dept.
☐ Library (Pittsburg Branch)	☐ HCP Coordinator
☐ Public Works Dept. (Transportation Eng.)	☒ NPDES Coordinator
Transportation	**Utilities**
☐ BART Planning/Environmental Compliance Division	☐ Contra Costa Water District
☐ Central Contra Costa Transit Authority	☐ Delta Diablo Sanitation District
☐ Metropolitan Transportation Commission	☐ AT&T
☐ Tri-Delta Transit	☐Pacific Gas and Electric
☐ TRANSPLAN	☐ Pittsburg Disposal Service
☐ Contra Costa Transportation Authority	☐ Comcast Cable Communications, Inc.
☐ TRANSPAC	☐ Other:
Local	☐ Other:
☐ Supervisor Federal Glover	☐ Other:

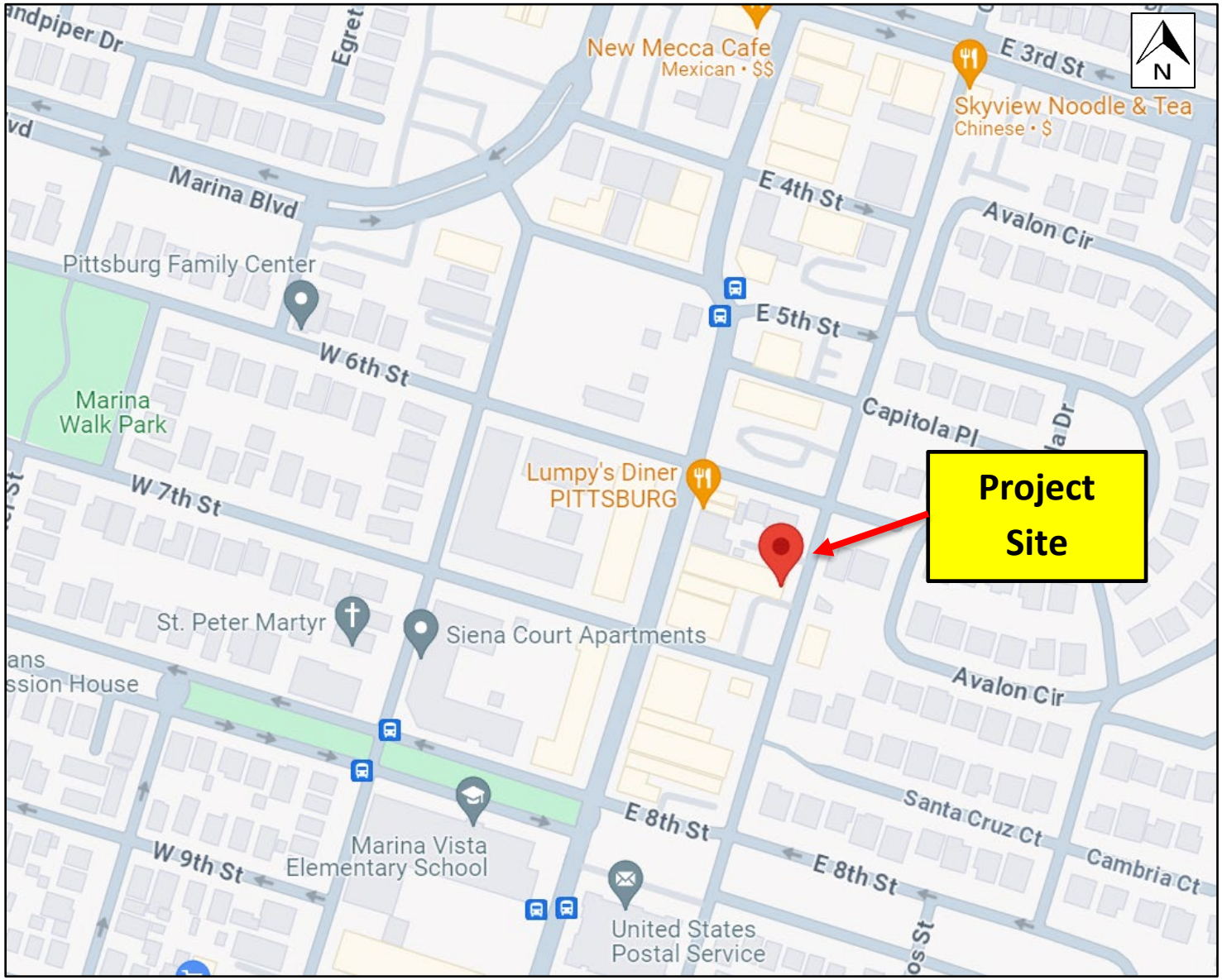
650 Cumberland Building – Aerial Map

AP-24-0075 (ADR)	635, 650 and 670 Cumberland
Administrative Design Review	APN: 085-171-004



650 Cumberland Building – Vicinity Map

AP-24-0075 (ADR)	635, 650 and 670 Cumberland
Administrative Design Review	APN: 085-171-004





Paint color will be the same as previously approved for building.

Awning =



BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Amending the Categories of Eligible)
Projects and Revising the Procedures for) Resolution No. 9918
Delegating Design Review Authority of Certain)
Types of Projects to the Zoning Administrator)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On August 26, 2003, the Planning Commission adopted Resolution No. 9444 in an effort to streamline the planning review process for certain projects that the Commission had determined to be routine in nature and have minimal visual impacts on the surrounding community. This resolution authorized various types of projects to be reviewed by the Zoning Administrator rather than the Planning Commission, including "Wireless Communication Antennas, Monopoles and Related Structures and Equipment."

B. On August 14, 2012, in response to recent Commission concerns regarding the approval process for wireless telecommunication equipment, a study session was conducted with the Planning Commission to review proposed updates to the existing design review delegation procedures. At this study session, the consensus of a majority of Commissioners was to keep all staff proposed changes, with an added clarification on the recommended voting process (Section B) for calling up items to be reviewed by the Commission.

C. Proposed changes to the existing staff delegated design review authority (as presented during the August 14, 2012, study session) generally include: 1) a modification to the text of category 2, "Wireless Communication Antennas, Monopoles and Related Structures and Equipment," intended to separate out construction of new wireless telecommunications facilities from requests for modifications to existing facilities, with the only latter retaining eligibility for delegated review by the Zoning Administrator; 2) a revision to Category 3 to clarify that it applies to all minor building remodels and not just 'storefront' remodels; 3) a consolidation of Category 7 (changes in building colors) into Category 3; 4) a clarification to Category 9 to confirm application within all districts, not just Industrial areas; and 5) a clarification within Section B clarifying that a Commissioner's request to rescind delegated authority for a specific application, otherwise eligible for Zoning Administrator review, must be supported by a majority of the Commissioners present.

D. Pittsburg Municipal Code (PMC) Section 18.10.020, *Powers and Duties of the Planning Commission,* grants primary design review authority to the Planning

Commission. In 2003 the Planning Commission delegated its review and approval authority of certain routine and non-controversial application types to the Zoning Administrator through the adoption of Resolution No. 9444. Changes or revisions to Resolution No. 9444 fall within the same category as the original delegation, which the Commission has authority to approve under PMC 18.10.020.

E. PMC Section 18.10.030 identifies the City Planner as the Zoning Administrator, and in accordance with PMC Section 18.10.100, the City Planner will continue to give notice to the Planning Commission of intent to exercise any authority that the Commission previously granted, including the authority to review and approve staff delegated design review applications.

F. Staff would continue to be responsible for reviewing delegated applications for compliance with the General Plan, City Codes and adopted Design Guidelines, and the Zoning Administrator would continue to be required to make findings for approval and identify evidence to support the required findings, consistent with PMC Section 18.36.220(B). Approved resolutions would continue to be signed by the Zoning Administrator and no separate staff reports would be prepared on these items.

G. Copies of all Zoning Administrator approved resolutions would continue to be forwarded to the Commission in its packet for the next regularly scheduled meeting.

H. The proposed action delegating certain Planning Commission discretionary authority to the Zoning Administrator is not considered a project, as defined by the Public Resources Code section 21065, of the California Environmental Quality Act (CEQA).

I. On September 25, 2012, the Planning Commission considered the proposed revisions to the staff delegated design review authority process as previously established by adoption of Resolution No. 9444.

Section 2. Decision

A. The Planning Commission hereby delegates discretionary Design Review Authority to the Zoning Administrator, for the following types of applications, when categorically or statutorily exempt from the provisions of CEQA:

1. Freestanding Signs. Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.

2. Wireless Communication Equipment. New or replacement antennas on existing poles and their related equipment.

3. Minor Building Remodels. Limited to changes in building colors, awnings, fenestration, and finishes.

4. Changes to Existing Parking Lots.

5. Changes to Existing Landscaping.

6. Additions to Existing Buildings. Additions must be smaller than 2,500 sq. ft. and designed to complement existing building architecture.

7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.

8. Ancillary Structures. Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in Industrial Districts.

B. In compliance with PMC Section 18.10.100, staff shall prepare a list and brief description along with a copy of the project plans when applicable, of new pending applications for which the Zoning Administrator intends to exercise delegated design review authority, and submit it to the Commission at a Commission meeting prior to taking any action on the applications. Any member of the Planning Commission may then request at that time to have the matter scheduled for future consideration by the entire Commission. The Commission must approve the request as a group through a majority vote, prior to scheduling the item for future consideration.

C. Staff shall continue to prepare resolutions of approval, when appropriate, describing the project, project location, applications being filed, required findings to approve the project and identifying evidence to support the required findings. Resolutions shall be signed by the Zoning Administrator and continue to have conditions of project approval, where applicable.

D. To keep the Commission informed about what applications are processed under this proposal, copies of all Zoning Administrator approved resolutions shall be forwarded to the Commission in its packet for the next regularly scheduled meeting.

E. If the Zoning Administrator does not believe he/she can make the required design review findings to approve a project, and the applicant is unwilling or unable to make the changes requested, the application shall automatically be referred to the Commission for action on the design review application.

Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Wirick, seconded by Commissioner Gargalikis, the foregoing resolution was passed and adopted the 25th day of September, 2012, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Fardella, Fogleman, Gargalikis, Kelley, Ohlson, Wirick

NAYES:

ABSTAIN:

ABSENT: Diokno

I hereby certify that the above Resolution No. 9918 was adopted by the Planning Commission of the City of Pittsburg on September 25, 2012.

KRISTIN VAHL POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION