CITY OF PITTSBURG
AGENDA

JUNE 03, 2019

CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA

REGULAR MEETINGS
7:00 P.M.

CITY COUNCIL
PITTSBURG POWER COMPANY

PRESIDING

Juan Antonio Banales, Mayor/Chair
Jelani Killings, Vice-Mayor/Chair
Marilyn "Merl" Craft, Council Member/Board Member
Holland Barrett White, Council Member/Board Member
Shanelle Scales-Preston, Council Member/Board Member

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

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

7:00 P.M. - CONVENE IN OPEN SESSION FOR REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Juneteenth Celebration

2. Pride Month

PRESENTATIONS

3. Chamber of Commerce Yearly Update

CITY MANAGER REPORTS/REMARKS

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

CITIZENS REMARKS

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

CITY COUNCIL MEETING

PUBLIC HEARING

4. Adoption of a City Council Resolution Approving the Community Development Block Grant 2019-2020 Annual Action Plan

   The US Department of Housing and Urban Development (HUD) provides funding to jurisdictions to help meet their housing and community needs. As recipients of these federal funds, HUD requires the City Council to review and approve the Community Development Block Grant (CDBG) 2019-2020 Annual Action Plan (2019-2020 Annual Action Plan). The 2019-2020 Annual Action Plan states the funding recommendations for that fiscal year (FY) and includes the list of subrecipients and their funding allocations.

5. Introduction and Waive First Reading of an Ordinance Adopting an Environmental Impact Report Addendum and Overlay District, and Adoption of a Resolution Approving Design Review and Protected Tree Removal for Public Storage Redevelopment at 525 California Avenue, AP-18-1315 (RZ, DR, TRP)

This is a public hearing on a request by Public Storage, Inc., for approval of: 1) an Addendum to the previously certified Railroad Avenue Specific Plan (RASP) Environmental Impact Report (EIR); 2) a zoning amendment to establish a PD-O (Planned Development with a Limited Overlay) District to increase the allowable floor-area-ratio, reduce the required first floor building height, and allow self-storage facilities as a permitted use; 3) design review to demolish the existing self-storage facility, and replace it with a new, three-story, 151,392 square foot building; and 4) a tree removal permit to remove up to four protected trees, at 525 California Avenue, Assessor's Parcel No. 073-270-088. On May 14, 2019, the Planning Commission considered the proposal in its entirety, and unanimously approved Resolution No. 10120, recommending approval of the proposed rezoning, design review, and tree removal permit, as requested.

CONSIDERATION

6. Adoption of a City Council Resolution to Accept Contract 2018-09, SB-1 West Leland Road Pavement Management Project as Complete and Authorize the City Engineer to File a Notice of Completion

   Contract 2018-09, SB-1 West Leland Road Pavement Management Project (the "Project"), consisted of the resurfacing the pavement on West Leland Road between Woodhill Drive and South Broadway Avenue. The Project scope also included repairs to dips in the pavement on West Leland Road, Pittsburg Antioch Highway and Kirker Pass Road. This Resolution will accept the construction contract as complete and authorize the City Engineer to file a Notice of Completion.

CONFLICT OF INTEREST STATEMENT

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

COMBINED CITY COUNCIL AND PITTSBURG POWER COMPANY CONSENT CALENDAR

7. Minutes of May 20, 2019

8. Adoption of a Pittsburg Power Company Resolution Correcting an Expenditure Budget and Authorizing a Reimbursement Mechanism for the "Dockside Power Expansion Project"

   Island Energy ("IE"), the utility division of the Pittsburg Power Company ("PPC"), received a request from Mare Island Dry Docks ("MIDD") to develop two (2) new high-capacity electrical substations at Mare Island Berth 12 in support of MIDD US Navy ship repair operations. Adoption of this Resolution will authorize expenditures for the Dockside Power Expansion Project up to $450,000, as well as authorizing an electric rate surcharge to MIDD as the mechanism for reimbursement.

9. Adoption of a Pittsburg Power Company Resolution Approving Wholesale Electricity Supplies Budget Increase for Fiscal Year 2018-19

Pittsburg Power Company (PPC) provides electricity and natural gas retail services on Mare Island. PPC's Fiscal Year 2018-19 budget for wholesale electricity supplies is soon to be exhausted. Staff proposes to increase PPC's wholesale electricity supplies budget by $350,000 to accommodate higher-than-forecasted sales volumes and higher energy cost.

10. Adoption of a City Council Resolution to Approve the Engineer's Report and Declare the City Council's Intent to Order Improvements in Landscaping and Lighting Assessment District 1988-01, Citywide (Pursuant to the Landscaping and Lighting Act of 1972) for FY 2019-20

    Pursuant to state statutes governing the renewal of assessment districts, the City Council is being asked to adopt the resolution approving the Engineer's Report for Landscaping and Lighting Maintenance Assessment District 1988-01("88-01 District"), Citywide (Fiscal Year 2018-19) and to set July 15, 2019, as the public hearing for this matter.

11. Adoption of a City Council Resolution to Approve the Engineer's Report and Declare the City Council's Intent to Order Improvements for the Landscaping and Lighting Assessment District 1988-02, Oak Hills (Pursuant to the Landscaping and Lighting Act of 1972) for FY 2019-20

    Pursuant to state statutes governing the renewal of assessment districts, the City Council is being asked to adopt the resolution approving the Engineer's Report for Landscaping and Lighting Maintenance Assessment District 1988-02, ("88-02 District") Oak Hills (Fiscal Year 2019-20) and to set July 15, 2019, as the date for a public hearing for this matter.

12. Adoption of City Council Resolution Approving the Second Amendment to a Consultant Agreement for Environmental Consulting Services for the Alves Ranch Project

    On November 5, 2018, the City entered into a contract with First Carbon Solutions ("Consultant") for environmental consulting services related to the 2018 Alves Ranch Project. In order to continue the Environmental Impact Report (EIR) process and prepare the necessary Final Supplemental EIR for the 2018 Alves Ranch Project, the Consultant has submitted an additional work request (AWR), raising the total contract amount to $219,660.

13. Adoption of a City Council Resolution Authorizing the Acceptance and Appropriation of State of California Office of Traffic Safety Grant Funds for Alcohol and Beverage Control Enforcement

    The Pittsburg Police Department is seeking City Council authorization to accept and appropriate grant funds from the Department of Alcoholic Beverage Control.

14. Adoption of Two Ordinances Amending Chapter 2.85 and 2.86 of the Municipal Code to Delegate Emergency Purchasing Authority to the City Manager and amend the City's Purchasing Policy to Increase the Informal Competitive Bid Threshold

The City's current Purchasing Policy requires updates to include procedures for emergency purchases, and informal bid thresholds in conformance with Public Contract Code Section 22032. The ordinance to authorize the City Manager to make purchases related to certain emergencies requires approval by 4 of 5 Council members. The second ordinance would increase the City's informal bid threshold from $175,000 to $200,000 and increase the limit for public projects that may be performed by employees from $45,000 to $60,000.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

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

COUNCIL MEMBER REPORTS/REMARKS

Council Members may make brief announcements or informal comments at this time. Council members may ask questions for clarification from City staff, and make a report on their activities, including reports on committee assignments (see attached list of ad hoc committees and other public agencies in which Council members participate). (No Action Required)

ADJOURNMENT to June 17, 2019

NOTICE TO PUBLIC

GENERAL INFORMATION

Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). The full packets are also located on the City's website at www.ci.pittsburg.ca.us. If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

SPEAKER'S CARD

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

PUBLIC HEARINGS

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

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

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled 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 Council meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at 925-252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

DISRUPTIVE CONDUCT

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

LIVE MEDIA BROADCASTING ADVISEMENT

City Council meetings are webcast live on the City's website at www.ci.pittsburg.ca.us on the Streaming Media page. Past meetings are also archived on that webpage. City Council meetings are also broadcast live on CCTV, Channel 24 also re-run at a later date. For more information, please contact the City Clerk's office at 252-4850.

City Council Outside Agency / Liaison / Sub-Committees Assignments - 2019

Updated February 4, 2019

OUTSIDE AGENCY BOARDS	COUNCIL MEMBER(S)	TYPE	MEETS	STAFF
ABAG	Jelani Killings / Merl Craft Alternate	Standing	Annual	G. Evans
Delta Diablo**	Juan Banales / Shanelle Scales-Preston Alt.	Standing	2nd Wednesday	F. McKinley
East Co. Co. County Habitat Conservancy	Juan Banales / Holland White Alternate	Standing	Monthly	K. Pollot
East County Water Management	Merl Craft / Holland White Alternate	Standing	Annual	F. McKinley
MCE Clean Energy Board	Shanelle Scales-Preston / Juan Banales Alt.	Standing	4 Per Year	D. Buchanan
TRANSPLAN / ECCRFFA	Juan Banales / Holland White Alternate	Standing	2nd Thursday	J. Hecht
Tri-Delta Transit (2 reps)***	S. Scales-Preston & Merl Craft / Jelani Killings Alt.	Standing	Last Wednesday	J. Hecht

LIAISON TO	COUNCIL MEMBER(S)	TYPE	MEETS	STAFF
East Bay League of Calif. Cities	Jelani Killings / Juan Banales Alt.	Standing	3rd Thursday	*Rotational
Mayor's Conference	Juan Banales / Jelani Killings Alt.	Standing	1st Thursday	G. Evans
School Districts Committee (2x2)	Holland White & Jelani Killings / Merl Craft Alt.	Standing	4th Thursday even months	G. Evans

SUBCOMMITTEES	COUNCIL MEMBER(S)	TYPE	MEETS	STAFF
CAC CDBG Subcommittee	S. Scales-Preston & Jelani Killings / Holland White Alt.	Standing	As needed	M. Aliotti
Camp Stoneman Anniversary Celebration	Merl Craft & Shanelle Scales-Preston	Ad Hoc	As needed	Evans/Simonton
CIP	Juan Banales & Jelani Killings	Ad Hoc	As needed	G. Evans
Community Services Subcommittee	Juan Banales & Holland White	Ad Hoc	As needed	G. Evans/M. Aliotti
Hills Committee	Juan Banales & Holland White / Merl Craft Alt.	Ad Hoc	As needed	G. Evans
Pittsburg Recognition Committee	Merl Craft / Juan Banales Alt.	Ad Hoc	As needed	J. Hecht
Economic Develop/Waterfront Subcommittee	Jelani Killings & Holland White / Juan Banales Alt.	Standing	Quarterly	K. Simonton
Finance Subcommittee	Jelani Killings & Juan Banales / Merl Craft Alt.	Standing	As needed	B. Farmer
Land Use Subcommittee	Juan Banales & Holland White / Merl Craft Alt.	Ad Hoc	As needed	K. Pollot
Pittsburg Arts & Community Foundation	Merl Craft & S. Scales-Preston / Jelani Killings Alt.	Standing	As needed	G. Evans
Pittsburg Police Activities League (PAL)	S. Scales-Preston & Holland White / Juan Banales Alt.	Standing	Monthly	B. Addington
Power Company Advisory	S. Scales-Preston & Holland White / Merl Craft Alt.	Standing	As needed	D. Buchanan
Sister City Committee	Holland White & Merl Craft / Jelani Killings Alt.	Ad Hoc	As needed	K. Simonton
Successor Agency Subcommittee	Merl Craft & Jelani Killings / S. Scales-Preston Alt.	Standing	As needed	M. Aliotti

*Rotational Staff as assigned by City Manager
**Stipend of $209 per month
***Stipend of $100 per month

COMMISSION/SUBCOMMITTEE MEETING SCHEDULE

Following is a tentative list of currently scheduled Commission meetings for the upcoming month. For further information, please visit our website at www.ci.pittsburg.ca.us and click on the CALENDAR link for meetings, dates, times and locations.

Commission	Tentative Meeting Dates
Planning Commission	2nd and 4th Tuesdays
Community Advisory Commission	1st Wednesday

Planning Commission meetings are regularly held the second and fourth Tuesdays of the month in the Pittsburg City Hall Council Chambers.

Community Advisory Commission meetings are regularly held the first Wednesday of the month in the Pittsburg City Hall Council Chambers.

In addition to the Commission Meetings listed above, there are several Council Member Subcommittees that meet on an “as needed basis”. For a list of subcommittees that Council Members and staff are assigned to, please see the “Council Committee List” attached to the agenda.

Subcommittee Meetings that are anticipated to occur in the coming month vary. The meeting dates, times and locations for these meetings are yet to be determined. This information will be posted on the City’s website, www.ci.pittsburg.ca.us , as soon as it is determined. Please check the Calendar on the City’s website for information.

For further information, contact the City staff member assigned to that Commission or Subcommittee.

City of Pittsburg
65 Civic Avenue • Pittsburg, California 94565

PROCLAMATION

ANNUAL EAST COUNTY JUNETEENTH CELEBRATION
JUNE 15, 2019

WHEREAS, the Annual East County Juneteenth Celebration, celebrated each year on the second Saturday in June, is to be held June 15, 2019, from 11:00 a.m. to 6:00 p.m., at the Pittsburg Youth Development Center in Pittsburg; and

WHEREAS, this event is sponsored by Souljah's in partnership with Los Medanos Community Health Care District; and

WHEREAS, during the course of African-American history, there have been many dates set aside for the commemoration of Black freedom but January 1, 1863, the date of the Emancipation Proclamation, is one date that has continued to capture the imagination of African-Americans across the nation; and

WHEREAS, the enforcement of the Emancipation Proclamation was difficult and limited in those states that had seceded from the Union requiring the Union Army to send troops throughout the south to enforce the freeing of slaves; and

WHEREAS, June 19, 1865, is a milestone, a date when Blacks in Texas began to realize their first opportunities as free Americans; and

WHEREAS, Juneteenth gives us a chance to recognize the contributions of African-Americans, to reflect on and examine their freedom, independence, and human and civil rights advances,

NOW, THEREFORE, I, Juan Antonio Banales, Mayor of the City of Pittsburg, California, on behalf of the entire City Council do hereby proclaim June 15, 2019 as "Juneteenth Day" in the City of Pittsburg, and invite all citizens to participate in this observance which affords the special opportunity to become more knowledgeable about the African-American heritage.

Juan Antonio Banales, Mayor

Alice E. Evenson, City Clerk

ATTEST: June 15, 2019

City of Pittsburg
65 Civic Avenue • Pittsburg, California 94565

PROCLAMATION

CELEBRATING PRIDE MONTH
JUNE 2019

WHEREAS, June 28, 2019 will be the 50th anniversary of the Stonewall Riots – an event many recognize as the beginning of the Gay Rights Movement in the United States; and

WHEREAS, the City of Pittsburg has a diverse community and is committed to supporting visibility, dignity and equity for all people in the community; and

WHEREAS, many of the residents, students, city employees, and business owners within the City of Pittsburg who contribute to the enrichment of our City are a part of the lesbian, gay, bisexual, transgender, and questioning community; and

WHEREAS, various advancements have been made with respect to equitable treatment of lesbians, gay men, bisexual, transgendered, and questioning persons throughout the nation, but there continues to be some opposition against people from this group and around the world making it important for cities like Pittsburg to show support for our residents who are affected; and

WHEREAS, several cities across the United States recognize and celebrate June as LGBTQ Pride Month and it has become a symbolic month in which lesbians, gay, bisexual people, transgender, and questioning and supporters come together in various celebrations of pride.

NOW THEREFORE, I, Juan Antonio Banales, Mayor of the City of Pittsburg, on behalf of the entire City Council hereby declare the month of June as Pride Month in the City of Pittsburg, and invite everyone to reflect on ways we all can live and work together with a commitment to mutual respect and understanding.

Juan Antonio Banales, Mayor

ATTEST:

Alice E. Evenson, City Clerk
June 3, 2019

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Approving the Community Development Block Grant 2019-2020 Annual Action Plan

MEETING DATE: June 3, 2019

EXECUTIVE SUMMARY

The US Department of Housing and Urban Development (HUD) provides funding to jurisdictions to help meet their housing and community needs. As recipients of these federal funds, HUD requires the City Council to review and approve the Community Development Block Grant (CDBG) 2019-2020 Annual Action Plan (2019-2020 Annual Action Plan). The 2019-2020 Annual Action Plan states the funding recommendations for that fiscal year (FY) and includes the list of subrecipients and their funding allocations.

FISCAL IMPACT

For FY 2019-2020, the City is receiving an entitlement grant amount of $608,613 from HUD. During FY 2018-2019, $33,837 in program income has been received to date. Unallocated funds from prior years in the amount of $250,000 will be allocated towards the FY 2019-2020 budget.

The breakdown of the total CDBG funding for FY 2019-2020 is as follows:

Estimated Entitlement Funds from HUD:	$608,613
Prior Year 2018-19 Program Income:	$ 33,837
Unallocated Funds from Prior Years:	$250,000
Total Funding for FY 2019-2020:	$892,450

The CDBG fund account number is 233-41411. The breakdown of how the $892,450 is allocated is depicted in Exhibit A of this Staff Report.

RECOMMENDATION

City Council open the public hearing, receive testimony, close the public hearing, consider any public comments, and adopt the Resolution approving the 2019-2020 Annual Action Plan.

BACKGROUND

The City receives CDBG funds from HUD to carry out a wide range of community development activities directed toward revitalizing neighborhoods and developing viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities for low- and moderate-income households.

For jurisdictions to receive annual CDBG fund allocations, the City must prepare and submit to HUD a five-year Consolidated Plan, annual Action Plans that are subsidiary documents to the Consolidated Plan, and a Consolidated Annual Performance Evaluation Report that details accomplishments in relation to the Annual Action Plan.

The entitlement jurisdictions of Antioch, Concord, Pittsburg, Walnut Creek and the Urban County (all other cities and the unincorporated areas) constitute the Contra Costa Consortium (Consortium). Together, the Consortium prepared a joint 2015-2020 Contra Costa Consortium Five-Year Consolidated Plan (Consolidated Plan). The priority needs for the City and the strategy and objectives to address those needs are detailed in the 2015-2020 Consolidated Plan. The City Council approved the 2015-2020 Consolidated Plan with adoption of Resolution 15-13028 on April 20, 2015.

The Consolidated Plan is a detailed planning document that provides a needs assessment, describes the jurisdiction's non-housing community development needs, its housing needs and market conditions, sets out a five-year strategy identifying priorities and available resources and establishes the Annual Action Plan which outlines intended uses of the resources. The Consolidated Plan incorporates the requirements of HUD's CDBG Program. HUD must approve both the Consolidated Plan and the City's Annual Action Plan. The Consortium divided the Consolidated Plan into two (2) funding cycles:

- 2015-2017 - 2 year funding cycle
- 2017-2020 - 3 year funding cycle

With the designated funding cycles, FY 2019-2020 is a renewal year for CDBG grants. Therefore, subrecipients that were awarded funds on June 18, 2018 with the City Council's approval of the FY 2018-2019 Annual Action Plan through Resolution 18-13500 are eligible for funding in the consecutive year, provided they meet their performance goals.

The City's CDBG funds may only be used for projects and programs that benefit residents of Pittsburg. HUD's 70% rule requires grantees to ensure that at least 70% of its expenditures over a particular time period must be used for activities that benefit low- and moderate-income persons. The City has determined that 80% of the annual budget shall be used to benefit low- and moderate-income persons. The use of FY 2019-2020 CDBG funds shall commence on July 1, 2019 and expire June 30, 2020. The 2019-2020 Annual Action Plan has been prepared in compliance with the 2015-2020 Consolidated Plan.

SUBCOMMITTEE FINDINGS

On April 29, 2019, the CDBG Subcommittee met to make funding recommendations for the FY 2019-2020 subrecipients for City Council consideration and approval.

STAFF ANALYSIS

The amount of CDBG funds obligated for Public Services activities must not exceed 15 percent of the sum of the entitlement grant provided for that program year plus program income received during the prior year. The allocation for staff-time costs and overhead charges to general Program Administration must not exceed 20 percent of the sum of the entitlement grant provided for that program year plus the estimated revenue from program income to be received by the City during that same program year. Payments received for the CDBG Housing Rehabilitation Program is defined as program income. The remaining 65 percent of the funds available for allocation may be obligated towards Economic Development, Housing, Code Enforcement and Infrastructure activities. Pursuant to City guidelines, the minimum amount that can be awarded to a subrecipient is $10,000.

The 2019-2020 Annual Action Plan is attached as Exhibit "B" to this Staff Report. The recommended activities are as follows:

- Public Services (health, youth and elderly services)
- Economic Development (employment training, small business development)
- Code Enforcement
- Housing Rehabilitation
- Infrastructure/Public Facilities [Installation of American with Disabilities Act (ADA) curb ramps and sidewalks]

The proposed activities are consistent with the goals of the Consortium's 2015-2020 Consolidated Plan as well as HUD regulations. The 2019-2020 Annual Action Plan reflects the City Council's efforts on focusing activities that provide measurable direct benefits to lower income residents and address a wide range of community needs.

As required, there was a public comment period that commenced on May 3, 2019 and ended on June 3, 2019.

ATTACHMENTS: Resolution
Exhibit A – Funding Allocation Table
Exhibit B – 2019-2020 Annual Action Plan

Report Prepared By: Melaine Venenciano, Senior Administrative Analyst

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution Approving	)	
Community Development Block Grant 2019-2020	)	RESOLUTION NO. 19-
Annual Action Plan	)	

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, the City receives Community Development Block Grant (CDBG) funds from the US Department of Housing and Urban Development (HUD) to carry out a wide range of community development activities directed toward revitalizing neighborhoods and developing viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities for low- and moderate-income households; and

WHEREAS, the entitlement jurisdictions of Antioch, Concord, Pittsburg, Walnut Creek and the Urban County (all other cities and the unincorporated areas) constitute the Contra Costa Consortium (Consortium). Together, the Consortium prepared a joint 2015-2020 Consolidated Plan (Consolidated Plan) which was adopted by Resolution 15-13028 on April 20, 2015, to assess the needs of each jurisdiction and to guide the use of CDBG funds within each individual member community; and

WHEREAS, the Consortium divides the Consolidated Plan into two (2) funding cycles: 1) 2015-2017 - 2 year funding cycle and 2) 2017-2020 - 3 year funding cycle. Fiscal Year (FY) 2019-2020 is a renewal year for CDBG grants; and

WHEREAS, the Consolidated Plan is a detailed planning document that provides a needs assessment, describes the jurisdiction's non-housing community development needs, its housing needs and market conditions, sets out a five-year strategy identifying priorities and available resources, and establishes the FY 2019-2020 Annual Action Plan which outlines intended uses of the resources. The Consolidated Plan incorporates the requirements of HUD's CDBG Program; and

WHEREAS, the City's CDBG funds can only be used for projects and programs that benefit residents of Pittsburg. HUD's 70% rule requires grantees to ensure that at least 70% of its expenditures over a particular time period must be used for activities that benefit low- and moderate-income persons. The City has determined that 80% of the annual budget shall be used to benefit low- and moderate-income persons. The use of FY 2019-2020 CDBG funds shall commence on July 1, 2019 and expire June 30, 2020; and

WHEREAS, the approved budget for FY 2019-2020 is $892,450 which includes $608,613 of entitlement funds, $33,837 in program income received during FY 2018-2019, and $250,000 of unallocated funds from previous years; and

WHEREAS, the CDBG Subcommittee made recommendations for the FY 2019-2020 subrecipients for City Council consideration and approval; and

WHEREAS, the City solicited comments from May 3, 2019, 2019 through June 3, 2019, conducted a public hearing on June 3, 2019 to receive testimony, and closed the comment period.

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1.
All the recitals above are true and correct and incorporated herein.

Section 2.
The City Council hereby approves the 2019-2020 Annual Action Plan, including the CDBG application form SF-424 and the required certifications.

Section 3.
The public comment period on the 2019-2020 Annual Action Plan is hereby closed.

Section 4.
The City Manager or his/her designee will submit to HUD the 2019-2020 Annual Action Plan and all understandings and assurances contained therein and in connection with the submission will provide additional information as may be required.

Section 5.
The City Manager or his/her designee is hereby authorized to execute the necessary documents and take such further actions as may be necessary or appropriate to carry out the City's obligations under this Resolution.

Section 6.
The City Clerk shall certify to the adoption of this Resolution.

Section 7.
This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 3rd day of June 2019 by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

_____
Juan Antonio Banales, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

No.	APPLICANT	PROPOSED AWARD
	PS – PUBLIC SERVICES	**FY 19/20**
1	Court Appointed Special Advocates (CASA) – Children at Risk	$10,000
2	Contra Costa County Health Services – CORE Program	$13,184
3	Contra Costa Senior Legal Services	$10,000
4	Interfaith Council of Contra Costa County – Winter Nights Emergency Shelter	$10,000
5	Loaves and Fishes – Nourishing Lives	$10,000
6	Opportunity Junction – Technology Center	$10,000
7	People Who Care (PWC) – After School Program	$10,000
8	Stand! For Families Free of Violence	$10,000
9	St. Vincent De Paul – RotaCare Medical Clinic	$13,184
	TOTAL AWARD AMOUNT FOR PS:	**$96,368**
	CE – CODE ENFORCEMENT	
1	City of Pittsburg – Police Department	$176,368
	ED – ECONOMIC DEVELOPMENT	
1	Contra Costa Child Care Council – Road to Success	$15,000
3	Opportunity Junction – Job Training and Placement Program	$25,000
4	Workforce Development Board of Contra Costa County – SBDC	$10,000
	I/PF – INFRASTRUCTURE/PUBLIC FACILITIES	
1	City of Pittsburg – ADA Ramps/Sidewalk Replacement	$331,200
	HSG – HOUSING	
1	City of Pittsburg – Housing Rehabilitation Program	$116,792
	TOTAL AWARD AMOUNT FOR OTHER:	**$674,360**
	PROGRAM ADMINISTRATION:	**$121,722**
	PROGRAM BUDGET:	**$892,450**

CITY OF PITTSBURG

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

DRAFT Fiscal Year 2019-2020 Annual Action Plan

65 Civic Avenue
Pittsburg, CA 94565
CDBG Program Administrator
925-252-4155

OMB Control No: 2506-0117 (exp. 07/31/2015)

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Through the Department of Housing and Urban Development (HUD), the City of Pittsburg (City) receives Community Development Block Grant (CDBG) funds to carry out a wide range of community development activities directed toward revitalizing neighborhoods and developing viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities for low- and moderate-income households.

For jurisdictions to receive annual CDBG fund allocations, they must prepare and submit to HUD a comprehensive Analysis of Impediments to Fair Housing Choice (AI), a five-year Consolidated Plan, Annual Action Plans that are subsidiary documents to the Consolidated Plan, and Consolidated Annual Performance Evaluation Report (CAPER) that details all the accomplishments in relation to the Annual Action Plan.

The entitlement jurisdictions of Antioch, Concord, Pittsburg, Walnut Creek and the Urban County (all other cities and the unincorporated areas) constitute the Contra Costa Consortium (Consortium). Together, the Consortium prepared a joint Fiscal Year (FY) 2015-2020 Contra Costa Consortium Five-Year Consolidated Plan (Consolidated Plan). The priority needs for the City, the strategy and objectives to address those needs are detailed in the Consolidated Plan.

The Consolidated Plan is a detailed planning document that provides a needs assessment, describes the jurisdiction's non-housing community development needs, its housing needs and market conditions, sets out a five-year strategy identifying priorities and available resources and establishes the Action Plan which outlines intended uses of the resources. The Consolidated Plan incorporates the requirements of HUD's CDBG Program. HUD must approve both the Consolidated Plan and the City's Action Plan. The Consortium divides the Consolidated Plan into two (2) funding cycles:

- 2015-2017 - 2 year funding cycle
- 2017-2020 - 3 year funding cycle

The City's CDBG funds can only be used for projects and programs that benefit residents of Pittsburg. To comply with HUD'S 70% rule, which requires grantees to ensure that at

least 70% of its expenditures over a period must be used for activities that benefit low- and moderate-income persons, the City has determined that its use of CDBG entitlement funds shall be one Program Year (PY) beginning July 1, 2019 and ending June 30, 2020. PY 2019-2020 is concurrent with the City's FY 2019-2020. The Action Plan has been prepared in compliance with the Consolidated Plan.

The Consolidated Plan is guided by three overarching goals:

1. To provide a suitable living environment through safe, more livable neighborhoods, greater integration of low- and moderate-income residents throughout Contra Costa County communities, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
2. To expand economic opportunities through more jobs paying self-sufficient wages, opportunities for homeownership, development activities that promote long-term community viability, and empowerment of low- and moderate-income persons to achieve self-sufficiency.
3. To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, and reducing discriminatory barriers.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Pittsburg's priority needs are Affordable Housing, Homeless Housing & Prevention, and Non-Housing Community Development, with the following objectives and outcomes:

Affordable Housing

AH-1: Maintain and Preserve Affordable Housing. Maintain and preserve the existing affordable housing stock, including single family units, multi-family units at risk of loss to the market, and housing in deteriorated lower income neighborhoods.

AH-2: Increase Affordable Rental Housing Supply. Expand housing opportunities for extremely low-income to low-income households by increasing the supply of decent, safe, and affordable rental housing.

AH-3: Increase Affordable Supportive Housing Supply. Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, persons with

HIV/AIDS, veterans, and the homeless, by increasing appropriate and supportive housing.

AH-4: Increase homeownership opportunities for Low-to-Moderate Income households. Increase homeownership opportunities via the construction, acquisition, and/or rehabilitation of housing units; and/or direct financial assistance.

Homeless

H-1: Permanent Housing for Homeless. Assist the homeless and those at risk of becoming homeless by providing emergency, transitional, and permanent affordable housing with appropriate supportive services.

H-2: Prevention of Homelessness. Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.

Non-Housing Community Development

CD-1: General Public Services. Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.

CD-2: Non-Homeless Special Needs. Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farm workers.

CD-3: Youth. Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.

CD-4: Fair Housing. Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in Pittsburg.

CD-5: Tenant/Landlord Counseling. Support the investigation and resolution of disagreements between tenants and landlords and to educate both of their rights and responsibilities, to help prevent people from becoming homeless and to ensure fair housing opportunity.

CD-6: Economic Development. Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- to low- income residents, and increase the viability of neighborhood commercial areas.

CD-7: Infrastructure and Accessibility. Maintain adequate infrastructure in lower income areas, and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas.

CD-8: Administration. Support development of viable urban communities through extending and administering federal grant programs in a fiscally prudent manner.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City is committed to improving and ensuring compliance with CDBG program requirements. Staff continues to work closely with HUD staff for guidance with program administration and identifying areas for improvement. Previous funded programs and activities were on schedule and grant disbursements were made in a timely manner. The Pittsburg grant program continues to accomplish its objectives and remain compliant as outlined below:

1. Housing – CDBG funds were used for the Housing Rehabilitation Loan Program to preserve and maintain the existing housing stock. In addition, the City has continued to support the Police Department by funding a portion of Code Enforcement in their efforts to address the decline in target neighborhoods.
2. Public Services – The City has allocated funds to a variety of supportive services, including assistance for the homeless, victims of abuse, legal counseling for seniors, and programs for at risk youth.
3. Economic Development – The City has funded job training and placement programs. Additionally, assistance was also given to support micro-enterprises that result in job creation.
4. Infrastructure/Public Facilities – The City committed to providing sidewalks replacement and installation of ADA ramps in eligible census tracts. During FY 2018-2019, CDBG funded the installation of 29 ADA ramps in targeted areas.
5. Timeliness Rule - Sixty days prior to the end of the City's program year or at the end of April each year, the amount of entitlement grant funds available to draw down from the U.S. Treasury in addition to program income on hand, should not exceed 1.5 times the entitlement grant amount for its current program year. Failing to comply with the timeliness rule will result in having to perform corrective actions.

The City continues to follow this requirement by submitting draw down requests in a timely fashion.

The City is committed to working collaboratively with the Consortium to implement goals and policies identified in the 2015-2020 Consolidated Plan and will continue to focus on ensuring that activities funded meet required performance measurements. The Consortium members continue to increase inter-jurisdictional activities by holding quarterly meetings and joint subrecipient monitoring.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

As required by HUD, the City follows a detailed Citizen Participation Plan, a Language Assistance Plan and a Residential Anti Displacement and Relocation Assistance Plan which were amended on September 18, 2017. In order to encourage and ensure involvement and participation by those residents who are most likely to be impacted by grant funded activities, the City engages in extensive outreach during the Consolidated Planning process, and encourages involvement in the Action Plan, CAPER, and other processes that help to achieve the Consolidated Plan goals and objectives.

For the 2019-2020 Action Plan, a public CDBG Subcommittee meeting was held on April 29, 2019 at 3:00 pm at City Hall. The meeting agenda was posted at least 72 hours prior to the meeting on the City website, as well as in a place visible to the public, according to Brown Act regulations. The CDBG Subcommittee consists of two (2) City Council members and 2 voting members of the Community Advisory Board (CAC). The CAC is an advisory body appointed by the City Council to provide information concerning quality of life issues for Pittsburg residents. The CAC also reviews and provides input to the City Council, including recommendations and suggested policies on issues of public interest, traffic and recreation issues. All members of the CDBG Subcommittee and two (2) staff members attended the meeting.

With the designated funding cycles, FY 2019-2020 is a renewal year for CDBG grants and subrecipients that were awarded during FY 2018-2019 will automatically be eligible for funding in the consecutive year, provided they meet their performance goals. The Subcommittee members provided their funding recommendation for each subrecipient based on the service provided to the community and meeting performance goals.

For FY 2019-2020, the City is receiving an entitlement grant amount of $608,613 from HUD. During FY 2018-2019, $33,837 in program income has been received to date.

Unallocated funds from prior years in the amount of $250,000 will be allocated towards the FY 2019-2020 budget.

As required, there was a public comment period that commenced on May 3, 2019 and ended on June 3, 2019. The public hearing was held on June 3, 2019 and through Resolution 19-XXXX, City Council approved the draft 2019-2020 Annual Action Plan with the stated estimated entitlement grant amount.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

<TBD>

6. Summary of comments or views not accepted and the reasons for not accepting them

Not applicable.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Melaine Venenciano	City of Pittsburg – Community Services

Table 1 – Responsible Agencies

Narrative

It is the City's mission to provide responsive and high quality public services in partnership with its citizens celebrating the community's rich history, cultural diversity and pride in its prosperous future.

Consolidated Plan Public Contact Information

Melaine Venenciano
CDBG Program Administrator
65 Civic Avenue
Pittsburg, CA 94565
925-252-4155
mvenenciano@ci.pittsburg.ca.us

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Through the Consolidated Plan process, the Consortium developed a comprehensive list of priority housing and community development needs for the entire consortium area. The focus groups and community meetings provided critical input for prioritizing the housing and community needs. With the Consortium's designated funding cycles, FY 2019-2020 is a renewal year for CDBG grants and subrecipients that were awarded during FY 2018-2019 will automatically be eligible for funding in the consecutive year, provided they meet their performance goals. The consultation process discussed in this section reflects actions taken during the Consolidated Plan planning process.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City provides information to the Housing Authority of the City of Pittsburg (Housing Authority) regarding programs that can enhance the living situation of its clients by providing resources to assist with becoming a homeowner, landlord/tenant issues, as well as other programs that may be of benefit to the household. In addition, the City, through its senior center services, has established partnerships with agencies that provide assistance to the senior population.

The Consortium conducted a Community Needs Survey to solicit input from residents and workers in Contra Costa County during the Consolidated Plan process. Respondents were informed that the Consortium was updating the Consolidated Plan for federal funds that primarily serve low and moderate income (LMI) residents and special needs populations. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed using entitlement funds.

The Consortium's outreach and consultation strategies included the formation of community outreach partnerships with affordable housing, social service, and mental health providers; workforce developers; community advocates; and others. Subrecipients alerted their clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries.

Community Forums

Five (5) Consolidated Plan Community Forums were conducted throughout Contra Costa County to introduce the Consortium's Five Year Consolidated Plan Process and to solicit input from residents and workers throughout Contra Costa County on the level of need for various types of improvements that can potentially be addressed by the 2015-2020 Consolidated Plan.

Outreach

Over a thousand entities, organizations, and persons were directly contacted via outreach efforts and requested to share materials with their beneficiaries, partners, and contacts; encourage attendance at the forums; and to respond to the Community Needs Survey. The survey was available in both English and Spanish.

Results from the forums and outreach efforts help direct each jurisdiction's funding recommendations to ensure that community needs are addressed each fiscal year.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Pittsburg understands that homelessness is a regional issue that cannot be addressed independently. Pittsburg participates in the quarterly Contra Costa Council on Homelessness (Council) meetings which oversees the Continuum of Care (CoC) as well as the Health, Housing, and Homeless Services (H3) Community meetings. The Council provides advice on the operations of homeless services, program operations, and program development efforts in the county to strategically plan to prevent and end homelessness. The purpose of H3 community meetings is to exchange information regarding housing resources. Pittsburg supports the coordinated intake and assessment system known as Coordinated Entry System (CES) The multi-phase implementation process began in February 2017.The purpose of a CES is to ensure that all people experiencing a housing crisis have easy access to available resources. Clients are identified, assessed and connected to available services and long-term housing. CES uses evidence informed tools and standardizes practices, incorporates a system-wide Housing First approach, and prioritizes limited resources for the most vulnerable.

The CES is designed to serve individuals and families who are experiencing a housing crisis including those who are:

- Unsheltered - living outside, in a car, on the streets, or in an encampment
- Sheltered – living in emergency shelter or transitional housing
- At imminent risk of homelessness – at risk of losing housing within the next two weeks

The full continuum of homeless housing and services available through the CES include:

- Prevention/Diversion – financial assistance or case management to stay housed
- Basic Needs and Services – showers, food, laundry, benefits enrollment, referrals, etc.
- Emergency Shelter – short-term, temporary place to stay
- Housing Navigation Services – assistance locating and obtaining housing
- Rapid Re-housing – time limited rental assistance with services
- Permanent Supportive Housing – long term housing assistance with services
- Warming Center – temporary indoor overnight seating

Individuals connect to services through one of three portals:

1. Call – The 211 information line, operated by the Contra Costa Crisis Center, provides a phone portal for individuals and families needing to connect to homeless services.
2. CARE Centers – Coordinated Assessment and Resource (CARE) Centers provide walk-in option for individuals and families who need to connect to homeless services.
3. CORE Outreach – Coordinated Outreach Referral and Engagement (CORE) outreach teams engage homeless individuals living outside, help facilitate and/or deliver health and basic needs services and connect clients to CARE Centers and other homeless services.

Veterans – CDBG funds were allocated for the land acquisition for the Veterans Square project which consists of 28 one-bedroom units and 2 two-bedroom units. This project will be 100% affordable except for one unrestricted manager's unit. Rents will range from 30% Area Median Income (AMI) to 50% AMI. Services for residents will be offered by Shelter, Inc. The Housing Authority administers 160 Veteran Affairs Supportive Housing (VASH) vouchers and may provide a loan for $947,000 to Veterans Square while the developer continues to seek additional funding.

Unaccompanied Youth - The County operates Calli House, a shelter for homeless youth.

Persons at Risk of Homelessness – CDBG funds will continue to be allocated to 4 programs that directly assists the homeless or people that are at risk of homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Pittsburg does not receive ESG funds but Contra Costa County is a recipient of these funds and coordinates its allocation with the CoC. The CoC will complete an annual action plan each year. This annual action plan will guide the work of the CoC and inform the decisions of the Contra Costa Interagency Council for Homelessness (CCICH) Executive Committee and the CoC.

The expansive participation in HMIS by service providers throughout the CoC has given us more knowledge about the population being served. Changes to the policies and procedures for the operation and administration of HMIS is overseen by CCICH Executive Committee to ensure compliance with HUD requirements and best practices.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Pittsburg Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Needs - Veterans Homebuyer Resources
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Pittsburg Housing Authority has clients that are interested in becoming homeowners and this has become attainable through HUD's Homeownership Voucher Program. The City reestablished the First Time Homebuyer (FTHB) Program in FY 2017-2018. One FTHB loan was issued in FY 2018-2019.
2	**Agency/Group/Organization**	Contra Costa County Department of Conservation and Development
	Agency/Group/Organization Type	Service-Fair Housing Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Conservation and Development was the lead agency in the development of the 2015-2020 Consolidated Plan.
3	**Agency/Group/Organization**	Contra Costa Health Services Homeless Program
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Other government - County

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Contra Costa County's Health and Homeless Services staff participated in the community meeting/public hearing process and provided information on special needs populations; including homeless populations. It is anticipated that this consultation will result in improved coordination of services to the City's at risk and homeless populations.
4	**Agency/Group/Organization**	Contra Costa Continuum of Care
	Agency/Group/Organization Type	Services-homeless Other government - County Other government - Local Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Pittsburg has been closely participating in the Contra Costa Council on Homelessness (Council) meetings as well as the Health, Housing, and Homeless Services (H3) Community meetings. Pittsburg supports the Council's efforts on transitioning into a coordinated intake and assessment system, otherwise known as Coordinated Entry. The Coordinated Entry system is aligned with the Council's mission to ensure an integrated system of care, from prevention through intervention, for homeless individuals and families within our community. The Coordinated Entry system was implemented in February 2017 and serves to streamline access to housing and services while addressing barriers that prevent people from getting and staying housed.
5	**Agency/Group/Organization**	STAND! For Families Free of Violence
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services - Victims Service Provider
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	STAND! was consulted to provide information regarding victims of domestic violence in the City and the services provided to this population. It is anticipated that this coordination will result in improved coordination of services to the City's victims of domestic violence.

6	**Agency/Group/Organization**	Opportunity Junction
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunity Junction is a Contra Costa Community Based Development Organization (CBDO) that works closely with the low-income community to provide job training and placement services and is well-connected with economic development agencies and partners in Contra Costa County.

Identify any Agency Types not consulted and provide rationale for not consulting

No types were intentionally excluded. Organizations were consulted on an individual and group basis. An effort was made to reach as many organizations as possible.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Coalition of Homeless Services Providers	Through the outreach process, homelessness and homelessness prevention services were identified as a priority for the CDBG program. These services will complement the CoC Strategy.
Contra Costa County Consortium	Contra Costa County Department of Conservation and Development	The cities of Antioch, Concord, Pittsburg and Walnut Creek and the County of Contra Costa have formed the Contra Costa HOME Consortium to cooperatively plan for the housing and community development needs of Contra Costa County.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Element 2015-2023	City of Pittsburg	The new 2015-2023 Pittsburg Housing Element adopted on May 4, 2015 by City Council Resolution 15-13033, approved by the State Department of Housing and Community Development, was heavily consulted for all housing goals and objectives to assure unity and conformity.

Table 3 - Other local / regional / federal planning efforts

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Consortium divides the Consolidated Plan into two (2) funding cycles:

- 2015-2017 - 2 year funding cycle
- 2017-2020 - 3 year funding cycle

With the designated funding cycles, FY 2019-2020 is a renewal year for CDBG grants. Therefore, subrecipients that were awarded funds on June 18, 2018 with the City Council's approval of the FY 2018-2019 Annual Action Plan through Resolution 18-13500 are eligible for funding in the subsequent year, provided they meet their performance goals.

On April 29, 2019, the CDBG Subcommittee met to make funding amount recommendations for the FY 2019-2020 subrecipients for City Council consideration and approval for the public hearing scheduled for June 3, 2019.

On May 3, 2019, a public notice in English and Spanish were published in the East Bay Times announcing the June 3, 2019 public hearing at the City Council meeting. In addition, on May 3, 2019, copies of the draft 2019-2020 Annual Action Plan were made available for review online on the City website or during normal business hours in the City Clerk's office, located at 65 Civic Ave., 1st floor and at the Pittsburg Public Library, located at 80 Power Ave. Interested parties were encouraged to send comments on the draft 2019-2020 Annual Action Plan. Written comments were accepted from May 3 - June 3, 2019.

On June 3, 2019, City Council will have the opportunity to approve the draft 2019-2020 Annual Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	CDBG Subcommittee Meeting on 4/29/19; Posted on City website; Posted in conspicuous place	Non-targeted/broad community 2 Council Members; 2 Voting members of the Community Advisory Commission	2 people from the public attended the meeting along with 2 staff members; 2 Council members; 2 CAC members	Ron Nevels from the City of Pittsburg Engineering Department shared information regarding the ADA ramps project that CDBG funds.	N/A	ci.pittsburg.ca.us - Calendar Section
2	Public Hearing was held on 6/3/19. Notice was published in the newspaper in English and Spanish.	Non-targeted/broad community	City Council Members, staff and the public attend the council meetings.	-TBD	-TBD	ci.pittsburg.ca.us - Agenda Section

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.420(b), 91.220(c) (1, 2)

Introduction

Pittsburg leverages additional resources to be able to continue providing services that meet the community's needs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of ConPlan $
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $	
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$608,613	$33,837	$250,000	$892,450	$0

Table 5 - Expected Resources – Priority Table

Narrative Description
For FY 2019-2020, the City is receiving an entitlement grant amount of $608,613 from HUD. During FY 2018-2019, $33,837 in program income has been received to date. Unallocated funds from prior years in the amount of $250,000 will be allocated towards the FY 2019-2020 budget.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City leverages Federal, State, and local resources to the greatest extent feasible. Moreover, the City continues to encourage organizations to seek other federal, state, and local funding for both housing and non-housing community development activities.

The City's Police Department received the following grants which enables the City to provide the support the community needs in various areas, such as Code Enforcement.

- Tobacco Grant - $141,034
- State of Ca Office of Traffic Safety – DUI Grant - $90,000
- Local Law Enforcement Block Grant – JAG - $16,896
- Supplemental Law Enforcement Program - $100,000

The City also seeks grants for its capital improvement projects. Below is a summary of grants received during 2017-2018 totaling $6,800,000.

- HSIP – Cycle 8 Projects (Stoneman Avenue Intersection) - $880,000
- BART Pedestrian Bicycle Connectivity Project - $4,520,000
- San Marco Trail- $132,500
- W. Leland Road Safety Improvements - $1,190,620

- Seismic Retrofit North Parkside Overcrossing - $698,641
- Multimodal Transfer Facility – $1,300,000
- Traffic Signal Improvements - $1,065,600
- Range Road Sidewalk Widening - $65,000

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Successor Agency for the Redevelopment Agency of the City of Pittsburg (Successor Agency) owns properties that are developable for housing projects. The Successor Agency's long-range property management plan (LRPMP) was approved by the California State Department of Finance (DOF). This DOF approval allows the Successor Agency to sell these properties at fair market value to interested parties. It would be ideal to sell these properties to developers who could construct affordable housing projects with onsite services to address community needs. The process for selling these properties requires interested parties to 1) consult with the Planning Department to ensure that their intended use for the property is allowed per zoning code; 2) obtain an appraisal; 3) submit an offer to the Successor Agency with the appraisal; 4) Successor Agency presents the offer to the Oversight Board to the Successor Agency (Oversight Board) for consideration and if approved by the Oversight Board, the Successor Agency and the buyer would perform the necessary actions pursuant to an executed purchase and sale agreement in order to close escrow.

As of April 2019, out of 65 properties owned by the Successor Agency, only 9 properties remain available for sale. Two of the properties sold was to a developer that will have its non-profit managing partner acquire the land to construct housing for veterans, known as Veterans Square. Square is well located in an established neighborhood and will promote active transportation, such as biking and walking, as well as encourage public transportation ridership, thereby reducing vehicle miles traveled (VMT). Veterans Square is located within a half-mile of amenities such as public parks, a marina with public

recreational facilities, and two bus stops.

Below is a matrix of the unit breakdown.
11 1-bedroom units at 50% AMI
6 1-bedroom units at 40% AMI
11 1-bedroom units at 30% AMI
1 2-bedrrom units at 50% AMI
1 Managers unit – unrestricted

Discussion

The City continues to seek partnerships to assist with its housing and community needs. These partnerships include applying for federal, state, and local funds to contribute towards the creation of housing and/or services that directly benefit the low-income residents of Pittsburg.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AH 1 - Housing Rehabilitation	2015	2020	Affordable Housing	City of Pittsburg	Affordable Housing	CDBG: $116,792	Homeowner Housing Rehabilitated: 3 Household Housing Unit
2	AH 2 - Code Enforcement	2015	2020	Affordable Housing	City of Pittsburg	Affordable Housing	CDBG: $176,368	Housing Code Enforcement/Foreclosed Property Care: 1000 Household Housing Unit
3	H2 - Services for Homeless (Non-Shelter Related)	2015	2020	Homeless	City of Pittsburg	Homeless Prevention	CDBG: $23,184	Public service activities other than Low/Moderate Income Housing Benefit: 580 Persons Assisted Homeless Person
4	CD-1 General Public Services	2015	2020	Non-Housing Community Development	City of Pittsburg	Non-Housing Community Development	CDBG: $23,184	Public service activities other than Low/Moderate Income Housing Benefit: 800 Persons Assisted
5	CD-2 Non-Homeless Special Needs Population	2015	2020	Non-Homeless Special Needs	City of Pittsburg	Non-Housing Community Development	CDBG: $20,000	Public service activities other than Low/Moderate Income Housing Benefit: 112 Persons Assisted
6	CD-3 Youth	2015	2020	Non-Housing Community Development	City of Pittsburg	Non-Housing Community Development	CDBG: $20,000	Public service activities other than Low/Moderate Income Housing Benefit: 130 Persons Assisted

7	CD-4 Fair Housing	2019	2020	Non-Housing Community Development	City of Pittsburg	Non-Housing Community Development	CDBG: $5,000	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
8	CD-5 Tenant/Landlord Counseling	2019	2020	Non-Housing Community Development	City of Pittsburg	Non-Housing Community Development	CDBG: $5,000	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
9	CD-6 Economic Development	2015	2020	Non-Housing Community Development	City of Pittsburg	Non-Housing Community Development	CDBG: $50,000	Jobs created/retained: Businesses assisted: 22 Other: 1
10	CD-7 Infrastructure/Public Facilities	2015	2020	Infrastructure/Public Facilities	City of Pittsburg	Non-Housing Community Development	CDBG: $331,200	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 70,821 Persons Assisted
11	CD-8 Administration	2015	2020	Administration	City of Pittsburg	Program Administration	CDBG: $111,722	Other:
12	H 1 - Shelter for Homeless Population	2015	2020	Homeless	City of Pittsburg	Homeless Prevention	CDBG: $10,000	Homeless Person Overnight Shelter: 12 Persons Assisted

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Table 6 - Goals Summary

Goal Descriptions

1	**Goal Name**	AH 1 - Housing Rehabilitation
	Goal Description	Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households, multi-family units at risk of loss to the market, and housing in deteriorating or deteriorated lower income neighborhoods
2	**Goal Name**	AH 2 - Code Enforcement
	Goal Description	The Code Enforcement Division of the Police Department enforces the City's municipal codes, laws and regulations for the abatement of substandard housing conditions and zoning violations, and the abatement of abandoned, dismantled, or inoperative vehicles and blight issues as defined as the physical and economic conditions within an area that cause a reduction of, or lack of, proper utilization of that area.
3	**Goal Name**	H2 - Services for Homeless (Non-Shelter Related)
	Goal Description	Reduce the incidence of homelessness and assist in alleviating the needs of the homeless. Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.

4	**Goal Name**	CD-1 General Public Services
	Goal Description	Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.
5	**Goal Name**	CD-2 Non-Homeless Special Needs Population
	Goal Description	Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as frail elderly, disabled persons, battered spouses, abused children, persons with HIV/AIDS, illiterate adults and migrant farm workers.
6	**Goal Name**	CD-3 Youth
	Goal Description	Increase opportunities for children/youth to be healthy, succeed in school and prepare for a productive adulthood.
7	**Goal Name**	CD- 4 Fair Housing
	Goal Description	Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in Pittsburg.
8	**Goal Name**	CD-5 Tenant/Landlord Counseling
	Goal Description	Support the investigation and resolution of disagreements between tenants and landlords and to educate both of their rights and responsibilities, to help prevent people from becoming homeless and to ensure fair housing opportunity.
9	**Goal Name**	CD-6 Economic Development
	Goal Description	Reduce the number of person with incomes below the poverty level, expand economic opportunities for very-low and low-income residents, and increase the viability of neighborhood commercial areas.

10	**Goal Name**	CD-7 Infrastructure/Public Facilities
	Goal Description	Maintain quality public facilities and adequate infrastructure and ensure access for the mobility impaired by addressing physical access barriers to public facilities.
11	**Goal Name**	CD-8 Administration
	Goal Description	Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.
12	**Goal Name**	H 1 - Shelter for Homeless Population
	Goal Description	Assist the homeless and those at risk of becoming homeless by providing emergency, transitional, and permanent affordable housing with appropriate supportive services.
13	**Goal Name**	AH-3 Increase Affordable Supportive Housing Supply
	Goal Description	Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, persons with HIV/AIDS, veterans, and the homeless, by increasing appropriate and supportive housing.

Table 7 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

For FY 2019-2020, the City is receiving an entitlement grant amount of $608,613 from HUD. During FY 2018-2019, $33,837 in program income has been received to date. Unallocated funds from prior years in the amount of $250,000 will be allocated towards the FY 2019-2020 budget.

The total amount of CDBG funds obligated for Public Services (PS) activities must not exceed fifteen percent (15%) of the sum of the entitlement grant provided for that program year plus program income received during the prior year. The allocation of staff-time costs and overhead charges to general program Administration must not exceed twenty percent (20%) of the sum of the entitlement grant provided for that program year plus the estimated revenue from program income to be received by the City during that same program year. Payments received for the CDBG Housing Rehabilitation Program is defined as program income. The remaining 65 percent (65%) of the funds available for allocation can be obligated towards Economic Development (ED), Code Enforcement (CE), Infrastructure/Public Facilities (I/PF) and Housing activities, (collectively known as "Other").

Pursuant to City guidelines, the minimum amount awarded to a subrecipient is $10,000.

#	Project Name
1	2019-2020 Program Administration
2	2019-2020 City of Pittsburg - ADA Handicap Ramps/Sidewalks
3	2019-2020 Contra Costa Child Care Council - Road to Success
4	2019-2020 Workforce Development Board - Small Business Development Center
5	2019-2020 Opportunity Junction - Job Training and Placement
6	2019-2020 City of Pittsburg - Code Enforcement
7	2019-2020 Opportunity Junction -Technology Center
8	2019-2020 People Who Care (PWC) After School Program
9	2019-2020 Contra Costa Senior Legal Services
10	2019-2020 STAND! For Families Free of Violence - Emergency Shelter
11	2019-2020 Loaves and Fishes of Contra Costa (LFCC)
12	2019-2020 Contra Costa County Health Services CORE program
13	2019-2020 Court Appointed Special Advocates (CASA)
14	2019-2020 St. Vincent de Paul of Contra Costa County - Rota Care Program
15	2019-2020 Housing Rehabilitation Program

#	Project Name
16	2019-2020 Interfaith Council of Contra Costa County - Winter Nights Emergency Family Shelter
17	2019-2020 Fair Housing / Tenant Landlord Counseling

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

In accordance with the federal requirements, all approved funded activities meet the overarching goals of the Consolidated Plan and are appropriated within the FY 2019-2020 program budget. At least eighty percent (80%) of the CDBG funds in the FY 2018-2019 program budget will be used for activities that benefit persons of low- and moderate income.

To achieve local objectives, the City proposes to utilize its 2019-2020 CDBG funds towards activities that comply with at least one of HUD's National Objectives as listed below:

1. Benefiting low and moderate-income persons
2. Address slums or blight
3. Meet an urgent community development needs

The City is at a disadvantage in removing or eliminating obstacles to meeting underserved needs due to the consistently shrinking amount of CDBG funds available in recent years. To continue addressing the needs of the underserved population, the City will continue to support applications by service providers to expand affordable housing opportunities, homeless assistance, and supportive services consistent with the 2015-2020 Consolidated Plan.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	2019-2020 Program Administration
	Target Area	City of Pittsburg
	Goals Supported	CD-8 Administration
	Needs Addressed	Program Administration
	Funding	CDBG: $121,722
	Description	Administration - Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	
2	**Project Name**	2019-2020 City of Pittsburg - ADA Handicap Ramps/Sidewalks
	Target Area	City of Pittsburg
	Goals Supported	CD-7 Infrastructure/Public Facilities

	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $331,200
	Description	The goals of the project include improving access to public transportation, schools, businesses, and other community facilities for pedestrians, the mobility impaired, and physically challenged persons, through replacing sidewalks and installing curb ramps at targeted intersections. City staff will perform design, construction management, and inspection.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The City serves approximately 72,000 residents. The Handicapped and Pedestrian Improvements Program is aimed to serve all residents by improving sidewalks and constructing ADA compliant curb ramps at all intersections in the City. This Program will provide improved pedestrian access for all residents and will advance the City's goal of meeting federal and state mandated standards. **Performance Measures:** Objective – Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 03L - Sidewalks HUD National Objective - LMA HUD Accomplishment Type - Persons (General)
	Location Description	The requested amount is for the installation of 29 curb ramps around Foothill Elementary School which is centered in a subdivision that did not have any type of curb ramp installed when the area was developed.
	Planned Activities	The purpose of the project is to improve pedestrian transportation for mobility impaired or physically challenged persons by improving sidewalks and installing ADA compliant curb ramps.

3	**Project Name**	2019-2020 Contra Costa Child Care Council - Road to Success
	Target Area	City of Pittsburg
	Goals Supported	CD-6 Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $15,000
	Description	The program benefits 15 very low, low, and moderate-income residents in Pittsburg through microenterprise assistance for those who want to maintain or start stable small businesses as licensed home-based family child care providers.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 15 Pittsburg businesses. The program benefits very low, low, and moderate-income adults living in Pittsburg who choose to start or maintain licensed family child care microenterprises. The program also benefits children ages 0-12 with early care and education and their families who need child care services in these communities. **Performance Measures:** Objective - Creating Economic Opportunities Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 18C Micro-Enterprise Assistance HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	Various Pittsburg home sites will receive services provided by staff located at 1035 Detroit Avenue, Suite 200, Concord, CA 94518.

	Planned Activities	The project goal is to assist very low, low, and moderate-income Pittsburg residents to maintain or start family child care businesses and to provide business development training, technical assistance, and support to help them be viable and successful microenterprises. The objective of Road to Success is to train and provide ongoing support and technical assistance to very, low, and moderate-income Pittsburg residents who want to become family child care providers or want to sustain successful family child care home (FCCH) microenterprises. There are many currently licensed FCCH businesses in Pittsburg that need assistance to stay in business and thrive. In Pittsburg, Road to Success will continue microenterprise development efforts and serve a total of 15 clients during the year. Some providers have succeeded and even expanded (with parents on wait lists) to meet the cities' child care needs, including the need for quality care and early education. The project will be cost-effective and deliver achievable objectives for this priority need to help microenterprises stay in business and generate revenue. This financially stable agency has the experience and capacity to complete the project in a timely manner. The project will create and maintain jobs through small business development, meet the community's need for child care so families can work or find work, and give children, including low-income children, quality care and early education so that they can succeed. Retention, sustainability and recruitment are also included in the project goal. Road to Success will improve the chances for success for home-based family child care microenterprises, thus building economic self-sufficiency, sustaining employment, improving the quality of care and early education for children, stimulating local economies, and fostering small business profitability for target populations in all jurisdictions.
4	**Project Name**	2018-2019 Workforce Development Board - Small Business Development Center

	Target Area	City of Pittsburg
	Goals Supported	CD-6 Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $10,000
	Description	Provide business management training and consulting services to 10 new or existing businesses to create or retain jobs. The Small Business Development Center (SBDC) delivers group training and individualized advising to support low and moderate-income individuals achieve self-sufficiency by starting and/or growing micro-enterprises. The project, utilizing matching SBA funds, also supports the creation of additional employment opportunities in key sectors by delivering services focused on accessing capital, securing certifications/procurement contracts, exporting, and increasing sales.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit 10 low/moderate income individuals from Pittsburg that are currently self-employed or less than a year from achieving that goal. **Performance Measures:** Objective – Creating Economic Opportunities Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 18C Micro-Enterprise Assistance HUD National Objective - LMC HUD Accomplishment Type – Businesses (General)

	Location Description	Most advising and trainings are delivered at the main office at 300 Ellinwood in Pleasant Hill but some individualized advising will take place at the business locations of clients. Additional venues will vary based on in-kind donations from community partners of training and advising space. They include, but are not limited to 985 Railroad Ave, Pittsburg, California 94565.
	Planned Activities	The SBDC takes great pride in 'leveling the playing field' for current and aspiring small business owners. They target and serve LMI populations because self-employment is a viable solution for economic self-sufficiency regardless of education level or family circumstance. Unfortunately, in the County of Contra Costa, there are few business technical assistance providers in the private, nonprofit and public sectors. SBDC and its host, the Workforce Development Board of Contra Costa, are well-positioned to meet the training and management advising needs of businesses of all sizes.
5	**Project Name**	2019-2020 Opportunity Junction - Job Training and Placement
	Target Area	City of Pittsburg
	Goals Supported	CD-6 Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $25,000
	Description	Provide training and job placement assistance to 1 low income Pittsburg residents. The Job Training and Placement Program (JTPP) is designed to address all the barriers faced by hard-to-serve low-income adults seeking to enter the job market at sustainable wages. The program integrates computer training with life skills, paid experience, case management and psychological counseling, career counseling and job placement, and long-term ongoing support. Participants enter administrative careers that enable them to become self-sufficient.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 1 low income Pittsburg residents. Opportunity Junction serve East and Central County adults who are low- income and confront one or more barriers to employment, such as a history of domestic violence, recovery from substance abuse, a criminal record, past job instability or limited out-of-home work experience. The Job Training and Placement Program participants are primarily women (93%) and reflect the diversity of those living in poverty in Contra Costa County, with 7% Asian or Pacific Islander, 23% African American, 29% Latino, 27% White, and 14% Multiracial. The average participant is responsible for 2 school-age dependents. **Performance Measures:** Objective – Creating Economic Opportunities Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 05H Employment Training HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	3102 Delta Fair Blvd., Antioch, CA 94509

	Planned Activities	The Opportunity Junction Job Training & Placement Program prepares participants for real, high-quality jobs that pay family-sustaining wages. Specifically, the program consists of the following: Twelve Weeks of Full-Time Training: * Life Skills, an interactive curriculum including many teambuilding exercises and covering goal-setting, overcoming obstacles, managing change, self-care, financial literacy, business etiquette, and communications. * Computer Skills covering Windows, Internet research, and the Microsoft Office Suite (with onsite testing for the Microsoft Office Specialist certifications). * Academic Skills including Business English, Business Math, and Test-Taking Skills. Up to Four Months Paid, On-the-Job Experience: Opportunity Junction hires participants as interns as part of our Staffing Services social enterprise to provide contracted services for local businesses and administrative support for the staff. This experience gives interns confidence in applying their new skills to real world projects and challenges. Support Services: Case managers closely support participants throughout their stay and for 18 months following job placement, ensuring that each participant is linked to childcare, health care, transportation, and other needed services. Personalized Job Placement: To facilitate a good fit between participants and employers, interns engage in comprehensive career-building activities such as skill and interest assessment, job search, resume and cover letter preparation, and interview practice.
6	**Project Name**	2019-2020 City of Pittsburg - Code Enforcement
	Target Area	City of Pittsburg

	Goals Supported	AH 2 - Code Enforcement
	Needs Addressed	Affordable Housing
	Funding	CDBG: $176,368
	Description	Comprehensive inspection and enforcement of all state and municipal statutes and regulations related to the reduction and removal of substandard and dangerous housing as well as property conditions, which contribute to slum and blight, disruptive criminal behavior, and activity within the targeted low-income neighborhood(s).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 1,000 Pittsburg households or 26,045 persons in low and moderate-income census tracts. Comprehensive inspection and enforcement of state and municipal statutes that impact substandard housing and neighborhood conditions in various low-income areas throughout the City. **Performance Measures:** Objective – Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 15 Code Enforcement HUD National Objective - LMA HUD Accomplishment Type – Housing Units (General)
	Location Description	A concentrated effort will be placed on the following Census Tract and Block Group Numbers: 3100, 3110, 3120,3131.01,3131.02, 3131.03, 3132.03, 3132.04, 3132.06

	Planned Activities	Project goal is to improve housing and property conditions and reduce slum and blight. Maintaining the existing level of personnel offers the opportunity to enhance the existing enforcement efforts and the level of services needed to abate hazardous/substandard living conditions (dwellings and properties). Establish acceptable standards for long term benefit and resident involvement; to initiate partnerships with the property owners and residents that establish goals to improve the quality of life and personal and neighborhood pride. Code Enforcement: active field patrol, initiation of complaints and investigations of properties and residential dwellings that have conditions contributing to slum and blight and substandard dangerous housing. Provide neighborhoods with the coordinated resources and education to improve their quality of life integrated with a methodology for enhanced long-term neighborhood maintenance.
7	**Project Name**	2019-2020 Opportunity Junction -Technology Center
	Target Area	City of Pittsburg
	Goals Supported	CD-1 General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $10,000
	Description	Opportunity Junction's evening Technology Center provides low-income workers, job-seekers, and seniors with accessible training in computer applications, English as a Second Language, typing, and Spanish. The Technology Center, which operates Monday through Thursday from 6 pm to 9 pm, also offers free access to computers and the Internet.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 100 low income Pittsburg residents. Opportunity Junction serve low-income East and East Central County adults, with an emphasis on those with Limited English Proficiency. Approximately 61% of the clients self-certify as Extremely Low Income, which usually means that they are living below the poverty line. **Performance Measures:** Objective – Create Economic Opportunities?? Vs. suitable living environment??? Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 05Z Other Public Services not listed in 05A-05Y, 03T (IDIS table no longer has 05) HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	3102 Delta Fair Blvd., Antioch, CA 94509

	Planned Activities	The Opportunity Junction Technology Center is a unique hub of learning and tutoring that helps low-income community members overcome deficits in language, computer skills, and Internet access. For many community members, their goals in overcoming those deficits are explicitly employment-related; to get a job, keep a job, or earn a raise or promotion. For them, the Technology Center provides hope and a way forward. Since Opportunity Junction Technology Center launched the program in 2003, it has offered classes to address the language and digital divides found in the communities of East Contra Costa: • Multi-level drop-in classes in English as a Second Language (ESL) taught by a credentialed Adult Education Teacher (6 hours a week), with materials provided at no cost to students • A rotating and repeating schedule of Computer Basics classes, taught by volunteer instructors, with materials provided at no cost to students, including: Windows, Email, Internet, Word, PowerPoint, and Excel. Opportunity Junction Technology Center expanded the roster of evening classes to respond to the needs expressed by Technology Center participants by adding: • More advanced computer instruction in Windows, Email, Internet, and Word • Spanish-language computer basics classes (Computacion Basica) • Classes in Spanish (for English speakers) • Citizenship Classes (in partnership with the International Institute) • A drop-in Typing class with an instructor
8	**Project Name**	2019-2020 People Who Care (PWC) After School Program
	Target Area	City of Pittsburg
	Goals Supported	CD-3 Youth
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $10,000

	Description	The PWC proposed After-school Program consist of Community Service, Job Training/Employment, Mental Health Services, and Peer Counseling is a much-needed support for high-risk juveniles. Most participants do not have access to after school programs and are referred by the school district or a juvenile probation facility due to expulsion, behavioral issues and truancy. The program's target population is at-risk youth and young adults between the ages of 14 to 21.The target population has many of the following characteristics in common such as parents who have been or are incarcerated; parents who are recovering from chemical dependency or are chemically dependent: experienced or witnessed domestic violence; youth who have experimented with alcohol and/or drugs; little education (below grade level); involved or previously involved in gang activity; lack career goals or future goals.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 100 low and moderate-income youth residing in Pittsburg. **Performance Measures:** Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 05D - Youth Services HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	PWC's office is located at 2231 Railroad Avenue, Pittsburg, CA 94565. The youth in the program assist in various events and functions throughout the city.

	Planned Activities	Every day, 11.3 million children are left alone and unsupervised once the school bell rings. The after-school hours are the peak time for juvenile crime and risky behaviors such as alcohol and drug use. (Source: afterschoolalliance.org/…/AA3PM_National_Report). There is a tremendous need, especially for high-risk youth in low-income neighborhoods, for programs that provide activities and support for youth during after-school hours and throughout the summer. The PWC Program employs a plan to prevent or intervene in the child's life to deter further or future involvement in the juvenile justice system. The PWC program is designed to assist youth in finding a career path by teaching self-empowerment and providing resources.
9	**Project Name**	2019-2020 Contra Costa Senior Legal Services
	Target Area	City of Pittsburg
	Goals Supported	CD-2 Non-Homeless Special Needs Population
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $10,000
	Description	Contra Costa Senior Legal Services (CCSLS) provides free legal counseling, advice, representation, and litigation services to low and moderate-income seniors in connection with their housing, income maintenance, consumer and individual rights, and other elder law issues.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	Targeted to help 100 low to moderate Pittsburg seniors 62 and over. **Performance Measures:** Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 05C Legal Services HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	Pittsburg Senior Center: 300 Presidio Lane, Pittsburg, CA 94565
	Planned Activities	CCSLS has been providing free legal services and education to Contra Costa seniors for more than thirty years. It is the only non-profit agency that provides legal services exclusively to those 60 and over. They assist in the areas of consumer law, housing, public benefits, income maintenance, and elder abuse. The extent of legal services provided ranges from advice over the telephone to representation in court. Because of their experience working with seniors, they are uniquely adapted to address and respond to the seniors' legal needs. They staff and supervise a 'Consult an Attorney' clinic twice a month at the Pittsburg Senior Center where they provide clients advice and information about legal matters. In addition, they work with residents of senior housing, including Stoneman Village, and provide seminars and outreach. They also meet with numerous Pittsburg residents in its Concord office, both in person and by telephone to provide more in-depth services. For example, it has represented tenants, provided assistance with restraining orders, and counseled Pittsburg residents about debtor's rights. Finally, Pittsburg residents may also access assistance at court by our Senior Self-Help Clinic, established and supervised by CCSLS.

10	**Project Name**	2019-2020 STAND! For Families Free of Violence - Emergency Shelter
	Target Area	City of Pittsburg
	Goals Supported	H-1: Permanent Housing for Homeless
	Needs Addressed	Homeless Prevention
	Funding	CDBG: $10,000
	Description	STAND! Emergency Shelter can accommodate up to 24 women and their children fleeing life-threatening violent relationships at no cost for up to 3 months. As part of a continuum of care at STAND!, the Shelter provides clients with access to comprehensive supportive services, including food, clothing, social and legal advocacy, vocational assistance, child care, housing referrals, and evidence-based counseling transitioning clients toward independence.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	STAND! will assist at least 12 Pittsburg residents during the program year. **Performance Measures:** Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 05G Battered and Abused Spouses HUD National Objective - LMC HUD Accomplishment Type - Persons (General)

	Location Description	STAND!'s Rollie Mullen Center (RMC), the site of our Emergency Shelter, is in a confidential location in Contra Costa County, CA. STAND! operates a domestic violence shelter that protects victims from persistent and dangerous abusers. STAND! must keep its shelter's location strictly confidential in accordance with state law (California Health and Safety Code section 124250) and federal law (Violence Against Women Act section 3.22) in the interest of the safety of our clients and staff.

	Planned Activities	STAND!'s Emergency Shelter and supportive services are critical components of the community's safety net for its most vulnerable members. Located at the Rollie Mullen Center (RMC), STAND!'s Emergency Shelter provides 24 emergency beds to women and their children fleeing violent relationships. As the only comprehensive family violence agency in Contra Costa County, STAND!'s Emergency Shelter is the only specialized sanctuary available to victims of domestic violence and their children in the community. All services available at RMC are provided at no cost to clients. Women and children receive up to 3 months of shelter, daily meals, child care, clothing, case management, and peer and professional counseling. Each woman also receives benefits assistance, housing referrals, 24-hour access to phone and voice mail, transportation, legal advocacy, and domestic violence support groups. Children receive therapeutic interventions and age-appropriate support. By co-locating all these interrelated services at one confidential and secure location, STAND! can meet clients' fundamental needs seamlessly and effectively. The shelter is part of an integrated system of care at STAND! that follows clients from the first Crisis Line call through Transitional Housing to independence. The Shelter represents a critical step in this continuum, enabling women and children to process their immediate trauma and move beyond the 'crisis mode' state that results from escaping domestic violence. It is incredibly courageous for victims to break free and seek our assistance by calling the Crisis Line and entering the Shelter. They are there for the next steps and beyond, helping clients heal deep wounds and preparing abused women and children to transition to lives of independence and strength.
11	**Project Name**	2019-2020 Loaves and Fishes of Contra Costa (LFCC)
	Target Area	City of Pittsburg
	Goals Supported	H-2 - Prevention of Homelessness

	Needs Addressed	Homeless Prevention
	Funding	CDBG: $10,000
	Description	Loaves and Fishes provide a hot nutritious meal to anyone who is hungry by serving a hot, noon time, buffet style meal Monday-Friday. By partnering with other agencies that come to their dining rooms, Loaves and Fishes also offer its clients other safety net services such as medical, shelter, and registration for Cal Fresh. Their clients are individuals and families who are homeless or very low to low income residents living in Antioch, Pittsburg, and Martinez.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 500 Pittsburg residents. Ninety eight percent of clients served are low to very low-income individuals recently out of work, homeless, unemployed, underemployed, or disabled. Loaves and Fishes provides meals and groceries to people who cannot afford to feed themselves or their family a nutritious meal. They serve anyone who is hungry adults, children, families and elderly. **Performance Measures:** Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 05W Food Banks HUD National Objective - LMA HUD Accomplishment Type - Persons (General)
	Location Description	Pittsburg Dining Room-1415 Simpson Court Pittsburg, CA 94565

	Planned Activities	Loaves and Fishes serves the hungry of Contra Costa County. Its meals are free to anyone who is hungry. The need is nutritious food and the issue is there are people who cannot afford to purchase it. By providing a free meal, Loaves and Fishes are fulfilling both areas of need and issue. Loaves and Fishes prides itself by providing a well-balanced meal, low in salt with a daily emphasis on a fresh green salad, a seasonal fresh fruit salad and entrée. In the last year Loaves and Fishes has worked very hard to expand its mission with the goal to do more for its clients. Providing food is very important, but Loaves and Fishes wanted to do more and has changed its mission to "The mission of Loaves and Fishes of Contra Costa is to provide community-based food programs and partner services that focus on basic needs." Loaves and Fishes nourish lives by partnering with other nonprofits in the community to provide basic safety net services at its dining rooms in a cost-effective manner.
12	**Project Name**	2019-2020 Contra Costa County Health Services CORE program
	Target Area	City of Pittsburg
	Goals Supported	H-1 – Permanent Housing for Homeless
	Needs Addressed	Homeless Prevention
	Funding	CDBG: $13,184
	Description	The Coordinated Outreach Referral and Engagement (CORE) Outreach Program specifically benefits chronically homeless individuals, transitional age youth (ages 18-24 years old), and families living on the streets.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 80 unsheltered individuals in Pittsburg. **Performance Measures:** Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 03T Operating Costs of Homeless/AIDS Patients Programs HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	Outreach will be conducted to unsheltered individuals across encampment locations, and other locations known where individuals are sleeping outside, or otherwise not meant for human habitation in the city.
	Planned Activities	Outreach will be conducted to unsheltered individuals. CORE Outreach Program aims to provide day and evening outreach in small multidisciplinary teams that will work collaboratively to engage and stabilize homeless individuals living outside and deliver health and basic need services and aid in obtaining interim and permanent housing. Through building trust with individuals and families that are not being served or are underserved by existing community services and delivery systems, CORE Outreach Program intends to engage with individuals, conduct initial housing and services assessments, provide connections to Healthcare for the Homeless and County Mental Health to establish care for chronic physical and mental health conditions, provide Medi-Cal and other benefits access, and service linkages to CARE centers to support interim and permanent housing goals and other needs as necessary.
13	**Project Name**	2019-2020 Court Appointed Special Advocates (CASA)
	Target Area	City of Pittsburg
	Goals Supported	CD-3 Youth
	Needs Addressed	Non-Housing Community Development

	Funding	CDBG: $10,000
	Description	Provide advocacy, mentoring and representation services to abused and neglected children who are wards of the County's Juvenile Dependency Court to improve access to health and social services and a safe and permanent living situation.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 25 low to moderate-income youth residing in Pittsburg. **Performance Measures:** Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 05D - Youth Services HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	The CASA program is not site based. The program provides services wherever the children and youth live. The children and youth that CASA serves are placed in every community within Contra Costa County.

	Planned Activities	CASA of Contra Costa County provides volunteer advocacy services to children who are dependents of the Juvenile Court as foster children. CASA volunteers are appointed by the Juvenile Court and work one-on-one with these children, fostering a unique atmosphere of trust and mutual respect leading to a meaningful relationship. CASA volunteers visit the foster home, meet with teachers, mental health providers, attorneys and social workers so they can provide a complete and detailed report to the Juvenile Court about a child's situation, and make recommendations for improvement. Additionally, CASA volunteers provide fun activities and support to the child. They take them to the movies, for a walk, or to a museum or baseball game. They talk to the children about what is important to them, and what would make their lives easier. The CASA volunteer is often the only adult in the child's life who is not paid to care for them, and for many children this is the most valuable part of having a CASA volunteer working on their behalf.
14	**Project Name**	2019-2020 St. Vincent de Paul of Contra Costa County - Rota Care Program
	Target Area	City of Pittsburg
	Goals Supported	CD-1 General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $13,184
	Description	St. Vincent de Paul's RotaCare Pittsburg Free Medical Clinic offers medical care to uninsured, poor, and low-income residents of Pittsburg for the relief of pain and suffering. The Clinic is open weekly on Wednesdays from 4-8 p.m., and the second and fourth Saturdays, 9-12 pm. Volunteer doctors, nurses, pharmacists, social workers, translators, and administrators offer services at no charge. All treatment, lab services, x-rays, ultra-sound and other diagnostic tests, along with all pharmaceuticals are provided free of charge.

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This program is estimated to help 840 Pittsburg residents. The specific populations served are the uninsured, low-income, minority population of East County in need of medical care. Over 90 percent of the patients served are minority and over 98 percent of the patients served have incomes below 200 percent of the Federal Poverty Level. **Performance Measures:** Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 05M Health Services HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	The St. Vincent de Paul Free Medical Clinic Program is located at the St. Vincent de Paul Family Resource Center: 2210 Gladstone Drive, Pittsburg, CA 94565. Additionally, St. Vincent de Paul has 27 neighborhood-based locations that provide emergency food, clothing, utility assistance, rental assistance and other emergency assistance.

	Planned Activities	The mission of the RotaCare Pittsburg Free Medical Clinic at St. Vincent de Paul is to improve availability and access to health services for low income and underserved residents of East County, for residents of Pittsburg where significant health disparities exist. Despite the reforms made by the Affordable Care Act, the services provided by free and charitable clinics are more important than ever. Over the last two years, Free and Charitable Clinics have seen a 40 percent increase in patient demand, but a decrease in donations. The clinic at SVdP is also encountering a similar increase in patient demand. The RotaCare Pittsburg Free Medical Clinic at St. Vincent de Paul was developed to provide healthcare services to the uninsured and those unable to pay for healthcare services. Based on the socio-economic status of our patients, the RotaCare Pittsburg Free Medical Clinic serves those particularly impacted by health disparities. Initially conceived as an urgent/primary care clinic, the RotaCare Pittsburg Free Medical Clinic at St. Vincent de Paul has evolved to provide chronic care patient education and monitoring, as 50% of clinic visits involve chronic disease treatment or management. The health outcomes of the underserved and low-income residents utilizing the services of our clinic are impacted heavily by the ability to affect their response to chronic diseases. All services are provided FREE OF CHARGE to patients. A licensed Pharmacist dispenses all medications. Any lab services or radiology services are provided free of charge to patients. Referrals are made to Quest Diagnostics and Antioch Imaging for these additional services. St. Vincent de Paul covers all costs of referring patients for lab tests, (to Quest Diagnostics-Pittsburg), and x-rays/MRI/ultrasound imaging (at Antioch Medical Imaging). Follow up required for lab/radiology results are provided by Medical Director Dr. Hamid Khonsari.
	Project Name	2019-2020 Housing Rehabilitation Program

15	**Target Area**	City of Pittsburg
	Goals Supported	AH 1 - Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: $116,792
	Description	Assist in the development of viable communities by providing decent housing and a suitable living environment through the provision of subsidized housing rehabilitation loans for very-low and low-income households.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 5 Pittsburg residents. **Performance Measures:** Objective – Creating a Suitable Living Environment Outcome – Availability and Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 14A – Rehab Single Unit Residential HUD National Objective - LMH HUD Accomplishment Type – Housing Units
	Location Description	Citywide

	Planned Activities	The City will provide low-interest rehabilitation loans to Pittsburg homeowners for improving their property. This program is funded by the CDBG program. To qualify for the housing rehabilitation program, applicant must live in the City limits, home is owner occupied, and applicant must be “low to moderate” income (this income changes annually and is based on household size and total family annual income). • Maximum loan available is $30,000. • Health and safety hazards will be given top priority for consideration in the program. • Loan funds may be used for various improvements but are required to fall under the category of health and safety, property maintenance, functional obsolescence, energy efficiency, or removal of architectural barriers for the disabled. Common repairs permitted under this loan program include, but are not limited to: new roofs and gutters; electrical and plumbing upgrades; and installation of ramps and grab bars.
16	**Project Name**	2019-2020 Interfaith Council of Contra Costa County - Winter Nights Emergency Family Shelter
	Target Area	City of Pittsburg
	Goals Supported	H-1 - Permanent Housing for Homeless
	Needs Addressed	Homeless Prevention
	Funding	CDBG: $10,000
	Description	Winter Nights Rotating Family Shelter is a project of the Interfaith Council of Contra Costa County. Program provides emergency shelter, food, tutoring, transportation, case management, housing placement assistance and more to homeless families living primarily in East and Central County. Winter Nights operates from October through May each year, and can serve up to 30 persons at any given time.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 12 Pittsburg residents. **Performance Measures:** Objective – Creating a Suitable Living Environment Outcome – Availability and Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 03T Operating Costs of Homeless Programs/AIDS Patients Program HUD National Objective - LMC HUD Accomplishment Type – Persons (General)
	Location Description	The rotating shelter moves from location to location every two weeks from October until the end of May or early June. Over 40 host and participating locations, primarily in Central and East County, provide space, meals, and volunteers. A full list of these locations is listed in Attachment Other-ICCC Participating Faith Communities.
	Planned Activities	Winter Nights Rotating Family Shelter is a project of the Interfaith Council of Contra Costa County that was begun over eleven years ago. Winter Nights is an emergency shelter for homeless families supported by hundreds of volunteers from member faith communities throughout central Contra Costa County. Beginning in October and open until mid-May, the shelter location moves from location to location every two weeks during the cold winter months. Each participating faith community provides nighttime shelter (usually in a social hall but sometimes in a sanctuary), three meals a day, volunteer tutoring for school children and weekend activities for the clients. Tents are provided each family for privacy while living in the shelter, and each person receives a sleeping bag which they can take with them when they leave. A paid professional staff person is on duty 24 hours a day during the Winter Nights season. The shelter capacity is approximately 30 people per night.
17	**Project Name**	2019-2020 Fair Housing / Tenant Landlord Counseling
	Target Area	City of Pittsburg

	Goals Supported	CD-4 Fair Housing and CD-5 Tenant Landlord Counseling
	Needs Addressed	Non-Housing Community Development
	Funding	$10,000
	Description	Agency is a HUD-approved housing counseling agency affirmatively furthers fair housing. Project provides tenant landlord counseling services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	25 Pittsburg residents. **Performance Measures:** Objective – Fair Housing / Tenant Landlord Counseling Outcome – Availability and Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 21D Fair Housing and 05K Tenant/Landlord Counseling HUD National Objective - LMC HUD Accomplishment Type – Persons (General)
	Location Description	329 Railroad Avenue, Pittsburg, CA 94565
	Planned Activities	Fair Housing education and Counseling. Tenant landlord counseling.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Citywide.

Geographic Distribution

Target Area	Percentage of Funds
City of Pittsburg	100

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Funding will be allocated citywide.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Consolidated Plan, the information gathered during the consultation and citizen participation process and the availability of resources to address these needs. Based on all these components, affordable housing, homelessness, non-housing community development needs and grant administration are all considered “high” priorities.

Actions planned to address obstacles to meeting underserved needs

Special needs groups such as elderly/frail elderly, persons with disabilities, persons who are victims of domestic violence live throughout the City. Given that these special needs populations have various obstacles to accessing housing and various services, the City will continue to provide CDBG funds for housing rehabilitation activities, public facility/infrastructure improvements, and public service activities that improve the quality of life for special needs groups.

Actions planned to foster and maintain affordable housing

CalHome and Housing Successor Agency loan repayments and interest earned fund the First Time Homebuyer (FTHB) Program. The FTHB Program provides down payment assistance in the form of low interest deferred loans to eligible low to moderate income borrowers purchasing a home in Pittsburg. The City recognizes the need to provide down payment assistance for people to obtain affordable housing. The Program will provide up to $20,000 in down payment assistance that bears three percent (3%) interest with a term of 30 years. Repayment of the loan is deferred until the property changes title or is refinanced for cash out. The borrower will be required to pay at least 1 percent (1%) of the down payment. Program eligibility will be based on income requirements. Additionally, each participant shall execute a promissory note secured by a deed of trust recorded against the home. The Program provides home ownership opportunities to those who may not have been able to purchase a home because of income limitation. The Program will strengthen the community by providing residents a long-term stake in their neighborhoods.

The Housing Rehabilitation Program provides owner-occupied residential rehabilitation financial assistance in the form of low-interest deferred loans. Many of these homes are occupied by low income families including senior citizens. These families own their home, are on a fixed income, and do not have the financial means to keep up with the

maintenance of the home. Therefore, maintenance and repairs to their homes are almost impossible. The program is available to low income households. All eligible households may apply. This program meets their needs as most of them qualify for the low-interest deferred loan requiring no monthly payment until the home is sold or transferred.

Pittsburg strives to create additional opportunities for its low-income residents by providing access to resources. The City has been approached by GRID Alternatives a nonprofit organization that brings the benefits of solar technology to communities that would not otherwise have access. GRID Alternatives lead teams of volunteers and job trainees to install solar electric systems for low-income homeowners, providing needed savings for families struggling to make ends meet, preparing workers for jobs in the fast-growing solar industry, and helping clean the environment. Pittsburg funds the Future Build program and has partnered with Grid Alternatives to install solar power on homes for low-income families. In 2018 Future Build assisted in installing solar on 4 Pittsburg homes.

Actions planned to reduce lead-based paint hazards

As identified in the Consolidated Plan, the State Health Department states that children in California are at risk for lead poisoning. Children are especially vulnerable to this toxin found in old (pre – 1978) paint, which can cause brain damage, retardation, neurological problems, kidney damage, and a host of other serious consequences. Lead Hazard is especially a concern for the City, given that lead hazard is estimated to be 90 percent in pre-1940 housing units. The City will continue to protect residents from lead-based paint hazards in housing funded with CDBG funds by conforming to HUD regulations 24 CFR Part 35. This regulation addresses the need to reduce or eliminate lead-based paint hazards in federally owned housing and housing receiving federal funds. The City requires its subrecipients to agree to include requirements for compliance with this regulation. The City requires that recipients of homeowner rehabilitation funds sign HUD's Notification for Lead Based Paint and that any abatement required be included in the home's repairs.

Actions planned to reduce the number of poverty-level families

Pittsburg will employ a variety of strategies to help alleviate poverty in the city, including efforts to stimulate economic growth and job opportunities, and to provide residents with the skills and abilities required to take advantage of those opportunities. The City uses a portion of its CDBG funding to provide grants to non-profit agencies to operate the Public Services programs that serve the homeless in the community, which directly impact poverty-level individuals. The City, through its various departments, provides services and supports programs that promote personal responsibility, independence and self-

sufficiency.

Actions planned to develop institutional structure

Pittsburg will continue to participate in the Contra Costa HOME/CDBG Consortium. The county-wide Consortium provides a unified approach in coordinating the allocation of CDBG, HOME, HOPWA, and ESG funds. The Consortium is a model of intergovernmental cooperation and coordination. The Consortium members coordinate Consolidated Planning efforts and have developed a streamlined process for applicants to complete one application for multiple jurisdictions and, once funded, complete one periodic performance report for all funding jurisdictions. This joint effort has eased the administrative burden for Subrecipients and allows jurisdictions to easily share information. Furthermore, the Consortium established a multiple-year funding cycle that has greatly reduced the time spent on completing and reviewing applications for both Subrecipients and CDBG/HOME staff respectively.

Actions planned to enhance coordination between public and private housing and social service agencies

Consortium jurisdictions work on strategies and actions designed to overcome identified impediments and eliminate problems of housing discrimination. CCICH works with local jurisdictions, public and private agencies, the interfaith community, homeless advocacy groups, and other community organizations to implement the CoC's plan to alleviate homelessness. Most of the City's goals and objectives within the 2015-2020 Consolidated Plan and Annual Action Plan are met through activities that are carried out by Subrecipients that are primarily public and private agencies within the County, including non-profit organizations. There is ongoing concern about the long-term capacity of the non-profit community during these severe budgetary times and their ability to comply with often complex federal regulations and requirements in implementing federally funded programs. Pittsburg will continue to support these agencies by providing technical assistance, helping to establish collaboration between agencies and with funding, when possible.

Discussion

Pittsburg works closely with public and private affordable housing providers as well as with Contra Costa County’s Public Health, Behavioral Health and Homeless Services departments, and various agencies to coordinate the allocation of funds to best meet the needs of the City’s low to moderate income residents and the special needs population.

This coordination leverages CDBG funds to maximize their impact.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	
Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00% 2019-2020

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Introduction and Waive First Reading of an Ordinance Adopting an Environmental Impact Report Addendum and Overlay District, and Adoption of a Resolution Approving Design Review and Protected Tree Removal for Public Storage Redevelopment at 525 California Avenue, AP-18-1315 (RZ, DR, TRP)

MEETING DATE: June 3, 2019

EXECUTIVE SUMMARY

This is a public hearing on a request by Public Storage, Inc., for approval of: 1) an Addendum to the previously certified Railroad Avenue Specific Plan (RASP) Environmental Impact Report (EIR); 2) a zoning amendment to establish a PD-O (Planned Development with a Limited Overlay) District to increase the allowable floor-area-ratio, reduce the required first floor building height, and allow self-storage facilities as a permitted use; 3) design review to demolish the existing self-storage facility, and replace it with a new, three-story, 151,392 square foot building; and 4) a tree removal permit to remove up to four protected trees, at 525 California Avenue, Assessor's Parcel No. 073-270-088. On May 14, 2019, the Planning Commission considered the proposal in its entirety, and unanimously approved Resolution No. 10120, recommending approval of the proposed rezoning, design review, and tree removal permit, as requested.

FISCAL IMPACT

One-time revenues related to construction permits and other development fees and exactions are anticipated with this project, including: 1) fair share costs ($221,450) towards the undergrounding of utility equipment along the building frontage; 2) a one-time payment of $25,000 to be utilized for the design/construction of a new City wayfinding monument entry sign at the project frontage, near the Railroad Avenue off-ramp from State Route 4; 3) reimbursement (up to $5,000) for a study to extend the westbound through lane along California Avenue; and 4) annexation into all applicable community facility districts.

RECOMMENDATION

City Council introduce, waive further reading, and pass to second reading, the attached ordinance adopting an EIR Addendum and rezoning the subject property from PD District to

PD-O District, and adopt a resolution approving design review and tree removal permit, contingent on adoption of the rezoning ordinance, for the Public Storage Redevelopment project.

BACKGROUND

On April 15, 1985, the City Council adopted Ordinance No. 85-875, approving a development plan for the construction of a 44,530 sf self-storage facility on two acres of vacant land located at 525 California Avenue. The self-storage facility was subsequently constructed in accordance with that plan and has been in operation ever since.

On February 7, 2018, the applicant, Public Storage Inc., filed a planning application requesting approval of 1) a zoning amendment to establish a PD-O District to increase the allowable floor-area-ratio from 1.0 to 1.75, reduce the required first floor height of commercial structures from 15 feet to 10 feet, and allow self-storage facilities as a permitted use; 2) design review to demolish the existing self-storage facility, and replace it with a new, three-story, climate-controlled building totaling approximately 151,392 square feet; and 3) a tree removal permit to remove up to four protected trees.

In November 2018, a Planning Commission study session was conducted to collect feedback on the project design, and in July 2018, the neighboring home owners association was consulted to better understand and address any potential concerns related to the project (see attached Planning Commission Staff Report for additional background information). Comments from both meetings were addressed and incorporated into the final development proposal (where appropriate).

On May 14, 2019, the Planning Commission held a public hearing on the proposal, and subsequently voted 6-0 to approve the project as presented, with a slight modification to the language of Condition No. 34 (related to the undergrounding of utilities), as recommended by city staff.

SUBCOMMITTEE FINDINGS

Prior to the formal application submittal in 2018, a preliminary plan review application was filed to solicit feedback from the City's Land Use Subcommittee on the potential redevelopment of the site. On September 19, 2017, the Land Use Subcommittee met to discuss the proposal which included (at the time) an increase in the maximum allowable floor-area-ratio from 1.0 to 1.75, and potential reduction of the 10 percent landscaping requirement. While the Subcommittee was unanimously supportive of the increased floor-area-ratio and overall redevelopment of the site, concerns were raised regarding the potential request for reduced landscape requirements. It was recommended the applicant utilize landscaping to soften the appearance of the walls on the north side of the building, which would be visible from neighboring homes. As such, the applicant did not pursue reduced landscaping, and instead opted to comply with the existing regulations.

STAFF ANALYSIS

The attached Planning Commission staff report (and supporting attachments) from May 14, 2019, includes a full description of the project proposed, along with a detailed analysis on how all requirements and findings of the Pittsburg Municipal Code (PMC) can be made.

Staff believes that the proposal to adopt a limited overlay zone for the parcel would facilitate the redevelopment of a dated and less-than-attractive facility with a new structure that mimics an office building and is consistent with the design ideals of the RASP. As the project site is located adjacent to the terminus of the Railroad Avenue/Harbor Street offramp from westbound State Route 4, one of the most frequented entry points to the City, redevelopment of the existing site would create a more attractive and inviting experience. The proposed overlay would also allow self-storage facilities as a permitted use. As the entire site is currently utilized as a self-storage facility and the footprint of the facility is not increasing, the use could continue to operate in perpetuity; the addition of self-storage as a permitted use on this parcel would only ensure the facility is no longer considered a legal non-conforming use.

The proposed new storage facility would also be consistent with the applicable standards contained within the development and design standards set forth in the Railroad Avenue Specific Plan (RASP), as well as the City's Development Review Design Guidelines (DRDGs) for commercial uses and the green building design guidelines. The project would not result in marginal development nor adversely affect the orderly development of property in the area, in that the proposed new structure would be located within the footprint of the existing facility and would be designed to complement existing structures in the area.

Lastly, it is important to note that an environmental analysis was conducted for this project. On July 6, 2009, the City Council adopted Resolution 09-11250, certifying the RASP Final Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP) for the specific plan. The mitigation measures included in the MMRP were subsequently incorporated into the RASP planning document. The RASP EIR analyzed potentially significant impacts from RASP implementation, including the environmental implications of a specific development program, which included an estimated number of new residential units and commercial floor area within multiple subareas.

Section 15162(a) of the California Environmental Quality Act (CEQA) Guidelines states that when an EIR has been certified, no subsequent EIR shall be prepared for that project unless the lead agency determines that, either: 1) the project proposes substantial changes which would present a new significant impact; 2) there are substantial changes with respect to the circumstances under which the project is undertaken that would present a new significant impact; or 3) there is new information available that was not previously available relating to new or previously identified significant impacts.

Staff analyzed the proposed project against the development assumptions that were included in the RASP EIR and determined that since no new significant impacts were found as a result of the proposed development, preparation of an Addendum to the RASP EIR pursuant to CEQA Guidelines section 15164 ("Addendum to an EIR or Negative Declaration") would be the appropriate method for achieving CEQA compliance for the current project.

ATTACHMENTS:

1. Proposed Ordinance
2. Ordinance Exhibit A – EIR Addendum
3. Ordinance Exhibit B – Rezoning Exhibit
4. Proposed Resolution

5. Project Plans
6. Planning Commission Resolution No. 10120
7. Planning Commission Staff Report (with Attachments 4-12), dated May 14, 2019
8. Public Hearing Notice

Note: Copies of the RASP EIR are available on the City's website at the following location: http://www.ci.pittsburg.ca.us/index.aspx?page=209.Hardcopies are also available for review at the Pittsburg Planning Division (65 Civic Avenue, Pittsburg) and the Pittsburg Library (80 Power Avenue, Pittsburg).

Report Prepared By: Kristin Pollot, AICP, Planning Manager

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Ordinance Approving an Environmental Impact Report Addendum and Establishing an Overlay District, for "Public Storage Redevelopment at 525 California Avenue, AP-18-1315 (RZ, DR, TRP)."	)	ORDINANCE NO. 19-___

The City Council of the City of Pittsburg DOES ORDAIN as follows:

SECTION 1. Recitals.

A. On February 7, 2018, Mark Kennedy of Public Storage, Inc., filed Planning Application No. 18-1315, requesting approval of: 1) a zoning amendment to establish a PD-O (Planned Development with a Limited Overlay) District to increase the allowable floor-area-ratio (FAR) from 1.0 to 1.75, reduce the required first floor height of commercial structures from 15 feet to 10 feet, and allow self-storage facilities as a permitted use; 2) design review to demolish the existing self-storage facility, and replace it with a new, three-story, climate-controlled building totaling approximately 151,392 square feet; and 3) a tree removal permit to remove four protected trees. The project site is located at 525 California Avenue, and is within the High School Village Subarea of the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of TOD-M (Transit Oriented Development – Medium Density). Assessor's Parcel No. 073-270-088.

B. The proposed project is governed by the applicable goals and policies of the Pittsburg General Plan, RASP, Pittsburg Municipal Code (PMC), and the City's Design Review and Development Guidelines (DRDGs) adopted by Planning Commission through Resolution No. 9864.

C. On September 14, 2017, the applicant submitted a preliminary plan review application to solicit feedback from the City's Land Use Subcommittee on a potential redevelopment of the site in order to construct a brand-new, modernized storage facility with increased capacity. On September 19, 2017, the Land Use Subcommittee met to discuss the proposal which included an increase in the maximum allowable FAR from 1.0 to 1.75 in order to facilitate redevelopment of the site, as well as a potential reduction in the 10 percent landscaping requirement. While the Subcommittee was unanimously supportive of the increased FAR and redevelopment of the site, concerns were raised regarding the potential request for reduced landscape requirements, and it was recommended the applicant utilize landscaping to soften the appearance of the walls of the north side of the building, which would be visible from neighboring homes. As such, the applicant did not pursue reduced landscaping.

D. On July 17, 2018, the applicant presented the proposed project to nearby residents of the Stone Harbour Subdivision at the Home Owners' Association (HOA) Board Meeting. During the meeting, the residents and HOA Board voiced their appreciation for the applicant's willingness to meet and discuss the project, and generally supported

the redevelopment. Residents' main concern and request of the applicant was that several of the large, mature Blackwood Acacia trees along the northern project boundary be trimmed and better maintained, as they were beginning to show signs of potentially damaging the existing wall and neighboring properties.

E. On November 27, 2018, the Planning Commission held a study session to review the proposed application and provide feedback. During the study session, Commissioners generally supported the project, and did not express any concerns regarding the proposed PD-O zoning or the architectural design of the new structure. The Commission did express concerns regarding: solar access for neighboring properties, particularly the two residential properties directly adjacent to the north of the project site; the ability for large trucks to turn within the proposed drive aisles; and the locations of the proposed entry and exit.

F. The project is subject to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (Public Resources Code section 21080).

   1. On July 6, 2009, the City Council adopted Resolution 09-11250, certifying the RASP Final Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving Mitigation Monitoring and Reporting Program (MMRP) for the project. The mitigation measures included in the MMRP were subsequently incorporated into the RASP. On October 19, 2009, the City Council adopted Resolution No. 09-11303, amending the Land Use and Transportation Elements of the General Plan in conjunction with the adoption of the RASP. The RASP EIR analyzed potentially significant impacts from RASP implementation, including the environmental implications of a specific development program, which included an estimated number of new residential units and commercial floor area within multiple subareas.

   2. Section 15162(a) of the CEQA Guidelines states that when an EIR has been certified, no subsequent EIR shall be prepared for that project unless the lead agency determines that, either: 1) the project proposes substantial changes which would present a new significant impact; 2) there are substantial changes with respect to the circumstances under which the project is undertaken that would present a new significant impact; or 3) there is new information available that was not previously available relating to new or previously identified significant impacts.

   3. Staff has determined that since no new significant impacts were found as a result of the proposed development, preparation of an Addendum to the RASP EIR pursuant to CEQA Guidelines section 15164 ("Addendum to an EIR or Negative Declaration") would be the appropriate method for achieving CEQA compliance for the current project.

G. PMC section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed zoning amendments. Pursuant to PMC section 18.48.030, the Planning Commission shall include written findings to support any recommendation it makes to the City Council to amend the Zoning Ordinance. On May 14, 2019, after conducting a duly noticed public hearing the Planning Commission adopted Resolution

No. 10120, recommending approval of the requested Overlay Zoning District, design review, and protected tree removal permit.

H. Before adoption of an ordinance, the City Council shall make findings that the proposed amendment is consistent with the policies of the General Plan and the notice and hearing provisions of PMC Title 18, in accordance with PMC section 18.74.070, Chapter 18.48.

I. On or prior to Friday, May 24, 2019, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020.B, a "Notice of Public Hearing," for the June 3, 2019, public hearing on this item was published in the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. Although not required, the notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the surrounding Nextdoor neighborhoods: 1) Navy Street; 2) Stone Harbour; and 3) Diane Ave.

J. On June 3, 2019, the City Council held a duly-noticed public hearing to: 1) approve an Environmental Impact Report (EIR) Addendum and establish an Overlay District; and 2) adopt resolution approving design review and a protected tree removal permit, at which time oral and/or written testimony was considered.

SECTION 2. Findings.

A. Based on the City Council Staff Report entitled, "Introduction and Waive First Reading of an Ordinance Adopting an Environmental Impact Report Addendum and Overlay District, and Adoption of a Resolution Approving Design Review and Protected Tree Removal for Public Storage Redevelopment at 525 California Avenue, AP-18-1315 (RZ, DR, TRP)," dated June 3, 2019, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the public hearing, the City Council finds that:

1. All recitals above are true and correct and are incorporated herein by reference.

2. As no new significant impacts were found as a result of the proposed development, preparation of an Addendum to the RASP EIR pursuant to CEQA Guidelines section 15164 ("Addendum to an EIR or Negative Declaration") is the appropriate method for achieving CEQA compliance for the current project.

3. The proposed limited overlay district is consistent with and conforms to the General Plan. The project site has a land use designation of 'Mixed-Use.' This land use designation is intended to "to allow for greater flexibility of land uses around and accessible by transit." The proposed district and plan will be consistent with the intent of the Mixed-Use land use designation in that it will allow for a commercial

use which largely serves the residential uses of the area, in an area that is within one-half of a mile from the Pittsburg Center BART Station. Further, the proposed design of the building and site improvements will increase the walkability of the area surrounding the Pittsburg Center BART Station.

4. The proposed land use regulations are compatible with uses and regulations of the land use district for which they are proposed, in that they will permit the continuation of the existing commercial self-storage use, and do not affect the allowable building heights, setbacks, or lot coverage.

5. The proposed overlay district and overlay plan will help meet a community need, in that it will allow a blighted property to be cleaned up and maintained and will increase walkability in the area by installing a wider sidewalk along California Avenue, as well as a more comfortable and inviting streetscape.

6. The proposed overlay district and overlay plan will be in conformity with the public convenience, general welfare, and good zoning practice, in that it will facilitate improvement of a long-standing blighted area, which could help eradicate existing problems that come with blighted sites, such as illegal dumping and loitering.

7. The proposed overlay district and overlay plan is needed as the base zone's land use classifications, and the implementing RASP land use designation, will not allow a self-storage facility at this location; however, the use already exists, and allowing the self-storage as a permitted use will, along with the additional FAR allowance and reduction in the first floor building height from 15 to 10 feet, facilitate the redevelopment of a blighted site, without expanding the uses footprint.

8. The proposed overlay district generally complies with the land use and development regulations of the base zoning district, as it would allow for the continuation of a commercial use that is currently in operation, though not permitted, and would not change the overall building envelope, as the required setbacks, maximum height, and lot coverage would remain the same.

B. The staff report entitled, "Introduction and Waive First Reading of an Ordinance Adopting an Environmental Impact Report Addendum and Overlay District, and Adoption of a Resolution Approving Design Review and Protected Tree Removal for Public Storage Redevelopment at 525 California Avenue, AP-18-1315 (RZ, DR, TRP)," dated June 3, 2019, is referenced hereto as additional support for the findings.

SECTION 3. <u>Decision.</u>

Based on the findings and the authority set forth above, the City Council hereby:

A. Approves the EIR Addendum contained in Exhibit A of this ordinance; and

B. Approves an amendment to the Zoning Map, as referenced in Pittsburg Municipal Code, Title 18 (Zoning Ordinance) section 18.04.020, to change the zoning for a parcel commonly known as 525 California Avenue (APN: 073-270-088), as shown in Exhibit B of this Ordinance, from PD District to PD-O (Planned Development with limited overlay)

District with an accompanying overlay plan which modifies the existing base zoning regulations by allowing: 1) a maximum floor-area-ratio of 1.75; 2) a minimum required first floor height for commercial structures of 10 feet; and 3) " Warehousing and Storage, Limited," as a permitted use.

SECTION 4. Effective Date

This Ordinance shall be in full force and effective thirty (30) days after its adoption.

SECTION 5. Publication.

The City Clerk shall either (a) have this ordinance published once within 15 days after adoption in a newspaper of general circulation or (b) have a summary of the ordinance published twice in a newspaper of general circulation, once 5 days before its adoption and again 20 days after its adoption.

The foregoing ordinance was introduced at a meeting of the City Council of the City of Pittsburg held on June 3, 2019, and was adopted and ordered published at a meeting of the City Council held on _____, 2019, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Juan Antonio Banales, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

Michael Baker
INTERNATIONAL

We Make a Difference

May 9, 2019

Jordan Davis, AICP
Senior Planner
CITY OF PITTSBURG, PLANNING DIVISION
65 Civic Avenue
Pittsburg, CA 94565

RE: RAILROAD AVENUE SPECIFIC PLAN FINAL EIR ADDENDUM
525 CALIFORNIA AVENUE PUBLIC STORAGE PROJECT

Dear Mr. Davis:

This Addendum has been prepared to confirm that changes proposed to be made to the Railroad Avenue Specific Plan (RASP), described below, would not result in any new significant impacts, result in a change in severity of previously identified significant impacts, or require new or revised mitigation measures, and that the analysis contained within the RASP Draft and Final EIR remains sufficient and no revisions are required.

The Pittsburg City Council adopted the RASP on November 2, 2009 (Ordinance No. 09-1319 and Resolution No. 09-11303), following certification of the Final EIR for the RASP in June 2009. The objective of the RASP was to provide opportunities for transit-oriented development around the Pittsburg Center BART station, which was in the planning stages at that time and subsequently opened in May 2018.

A minor change has now been proposed to modify the zoning of a specific 2-acre site at 525 California Avenue (project site) within the RASP area. The existing RASP land use designation for the site is Transit-Oriented Development Medium (TOD-M), and the zoning is Planned Development (PD). The applicant has proposed a zoning amendment to establish a limited overlay zone (PD-O). The limited overlay zone would allow a higher floor area ratio (FAR) than currently permissible. It would reduce the required first-floor height of commercial structures from 15 feet to 10 feet, and would add warehousing and storage uses (i.e., self-storage) as a permitted use in the proposed overlay district.

This Addendum describes the project and the legal context, and analyzes the potential environmental impacts associated with the project, including potential impacts on traffic due to the proposed land use change of the project site.

BACKGROUND

The RASP area is located near the center of Pittsburg and includes the City's Civic Center and an area with a radius of approximately half a mile surrounding the Pittsburg Center BART station. The Pittsburg Center BART station had been proposed at the time of preparation of the RASP EIR and opened in May 2018. In total, the RASP area encompasses approximately 1,075 acres, including the project site. The RASP EIR was a program EIR, pursuant to CEQA Guidelines Section 15168, which analyzed the environmental impacts of the RASP and is a self-mitigating document, whereas policies established

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within the RASP are intended to mitigate potential negative environmental impacts. An Initial Study was prepared, which concluded that the RASP would have less than significant impacts in the areas of aesthetics, agriculture and forestry resources, geology and soils, hydrology and water quality, land use and planning, mineral resources, and population and housing. The EIR focused on the topics of air quality, biological resources, cultural resources, hazards and hazardous materials, public services, transportation and circulation, and utilities. Mitigation measures were identified for air quality, biological resources, cultural resources, noise, and hazards and hazardous materials. The EIR determined that the air quality impact would be significant and unavoidable.

PROJECT DESCRIPTION

REGIONAL AND LOCAL SETTING

The project site is in Pittsburg in eastern Contra Costa County. Regional access to the project site is via State Route 4 (SR 4, the "California Delta Highway") and locally from Harbor Street. The areas adjoining and surrounding the site include residential communities, commercial areas, a high school, and vacant land.

The project site is located at 525 California Avenue (Assessor's Parcel No. 073-270-088) between Harbor Street and Newport Drive. The site is bounded by SR 4 to the south. The Pittsburg-Antioch Highway is approximately 0.75 miles north of the site. The project site is located near the BART alignment and is 0.5 miles from the Pittsburg Center BART station at the Railroad Avenue overpass of SR 4.

EXISTING SETTING

The approximately 2-acre project site consists of three existing drive-up self-storage buildings, a rental office, and a manager's apartment totaling approximately 48,438 square feet. The site fronts California Avenue and is bordered by residential housing to the north, beyond existing cinder-block walls. SR 4 is south of the project site. A vacant, undeveloped lot is directly west of the property, and a commercial building is directly to the east.

The project site is within the High School Village subarea of the RASP and has a land use designation of Transit-Oriented Development Medium (TOD-M). The TOD-M classification is intended to allow primarily multifamily residential development, except in the High School Village subarea where there is not a minimum residential development component, and commercial development is permitted at a maximum 1.0 floor area ratio.

City of Pittsburg Ordinance No. 09-1319 adopted the RASP and changed the zoning of various areas, including the project site, from a Mixed Use (M) district to Planned Development (PD). Per the RASP, the uses permitted in the TOD-M land use designation follow the uses prescribed in the M zoning district, as specified by Pittsburg Municipal Code (PMC) Section 18.53.020. "Warehouse and Storage, Limited," (i.e., self-storage) is not included in the list of allowed uses. Since the existing storage facility predates the RASP, it is considered a legal nonconforming use.

PROJECT DESCRIPTION

The project proposes to demolish the existing storage facility and associated structures and to redevelop the project site with a new 40-foot-tall, three-story, climate-controlled building of 151,392 square feet, containing a maximum of 1,250 storage units. Additional project elements would include entry signage, a wrought iron security gate, a rental office within the new storage facility, and 16 parking

spaces and bicycle racks. Detailed plans are included as **Appendix A**. New paving and landscaping would be provided as required under the RASP. No General Plan amendment is proposed, but the project would include a zoning amendment to establish a limited overlay zone (PD-O) on the subject parcel, which would amend the current regulations affecting the site to allow the following:

- "Warehousing and Storage, Limited" as a permitted use
- An increase in the allowable FAR from 1.0 to 1.75
- A decrease in the minimum first-floor ceiling height for commercial structures from 15 feet to 10 feet.

The project would be accessed via relocated driveways along California Avenue to accommodate the site configuration. The project would provide 12 parking spaces, including 2 ADA-compliant spaces and 1 space for electric vehicle charging. Four bicycle spaces would be provided.

Building design would feature a cool roof (per the California Green Building Standards Code) that could incorporate future solar panels.

CEQA CONTEXT

In accordance with CEQA Guidelines Section 15164, an Addendum to a certified EIR may be prepared if only minor technical changes or additions are necessary or none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred. Section 15162 provides that an agency shall not prepare a subsequent or supplemental EIR unless the agency determines, on the basis of substantial evidence in light of the whole record, that the criteria listed below have been met.

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

The project would require a zoning amendment to establish an overlay zone on the project site, which constitutes one 2-acre parcel of the overall 1,075-acre RASP area. The zoning change would permit the continuation of the existing self-storage use on the project site and increase the permitted FAR from 1.0 to 1.75. As detailed below in the Environmental Analysis section of this Addendum, these changes would not result in new significant environmental effects or increase the severity of previously identified significant effects. Therefore, the project would not represent a substantial change requiring major revisions of the RASP EIR.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

No relevant substantial changes have occurred with respect to the circumstances under which the project is undertaken. As detailed below in the Environmental Analysis section of this Addendum, the project would not result in new significant environmental effects or increase

the severity of previously identified significant effects. Therefore, the project would not necessitate major revisions of the RASP EIR.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

As detailed below in the Environmental Analysis section of this Addendum, the project would not result in any significant environmental effects not discussed in the RASP EIR.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

As detailed below in the Environmental Analysis section of this Addendum, the project would not result in substantially more severe environmental effects than shown in the RASP EIR.

(*C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*

These conditions have not occurred. The project would be required to implement the mitigation measures from the RASP EIR identified in **Table 7**. The project applicant has not declined to adopt an applicable mitigation measure or alternative.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

These conditions have not occurred. The project would be required to implement the mitigation measures from the RASP EIR identified in **Table 7**. The project applicant has not declined to adopt an applicable mitigation measure or alternative.

ENVIRONMENTAL ANALYSIS

The RASP EIR estimated that the proposed land uses in the RASP area would result in approximately 1,845 new residential units and 988,449 square feet of new commercial floor area within the approximately 97 acres of project area closest to the Pittsburg Center BART station. In the High School Village area, the EIR assumed there would be approximately 262 residential units and 78,650 square feet of new commercial development. The project would not involve construction of any new residential units, but it would require construction of a 151,392-square-foot self-storage facility (an increase of 102,954 square feet beyond what currently exists on the project site).

As described below, the project's impacts would be less than significant in all categories of environmental analysis and would be within the scope of the impacts identified in the RASP EIR.

AESTHETICS

Previously Identified Impacts in the RASP EIR

The Initial Study found that RASP implementation would have a less than significant impact on the aesthetic value of the surrounding area because the area is developed and defined by a predominantly urban character. This topic was scoped out from further assessment in the EIR. The Initial Study concluded that the RASP area is not located in the vicinity of a state scenic highway and does not contain scenic vistas. Additionally, the RASP includes design guidelines and development standards to achieve the vision of a vibrant, walkable, mixed-use transit-oriented area.

Proposed Project

The project site is currently developed with a 30-year-old self-storage facility. The project would result in increased density and height compared to existing conditions on the site, but the use would be the same. The visual character would be updated with a more contemporary design and significantly enhanced, as the project would comply with all applicable RASP design and development guidelines, aside from the maximum FAR allowance. Therefore, the project's impact on the visual character of the area would be less than significant.

As with the existing self-storage facility on the site, the project would generate some light and glare from a variety of sources, including safety and security lighting and illuminated signs. The City's Standard Conditions of Development require that all light sources be shielded to prevent glare and spillover lighting. The project would include two signs with LED illumination affixed to the building, and one custom monument sign at the driveway entry point on California Avenue. These signs would be compliant with City regulations related to size and light/glare. Therefore, the project would have a less than significant impact related to light and glare.

Conclusion

The proposed project would not impact the surrounding area's visual character or impact scenic vistas. Additionally, the project would comply with City regulations to minimize light and glare impacts. Therefore, the project would not result in additional significant environmental impacts.

AGRICULTURE AND FORESTRY RESOURCES

Previously Identified Impacts in the RASP EIR

The EIR Initial Study concluded that the RASP would have no impact on agricultural resources, and this topic was scoped out from further assessment in the EIR. As noted in the Initial Study, the RASP area does not include land designated as farmland by the Farmland Mapping and Monitoring Program of the California Resources Agency. No parcels within the RASP are zoned for agricultural use or under a Williamson Act contract.

Proposed Project

As described in the RASP Initial Study, the project site is not categorized or zoned for agricultural uses and is not covered by a Williamson Act contract. In addition, there are no forestry uses on the site or in the vicinity. Therefore, there would be no impact.

Conclusion

The proposed project would not convert land used for agricultural or forestry purposes. Therefore, the project would not result in additional significant environmental impacts.

AIR QUALITY

Previously Identified Impacts in the RASP EIR

The RASP EIR identified the following air quality impacts:

- Construction activities could cause emissions of dust or contaminants from equipment exhaust that could contribute to existing air quality violations or expose sensitive receptors to pollutant concentrations. This would be a temporary but potentially significant impact. The impact would be less than significant with the implementation of Mitigation Measures AQ-1.1 and AQ-1.2.

- RASP implementation would create new area and mobile sources of air pollutants that would generate emissions of reactive organic gases (ROG), nitrogen oxides (NO_X), and respirable particulate matter (PM_{10}). These emissions would exceed the Bay Area Air Quality Management District's (BAAQMD) established significance thresholds of 80 pounds per day, would contribute substantially to an existing or projected air quality violation, and would be inconsistent with regional air quality plans to achieve attainment. As such, RASP impacts on criteria air pollutants would be significant and unavoidable.

- Traffic generated by RASP implementation would add to traffic volumes at intersections in the project vicinity. This traffic would increase concentrations of carbon monoxide, but not to the extent that ambient air quality standards would be exceeded. As such, impacts on localized carbon monoxide concentrations would be less than significant.

- The RASP would place new residential uses within 500 feet of State Route 4 and would potentially expose new sensitive receptors to substantial concentrations of toxic air contaminants. This impact would be less than significant with the implementation of Mitigation Measure AQ-4.1.

- Cumulative construction emissions could result in emissions of dust and particulates, which could exceed regional air quality standards. However, development projects proposed under the cumulative scenario would be required to implement measures to control construction emissions.

- Since operational emissions from the RASP would be individually significant, operational emissions would also be cumulatively considerable. Mitigation Measure AQ-6.1 would be required.

Proposed Project

Residential uses are located north of the project site, beyond a cinder-block wall. To avoid or reduce air quality impacts from construction, the project applicant would be required to implement RASP EIR Mitigation Measures AQ-1.1 and AQ-1.2, which include dust control measures and measures to reduce emissions from heavy-duty diesel-powered equipment.

The EIR analyzed the RASP's full buildout development potential, which included development of the project site. The EIR found that RASP implementation would have a significant and unavoidable impact due to mobile sources of air pollutants that would generate emissions of ROG, NO_X, andPM_{10}. The project would contribute those air pollutants during construction, as well as during operation from vehicles traveling to and from the site. However, the number of vehicle trips generated by the project would be lower than would be generated by other permitted uses at higher intensities, as discussed below for the topic of Transportation and Traffic. Therefore, the project's impact would not be more severe than what was previously analyzed in the EIR. The project would also be required to implement RASP EIR Mitigation Measure AQ-6.1, requiring the applicant to develop and implement a plan to reduce operational air emissions. The project would not result in residential uses; therefore, RASP EIR Mitigation Measure AQ-1.4 is not applicable and would not be required.

Conclusion

The project would be required to implement RASP EIR Mitigation Measures AQ-1.1, AQ-1.2, and AQ-6.1. The proposed project's air quality impacts would be within the scope of those identified for RASP implementation in the EIR. Therefore, the project would not result in significant environmental impacts.

BIOLOGICAL RESOURCES

Previously Identified Impacts in the RASP EIR

The EIR found that RASP implementation would have a less than significant impact on biological resources with the implementation of Mitigation Measure BIO-1. The measure requires the completion of nesting bird surveys within the RASP area 30 days prior to any demolition/construction activity during the migratory bird season between March 1 and August 1. It was determined that the only sensitive resource within the RASP area is Kirker Creek, a potential breeding habitat for the California red-legged frog. Trees in the RASP's urban and industrial zone could also provide habitat for birds protected under the Migratory Bird Treaty Act (MBTA).

Proposed Project

The project site is already completely developed with a self-storage facility and paved areas, with some ornamental landscaping. The site is not in the vicinity of Kirker Creek or any other sensitive resource. Therefore, the site has low potential as habitat for protected species. Construction and site preparation would include removing four existing trees along California Street as well as 21 additional trees along the side and rear property boundaries, which could affect nesting habitat for migratory birds protected under the MBTA. Implementation of RASP EIR Mitigation Measure BIO-1 would ensure that project construction would result in a less than significant impact on nesting and breeding birds.

Conclusion

The project would be required to implement RASP EIR Mitigation Measure BIO-1. The project's biological resource impacts would be within the scope of those identified for RASP implementation in the EIR. Therefore, the project would not result in additional significant environmental impacts.

CULTURAL RESOURCES

Previously Identified Impacts in the RASP EIR

To ensure that RASP implementation would not adversely affect historic resources, the EIR identified

Mitigation Measure CR-1.1, requiring historical resources review for projects in the RASP area involving a building or structure that is 45 years or older. The RASP EIR determined that implementation of the RASP could cause a substantial adverse change in the significance of an archaeological resource or disturb human remains, including those interred outside of formal cemeteries. However, the EIR concluded that adherence to existing General Plan goals, policies, and mitigation measures would reduce this impact to a less than significant level. General Plan Policy 9-P-40 requires the preparation of a resources mitigation plan and monitoring program by a qualified archaeologist in the event that archaeological resources are uncovered. General Plan Policy 9-P-41 requires that all construction be halted immediately and an archaeological investigation be conducted in the event archaeological resources are found during ground-breaking activities for new development. In addition, the EIR included Mitigation Measure CR-1 for treatment of unexpected paleontological resources.

Proposed Project

The existing self-storage building on the project site was built in the 1980s. Therefore, the site does not contain any buildings that could be considered historic resources, and implementation of RASP EIR Mitigation Measure CR-1.1 is not warranted. Grading and other ground-disturbing activities would be required during project construction. As such, General Plan Policy 9-P-40 and Policy 9-P-41 would be required to avoid any potential impacts on archaeological or paleontological resources and human remains.

Conclusion

The project would be required to adhere to Mitigation Measure CR-1, General Plan Policy 9-P-40, and General Plan Policy 9-P-41. The project's cultural resources impacts would be within the scope of those identified for RASP implementation in the EIR. Therefore, the project would not result in additional significant environmental impacts.

GEOLOGY AND SOILS

Previously Identified Impacts in the RASP EIR

The EIR Initial Study concluded that the RASP would have a less than significant impact on geology and soils, and this topic was scoped out from further assessment in the EIR. As described in the Initial Study, compliance with the existing Building Code and other safety regulations, which are mandatory, would reduce potentially hazardous geological conditions (including seismicity and soil strength issues) to a less than significant level. RASP developments would also be required to obtain a grading permit and comply with grading standards in Pittsburg Municipal Code Section 15.88.030.12, comply with the National Pollutant Discharge Elimination System (NPDES) permit, and connect to the city's wastewater system.

Proposed Project

The proposed project would comply with all applicable regulations to reduce or avoid geology and soils impacts, including the Building Code, the Pittsburg Municipal Code, and the NPDES permit. The project would also connect to the city's wastewater system. Therefore, consistent with the RASP EIR, the project's effects would be less than significant.

Conclusion

The project's geology and soils impacts would be within the scope of those identified for RASP implementation in the EIR. Therefore, the project would not result in additional significant environmental impacts.

GREENHOUSE GAS EMISSIONS

Previously Identified Impacts in the RASP EIR

The RASP EIR concluded that implementation of the RASP could result in a substantial cumulative increase in greenhouse gas emissions, but that this impact would be less than significant with the implementation of Mitigation Measure CC-1.1. The mitigation measure requires the City to incorporate policies into the RASP to (1) provide incentives to private developers to incorporate green building practices and (2) retrofit municipal water and wastewater systems.

Proposed Project

The RASP EIR analyzed greenhouse gas emission for the full buildout potential of the RASP area, which includes the project site. While the proposed FAR of 1.75 is greater than the previously assumed floor area ratio of 1.0, the intensity of use on the site would not be substantially higher. As analyzed in the Transportation and Traffic section of this Addendum, the proposed self-storage use (at a FAR of 1.75) would generate fewer trips than all but one other permitted use (at a FAR level of 1.0). The project would incorporate sustainability features, including a CALGreen electric vehicle parking space and a cool roof (per the California Green Building Standards Code) that could incorporate future solar panels. Therefore, greenhouse gas emissions associated with the project would be generally consistent with the RASP EIR analysis. The project would also implement RASP EIR Mitigation Measures AQ-1.1 and AQ-1.2 to control dust and to reduce emissions from heavy-duty diesel-powered equipment, and Mitigation Measure AQ-6.1 to require incorporation of measures to reduce operational air emissions.

Conclusion

The project's greenhouse gas emissions impacts would be within the scope of those identified for RASP implementation in the EIR. Therefore, the project would not result in additional significant environmental impacts.

HAZARDS AND HAZARDOUS MATERIALS

Previously Identified Impacts in the RASP EIR

The RASP EIR determined that redevelopment of land within the Transit Village and Industrial Mixed-Use Center subareas creates a potentially significant hazard through the accidental release of hazardous materials associated with any potential underground storage tanks and potential contamination. The EIR incorporated Mitigation Measure HAZ-1 to reduce this impact to a less than significant level. The mitigation measure requires Phase I Environmental Site Assessments (and Phase II sampling where appropriate) for redevelopment of previous industrial sites within the subareas that have the potential to contain underground storage tanks or contamination from previous industrial uses, and, if required, appropriate remediation.

Proposed Project

The project site is in the High School Village subarea of the RASP, which is not identified in the EIR as having the potential for underground storage tanks or contamination. Therefore, RASP EIR Mitigation Measure HAZ-1 is not required. The project site is not listed on any federally or state-listed hazardous waste site (DTSC 2018; SWRCB 2018). The project is not in the vicinity of a public or private airport. Although the project site is within 0.25 miles of a public school, operation of a self-service storage facility would involve only the use, storage, or transport of routine hazardous materials, such as paints, cleaning

products, etc. All such materials would be handled and disposed of in accordance with applicable regulations. Therefore, the project would have a less than significant impact related to hazards and hazardous materials.

Conclusion

The project's hazards and hazardous materials impacts would be within the scope of those identified for RASP implementation in the EIR. Therefore, the project would not result in additional significant environmental impacts.

HYDROLOGY AND WATER QUALITY

Previously Identified Impacts in the RASP EIR

The EIR Initial Study concluded that the RASP would have a less than significant impact on hydrology and water quality, and this topic was scoped out from further assessment in the EIR. The Initial Study determined that implementation of the RASP would not violate water quality standards or discharge requirements with compliance with San Francisco Bay Regional Water Quality Control Board (RWQCB) requirements to obtain an individual NPDES permit and to prepare and implement a stormwater pollution prevention plan (SWPPP). The EIR also determined that increased water demand from the RASP would not be substantial and that groundwater recharge would not be adversely affected.

Proposed Project

A Stormwater Management Plan (SWMP) was prepared for the project by Ruggeri Jensen Azar (2018) and is included as **Appendix HYD** to this Addendum. The project would comply with the NPDES permit to capture and treat stormwater on-site before it is discharged into the storm drain system. The storm water drainage system in the RASP area has sufficient excess capacity to accommodate the increased load of proposed development above existing conditions. **Table 1** lists the best management practices (BMPs) the project would implement during construction and operation.

Table 1: Stormwater Control Plan Best Management Practices

Potential Pollution Source	Permanent Source Control BMPs	Operational Source Control BMPs
Bioretention Overflow Inlets	Mark all inlets with the words "No Dumping! Flows to Bay" or similar.	Maintain and repaint or replace inlet markings. Provide stormwater pollution prevention information to site owners and operators.
Landscape Maintenance	Design landscaping to minimize irrigation and runoff, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.	Maintain landscaping using minimum or no pesticides. Provide Integrated Management Practice (IMP) information to owners and operators.
Refuse Areas	Refuse areas will be roofed and equipped with a floor drain that shall be plumbed to the sanitary sewer system. Signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here."	Inspect receptacles regularly, and repair or replace leaky receptacles. Keep receptacles covered. Inspect and pick up litter daily, and clean up spills immediately.

Source: Ruggeri Jensen Azar 2018

Site runoff would be routed to six Drainage Management Areas (DMAs) bordering the site, as described in the SWMP. Each area would be designed and constructed in accordance to the criteria in the Stormwater C.3 Guidebook, 7th Edition. The bioretention facilities would remove pollutants primarily by filtering runoff slowly through an active layer of soil. Routine maintenance is needed to ensure that flow is unobstructed, that erosion is prevented, and that soils are held together by plant roots and are biologically active. Stormwater treatment areas are listed in **Table 2**.

Table 2: Stormwater Treatment Areas

Preliminary Stormwater Treatment Calculations							
DMA	**DMA Treatment**	**Impervious Area (sq. ft.)**	**Pervious Area (sq. ft.)**	**Total Area (sq. ft.)**	**Effective Impervious Area (sq. ft.)**	**Bioretention Area (required)**	**Bioretention Area (provided)**
1	Bioretention	28,260	4,830	33,090	28,743	1,150	1,150
2	Bioretention	5,890	950	6,840	5,985	239	239
3	Bioretention	9,310	1,090	10,400	9,419	377	383
4	Bioretention	11,410	580	11,990	11,468	459	460
5	Bioretention	11,420	570	11,990	11,477	459	460
6	Bioretention	11,990	1,360	13,350	12,126	485	486

Source: Ruggeri Jensen Azar 2018

The project is in Zone X in an area outside a 100- and 500-year flood zone (FEMA 2015). Earthquakes could cause tsunami and seiches (oscillating waves in enclosed water bodies) in the Bay. However, the project site is approximately 1.2 miles from New York Slough, the nearest body of water, and the projected wave height and tsunami run-up is expected to be small in the interior portions of San Francisco Bay, such as at Pittsburg (Pittsburg 2009). The project is far enough away from New York Slough that a seiche would not affect it. As such, no impact would result from potential tsunami or seiches.

Conclusion

The project's hydrology and water quality impacts would be within the scope of those identified for RASP implementation in the EIR. Therefore, the project would not result in additional significant environmental impacts.

LAND USE AND PLANNING

Previously Identified Impacts in the RASP EIR

The EIR Initial Study concluded that the RASP would have no impact on land use and planning, and this topic was scoped out from further assessment in the EIR. The Initial Study determined that the RASP would include connectivity improvements, would not physically divide an existing community, and would not conflict with an applicable land use plan. The RASP area is subject to the East Contra Costa County Habitat Conservation Plan (HCP). As such, the City would require projects developed subsequent to the RASP to participate and comply with the policies, conservation measures, standards,

and fees of the HCP. As required by Pittsburg Municipal Code Section 15.108, development sites identified as containing land cover types such as ruderal, grassland, or wetlands, among others, and larger than one acre are required to submit an HCP application and pay all applicable HCP fees prior to any ground-disturbing activities.

Proposed Project

The project site is already developed and does not provide access to any adjoining areas. Therefore, development of the project would not physically divide a community. No General Plan amendment is proposed, but the project would include a zoning amendment to establish a limited overlay zone (PD-O), which would allow:

- "Warehousing and Storage, Limited" as a permitted use
- An increase in the allowable FAR from 1.0 to 1.75
- A decrease in the minimum first-floor ceiling height for commercial structures from 15 feet to 10 feet.

While the project would include a zoning amendment to allow a self-storage use at a FAR of 1.75, as well as a reduced required first-floor height, the project would be consistent with all applicable regulations and policies adopted for the purpose of avoiding or mitigating a potentially negative environmental impact. The project would result in increased density and height, compared to existing conditions on the site, but the use would be the same and the visual character would be significantly enhanced, as the project would be required to comply with the RASP design guidelines. The project site is developed; thus, it maintains an East Contra Costa HCP designation of "urban," and the project is not required to obtain take coverage under the HCP.

The project would also be required to comply with the City's Tree Preservation and Protection Ordinance (PMC Chapter 18.84, Article XIX) and would be required to plant new trees or pay in-lieu fees for the planting of new trees as specified within PMC section 18.84.855(A).

Conclusion

The project's land use and planning impacts would be within the scope of those identified for RASP implementation in the EIR. Therefore, the project would not result in additional significant environmental impacts.

MINERAL RESOURCES

Previously Identified Impacts in the RASP EIR

The EIR Initial Study concluded that the RASP would have no impact on mineral resources, and this topic was scoped out from further assessment in the EIR. As noted in the EIR, the RASP area does not include and is not near any known mineral resource sites, and the General Plan does not identify any mineral resources in the city.

Proposed Project

Based on the RASP EIR and the City's General Plan, there are no mineral resources on the project site. Therefore, there would be no impact.

Conclusion

The project's mineral resources impacts would be within the scope of those identified for RASP implementation in the EIR. Therefore, the project would not result in additional significant environmental impacts.

NOISE

Previously Identified Impacts in the RASP EIR

The RASP EIR identified the following noise impacts:

- Development under the RASP would expose existing sensitive receptors adjacent to the proposed uses to temporary increases in noise levels associated with construction. This would result in a potentially significant impact. The impact would be less than significant with the implementation of Mitigation Measure NO-1.1.

- Development under the RASP would cause groundborne vibration, but the construction activities would be limited to daytime hours between 8:00 a.m. and 5:00 p.m. in accordance with the Pittsburg General Plan and Mitigation Measure NO-1.1. Thus, construction would not occur during recognized sleep hours. Impacts regarding the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels would be less than significant due to the limited hours of operation.

- The RASP includes residential land uses in areas where ambient noise levels currently exceed acceptable levels for new residential uses. This is a potentially significant impact. The impact would be less than significant with the implementation of Mitigation Measure NO-3.1.

- The RASP would not substantially increase ambient noise levels at existing sensitive receptors in the vicinity of the project area. This impact is considered less than significant.

Proposed Project

The project site is surrounded by commercial uses, residential uses, and vacant land. Pittsburg High School is approximately 830 feet to the northwest of the site, and SR 4 is approximately 150 feet to the south. To ensure it would not have a significant noise impact from construction, the project would implement RASP EIR Mitigation Measures NO-1.1, requiring various construction BMPs to reduce construction noise. In accordance with the Pittsburg General Plan and Mitigation Measure NO-1.1, construction activities causing groundborne vibration would only be allowed to occur between the daytime hours of 8:00 a.m. and 5:00 p.m. and would therefore be considered to have a less than significant impact. The project would not include residential uses; therefore, RASP EIR Mitigation Measure NO-3.1 is not applicable. The existing self-storage facility has exterior roll-up–style doors, whereas the proposed facility would have interior access units, with each unit behind two doors (the exterior door to the lobby, and the door between the lobby and the access hallway to the units). Therefore, the project would not be expected to substantially increase ambient noise.

Conclusion

The project's noise impacts would be within the scope of those identified for RASP implementation in the EIR. Therefore, the project would not result in additional significant environmental impacts.

POPULATION AND HOUSING

Previously Identified Impacts in the RASP EIR

The EIR Initial Study concluded that the RASP would have a less than significant impact on population and housing, and this topic was scoped out from further assessment in the EIR. The Initial Study determined that the RASP's growth inducement was appropriate and consistent with the City's transit-oriented development policies and that the RASP would not result in the displacement of people or housing.

Proposed Project

The project site is currently developed with a self-storage facility. The project would result in a larger self-storage facility but would not displace housing units or result in a residential population increase. The project does not include major infrastructure improvements or other similar components that have the potential to induce growth.

Conclusion

The project's population and housing impacts would be within the scope of those identified for RASP implementation in the EIR. Therefore, the project would not result in additional significant environmental impacts.

PUBLIC SERVICES AND RECREATION

Previously Identified Impacts in the RASP EIR

The EIR noted that the RASP would require an increased level of police, fire, school, library, and park services. However, the EIR concluded that the increased level of services required would not be large enough to trigger the need for construction of new facilities that could adversely affect the physical environment or affect human health and safety.

Proposed Project

The existing self-storage facility is already served by police, fire protection, and emergency response services. Although the project could slightly increase demand for such services, the increase would not be of a scale or character that would necessitate construction of new facilities that could adversely affect the physical environment. The project would not include residential units and would therefore not place additional demands on schools, libraries, or parks and recreational facilities.

Conclusion

The project's public services and recreation impacts would be within the scope of those identified for RASP implementation in the EIR. Therefore, the project would not result in additional significant environmental impacts.

TRANSPORTATION AND TRAFFIC

Previously Identified Impacts in the RASP EIR

Overall, the EIR found that only 2 of the 16 studied intersections would not satisfy the Traffic Service Objectives in the East County Action Plan for the RASP in the year 2015 and that in year 2030, SR 4 would not meet those objectives. The EIR included mitigation measures (i.e., intersection signalization) to reduce the identified impacts at the 2 intersections to a less than significant level (Mitigation Measures

TR-2.1 and TR-4.1). The EIR concluded that RASP implementation would have a less than significant impact on the transportation system in the city.

Proposed Project

Information in this section is based on the traffic considerations and consistency review for the project prepared by Michael Baker International (2018), which is included as **Appendix TRA**. The traffic considerations review was prepared to determine whether the project's traffic characteristics are consistent with those analyzed in the RASP EIR. Since the traffic generation for the project is directly related to the proposed land use, the review considered both land use and trip generation. The consistency review also assessed whether the proposed public storage use with a FAR of 1.75 would generate less traffic compared to development that could occur on the site under the existing PD zoning.

Land Use Consistency

As noted above, the project would require a zoning amendment to allow self-storage uses on the site. Per City of Pittsburg Ordinance No. 09-1319, the uses permitted in the existing PD zoning district that apply to the site follow the uses permitted in an M zoning district. Representative land uses currently allowed in M zoning districts were considered in the transportation analysis and are shown in **Table 3,** along with the assumed intensities. As shown in the table, the assumed FAR ranged from 0.20 for a congregate care facility to 1.0 for an office building.

Table 3: Land Uses Analyzed

Land Use	Assumed Intensity	Notes/Assumptions
Proposed Land Use (requires zoning amendment)		
Self-Storage	151,390 sf	FAR: 1.75
Permitted Land Uses (under current zoning)		
Mid-Rise Multifamily	50 DU	25 DU/acre
Congregate Care Facility	35 DU	20% coverage at 500 sf per DU
Private School (K–8)	100 students	National Center for Education Statistics; average private school size 2011–2012
Private School (K–12)	180 students	
Day Care Center	30,640 sf	FAR: 0.35
General Office	87,530 sf	FAR: 1.0
Medical-Dental Office	87,530 sf	FAR: 1.0
Supermarket	21,880 sf	FAR: 0.25
High-Turnover Sit-Down Restaurant	21,880 sf	FAR: 0.25

Source: Michael Baker International 2018

Notes: sf = square feet, DU = dwelling units, FAR = floor area ratio

Trip Generation Consistency

The RASP EIR does not include a specific trip generation estimate for the High School Village subarea since the traffic forecast for the RASP was calculated using the Contra Costa Transportation Authority (CCTA) Travel Demand Model. For the purposes of the project trip generation assessment, Michael Baker considered a range of possible development scenarios on the 2-acre site that are permitted under the existing PD zoning. The analysis uses the Institute of Transportation Engineers (ITE) standard trip generation rates for the representative land uses (see **Appendix TRA** for the rates used).

Table 4 includes a summary of the trip generation associated with each of the development scenarios considered for the site. Daily traffic generation for the development scenarios ranges from 71 daily trips for a congregate care facility to 3,046 trips for a medical-dental office building. Peak-hour traffic generation for the development alternatives ranged from 2 trips for a congregate care facility in the AM peak hour to 341 trips for a day care center in the PM peak hour.

Table 4: Trip Generation Comparison

Land Use	Intensity	Daily Trips	AM Peak-Hour Trips		PM Peak-Hour Trips	
			Total	In : Out	Total	In : Out
Self-Storage	151,390 sf	229	15	9 : 6	26	12 : 14
Mid-Rise Multifamily	50 DU	272	18	5 : 13	22	13 : 9
Congregate Care Facility	35 DU	71	2	1 : 1	6	3 : 3
Private School (K–8)	100 students	411	91	50 : 41	26	12 : 14
Private School (K–12)	180 students	446	144	88 : 56	31	13 : 18
Day Care Center	30,640 sf	1,459	337	179 : 158	341	160 : 181
General Office	8,753 sf	853	102	88 : 14	101	16 : 85
Medical-Dental Office	8,753 sf	3,046	243	190 : 53	303	85 : 218
Supermarket	21,880 sf	2,337	84	50 : 34	202	103 : 99
High-Turnover Sit-Down Restaurant	21,880 sf	2,455	218	120 : 98	214	133 : 81

Source: Michael Baker International 2018

Notes: sf = square feet, DU = dwelling units

The proposed self-storage use is forecast to generate 229 daily trips, with 15 AM peak-hour trips and 26 PM peak-hour trips. Although the proposed project has the highest FAR of the land uses considered in this analysis at 1.75, it is expected to generate the second-lowest number of trips following the congregate care facility, which is the lowest trip generator. The highest generator of daily trips is the medical-dental office building with a 1.0 FAR, and the highest generator of peak-hour trips is the day care facility with a 0.35 FAR. Therefore, since the project would generate fewer trips than numerous uses that are currently permitted on the site, it would not increase trips beyond what was analyzed in the

RASP EIR. While the currently permitted FAR on the project site is 1.0, development of a self-storage use with a floor area ratio of 1.75 would not have a significant impact on trip generation.

Project Trip Generation

Trip generation for the existing self-storage use and the proposed project is shown in **Table 5**, using ITE trip generation rates (see **Appendix TRA** for the rates used). As shown in the table, the existing self-storage site is estimated to generate 73 daily trips, with 5 AM peak-hour trips and 8 PM peak-hour trips. With these existing trips accounted for, the proposed self-storage facility is forecast to generate a net increase of 156 daily trips, with 10 AM peak-hour trips and 18 PM peak-hour trips.

Table 5: Project Site Trip Generation

Land Use	Intensity	Daily Trips	AM Peak-Hour Trips		PM Peak-Hour Trips	
			Total	In : Out	Total	In : Out
Existing Buildings	48,440 sf	73	5	3 : 2	8	4 : 4
Proposed Building	151,390 sf	229	15	9 : 6	26	12 : 14
Net New Trips		156	10	6 : 4	18	8 : 10

Source: Michael Baker International 2018

Traffic Operations Analysis

This section considers the effect of increased traffic on the surrounding roadway system with the addition of the project's net new trips, as shown in **Table 5**. The analysis uses future traffic volumes in 2030 from the RASP Traffic Impact Analysis (TIA) developed by Wilbur Smith Associates and compares future RASP conditions without the project to future RASP conditions with the project. The assessment includes peak-hour analysis at two intersections in close proximity to the project site that would be most affected by the increased traffic generated by the proposed project:

1. California Avenue/Harbor Street
2. California Avenue/SR 4 Westbound Ramps

Exhibit 2 in the consistency review shows the future 2030 RASP conditions including AM/PM peak-hour volumes and intersection lane geometry that were used in the TIA and assumed for the project's traffic study. Also shown in the exhibit are the projected traffic volumes in 2030 with the project's peak-hour volumes included.

The results of the traffic operations analysis using HCM 2010 methodologies (Synchro 9) are summarized in **Table 6**. The operations analysis for conditions in 2030 shows that both study area intersections would operate at acceptable levels of service (LOS) in the AM peak hour. The intersection of the SR 4 westbound ramps and California Avenue would operate at an acceptable LOS in the PM peak hour. Harbor Street and California Avenue would operate at an unacceptable level of service without and with the project. These results are consistent with the results shown in the RASP Traffic Impact Analysis, which states that an impact would occur if a "pre-existing unacceptable base case unsignalized intersection operation has an increase in the ratio of vehicles to occupancy of 0.02 or greater or an increase in delay of 5 seconds or greater." With the addition of project-related trips, the increase in delay would be negligible (less than 1.0 second added) and the intersections would continue to operate at the same levels of service as they would without the project and would not result in an impact.

Table 6: Future Conditions without and with the Project

Study Intersection	2030 RASP Conditions without Project		2030 RASP Conditions with Project		Change in Delay		Significant Impact?	
	AM Delay – LOS	PM Delay - LOS	AM Delay – LOS	PM Delay – LOS	AM	PM	AM	PM
1. California Ave/Harbor St	45.7 – D	**97.4 – F**	45.8 – D	**97.9 – F**	0.1	0.5	No	No
2. California Ave/SR-4 WB ramps	24.0 – C	41.6 – D	24.0 – C	41.9 – D	0.0	0.3	No	No

Source: Michael Baker International 2018

*Notes: Deficient intersection operations indicated in **bold**. LOS = level of service. Delay reported as seconds of delay per vehicle.*

Conclusion

The trip generation assessment considered a range of uses that could be developed on the project site under the existing zoning. The assessment concluded that the project would generate fewer trips than numerous uses that are currently permitted on the site and would not increase trips beyond what was analyzed in the RASP EIR. The incremental increase of project-related trips on the surrounding roadway system is not expected to adversely affect the traffic operations of the two studied intersections in the future 2030 condition with RASP and project implementation. According to the RASP Traffic Impact Analysis, an impact would occur if a pre-existing unacceptable unsignalized intersection operation has an increase in the ratio of vehicles to occupancy of 0.02 or greater or an increase in delay of 5 seconds or greater. With the addition of project-related trips, the increase in delay is negligible (less than 1.0 second added) and the intersections continue to operate at the same levels of service as they do without the project and would not result in an impact. Therefore, the project's transportation and traffic impacts would be within the scope of those identified for RASP implementation in the EIR. The project would not result in additional significant environmental impacts.

Utilities

Previously Identified Impacts in the RASP EIR

The EIR noted that RASP development would increase demands on the water supply and distribution system but that future water supply and distribution would be adequately met by the water supply available to and provided by the Contra Costa Water District and the City of Pittsburg. The EIR also determined that Delta Diablo Sanitation District facilities would adequately accommodate RASP-related growth upon implementation of a treatment plant expansion project. The RASP would not require an increase in the available disposal capacity at the Potrero Hill and Keller Canyon landfills. The EIR concluded that development associated with the RASP would not substantially increase the demand for or lead to inefficient use of local energy sources. Utilities impacts were determined to be less than significant.

Proposed Project

Compared to the existing self-storage facility, the project would result in an increase in demand for water, wastewater, solid waste, and energy services. However, the increase in demand would be minor and would not substantially affect the findings of the EIR that adequate utilities services are available to accommodate growth in the RASP area. A self-storage use would be expected to result in less demand for water, wastewater, solid waste, and energy services than a residential or commercial development. Therefore, the project would not result in substantial new demand for these services.

A Hydrant Flow Test Report was prepared for the City's Water Utilities Department to determine whether the existing 12-inch fire hydrant on California Avenue has adequate water pressure flows for emergency services. Test results calculated available hydrant flow of 3,258 gallons per minute (gpm) at 20 pounds per inch (psi). Based on these results, there is adequate flow and pressure available at this site to supply a fire sprinkler system for the new building without the need for a fire pump (RFT 2018).

Conclusion

The project's utility impacts would be within the scope of those identified for RASP implementation in the EIR. Therefore, the project would not result in additional significant environmental impacts.

Table 7: Relevant Project Impacts and RASP EIR Mitigation Measures

Section	Impact	Mitigation/Improvement Measure
Air Quality	**AQ-1** Construction activities under the proposed project could cause emissions of dust or contaminants from equipment exhaust that could contribute to existing air quality violations or expose sensitive receptors to pollutant concentrations. This would be a temporary but potentially significant impact.	**AQ-1.1. Implement dust control measures.** To reduce particulate matter emissions during construction, the City shall ensure that all development proposed under the Railroad Avenue Specific Plan complies with the dust control strategies developed by BAAQMD. These dust control strategies shall include: • Cover all trucks hauling construction and demolition debris from the site; • Water all exposed or disturbed soil surfaces at least twice daily; • Use watering to control dust generation during demolition of structures or break-up of pavement; • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas; • Sweep daily (with water sweepers) all paved parking areas and staging areas during the earthwork phases of construction; • Provide daily clean-up of mud and dirt carried onto paved streets from the site; • Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.); • Limit traffic speeds on unpaved roads to 15 mph; • Install sandbags or other erosion control measures to prevent silt runoff to public roadways; and • Replant vegetation in disturbed areas as quickly as possible. **AQ-1.2. Reduce emissions from heavy-duty diesel-powered equipment.** The City shall ensure that all development proposed under the Railroad Avenue Specific Plan implements measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment during demolition and construction: • Keep all construction equipment in proper tune in accordance with manufacturer's specifications. • Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the San Francisco Bay Area. • Use diesel-powered equipment that has been retrofitted with after-treatment products (e.g., engine catalysts) to the extent that it is readily available in the San Francisco Bay Area. • Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the project site to the extent that it is readily available and cost effective in the San Francisco Bay

Section	Impact	Mitigation/Improvement Measure
		Area (this does not apply to diesel-powered trucks traveling to and from the site). • Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the San Francisco Bay Area. • Limit truck and equipment idling time to five minutes or less. • Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.
	AQ-6 Since operational emissions from the proposed project would be individually significant, operational emissions would also be cumulatively considerable.	**AQ-6.1 Develop and implement a plan to reduce operational air emissions.** Prior to approval of building entitlements and permits, the project developers shall be required to demonstrate to the City that stationary source emissions reduction measures have been included to reduce operational emissions resulting from development in the project area to the maximum extent practicable. A plan for reducing stationary sources shall be approved by City staff. The plan shall include measures such as, but not limited to, incorporating energy-saving appliances for heating and air conditioning units and energy efficient lighting.

Section	Impact	Mitigation/Improvement Measure
Biological Resources	**D.1.** While nesting activities were not observed during the surveys in the Specific Plan Area, existing trees could support nesting birds in the future. Construction activities associated with future projects could result in the disturbance to nesting birds. This would be considered a potentially significant impact.	**BIO-1. Conduct a nesting bird survey within the Specific Plan Area.** Project applicants shall be required to comply with the following activities prior to construction during the nesting season, March 1st to August 1st. Outside the specified time period, no mitigation would be required. (a) Between March 1st and August 1st, a qualified biologist shall conduct nest surveys 30 days prior to any demolition/construction activities that are within 500 feet of potential nest trees. A pre-construction survey report shall be submitted to CDFG [now the California Department of Fish and Wildlife (CDFW)] and the City of Pittsburg that includes, at a minimum: (1) a description of the methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited and persons contacted; and (2) a map showing the location(s) of any bird nests observed on the project site. This report shall be consistent with the requirements from the East Contra Costa County HCP. If no active nests of the MBTA, CDFG, or USFWS protected species are identified then no further mitigation is required. (b) Should active bird nests be located in the survey area, the applicant, in consultation with the City of Pittsburg and CDFG, shall delay construction in the vicinity of active nest sites during the breeding season (March 1st through August 1st) while the nest is occupied with adults and/or young. A qualified biologist shall monitor any occupied nest to determine when the nest is no longer used. If the construction cannot be delayed, avoidance shall include the establishment of a non-disturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the CDFG, but will be a minimum of 100 feet. The buffer zone shall be delineated by highly visible temporary construction fencing. (c) No intensive disturbance (e.g., heavy equipment operation associated with construction or use of cranes) or other project related activities that could cause nest abandonment or forced fledging, shall be initiated within the established buffer zone of an active nest between March 1st and August 1st. (d) If demolition/construction activities are unavoidable within the buffer zone, the project applicant shall retain a qualified biologist to monitor the nest site to determine if construction activities are disturbing the adult or young birds. If abandonment occurs the biologist shall consult with CDFG or USFWS for the appropriate salvage measures. This could include taking any nestlings to a local wildlife rehabilitation center. (e) Trees that support active nests which are to be removed shall only be removed during the non-breeding, non-nesting season.
Cultural Resources		
Cultural Resources	**CR-2.** Implementation of the Specific Plan could cause a substantial adverse change in the significance of an archaeological resource or disturb human remains, including those interred outside of formal cemeteries; however,	**Mitigation measures to be based on General Plan policies** **General Plan Policy 9-P-39**: Ensure the protection of known archeological resources in the City by acquiring a records review for any development proposed in areas of known resources. If such resources are found, limit urban development in the vicinity or account for the resources. **General Plan Policy 9-P-40**: In accordance with State law, ensure the preparation of a resource mitigation plan and monitoring program by

Section	Impact	Mitigation/Improvement Measure
	adherence to existing General Plan goals, policies, and mitigations would reduce this to a less than significant impact.	a qualified archeologist in the event that archeological resources are uncovered. **General Plan Policy 9-P-41**: If archaeological resources are found during ground-breaking for new urban development, halt construction immediately and conduct an archaeological investigation to collect all valuable remnants.
	E.3. It is possible that intact paleontological resources could be adversely affected by the earth-moving development of the Specific Plan Area. Impacts on paleontological resources are therefore considered potentially significant.	**CR-1. Treatment of Unexpected Paleontological Resources.** Should paleontological resources be identified at project construction sites during any phase of construction, the construction contractor/supervisor shall cease operation at the site of the discovery and immediately notify the City of Pittsburg Planning Department. The project applicant shall retain a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less-than-significant level. In considering any suggested mitigation proposed by the consulting paleontologist, the City of Pittsburg Planning Department shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, specific plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.
Noise		
Noise	**NO-1** Development under the Railroad Avenue Specific Plan would expose existing sensitive receptors adjacent to the proposed uses to temporary increases in noise levels associated with construction. This would result in a potentially significant impact.	**NO-1.1. Implement construction best management practices to reduce construction noise.** The construction contractor(s) shall implement the following measures during the construction under the Railroad Avenue Specific Plan: • Restrict construction activities to the hours of 8:00 a.m. to 5:00 p.m. • Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds, wherever feasible). • Impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to 10 dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible. • Construction contractor shall use "quiet" gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline- or diesel-powered forklifts for small lifting. • Stationary noise sources, such as temporary generators, shall be located as far from adjacent receptors as possible, and they shall be

Section	Impact	Mitigation/Improvement Measure
		muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible. • Erect temporary plywood noise barriers around the construction site, to shield adjacent uses. • Prohibit trucks from idling along residential streets serving the construction site.

CONCLUSION

This Addendum was prepared in accordance with CEQA and the CEQA Guidelines (Sections 15168 and 15164). The City of Pittsburg adopted the Railroad Avenue Specific Plan and certified the associated EIR in 2009. The environmental analysis in this Addendum provides substantial evidence supporting the determination that the 525 California Avenue project does not meet the criteria for preparing a subsequent or supplemental EIR set forth in CEQA Guidelines Section 15162 and is consistent with the provisions of CEQA Guidelines Section 15164. The City considered various plans and technical studies, including a traffic considerations and consistency review, stormwater control plan, and comprehensive architectural and building plans. The City also incorporated numerous mitigation measures from the RASP EIR to which the project applicant would be required to adhere, as summarized in **Table 7**.

The project would change the permitted use and intensity of use on the site to facilitate development of a self-storage facility at a floor area ratio of 1.75. As analyzed in this Addendum, these changes would not result in any new significant impacts or increase the severity of any significant impacts identified in the RASP EIR. The circumstances under which the project would be undertaken have not substantially changed such that new or more severe impacts would occur. Therefore, no further environmental analysis is required.

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APPENDICES

Appendix A: Project Plans

A REDEVELOPMENT FOR

PUBLIC STORAGE

SHEET INDEX

1. COVER SHEET
1.1 FIRE FLOW TESTS
2. CONCEPTUAL SITE PLAN
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4. CONCEPTUAL SECOND FLOOR PLAN
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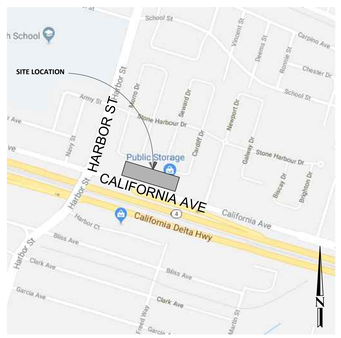
8. CONCEPTUAL VIEWS
9. CONCEPTUAL VIEWS
10. CONCEPTUAL LANDSCAPE PLAN
11. EXISTING CONDITION PLAN
12. PRELIMINARY GRADING & UTILITY PLAN
13. PRELIMINARY STORMWATER MANAGEMENT PLAN

SIGN PACKAGE (SHEETS 1-7)

VICINITY MAP



NOT TO SCALE

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525 CALIFORNIA AVENUE | PITTSBURG, CA

COVER SHEET

05.18.18

SHEET 1

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Attachment 3A - Fire Flow Test
Response Fire Protection
Fire Flow Report

Test Hydrant Information

Location	Date	Time
525 California Avenue, Pittsburg CA	3/26/2018	9:45 am
	Conducted by Pittsburg Water Utilities Department Contact name: Freddy Rivera	

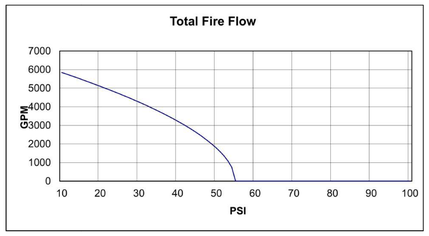
Legend

- Q_r Flow in GPM
- C_d Friction loss Coefficient
- D diameter of opening in inches
- P_p Pressure on Pitot in psi
- Q_f Fire flow in GPM at 20psi
- P_s Static Pressure in psi
- P_r Residual Pressure in psi

Fire Flow @ 20psi	Fire Flow @ 10psi
5,102	5,844

Static Pressure	Residual Pressure
55	50

Hyd #	Port #	D	C_d	P_p	Q_r
1	1	4	0.75		0
	2	2.5	0.9	28	810
2	1	2.5	0.9		0
	2	2.5	0.9	40	974
3	1	2.5	0.9		0
	2	2.5	0.9		0
				Total GPMs flowed in test	1784



3/26/2018

PH: LAURA

CITY OF PITTSBURG
WATER UTILITIES DEPARTMENT
357 E. 12th Street, Pittsburg, California 94565

FIRE FLOW TESTING

Date: 3/26/18 Time Started: 9:45

PROJECT INFORMATION:

Company: Respond Fire Pro.

Requestor: Laura Debell

GENERAL WATER SYSTEM INFORMATION:

Location of Nearest Fire Hydrant: 525 California

Hydrant #: 16465 Size of Water Main Supplying Fire Flow: 12"

Check One: Looped System X Dead End Water Main ___

Static psi: 55 psi Residual psi: 50 psi Flow gpm: 810-28 / 974-40

Hydrant Test Conducted by: Chad, John, Jason

Attachment 3B - Fire Flow Test
Response Fire Protection
Fire Flow Report

Test Hydrant Information

Location	Date	Time
1275 California Avenue, Pittsburg CA	10/25/2017	10:00 am
	Conducted by Pittsburg Water Utilities Department	

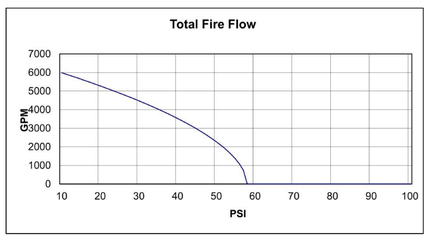
Legend

- Q_r Flow in GPM
- C_d Friction loss Coefficient
- D diameter of opening in inches
- P_p Pressure on Pitot in psi
- Q_f Fire flow in GPM at 20psi
- P_s Static Pressure in psi
- P_r Residual Pressure in psi

Fire Flow @ 20psi	Fire Flow @ 10psi
5,278	5,988

Static Pressure	Residual Pressure
58	52

Hyd #	Port #	D	C_d	P_p	Q_r
1	1	4	0.75		0
	2	2.5	0.9	40	974
2	1	2.5	0.9		0
	2	2.5	0.9	40	974
3	1	2.5	0.9		0
	2	2.5	0.9		0
				Total GPMs flowed in test	1948



3/26/2018

PH: LAURA

CITY OF PITTSBURG
WATER UTILITIES DEPARTMENT
357 E. 12th Street, Pittsburg, California 94565

FIRE FLOW TESTING

Date: 3/26/18 Time Started: 10:05

PROJECT INFORMATION:

Company:

Requestor: Laura Debell

GENERAL WATER SYSTEM INFORMATION:

Location of Nearest Fire Hydrant: 1275 California

Hydrant #: 14645 Size of Water Main Supplying Fire Flow: 12"

Check One: Looped System X Dead End Water Main ___

Static psi: 58 psi Residual psi: 52 psi Flow gpm: 974-40 / 974-40

Hydrant Test Conducted by: Chad, John, Jason

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FIRE FLOW TESTS

05.18.18

SHEET 1.1

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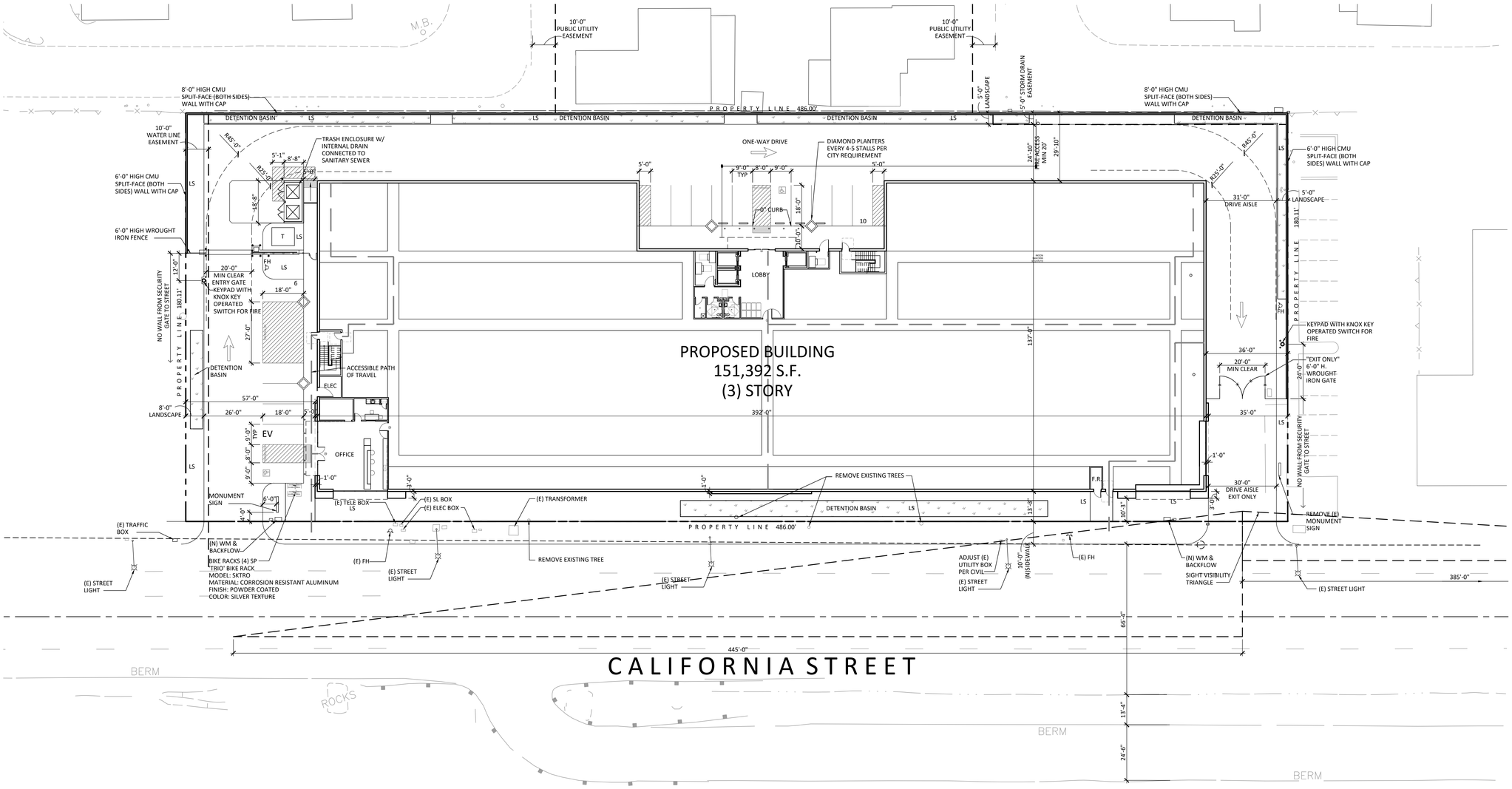


PROJECT INFORMATION

PROJECT ADDRESS:	525 CALIFORNIA STREET, PITTSBURG, CA
SITE APN:	073-270-088-5
SITE AREA:	87,534 S.F. OR 2.01 ACRES
ZONE:	PD PLANNED DEVELOPMENT/
	RASP RAILROAD AVE. SPECIFIC PLAN
	TOD-M TRANSIT-ORIENTED DEV. MEDIUM
PROPOSED ZONE:	PD(O) PLANNED DISTRICT W/ LTD. OVERLAY
USE:	SELF-STORAGE
FLOOR AREA RATIO ALLOWED:	1.00
F.A.R. PROPOSED:	1.75
LOT COVERAGE MAX:	NO REQUIREMENT
LOT COVERAGE PROPOSED:	57.65%
SETBACKS REQUIRED:	
FRONT:	0'-15'
SIDE:	0'-0'
REAR:	10'-0"
SETBACKS PROVIDED:	
FRONT:	10'-3"
SIDE (WEST):	57'-0"
SIDE (EAST):	35'-0"
REAR:	29'-10"
HEIGHT MAXIMUM:	40'-0"
HEIGHT PROPOSED:	40'-0"
LANDSCAPE REQ'D:	MINIMUM 10% OF LOT = 8,753 S.F.
LANDSCAPE PROVIDED:	9,860 S.F. OR 11.3%

BUILDING AREA

EXISTING BLDG(S) TO BE DEMO'ED:	48,438 S.F.
EXISTING BLDG A:	18,279 S.F.
EXISTING BLDG B:	17,427 S.F.
EXISTING BLDG C:	12,732 S.F.
PROPOSED BUILDING:	
1ST FLOOR OFFICE:	1,301 S.F.
1ST FLOOR STORAGE:	49,163 S.F.
2ND FLOOR STORAGE:	50,464 S.F.
3RD FLOOR STORAGE:	50,464 S.F.
TOTAL:	151,392 S.F.

PARKING ANALYSIS

PROPOSED BLDG PARK'G REQ'D:	
MINIMUM # OF PARKING SPACES	NO MINIMUM REQUIRED
MAXIMUM # OF PARK'G SPCAES 1 SP/333 SF	151,392 S.F./333 S.F. = 455 SP MAXIMUM
TOTAL PARKING REQ'D:	455 SP
CAL GRN EV PRKG REQ'D:	1
ADA PARKING REQ'D:	1
PARKING PROVIDED:	
ADA VAN:	1 SP
ADA CAR:	1 SP
EV PRKG:	1 SP
STANDARD:	13 SP
TOTAL:	16 SP
CAL GREEN BICYCLE PARKING REQ'D:	
5% OF ADDED STALLS	1 SP
TOTAL:	1 SP
BICYCLE PARKING PROVIDED:	4 SP

CITY OF PITTSBURG NOTES:

1. ALL TRASH ENCLOSURES SHALL INCLUDE 6 FT. WALLS AND A ROOF DESIGNED WITH MATERIALS WHICH ARE COMPATIBLE IN COLOR, TEXTURE AND APPEARANCE WITH THE MAIN STRUCTURE. THE ENCLOSURE MUST HAVE OPAQUE GATES WHICH HAVE AN OPENING SUFFICIENT TO PERMIT REMOVAL AND REPLACEMENT OF STANDARD COMMERCIAL SIZE TRASH BINS (PMC 18.56.090 & 18.80.035)
2. ALL AIR CONDITIONING UNITS (IN PRIVATE AND COMMON AREAS), UTILITY BOXES, TRANSFORMERS, BACKFLOW PREVENTERS, METERS AND JUNCTION BOXES SHOULD BE UNDERGROUNDED WHENEVER POSSIBLE, OR SUBSTANTIALLY SCREENED FROM VIEW BY WAY OF A PERMANENT SCREEN OR APPROPRIATELY SIZE PLANT MATERIAL
3. A LIGHTING AND PHOTOMETRIC ANALYSIS MAY BE REQUIRED TO ENSURE LIGHT FROM THE PROJECT DOES NOT SPILL OVER INTO NEIGHBORING RESIDENCES
4. COPPER PRODUCTS OR PRODUCTS WHICH CONTAIN COPPER MATERIALS SHALL NOT BE USED IN BUILDING FINISHES

BUILDING CODE ANALYSIS

APPLICABLE BUILDING CODES:

BUILDING CODE:	2016 CALIFORNIA BUILDING CODE
MECHANICAL CODE:	2016 CALIFORNIA MECHANICAL CODE
PLUMBING CODE:	2016 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE:	2016 CALIFORNIA ELECTRICAL CODE
ENERGY CODE:	2016 CALIFORNIA ENERGY CODE
FIRE CODE:	2014 CALIFORNIA FIRE CODE
GREEN BUILDING CODE:	2016 GREEN BUILDING STANDARDS CODE

BUILDING AREA QUALIFICATION EQUATIONS

AA = [AT + (NS x IF)] x SA (EQUATION 5-3)
AA = ALLOWABLE AREA (S.F.)
AT = ALLOWABLE AREA FACTOR (TABLE 506.2)
NS = ALLOWABLE AREA FACTOR FOR NON-SPRINKLERED BLDG. (TABLE 506.2)
IF = AREA FACTOR INCREASE DUE TO FRONTAGE INCREASE (%)
SA = 3 UNLESS PART OF GROUP A, E, H, I, L or R

IF = [F/P - 0.25] W/30 (EQUATION 5-5)
IF = AREA FACTOR INCREASE DUE TO FRONTAGE
F = BUILDING PERIMETER THAT FRONTS ON PUBLIC WAY OR OPEN SPACE HAVING A MINIMUM DIST. 20'-0"

PROPOSED BUILDING

BUILDING CLASSIFICATION:

OCCUPANCY GROUP:	S-1 - STORAGE
CONSTRUCTION TYPE	III-B
FIRE SPRINKLERS:	YES
ROOFING CLASSIFICATION:	CLASS A

ALLOWABLE HEIGHT

ALLOWABLE HEIGHT =	75' FULLY SPRINKLERED (TABLE 504.3)
PROPOSED BUILDING HEIGHT =	40'-0"
ALLOWABLE # OF STORIES ABOVE GRADE PLANE =	3 STORIES ALLOWED (TABLE 504.4)

BUILDING QUALIFICATION:

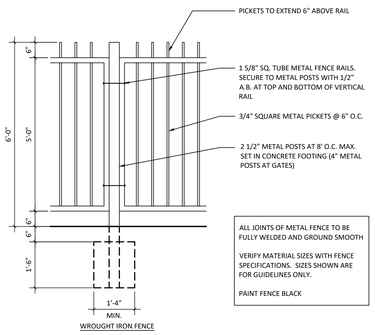
F = 137'+137'+392' = 666'
P = 137'+137'+392'+392' = 1,058'
W = 30'
IF = (666' / 1,058' - .25) 30' / 30' = .38
SA = 3

AA = [52,500 S.F. + (17,500 S.F. x .38)] x 3
AA = 177,423 S.F.
177,423 S.F. > 151,392 S.F.

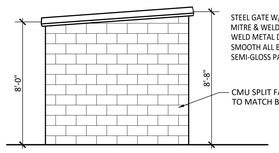
PROPOSED STORAGE UNITS

TOTAL STORAGE AREA: 151,392 S.F.

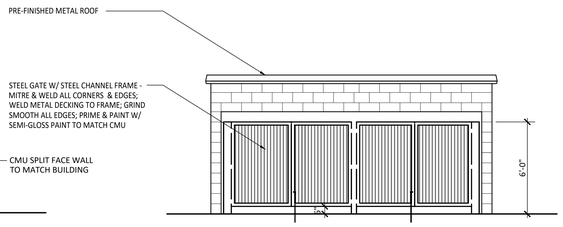
151,392 S.F. x 75% EFFICIENCY = 110,516.16
110,516.16/ 100 S.F. AVG. UNIT = APPROXIMATELY 1,105 STORAGE UNITS



WROUGHT IRON FENCE



1 TRASH ENCLOSURE SIDE ELEVATION



2 TRASH ENCLOSURE FRONT ELEVATION

FIRE DISTRICT NOTES

1. ACCESS ROADWAYS SHALL BE ALL-WEATHER (PAVED) SURFACES, OF NOT LESS THAN 20' UNOBSTRUCTED WIDTH AND NOT LESS THAN 13'-6" OF VERTICAL CLEARANCE, TO WITHIN 150' OF TRAVEL DISTANCE TO ALL PORTIONS OF THE EXTERIOR WALLS OF EVERY BUILDING. ACCESS SHALL HAVE A MIN. OUTSIDE TURN RADIUS OF 45' AND MUST BE CAPABLE OF SUPPORTING THE IMPOSED FIRE APPARATUS LOADING OF 37 TONS (503) CFC

ACCESS ROADS LESS THAN 28' UNOBSTRUCTED WIDTH SHALL HAVE SIGNS POSTED OR CURBS PAINTED RED WITH "NO PARKING - FIRE LANE". ACCESS ROADS 28' OR GREATER, BUT LESS THAN 36' UNOBSTRUCTED WIDTH SHALL HAVE "NO PARKING - FIRE LANE" SIGNS POSTED, ALLOWING FOR PARKING ON ONE SIDE ONLY OR CURBS PAINTED RED WITH "NO PARKING - FIRE LANE". PARKING IS PERMITTED ONLY ON THE SIDE OF THE ROAD THAT DOES NOT HAVE HYDRANTS (503.3) CFC

2. NOT USED

3. THE DEVELOPER SHALL SUBMIT A MIN. (2) COPIES OF SITE IMPROVEMENT PLANS INDICATING ALL EXISTING OR PROPOSED HYDRANT LOCATIONS & FIRE APPARATUS ACCESS FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A BUILDING PERMIT (501.3) CFC

4. EMERGENCY APPARATUS ACCESS ROADS AND HYDRANTS SHALL BE INSTALLED, IN SERVICE, AND INSPECTED BY THE FIRE DISTRICT PRIOR TO CONSTRUCTION OR COMBUSTIBLE STORAGE ON SITE (501.4) CFC. NOTE: A TEMPORARY AGGREGATE BASE OR ASPHALT GRINDINGS ROADWAY IS NOT CONSIDERED AN ALL-WEATHER SURFACE FOR EMERGENCY APPARATUS ACCESS. THE FIRST LIFT OF ASPHALT CONCRETE PAVING SHALL BE INSTALLED AS THE MINIMUM ROADWAY MATERIAL AND MUST BE ENGINEERED TO SUPPORT THE DESIGNATED GROSS VEHICLE WEIGHT OF 22/37 TONS.

5. ACCESS GATES FOR FIRE DISTRICT APPARATUS SHALL BE A MINIMUM OF 20-FT WIDE. ACCESS GATES SHALL SLIDE HORIZONTALLY OR SWING INWARD AND SHALL BE LOCATED A MINIMUM OF 30-FT FROM THE STREET. ELECTRICALLY OPERATED GATES SHALL BE EQUIPPED WITH A KNOX COMPANY KEY-OPERATED SWITCH ON BOTH ENTRY AND EXIT SIDE. MANUALLY OPERATED GATES SHALL BE EQUIPPED WITH A NONCASE HARDENED LOCK OR APPROVED FIRE DISTRICT LOCK. CONTACT THE FIRE DISTRICT FOR INFORMATION ON ORDERING THE KEY-OPERATED SWITCH (D103.5) CFC

6. THE DEVELOPER SHALL PROVIDE AN ADEQUATE AND RELIABLE WATER SUPPLY FOR FIRE PROTECTION WITH A MINIMUM FIRE FLOW OF 4000 GPM. REQUIRED FLOW SHALL BE DELIVERED FROM NOT MORE THAN 4 HYDRANTS FLOWING SIMULTANEOUSLY FOR A DURATION OF 240 MINUTES WHILE MAINTAINING 20-POUNDS RESIDUAL PRESSURE IN THE MAIN (508.1). (B105) CFC.

7. THE DEVELOPER SHALL PROVIDE TRAFFIC SIGNAL PRE-EMPTION SYSTEMS (OPTICOM) ON ANY NEW OR MODIFIED TRAFFIC SIGNALS INSTALLED WITH THIS DEVELOPMENT (21351) CVC

8. PREMISES IDENTIFICATION SHALL BE PROVIDED. SUCH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE A MINIMUM OF FOUR INCHES HIGH WITH 3/4-INCH STROKE OR LARGER AS REQUIRED TO BE READILY VISIBLE FROM THE STREET (505.1) CFC, (501.2) CBC, FPS-008

9. THE DEVELOPER SHALL SUBMIT A MINIMUM OF (3) COMPLETE SETS OF PLANS & SPECIFICATIONS OF THE SUBJECT PROPOERTY, INCLUDING ANY OF THE FOLLOWING REQUIRED BUILT-IN FIRE PROTECTION SYSTEMS, TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH THE MINIMUM REQUIREMENTS RELATED TO FIRE AND LIFE SAFTEY. PLAN REVIEW FEES WILL BE ASSESSED AT THAT TIME (901.2) CFC, (108.4.1) CBC

A. PRIVATE UNDERGROUND FIRE SERVICE WATER MAINS
C. FIRE SPRINKLERS
D. FIRE ALARM

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525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPTUAL SITE PLAN
05.18.18

NORTH

0 5' 10' 20' 40'
scale: 1" = 20'-0"

SHEET 2

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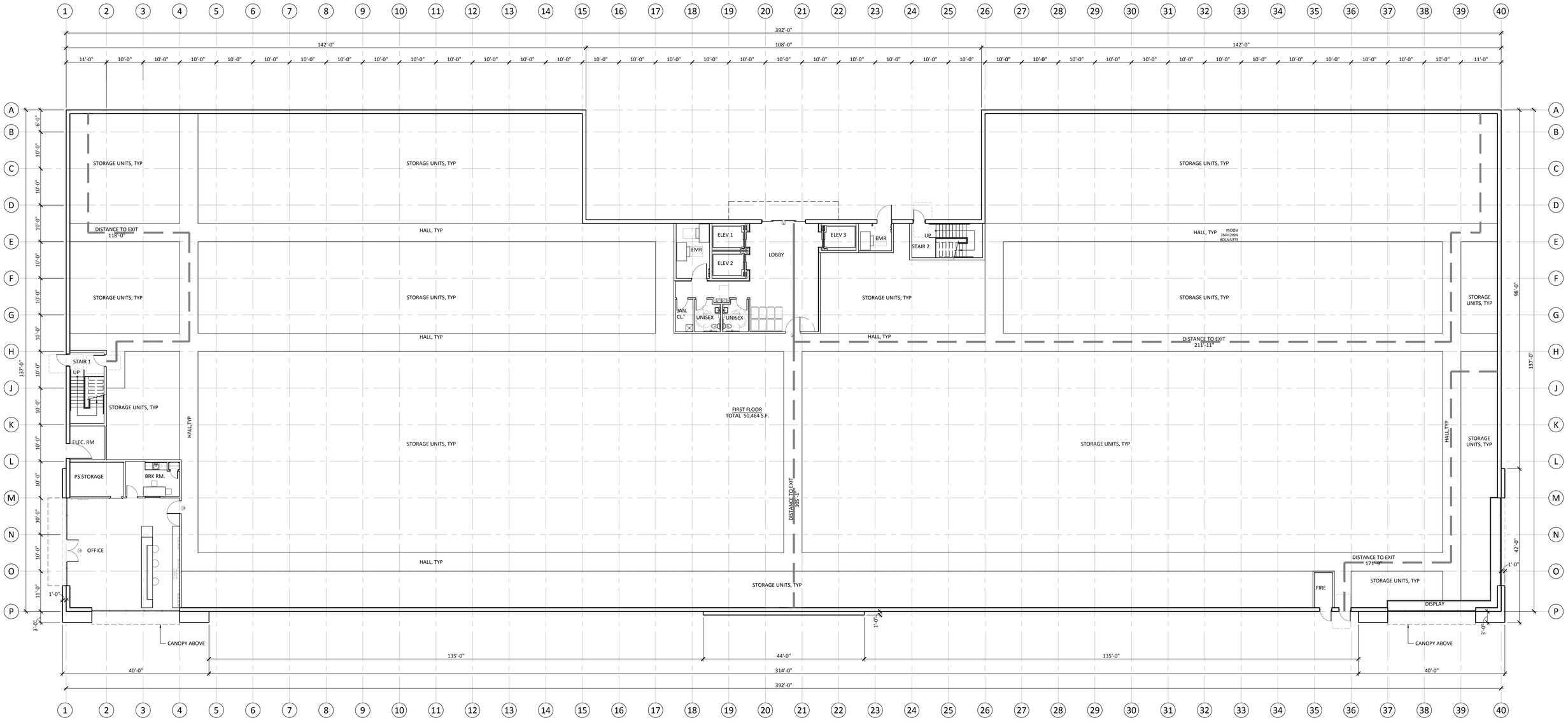

NORTH

SHEET 3

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPTUAL FIRST FLOOR PLAN

05.18.18

0 3' 6' 12' 24'
scale: 3/32" = 1'-0"

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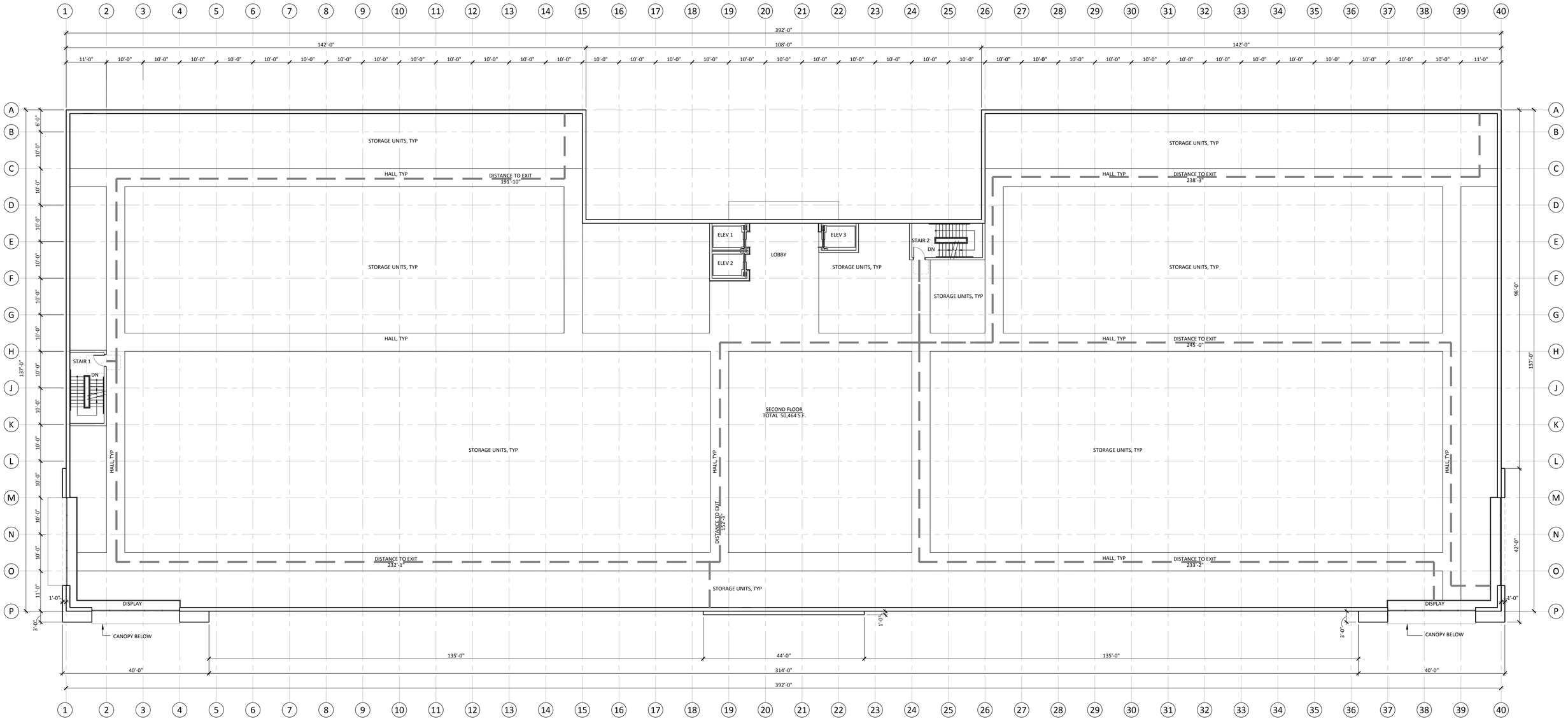

NORTH

SHEET 4

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525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPTUAL SECOND FLOOR PLAN

05.18.18

0 3' 6' 12' 24'
scale: 3/32" = 1'-0"

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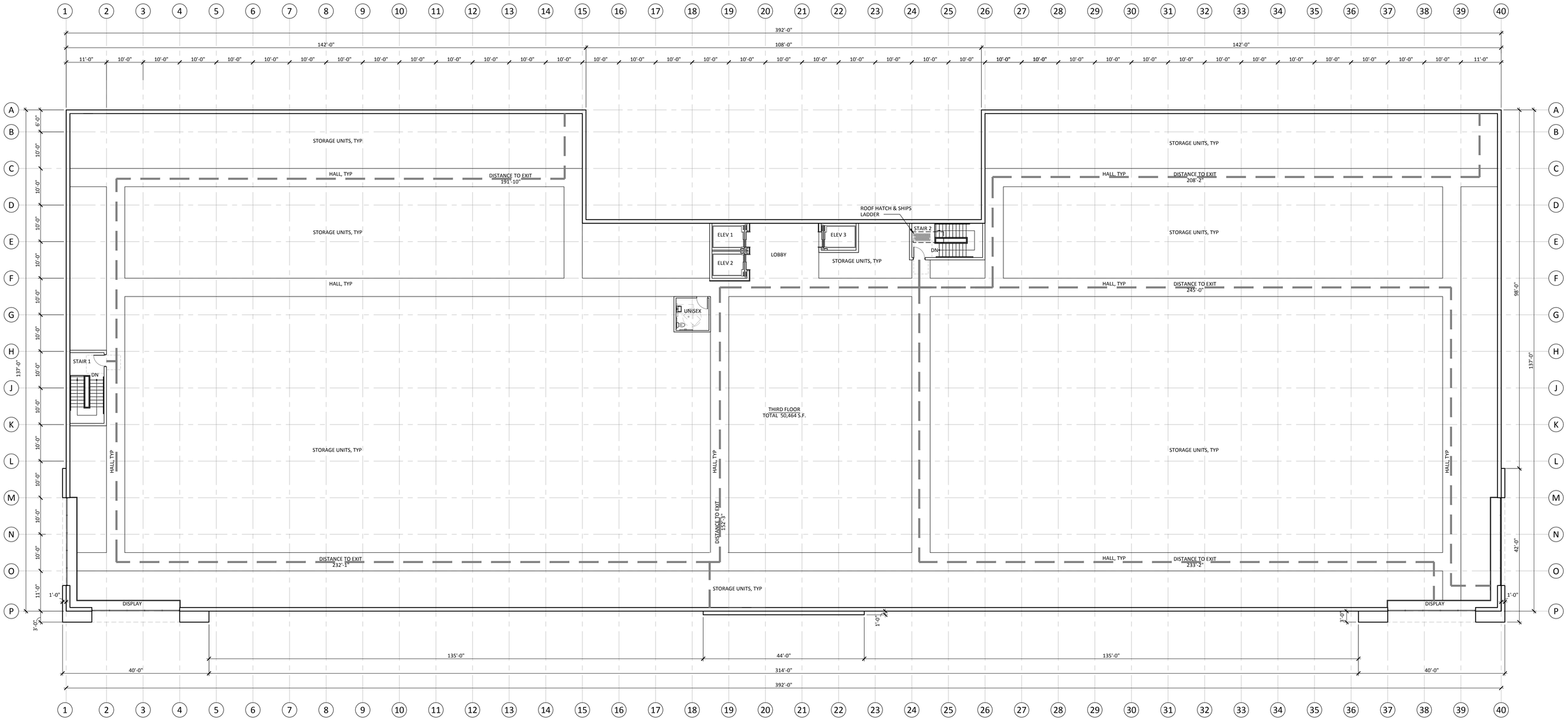

NORTH

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPTUAL THIRD FLOOR PLAN

05.18.18

scale: 3/32" = 1'-0"

SHEET 5

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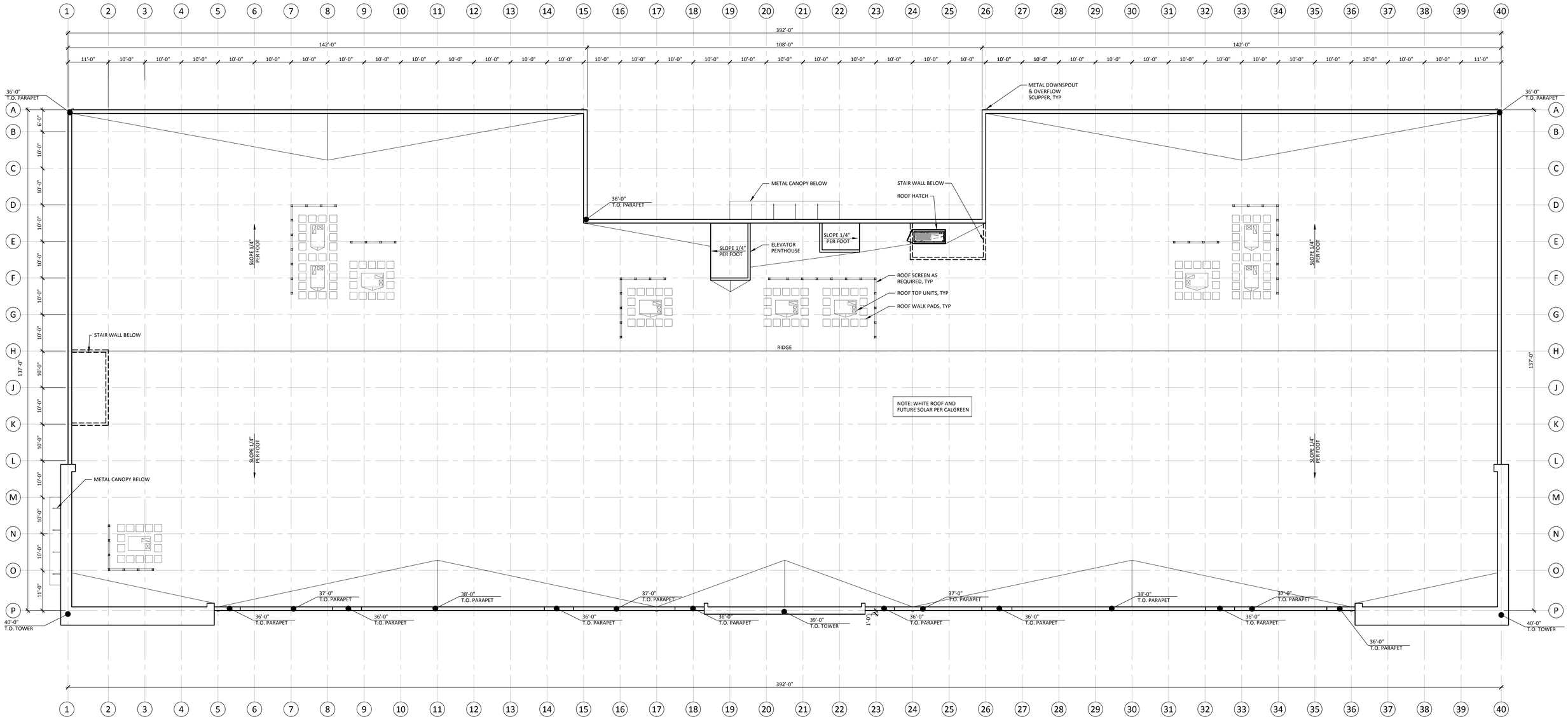

NORTH

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525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPTUAL ROOF PLAN

05.18.18

scale: 3/32" = 1'-0"

KSP PROJECT NO. 20397

SHEET 6

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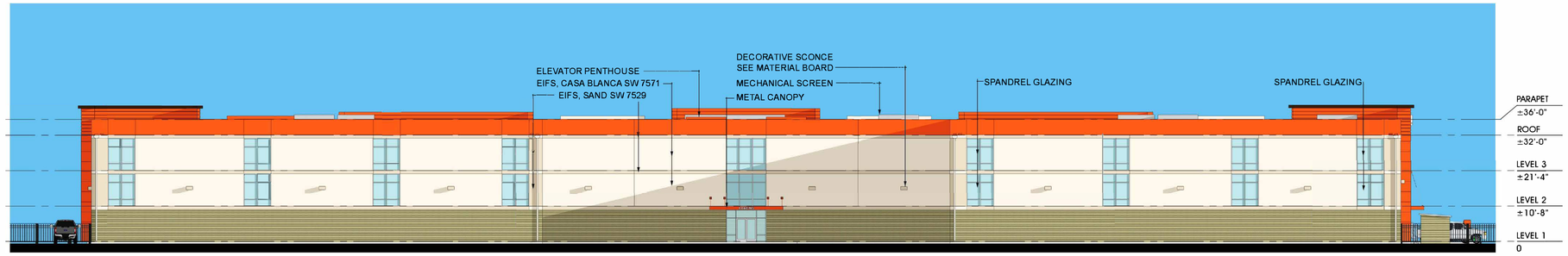
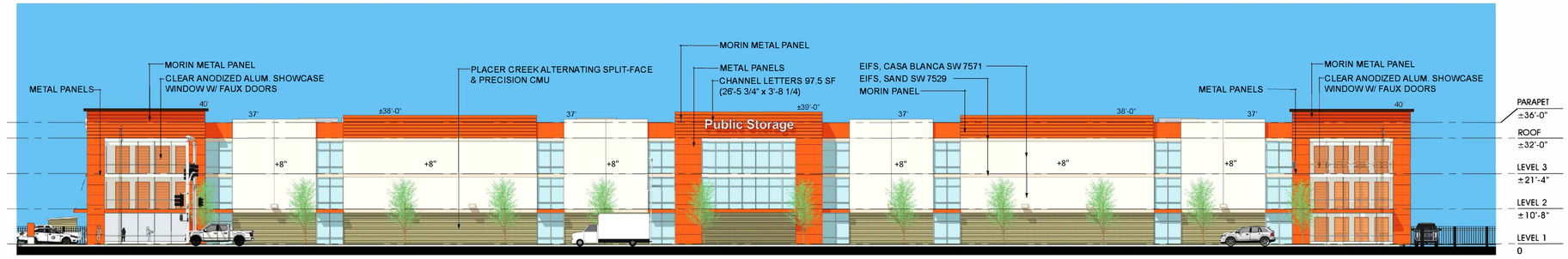
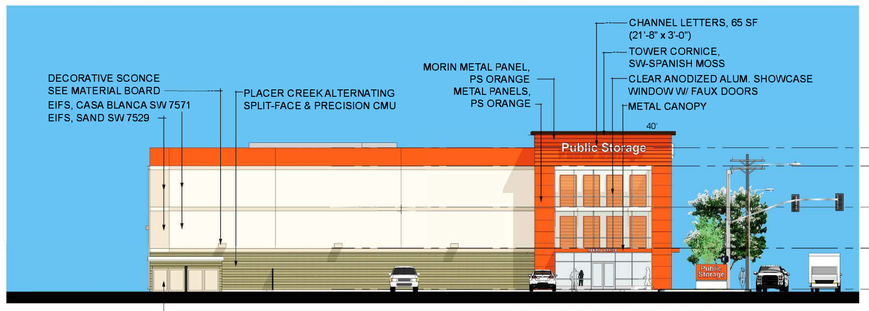


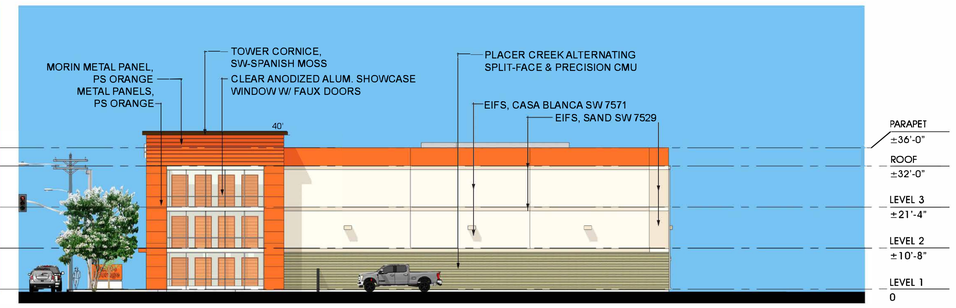
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

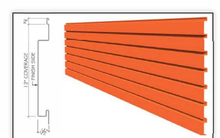


EAST ELEVATION

SHERWIN WILLIAMS - CASA BLANCA - SW 7571
USE: EXTERIOR EIFS FINISH

SHERWIN WILLIAMS - SAND - SW 7529
USE: EXTERIOR EIFS FINISH

CUSTOM COLOR - PS ORANGE - R: 226, G: 69, B: 25
USE: EXTERIOR EIFS FINISH



MORIN METAL WALL SYTEM - TT12
PS ORANGE
USED @:
1- SIGNAGE / BRANDING LOCATIONS

ANGELUS BLOCK SPLIT FACE, PLACER CREEK
USE: PLACER CREEK SPLIT FACE CMU

ANGELUS BLOCK
CMU BLOCK- PRECISION, PLACER CREEK

SHEET 7

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CONCEPT ELEVATIONS

05.18.18

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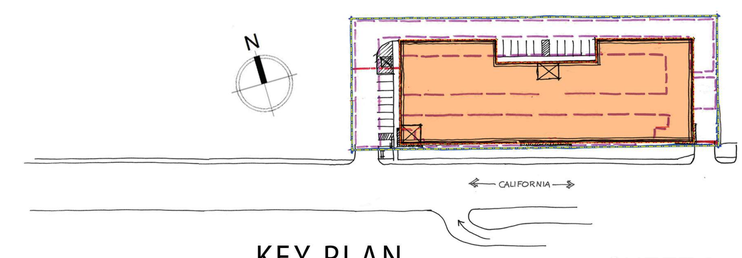
3D VIEW 1-CALIFORNIA STREET LOOKING EAST

3D VIEW 1



KEY PLAN

SHEET 8

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525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPT 3D RENDERING

5.21.18

KSP PROJECT NO. 20392

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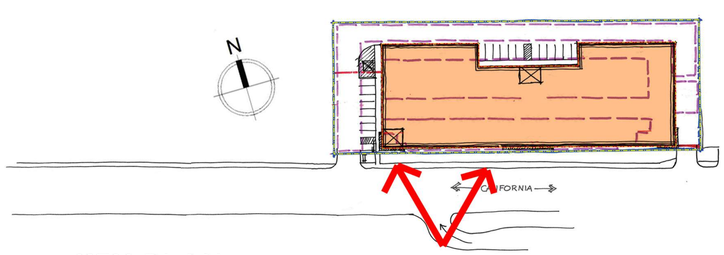
T 949.380.3970 F 949.380.3771

3D VIEW 2 - CALIFORNIA STREET LOOKING NORTH



KEY PLAN

3D VIEW 2

SHEET 9

Public Storage

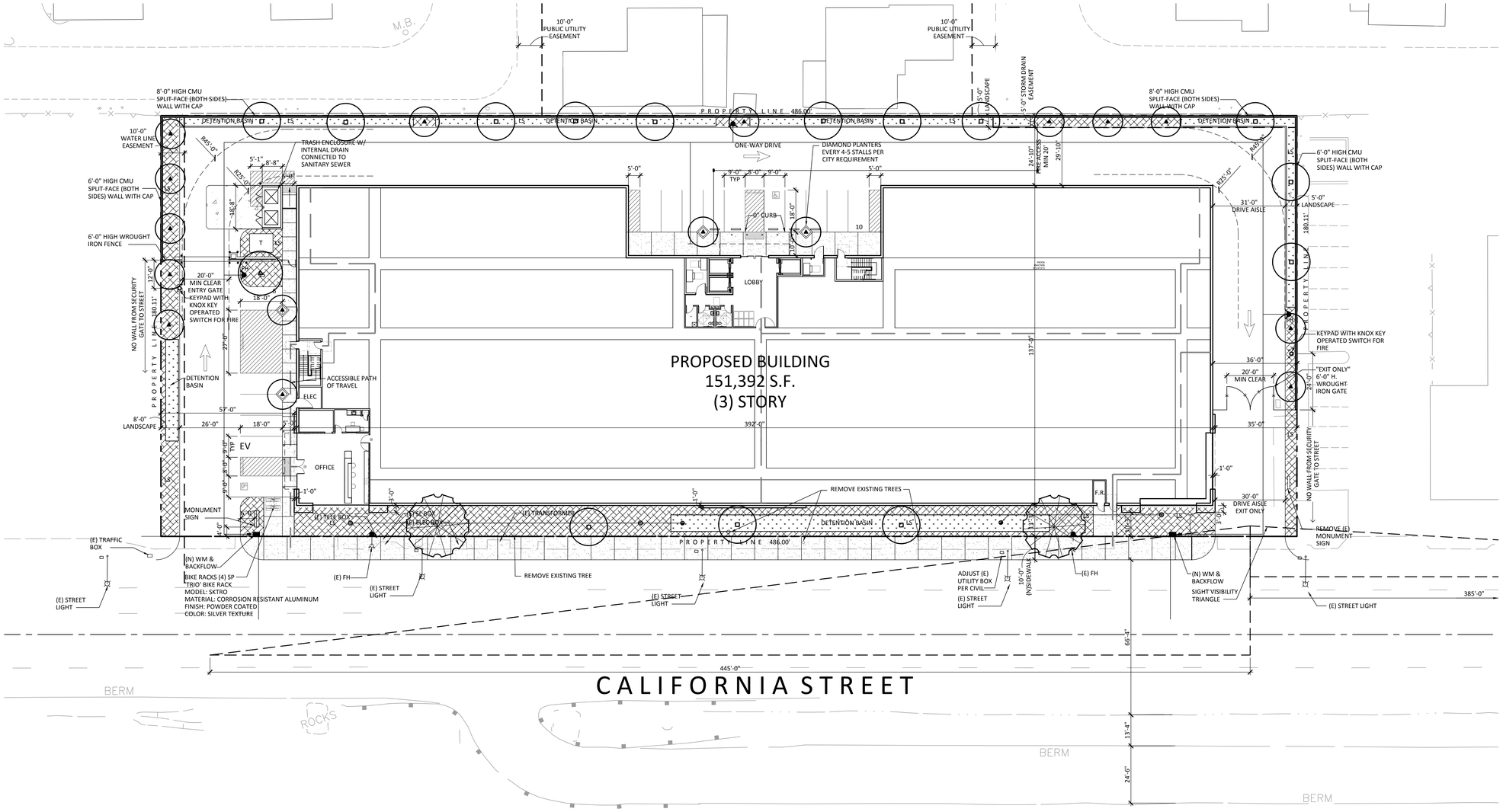
525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPT 3D RENDERING

5.21.18

KSP PROJECT NO. 20392

KSP STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771



PLANTING LEGENDS - PHASE 1

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Chitalpa tashkentensis Chitalpa	24" Box	2	L	Standard
	Laurus 'Saratoga' Saratoga Bay Laurel	24" Box	14	L	Standard
	Platanus acerfolia 'Bloodgood' Bloodgood London Plane Tree	24" Box	1	L	Standard
	Tristania conferta Brisbane Box	15 Gal	16	M	Standard

SHRUBS - 2,500 s.f. APPROX. +/- 425 PLANTS @ 30" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	30" O.C.	L	
	Hesperaloe parviflora Red Yucca	5 Gal		L	
	Lantana 'New Gold' Yellow Lantana	1 Gal		L	
	Ligustrum texanum Texas Privet	5 Gal		M	
	Raphiolepis i. 'Clara' Texas Privet	5 Gal		M	

GROUNDCOVER - 3,643 S.F. APPROX. +/- 443 PLANTS @ 36" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Baccharis p. 'Twin Peaks' Dwarf Coyote Bush	1 Gal	6' O.C.	L	
	Carissa tuttlei Tuttle Natal Plum	1 Gal	30' O.C.	L	
	Rosa 'Flower Carpet' -Red Red Flower Carpet Rose	1 Gal	30" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
	Senecio mandraliscae Blue Fingers	4" Pots	12" O.C.	M	

BIO-RETENTION BASIN - 3,181 S.F. APPROX. +/- 1,426 PLANTS @ 18" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/QTY	WUCOLS	REMARKS
	Calamagrostis acutiflora 'Karl Foerster' Feather Reed Grass	1 Gal	18" O.C.	L	
	Carex divulsa Berkeley Sedge	1 Gal		L	
	Juncus patens 'Elks Blue' Elks Blue Rush	1 Gal		L	

GENERAL NOTES:

1. All Trees within 5' of hardscape to have a 12" deep linear root barrier.
2. All planter areas to receive a 3" layer of shredded organic mulch.
3. All backflows and above ground equipment to be placed at least 5' from hardscape on flat area. All equipment to be screened from view with plant material.
4. Tall shrubs are to be provided at screen walls for protection from graffiti.
5. Soil compaction to be no grater than 85% on landscape areas.
6. All finish grades to be 1½" below finish surface paving.
7. Agronomical soil testing report to be included in landscape plans.
8. Landscape irrigation equipment to be drip low-flow type that satisfies the Water Efficient Landscape Ordinance.
9. The project shall follow applicable guidelines outlined in PMC sections 18.84.300-370 "Landscape Ordinance".

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPTUAL LANDSCAPE PLAN

05.18.18

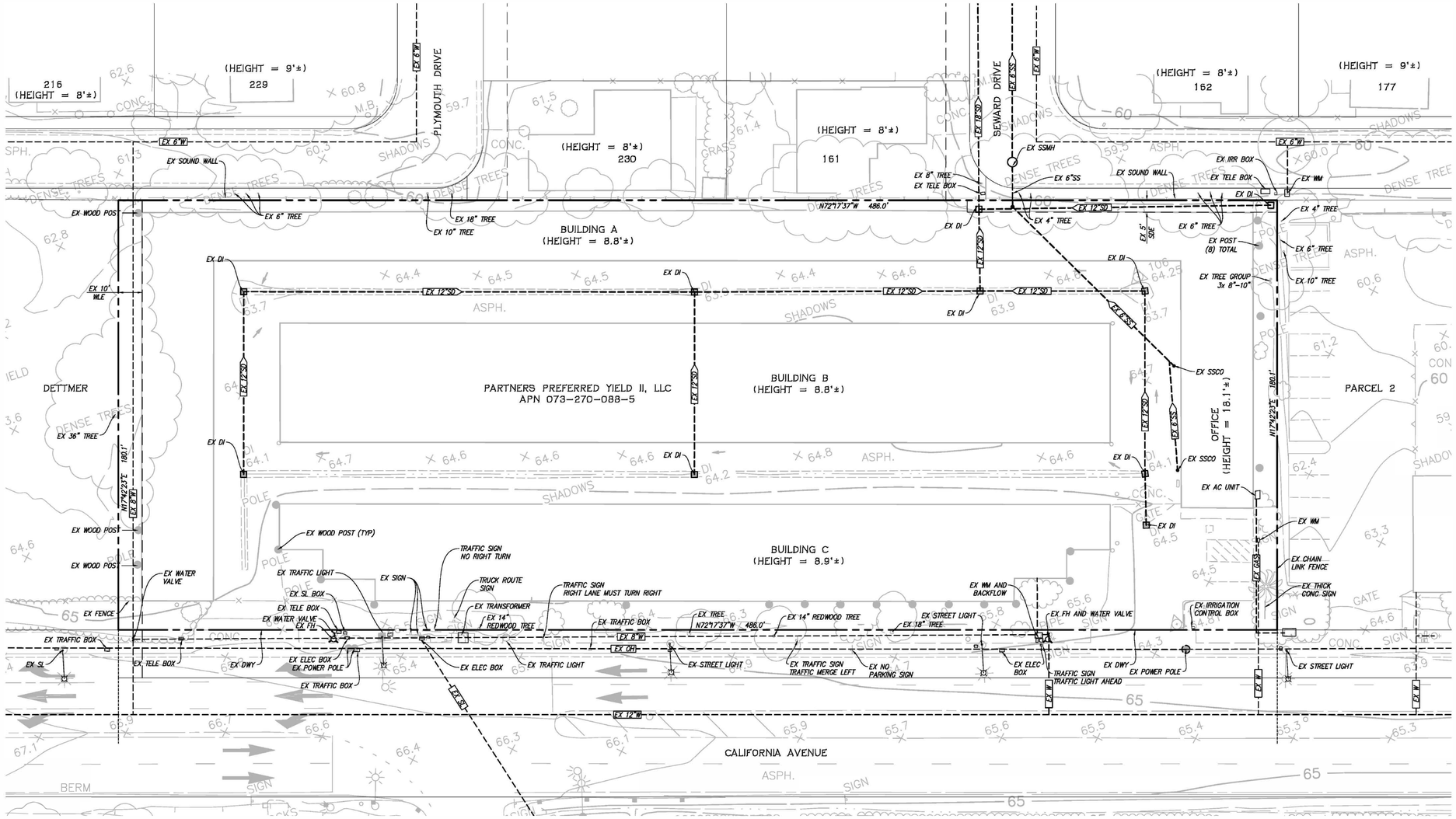
NORTH

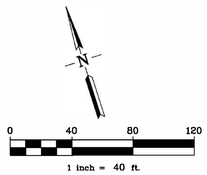
0 5' 10' 20' 40'
scale: 1" = 20'-0"

SHEET 10

KSP STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771

KSP PROJECT NO. 20397





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525 CALIFORNIA AVENUE | PITTSBURG, CA

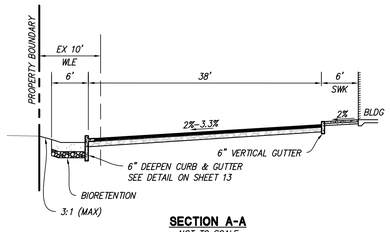
EXISTING CONDITION PLAN

SHEET 11

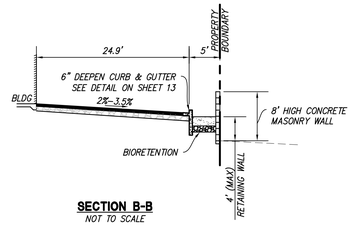
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: MAY 16, 2018

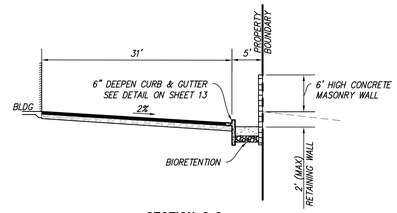
JOB NO. 171079



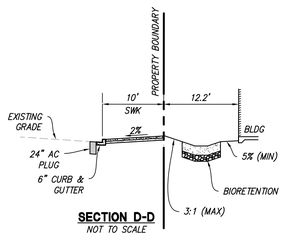
SECTION A-A
NOT TO SCALE



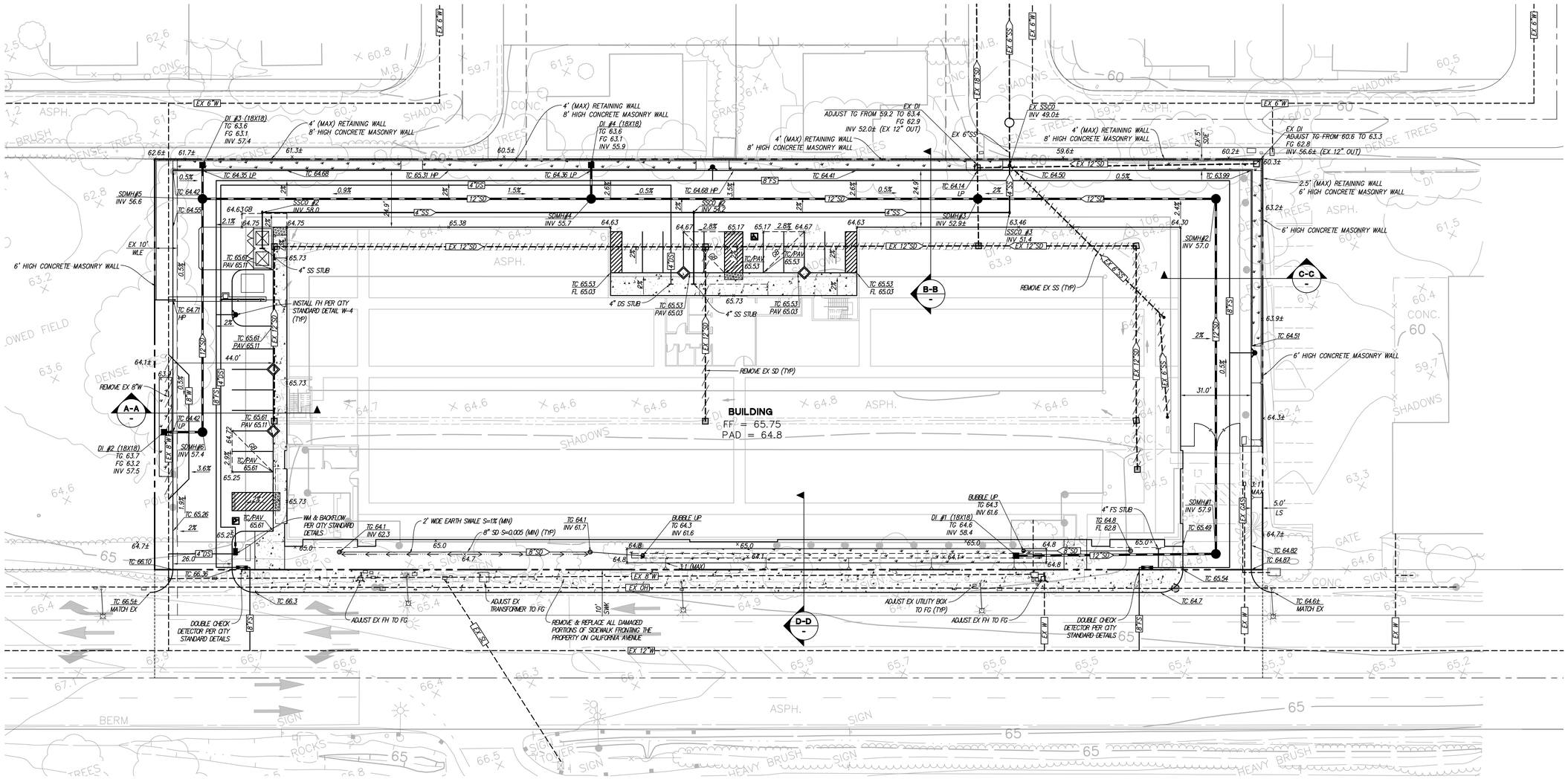
SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



ESTIMATED EARTHWORK QUANTITIES

ITEMS	CUT (C.Y)	FILL (C.Y)
DEMOLITION (SEE NOTE 3)	(900)	0
BUILDING	0	390
SWK/PAVEMENT/LANDSCAPE	0	300
FOUNDATION & PLUMBING SPOILS	200	0
TRENCH SPOILS	480	0
C.3 SPOILS	360	0
OVER-EXCAVATION	6,400	6,400
SHRINKAGE (ASSUME 5%)	–	350
TOTAL	7,440	7,440

1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
2. THE CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES BEFORE START OF WORK. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
3. DEMOLITION MATERIAL (FOOTINGS AND FLOOR SLABS) TO BE OFFHAULED BY THE CONTRACTOR.

NOTES:
1. CONTRACTOR SHALL REMOVE AND REPLACE ALL DAMAGED PORTIONS OF SIDEWALK FRONTING THE PROPERTY ON CALIFORNIA AVENUE.

N

0 20 40 60
1 inch = 20 ft.

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

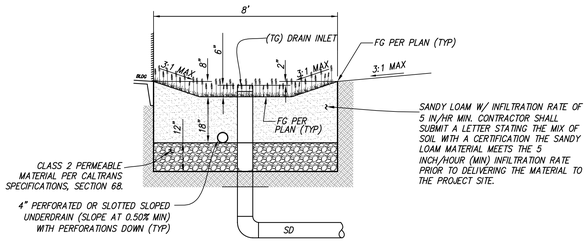
PRELIMINARY GRADING AND UTILITY PLAN

SHEET 12

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

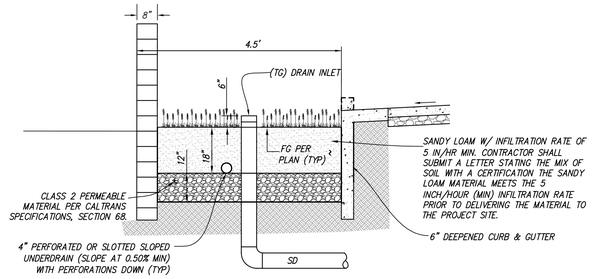
DATE: MAY 16, 2018

JOB NO. 171079



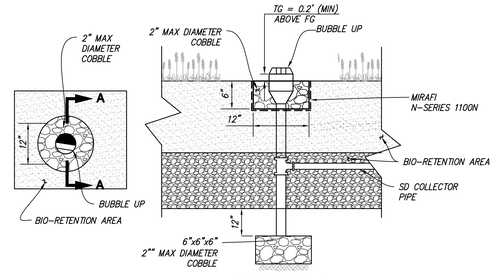
BIO-RETENTION DETAIL ADJACENT TO BUILSING

NOT TO SCALE



BIO-RETENTION DETAIL ADJACENT TO STREET

NOT TO SCALE



SECTION A-A

BUBBLE UP DETAIL

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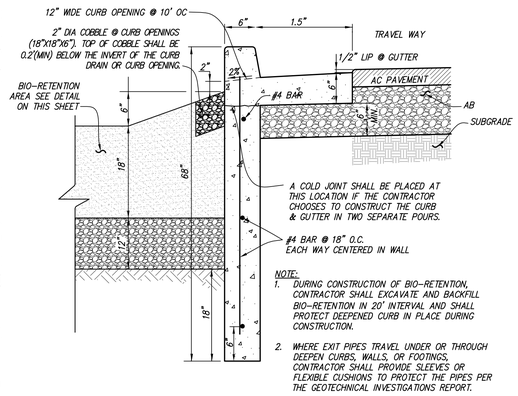
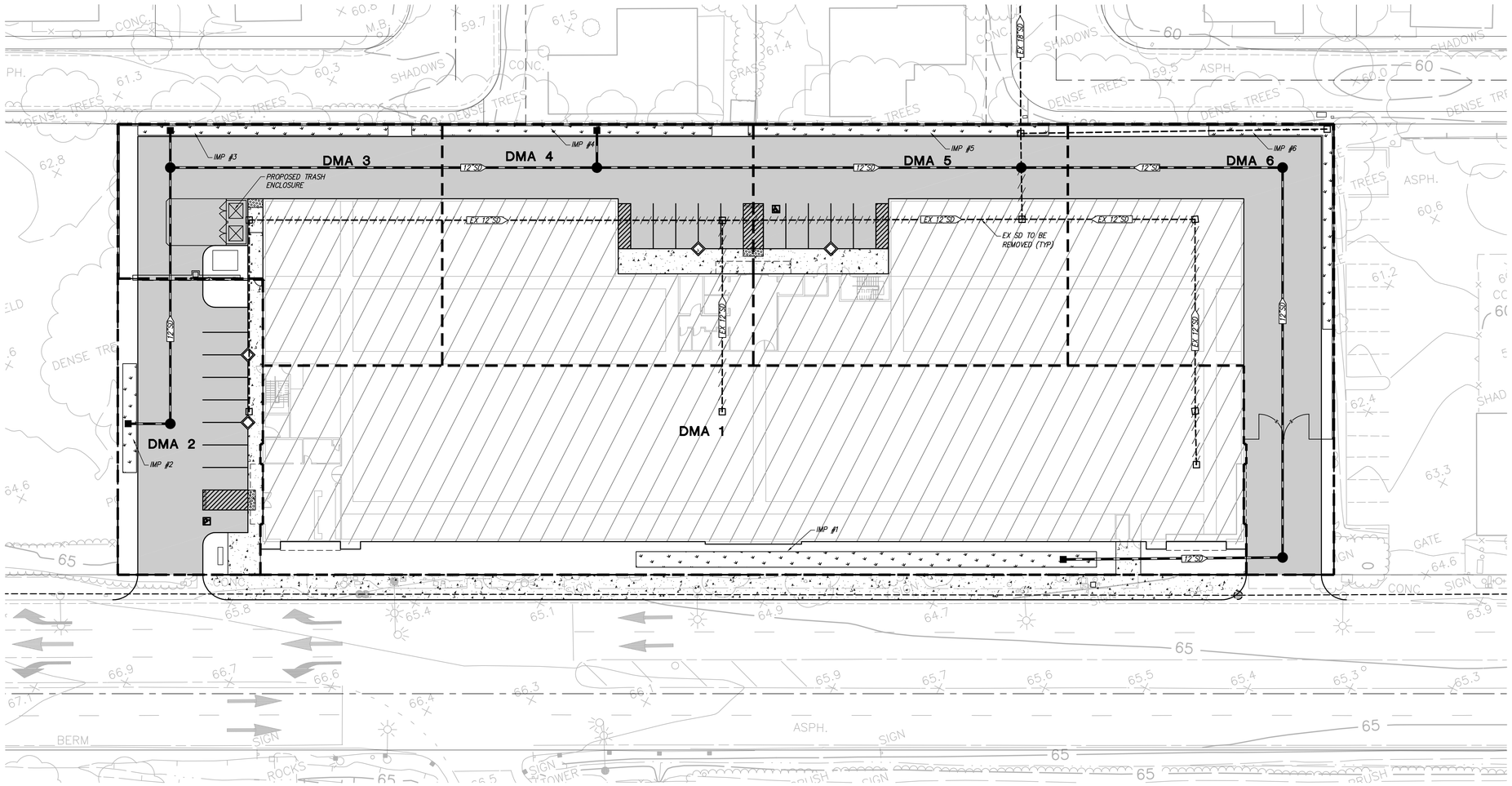


NOTE:

1. DURING CONSTRUCTION OF BIO-RETENTION, CONTRACTOR SHALL EXCAVATE AND BACKFILL BIO-RETENTION IN 20' INTERVAL AND SHALL PROTECT DEEPENED CURB IN PLACE DURING CONSTRUCTION.
2. WHERE EXIT PIPES TRAVEL UNDER OR THROUGH DEEPEN CURBS, WALLS, OR FOOTINGS, CONTRACTOR SHALL PROVIDE SLEEVES OR FLEXIBLE CUSHIONS TO PROTECT THE PIPES PER THE GEOTECHNICAL INVESTIGATIONS REPORT.

DEEPEN CURB ADJACENT TO BIO-RETENTION

NOT TO SCALE



LEGEND

- AC PAVEMENT
- ROOF AREA
- SIDEWALK
- EX UTILITY TO BE REMOVED

PRELIMINARY STORMWATER TREATMENT CALCULATIONS

DMA	DMA TREATMENT	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	BIO-RETENTION AREA REQUIRED (SF)	BIO-RETENTION AREA PROVIDED (SF)
1	BIO-RETENTION	28,260	4,830	33,090	28,743	1,150	1,150
2	BIO-RETENTION	5,890	950	6,840	5,985	239	239
3	BIO-RETENTION	9,310	1,090	10,400	9,419	377	383
4	BIO-RETENTION	11,410	580	11,990	11,468	459	460
5	BIO-RETENTION	11,420	570	11,990	11,477	459	460
6	BIO-RETENTION	11,990	1,360	13,350	12,126	485	486

THE CALCULATIONS ARE BASED ON THE LATEST CONTRA COSTA COUNTY C.3 STORMWATER HANDBOOK, MAY 2017.

a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
c. A TREATMENT MEDIUM OF 0.04 SIZING FACTOR FOR BIORETENTION AREAS.

1. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
a. SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04

N

0 20 40 60

1 inch = 20 ft.

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET 13

RJA
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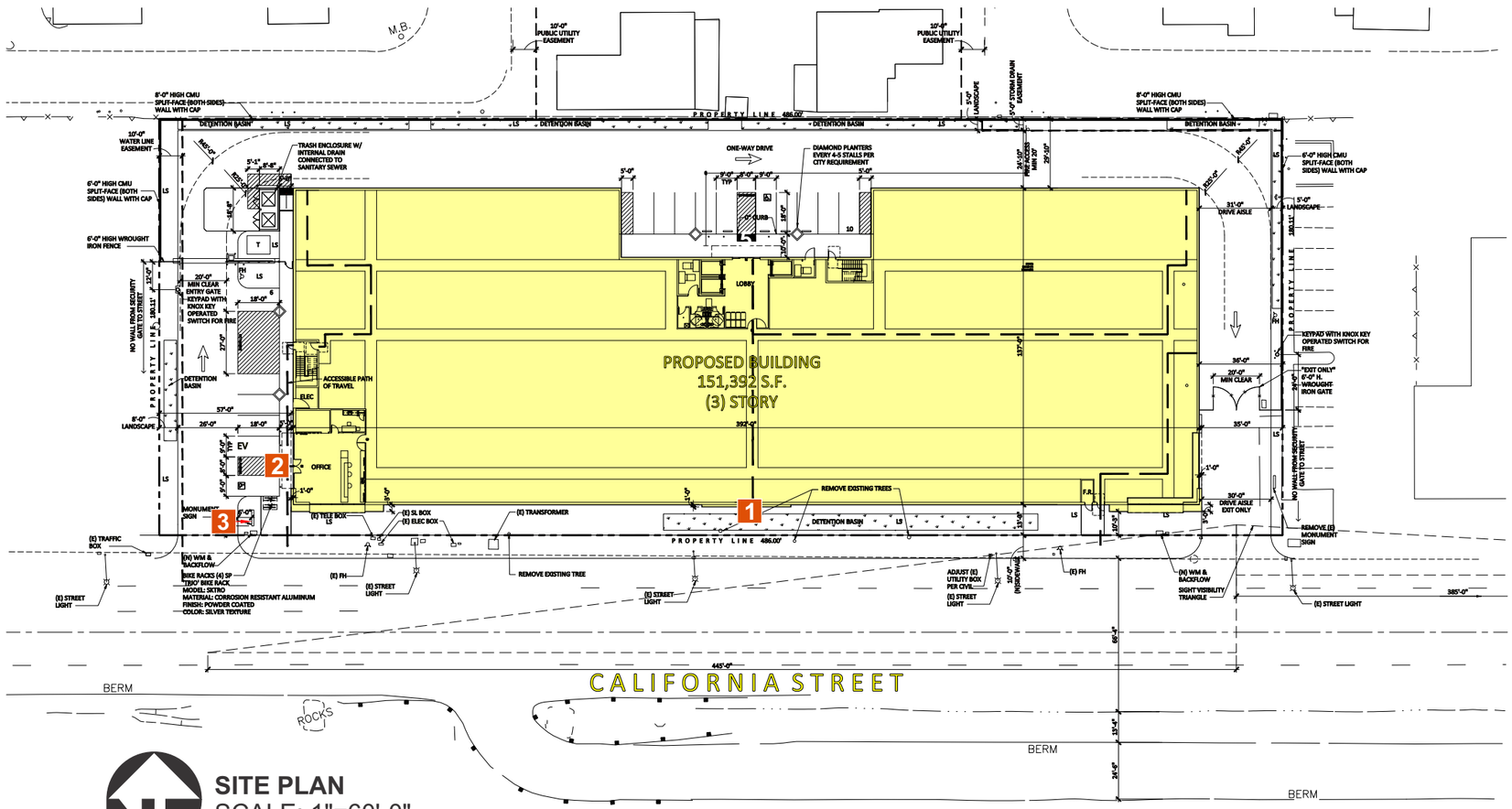
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: MAY 16, 2018

JOB NO. 171079



SITE PLAN
SCALE: 1"=60'-0"

1 CHANNEL LETTERS - LED ILLUM.
AREA: 80.6 SF ('6' SIDED BOX)

2 CHANNEL LETTERS - LED ILLUM.
AREA: 54.6 SF ('6' SIDED BOX)

3 CUSTOM MONUMENT SIGN
24.5 SF

WALL SIGNS

SIGN #	LOCATION	CODE ALLOWANCE	PROPOSED SQ FT	SIGN TYPE	COMMENTS
1	FACING CALIFORNIA ST. SOUTH ELEVATION	190 SF ALLOWED / SOUTH ELEV.	80.6 SF	ILLUM'D CHAN. LTRS	'1' SIGN THIS ELEV. FACING MAIN ROAD
2	TOP ENTRY TOWER - WEST ELEV. AT ENTRANCE	68 SF ALLOWED / WEST ELEV.	54.6	ILLUM'D CHAN. LTRS	TOTAL SQ FT SIGNAGE THIS ELEV. = 64

GROUND SIGNS

SIGN #	LOCATION	CODE ALLOWANCE	PROPOSED SQ FT	SIGN TYPE	COMMENTS
3	RENTAL OFFICE ENTRANCE	'1' ALLOWED AT '25' SF MAX. 8 FT IN HEIGHT MAX.	24.5 SF	D/F MONUMENT	'1' FREESTANDING SIGN ALLOWED - EXISTING MONUMENT TO BE REMOVED

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com

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PROJECT TITLE: Public Storage

LOCATION: Site 23214
525 California Ave
Pittsburg, CA 94565

REQUESTED BY: Jenny Goossens
DRAWN BY: SJvL
COMPUTER FILE NAMING DATE: PBS-23214 PittsburgCA-R2-051718

UNDERWRITERS LABORATORIES ELECTRIC SIGN
NAMPA PLANT - UL #433195-001
U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41) install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

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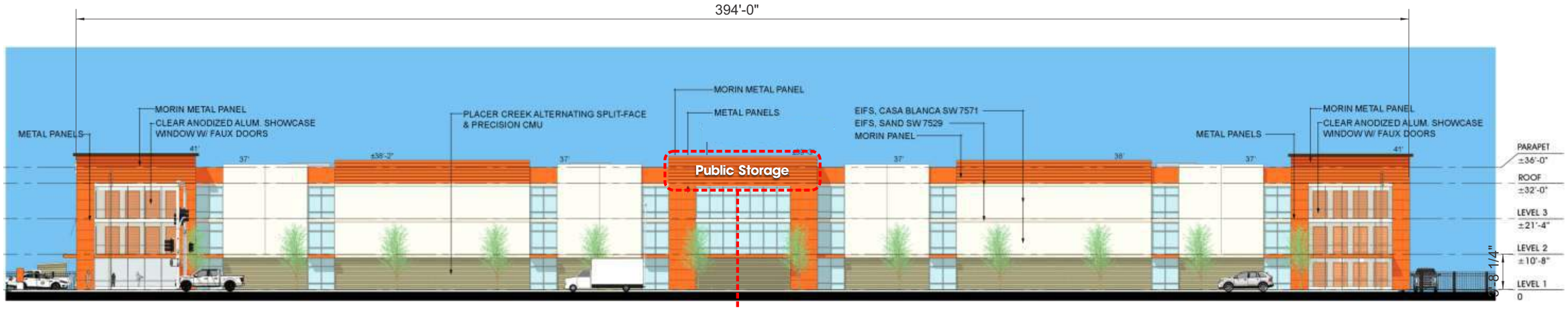
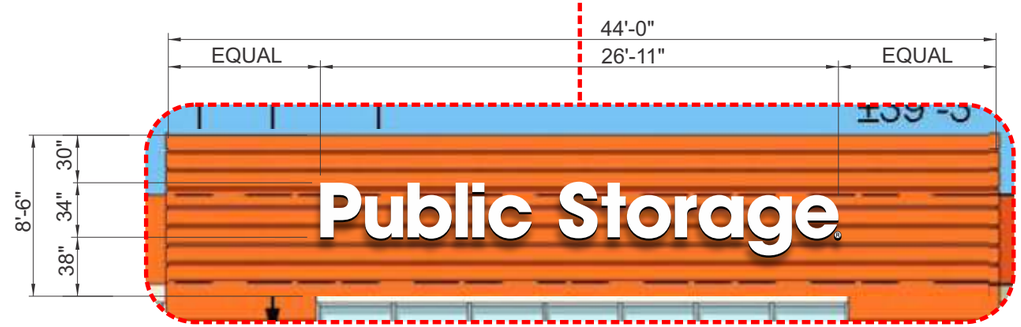


SOUTH ELEVATION
SCALE: 1"=30'-0"



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

1 CHANNEL LETTERS - LED ILLUM.
SCALE: 3/16" = 1'-0"
AREA: 80.6 SF ('6' SIDED BOX)

SURVEY MEASUREMENTS REQUIRED PRIOR TO MFR

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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PROJECT TITLE: Public Storage

LOCATION: Site 23214
525 California Ave
Pittsburg, CA 94565

REQUESTED BY:	Jenny Goossens
DRAWN BY:	SJvL
COMPUTER FILE NUMBER/DATE:	PBS-23214 PittsburgCA-R2-051718

UNDERWRITERS LABORATORIES ELECTRIC SIGN
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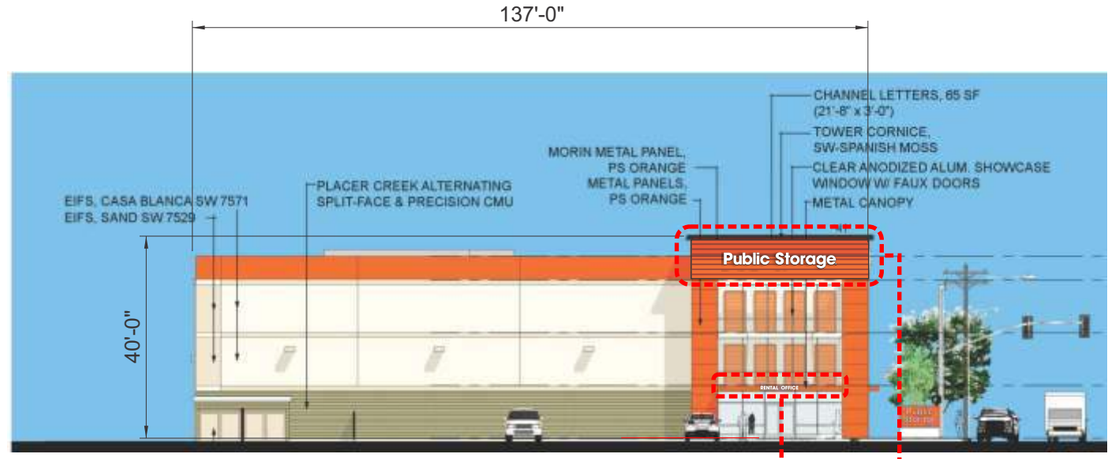
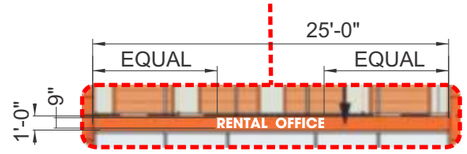
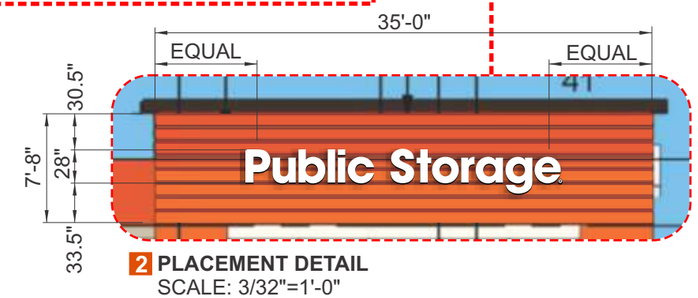


WEST ELEVATION
SCALE: 1"=30'-0"



PLACEMENT DETAIL
SCALE: 3/32"=1'-0"



2 PLACEMENT DETAIL
SCALE: 3/32"=1'-0"

CANOPY MOUNTED DIRECTIONAL COPY - FCO NON ILLUM.
SCALE: 1/4"=1'-0"
AREA: 5.6 SF

FCO LETTERS TO BE 1/2" CLEAR PLEX
PAINTED WHITE
FLUSH MOUNTED TO WALL.

SURVEY MEASUREMENTS REQUIRED PRIOR TO MFR

2 CHANNEL LETTERS - LED ILLUM.
SCALE: 3/16" = 1'-0"
AREA: 54.6 SF ('6' SIDED BOX)

SURVEY MEASUREMENTS REQUIRED PRIOR TO MFR

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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PROJECT TITLE: Public Storage

LOCATION: Site 23214
525 California Ave
Pittsburg, CA 94565

REQUESTED BY:	Jenny Goossens
DRAWN BY:	SJvL
COMPUTER FILE NUMBER/DATE:	PBS-23214 PittsburgCA-R2-051718

UNDERWRITERS LABORATORIES ELECTRIC SIGN
NAMPA PLANT - UL #433195-001
U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-4U install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

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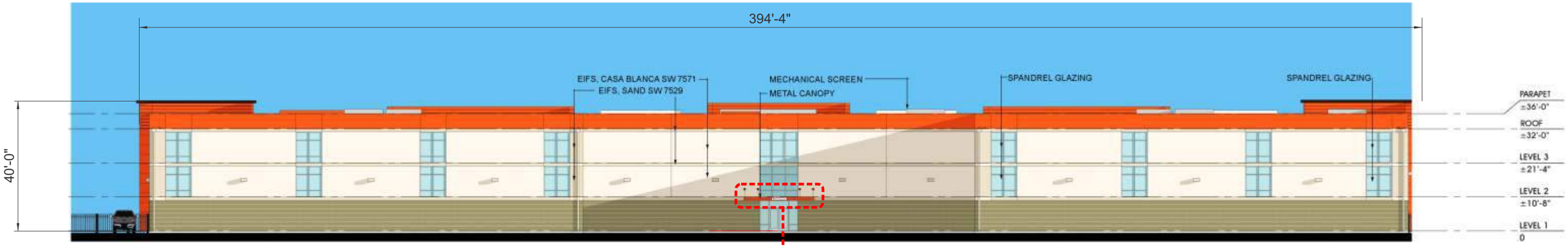
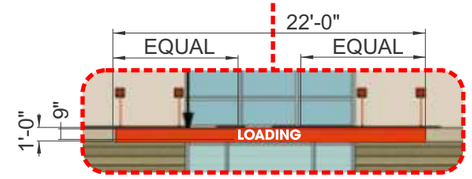


NORTH ELEVATION
SCALE: 1"=30'-0"



PLACEMENT DETAIL
SCALE: 3/32"=1'-0"

CANOPY MOUNTED DIRECTIONAL COPY - FCO NON ILLUM.
SCALE: 3/8"=1'-0"
AREA: 3.3 SF

FCO LETTERS TO BE 1/2" CLEAR PLEX
PAINTED WHITE
FLUSH MOUNTED TO WALL.

SURVEY MEASUREMENTS REQUIRED PRIOR TO MFR

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PROJECT TITLE: Public Storage

LOCATION: Site 23214
525 California Ave
Pittsburg, CA 94565

REQUESTED BY:	Jenny Goossens
DRAWN BY:	SJvL
COMPUTER FILE NAMING DATE:	PBS-23214 PittsburgCA-R2-051718

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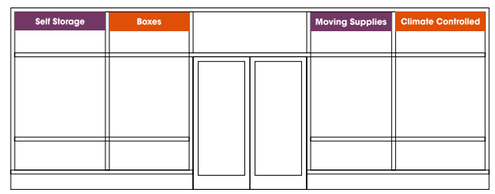
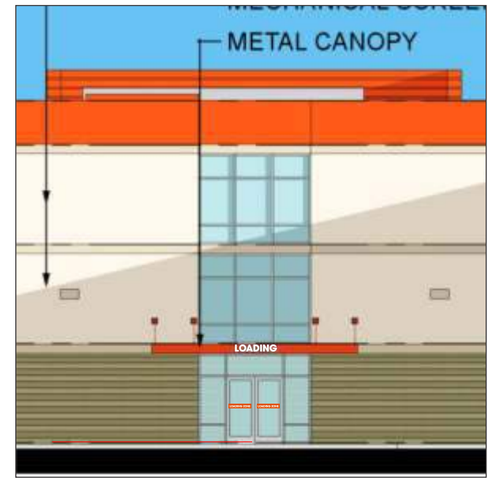
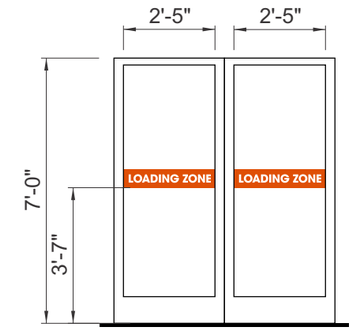
WEST ELEVATION @ RENTAL OFFICE
SCALE: 1/16"=1'-0"



VINYL PLACEMENT DETAIL
SCALE: 1/8"=1'-0"

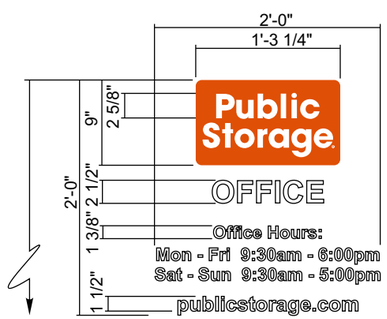


NORTH ELEVATION @ LOADING
SCALE: 1/16"=1'-0"



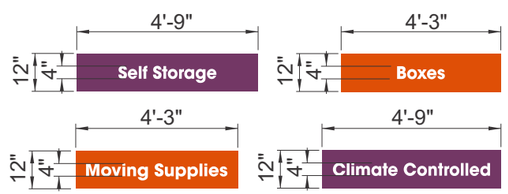
VINYL PLACEMENT DETAIL
SCALE: 1/4"=1'-0"

GLASS WIDTH T.B.D. BEFORE MANUFACTURE



1ST SURFACE VINYL FOR DOOR GLASS
SCALE: 3/4" = 1'-0"

GLASS WIDTH T.B.D. BEFORE MANUFACTURE



1ST SURFACE VINYL FOR WINDOW GLASS
SCALE: 1/4" = 1'-0"

GLASS WIDTH T.B.D. BEFORE MANUFACTURE

GLASS VINYL SCHEDULE	
COLOR	
	3M VINYL 3632-3126 ORANGE
	3M VINYL VQ-7679 PURPLE
	3M VINYL OPAQUE WHITE 7725-10

1ST SURFACE VINYL FOR DOOR GLASS - '2' REQ'D
SCALE: 3/4" = 1'-0"

GLASS WIDTH T.B.D. BEFORE MANUFACTURE

GLASS VINYL SCHEDULE	
COLOR	
	3M VINYL 3632-3126 ORANGE
	3M VINYL OPAQUE WHITE 7725-10

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PROJECT TITLE: Public Storage

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Pittsburg, CA 94565

REQUESTED BY: Jenny Goossens
DRAWN BY: SJvL
COMPUTER FILE NAME/RENDERING DATE: PBS-23214 PittsburgCA-R2-051718

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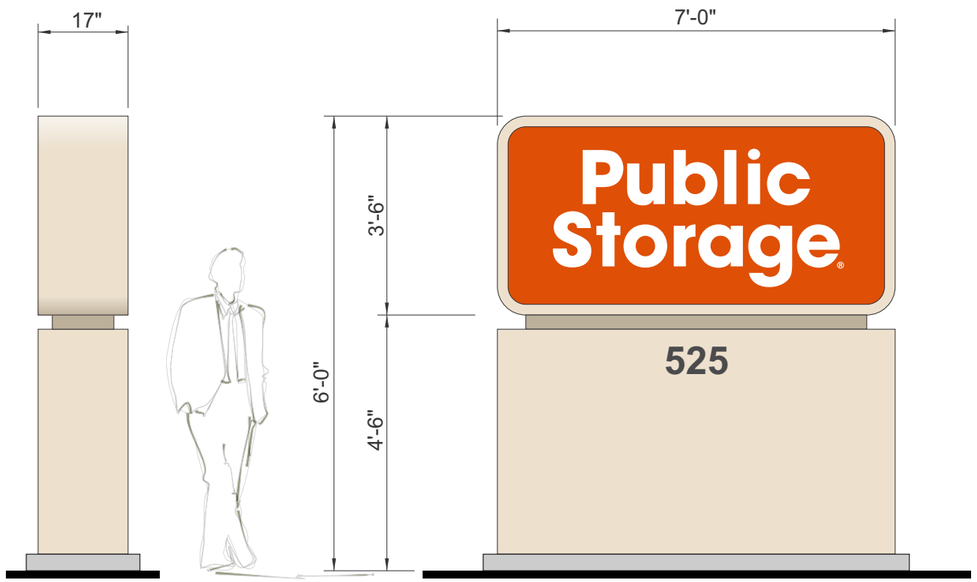
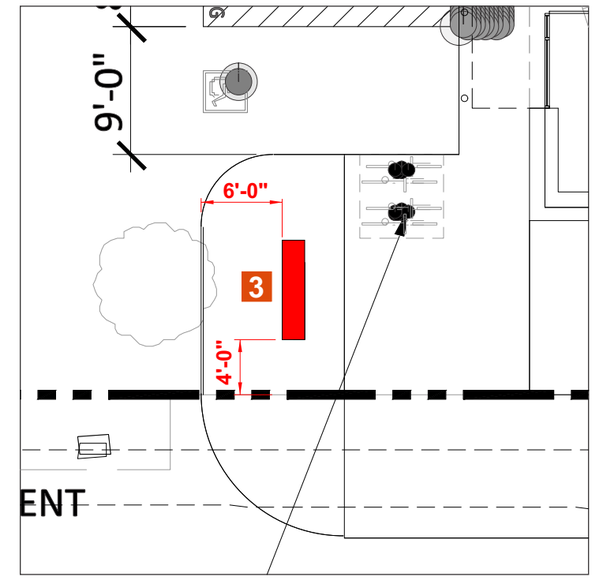


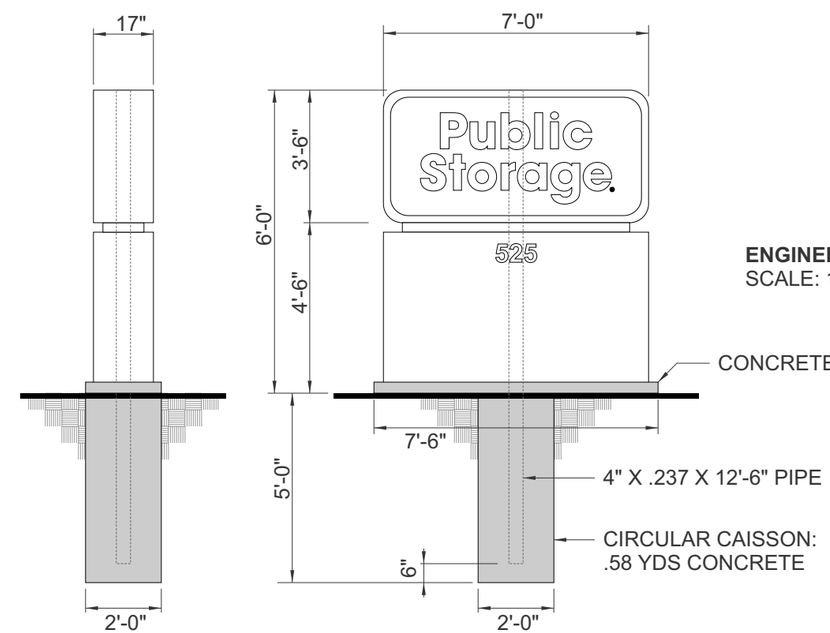
3 **CUSTOM MONUMENT SIGN**
SCALE: 3/8"=1'-0"
24.5 SF

- FACE SUBSTRATE: WHITE POLYCARBONATE
- GRAPHICS: 1ST SURFACE VINYL
- ILLUMINATION: WHITE LED
- ELECTRICAL: 120 VAC - '1' 20 AMP CIRCUIT

NOTE ON ALL PROPOSAL/PERMIT DRAWINGS: "ANY deviations to install location are NOT to be resolved onsite without the express consent of Image National and / or Public Storage Construction Manager (name to be provided by Image National). Onsite Superintendents and General Contractors may assist, but final approval only from Image National or PS CM."



PARTIAL
SITE PLAN @ ENTRY
SCALE: 3/32"=1'-0"



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

NOTE: VERIFY STEEL / FOOTING CALCULATIONS W/ ENGINEERING PRIOR TO SUBMITTING TO MANUFACTURING

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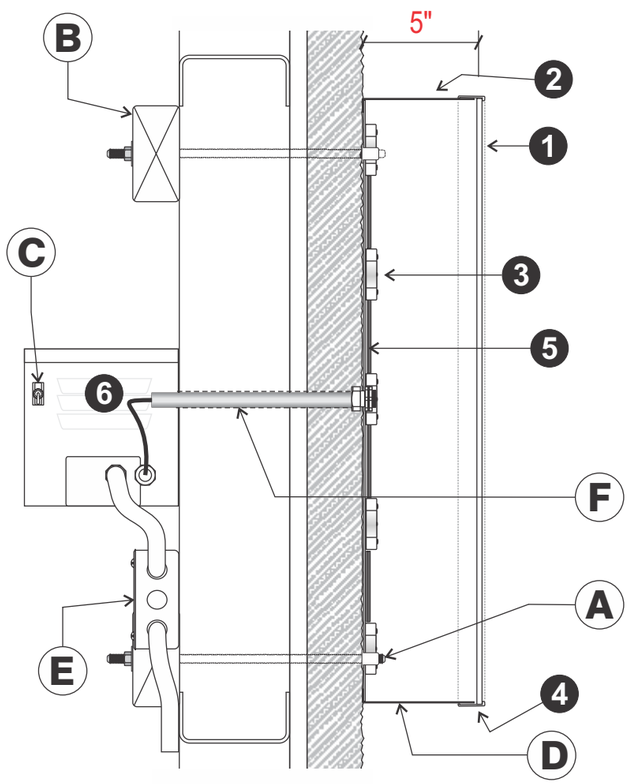
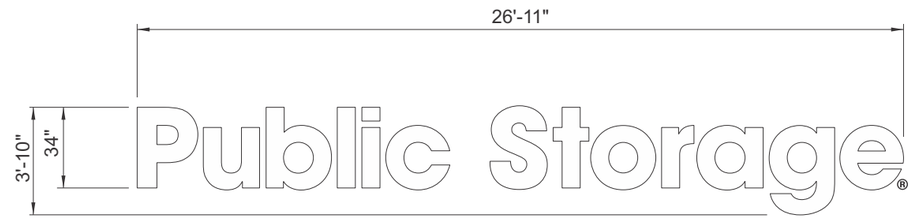


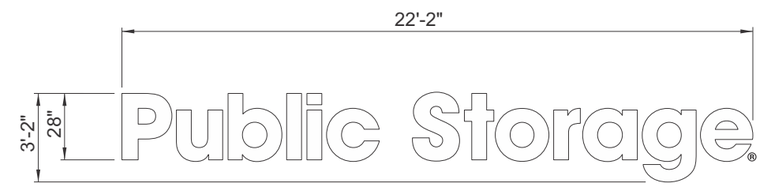
TYPICAL SECTION DETAIL
NOT TO SCALE

INSTALL

- **A.** 1/4" Rivet Nut Inserts in Back of Letter for Non-Corrosive Securement Using Appropriate Mounting Hardware
- **B.** Blocking as Required per Location
- **C.** Disconnect Switch at Transformer Can
- **D.** 1/4" Drain Holes as Required
- **E.** 20 amp 120 V. Circuits Required (Supplied by Others Than Image National)
- **F.** Mfg. Plastic Pass-Thru



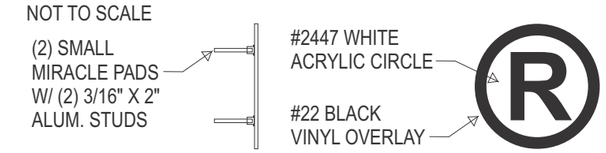
1 CHANNEL LETTERS - LED ILLUM.
SCALE: 3/16" = 1'-0"



2 CHANNEL LETTERS - LED ILLUM.
SCALE: 3/16" = 1'-0"

ALL EXPOSED WIRING BEHIND PARAPETS TO BE SEALED USING LIQUID TIGHT CONDUIT.
ALL EXPOSED WIRING TO UTILIZE RACEWAYS IF VISIBLE TO THE PUBLIC OR INSIDE STORAGE UNITS (INTERIOR).

REGISTER MARK DETAIL
NOT TO SCALE



1 LETTER FACE:
MATERIAL: 3/16" 7328 WHITE ACRYLIC

2 RETURNS:
MATERIAL: 5" .040 ALUMINUM
COLOR: BLACK

3 ILLUMINATION:
MATERIAL: GE L.E.D. ILLUMINATION
COLOR: WHITE

4 TRIM CAP:
MATERIAL: 1" JEWELITE
COLOR: BLACK

5 BACKS:
MATERIAL: PRE-PAINTED.063 ALUM.
COLOR: WHITE

6 ELECTRICAL:
REMOTE.
T.B.D. AMPS @ 120 V.

REGISTER MARK:
MATERIAL: 2447 WHITE ACRYLIC
COLOR: #22 BLACK VINYL OVERLAY

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APPENDIX HYD:
STORMWATER PLAN

STORMWATER CONTROL PLAN

for

Pittsburg Public Storage

525 California Avenue

May 14, 2018

prepared by:

Ruggeri Jensen Azar
4690 Chabot Drive
Pleasanton, CA 94588

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IMP Sizing Calculator Output
IMP Construction Checklist
Preliminary Stormwater Management Plan Exhibit

This Stormwater Control Plan was prepared using the template dated February 15, 2012.

I. PROJECT DATA

Table 1. Project Data

Project Name/Number	Pittsburg Public Storage
Application Submittal Date	January 10, 2017
Project Location	525 California Ave, Pittsburg, CA
Name of Developer	Public Storage
Project Phase No.	NA
Project Type and Description	3-Story Storage Building
Project Watershed	Request from municipal staff
Total Project Site Area (acres)	2.0 acres
Total Area of Land Disturbed (acres)	2.0 acres
Total New Impervious Surface Area (sq. ft.)	2,420 SF
Total Replaced Impervious Surface Area	75,860 SF
Total Pre-Project Impervious Surface Area	75,860 SF
Total Post-Project Impervious Surface Area	78,720 SF
50% Rule[*]	Doesn't Apply
Project Density	FAR = 1.0
Applicable Special Project Categories [Complete even if all treatment is LID]	NA
Percent LID and non LID treatment	Bio-retention Treatment
HMP Compliance [†]	Doesn't Apply

II. SETTING

II.A. Project Location and Description

Pittsburg Public Storage project is a planned development off of California Avenues in Pittsburg, Contra Costa County, California. The project site is fronting California Avenue between Newport drive and Harbor Street. The proposed project is a 3-story storage building, with parking amenities.

II.B. Existing Site Features and Conditions

The existing site consists of mostly impervious area with some landscaping features bordering the site. Existing overland release drains to the north towards the adjacent residential area.

II.C. Opportunities and Constraints for Stormwater Control

Low impact development (LID) will include bio-retention treatment for stormwater runoff.

III. LOW IMPACT DEVELOPMENT DESIGN STRATEGIES

III.A. Optimization of Site Layout

III.A.1. Limitation of development envelope

The development is fronting California Avenue and bounded by residential housing to the north with an existing sound wall separating the commercial and residential area, an existing parking lot to a commercial facility to the east, and landscaping to the west. The site is laid out to minimize the impact on the existing features around it to remain.

III.A.2. Preservation of natural drainage features

All existing inlets and storm drain downstream will be preserved and adjusted to finished grade where applicable. Upstream inlets will be removed to accommodate the new layout; however, the drainage pattern will remain the same and the runoff will be discharged into the same location as before.

III.A.3. Minimization of imperviousness

The existing development area is mostly impervious area with slight landscaping adjacent to the buildings and at the property frontage. With the proposed building, there will be landscaping bordering the west, north, and south sides of the development area.

III.A.4. Use of drainage as a design element

Runoff drains away from the building and sheet flows from the pavement to the treatment areas on the north, and western sides. The treatment area south of the building will take runoff from the building. All the runoff will be discharged into the existing storm drain system to the north east.

IV. DOCUMENTATION OF DRAINAGE DESIGN

IV.A. Descriptions of each Drainage Management Area

IV.A.1. Table of Drainage Management Areas

DMA Name	Area (SF)	Surface Type/Description	DMA type/Drains to
DMA 1	28,260	Roof	Drains to IMP #1
	4,830	Landscape	
DMA 2	5,890	Concrete/Pavement	Drains to IMP #2
	950	Landscape	
DMA 3	9,310	Roof/Concrete/Pavement	Drains to IMP #3
	1,090	Landscape	
DMA 4	11,410	Roof/Concrete/Pavement	Drains to IMP #4
	580	Landscape	
DMA 5	11,420	Roof/Concrete/Pavement	Drains to IMP #5
	570	Landscape	
DMA 6	11,990	Roof/Concrete/Pavement	Drains to IMP #6
	1,360	Landscape	

IV.A.2. Drainage Management Area Descriptions

DMA 1, totaling 33,090 square feet, incorporates the building roof and the proposed landscaping at the south side of the building. The runoff from the roof is routed to the bio-retention area (IMP #1) through downspout collector pipes. Runoff from the proposed landscaping will be directed into IMP 1 using earth swales.

DMA 2-6, totaling 54,570 square feet, incorporates parts of the roof, the walkways adjacent to the building, the access road, and the proposed landscaping bordering the north, east, and west sides of the project site. Runoff drains away from the building and sheet flows from the pavement to the treatment areas (IMP's #2-6) on the north, and western sides. Curb openings are utilized to get the runoff into the treatment areas.

IV.B. Integrated Management Practices

Site runoff will be routed to 6 Bio-Retention facilities bordering the site. Each facility will be designed and constructed in accordance to the criteria in the Stormwater C.3 Guidebook, 7th Edition. See Preliminary Stormwater Management Plan Exhibit attachment for IMP details and section V.C. of this report for design features and methods.

IV.B.1. Information Summary for IMP Design

Total Project Area (Square Feet)	87,660
Mean Annual Precipitation	13 in
IMPs Designed For:	Treatment Only

Bio-retention #1 (IMP #1) – Will be located behind the proposed building to the south and is adjacent to landscaping and a 10' sidewalk fronting California Avenue. A 6" retaining curb behind the sidewalk shall be installed to prevent pedestrians from accidentally walking into the basin.

Bio-retention #2 (IMP #2) – Will be located at the western border of the site and is adjacent to 6" curb & gutter and surrounded by landscaping on all other adjacent sides. The curb & gutter will be deepened and incorporate curb openings to direct the runoff from the pavement and sidewalk to this treatment facility.

Bio-retention #3 (IMP #3) – Will be located at the northwestern corner of the site of the site and is adjacent to 6" curb & gutter and a CMU wall. The curb & gutter will be deepened and incorporate curb openings (same as IMP2), to direct the runoff from the pavement, sidewalk, and downspout roof runoff to this treatment facility.

Bio-retention #4 & 5 (IMP #4 & IMP #5) – Will both be located northern border of the site and incorporate the same elements as IMP3 (i.e. same adjacent features and same runoff capture).

Bio-retention #6 (IMP #6) – Will both be located northeastern corner of the site and incorporate the same elements as IMP3 (i.e. same adjacent features and same runoff capture). This facility will incorporate an existing inlet as its overflow structure.

IV.C. Tabulation and Sizing Calculations

See IMP Sizing Calculator Output attachment

V. SOURCE MEASURE CONTROLS

V.A. Site activities and potential sources of pollutants

On-site activities that can potentially produce stormwater pollutants are as follows:

- Driveways and Parking
- Refuse Area (Trash Enclosure)
- Landscaping

V.B. Source Control Table

Table V.B. Source Control Table

Potential source of runoff pollutants	*Permanent source control BMPs*	*Operational source control BMPs*
Bio-Retention Overflow Inlets	Mark all inlets with the words "No Dumping! Flows to Bay" or similar	Maintain and repaint or replace inlet markings Provide stormwater pollution prevention information to site owners and operators.
Landscape Maintenance	Design landscaping to minimize irrigation and runoff, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution	Maintain Landscaping using minimum or no pesticides. Provide IMP information to owners and operators
Refuse Area	Refuse area will be roofed and equipped with a floor drain that shall be plumbed to the sanitary sewer system Signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.	Inspect receptacles regularly and repair or replace leaky receptacles. Keep receptacles covered Inspect and pick up litter Daily and clean up spills immediately

V.C. Features, Materials, and Methods of Construction of Source Control BMPs

- Where bio-retention is adjacent to curbs, the curb will be deepened.
- Bio-retention areas shall be installed level
- 18 inches of approved soil mix per the Regional Water Quality Control Board with an infiltration rate of 5 inches/hour.

- 12 inches of class 2 permeable material per Caltrans specification 68.
- 4 inch PVC perforated underdrain placed at the top of the Class 2 permeable material with perforations facing downward.
- Designed ponding depth is 6 inches
- Design incorporates 2 inches of freeboard
- All drainage is designed to be gravity flow (no pumping required)
- Bio-retention areas will be installed after site grading is complete and exposed soils have been stabilized to reduce sediment clogging the sandy loam and class 2 permeable materials.
- On-site stormwater treatment measures have been designed in accordance with the Contra Costa Clean Water Program's Stormwater C.3 Guidebook (2017 Edition).

VI. STORMWATER FACILITY MAINTENANCE

VI.A. Ownership and Responsibility for Maintenance in Perpetuity

Applicant agrees to enter into a maintenance agreement and/or annex into a fee mechanism per local requirements and agrees to accept responsibility for operation and maintenance of facilities until that responsibility is formally transferred.

VI.B. Summary of Maintenance Requirements for Each Stormwater Facility

The bio-retention facilities will remove pollutants primarily by filtering runoff slowly through an active layer of soil. Routine maintenance is needed to ensure that flow is unobstructed, that erosion is prevented, and that soils are held together by plant roots and are biologically active.

VII. CONSTRUCTION PLAN C.3 CHECKLIST

Table VII. Construction Plan C.3 Checklist

Stormwater Control Plan Page #	*BMP Description*	*See Plan Sheet #s*
3, 4, Exhibit	IMP's #1-6 designed as specified	
2,3 Exhibit	Site drainage: roof, concrete, pavement, & landscape is routed away from the building and towards to each respective IMP.	
4	Overflow inlets within IMP's #1-6 to be marked with "No Dumping! Flows to Bay" or similar	
4	Refuse Area (Trash Enclosure) to have floor drain to Sanitary Sewer System	
4	Landscaping to be designed as specified	

VIII. CERTIFICATIONS

The selection, sizing, and preliminary design of stormwater treatment and other control measures in this plan meet the requirements of Regional Water Quality Control Board Order R2-2009-0074 and Order R2-2011-0083.

By

Dominic R. Carucci

Print Name

Project Name: Public Storage
Project Type: Treatment Only
APN: 073-270-088
Drainage Area: 87,660
Mean Annual Precipitation: 13.0

IV. Areas Draining to IMPs

IMP Name: IMP1
IMP Type: Bioretention Facility
Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA1	28,260	Conventional Roof	1.00	28,260
DMA1	4,830	Landscape	0.10	483
			Total	28,743
				Area

IMP Sizing

IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
0.040	1.000	1,150	1,150

IMP Name: IMP2
IMP Type: Bioretention Facility
Soil Group: IMP2

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA2	5,890	Concrete or Asphalt	1.00	5,890
DMA2	950	Landscape	0.10	95
			Total	5,985
				Area

IMP Sizing

IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
0.040	1.000	239	239

IMP Name: IMP3
IMP Type: Bioretention Facility
Soil Group: IMP3

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA3	9,310	Concrete or Asphalt	1.00	9,310
DMA3	1,090	Landscape	0.10	109
			Total	9,419
				Area

IMP Sizing

IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
0.040	1.000	377	383

IMP Name: IMP4
IMP Type: Bioretention Facility
Soil Group: IMP4

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA4	11,410	Concrete or Asphalt	1.00	11,410
DMA4	580	Landscape	0.10	58
			Total	11,468
				Area

IMP Sizing

IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
0.040	1.000	459	460

IMP Name: IMP5
IMP Type: Bioretention Facility
Soil Group: IMP5

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA5	11,420	Concrete or Asphalt	1.00	11,420
DMA5	570	Landscape	0.10	57
			Total	11,477
				Area

IMP Sizing

IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
0.040	1.000	459	460

IMP Name: IMP6
IMP Type: Bioretention Facility
Soil Group: IMP6

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA6	11,990	Conventional Roof	1.00	11,990
DMA6	1,360	Landscape	0.10	136
			Total	12,126
				Area

IMP Sizing

IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
0.040	1.000	485	486

Report generated on 3/21/2018 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).

IMP CONSTRUCTION CHECKLIST

LAYOUT (to be confirmed prior to beginning excavation)

- ❒ Square footage of the facility meets or exceeds minimum shown in Stormwater Control Plan
- ❒ Site grading and grade breaks are consistent with the boundaries of the tributary Drainage Management Area(s) (DMAs) shown in the Stormwater Control Plan
- ❒ Inlet elevation of the facility is low enough to receive drainage from the entire tributary DMA
- ❒ Locations and elevations of overland flow or piping, including roof leaders, from impervious areas to the facility have been laid out and any conflicts resolved
- ❒ Rim elevation of the facility is laid out to be level all the way around, or elevations are consistent with a detailed cross-section showing location and height of interior dams
- ❒ Locations for vaults, utility boxes, and light standards have been identified so that they will not conflict with the facility
- ❒ Facility is protected as needed from construction-phase runoff and sediment

EXCAVATION (to be confirmed prior to backfilling or pipe installation)

- ❒ Excavation conducted with materials and techniques to minimize compaction of soils within the facility area
- ❒ Excavation is to accurate area and depth
- ❒ Slopes or side walls protect from sloughing of native soils into the facility
- ❒ Moisture barrier, if specified, has been added to protect adjacent pavement or structures.
- ❒ Native soils at bottom of excavation are ripped or loosened to promote infiltration

OVERFLOW OR SURFACE CONNECTION TO STORM DRAINAGE
(to be confirmed prior to backfilling with any materials)

- ❒ Overflow is at specified elevation (typically no lower than two inches below facility rim)
- ❒ No knockouts or side inlets are in overflow riser
- ❒ Overflow location selected to minimize surface flow velocity (near, but offset from, inlet recommended)
- ❒ Grating excludes mulch and litter (beehive or atrium-style grates with ¼" openings recommended)
- ❒ Overflow is connected to storm drain via appropriately sized piping

UNDERGROUND CONNECTION TO STORM DRAIN/OUTLET ORIFICE
(to be confirmed prior to backfilling IMP with any materials)

- ❒ Perforated pipe underdrain (PVC SDR 35 or approved equivalent) is installed with holes facing down
- ❒ Perforated pipe is connected to storm drain (treatment only) or orifice (treatment-and-flow-control)
- ❒ Underdrain pipe is at elevation shown in plans. In facilities allowing infiltration, preferred elevation is above native soil but low enough to be covered by at least 2 inches of Class 2 perm; in sealed planter boxes or bioretention facilities with liners, preferred elevation is as near bottom as possible
- ❒ Cleanouts are in accessible locations and connected via sweeps
- ❒ Structures (arches or large diameter pipes) for additional surface storage are installed as shown in plans and specifications and have the specified volume

(continued)

IMP CONSTRUCTION CHECKLIST (CONTINUED)

DRAIN ROCK/SUBDRAIN (to be confirmed prior to installation of soil mix)

- ❒ Rock is installed as specified. Class 2 permeable, Caltrans specification 68-1.025 recommended, or 4"-6" pea gravel is installed at the top of the crushed rock layer
- ❒ Rock is smoothed to a consistent top elevation. Depth and top elevation are as shown in plans
- ❒ Slopes or side walls protect from sloughing of native soils into the facility
- ❒ No filter fabric is placed between the subdrain and soil mix layers

SOIL MIX

- ❒ Soil mix is as specified. Quality of mix is confirmed by delivery ticket or on-site testing as appropriate to the size and complexity of the facility
- ❒ Mix installed in lifts not exceeding 12"
- ❒ Mix is not compacted during installation but may be thoroughly wetted to encourage consolidation
- ❒ Mix is smoothed to a consistent top elevation. Depth of mix (18" min.) and top elevation are as shown in plans, accounting for depth of mulch to follow and required reservoir depth

IRRIGATION

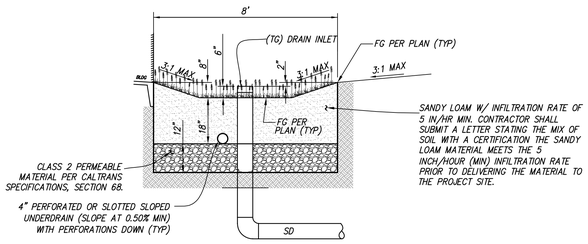
- ❒ Irrigation system is installed so it can be controlled separately from other landscaped areas. Smart irrigation controllers and drip emitters are recommended
- ❒ Spray heads, if any, are positioned to avoid direct spray into outlet structures

PLANTING

- ❒ Plants are installed consistent with approved planting plan
- ❒ Any trees and large shrubs are staked securely
- ❒ No fertilizer is added; compost tea may be used
- ❒ No native soil or clayey material are imported into the facility with plantings
- ❒ 1"-2" mulch may be applied following planting; mulch selected to avoid floating
- ❒ Final elevation of soil mix maintained following planting
- ❒ Curb openings are free of obstructions

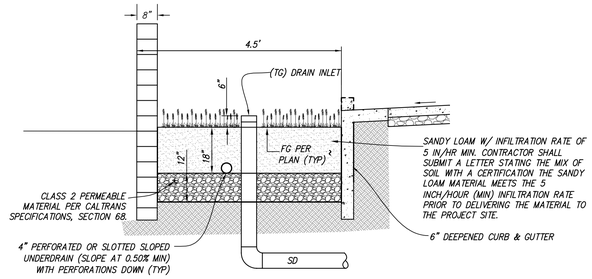
FINAL ENGINEERING INSPECTION

- ❒ Drainage Management Area(s) are free of construction sediment and landscaped areas are stabilized
- ❒ Inlets are installed to provide smooth entry of runoff from adjoining pavement, have sufficient reveal (drop from the adjoining pavement to the top of the mulch or soil mix, and are not blocked
- ❒ Inflows from roof leaders and pipes are connected and operable
- ❒ Temporary flow diversions are removed
- ❒ Rock or other energy dissipation at piped or surface inlets is adequate
- ❒ Overflow outlets are configured to allow the facility to flood and fill to near rim before overflow
- ❒ Plantings are healthy and becoming established
- ❒ Irrigation is operable
- ❒ Facility drains rapidly; no surface ponding is evident
- ❒ Any accumulated construction debris, trash, or sediment is removed from facility



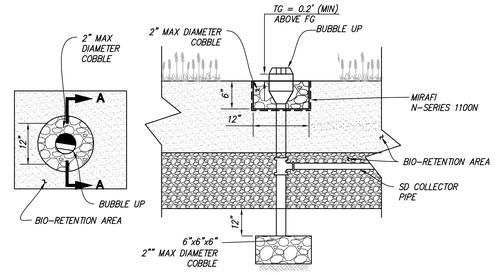
BIO-RETENTION DETAIL ADJACENT TO BUILSING

NOT TO SCALE



BIO-RETENTION DETAIL ADJACENT TO STREET

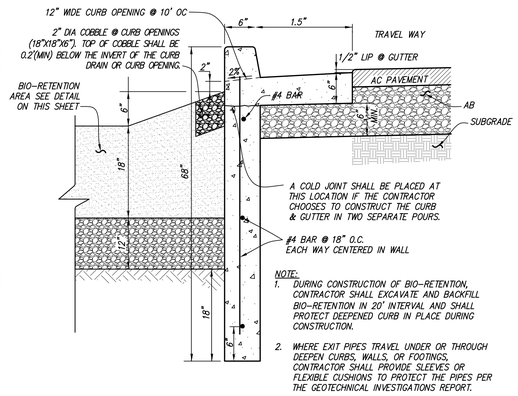
NOT TO SCALE



SECTION A-A

BUBBLE UP DETAIL

NOT TO SCALE

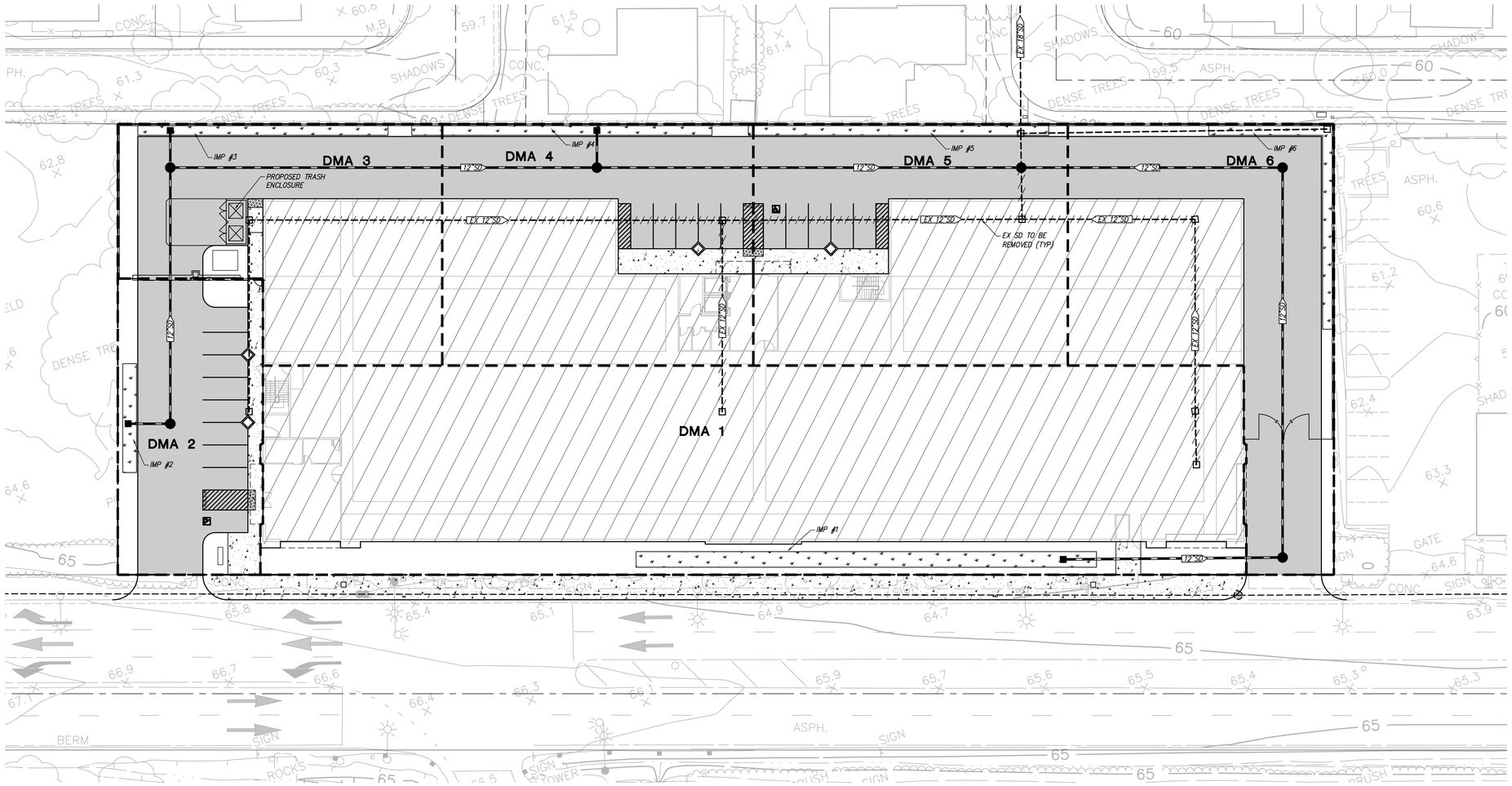


NOTE:

1. DURING CONSTRUCTION OF BIO-RETENTION, CONTRACTOR SHALL EXCAVATE AND BACKFILL BIO-RETENTION IN 20' INTERVAL AND SHALL PROTECT DEEPENED CURB IN PLACE DURING CONSTRUCTION.
2. WHERE EXIT PIPES TRAVEL UNDER OR THROUGH DEEPEN CURBS, WALLS, OR FOOTINGS, CONTRACTOR SHALL PROVIDE SLEEVES OR FLEXIBLE CUSHIONS TO PROTECT THE PIPES PER THE GEOTECHNICAL INVESTIGATIONS REPORT.

DEEPEN CURB ADJACENT TO BIO-RETENTION

NOT TO SCALE



LEGEND

- AC PAVEMENT
- ROOF AREA
- SIDEWALK
- EX UTILITY TO BE REMOVED

PRELIMINARY STORMWATER TREATMENT CALCULATIONS

DMA	DMA TREATMENT	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	BIO-RETENTION AREA REQUIRED (SF)	BIO-RETENTION AREA PROVIDED (SF)
1	BIO-RETENTION	28,260	4,830	33,090	28,743	1,150	1,150
2	BIO-RETENTION	5,890	950	6,840	5,985	239	239
3	BIO-RETENTION	9,310	1,090	10,400	9,419	377	383
4	BIO-RETENTION	11,410	580	11,990	11,468	459	460
5	BIO-RETENTION	11,420	570	11,990	11,477	459	460
6	BIO-RETENTION	11,990	1,360	13,350	12,126	485	486

THE CALCULATIONS ARE BASED ON THE LATEST CONTRA COSTA COUNTY C.3 STORMWATER HANDBOOK, MAY 2017.

a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
c. A TREATMENT MEDIUM OF 0.04 SIZING FACTOR FOR BIORETENTION AREAS.

1. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
a. SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04

N

0 20 40 60

1 inch = 20 ft.

Public Storage

525 CALIFORNIA AVENUE | PITTSBURGH, CA

PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET 13

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: MAY 4, 2018

JOB NO. 171079

APPENDIX TRA:
TRAFFIC CONSISTENCY REVIEW

Michael Baker
INTERNATIONAL

September 26, 2018

Jordan Davis, Senior Planner
City of Pittsburg, Planning Division
65 Civic Avenue,
Pittsburg, CA 94565

Subject: 525 CALIFORNIA AVENUE STORAGE PROJECT TRAFFIC CONSIDERATIONS AND CONSISTENCY REVIEW

Introduction

Michael Baker International has completed the traffic considerations and consistency review for the proposed 525 California Avenue Storage Project located in the City of Pittsburg.

The primary purpose of performing this traffic considerations review is to determine if the proposed project traffic characteristics are consistent with those analyzed in the Railroad Avenue Specific Plan (RASP) Environmental Impact Report (EIR). Since the traffic generation for the project is directly related to the proposed project land use, both land use and trip generation have been considered in the consistency review. In addition, the goal of this consistency review is to show that the proposed self-storage land use with a floor area ratio (FAR) of 1.75 generates less traffic compared to other land uses with lower FAR that could be developed on the site under the existing zoning designation.

Land Use Consistency

The existing site is occupied by an approximate 48,444 square-foot self-storage warehouse with an estimated FAR of 0.55. This site is zoned as Planned Development (PD) and had a land use designation of Transit Oriented Development-Medium (TOD-M) within the RASP High School Village Subarea. According to the RASP, the maximum permitted commercial development floor area ratio is 1.0 FAR. 'Warehouse and Storage, Limited' (i.e. self-storage) is not included in the list of allowed uses under the existing zoning designation.

The 525 California Avenue Storage Project depicted in **Exhibit 1** proposes a three story, 151,392 square foot self-storage warehouse to be built on approximately 2 acres (87,500 SF lot). This is equal to a 1.75 FAR and is estimated to accommodate approximately 1,105 storage units with an average unit size of 100 SF. The proposed zoning is PD(O), or Planned District with Limited Overlay. The zoning amendment would allow self-storage uses on the project site and increase the permitted FAR from 1.0 to 1.75.

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Office: 760.476-9193 | Fax: 760.476.9198
Contact: robertdaivs@mbakerintl.com
JN 165609

Other representative land uses allowed within the existing zoning and General Plan designations for the project site that have been considered in this analysis are shown in **Table 1** along with the assumed intensities. As shown, the assumed FAR ranged from 0.20 for a congregate care facility to 1.0 for an office building.

Table 1
Land Use Alternatives

Land Use	Assumed Intensity	Assumptions
Self-Storage	151.39 KSF	Proposed
Mid-Rise Multifamily	50 DU	25 DU per acre
Congregate Care Facility	35 DU	20% coverage at 500 square feet per DU
Private School (K-8)	100 Students	National Center for Education Statistics; Average Private School Size 2011-12
Private School (K-12)	180 Students	
Day Care Center	30.64 KSF	FAR = 0.35
General Office	87.53 KSF	FAR = 1.0
Medical-Dental Office Building	87.53 KSF	FAR = 1.0
Supermarket	21.88 KSF	FAR = 0.25
High-Turnover Sit-Down Restaurant	21.88 KSF	FAR = 0.25

Notes:
KSF = 1,000 square feet; DU = dwelling unit; FAR = floor area ratio

Trip Generation Consistency

The documentation for the High School Village subarea within the RASP does not include an estimate of trip generation since the traffic forecast for the RASP was obtained through the application of the CCTA Travel Demand Model. For the purposes of this trip generation assessment, Michael Baker has considered a range of possible development alternatives that could be implemented on the 2.01-acre site under the current zoning.

Table 2 summarizes the Institute of Transportation Engineers (ITE) standard trip generation rates for the representative land uses considered in this analysis.

Table 3 includes a summary of the trip generation associated with each of the development alternatives considered for the 2.01-acre site. Daily traffic generation for the development alternatives range from 71 daily trips for a congregate care facility to 3,046 trips for a medical office building. Peak hour traffic generation for the development alternatives ranged from 2 trips for a congregate care facility in the AM peak hour to 341 trips for a day care center in the PM peak hour.

Table 2
ITE Trip Generation Rates

Land Use	ITE Code [1]	Daily Trip Rate	AM Peak Hour Rate		PM Peak Hour Rate	
			Total	In : Out	Total	In : Out
Self-Storage	151	1.51 / KSF	0.10 KSF	60% : 40%	0.17 KSF	47% : 53%
Mid-Rise Multifamily	221	5.44 / DU	0.36 DU	26% : 74%	0.44 DU	61% : 39%
Congregate Care Facility	253	2.02 / DU	0.07 DU	60% : 40%	0.18 DU	53% : 47%
Private School (K-8)	534	4.11 / Student	0.91 Student	55% : 45%	0.26 Student	46% : 54%
Private School (K-12)	536	2.48 / Student	0.80 Student	61% : 39%	0.17 Student	43% : 57%
Day Care Center	565	47.62 / KSF	11.00 KSF	53% : 47%	11.1 KSF	47% : 53%
General Office	710	9.74 / KSF	1.16 KSF	86% : 14%	1.15 KSF	16% : 84%
Medical-Dental Office Building	720	34.8 / KSF	2.78 KSF	78% : 22%	3.46 KSF	28% : 72%
Supermarket	850	106.78 / KSF	3.82 KSF	60% : 40%	9.24 KSF	51% : 49%
High-Turnover Sit-Down Restaurant	932	112.18 / KSF	9.94 KSF	55% : 45%	9.77 KSF	62% : 38%

[1] Source: ITE Trip Generation Manual, 10th Edition. Rates shown are average rates for each land use.

Table 3
Development Alternative Options Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour Trips		PM Peak Hour Trips	
			Total	In : Out	Total	In : Out
Self-Storage	151.39 KSF	229	15	9 : 6	26	12 : 14
Mid-Rise Multifamily	50 DU	272	18	5 : 13	22	13 : 9
Congregate Care Facility	35 DU	71	2	1 : 1	6	3 : 3
Private School (K-8)	100 Students [1]	411	91	50 : 41	26	12 : 14
Private School (K-12)	180 Students [1]	446	144	88 : 56	31	13 : 18
Day Care Center	30.64 KSF	1,459	337	179 : 158	341	160 : 181
General Office	87.53 KSF	853	102	88 : 14	101	16 : 85
Medical-Dental Office Building	87.53 KSF	3,046	243	190 : 53	303	85 : 218
Supermarket	21.88 KSF	2,337	84	50 : 34	202	103 : 99
High-Turnover Sit-Down Restaurant	21.88 KSF	2,455	218	120 : 98	214	133 : 81

Notes:
[1] Source National Center for Education Statistics Average by Region- Average Private School Size 2011-12
KSF = 1,000 square feet; DU = dwelling unit

The proposed self-storage use is forecast to generate 229 daily trips with 15 AM peak hour trips and 26 PM peak hour trips. Although the proposed project has the highest FAR of the land uses considered in this analysis at 1.75, it is expected to generate the next lowest number of trips following the congregate care facility which is the lowest generator. The highest generator of daily trips is the medical office building with a 1.0 FAR and the highest generator of peak hour trips is the day care facility with a 0.35 FAR. Therefore, since the project would generate fewer trips than numerous uses that are currently permitted on the site, it would not increase trips beyond what was

analyzed in the RASP EIR. While the currently permitted FAR on the project site is 1.0, development of a self-storage use with 1.75 FAR would not have a significant impact on trip generation.

As shown in **Table 4**, the existing self-storage site is estimated to generate 73 daily trips with 5 AM peak hour trips and 8 PM peak hour trips. With these existing trips accounted for, the proposed self-storage is forecast to generate a net increase of 156 daily trips with 10 AM peak hour trips and 18 PM peak hour trips.

Table 4
Net New Trip Generation

Self-Storage	Intensity	Daily Trips	AM Peak Hour Trips		PM Peak Hour Trips	
			Total	In : Out	Total	In : Out
Existing Buildings	48.44 KSF	73	5	3 : 2	8	4 : 4
Proposed Building	151.39 KSF	229	15	9 : 6	26	12 : 14
Net New Trips (Proposed-Existing)		156	10	6 : 4	18	8 : 10

Notes:
KSF = 1,000 square feet

Traffic Operations Analysis

As part of this consistency review, Michael Baker has considered the effect of increased traffic on the surrounding roadway system with the addition of net new trips related to the proposed project as shown in **Table 4**. This includes peak hour analysis at two intersections in close proximity to the project site that would be most affected by the increased traffic generated by the proposed project:

1. California Avenue / Harbor Street
2. California Avenue / SR-4 Westbound Ramps

Future Year 2030 conditions traffic volumes were taken from the Railroad Avenue Specific Plan Traffic Impact Analysis developed by Wilbur Smith Associates in 2009 (2030 Project Build Conditions Figure 4-4). **Exhibit 2** shows the Future Year 2030 RASP Build Conditions including AM/PM peak hour volumes and intersection lane geometry that were used in the TIA and assumed in this focused traffic study. Also shown in **Exhibit 2** is the Future Year 2030 Project Build With Project peak hour volumes which includes the addition of trips generated by the proposed project.

The proposed project will take access via the existing driveways on California Avenue. Vehicles will enter at the west driveway and circulate (one-way) around the building and exit via the east driveway. Both driveways will be gated.

The results of the traffic operations analysis using HCM 2010 methodologies (Synchro 9) are summarized in **Table 5.** The operations analysis for Year 2030 conditions show that both study intersections operate at acceptable levels of service LOS in the AM peak hour. The intersection of the SR-4 WB Ramps and California Avenue operate at an acceptable level of service in the PM peak hour Harbor Street and California Avenue is forecast to operate at an unacceptable level of service without and with the project. These results are consistent with the results shown in the RASP TIA (WSA 2009).

With the addition of project related trips, the increase in delay is negligible (less than 1.0 second added) and the intersections continue to operate at the same levels of service that they did without the project.

Table 5
Future Year 2030 RASP Build Without and With Project Conditions

Study Intersection	Year 2030 RASP Build Conditions		Year 2030 RASP Build With Project Conditions		Change in Delay (sec.)		Significant Impact?	
	AM Delay[1] - LOS	PM Delay[1] - LOS	AM Delay[1] - LOS	PM Delay[1] - LOS	AM	PM	AM	PM
1 - Harbor Street / California Avenue	45.7 - D	**97.4 - F**	45.8 - D	**97.9 - F**	0.1	0.5	No	No
2 - SR-4 WB Ramps / California Avenue	24.0 - C	41.6 - D	24.0 - C	41.9 - D	0.0	0.3	No	No

Note: Deficient intersection operation indicated in **bold**.

[1] Seconds of delay per vehicle.

LOS = level of service.

Detailed HCM worksheets are found in **Attachment A**.

Conclusion

The results of this traffic review show that the proposed self-storage project is entirely consistent with the land uses allowed within the Railroad Avenue Specific Plan High School Village Subarea. As shown in **Table 4,** the proposed project is expected to add net additional 10 trips in the AM peak hour and 18 trips in the PM peak hour after accounting for the existing use vehicle trip generation. The trip generation assessment considered a range of uses that could be developed on the project site under the existing zoning. The assessment concluded that the project would generate fewer trips than numerous uses that are currently permitted on the site, and would not increase trips beyond what was analyzed in the RASP EIR.

Also, the incremental increase of project related trips on the surrounding roadway system is not expected to adversely affect the traffic operations of the two studied intersections in the Future Year 2030 RASP Build Conditions. With the addition of project related trips, the increase in delay is negligible and the intersections continue to operate at the same levels of service that they did without the project.

Therefore, it can be concluded that the traffic characteristics related to the proposed project are entirely consistent with those anticipated in the Railroad Avenue Specific Plan (RASP).

If you have any questions pertaining to the analysis results summarized in this memo, please call me at (760) 603-6244.

Sincerely,

Robert A Davis

Robert Davis,
Senior Associate
Transportation Services

ATTACHMENT A

SYNCHRO WORKSHEETS

Exhibit B of Ordinance No. 19-_____
Zoning Map Amendment

Existing Zoning:

Proposed Zoning:

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving Design Review of Plans to Construct a Three-Story Self-Storage Building Totaling Approximately 151,392 Square Feet and Removal of up to Four Protected Trees at 525 California Avenue, for "Public Storage Redevelopment, AP-18-1315 (RZ, DR, TRP)."	)	RESOLUTION NO. 19-___

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, on February 7, 2018, Mark Kennedy of Public Storage, Inc., filed Planning Application No. 18-1315, requesting approval of: 1) a zoning amendment to establish a PD-O (Planned Development with a Limited Overlay) District to increase the allowable floor-area-ratio (FAR) from 1.0 to 1.75, reduce the required first floor height of commercial structures from 15 feet to 10 feet, and allow self-storage facilities as a permitted use; 2) design review to demolish the existing self-storage facility, and replace it with a new, three-story, climate-controlled building totaling approximately 151,392 square feet; and 3) a tree removal permit to remove four protected trees. The project site is located at 525 California Avenue, and is within the High School Village Subarea of the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of TOD-M (Transit Oriented Development – Medium Density). Assessor's Parcel No. 073-270-088.; and

WHEREAS, the proposed project is governed by the applicable goals and policies of the Pittsburg General Plan, RASP, Pittsburg Municipal Code (PMC), and the City's Design Review and Development Guidelines (DRDGs) adopted by Planning Commission through Resolution No. 9864; and

WHEREAS, on September 14, 2017, the applicant submitted a preliminary plan review application to solicit feedback from the City's Land Use Subcommittee on a potential redevelopment of the site in order to construct a brand-new, modernized storage facility with increased capacity. On September 19, 2017, the Land Use Subcommittee met to discuss the proposal which included an increase in the maximum allowable FAR from 1.0 to 1.75 in order to facilitate redevelopment of the site, as well as a potential reduction in the 10 percent landscaping requirement. While the Subcommittee was unanimously supportive of the increased FAR and redevelopment of the site, concerns were raised regarding the potential request for reduced landscape requirements, and it was recommended the applicant utilize landscaping to soften the appearance of walls of the north side of the building, which would be visible from neighboring homes. As such, the applicant did not pursue reduced landscaping; and

WHEREAS, on July 17, 2018, the applicant presented the proposed project to nearby residents of the Stone Harbour Subdivision at the Home Owners' Association (HOA) Board Meeting. During the meeting, the residents and HOA Board voiced their appreciation for the applicant's willingness to meet and discuss the project, and generally supported the redevelopment. Residents' main concern and request of the applicant was that several of the large, mature Blackwood Acacia trees along the northern project boundary be trimmed and better maintained, as they were beginning to show signs of potentially damaging the existing wall and neighboring properties; and

WHEREAS, on November 27, 2018, the Planning Commission held a study session to review the proposed application and provide feedback. During the study session, Commissioners generally supported the project, and did not express any concerns regarding the proposed PD-O zoning or the architectural design of the new structure. The Commission did express concerns regarding: solar access for neighboring properties, particularly the two residential properties directly adjacent to the north of the project site; the ability for large trucks to turn within the proposed drive aisles; and the locations of the proposed entry and exit; and

WHEREAS, the project is subject to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (Public Resources Code section 21080); and

WHEREAS, on July 6, 2009, the City Council adopted Resolution 09-11250, certifying the RASP Final Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving Mitigation Monitoring and Reporting Program (MMRP) for the project. The mitigation measures included in the MMRP were subsequently incorporated into the RASP. On October 19, 2009, the City Council adopted Resolution 09-11303, amending the Land Use and Transportation Elements of the General Plan in conjunction with the adoption of the RASP. The RASP EIR analyzed potentially significant impacts from RASP implementation, including the environmental implications of a specific development program, which included an estimated number of new residential units and commercial floor area within multiple subareas; and

WHEREAS, Section 15162(a) of the CEQA Guidelines states that when an EIR has been certified, no subsequent EIR shall be prepared for that project unless the lead agency determines that, either: 1) the project proposes substantial changes which would present a new significant impact; 2) there are substantial changes with respect to the circumstances under which the project is undertaken that would present a new significant impact; or 3) there is new information available that was not previously available relating to new or previously identified significant impacts; and

WHEREAS, staff has determined that since no new significant impacts were found as a result of the proposed development, preparation of an Addendum to the RASP EIR pursuant to CEQA Guidelines section 15164 ("Addendum to an EIR or Negative Declaration") is the appropriate method for achieving CEQA compliance for the current project; and

WHEREAS, on _____, the City Council adopted Ordnance No. 19-____, approving an Addendum to the Railroad Avenue Specific Plan (RASP) EIR for this project; and

WHEREAS, pursuant to Pittsburg Municipal Code (PMC) section 18.36.230, the City Council, upon recommendation of the Planning Commission, may grant design review approval if it finds that: a) the structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality; b) the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable; c) the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; d) the structure is in harmony with proposed developments on land in the general area; and e) the application conforms with the criteria set forth in any applicable City adopted design guidelines; and

WHEREAS, pursuant to PMC section 18.84.850(e), the City Council may approve a tree removal permit if it finds that preservation of the protected trees would severely reduce the scale or feasibility of the proposed development; and

WHEREAS, on May 14, 2019, after conducting a duly noticed public hearing the Planning Commission voted 6-0 to adopt Resolution No. 10120, recommending approval of the requested Overlay Zoning District, design review, and protected tree removal permit; and

WHEREAS, on or prior to Friday, May 24, 2019, in accordance with Government Code sections 65091, and PMC section 18.14.020.F, a "Notice of Public Hearing," for the June 3, 2019, public hearing on this item was published in the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. Although not required, the notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the surrounding Nextdoor neighborhoods: 1) Navy Street; 2) Stone Harbour; and 3) Diane Ave; and

WHEREAS, on June 3, 2019, the City Council held a duly-noticed public hearing to: 1) approve an Environmental Impact Report (EIR) Addendum and establish an Overlay District; and 2) adopt a resolution approving design review and a protected tree removal permit, at which time oral and/or written testimony was considered.

NOW THEREFORE, the City Council finds and determines as follows:

Section 1. Findings

A. Based on the City Council staff report entitled, "Introduction and Waive First Reading of an Ordinance Adopting an Environmental Impact Report Addendum and Overlay District, and Adoption of a Resolution Approving Design Review and Protected Tree Removal for Public Storage Redevelopment at 525 California Avenue, AP-18-1315 (RZ, DR, TRP)," dated June 3, 2019, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the public hearing, the City Council finds that:

1. All recitals above are true and correct and are incorporated herein by reference.

2. As no new significant impacts were found as a result of the proposed development, preparation of an Addendum to the RASP EIR pursuant to CEQA Guidelines section 15164 ("Addendum to an EIR or Negative Declaration") is the appropriate method for achieving CEQA compliance for the current project.

Design Review

3. The project conforms with good taste and design and will not diminish 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 new structure mimics an office building and is consistent with the design ideals of the RASP, including faux windows located strategically along all building facades in order to give the appearance of a modern office building and to "soften" the impact of the height of the proposed building. In addition to the fenestration, the structure will include a mix of materials, including a combination of split-face and precision CMU block around the majority of the first floor, and metal paneling at the corners and center of the southern façade in order to accentuate the office entrance and give the appearance of multiple entrances. Aluminum canopies will be located above the areas of the ground floor where windows are placed.

4. The structures will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the project will be required to comply with all applicable building and fire codes. In addition, the proposed redevelopment will move all storage units into a larger, climate-controlled building, reducing the noise impacts associated with roll-up-style aluminum doors, which currently sit adjacent to residential uses.

5. The project will not cause the neighborhood to materially depreciate in appearance and value as the proposed new structure mimics an office building and is consistent with the design ideals of the RASP, as described in section 2.A.9, above.

6. The project will be in harmony with proposed developments on land in the general area. As previously stated, the proposed structure will mimic an office building, complete with faux fenestration, and will complement the neighboring commercial use to the east. The building will also be built to a total of three stories, which is consistent with the minimum and maximum building heights prescribed with the RASP for new structures within the TOD-M land use designation, and thus will be in harmony with any new development on the vacant parcel to the west.

7. The project is generally consistent with the criteria set forth in the City's Development Review Design Guidelines. The proposed project is consistent with DRDG section IV.a, which calls for parking areas to be screened from view from the public right-of-way; section IV.f, which calls for continuous roofline to be broken up whenever possible to avoid horizontal expanses greater than 50 feet; section IV.h, which calls for building elevations visible from the public right-of-way be treated appropriately; section IV.p, which calls for new buildings to be designed in a manner that is compatible with adjacent development; and section IV.q, which calls for street-oriented building facades that do not result in the appearance of a rear elevation.

<u>Protected Tree Removal:</u>

8. The burden to the applicant in preserving the trees greatly outweighs the trees' benefit to the public or environment. The existing trees (only one of which is considered a native species) have been inadequately maintained and poorly located, and as such, do not provide the site with any aesthetic benefit, nor do they provide parking lot shading. In addition, removal of the four protected trees within the existing landscaped areas will be required in order to relocate the driveway to the back (north) side of the building, and out of public view, a design feature sought by the RASP. Due to the poor health and size of the trees, relocation is likely infeasible, and will place an undue financial burden on the property owners.

B. The staff report entitled, "Introduction and Waive First Reading of an Ordinance Adopting an Environmental Impact Report Addendum and Overlay District, and Adoption of a Resolution Approving Design Review and Protected Tree Removal for Public Storage Redevelopment at 525 California Avenue, AP-18-1315 (RZ, DR, TRP)," dated June 3, 2019, is referenced hereto as additional support for the findings.

Section 2. Decision

Based on the findings and the authority set forth above, the City Council hereby takes approves Design Review and Protected Tree Removal Application No. 18-1315, subject to the following conditions:

Planning Conditions:

1. Conformity with project plans. The project shall be constructed and operated in substantial conformity with the project plans dated May 18, 2018, except as hereinafter modified.

2. Signage. No signage is approved at this time. The developer shall file a sign review permit application prior to the installation or replacement of any signage.

3. Refuse containment. The business operator shall ensure that trash generated from the site is discarded in covered cans or bins, and items left outside of storage units by tenants or others is removed immediately.

4. Roof-mounted equipment. All roof mounted equipment on the new structure shall be screened completely from view from all public rights-of-way. A sight-line study may be necessary to determine appropriate screening method, prior to the issuance of a building permit.

5. Cool roof. The roof of the new building shall be finished with a white color in order to create a reflective surface, and the developer shall comply with all “solar-ready” requirements of Title 24 of the California Building Code (CBC) applicable to the type of construction.

6. Downspouts. All downspouts shall be painted in a color similar to that of the wall to which they are directly attached.

7. Landscaping maintenance. All site landscaping shall be maintained so as to remain thriving and free of weeds.

8. Outdoor cleaning. The applicant shall ensure that detergents/degreasers are never used in the process of outdoor cleaning, and that employees use dry cleanup methods whenever possible.

9. Bike parking. The applicant shall provide permanent, fixed bicycle parking for at least two (2) additional bicycles on-site in a location providing convenient access and natural surveillance. The design, color, and proposed location of the racks shall be reviewed and approved by Planning Division staff prior to issuance of a building permit.

10. Business licenses. The developer or their subcontractor(s) shall record with the California Board of Equalization a nexus or additional location within the City of Pittsburg to ensure any and all sales tax paid shall be recorded and paid to the City of Pittsburg. Developer or subcontractors shall add a new location to an existing account or ensure the seller of goods and materials subject to sales tax have registered a location within the City of Pittsburg with the Board of Equalization.

11. Security cameras. Prior to issuance of a building permit, the developer shall provide the City of Pittsburg Police Department with a scope of work showing the locations and coverage of all proposed video surveillance equipment and security lighting. If the security system is web-based, the developer shall provide the Police Department with the internet protocol (IP) addresses of the camera system. The Chief of Police shall reserve the right to require additional cameras, which shall be procured and installed at the business owner's sole expense.

12. Wayfinding entry signage. Prior to the issuance of a building permit, the developer shall provide funding in the amount of $25,000, for the development of an entry monument sign along the south side of the proposed project. The developer shall reserve a 5' x 10' space along the frontage of the property for a future wayfinding sign, in an area generally located directly north of the terminus of the westbound Railroad Avenue/Harbor Street freeway offramp. The final location and design of the sign shall be subject to the review and approval of the Planning Division and Public Storage. The sign shall be designed, constructed and maintained by the City of Pittsburg. The City shall maintain sole discretion of the design and messaging contained within the sign; however, no commercial messaging shall be allowed. Should construction of the monument sign not commence construction within two (2) years of the date of payment, the developer shall be entitled to a full refund of funding provided for the sign.

13. Protected tree removal. Pursuant to PMC section 18.84.855(A)(1), the developer shall plant a minimum of 16, 24-inch-box trees. Pursuant to PMC section 18.84.830(F)(3), these trees shall be considered protected upon installation.

<u>Engineering Fees:</u>

14. Improvement and Grading Plan review fees. These fees are based on the engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The improvement plan check fee is 6% of the cost of the improvements. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of each fee shall be due payable with first plan submittal. These initial payments will be credited towards the final fees as determined at engineering permit. The remainder of the fee shall be due payable prior to issuance of an engineering permit.

15. Improvement and Grading Inspection fees. Prior to the issuance of an engineering permit, the Developer shall submit the Improvement and Grading Inspection Fee. The current improvement inspection fee is 5.75% of the engineer's estimated cost for improvements. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.

16. Facility Reserve Charge. Prior to issuance of a building permit, the Developer shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division, for water and sewer service in the amounts in effect when the Developer obtains a building permit. The Developer understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution 05-10290, and amended by Resolution 12-11778, on February 21, 2012, a copy of which is available at the City.

17. Local Traffic Mitigation Fee. Prior to issuance of a building permit, the Developer shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect when the Developer obtains a building permit. The Developer understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City.

18. Regional Traffic Mitigation Fee. Prior to issuance of a building permit, the Developer shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect when the Developer obtains a building permit. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area, between September 1 and September 1 of the preceding two calendar years.

19. GIS. Prior to the issuance of an engineering permit, the Developer shall pay the Geographic Information System fee as set forth in the City's Master Fee Schedule. The current fee is $0.05/sf of parcel for non-residential uses, and $100/dwelling unit for residential uses.

20. Kirker Creek Watershed Drainage Fee. Prior to issuance of an engineering permit, the Developer shall pay the Kirker Creek drainage fee as set forth in the

City's Master Fee Schedule. The current Kirker Creek drainage fee is $0.68/sf of newly created impervious surface.

21. NPDES Plan review fee. Prior to issuance of an engineering permit, the Developer shall pay a National Pollutant Discharge Elimination System ("NPDES") plan review fee for review of stormwater control plans and processing of closeout agreements and/or review of Storm Water Pollution Prevention Plans ("SWPPP"). The current fee is:

    - $3,000 for the first 10,000 sf up to 1st acre
    - Add additional $136/acre for projects greater than 1 acre, up to the first 5 acres
    - Add additional $31/acre for projects greater than 5 acres

22. NPDES site inspection deposit. Prior to issuance of an engineering permit, the Developer shall pay an NPDES inspection deposit for city staff's inspection of C.3 compliant facilities constructed, and/or inspection of construction site for compliance with Best Management Practices in accordance with the City's Municipal Regional Stormwater NPDES Permit. The current rate is:

    - $12,000 for the first 10,000 sf up to 1st acre
    - $24,000 for projects greater than 1 acre

    This deposit shall remain in place for the duration of the first year of the project. If the project is completed prior to the project's one-year anniversary, the remaining balance of the deposit will be returned to the Developer.

23. Supplemental studies. If additional engineering studies are deemed necessary by the City Engineer, i.e. geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the Developer, the Developer shall pay for all costs related to the extra work. The costs may include the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the Developer's engineer. These fees shall be due payable at the time of initial submittal.

<u>Engineering Submittals:</u>

24. Improvement plans. The Developer shall submit five (5) copies of the engineering plans to the Engineering Division for review and approval. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:

    - A Site Plan
    - A Grading and Drainage Plan
    - A Utilities Plan
    - A Landscaping and Irrigation Plan

- An Erosion and Sedimentation Control Plan
- Offsite Improvements due to Project Impacts

25. Geotechnical report. The Developer shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and/or the issuance of a site development permit.

National Pollutant Discharge Elimination System (NPDES):

26. Stormwater pollutants. The Developer shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

    a. Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.

    b. Providing covered trash, food waste, and compactor enclosures.

    c. Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.

    d. Minimizing the amount of directly connected impervious surface area.

    e. Marking all storm drains with "No Dumping, Drains to Delta" messages.

    f. Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.

    g. Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo's authority and standards:

        i. Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurant.
        ii. Dumpster drips from covered trash and food compactor enclosures.
        iii. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.

iv. Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.

27. Consistency with Stormwater Control Plan. Grading, improvement, and/or building plans shall be consistent with the approved Stormwater Control Plan. The Developer shall submit a complete Stormwater Control Plan and Report compliant with the requirements set forth in the City's most current NPDES permit. The C.3 treatment facilities shall be adequately sized to treat the stormwater runoff from the associated drainage management areas. The grading and/or building plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. Design features should incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program's C.3 Guidebook. These features include limiting directly connected impervious area, and incorporating pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. Grading and/ or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.

28. Stormwater pollution protection during construction. Prior to issuance of a grading permit, the Developer shall submit the following to the Engineering Department for review: an Erosion and Sedimentation Control Plan or Stormwater Pollution prevention Plan if the project requires a permit from the State Water Resources Control Board under the provisions of the General Construction Permit. The Stormwater Pollution Prevention Plan measures shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook.

29. Operations and Maintenance Plan for C.3 facilities. Prior to final inspection approvals by the Engineering Division, the Developer shall submit a Stormwater Best Management Practices (BMPs) Operation and Maintenance Plan for review and approval by the Engineering Division. Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are available on the Contra Costa Clean Water Program's website.

30. Operations and Maintenance Agreement. Prior to issuance of the Certificate of Occupancy, the Developer shall execute the Operations and Maintenance Agreement and Right of Entry, which pertain to the transfer of ownership and / or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean Water Program website (www.cccleanwater.org) or the Stormwater C.3 Guidebook, most current edition.

31. Trash capture devices. The Developer shall install full trash capture devices in all inlets located within the boundaries of the project site, that are not within the treatment chain of a stormwater treatment facility. Continuous maintenance of these devices shall be the responsibility of the Developer. Devices shall meet all requirements of the City's NPDES permit for trash load reduction, and device vendors must be included on the pre-approved vendor list, available for public review on the State Water Resources Control Board's website.

Utilities:

32. Capacity evaluation. The Developer shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities required to be constructed to accommodate the project shall be borne by the Developer.

Site Improvements:

33. ADA compliance. All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance. All driveways along California Avenue shall be ADA compliant.

34. Utility undergrounding. Pursuant to Pittsburg Municipal Code Chapter 12.36.130, "Underground Utilities for New Construction," Developer shall pay a fair share fee for the undergrounding of overhead utility lines adjacent to the project site along the project frontage (the "Undergrounding") in an amount not to exceed $221,450 ("Fair Share Amount"). This amount shall be adjusted annually based on the San Francisco Bay Area Consumer Price Index (CPI) until paid.

    a. Upon submittal of the first application for a building or engineering permit, Developer shall submit to the Engineering Division an amount not to exceed 20 percent of the Fair Share Amount in order to allow the City to prepare or have prepared a design for the Undergrounding ("Design Costs").

    b. Prior to issuance of a building permit, Developer shall submit the balance of the Fair Share Amount not previously delivered to the City for Design Costs (balance shall be equal to the Fair Share Amount less Design Costs). Developer shall not be obligated to submit the remainder of the Fair Share Amount unless and until it pulls the final building permit. The City's issuance of the building permit to Developer shall not be contingent upon the City having commenced or completed its design for the Undergrounding.

    c. Subject to item (D) below, if a building permit is issued for the project, Developer shall defer construction of the proposed 10-foot sidewalk along California Avenue ("Sidewalk") until the City has completed installation of

the Undergrounding. A Certificate of Occupancy shall not be issued until either (1) the Sidewalk is completed or (2) Developer has posted a bond, with surety acceptable to the City of Pittsburg, to cover the costs of installation of the Sidewalk in an amount reasonably agreed upon by the City and Developer not to exceed 110% of the estimated costs to complete said Sidewalk (the "Bond") and repair any damage to the existing sidewalk with hot mix asphalt. For clarity, the City may not withhold or deny issuance of a Certificate of Occupancy for the project for Developer's failure to complete the Sidewalk if Developer has posted the required Bond.

d. If a final Certificate of Occupancy has been issued without the Sidewalk having been completed under item (C), the City will have 12 months from the issuance of such final Certificate of Occupancy to deliver notice to Developer of the City's election, in its sole discretion, to either (1) require Developer to complete the Sidewalk (regardless of the status of the Undergrounding), or (2) waive Developer's obligation to complete the Sidewalk and require Developer, in lieu thereof, to make a one-time cash payment in an amount equal to 100% of the estimated costs to complete said Sidewalk (as agreed to pursuant to item (C) above). The City's failure to deliver such notice within such 12 month period shall be deemed the City's irrevocable election to proceed under clause (2) of this Section. If the City elects to proceed under clause (1) of this Section, Developer shall promptly construct the Sidewalk at its cost and upon completion, the Bond shall be released to Developer and Developer shall have no further obligations with respect to the Undergrounding. If the City elects, or is deemed to elect, to proceed under clause (2) of this Section, then (x) within 30 days of receipt of such notice or, if no notice is delivered, of expiration of such 12-month period, Developer shall pay the amounts due to the City under clause (2), and (y) upon payment of such amounts, the Bond shall be released to Developer and Developer shall have no further obligations with respect to the Undergrounding. Any release of the Bond in accordance with this item (D) shall not affect the validity of Developer's Certificate of Occupancy for the Project. Regardless of the City's election under this item (D), the City will have no obligation to refund any Fair Share Amount or Design Costs.

e. If the Undergrounding is not completed within five (5) years of submittal of the required fees, then the City may redirect the Fair Share Amount and any in-lieu fees paid under item (D) to the City of Pittsburg Capital Improvement Project (CIP) Fund."

35. Westbound through lane. The developer shall reimburse the City, in an amount not to exceed $5,000, for the study and design of a third west-bound through lane on California Avenue approaching SR4 westbound freeway off-ramp within the existing right-of-way.

Engineering Exactions (CFD inclusion):

36. Annexation Documentation for CFD 2005-1. Community Facilities District 2005-1 is for public safety services; the fee will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution 05-10342. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2005-1 Public Safety Services Community Facilities District (CFD 2005-1), prior to the issuance of any building or engineering permits.

37. Annexation Documentation for CFD 2014-1. Community Facilities District 2014-1 is for the Railroad Avenue Specific Plan area. The rate of the CFD fee is subject to City Council Resolution 14-12094. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2014-1 Railroad Avenue Specific Plan Community Facilities District (CFD 2014-1), prior to the issuance of any building or engineering permits.

38. Annexation Documentation for CFD 2017-1. Community Facilities District 2017-1 is for fire facilities and fire safety and emergency services. The rate of the CFD 2017-1 fee is subject to City Council Resolution 17-13311. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the issuance of any building or engineering permits.

Standard Conditions:

39. 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 this Resolution, this Resolution shall prevail.

40. Regulatory compliance. The developer shall comply with all the requirements of the Planning Division, Engineering Division, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies.

41. Site development. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the PMC as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.

42. Indemnity. The 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.

43. Expiration. This use permit will expire on June 3, 2024, unless a building or grading permit has been issued, 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.

Section 3. Effective Date

This resolution shall take effect immediately upon the effective date of City Council Ordinance No. 19-_____, approving the EIR Addendum and Overlay District affecting the subject property.

Section 4. Adoption

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 3rd day of June, 2019, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Juan Antonio Banales, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

A REDEVELOPMENT FOR

PUBLIC STORAGE

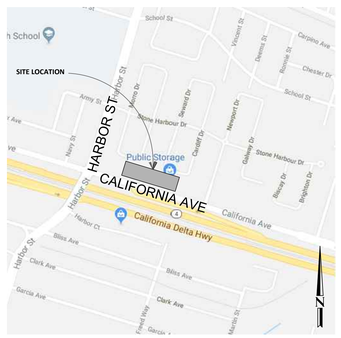
ATTACHMENT 5

SHEET INDEX

1. COVER SHEET
1.1 FIRE FLOW TESTS
2. CONCEPTUAL SITE PLAN
3. CONCEPTUAL FIRST FLOOR PLAN
4. CONCEPTUAL SECOND FLOOR PLAN
5. CONCEPTUAL THIRD FLOOR PLAN
6. CONCEPTUAL ROOF PLAN
7. CONCEPTUAL ELEVATIONS
8. CONCEPTUAL VIEWS
9. CONCEPTUAL VIEWS
10. CONCEPTUAL LANDSCAPE PLAN
11. EXISTING CONDITION PLAN
12. PRELIMINARY GRADING & UTILITY PLAN
13. PRELIMINARY STORMWATER MANAGEMENT PLAN

SIGN PACKAGE (SHEETS 1-7)

VICINITY MAP



NOT TO SCALE

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

COVER SHEET

05.18.18

SHEET 1

KSP STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771

Attachment 3A - Fire Flow Test
Response Fire Protection
Fire Flow Report

Test Hydrant Information

Location	Date	Time
525 California Avenue, Pittsburg CA	3/26/2018	9:45 am
	Conducted by Pittsburg Water Utilities Department Contact name: Freddy Rivera	

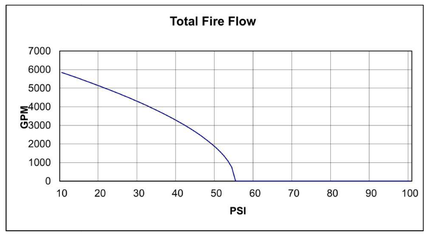
Legend

- Q_r Flow in GPM
- C_d Friction loss Coefficient
- D diameter of opening in inches
- P_p Pressure on Pitot in psi
- Q_f Fire flow in GPM at 20psi
- P_s Static Pressure in psi
- P_r Residual Pressure in psi

Fire Flow @ 20psi	Fire Flow @ 10psi
5,102	5,844

Static Pressure	Residual Pressure
55	50

Hyd #	Port #	D	C_d	P_p	Q_r
1	1	4	0.75		0
	2	2.5	0.9	28	810
2	1	2.5	0.9		0
	2	2.5	0.9	40	974
3	1	2.5	0.9		0
	2	2.5	0.9		0
				Total GPMs flowed in test	1784



3/26/2018

PH: LAURA

CITY OF PITTSBURG
WATER UTILITIES DEPARTMENT
357 E. 12th Street, Pittsburg, California 94565

FIRE FLOW TESTING

Date: 3/26/18 Time Started: 9:45

PROJECT INFORMATION:

Company: Respond Fire Pro.

Requestor: Laura Debell

GENERAL WATER SYSTEM INFORMATION:

Location of Nearest Fire Hydrant: 525 California

Hydrant #: 16465 Size of Water Main Supplying Fire Flow: 12"

Check One: Looped System X Dead End Water Main ___

Static psi: 55 psi Residual psi: 50 psi Flow gpm: 810-28 / 974-40

Hydrant Test Conducted by: Chad, John, Jason

Attachment 3B - Fire Flow Test
Response Fire Protection
Fire Flow Report

Test Hydrant Information

Location	Date	Time
1275 California Avenue, Pittsburg CA	10/25/2017	10:00 am
	Conducted by Pittsburg Water Utilities Department	

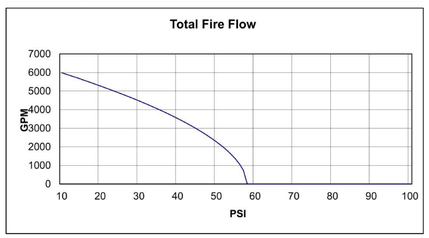
Legend

- Q_r Flow in GPM
- C_d Friction loss Coefficient
- D diameter of opening in inches
- P_p Pressure on Pitot in psi
- Q_f Fire flow in GPM at 20psi
- P_s Static Pressure in psi
- P_r Residual Pressure in psi

Fire Flow @ 20psi	Fire Flow @ 10psi
5,278	5,988

Static Pressure	Residual Pressure
58	52

Hyd #	Port #	D	C_d	P_p	Q_r
1	1	4	0.75		0
	2	2.5	0.9	40	974
2	1	2.5	0.9		0
	2	2.5	0.9	40	974
3	1	2.5	0.9		0
	2	2.5	0.9		0
				Total GPMs flowed in test	1948



3/26/2018

PH: LAURA

CITY OF PITTSBURG
WATER UTILITIES DEPARTMENT
357 E. 12th Street, Pittsburg, California 94565

FIRE FLOW TESTING

Date: 3/26/18 Time Started: 10:05

PROJECT INFORMATION:

Company:

Requestor: Laura Debell

GENERAL WATER SYSTEM INFORMATION:

Location of Nearest Fire Hydrant: 1275 California

Hydrant #: 14645 Size of Water Main Supplying Fire Flow: 12"

Check One: Looped System X Dead End Water Main ___

Static psi: 58 psi Residual psi: 52 psi Flow gpm: 974-40 / 974-40

Hydrant Test Conducted by: Chad, John, Jason

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

FIRE FLOW TESTS

05.18.18

SHEET 1.1

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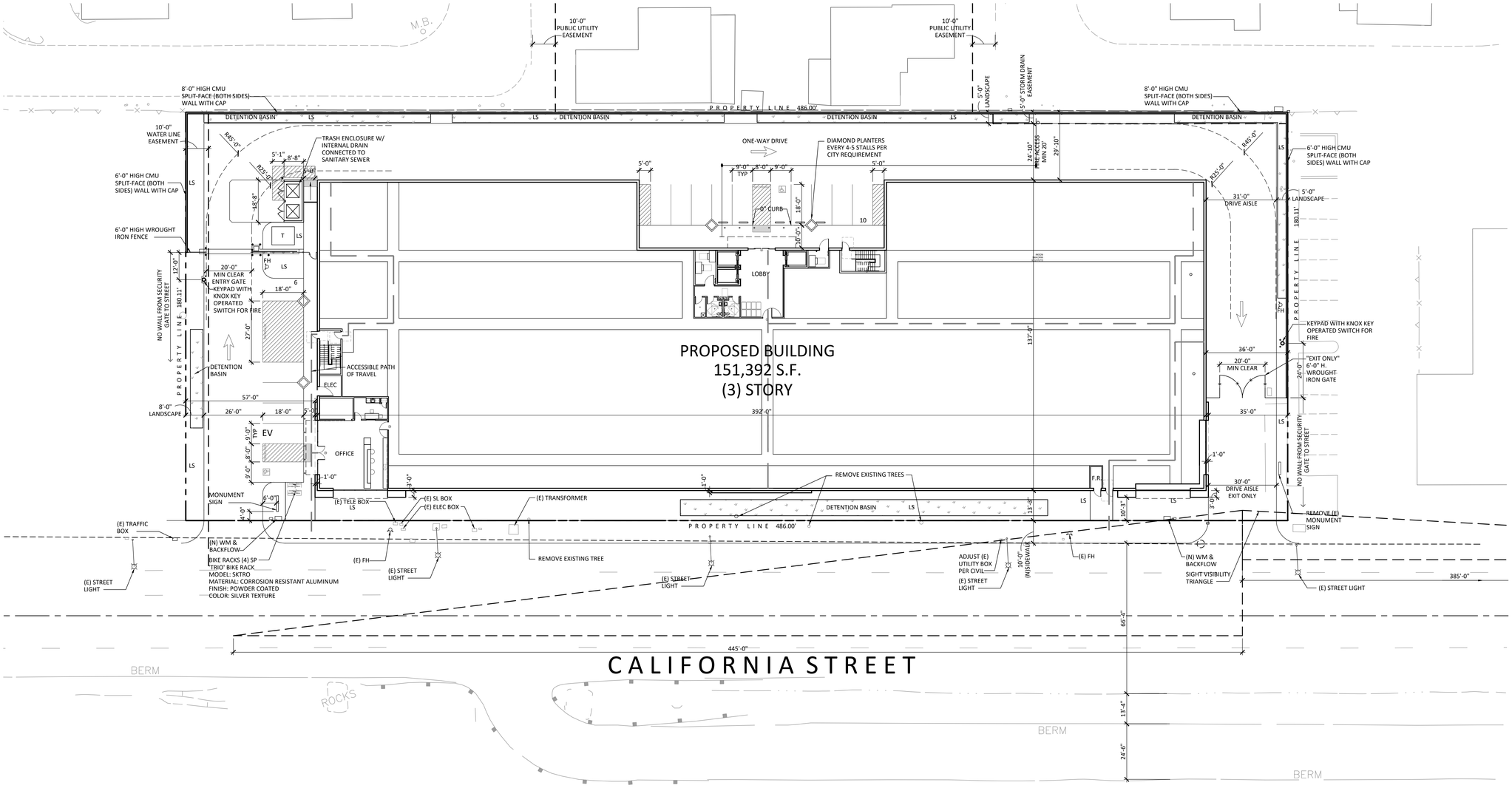
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771



PROJECT INFORMATION

PROJECT ADDRESS:	525 CALIFORNIA STREET, PITTSBURG, CA
SITE APN:	073-270-088-5
SITE AREA:	87,534 S.F. OR 2.01 ACRES
ZONE:	PD PLANNED DEVELOPMENT/
	RASP RAILROAD AVE. SPECIFIC PLAN
	TOD-M TRANSIT-ORIENTED DEV. MEDIUM
PROPOSED ZONE:	PD(O) PLANNED DISTRICT W/ LTD. OVERLAY
USE:	SELF-STORAGE
FLOOR AREA RATIO ALLOWED:	1.00
F.A.R. PROPOSED:	1.75
LOT COVERAGE MAX:	NO REQUIREMENT
LOT COVERAGE PROPOSED:	57.65%
SETBACKS REQUIRED:	
FRONT:	0'-15'
SIDE:	0'-0'
REAR:	10'-0"
SETBACKS PROVIDED:	
FRONT:	10'-3"
SIDE (WEST):	57'-0"
SIDE (EAST):	35'-0"
REAR:	29'-10"
HEIGHT MAXIMUM:	40'-0"
HEIGHT PROPOSED:	40'-0"
LANDSCAPE REQ'D:	MINIMUM 10% OF LOT = 8,753 S.F.
LANDSCAPE PROVIDED:	9,860 S.F. OR 11.3%

BUILDING AREA

EXISTING BLDG(S) TO BE DEMO'ED:	48,438 S.F.
EXISTING BLDG A:	18,279 S.F.
EXISTING BLDG B:	17,427 S.F.
EXISTING BLDG C:	12,732 S.F.
PROPOSED BUILDING:	
1ST FLOOR OFFICE:	1,301 S.F.
1ST FLOOR STORAGE:	49,163 S.F.
2ND FLOOR STORAGE:	50,464 S.F.
3RD FLOOR STORAGE:	50,464 S.F.
TOTAL:	151,392 S.F.

PARKING ANALYSIS

PROPOSED BLDG PARK'G REQ'D:	
MINIMUM # OF PARKING SPACES	NO MINIMUM REQUIRED
MAXIMUM # OF PARK'G SPCAES 1 SP/333 SF	151,392 S.F./333 S.F. = 455 SP MAXIMUM
TOTAL PARKING REQ'D:	455 SP
CAL GRN EV PRKG REQ'D:	1
ADA PARKING REQ'D:	1
PARKING PROVIDED:	
ADA VAN:	1 SP
ADA CAR:	1 SP
EV PRKG:	1 SP
STANDARD:	13 SP
TOTAL:	16 SP
CAL GREEN BICYCLE PARKING REQ'D:	
5% OF ADDED STALLS	1 SP
TOTAL:	1 SP
BICYCLE PARKING PROVIDED:	4 SP

CITY OF PITTSBURG NOTES:

1. ALL TRASH ENCLOSURES SHALL INCLUDE 6 FT. WALLS AND A ROOF DESIGNED WITH MATERIALS WHICH ARE COMPATIBLE IN COLOR, TEXTURE AND APPEARANCE WITH THE MAIN STRUCTURE. THE ENCLOSURE MUST HAVE OPAQUE GATES WHICH HAVE AN OPENING SUFFICIENT TO PERMIT REMOVAL AND REPLACEMENT OF STANDARD COMMERCIAL SIZE TRASH BINS (PMC 18.56.090 & 18.80.035)
2. ALL AIR CONDITIONING UNITS (IN PRIVATE AND COMMON AREAS), UTILITY BOXES, TRANSFORMERS, BACKFLOW PREVENTERS, METERS AND JUNCTION BOXES SHOULD BE UNDERGROUNDED WHENEVER POSSIBLE, OR SUBSTANTIALLY SCREENED FROM VIEW BY WAY OF A PERMANENT SCREEN OR APPROPRIATELY SIZE PLANT MATERIAL
3. A LIGHTING AND PHOTOMETRIC ANALYSIS MAY BE REQUIRED TO ENSURE LIGHT FROM THE PROJECT DOES NOT SPILL OVER INTO NEIGHBORING RESIDENCES
4. COPPER PRODUCTS OR PRODUCTS WHICH CONTAIN COPPER MATERIALS SHALL NOT BE USED IN BUILDING FINISHES

BUILDING CODE ANALYSIS

APPLICABLE BUILDING CODES:

BUILDING CODE:	2016 CALIFORNIA BUILDING CODE
MECHANICAL CODE:	2016 CALIFORNIA MECHANICAL CODE
PLUMBING CODE:	2016 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE:	2016 CALIFORNIA ELECTRICAL CODE
ENERGY CODE:	2016 CALIFORNIA ENERGY CODE
FIRE CODE:	2014 CALIFORNIA FIRE CODE
GREEN BUILDING CODE:	2016 GREEN BUILDING STANDARDS CODE

BUILDING AREA QUALIFICATION EQUATIONS

AA = [AT + (NS x IF)] x SA (EQUATION 5-3)
AA = ALLOWABLE AREA (S.F.)
AT = ALLOWABLE AREA FACTOR (TABLE 506.2)
NS = ALLOWABLE AREA FACTOR FOR NON-SPRINKLERED BLDG. (TABLE 506.2)
IF = AREA FACTOR INCREASE DUE TO FRONTAGE INCREASE (%)
SA = 3 UNLESS PART OF GROUP A, E, H, I, L or R

IF = [F/P - 0.25] W/30 (EQUATION 5-5)
IF = AREA FACTOR INCREASE DUE TO FRONTAGE
F = BUILDING PERIMETER THAT FRONTS ON PUBLIC WAY OR OPEN SPACE HAVING A MINIMUM DIST. 20'-0"

PROPOSED BUILDING

BUILDING CLASSIFICATION:

OCCUPANCY GROUP:	S-1 - STORAGE
CONSTRUCTION TYPE	III-B
FIRE SPRINKLERS:	YES
ROOFING CLASSIFICATION:	CLASS A

ALLOWABLE HEIGHT

ALLOWABLE HEIGHT =	75' FULLY SPRINKLERED (TABLE 504.3)
PROPOSED BUILDING HEIGHT =	40'-0"
ALLOWABLE # OF STORIES ABOVE GRADE PLANE =	3 STORIES ALLOWED (TABLE 504.4)

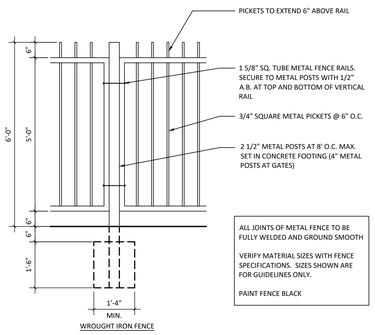
BUILDING QUALIFICATION:

F =	137'+137'+392' = 666'
P =	137'+137'+392'+392' = 1,058'
W =	30'
IF =	(666' / 1,058' - .25) 30' / 30' = .38
SA =	3
AA =	[52,500 S.F. + (17,500 S.F. x .38)] x 3
AA =	177,423 S.F.
	177,423 S.F. > 151,392 S.F.

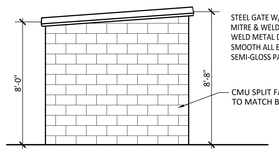
PROPOSED STORAGE UNITS

TOTAL STORAGE AREA: 151,392 S.F.

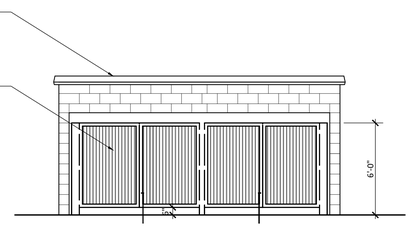
151,392 S.F. x 75% EFFICIENCY = 110,516.16
110,516.16/ 100 S.F. AVG. UNIT = APPROXIMATELY 1,105 STORAGE UNITS



WROUGHT IRON FENCE



1 TRASH ENCLOSURE SIDE ELEVATION



2 TRASH ENCLOSURE FRONT ELEVATION

FIRE DISTRICT NOTES

1. ACCESS ROADWAYS SHALL BE ALL-WEATHER (PAVED) SURFACES, OF NOT LESS THAN 20' UNOBSTRUCTED WIDTH AND NOT LESS THAN 13'-6" OF VERTICAL CLEARANCE, TO WITHIN 150' OF TRAVEL DISTANCE TO ALL PORTIONS OF THE EXTERIOR WALLS OF EVERY BUILDING. ACCESS SHALL HAVE A MIN. OUTSIDE TURN RADIUS OF 45' AND MUST BE CAPABLE OF SUPPORTING THE IMPOSED FIRE APPARATUS LOADING OF 37 TONS (503) CFC

ACCESS ROADS LESS THAN 28' UNOBSTRUCTED WIDTH SHALL HAVE SIGNS POSTED OR CURBS PAINTED RED WITH "NO PARKING - FIRE LANE". ACCESS ROADS 28' OR GREATER, BUT LESS THAN 36' UNOBSTRUCTED WIDTH SHALL HAVE "NO PARKING - FIRE LANE" SIGNS POSTED, ALLOWING FOR PARKING ON ONE SIDE ONLY OR CURBS PAINTED RED WITH "NO PARKING - FIRE LANE". PARKING IS PERMITTED ONLY ON THE SIDE OF THE ROAD THAT DOES NOT HAVE HYDRANTS (503.3) CFC

2. NOT USED

3. THE DEVELOPER SHALL SUBMIT A MIN. (2) COPIES OF SITE IMPROVEMENT PLANS INDICATING ALL EXISTING OR PROPOSED HYDRANT LOCATIONS & FIRE APPARATUS ACCESS FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A BUILDING PERMIT (501.3) CFC

4. EMERGENCY APPARATUS ACCESS ROADS AND HYDRANTS SHALL BE INSTALLED, IN SERVICE, AND INSPECTED BY THE FIRE DISTRICT PRIOR TO CONSTRUCTION OR COMBUSTIBLE STORAGE ON SITE (501.4) CFC. NOTE: A TEMPORARY AGGREGATE BASE OR ASPHALT GRINDINGS ROADWAY IS NOT CONSIDERED AN ALL-WEATHER SURFACE FOR EMERGENCY APPARATUS ACCESS. THE FIRST LIFT OF ASPHALT CONCRETE PAVING SHALL BE INSTALLED AS THE MINIMUM ROADWAY MATERIAL AND MUST BE ENGINEERED TO SUPPORT THE DESIGNATED GROSS VEHICLE WEIGHT OF 22/37 TONS.

5. ACCESS GATES FOR FIRE DISTRICT APPARATUS SHALL BE A MINIMUM OF 20-FT WIDE. ACCESS GATES SHALL SLIDE HORIZONTALLY OR SWING INWARD AND SHALL BE LOCATED A MINIMUM OF 30-FT FROM THE STREET. ELECTRICALLY OPERATED GATES SHALL BE EQUIPPED WITH A KNOX COMPANY KEY-OPERATED SWITCH ON BOTH ENTRY AND EXIT SIDE. MANUALLY OPERATED GATES SHALL BE EQUIPPED WITH A NONCASE HARDENED LOCK OR APPROVED FIRE DISTRICT LOCK. CONTACT THE FIRE DISTRICT FOR INFORMATION ON ORDERING THE KEY-OPERATED SWITCH (D103.5) CFC

6. THE DEVELOPER SHALL PROVIDE AN ADEQUATE AND RELIABLE WATER SUPPLY FOR FIRE PROTECTION WITH A MINIMUM FIRE FLOW OF 4000 GPM. REQUIRED FLOW SHALL BE DELIVERED FROM NOT MORE THAN 4 HYDRANTS FLOWING SIMULTANEOUSLY FOR A DURATION OF 240 MINUTES WHILE MAINTAINING 20-POUNDS RESIDUAL PRESSURE IN THE MAIN (508.1). (B105) CFC.

7. THE DEVELOPER SHALL PROVIDE TRAFFIC SIGNAL PRE-EMPTION SYSTEMS (OPTICOM) ON ANY NEW OR MODIFIED TRAFFIC SIGNALS INSTALLED WITH THIS DEVELOPMENT (21351) CVC

8. PREMISES IDENTIFICATION SHALL BE PROVIDED. SUCH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE A MINIMUM OF FOUR INCHES HIGH WITH 3/4-INCH STROKE OR LARGER AS REQUIRED TO BE READILY VISIBLE FROM THE STREET (505.1) CFC, (501.2) CBC, FPS-008

9. THE DEVELOPER SHALL SUBMIT A MINIMUM OF (3) COMPLETE SETS OF PLANS & SPECIFICATIONS OF THE SUBJECT PROPOERTY, INCLUDING ANY OF THE FOLLOWING REQUIRED BUILT-IN FIRE PROTECTION SYSTEMS, TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH THE MINIMUM REQUIREMENTS RELATED TO FIRE AND LIFE SAFTEY. PLAN REVIEW FEES WILL BE ASSESSED AT THAT TIME (901.2) CFC, (108.4.1) CBC

A. PRIVATE UNDERGROUND FIRE SERVICE WATER MAINS
C. FIRE SPRINKLERS
D. FIRE ALARM

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPTUAL SITE PLAN

05.18.18

NORTH

0 5' 10' 20' 40'
scale: 1" = 20'-0"

SHEET 2

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architecture + engineering
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LAKE FOREST, CA 92630
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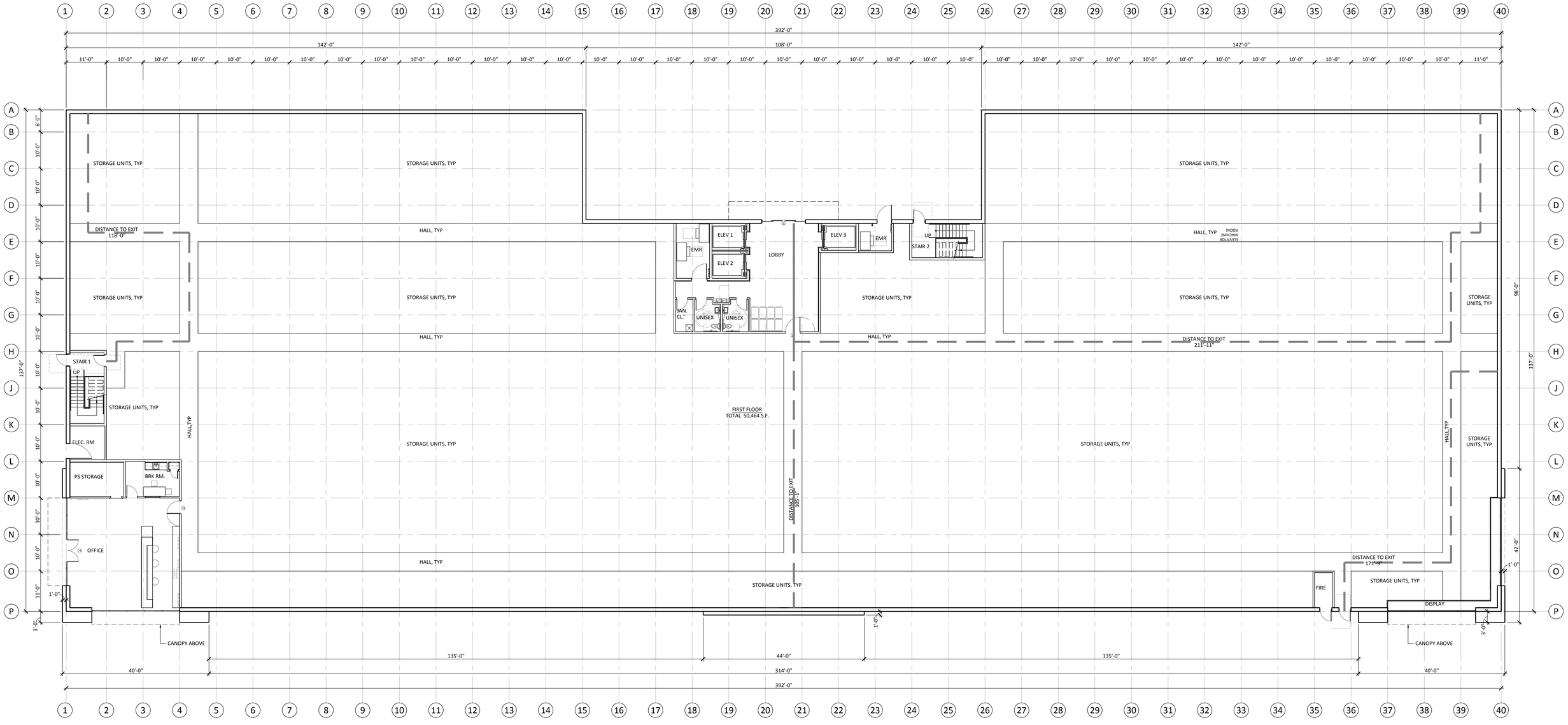
KSP PROJECT NO. 20397



NORTH

SHEET 3

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPTUAL FIRST FLOOR PLAN

05.18.18

0 3' 6' 12' 24'
scale: 3/32" = 1'-0"

KSP PROJECT NO. 20397

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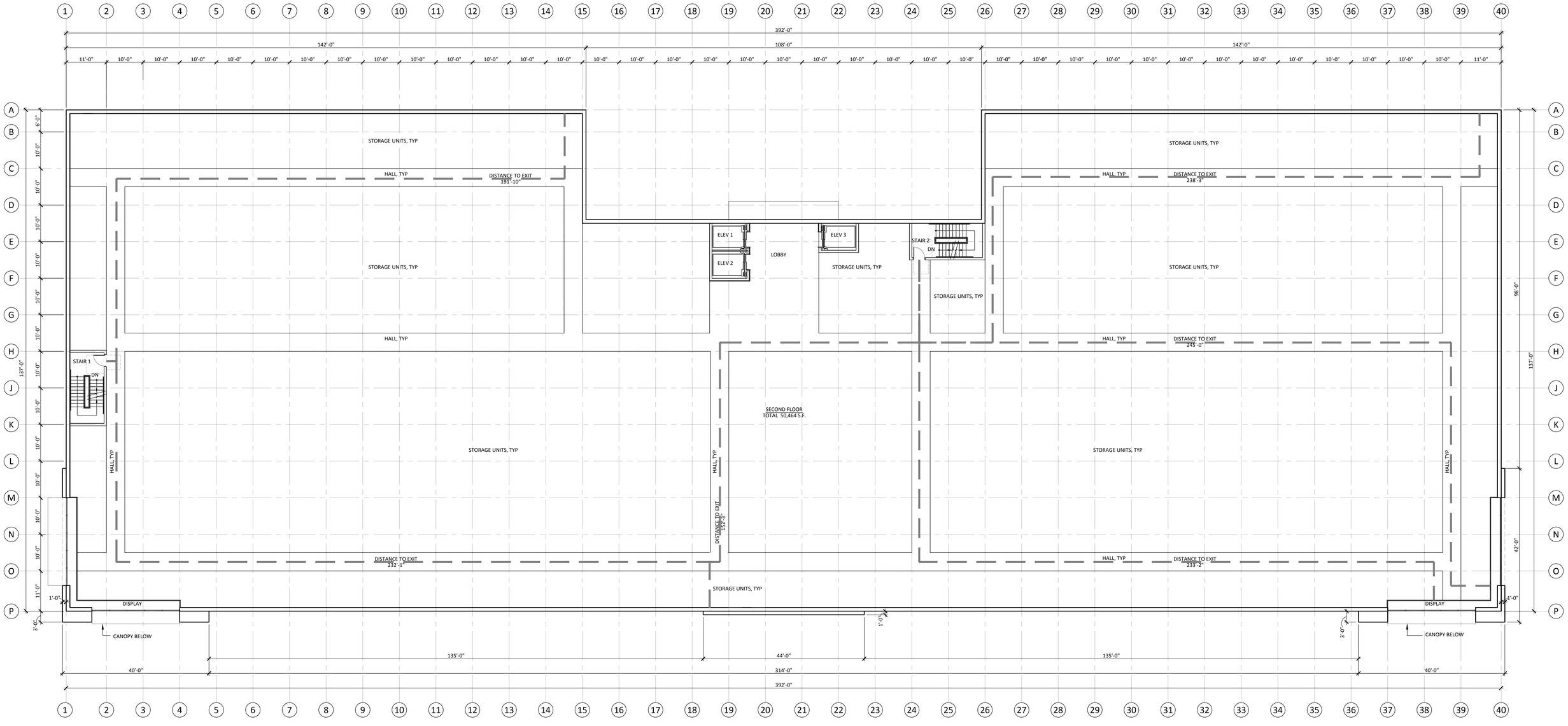

NORTH

SHEET 4

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525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPTUAL SECOND FLOOR PLAN

05.18.18

scale: 3/32" = 1'-0"

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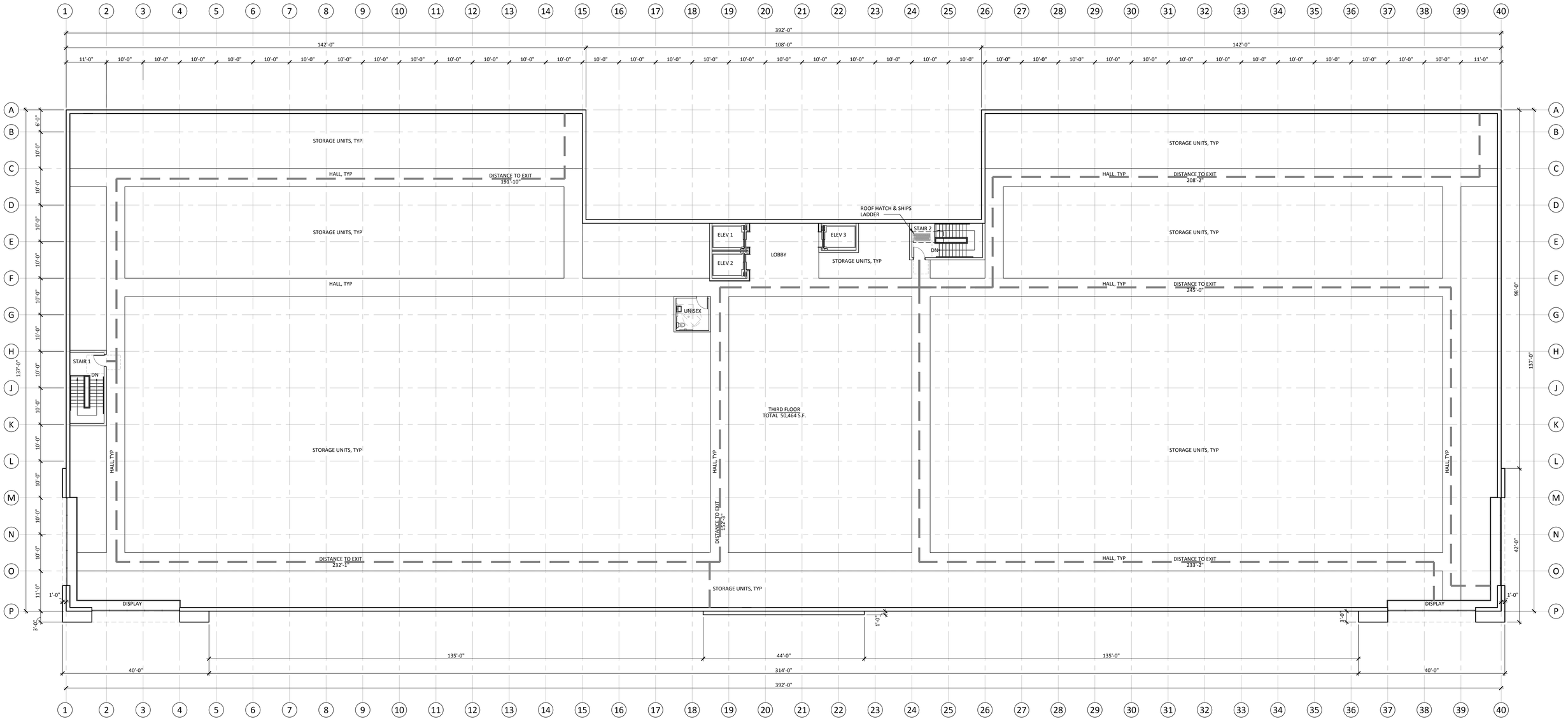

NORTH

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPTUAL THIRD FLOOR PLAN

05.18.18

0 3' 6' 12' 24'
scale: 3/32" = 1'-0"

KSP PROJECT NO. 20397

SHEET 5

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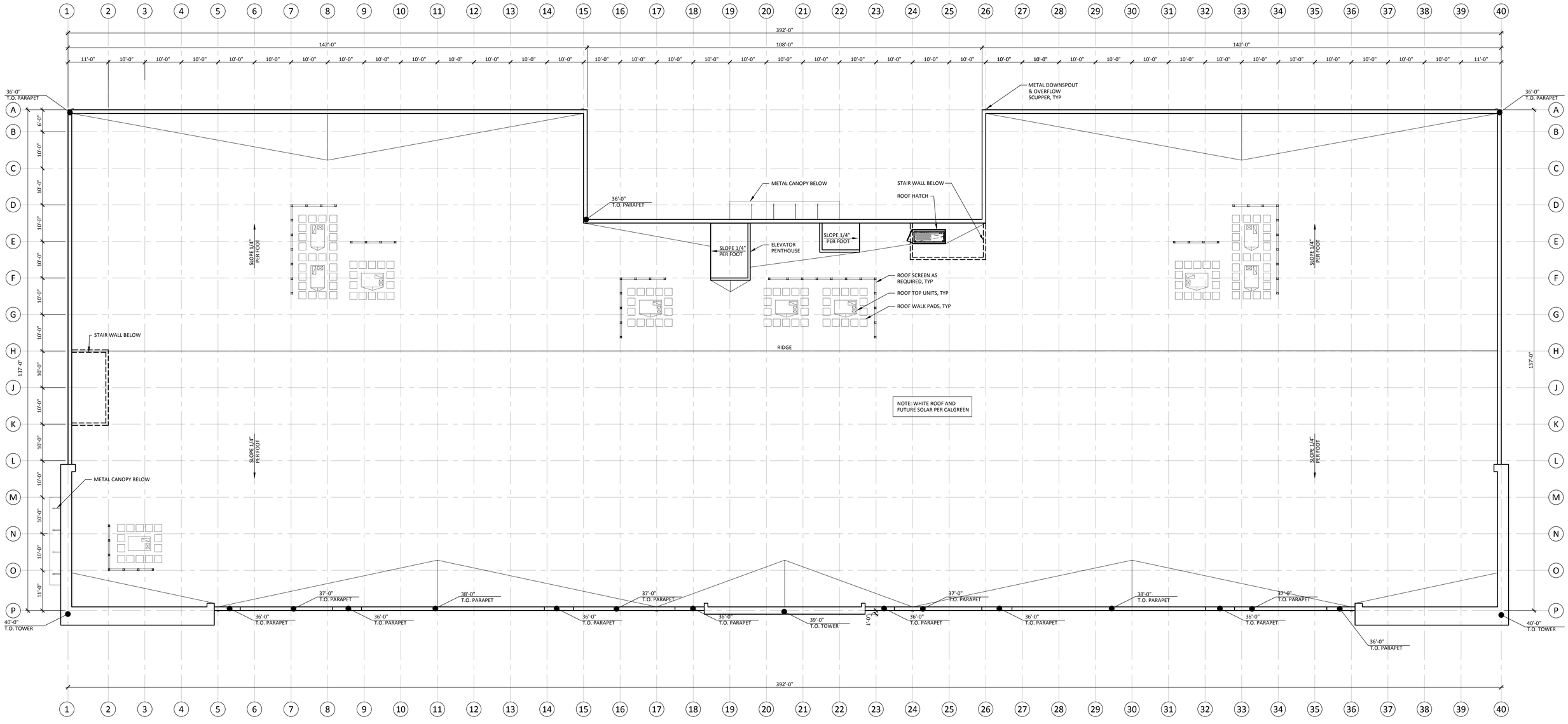

NORTH

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPTUAL ROOF PLAN

05.18.18

scale: 3/32" = 1'-0"

KSP PROJECT NO. 20397

SHEET 6

KSP STUDIO
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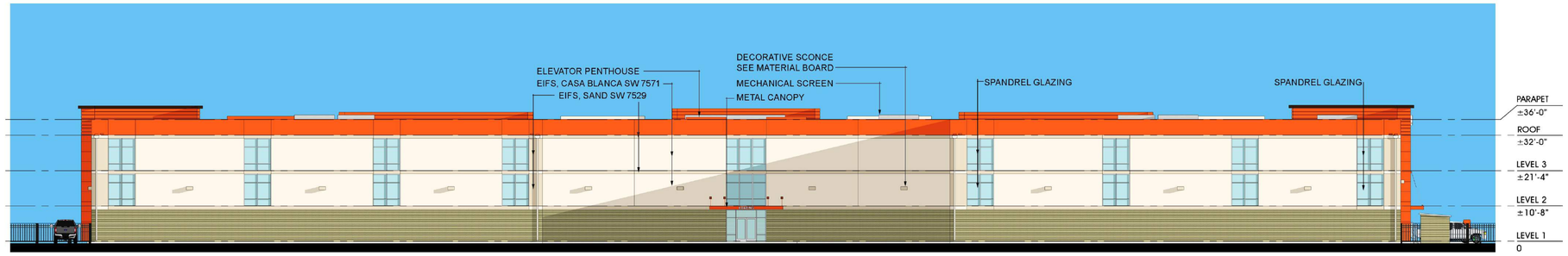
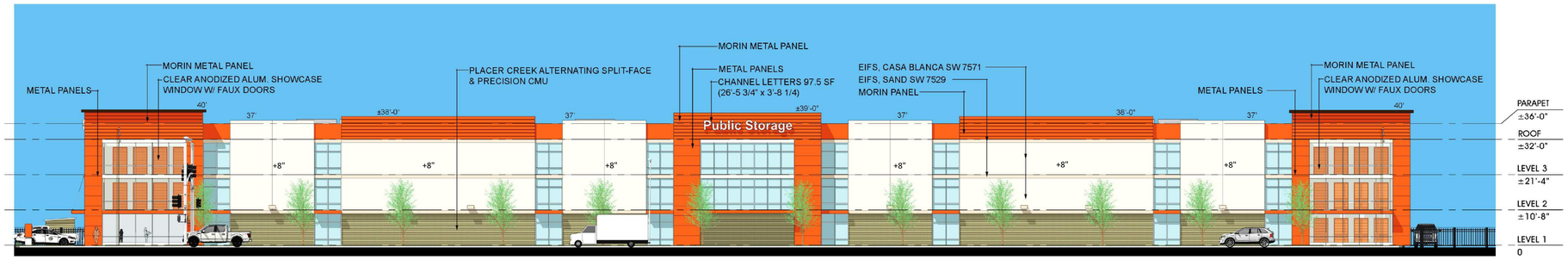
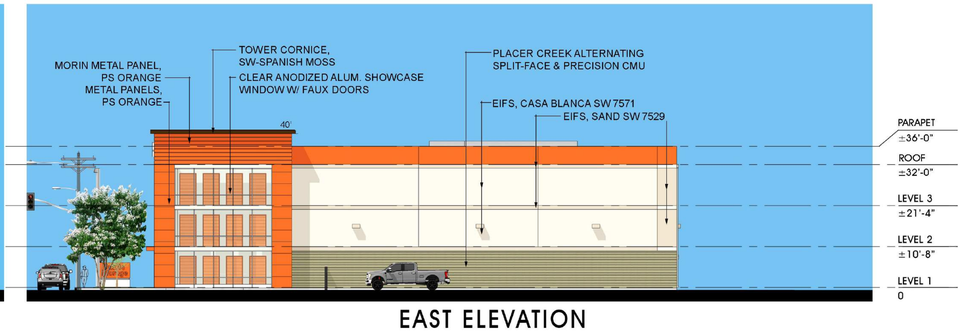


NORTH ELEVATION



SOUTH ELEVATION

WEST ELEVATION

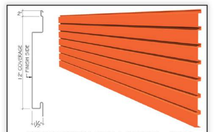


EAST ELEVATION

SHERWIN WILLIAMS - CASA BLANCA - SW 7571
USE: EXTERIOR EIFS FINISH

SHERWIN WILLIAMS - SAND - SW 7529
USE: EXTERIOR EIFS FINISH

CUSTOM COLOR - PS ORANGE - R: 226, G: 69, B: 25
USE: EXTERIOR EIFS FINISH



MORIN METAL WALL SYTEM - TT12
PS ORANGE
USED @:
1- SIGNAGE / BRANDING LOCATIONS

ANGELUS BLOCK SPLIT FACE, PLACER CREEK
USE: PLACER CREEK SPLIT FACE CMU

ANGELUS BLOCK
CMU BLOCK- PRECISION, PLACER CREEK

SHEET 7

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPT ELEVATIONS

05.18.18

KSP PROJECT NO. 20392

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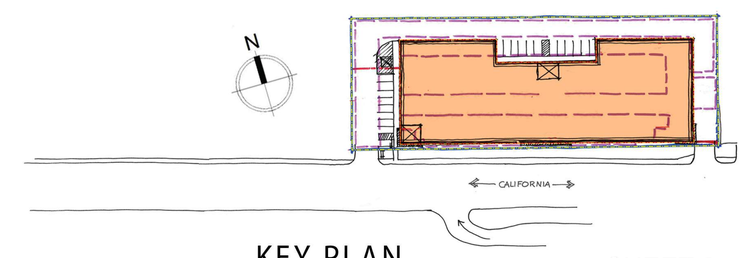
3D VIEW 1-CALIFORNIA STREET LOOKING EAST

3D VIEW 1



KEY PLAN

SHEET 8

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525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPT 3D RENDERING

5.21.18

KSP PROJECT NO. 20392

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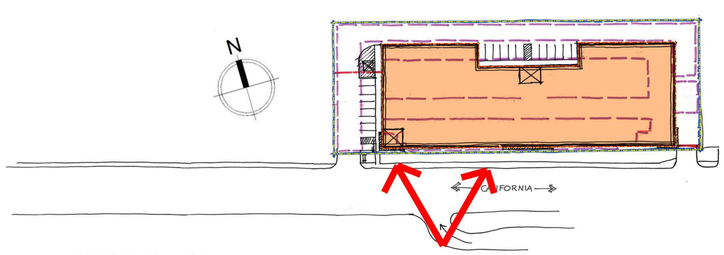
3D VIEW 2 - CALIFORNIA STREET LOOKING NORTH



KEY PLAN

3D VIEW 2

SHEET 9

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525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPT 3D RENDERING

5.21.18

KSP PROJECT NO. 20392

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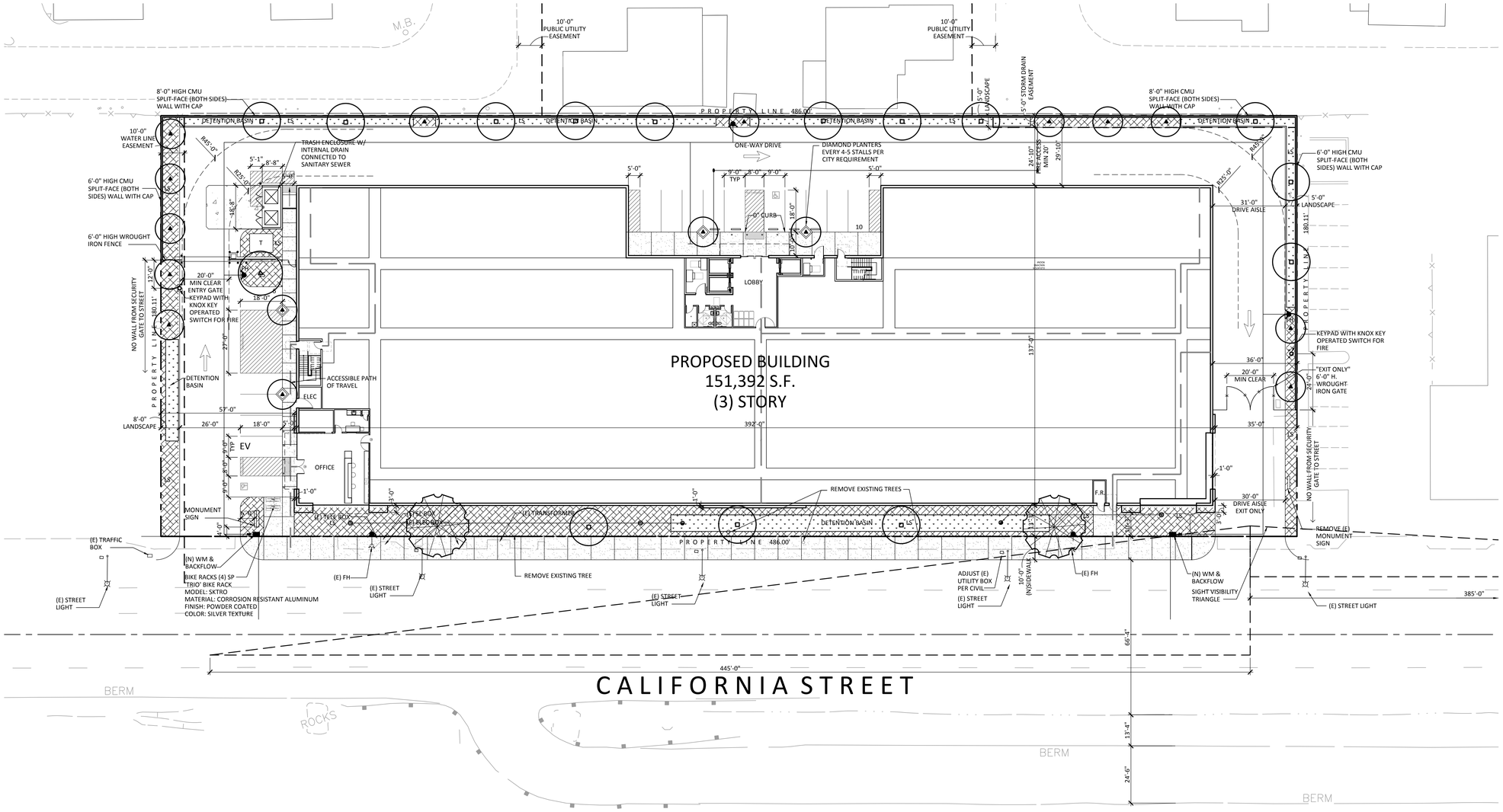


PLANTING LEGENDS - PHASE 1

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Chitalpa tashkentensis Chitalpa	24" Box	2	L	Standard
	Laurus 'Saratoga' Saratoga Bay Laurel	24" Box	14	L	Standard
	Platanus acerfolia 'Bloodgood' Bloodgood London Plane Tree	24" Box	1	L	Standard
	Tristania conferta Brisbane Box	15 Gal	16	M	Standard

SHRUBS - 2,500 s.f. APPROX. +/- 425 PLANTS @ 30" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	30" O.C.	L	
	Hesperaloe parviflora Red Yucca	5 Gal		L	
	Lantana 'New Gold' Yellow Lantana	1 Gal		L	
	Ligustrum texanum Texas Privet	5 Gal		M	
	Raphiolepis i. 'Clara' Texas Privet	5 Gal		M	

GROUNDCOVER - 3,643 S.F. APPROX. +/- 443 PLANTS @ 36" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Baccharis p. 'Twin Peaks' Dwarf Coyote Bush	1 Gal	6' O.C.	L	
	Carissa tuttlei Tuttle Natal Plum	1 Gal	30' O.C.	L	
	Rosa 'Flower Carpet' -Red Red Flower Carpet Rose	1 Gal	30" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
	Senecio mandraliscae Blue Fingers	4" Pots	12" O.C.	M	

BIO-RETENTION BASIN - 3,181 S.F. APPROX. +/- 1,426 PLANTS @ 18" O.C.					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/QTY	WUCOLS	REMARKS
	Calamagrostis acutiflora 'Karl Foerster' Feather Reed Grass	1 Gal	18" O.C.	L	
	Carex divulsa Berkeley Sedge	1 Gal		L	
	Juncus patens 'Elks Blue' Elks Blue Rush	1 Gal		L	

GENERAL NOTES:

1. All Trees within 5' of hardscape to have a 12" deep linear root barrier.
2. All planter areas to receive a 3" layer of shredded organic mulch.
3. All backflows and above ground equipment to be placed at least 5' from hardscape on flat area. All equipment to be screened from view with plant material.
4. Tall shrubs are to be provided at screen walls for protection from graffiti.
5. Soil compaction to be no grater than 85% on landscape areas.
6. All finish grades to be 1½" below finish surface paving.
7. Agronomical soil testing report to be included in landscape plans.
8. Landscape irrigation equipment to be drip low-flow type that satisfies the Water Efficient Landscape Ordinance.
9. The project shall follow applicable guidelines outlined in PMC sections 18.84.300-370 "Landscape Ordinance".

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPTUAL LANDSCAPE PLAN

05.18.18

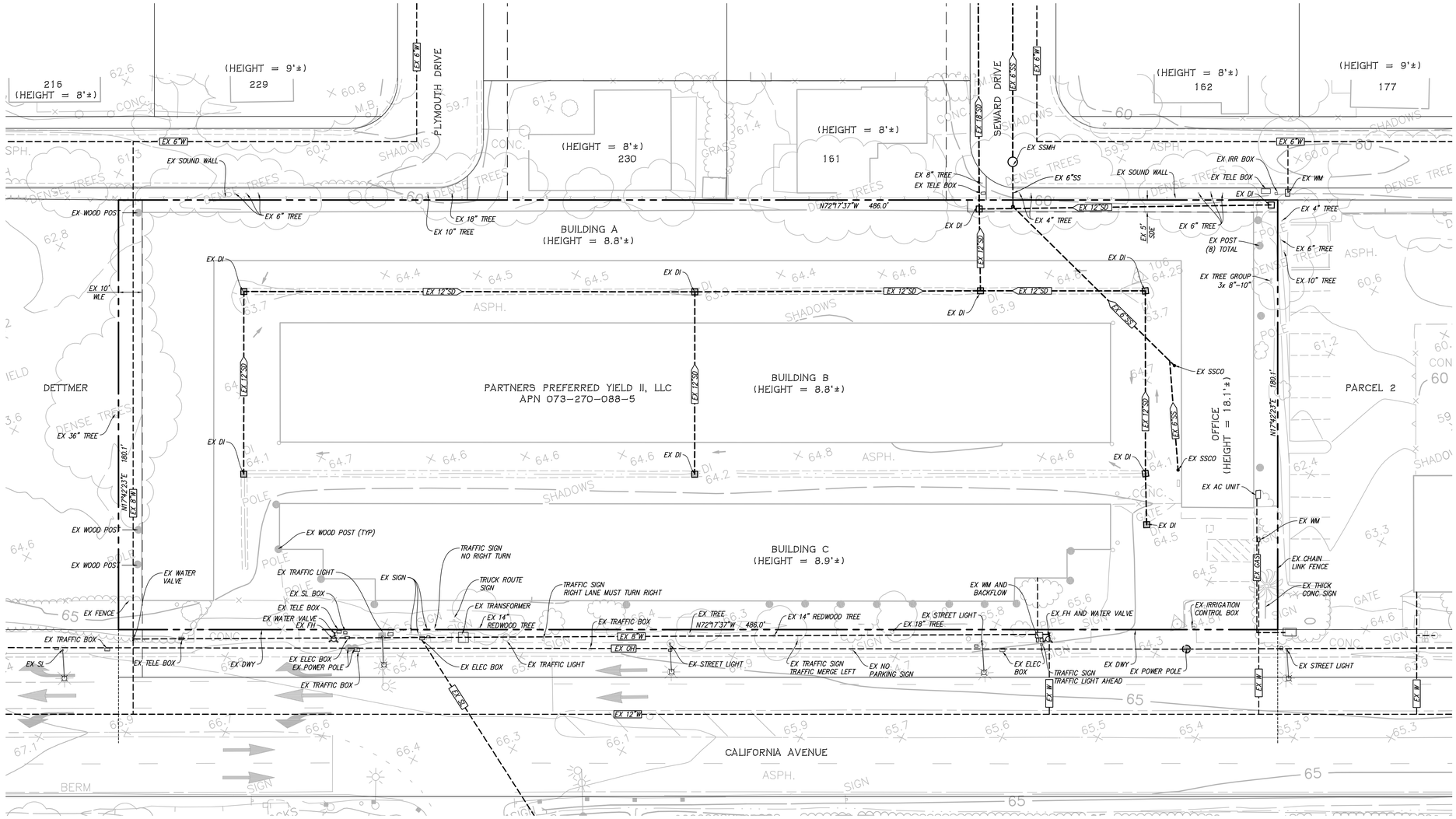
NORTH

scale: 1" = 20'-0"

SHEET 10

KSP STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771

KSP PROJECT NO. 20397



0 40 80 120

1 inch = 40 ft.

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

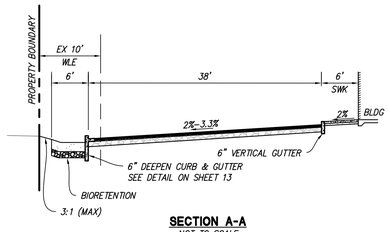
EXISTING CONDITION PLAN

SHEET 11

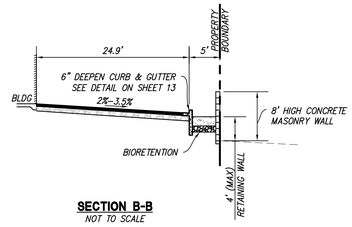
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: MAY 16, 2018

JOB NO. 171079



SECTION A-A
NOT TO SCALE



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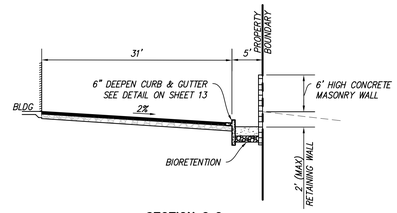

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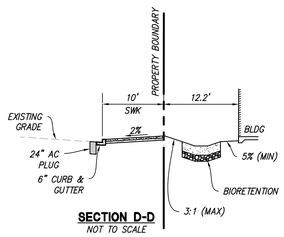
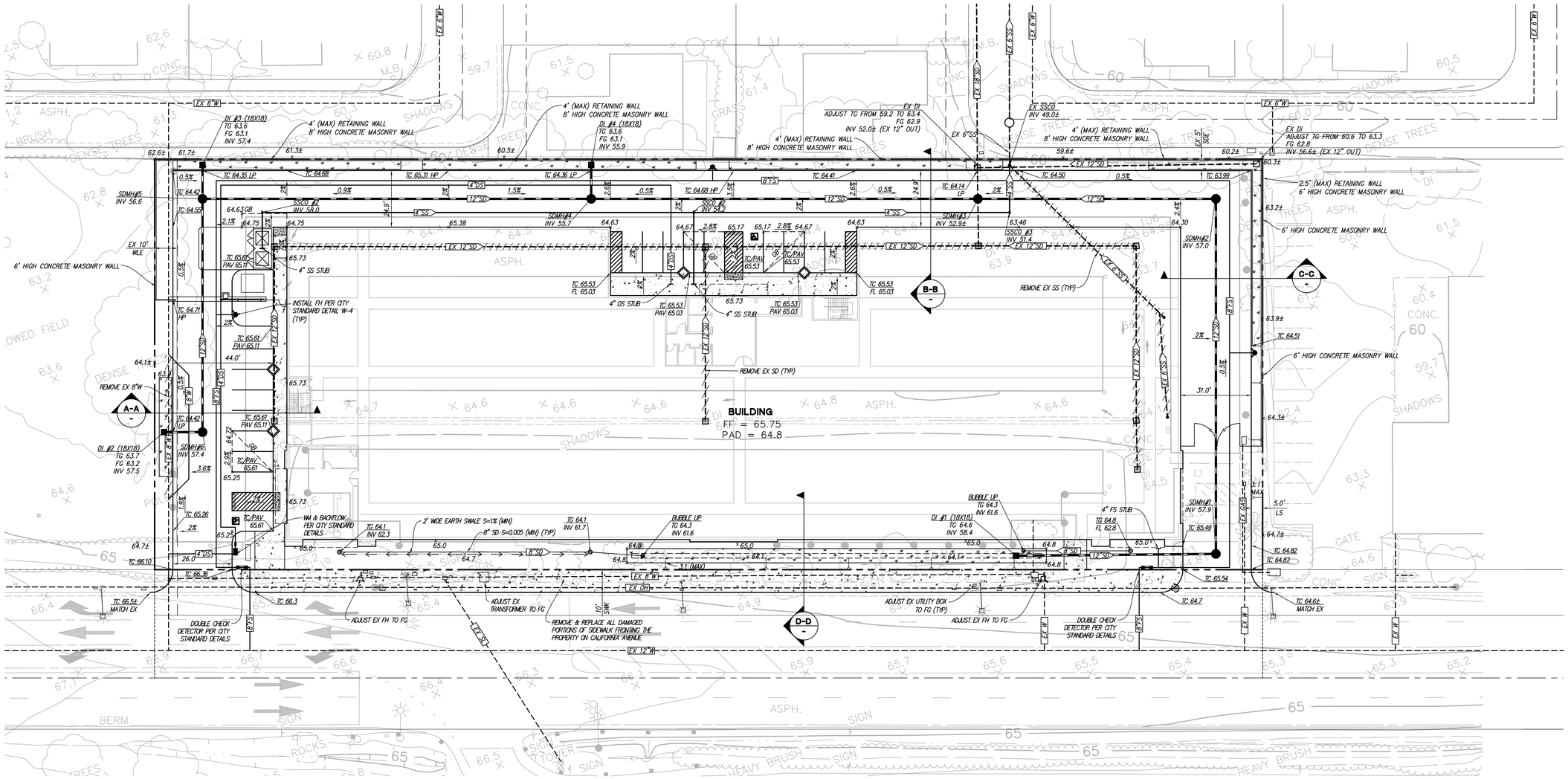


SECTION D-D
NOT TO SCALE



ESTIMATED EARTHWORK QUANTITIES

ITEMS	CUT (C.Y)	FILL (C.Y)
DEMOLITION (SEE NOTE 3)	(900)	0
BUILDING	0	390
SWK/PAVEMENT/LANDSCAPE	0	300
FOUNDATION & PLUMBING SPOILS	200	0
TRENCH SPOILS	480	0
C.3 SPOILS	360	0
OVER-EXCAVATION	6,400	6,400
SHRINKAGE (ASSUME 5%)	–	350
TOTAL	7,440	7,440

1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
2. THE CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES BEFORE START OF WORK. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
3. DEMOLITION MATERIAL (FOOTINGS AND FLOOR SLABS) TO BE OFFHAULED BY THE CONTRACTOR.

NOTES:
1. CONTRACTOR SHALL REMOVE AND REPLACE ALL DAMAGED PORTIONS OF SIDEWALK FRONTING THE PROPERTY ON CALIFORNIA AVENUE.

N

0 20 40 60
1 inch = 20 ft.

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

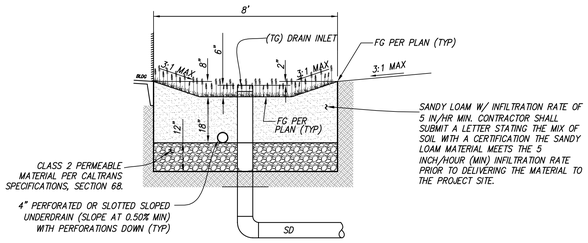
PRELIMINARY GRADING AND UTILITY PLAN

SHEET 12

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

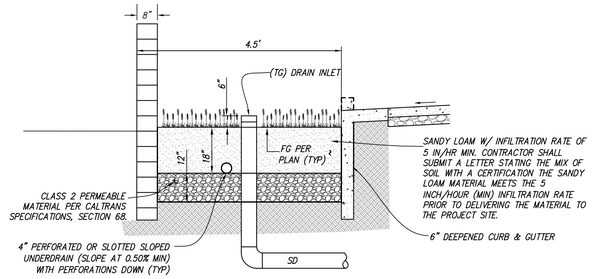
DATE: MAY 16, 2018

JOB NO. 171079



BIO-RETENTION DETAIL ADJACENT TO BUILSING

NOT TO SCALE



BIO-RETENTION DETAIL ADJACENT TO STREET

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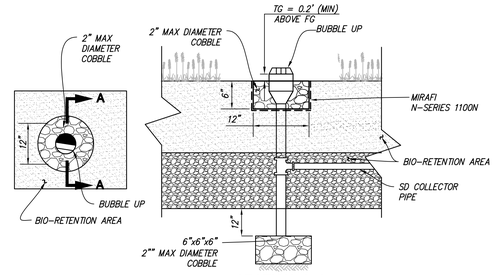
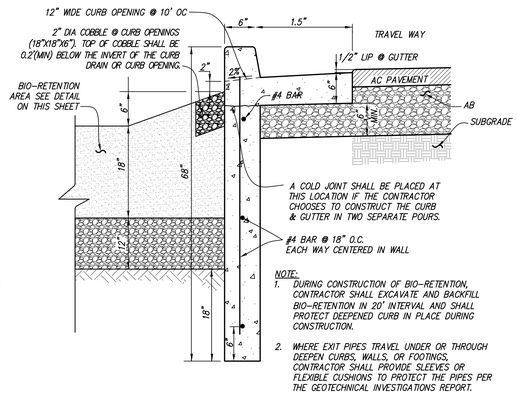


SECTION A-A

BUBBLE UP DETAIL

NOT TO SCALE

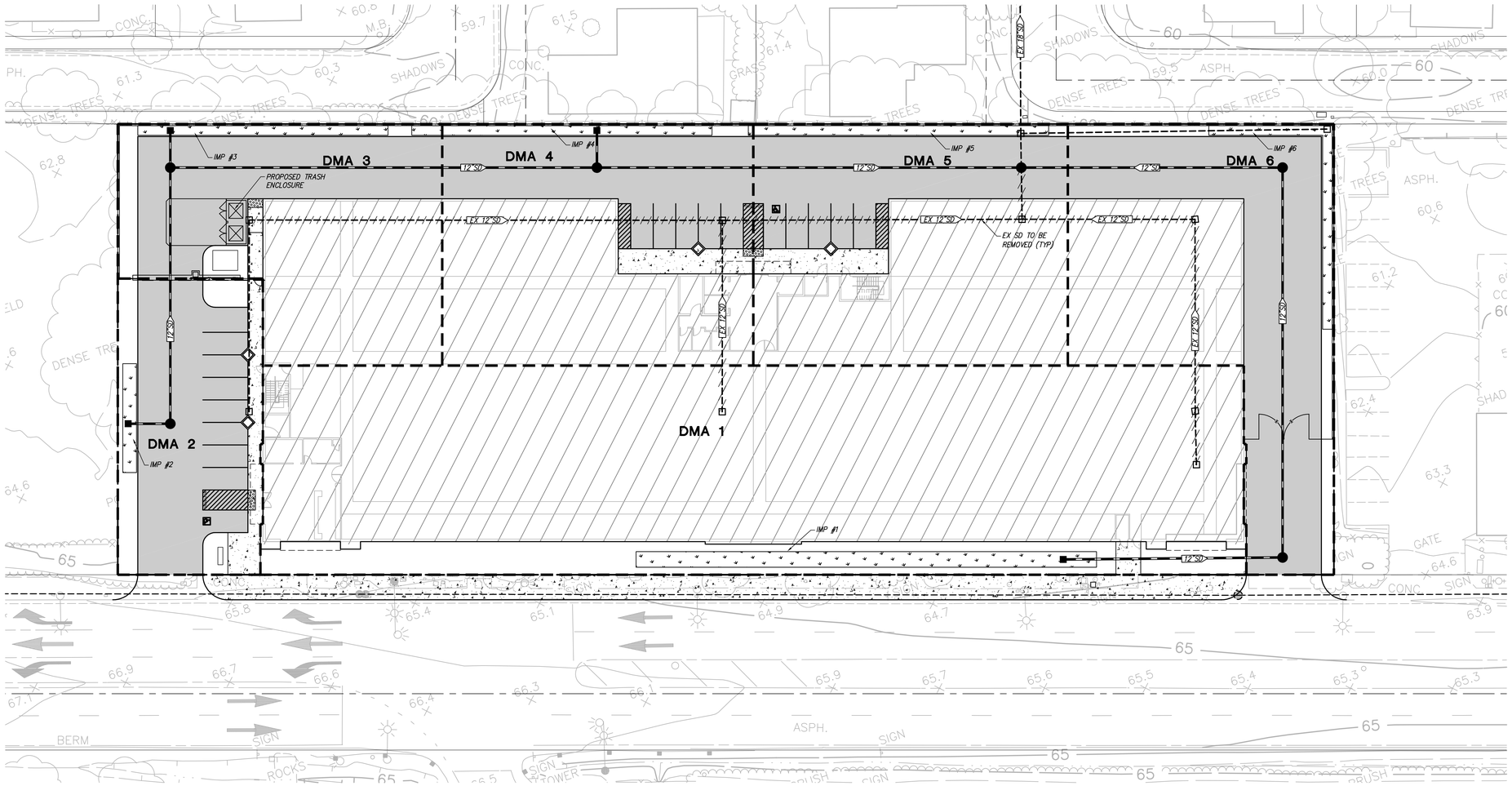


NOTE:

1. DURING CONSTRUCTION OF BIO-RETENTION, CONTRACTOR SHALL EXCAVATE AND BACKFILL BIO-RETENTION IN 20' INTERVAL AND SHALL PROTECT DEEPENED CURB IN PLACE DURING CONSTRUCTION.
2. WHERE EXIT PIPES TRAVEL UNDER OR THROUGH DEEPEN CURBS, WALLS, OR FOOTINGS, CONTRACTOR SHALL PROVIDE SLEEVES OR FLEXIBLE CUSHIONS TO PROTECT THE PIPES PER THE GEOTECHNICAL INVESTIGATIONS REPORT.

DEEPEN CURB ADJACENT TO BIO-RETENTION

NOT TO SCALE



LEGEND

- AC PAVEMENT
- ROOF AREA
- SIDEWALK
- EX UTILITY TO BE REMOVED

PRELIMINARY STORMWATER TREATMENT CALCULATIONS

DMA	DMA TREATMENT	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	BIO-RETENTION AREA REQUIRED (SF)	BIO-RETENTION AREA PROVIDED (SF)
1	BIO-RETENTION	28,260	4,830	33,090	28,743	1,150	1,150
2	BIO-RETENTION	5,890	950	6,840	5,985	239	239
3	BIO-RETENTION	9,310	1,090	10,400	9,419	377	383
4	BIO-RETENTION	11,410	580	11,990	11,468	459	460
5	BIO-RETENTION	11,420	570	11,990	11,477	459	460
6	BIO-RETENTION	11,990	1,360	13,350	12,126	485	486

THE CALCULATIONS ARE BASED ON THE LATEST CONTRA COSTA COUNTY C.3 STORMWATER HANDBOOK, MAY 2017.

a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
c. A TREATMENT MEDIUM OF 0.04 SIZING FACTOR FOR BIORETENTION AREAS.

1. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
a. SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04

N

0 20 40 60

1 inch = 20 ft.

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

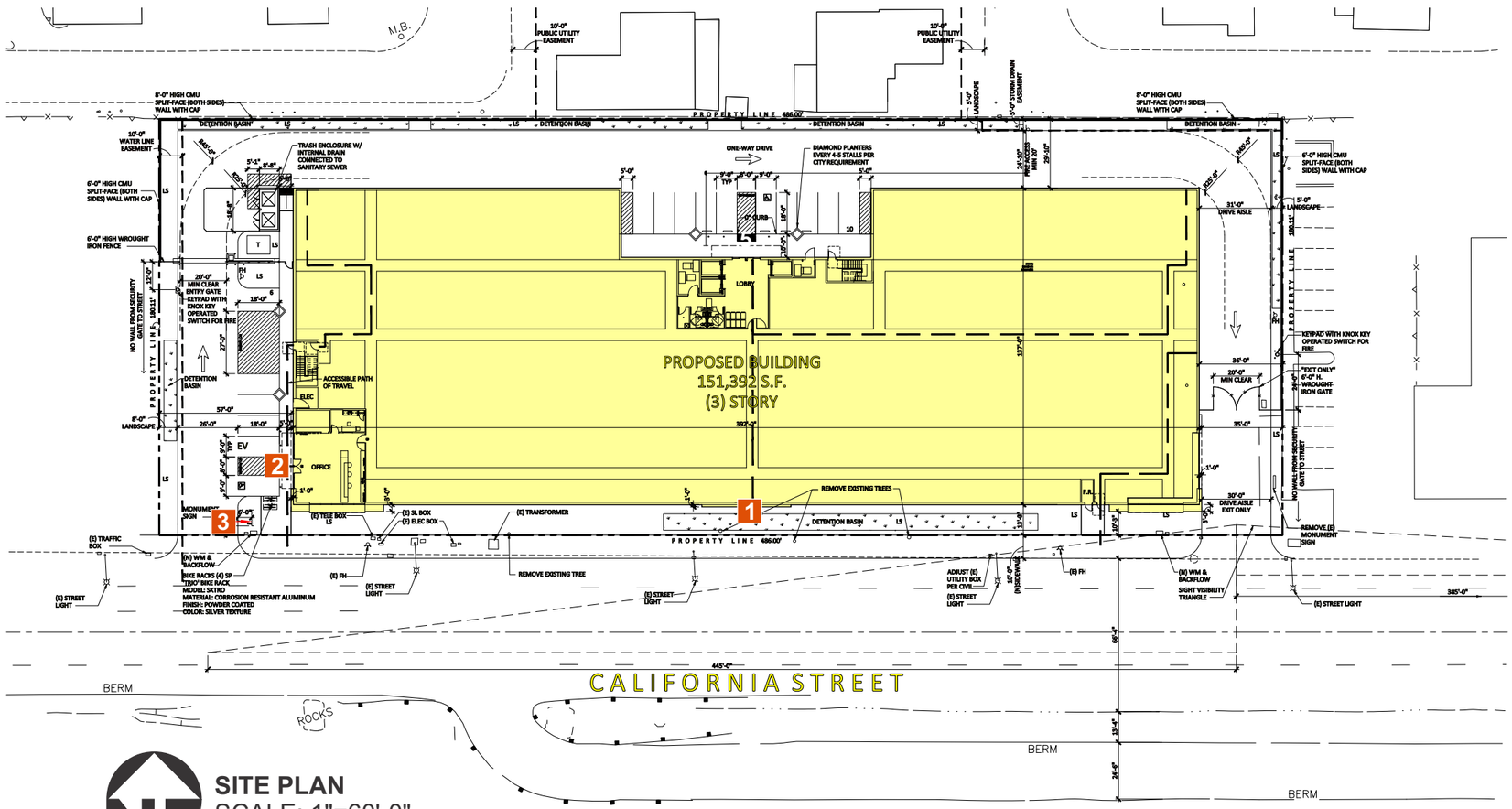
PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET 13

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: MAY 16, 2018

JOB NO. 171079



SITE PLAN
SCALE: 1"=60'-0"

1 CHANNEL LETTERS - LED ILLUM.
AREA: 80.6 SF ('6' SIDED BOX)

2 CHANNEL LETTERS - LED ILLUM.
AREA: 54.6 SF ('6' SIDED BOX)

3 CUSTOM MONUMENT SIGN
24.5 SF

WALL SIGNS

SIGN #	LOCATION	CODE ALLOWANCE	PROPOSED SQ FT	SIGN TYPE	COMMENTS
1	FACING CALIFORNIA ST. SOUTH ELEVATION	190 SF ALLOWED / SOUTH ELEV.	80.6 SF	ILLUM'D CHAN. LTRS	'1' SIGN THIS ELEV. FACING MAIN ROAD
2	TOP ENTRY TOWER - WEST ELEV. AT ENTRANCE	68 SF ALLOWED / WEST ELEV.	54.6	ILLUM'D CHAN. LTRS	TOTAL SQ FT SIGNAGE THIS ELEV. = 64

GROUND SIGNS

SIGN #	LOCATION	CODE ALLOWANCE	PROPOSED SQ FT	SIGN TYPE	COMMENTS
3	RENTAL OFFICE ENTRANCE	'1' ALLOWED AT '25' SF MAX. 8 FT IN HEIGHT MAX.	24.5 SF	D/F MONUMENT	'1' FREESTANDING SIGN ALLOWED - EXISTING MONUMENT TO BE REMOVED

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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PROJECT TITLE: Public Storage

LOCATION: Site 23214
525 California Ave
Pittsburg, CA 94565

REQUESTED BY: Jenny Goossens
DRAWN BY: SJvL
COMPUTER FILE NUMBER/BIDDING DATE: PBS-23214 PittsburgCA-R2-051718

UNDERWRITERS LABORATORIES ELECTRIC SIGN
NAMPA PLANT - UL #433195-001
U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41) install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

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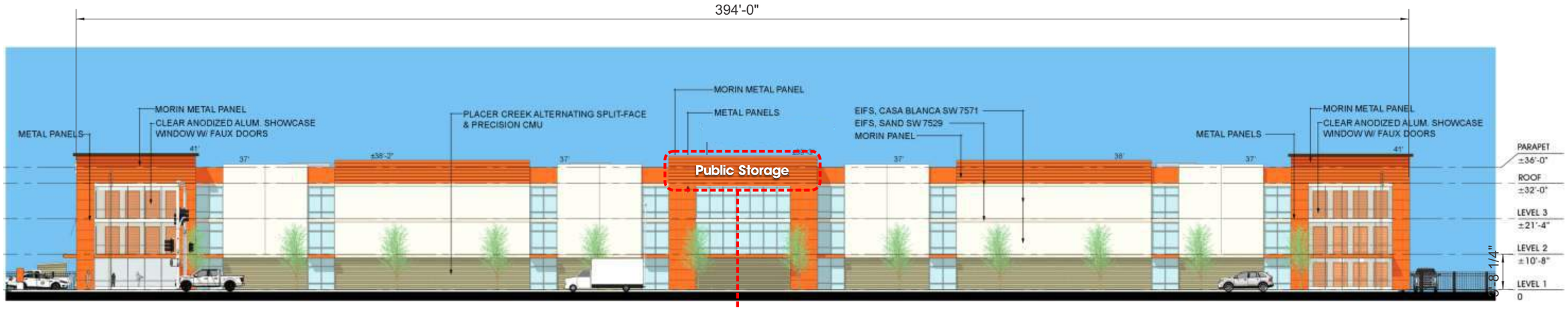
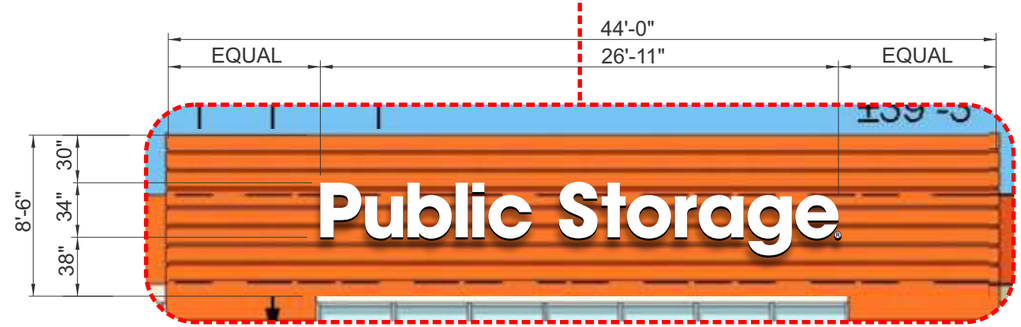


SOUTH ELEVATION
SCALE: 1"=30'-0"



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

1 CHANNEL LETTERS - LED ILLUM.
SCALE: 3/16" = 1'-0"
AREA: 80.6 SF ('6' SIDED BOX)

SURVEY MEASUREMENTS REQUIRED PRIOR TO MFR

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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PROJECT TITLE: Public Storage

LOCATION: Site 23214
525 California Ave
Pittsburg, CA 94565

REQUESTED BY:	Jenny Goossens
DRAWN BY:	SJvL
COMPUTER FILE NUMBER/DATE:	PBS-23214 PittsburgCA-R2-051718

UNDERWRITERS LABORATORIES ELECTRIC SIGN
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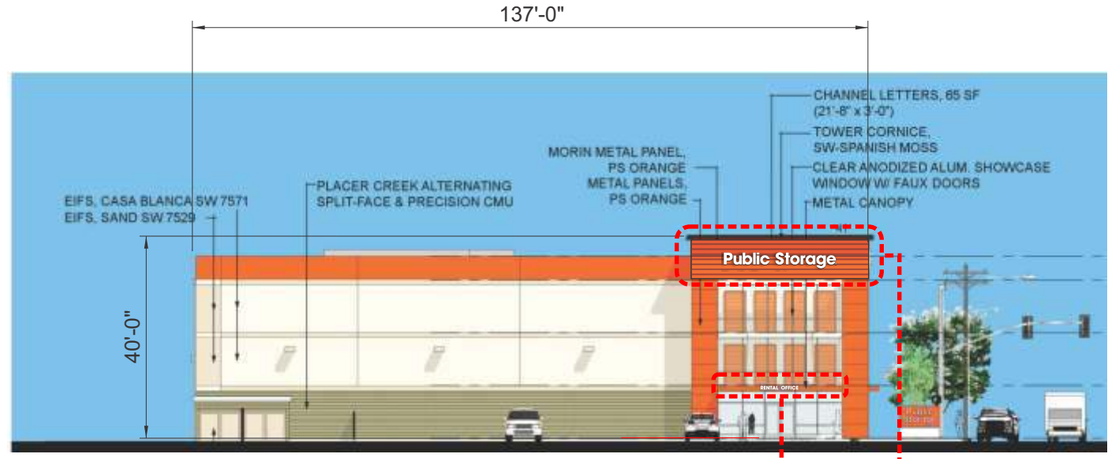
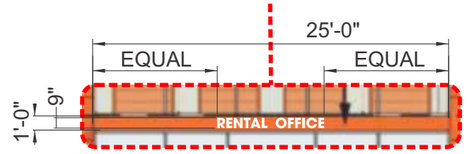
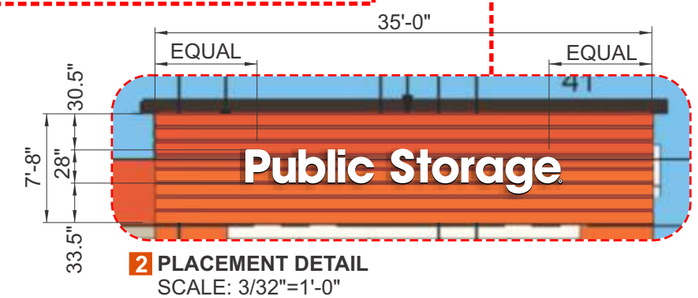


WEST ELEVATION
SCALE: 1"=30'-0"



PLACEMENT DETAIL
SCALE: 3/32"=1'-0"



2 PLACEMENT DETAIL
SCALE: 3/32"=1'-0"

CANOPY MOUNTED DIRECTIONAL COPY - FCO NON ILLUM.
SCALE: 1/4"=1'-0"
AREA: 5.6 SF

FCO LETTERS TO BE 1/2" CLEAR PLEX
PAINTED WHITE
FLUSH MOUNTED TO WALL.

SURVEY MEASUREMENTS REQUIRED PRIOR TO MFR

2 CHANNEL LETTERS - LED ILLUM.
SCALE: 3/16" = 1'-0"
AREA: 54.6 SF ('6' SIDED BOX)

SURVEY MEASUREMENTS REQUIRED PRIOR TO MFR

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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PROJECT TITLE: Public Storage

LOCATION: Site 23214
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Pittsburg, CA 94565

REQUESTED BY:	Jenny Goossens
DRAWN BY:	SJvL
COMPUTER FILE NUMBER/DATE:	PBS-23214 PittsburgCA-R2-051718

UNDERWRITERS LABORATORIES ELECTRIC SIGN
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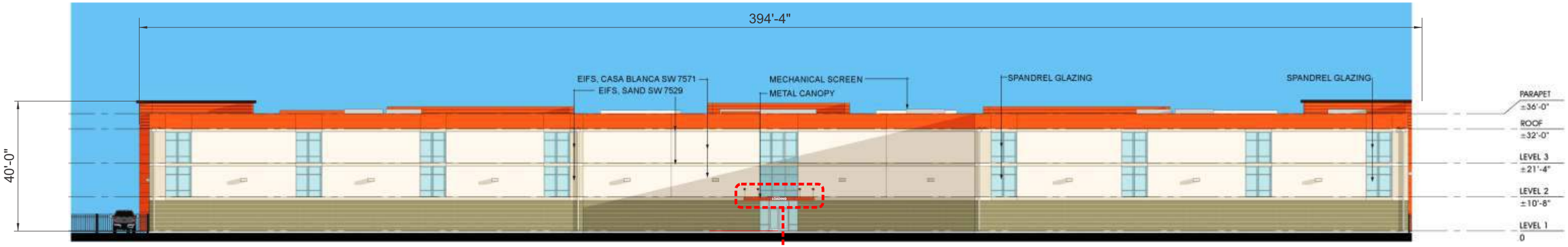
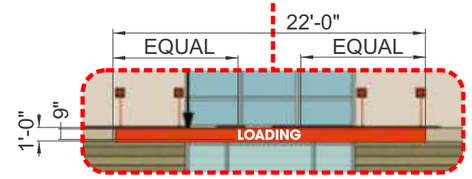


NORTH ELEVATION
SCALE: 1"=30'-0"



PLACEMENT DETAIL
SCALE: 3/32"=1'-0"

CANOPY MOUNTED DIRECTIONAL COPY - FCO NON ILLUM.
SCALE: 3/8"=1'-0"
AREA: 3.3 SF

FCO LETTERS TO BE 1/2" CLEAR PLEX
PAINTED WHITE
FLUSH MOUNTED TO WALL.

SURVEY MEASUREMENTS REQUIRED PRIOR TO MFR

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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PROJECT TITLE: Public Storage

LOCATION: Site 23214
525 California Ave
Pittsburg, CA 94565

REQUESTED BY:	Jenny Goossens
DRAWN BY:	SJvL
COMPUTER FILE NAMING DATE:	PBS-23214 PittsburgCA-R2-051718

UNDERWRITERS LABORATORIES ELECTRIC SIGN
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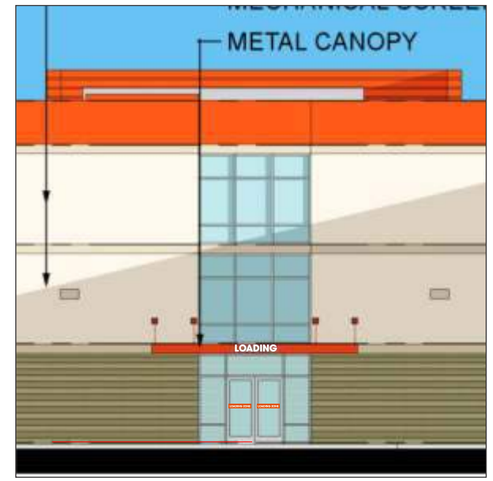
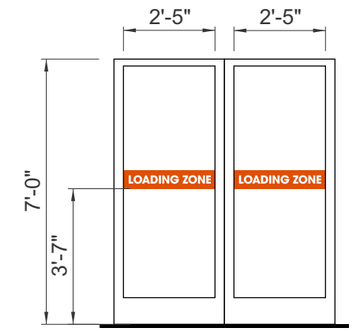
WEST ELEVATION @ RENTAL OFFICE
SCALE: 1/16"=1'-0"

VINYL PLACEMENT DETAIL
SCALE: 1/8"=1'-0"

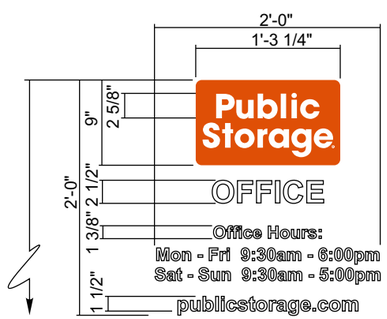


NORTH ELEVATION @ LOADING
SCALE: 1/16"=1'-0"



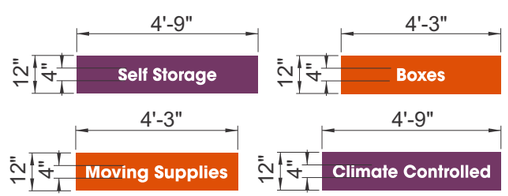
VINYL PLACEMENT DETAIL
SCALE: 1/4"=1'-0"

GLASS WIDTH T.B.D. BEFORE MANUFACTURE



1ST SURFACE VINYL FOR DOOR GLASS
SCALE: 3/4" = 1'-0"

GLASS WIDTH T.B.D. BEFORE MANUFACTURE



1ST SURFACE VINYL FOR WINDOW GLASS
SCALE: 1/4" = 1'-0"

GLASS WIDTH T.B.D. BEFORE MANUFACTURE

GLASS VINYL SCHEDULE	
COLOR	
	3M VINYL 3632-3126 ORANGE
	3M VINYL VQ-7679 PURPLE
	3M VINYL OPAQUE WHITE 7725-10

1ST SURFACE VINYL FOR DOOR GLASS - '2' REQ'D
SCALE: 3/4" = 1'-0"

GLASS WIDTH T.B.D. BEFORE MANUFACTURE

GLASS VINYL SCHEDULE	
COLOR	
	3M VINYL 3632-3126 ORANGE
	3M VINYL OPAQUE WHITE 7725-10

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PROJECT TITLE: Public Storage

LOCATION: Site 23214
525 California Ave
Pittsburg, CA 94565

REQUESTED BY: Jenny Goossens
DRAWN BY: SJvL
COMPUTER FILE NAMING DATE: PBS-23214 PittsburgCA-R2-051718

UNDERWRITERS LABORATORIES ELECTRIC SIGN
NAMPA PLANT - UL #433195-001
U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-4U install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

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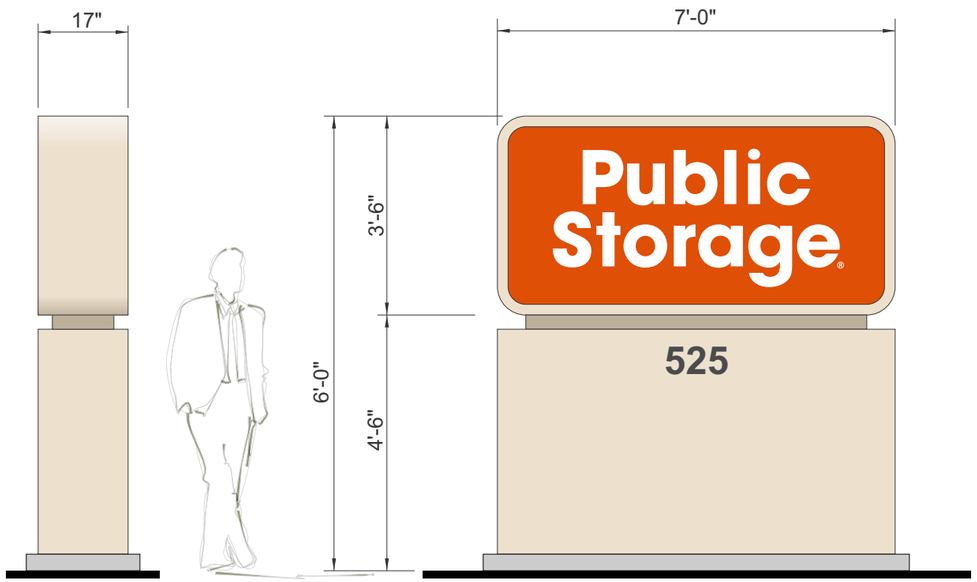
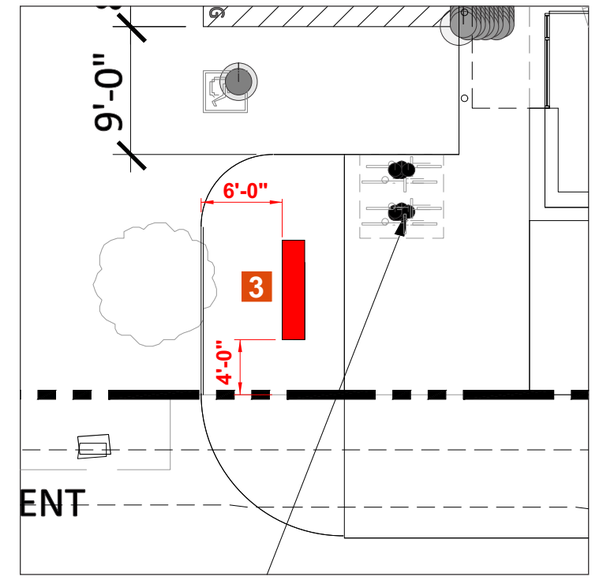


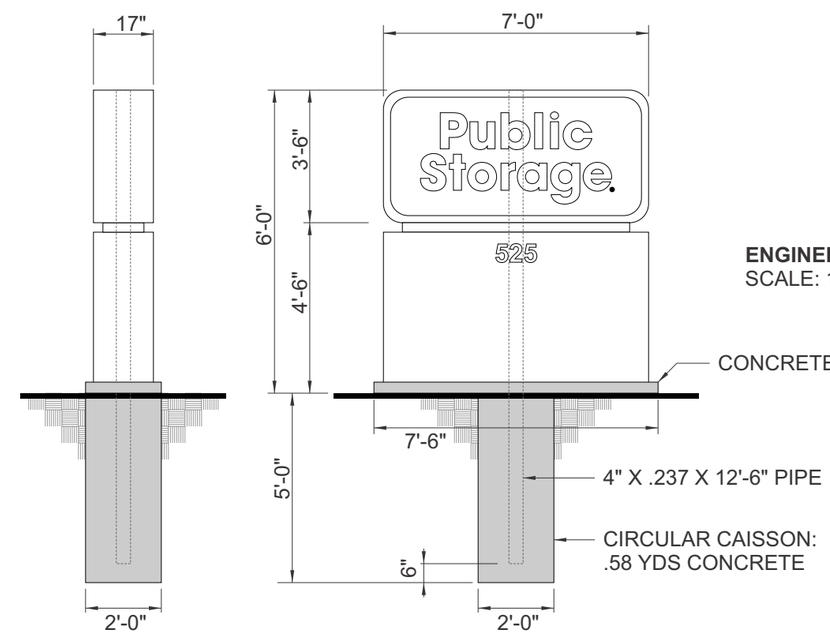
3 **CUSTOM MONUMENT SIGN**
SCALE: 3/8"=1'-0"
24.5 SF

- FACE SUBSTRATE: WHITE POLYCARBONATE
- GRAPHICS: 1ST SURFACE VINYL
- ILLUMINATION: WHITE LED
- ELECTRICAL: 120 VAC - '1' 20 AMP CIRCUIT

NOTE ON ALL PROPOSAL/PERMIT DRAWINGS: "ANY deviations to install location are NOT to be resolved onsite without the express consent of Image National and / or Public Storage Construction Manager (name to be provided by Image National). Onsite Superintendents and General Contractors may assist, but final approval only from Image National or PS CM."



PARTIAL
SITE PLAN @ ENTRY
SCALE: 3/32"=1'-0"



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

NOTE: VERIFY STEEL / FOOTING CALCULATIONS W/ ENGINEERING PRIOR TO SUBMITTING TO MANUFACTURING

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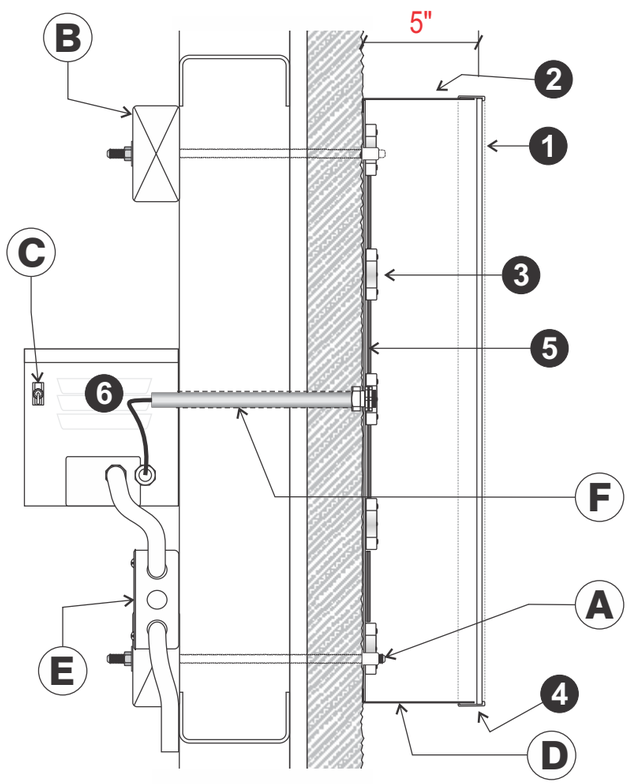
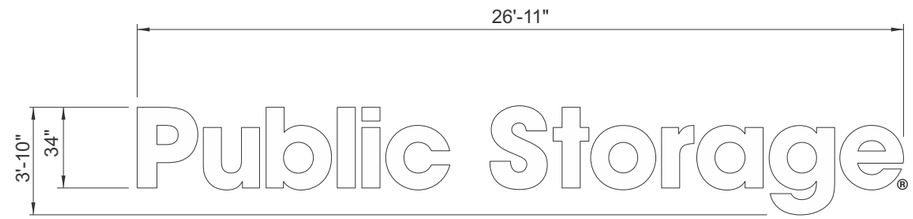


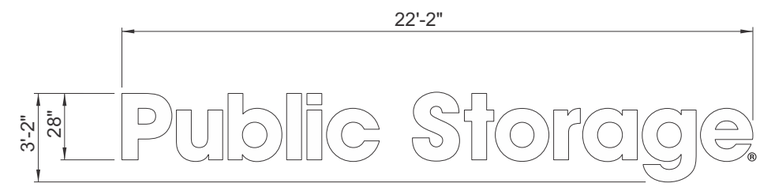
TYPICAL SECTION DETAIL
NOT TO SCALE

INSTALL

- **A.** 1/4" Rivet Nut Inserts in Back of Letter for Non-Corrosive Securement Using Appropriate Mounting Hardware
- **B.** Blocking as Required per Location
- **C.** Disconnect Switch at Transformer Can
- **D.** 1/4" Drain Holes as Required
- **E.** 20 amp 120 V. Circuits Required (Supplied by Others Than Image National)
- **F.** Mfg. Plastic Pass-Thru



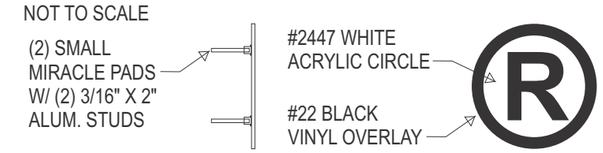
1 CHANNEL LETTERS - LED ILLUM.
SCALE: 3/16" = 1'-0"



2 CHANNEL LETTERS - LED ILLUM.
SCALE: 3/16" = 1'-0"

ALL EXPOSED WIRING BEHIND PARAPETS TO BE SEALED USING LIQUID TIGHT CONDUIT.
ALL EXPOSED WIRING TO UTILIZE RACEWAYS IF VISIBLE TO THE PUBLIC OR INSIDE STORAGE UNITS (INTERIOR).

REGISTER MARK DETAIL
NOT TO SCALE



1 LETTER FACE:
MATERIAL: 3/16" 7328 WHITE ACRYLIC

2 RETURNS:
MATERIAL: 5" .040 ALUMINUM
COLOR: BLACK

3 ILLUMINATION:
MATERIAL: GE L.E.D. ILLUMINATION
COLOR: WHITE

4 TRIM CAP:
MATERIAL: 1" JEWELITE
COLOR: BLACK

5 BACKS:
MATERIAL: PRE-PAINTED.063 ALUM.
COLOR: WHITE

6 ELECTRICAL:
REMOTE.
T.B.D. AMPS @ 120 V.

REGISTER MARK:
MATERIAL: 2447 WHITE ACRYLIC
COLOR: #22 BLACK VINYL OVERLAY

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REQUESTED BY: Jenny Goossens
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BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Recommending City Council Approval of: 1) a Zoning Map Amendment to Establish a PD-O District; 2) Design Review of Plans to Construct a Three-Story Self-Storage Building Totaling approximately 151,392 Square Feet; and 3) Removal of Four Protected Trees at 525 California Avenue, for "Public Storage Redevelopment, AP-18-1315 (RZ, DR, TRP)."	)	Resolution No. 10120

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On February 7, 2018, Mark Kennedy of Public Storage, Inc., filed Planning Application No. 18-1315, requesting approval of: 1) a zoning amendment to establish a PD-O (Planned Development with a Limited Overlay) District to increase the allowable floor-area-ratio from 1.0 to 1.75, reduce the required first floor height of commercial structures from 15 feet to 10 feet, and allow self-storage facilities as a permitted use; 2) design review to demolish the existing self-storage facility, and replace it with a new, three-story, climate-controlled building totaling approximately 151,392 square feet; and 3) a tree removal permit to remove four protected trees. The project site is located at 525 California Avenue, and is within the High School Village Subarea of the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of TOD-M (Transit Oriented Development – Medium Density). Assessor's Parcel No. 073-270-088.

B. The proposed project is governed by the applicable goals and policies of the Pittsburg General Plan, RASP, Pittsburg Municipal Code (PMC), and the City's Design Review and Development Guidelines (DRDGs) adopted by Planning Commission through Resolution No. 9864.

C. PMC section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed zoning amendments. Pursuant to PMC section 18.48.030, the Planning Commission shall include written findings to support any recommendation it makes to the City Council to amend the Zoning Ordinance.

D. On September 14, 2017, the applicant submitted a preliminary plan review application to solicit feedback from the City's Land Use Subcommittee on a potential redevelopment of the site in order to construct a brand-new, modernized storage facility with increased capacity. On September 19, 2017, the Land Use Subcommittee met to discuss the proposal which included an increase in the maximum allowable FAR from 1.0 to 1.75 in order to facilitate redevelopment of the site, as well as a potential reduction in the 10 percent landscaping requirement. While the Subcommittee was

unanimously supportive of the increased FAR and redevelopment of the site, concerns were raised regarding the potential request for reduced landscape requirements, and it was recommended the applicant utilize landscaping to softening the walls of the north side of the building, which would be visible from neighboring homes. As such, the applicant has not pursued reduced landscaping.

E. On July 17, 2018, the applicant presented the proposed project to nearby residents of the Stone Harbour Subdivision at the Home Owners' Association (HOA) Board Meeting. During the meeting, the residents and HOA Board voiced their appreciation for the applicant's willingness to meet and discuss the project, and generally supported the redevelopment. Residents' main concern and request of the applicant was that several of the large, mature Blackwood Acacia trees along the northern project boundary be trimmed and better maintained, as they were beginning to show signs of potentially damaging the existing wall and neighboring properties.

F. On November 27, 2018, the Planning Commission held a study session to review the proposed application and provide feedback. During the study session, Commissioners generally supported the project, and did not express any concerns regarding the proposed PD-O zoning or the architectural design of the new structure. The Commission did express concerns regarding: solar access for neighboring properties, particularly the two residential properties directly adjacent to the north of the project site; the ability for large trucks to turn within the proposed drive aisles; and the locations of the proposed entry and exit.

G. The project is subject to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (Public Resources Code section 21080).

1. On July 6, 2009, the City Council adopted Resolution No. 09-11250, certifying the RASP Final Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving Mitigation Monitoring and Reporting Program (MMRP) for the project. The mitigation measures included in the MMRP were subsequently incorporated into the RASP. On October 19, 2009, the City Council adopted Resolution No. 09-11303, amending the Land Use and Transportation Elements of the General Plan in conjunction with the adoption of the RASP. The RASP EIR analyzed potentially significant impacts from RASP implementation, including the environmental implications of a specific development program, which included an estimated number of new residential units and commercial floor area within multiple subareas.

2. Section 15162(a) of the CEQA Guidelines states that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines that, either: 1) the project proposes substantial changes which would present a new significant impact; 2) there are substantial changes with respect to the circumstances under which the project is undertaken that would present a new significant impact; or 3) there is new information available that was not previously available relating to new or previously identified significant impacts.

3. Staff has determined that since no new significant impacts were found as a result of the proposed development, preparation of an Addendum to the RASP EIR pursuant to CEQA Guidelines section 15164 ("Addendum to an EIR or Negative Declaration") is the appropriate method for achieving CEQA compliance for the current project.

H. On or prior to March 30, 2019, notice of an April 9, 2019, public hearing was published in the East County Times; was posted at City Hall and on the "Public Notices" section of the City's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the facility, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.020 and Government Code sections 65090 and 65091.

I. On April 9, 2019, the Planning Commission held a public meeting and moved to continue the public hearing for this application to a date uncertain in order to allow the public hearing to be re-noticed in order to address a procedural error.

J. On or before May 4, 2019, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020.B and F, a "Notice of Public Hearing," for the May 14, 2019, public hearing on this item was published in the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the surrounding Nextdoor neighborhoods: 1) Navy Street; 2) Stone Harbour; and 3) Diane Ave.

K. On May 14, 2019, the Planning Commission held a public hearing on Planning Application No. 18-1315 (RZ, DR, TRP), at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Public Storage Redevelopment (525 California Avenue), AP-18-1315 (RZ, DR, TRP)," dated May 14, 2019, 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. As no new significant impacts were found as a result of the proposed development, preparation of an Addendum to the RASP EIR pursuant to CEQA Guidelines section 15164 ("Addendum to an EIR or Negative Declaration") is the appropriate method for achieving CEQA compliance for the current project.

Zoning Amendment/Limited Overlay District:

3. The proposed limited overlay district is consistent with and conforms to the General Plan. The project site has a land use designation of 'Mixed-Use.' This land use designation is intended to "to allow for greater flexibility of land uses around and accessible by transit." The proposed district and plan will be consistent with the intent of the Mixed-Use land use designation in that it will allow for a commercial use which largely serves the residential uses of the area, in an area that is within one-half of a mile from the Pittsburg Center BART Station. Further, the proposed design of the building and site improvements will increase the walkability of the area surrounding the Pittsburg Center BART Station.

4. The proposed land use regulations are compatible with uses and regulations of the land use district for which they are proposed, in that they will permit the continuation of the existing commercial self-storage use, and do not affect the allowable building heights, setbacks, or lot coverage.

5. The proposed overlay district and overlay plan will help meet a community need, in that it will allow a blighted property to be cleaned up and maintained and will increase walkability in the area by installing a wider sidewalk along California Avenue, as well as a more comfortable and inviting streetscape.

6. The proposed overlay district and overlay plan will be in conformity with the public convenience, general welfare, and good zoning practice, in that it will facilitate improvement of a long-standing blighted area, which could help eradicate existing problems that come with blighted sites, such as illegal dumping and loitering.

7. The proposed overlay district and overlay plan is needed as the base zone's land use classifications, and the implementing RASP land use designation, will not allow a self-storage facility at this location; however, the use already exists, and allowing the self-storage as a permitted use will, along with the additional FAR allowance and reduction in the first floor building height from 15 to 10 feet, will facilitate the redevelopment of a blighted site, without expanding the use.

8. The proposed overlay district generally complies with the land use and development regulations of the base zoning district, as it will allow for the continuation of a commercial use that is currently in operation, though not permitted, and will not change the overall allowable building envelope, as the required setbacks, maximum height, and lot coverage would remain the same.

Design Review

9. The project conforms with good taste and design and will not diminish 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 new structure mimics an office building and is consistent with the design ideals of the RASP, including faux windows located strategically along all building facades in order to give the appearance of a modern office building and to "soften" the impact of the height of

the proposed building. In addition to the fenestration, the structure will include a mix of materials, including a combination of split-face and precision CMU block around the majority of the first floor, and metal paneling at the corners and center of the southern façade in order to accentuate the office entrance and give the appearance of multiple entrances. Aluminum canopies will be located above the areas of the ground floor where windows are placed.

10. The structures will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the project will be required to comply with all applicable building and fire codes. In addition, the proposed redevelopment will move all storage units into a larger, climate-controlled building, reducing the noise impacts associated with roll-up-style aluminum doors, which currently sit adjacent to residential uses.

11. The project will not cause the neighborhood to materially depreciate in appearance and value as the proposed new structure mimics an office building and is consistent with the design ideals of the RASP, as described in section 2.A.9, above.

12. The project will be in harmony with proposed developments on land in the general area. As previously stated, the proposed structure will mimic an office building, complete with faux fenestration, and will complement the neighboring commercial use to the east. The building will also be built to a total of three stories, which is consistent with the minimum and maximum building heights prescribed with the RASP for new structures within the TOD-M land use designation, and thus will be in harmony with any new development on the vacant parcel to the west.

13. The project is generally consistent with the criteria set forth in the City's Development Review Design Guidelines. The proposed project is consistent with DRDG section IV.a, which calls for parking areas to be screened from view from the public right-of-way; section IV.f, which calls for continuous roofline to be broken up whenever possible to avoid horizontal expanses greater than 50 feet; section IV.h, which calls for building elevations visible from the public right-of-way be treated appropriately; section IV.p, which calls for new buildings to be designed in a manner that is compatible with adjacent development; and section IV.q, which calls for street-oriented building facades that do not result in the appearance of a rear elevation.

Protected Tree Removal:

14. The burden to the applicant in preserving the trees greatly outweighs the trees' benefit to the public or environment. The existing trees (only one of which is considered a native species) have been inadequately maintained and poorly located, and as such, do not provide the site with any aesthetic benefit, nor do they provide parking lot shading. In addition, removal of the four protected trees within the existing landscaped areas will be required in order to relocate the driveway to the back (north) side of the building, and out of public view, a design feature sought by the RASP. Due to the poor health and size of the trees, relocation is likely infeasible, and will place an undue financial burden on the property owners.

B. The staff report entitled, "Public Storage Redevelopment (525 California Avenue), AP-18-1315 (RZ, DR, TRP)," dated May 14, 2019, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby recommends that the City Council:

A. Adopt an ordinance to amend the Zoning Map, as referenced in Pittsburg Municipal Code, Title 18 (Zoning Ordinance) section 18.04.020, to change the zoning for a parcel commonly known as 525 California Avenue (APN: 073-270-088) from PD District to PD-O (Planned Development with limited overlay) District with an accompanying overlay plan which specifies: 1) the allowable floor-area-ratio is 1.75; 2) the required first floor height of commercial structures is 10 feet; and 3) " Warehousing and Storage, Limited," is a permitted use; and

B. Adopt a resolution approving: 1) design review plans to demolish the existing self-storage facility, and replace it with a new, three-story, climate-controlled building totaling approximately 151,392 square feet; and 2) a tree removal permit to remove four protected trees, subject to approval of the overlay district amendment described in section 3.A above, and subject to the following conditions:

Planning Conditions:

1. Conformity with project plans. The project shall be constructed and operated in substantial conformity with the project plans dated May 18, 2018, except as hereinafter modified.

2. Signage. No signage is approved at this time. The developer shall file a sign review permit application prior to the installation or replacement of any signage.

3. Refuse containment. The business operator shall ensure that trash generated from the site is discarded in covered cans or bins, and items left outside of storage units by tenants or others is removed immediately.

4. Roof-mounted equipment. All roof mounted equipment on the new structure shall be screened completely from view from all public rights-of-way. A sight-line study may be necessary to determine appropriate screening method, prior to the issuance of a building permit.

5. Cool roof. The roof of the new building shall be finished with a white color in order to create a reflective surface, and the developer shall comply with all "solar-ready" requirements of Title 24 of the California Building Code (CBC) applicable to the type of construction.

6. Downspouts. All downspouts shall be painted in a color similar to that of the wall to which they are directly attached.

7. Landscaping maintenance. All site landscaping shall be maintained so as to remain thriving and free of weeds.

8. Outdoor cleaning. The applicant shall ensure that detergents/degreasers are never used in the process of outdoor cleaning, and that employees use dry cleanup methods whenever possible.

9. Bike parking. The applicant shall provide permanent, fixed bicycle parking for at least two (2) additional bicycles on-site in a location providing convenient access and natural surveillance. The design, color, and proposed location of the racks shall be reviewed and approved by Planning Division staff prior to issuance of a building permit.

10. Business licenses. The developer or their subcontractor(s) shall record with the California Board of Equalization a nexus or additional location within the City of Pittsburg to ensure any and all sales tax paid shall be recorded and paid to the City of Pittsburg. Developer or subcontractors shall add a new location to an existing account or ensure the seller of goods and materials subject to sales tax have registered a location within the City of Pittsburg with the Board of Equalization.

11. Security cameras. Prior to issuance of a building permit, the developer shall provide the City of Pittsburg Police Department with a scope of work showing the locations and coverage of all proposed video surveillance equipment and security lighting. If the security system is web-based, the developer shall provide the Police Department with the internet protocol (IP) addresses of the camera system. The Chief of Police shall reserve the right to require additional cameras, which shall be procured and installed at the business owner's sole expense.

12. Wayfinding entry signage. Prior to the issuance of a building permit, the developer shall provide funding in the amount of $25,000, for the development of an entry monument sign along the south side of the proposed project. The developer shall reserve a 5' x 10' space along the frontage of the property for a future wayfinding sign, in an area generally located directly north of the terminus of the westbound Railroad Avenue/Harbor Street freeway offramp. The final location and design of the sign shall be subject to the review and approval of the Planning Division and Public Storage. The sign shall be designed, constructed and maintained by the City of Pittsburg. The City shall maintain sole discretion of the design and messaging contained within the sign; however, no commercial messaging shall be allowed. Should construction of the monument sign not commence construction within two (2) years of the date of payment, the developer shall be entitled to a full refund of funding provided for the sign.

13. Protected tree removal. Pursuant to PMC section 18.84.855(A)(1), the developer shall plant a minimum of 16, 24-inch-box trees. Pursuant to PMC section 18.84.830(F)(3), these trees shall be considered protected upon installation.

Engineering Fees:

14. Improvement and Grading Plan review fees. These fees are based on the engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The improvement plan check fee is 6% of the cost of the improvements. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of each fee shall be due payable with first plan submittal. These initial payments will be credited towards the final fees as determined at engineering permit. The remainder of the fee shall be due payable prior to issuance of an engineering permit.

15. Improvement and Grading Inspection fees. Prior to the issuance of an engineering permit, the Developer shall submit the Improvement and Grading Inspection Fee. The current improvement inspection fee is 5.75% of the engineer's estimated cost for improvements. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.

16. Facility Reserve Charge. Prior to issuance of a building permit, the Developer shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division, for water and sewer service in the amounts in effect when the Developer obtains a building permit. The Developer understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City.

17. Local Traffic Mitigation Fee. Prior to issuance of a building permit, the Developer shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect when the Developer obtains a building permit. The Developer understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City.

18. Regional Traffic Mitigation Fee. Prior to issuance of a building permit, the Developer shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect when the Developer obtains a building permit. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area, between September 1 and September 1 of the preceding two calendar years.

19. GIS. Prior to the issuance of an engineering permit, the Developer shall pay the Geographic Information System fee as set forth in the City's Master Fee Schedule. The current fee is $0.05/sf of parcel for non-residential uses, and $100/dwelling unit for residential uses.

20. Kirker Creek Watershed Drainage Fee. Prior to issuance of an engineering permit, the Developer shall pay the Kirker Creek drainage fee as set forth in the City's Master Fee Schedule. The current Kirker Creek drainage fee is $0.68/sf of newly created impervious surface.

21. NPDES Plan review fee. Prior to issuance of an engineering permit, the Developer shall pay a National Pollutant Discharge Elimination System ("NPDES") plan review fee for review of stormwater control plans and processing of closeout agreements and/or review of Storm Water Pollution Prevention Plans ("SWPPP"). The current fee is:

    - $3,000 for the first 10,000 sf up to 1st acre
    - Add additional $136/acre for projects greater than 1 acre, up to the first 5 acres
    - Add additional $31/acre for projects greater than 5 acres

22. NPDES site inspection deposit. Prior to issuance of an engineering permit, the Developer shall pay an NPDES inspection deposit for city staff's inspection of C.3 compliant facilities constructed, and/or inspection of construction site for compliance with Best Management Practices in accordance with the City's Municipal Regional Stormwater NPDES Permit. The current rate is:

    - $12,000 for the first 10,000 sf up to 1st acre
    - $24,000 for projects greater than 1 acre

    This deposit shall remain in place for the duration of the first year of the project. If the project is completed prior to the project's one-year anniversary, the remaining balance of the deposit will be returned to the Developer.

23. Supplemental studies. If additional engineering studies are deemed necessary by the City Engineer, i.e. geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the Developer, the Developer shall pay for all costs related to the extra work. The costs may include the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the Developer's engineer. These fees shall be due payable at the time of initial submittal.

<u>Engineering Submittals:</u>

24. Improvement plans. The Developer shall submit five (5) copies of the engineering plans to the Engineering Division for review and approval. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:

- A Site Plan
- A Grading and Drainage Plan
- A Utilities Plan
- A Landscaping and Irrigation Plan
- An Erosion and Sedimentation Control Plan
- Offsite Improvements due to Project Impacts

25. Geotechnical report. The Developer shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and/or the issuance of a site development permit.

National Pollutant Discharge Elimination System (NPDES):

26. Stormwater pollutants. The Developer shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

    a. Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.

    b. Providing covered trash, food waste, and compactor enclosures.

    c. Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.

    d. Minimizing the amount of directly connected impervious surface area.

    e. Marking all storm drains with "No Dumping, Drains to Delta" messages.

    f. Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.

    g. Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo's authority and standards:

        i. Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurant.
        ii. Dumpster drips from covered trash and food compactor enclosures.
        iii. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.

iv. Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.

27. Consistency with Stormwater Control Plan. Grading, improvement, and/or building plans shall be consistent with the approved Stormwater Control Plan. The Developer shall submit a complete Stormwater Control Plan and Report compliant with the requirements set forth in the City's most current NPDES permit. The C.3 treatment facilities shall be adequately sized to treat the stormwater runoff from the associated drainage management areas. The grading and/or building plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. Design features should incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program's C.3 Guidebook. These features include limiting directly connected impervious area, and incorporating pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. Grading and/ or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.

28. Stormwater pollution protection during construction. Prior to issuance of a grading permit, the Developer shall submit the following to the Engineering Department for review: an Erosion and Sedimentation Control Plan or Stormwater Pollution prevention Plan if the project requires a permit from the State Water Resources Control Board under the provisions of the General Construction Permit. The Stormwater Pollution Prevention Plan measures shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook.

29. Operations and Maintenance Plan for C.3 facilities. Prior to final inspection approvals by the Engineering Division, the Developer shall submit a Stormwater Best Management Practices (BMPs) Operation and Maintenance Plan for review and approval by the Engineering Division. Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are available on the Contra Costa Clean Water Program's website.

30. Operations and Maintenance Agreement. Prior to issuance of the Certificate of Occupancy, the Developer shall execute the Operations and Maintenance Agreement and Right of Entry, which pertain to the transfer of ownership and / or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean Water Program website (www.cccleanwater.org) or the Stormwater C.3 Guidebook, most current edition.

31. Trash capture devices. The Developer shall install full trash capture devices in all inlets located within the boundaries of the project site, that are not within the treatment chain of a stormwater treatment facility. Continuous maintenance of these devices shall be the responsibility of the Developer. Devices shall meet all requirements of the City's NPDES permit for trash load reduction, and device

vendors must be included on the pre-approved vendor list, available for public review on the State Water Resources Control Board's website.

Utilities:

32. Capacity evaluation. The Developer shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities required to be constructed to accommodate the project shall be borne by the Developer.

Site Improvements:

33. ADA compliance. All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance. All driveways along California Avenue shall be ADA compliant.

34. Utility undergrounding. Pursuant to Pittsburg Municipal Code Chapter 12.36.130, "Underground Utilities for New Construction," Developer shall pay a fair share fee for the undergrounding of overhead utility lines adjacent to the project site along the project frontage (the "Undergrounding") in an amount not to exceed $221,450 ("Fair Share Amount"). This amount shall be adjusted annually based on the San Francisco Bay Area Consumer Price Index (CPI) until paid.

    a. Upon submittal of the first application for a building or engineering permit, Developer shall submit to the Engineering Division an amount not to exceed 20 percent of the Fair Share Amount in order to allow the City to prepare or have prepared a design for the Undergrounding ("Design Costs").

    b. Prior to issuance of a building permit, Developer shall submit the balance of the Fair Share Amount not previously delivered to the City for Design Costs (balance shall be equal to the Fair Share Amount less Design Costs). Developer shall not be obligated to submit the remainder of the Fair Share Amount unless and until it pulls the final building permit. The City's issuance of the building permit to Developer shall not be contingent upon the City having commenced or completed its design for the Undergrounding.

    c. Subject to item (D) below, if a building permit is issued for the project, Developer shall defer construction of the proposed 10-foot sidewalk along California Avenue ("Sidewalk") until the City has completed installation of the Undergrounding. A Certificate of Occupancy shall not be issued until either (1) the Sidewalk is completed or (2) Developer has posted a bond, with surety acceptable to the City of Pittsburg, to cover the costs of installation of the Sidewalk in an amount reasonably agreed upon by the City and Developer not to exceed 110% of the estimated costs to complete said Sidewalk (the "Bond") and repair any damage to the existing sidewalk with hot mix asphalt. For clarity, the City may not withhold or deny issuance of a

Certificate of Occupancy for the project for Developer's failure to complete the Sidewalk if Developer has posted the required Bond.

d. If a final Certificate of Occupancy has been issued without the Sidewalk having been completed under item (C), the City will have 12 months from the issuance of such final Certificate of Occupancy to deliver notice to Developer of the City's election, in its sole discretion, to either (1) require Developer to complete the Sidewalk (regardless of the status of the Undergrounding), or (2) waive Developer's obligation to complete the Sidewalk and require Developer, in lieu thereof, to make a one-time cash payment in an amount equal to 100% of the estimated costs to complete said Sidewalk (as agreed to pursuant to item (C) above). The City's failure to deliver such notice within such 12 month period shall be deemed the City's irrevocable election to proceed under clause (2) of this Section. If the City elects to proceed under clause (1) of this Section, Developer shall promptly construct the Sidewalk at its cost and upon completion, the Bond shall be released to Developer and Developer shall have no further obligations with respect to the Undergrounding. If the City elects, or is deemed to elect, to proceed under clause (2) of this Section, then (x) within 30 days of receipt of such notice or, if no notice is delivered, of expiration of such 12-month period, Developer shall pay the amounts due to the City under clause (2), and (y) upon payment of such amounts, the Bond shall be released to Developer and Developer shall have no further obligations with respect to the Undergrounding. Any release of the Bond in accordance with this item (D) shall not affect the validity of Developer's Certificate of Occupancy for the Project. Regardless of the City's election under this item (D), the City will have no obligation to refund any Fair Share Amount or Design Costs.

e. If the Undergrounding is not completed within five (5) years of submittal of the required fees, then the City may redirect the Fair Share Amount and any in-lieu fees paid under item (D) to the City of Pittsburg Capital Improvement Project (CIP) Fund.

35. Westbound through lane. The developer shall reimburse the City, in an amount not to exceed $5,000, for the study and design of a third west-bound through lane on California Avenue approaching SR4 westbound freeway off-ramp within the existing right-of-way.

<u>Engineering Exactions (CFD inclusion):</u>

36. Annexation Documentation for CFD 2005-1. Community Facilities District 2005-1 is for public safety services; the fee will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2005-1 Public Safety Services Community Facilities District (CFD 2005-1), prior to the issuance of any building or engineering permits.

37. Annexation Documentation for CFD 2014-1. Community Facilities District 2014-1 is for the Railroad Avenue Specific Plan area. The rate of the CFD fee is subject to City Council Resolution No. 14-12094. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2014-1 Railroad Avenue Specific Plan Community Facilities District (CFD 2014-1), prior to the issuance of any building or engineering permits.

38. Annexation Documentation for CFD 2017-1. Community Facilities District 2017-1 is for fire facilities and fire safety and emergency services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 21017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the issuance of any building or engineering permits.

Standard Conditions:

39. 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 this Resolution, this Resolution shall prevail.

40. Regulatory compliance. The developer shall comply with all the requirements of the Planning Division, Engineering Division, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies.

41. Site development. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the PMC as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.

42. Indemnity. The 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.

43. Expiration. This use permit will expire on _____, 2024, unless a building or grading permit has been issued, 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.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Moreno, seconded by Commissioner Coniglio, the foregoing resolution was passed and adopted the 14th day of May 2019, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Coniglio, Caliguire, Foster, Moreno, Nguyen, Robinson,

NAYES:

ABSTAIN:

ABSENT: Fields

I hereby certify that the above Resolution No. 10120 was adopted by the Planning Commission of the City of Pittsburg on May 14, 2019.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
May 14, 2019

ITEM: **Public Storage Redevelopment (525 California Avenue), AP-18-1315 (RZ, DR, TRP).**

ORIGINATED BY: Mark Kennedy, Public Storage, Inc., 701 Western Avenue, Glendale, CA 91201

SUBJECT: This is a continued public hearing on a request by Public Storage, Inc., for a recommendation to City Council for approval of: 1) a zoning amendment to establish a PD-O (Planned Development with a Limited Overlay) District to increase the allowable floor-area-ratio from 1.0 to 1.75, reduce the required first floor height of commercial structures from 15 feet to 10 feet, and allow self-storage facilities as a permitted use; 2) design review to demolish the existing self-storage facility, and replace it with a new, three-story, climate-controlled building totaling approximately 151,392 square feet; and 3) a tree removal permit to remove four protected trees. The project site is located at 525 California Avenue, and is within the High School Village Subarea of the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of TOD-M (Transit Oriented Development – Medium Density). Assessor's Parcel No. 073-270-088.

RECOMMENDATION:

Staff recommends that the Commission adopt Resolution No. 10120, recommending City Council approval of Rezoning, Design Review and Protected Tree Removal Application No. 18-1315, subject to conditions.

BACKGROUND:

On April 15, 1985, the City Council adopted Ordinance No. 85-875, approving a development plan for the construction of a 44,530 s.f. self-storage facility on two acres of vacant land located at 525 California Avenue. The self-storage facility was subsequently constructed in accordance with that plan and has been in operation ever since.

Land Use Subcommittee: On September 14, 2017, the applicant submitted a preliminary plan review application to solicit feedback from the City's Land Use Subcommittee on a potential redevelopment of the site in order to construct a brand-new, modernized storage facility with increased capacity. On September 19, 2017, the Land Use Subcommittee met to discuss the proposal which included an increase in the maximum allowable FAR from 1.0 to 1.75 in order to facilitate redevelopment of the site, as well as a potential reduction in the 10 percent landscaping requirement. While the Subcommittee was unanimously supportive of the increased FAR and redevelopment of the site, concerns were raised regarding the potential request for reduced landscape requirements, and it was recommended the applicant utilize landscaping to softening

the walls of the north side of the building, which would be visible from neighboring homes. As such, the applicant has not pursued reduced landscaping.

Public Outreach: On July 17, 2018, the applicant presented the proposed project to nearby residents of the Stone Harbour Subdivision at the Home Owners' Association (HOA) Board Meeting. During the meeting, the residents and HOA Board voiced their appreciation for the applicant's willingness to meet and discuss the project, and generally supported the redevelopment. Residents' main concern and request of the applicant was that several of the large, mature Blackwood Acacia trees along the northern project boundary be trimmed and better maintained, as they were beginning to show signs of potentially damaging the existing wall and neighboring properties.

Planning Commission Study Session: On November 27, 2018, the Planning Commission held a study session to review the proposed application and provide feedback. During the study session, Commissioners generally supported the project, and did not express any concerns regarding the proposed PD-O zoning or the architectural design of the new structure. The Commission did express concerns regarding: solar access for neighboring properties, particularly the two residential properties directly adjacent to the north of the project site; the ability for large trucks to turn within the proposed drive aisles; and the locations of the proposed entry and exit.

PROJECT DESCRIPTION:

Existing Conditions: As mentioned above, the existing two-acre site is fully developed as a storage facility consisting of four, one-story buildings with walk-up garage-style units, as well as a rental office and second story apartment. The existing facility is over 30 years old, shows signs of wear and tear, and is the first thing those taking the westbound State Route 4 Railroad Avenue/Harbor Street offramp see when exiting the freeway.

Surrounding Land Uses: See Attachment 1, "Project Location Map and Existing Conditions," for an overview of surrounding uses.

Proposed Project: Public Storage is proposing to demolish the existing storage facility and redevelop the project site with a new, three-story, climate-controlled building. In order to facilitate this redevelopment, the applicant is proposing to establish a Limited Overlay (PD-O) District, which would amend the RASP Development Standards applicable to this parcel in order to allow for: 1) an increase in the maximum allowable FAR (from 1.0 to 1.75); and 2) a reduction in the minimum first floor height of commercial structures (from 15 feet to 10 feet). In addition, the applicant is requesting that "Warehousing and Storage, Limited," be added to the list of permitted uses, in order to eliminate the site's legal non-conforming status.

The proposed three-story storage building would total approximately 151,392 s.f.; the total square footage would include an approximately 1,300 s.f. leasing office, as well as

a lobby within the storage area that would provide access to three elevators, as well as restrooms and multiple stairwells. The use would provide approximately 1,105 storage units with an average size of 100 s.f. As opposed to the existing facility, in which all storage units are accessed from the exterior via roll-up style garage doors, all units within the proposed structure would be accessed from within the interior of the single building, via the lobby located along the north side of the building.

The proposed building has been designed with faux windows located strategically along all building facades, including the southern façade adjacent to California Avenue, and the northern façade visible form the neighboring residences in order to give the appearance of a modern office building and to “soften” the impact of the height of the proposed building. In addition to the fenestration, the structure would include a mix of materials, including a combination of split-face and precision CMU block around the majority of the first floor, and metal paneling at the corners and center of the southern façade in order to accentuate the office entrance and give the appearance of multiple entrances. Aluminum canopies would be located above the areas of the ground floor where windows are placed.

The main site access would come from a driveway at the western end of the project site, near the leasing office. Five parking spots would be located near the office for prospective leasees. A coded entry gate would be located approximately 120 feet behind the property line and would provide limited access to the lobby and unloading area located along the north side of the building, the only public access point to the storage area. Renters would exit the site via an “exit only” driveway along the eastern side of the property.

The applicant is not seeking a reduction in the required landscaping, and as such, approximately 9,860 square feet, or 11.3 percent of the site, would be landscaped, including the placement of 33 new trees, 17 of which would be larger, 24-inch box trees that would use little water and make an instant impact. A five- to 10-foot landscaped area would be located along the interior property lines. A six-foot tall CMU block wall with wall cap would be placed along the side property lines from the respective access gates to the rear property line, while an eight-foot CMU wall with cap would be placed along the northern (rear) property line. A new trash enclosure would be located near the northwest corner of the building, inside of the access gate. While the current site includes a two-story office building with a live-in manager, the proposed use would eliminate this feature. The applicant is requesting approval of a permit to remove four protected trees; however, as noted above, a sufficient number of new trees would be planted to mitigate the loss of the existing, protected trees.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The property has a General Plan land use designation of *Mixed Use*, which is intended to allow for greater flexibility of land uses around and accessible by transit.

Zoning/Railroad Avenue Specific Plan: The property is currently located within the Railroad Avenue Specific Plan PD (Planned Development, Ord. 09-1319) District. Pursuant to Pittsburg Municipal Code (PMC) section 18.53.030, land use and development regulations for properties located within the RASP area shall conform to the applicable use and development regulations identified in the RASP. The RASP outlines land use, design, and development goals and policies for the Specific Plan area (for a detailed analysis of the proposed projects consistency with these goals and policies, see Attachment 6). Additionally, Chapter 4.4 of the RASP provides standard development regulations within the RASP area. These include development intensity, as well as height, setback, parking, and landscaping requirements. RASP section 4.5 provides architectural and site design criteria for projects.

The proposed zoning amendment would establish a limited overlay district to: 1) increase the allowable floor-area-ratio from 1.0 to 1.75; 2) reduce the required first floor height of commercial structures from 15 feet to 10 feet; and 3) allow self-storage facilities as a permitted use. All other development and design standards specified within the RASP, including allowable building height, would remain.

Attachments 6-8 provide a detailed project consistency analysis with the development and design standards set forth in the RASP.

RASP Architectural and Site Design Criteria: The proposed project is consistent with multiple elements of the RASP Architectural and Site Design Criteria. Specifically, the proposed structure: maximizes storefront transparency through inclusion of fenestration along all facades of the structure (RASP section 4.5.2); includes a building facade that would engage pedestrians by incorporating elements such as cornices, awnings, fenestration, and varied materials and colors (RASP section 4.5.5); avoids expanses of blank walls through the inclusion of fenestration and varied materials and colors to provide visual interest (RASP sections 4.5.7 and 4.5.8); carries all exterior materials and finishes to all four sides of the proposed structure (RASP section 4.5.10); and provides a covered trash enclosure in accordance with PMC section 18.80.035.

Development Review Design Guidelines: In addition to the RASP Architectural Review and Design Standards, the proposed development is subject to the City's adopted Development Review Design Guidelines (DRDG), adopted by Planning Commission through Resolution No. 9864. The proposed project is consistent with DRDG section IV.a, which calls for parking areas to be screened from view from the public right-of-way; section IV.f, which calls for continuous roofline to be broken up whenever possible to avoid horizontal expanses greater than 50 feet; section IV.h, which calls for building elevations visible from the public right-of-way be treated appropriately; section IV.p, which calls for new buildings to be designed in a manner that is compatible with adjacent development; and section IV.q, which calls for street-oriented building facades that do not result in the appearance of a rear elevation.

Protected Tree Removal Requirements: The applicant is requesting approval to remove four existing trees, which are considered protected under PMC section 18.84.830(F). One tree (identified within Attachment 12 as tree no. 21) is considered protected, as it measures at least 50-inches in circumference measured at four and one-half feet above grade and is a California native trees (California Fan Palms). Three additional trees are considered protected (identified within Attachment 12 as tree nos. 6, 7, and 16) as they measure at least 50-inches in circumference measured at four and one-half feet above grade, and while not California native trees, provide a benefit to the property, as they help screen views of the proposed project from neighboring residential properties. These trees have all been inadequately maintained and would need to be removed in order to relocate the proposed vehicular driveway. As part of the proposed landscape plans, the developer would install 33 new trees, including 17 24-inch box trees, which are installed at a more mature size in order to provide shade and aesthetic value immediately upon installation, and 16 15 gallon trees.

Findings - Zoning Amendment: In order to recommend approval of a zoning amendment, the Commission must find (in accordance with PMC Section 18.48.030) that:

1. the amendment is consistent with the objectives, policies, general land uses and programs specified in the General Plan;

2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;

3. there is a community need for the change proposed; and

4. the change will be in conformity with the public convenience, general welfare and good zoning practice.

Findings - Limited Overlay District: In order to recommend approval of an overlay district the Commission must also find (in accordance with PMC section18.74.060) that the proposed overlay:

1. is necessary because there are special or unique characteristics of the site or improvements that require land use and development regulations that cannot be adequately accommodated or controlled by the base zoning district;

2. conforms to the general plan; and

3. generally complies with the land use and development regulations of the base zoning district.

Required Findings - Design Review: In order to recommend approval of a design review application, the Commission must determine (in accordance with PMC section 18.36.220.B) that:

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.

Environmental: An Environmental Impact Report (EIR) was previously prepared for the Railroad Avenue Specific Plan, which included a programmatic plan for the area surrounding the Pittsburg Center BART Station.

On July 6, 2009, the City Council adopted Resolution No. 09-11250, certifying the RASP Final Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving Mitigation Monitoring and Reporting Program (MMRP) for the project. The mitigation measures included in the MMRP were subsequently incorporated into the RASP. On October 19, 2009, the City Council adopted Resolution No. 09-11303, amending the Land Use and Transportation Elements of the General Plan in conjunction with the adoption of the RASP. The RASP EIR analyzed potentially significant impacts from RASP implementation, including the environmental implications of a specific development program, which included an estimated number of new residential units and commercial floor area within multiple subareas.

Section 15162(a) of the CEQA Guidelines states that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines that, either: 1) the project proposes substantial changes which would present a new significant impact; 2) there are substantial changes with respect to the circumstances under which the project is undertaken that would present a new significant impact; or 3) there is new information available that was not previously available relating to new or previously identified significant impacts.

Staff has determined that since no new significant impacts were found as a result of the proposed development, preparation of an Addendum to the RASP EIR pursuant to CEQA Guidelines section 15164 ("Addendum to an EIR or Negative Declaration") is the appropriate method for achieving CEQA compliance for the current project.

Public Notice: On or prior to May 4, 2019, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020.B and F, a "Notice of Public Hearing," for the May 14, 2019, public hearing on this item was published in the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the surrounding Nextdoor neighborhoods: 1) Navy Street; 2) Stone Harbour; and 3) Diane Ave.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to approve the establishment of a limited overlay zone and design review request. The proposed limited overlay zone would facilitate the redevelopment of a dated and less-than-attractive facility with a new structure that mimics an office building and is consistent with the design ideals of the RASP. As the project site is located adjacent to the terminus of the westbound Railroad Avenue/Harbor Street offramp, one of the most frequented entry points to the City, redevelopment of the existing site would create a more attractive and inviting experience. Additionally, the developer has agreed to provide funding to the City for the establishment of a monument sign for the purposes of wayfinding and consolidating the multiple directional signs adjacent from the offramp.

As described previously, the developer is requesting the establishment of a limited overlay district in order to increase the allowable floor-area-ratio from 1.0 to 1.75 and reduce the required first floor height of commercial structures from 15 feet to 10 feet. As part of the EIR Addendum prepared for this project, a traffic considerations review was prepared to determine whether the project's traffic characteristics are consistent with those analyzed in the RASP EIR. The trip generation assessment considered a range of uses that could be developed on the project site under the existing zoning. The assessment concluded that the project would generate fewer trips than numerous uses that are currently permitted on the site and would not increase trips beyond what was analyzed in the RASP EIR, and that the incremental increase of project-related trips on the surrounding roadway system is not expected to adversely affect the traffic operations of the two studied intersections in the future 2030 condition with RASP and project implementation, and the project would not result in additional significant environmental impacts. Regarding the reduction in ground floor building height, the

addendum also concluded that, as the project would be consistent with all other development and design standards, the project would not result in additional significant aesthetic impacts.

The proposed overlay would also allow self-storage facilities as a permitted use. As the entire site is currently utilized as a self-storage facility, and the footprint of the facility is not increasing, the use could continue to operate in perpetuity; the addition of self-storage as a permitted use on this parcel would only ensure the use is no longer considered legal on-conforming.

As shown in Attachments 6-9, the proposed new storage facility would be consistent with the applicable standards contained within the development and design standards set forth in the RASP, as well as the City's DRDGs for commercial uses and the green building design guidelines. The project would not result in marginal development nor adversely affect the orderly development of property in the area, in that the proposed new structures would be located within the footprint of the existing facility and would be designed to complement existing structures.

ACTION REQUIRED:

Move to adopt Resolution No. 10120, recommending City Council approval of Rezoning, Design Review, and Protected Tree Removal Application No. 18-1315, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10120
2. Project Plans
3. RASP Environmental Impact Report Addendum
4. Project Location Map and Existing Conditions
5. General Plan Goals and Policies
6. RASP Land Use, Design, and Development Goals and Polices
7. RASP Land Use, Design, and Development Standards
8. RASP Architectural Design Criteria
9. Design Review and Development Guidelines
10. Conceptual Sign Location Plan
11. Preliminary Fire Access Plan
12. Protected Tree Map
13. Public Hearing Notice

Prepared by: Jordan Davis, Project Planner

Project Location

11/19/2018, 7:52:53 AM

1:4,500

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

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City of Pittsburg Planning Division
City of Pittsburg Engineering | PW and Engineering | Microsoft | Esri, HERE, Garmin, iPC |

Existing Conditions

Figure 1: Birdseye view of project site looking northwest.

Figure 2: Existing storage and office/apartment building, facing north

Figure 3: Project Site facing northeast

Attachment 5
Applicable General Plan Goals and Policies
Public Storage Redevelopment (525 California), AP-18-1315 (RZ, DR, TRP)

General Plan Goal or Policy	Preliminary Analysis
Land Use Element – Citywide	
2-G-1: Maintain a compact urban form within the City's projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	**Consistent.** The proposed project would be constructed on a previously developed site, within the City's Municipal boundary.
2-G-2: Promote large-scale office/business development, and reserve sites for Business Commercial uses in designated locations accessible from regional transportation systems.	**Consistent.** The proposed use would be a large-scale development located near State Route 4.
2-G-6: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.	**Consistent.** While the proposed project would not utilize any specific programs to facilitate the redevelopment, the proposed project would reuse an existing, underutilized site.
2-G-7: Promote flexibility and diversity in land use arrangements, including mixed-use development in appropriate areas.	**Potentially Consistent upon Rezoning.** The proposed rezoning would allow for flexibility and diversity in the allowable land use and development standards applicable to the site.
2-P-5: Undertake planned development as a means to achieve high community design standards, not to circumvent development intensity standards.	**Consistent.** The proposed limited overlay would modify the existing PD District to facilitate an enhanced design for the proposed site.
2-P-7: During development review, consider project compatibility with existing surrounding land uses. Ensure that sensitive uses—such as residences, schools, and parks—are not subject to hazardous or unhealthy conditions.	**Consistent.** The proposed use would continue to be self-storage and would not subject any sensitive uses to hazardous or unhealthy conditions.
2-P-13: Ensure that buffers—including landscaping, berms, parking areas, and storage facilities—are used to separate potentially incompatible *activities.*	**Consistent.** The existing storage facility provides a buffer between the Stone Harbour Subdivision and the traffic on California Avenue and State Route 4. The taller, better insulated building proposed would further reduce noise impacts to the neighboring community.
Land Use Element – East Central Subarea	
2-G-16: Maintain the existing, predominantly residential land use pattern within a grid street network.	**Consistent.** While not a residential development, the proposed rezoning would not modify and residential land uses or otherwise decrease the amount of land available for residential uses in the East Central Subarea.

General Plan Goal or Policy	Preliminary Analysis
Growth Management Element	
3-G-3: Provide a range of development intensities, with the highest intensities in Downtown and in areas approximate to transit and services, and lower intensities in hillsides and at the City's southern edge.	**Consistent.** The proposed project would include a potential increase in development intensity by increasing the allowable FAR, but is located within the RASP Area, less than a half-mile form the Pittsburg Center BART Station, and has a RASP Land Use Designation of 'Transit-Oriented Development, Medium Density.'
3-G-4: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites. (Land Use Goal 2-G-6)	**Consistent.** While the proposed project would not utilize any specific programs to facilitate the redevelopment, the proposed project would reuse an existing, underutilized site.
3-G-5: Ensure that new residential, commercial and industrial growth within the Voter-Approved Urban Limit Line pays its share of the costs for the construction of facilities needed to serve that growth.	**Conditionally Consistent**. The proposed project would be required to pay all applicable development impact fees as well as annex into all applicable CFDs.
3-G-6: Support efforts to establish a regional approach to transportation and land use planning.	**Consistent.** The RASP calls for higher-density development in and around the Pittsburg Center BART Station. Much of the new development proposed is multi-family or small lot development, leaving residents little room for storage of personal items. The proposed use would help address this need by providing high-quality storage options for residents in the area.
3-G-8: Achieve traffic levels of service for roadway intersections that are based on the roadways' classification and location shown in Figure 7-2. (Transportation Goal 7-G-1)	**Consistent.** An addendum to the RASP EIR was prepared for the project and determined that the proposed project would not create a substantial impact on traffic and circulation beyond what was analyzed in the RASP EIR.
3-G-9: Encourage the provision of new and improved pedestrian, bicycle and transit facilities to serve all users of new development projects.	**Consistent.** The proposed project includes widening sidewalks along the project frontage to 10 feet and the installation of bicycle racks.
3-P-1: Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	**Consistent.** The propose project would include the redevelopment of an existing site where water, sewer, and stormwater facilities existing, and which can be adequately served by Police and Fire.
3-P-2: Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.	**Consistent.** An addendum to the RASP EIR was prepared for the project and determined that the proposed project would not create a substantial impact on traffic and circulation beyond what was analyzed in the RASP EIR.

General Plan Goal or Policy	Preliminary Analysis
3-P-5: As part of development review, require preparation of a traffic impact study for all development projects expected to generate more than 100 net new peak hour vehicle trips. Ensure that traffic impact studies are prepared by professional transportation consultants selected and hired by the City but require that project proponents pay all fees associated with development of such studies.	**Consistent.** Staff has determined that the proposed use would not generate more than 100 net new peak hour vehicle trips. Additionally, an addendum to the RASP EIR was prepared for the project and determined that the proposed project would not create a substantial impact on traffic and circulation beyond what was analyzed in the RASP EIR.
3-P-9: Ensure that traffic studies prepared for development projects include an analysis of the impacts of project-related traffic and roadway improvements on pedestrians, bicyclists and transit users.	
3-P-12: Adopt and update development mitigation programs that collect fees to mitigate transportation impacts to both local and regional transportation facilities.	**Conditionally Consistent.** This program has been adopted by the City and will be implemented as a condition of approval on this project, as applicable.
3-P-13: Review and update the City's transportation impact fee schedule, requiring developers to pay the costs necessary to mitigate impacts of their development projects on the local and regional transportation system.	
3-P-16: Preserve options for future transit use when designing improvements for roadways. Ensure that developers provide bus turnouts and/or shelters, where appropriate, as part of projects. (Transportation Policy 7-P-29)	**Consistent.** The proposed project includes widening sidewalks along the project frontage to 10 feet.
3-P-17: As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development. (Transportation Policy 7-P-34)	
Urban Design Element	
4-G-15: Ensure the provision of public transit and pedestrian amenities within the City's mixed-use areas.	**Consistent.** The proposed project includes widening sidewalks along the project frontage to 10 feet.
4-P-3: As part of the development review process, limit building heights and massing where views of the hills from adjacent properties and public spaces could be preserved.	**Consistent.** The proposed project would meet all requisite development standards related to height, setbacks, and lot coverage.
4-P-5: Design and install entry features at the entrances to the City, implemented through the City's Capital Improvement Program. Use landscaping, signs, lighting, and other visual features to announce the gateway along regional roadways.	**Potentially Consistent.** Staff is working with the developer to fund a new entry sign at the project site, opposite of the westbound Railroad Avenue/Harbor Street Off Ramp.

General Plan Goal or Policy	Preliminary Analysis
4-P-34: Provide incentives (available through Enterprise Zone programs and local programs) for demolition and/or reuse of blighted commercial properties near the Civic Center.	**Consistent.** While the proposed project would not utilize any specific programs to facilitate the redevelopment, the proposed project would reuse an existing, underutilized site.
4-P-44: Work with BART to develop a pedestrian-oriented mixed-use district in the proposed railroad Avenue BART Station Area. See Section 4.4: Mixed-Use Districts, for further discussion of the proposed Railroad Avenue BART Station Area.	**Consistent.** The RASP has been adopted and promotes transit-oriented development around the Pittsburg Center BART Station. The RASP calls for higher-density development in and around the Pittsburg Center BART Station. Much of the new development proposed is multi-family or small lot development, leaving residents little room for storage of personal items. The proposed use would help address this need by providing high-quality storage options for residents in the area.
4-P-70: Upon finalization of plans to extend BART to Railroad Avenue, develop a mixed use, transit-oriented center surrounding the proposed station. Focus redevelopment on higher-end business/office uses, with support retail, restaurant, and residential activities.	
4-P-71: Upon finalization of plans to extend BART to Railroad Avenue, work with BART to develop a Railroad Avenue BART Station Area Specific Plan that addresses: • Mixed-use structures; • Building design that focuses on street-orientation; • Extensive landscaping and street trees; • Pedestrian furniture (for example, benches and trashcans); • Street lighting; and • Signage.	
4-P-73: Ensure that all new business commercial employers provide safe and convenient pedestrian and bicycle connections to adjacent neighborhoods, the proposed BART Station, Delta De Anza Trail, Railroad Avenue Linear Park, and employment and activity centers.	**Consistent.** The proposed project includes widening sidewalks along the project frontage to 10 feet.
Transportation Element	
7-G-1: Achieve service level standards for roadway intersections that are based on the roadway's classification and location shown in Figure 7-2.	**Consistent.** Staff has determined that the proposed use would not generate more than 100 net new peak hour vehicle trips. Additionally, an addendum to the RASP EIR was prepared for the project and determined that the proposed project would not create a substantial impact on traffic and circulation beyond what was analyzed in the RASP EIR.
7-G-5: Provide adequate capacity on arterial roadways to meet LOS standards and to avoid traffic diversion to local roadways or the freeway.	
7-G-6: Locate high traffic-generating uses so that they have direct access or immediate secondary access to arterial roadways.	**Consistent.** While the proposed use has been determined to not be a high-traffic generator, it is located in an area with direct access to an arterial roadway.
7-G-14: Develop urban design and streetscape standards and guidelines to improve pedestrian environments and accessibility in new development projects and in Downtown.	**Consistent.** The City has adopted design standards which are specified in the RASP. The project is consistent with all applicable standards.

General Plan Goal or Policy	Preliminary Analysis
7-P-2: Use the adopted Regional and Local Transportation Impact Mitigation Fee ordinances to ensure that all new development pays an equitable pro-rata share of the cost of transportation improvements. Review the Traffic Impact Mitigation Fee schedule annually and update every five years at a minimum.	**Conditionally Consistent.** This program has been adopted by the City and will be implemented as a condition of approval on this project, as applicable.
7-P-4: Require that all traffic studies be conducted by professional transportation consultants selected by the Planning and Building and Engineering Departments, with the City acting as the lead agency. Ensure that all costs associated with the traffic study are paid by the applicant.	**Consistent.** Staff has determined that the proposed use would not generate more than 100 net new peak hour vehicle trips. Additionally, an addendum to the RASP EIR was prepared for the project and determined that the proposed project would not create a substantial impact on traffic and circulation beyond what was analyzed in the RASP EIR. The Addendum was prepared by a professional transportation consultant.
7-P-28: Encourage the extension of BART to Railroad Avenue within the median of State Route 4. Cooperate with BART and regional agencies to develop station area plans and transit-oriented development patterns.	**Consistent.** The RASP has been adopted and promotes transit-oriented development around the Pittsburg Center BART Station. The RASP calls for higher-density development in and around the Pittsburg Center BART Station. Much of the new development proposed is multi-family or small lot development, leaving residents little room for storage of personal items. The proposed use would help address this need by providing high-quality storage options for residents in the area.
7-P-34: As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development.	**Consistent.** The proposed project includes widening sidewalks along the project frontage to 10 feet and the installation of bicycle racks.
7-P-39: Ensure that residential and commercial developments provide pedestrian pathways between lots for direct routes to commercial centers, schools, and transit facilities.	
7-P-40: Ensure provision of sufficiently wide sidewalks and pedestrian paths in all new residential development.	
7-P-45: During review of development projects, encourage secure bicycle facilities and other alternative transportation facilities at employment sites, public facilities, and multi-family residential complexes.	
Resource Conservation Element	
9-G-8: Ensure that soil and groundwater pollution is addressed during redevelopment and reuse projects.	**Conditionally Consistent**. Staff is recommending a condition be added to require the developer submit additional engineering studies as deemed necessary by the City Engineer

General Plan Goal or Policy	Preliminary Analysis
9-P-1: Ensure that development does not substantially affect special status species, as required by State and federal agencies and listed in Table 9-1. Conduct assessments of biological resources as required by CEQA prior to approval of development within habitat areas of identified special status species, as depicted in Figure 9-1.	**Conditionally Consistent.** The proposed project would be required to comply with all applicable mitigation measures identified within the RASP EIR, including conducting biological surveys as necessary prior to ground disturbing activities.
9-P-21: As part of project review and CEQA documentation, require an assessment of downstream drainage (creeks and channels) and City storm-water facilities impacted by potential project runoff.	**Consistent.** As part of project review, staff has reviewed the applicant's plans for stormwater control.
9-P-29: Cooperate with the Bay Area Air Quality Management District to achieve emissions reductions for ozone and its precursor, PM-10.	**Conditionally Consistent.** The proposed project would be required to comply with all applicable mitigation measures identified within the RASP EIR, including implementation of best management practices (BMPs) for dust control during construction.
9-P-30: Cooperate with Bay Area Air Quality Management District to ensure compliance with dust abatement measures during construction.	
9-P-40: In accordance with State law, ensure the preparation of a resource mitigation plan and monitoring program by a qualified archeologist in the event that archeological resources are uncovered.	**Conditionally Consistent.** The proposed project would be required to comply with all applicable mitigation measures identified within the RASP EIR, including measures for identifying archeologically significant resources and halting activities as necessary.
9-P-41: If archeological resources are found during ground-breaking for new urban development, halt construction immediately and conduct an archeological investigation to collect all valuable remnants	
Health and Safety Element	
10-G-1: Minimize risk to life and property from geologic and seismic hazards.	**Conditionally Consistent.** The proposed project would be mandated to meet all the requirements of the City's Engineering and Building Divisions.
10-G-2: Establish procedures and standards for geotechnical review of projects located in areas of steep slopes, unstable soils, or other geologic or seismic risks.	
10-G-3: Minimize the potential for soil erosion by wind and storm water runoff.	
10-G-4: Mitigate potential seismic hazards, including land sliding and liquefaction, during the design and construction of new development.	
10-G-7: Locate development outside of flood-prone areas unless mitigation of flood risk is assured.	
10-G-8: Ensure that new development mitigates impacts to the City's storm drainage capacity from storm water runoff in excess of runoff occurring from the property in its undeveloped state.	

General Plan Goal or Policy	Preliminary Analysis
10-P-5: Ensure that Bay Area Air Quality Management District requirements are implemented around construction sites to reduce wind velocity and soil transport at the sites.	**Conditionally Consistent.** The proposed project would be required to comply with all applicable mitigation measures identified within the RASP EIR, including implementation of best management practices (BMPs) for dust control during construction.
10-P-6: Encourage the use of water-sprinkling trucks at large construction sites to keep the exposed soil moist during construction.	
10-P-16: Ensure compliance with the current Uniform Building Code during development review. Explore programs that would build incentives to retrofit unreinforced masonry buildings.	**Conditionally Consistent.** The proposed project would be mandated to meet all requirements of the California Building Code.
Public Facilities Element	
11-G-1: Available water supply and distribution capacity should grow proportionally with development patterns and water usage trends. Update City's Water Master Plan to implement General Plan growth projections.	**Conditionally Consistent.** The proposed project would occupy a previously developed site where water and sewer facilities are in existence. The developer would be required to pay any additional connections fees required by the Contra Costa Water District and Delta Diablo.
11-G-2: Continue to implement water conservation policies to ensure adequate supplies of water in the future.	**Consistent.** The proposed landscaping would be drought tolerant in order to reduce water needs.
11-G-6: Continue reduction and recycling efforts within the City to divert increasingly larger portions of the waste stream from local landfills.	**Consistent.** The proposed project would include a new trash enclosure which would be sided to house separate refuse and recycling facilities.
11-G-7: Manage solid waste so that State diversion goals are met.	
11-P-7: Ensure that new residential, commercial, and industrial development equitably shares costs associated with providing water services to areas of urban expansion within the Planning Area.	**Conditionally Consistent.** The proposed project would occupy a previously developed site where water and sewer facilities are in existence. The developer would be required to pay any additional connections fees required by the Contra Costa Water District and Delta Diablo.
11-P-18: Ensure that new residential, commercial, and industrial development equitably share costs associated with providing wastewater services to areas of urban expansion within the Planning Area.	
11-P-19: Support the implementation of program tasks within the Source Reduction and Recycling Element.	**Consistent.** The proposed project would include a new trash enclosure which would be sided to house separate refuse and recycling facilities.
11-P-23: Encourage builders to incorporate interior and exterior storage areas for recyclables into new or remodeled residential, commercial, and industrial structures.	
11-P-29: Ensure adequate road widths in new development for fire response trucks, per the subdivision regulations.	**Consistent.** The proposed project would provide adequate access for Fire personnel and equipment.

General Plan Goal or Policy	Preliminary Analysis
11-P-33: As a condition of approval, ensure that all new and redevelopment projects underground utility lines on and adjacent to the site.	**Conditionally Consistent.** Staff is working with the developer to negotiate a plan for undergrounding above-ground power lines adjacent to the project site.
Noise Element	
12-G-1: Protect public health and welfare by eliminating or minimizing the effects of existing noise problems, and by preventing increased noise levels in the future.	**Consistent.** The existing storage facility provides a buffer between the Stone Harbour Subdivision and the traffic on California Avenue and State Route 4. The taller, better insulated building proposed would further reduce noise impacts to the neighboring community.
12-G-2: Encourage criteria such as building design and orientation, wider setbacks, and intense landscaping in lieu of sound walls to mitigate traffic noise along all major corridors, except along State Route 4.	

Attachment 6
Applicable Railroad Avenue Specific Plan Goals and Policies
Public Storage Redevelopment (525 California), AP-18-1315 (RZ, DR, TRP)

Goal/Policy	Preliminary Analysis
Land Use	
Goal 3-G-1: Maximize the benefit of the proposed eBART Station and other transit options and increase ridership by creating a high density, mixed-use community around the potential station site and by integrating the area with the surrounding neighborhoods.	**Consistent.** The RASP calls for higher-density development in and around the Pittsburg Center BART Station. Much of the new development proposed is multi-family or small lot development, leaving residents little room for storage of personal items. The proposed use would help address this need by providing high-quality storage options for residents in the area.
Goal 3-G-2: Preserve the character of existing residential neighborhoods and enhance their connections to each other and the transit hub area.	**Consistent.** While not a residential development, the proposed rezoning would not modify any residential land uses or otherwise decrease the amount of land available for residential uses in the East Central Subarea. Additionally, the proposed project includes widening sidewalks along the project frontage to 10 feet and the installation of bicycle racks.
Policy 3-P-1: Create a vibrant, mixed use, transit-oriented development district nearest the proposed eBART Station.	**Consistent.** The RASP calls for higher-density development in and around the Pittsburg Center BART Station. Much of the new development proposed is multi-family or small lot development, leaving residents little room for storage of personal items. The proposed use would help address this need by providing high-quality storage options for residents in the area.
Policy 3-P-2: Foster an engaging and active street environment.	**Consistent.** The proposed project would provide faux fenestration along the street frontage, mimicking an office or retail building, that would give the illusion of “eyes on the street” and, along with the widened sidewalk, create a more comfortable pedestrian experience.
Policy 3-P-4: Provide services and amenities that meet the needs of transit riders, local residents, employees, students and visitors such as childcare, education and job skills services, community centers, healthcare services, and neighborhood serving retail in close proximity to the eBART Station.	**Consistent.** The RASP calls for higher-density development in and around the Pittsburg Center BART Station. Much of the new development proposed is multi-family or small lot development, leaving residents little room for storage of personal items. The proposed use would help address this need

Policy 3-P-5: Provide land uses that accommodate both City-wide and locally-oriented retail opportunities for different consumers to patronize within the Specific Plan Area.	by providing high-quality storage options for residents in the area.
Policy 3-P-12: Allow minor deviations from the designated land uses provided that the intent of the predominant land use designation is maintained. Where uncertainty exists regarding the interpretation of a provision of this document to a specific site, the Zoning Administrator shall determine the intent of the provision.	**Consistent.** The applicant has requested, as part of the rezone, that "Warehousing and Storage, Limited," be added as a permitted use in order to eliminate the site's legal on-conforming status.
Design and Development	
Goal 4-G-1: Provide a safe and inviting pedestrian environment to draw people to and from the eBART Station.	**Consistent.** The proposed project would provide faux fenestration along the street frontage, mimicking an office or retail building, that would give the illusion of "eyes on the street" and, along with the widened sidewalk, create a more comfortable pedestrian experience.
Goal 4-G-2: Celebrate the station area as a major gateway to the City.	**Consistent/Conditionally Consistent.** The proposed project would redevelop and enhance the aesthetic value of an existing mini-storage facility located at the predominant entry point for westbound State Route 4 traffic. Additionally, a proposed condition of approval would require the developer fund the construction of a monument sign welcoming and providing directional signage to automobiles using the Railroad Avenue/Harbor Street offramp.
Goal 4-G-3: Promote high quality development that is socially and environmentally sustainable.	**Consistent.** The proposed project would redevelop and enhance the aesthetic value of an existing mini-storage facility located at the predominant entry point for westbound State Route 4 traffic and would be required to meet applicable green building code requirements.

Policy 4-P-1: Require high quality, pedestrian-friendly design and a high level of transparency along street fronts and pathways to activate the street environment, promote social interaction and support crime prevention.	**Consistent.** The proposed project would provide faux fenestration along the street frontage, mimicking an office or retail building, that would give the illusion of "eyes on the street" and, along with the widened sidewalk, create a more comfortable pedestrian experience.
Policy 4-P-3: Provide high quality wayfinding signage throughout the Specific Plan Area.	**Conditionally Consistent.** A proposed condition of approval would require the developer fund the construction of a monument sign welcoming and providing directional signage to automobiles using the Railroad Avenue/Harbor Street offramp.
Policy 4-P-7: Require all new development located near a roadway that produces noise levels greater than 65 dbA to have an acoustical analysis prepared by a qualified acoustical engineer to ensure all feasible site planning and architectural design measures are incorporated to reduce interior noise levels to a maximum of 45 dbA (Mitigation Measure NO-3.1).	**Consistent.** The existing self-storage facility has exterior roll-up–style doors, whereas the proposed facility would have interior access units, with each unit behind two doors (the exterior door to the lobby, and the door between the lobby and the access hallway to the units). Therefore, the project would not be expected to substantially increase ambient noise.
Community Resource	
Goal SP5-G-1: Provide a range of parks, open spaces and public facilities in the Specific Plan Area to meet the diverse needs of residents, employees, students and visitors.	**Conditionally Consistent.** A proposed condition of approval would require the developer fund the construction of a monument sign welcoming and providing directional signage to automobiles using the Railroad Avenue/Harbor Street offramp.
Policy SP5-P-1.2: Require new development to provide land or funding to help create a strong network of parks, plazas and pathways.	
Policy SP5-P-3.1: Install street furniture that improves the transit rider's experience, including bus shelters, seats, and informational signage.	
Transportation and Circulation	
Goal 6-G-1: Make the Specific Plan Area a walkable center at the crossroads of the Pittsburg community.	**Consistent.** The proposed project would provide faux fenestration along the street frontage, mimicking an office or retail

Policy 6-P-1: Encourage walking, bicycling and other non-motorized modes of transportation by providing clearly defined, generous, safe and enjoyable routes for pedestrians and cyclists.	building, that would give the illusion of “eyes on the street” and, along with the widened sidewalk, create a more comfortable pedestrian experience.
Policy 6-P-2: Create a program of wayfinding signage for common destinations throughout the City and Specific Plan Area.	**Conditionally Consistent.** A proposed condition of approval would require the developer fund the construction of a monument sign welcoming and providing directional signage to automobiles using the Railroad Avenue/Harbor Street offramp.
Policy 6-P-3: Provide wide sidewalks (a minimum of six-feet wide in residential areas and ten feet in commercial areas) to enhance the pedestrian experience.	**Consistent.** The proposed project would include widening the sidewalks adjacent to the project site to 10 feet.
Policy 6-P-5: Minimize the perception of walking distances between key destinations by mixing uses and providing streetscape amenities.	**Consistent.** The proposed project would provide faux fenestration along the street frontage, mimicking an office or retail building, that would give the illusion of “eyes on the street” and, along with the widened sidewalk, create a more comfortable pedestrian experience.
Policy 6-P-7: Design the public realm and rights-of-way for universal design and Americans with Disabilities Act (ADA) compliance to meet or exceed guidelines set by the Division of the State Architect.	**Conditionally Consistent.** The proposed project would be required to meet all ADA and accessible design improvements required by the City of Pittsburg Municipal Code and California Building Code.
Policy 6-P-8: Include accessible design improvements, such as appropriately placed curb cuts, audible pedestrian-crossing signals, maximum pathway grades, generous walkway width and areas for rest.	
Policy 6-P-9: Incorporate traffic calming techniques such as wide sidewalks, narrow streets, bulb outs, on-street parking, and other strategies throughout the Transit Village, Civic Center and High School Village sub-areas.	**Consistent.** The proposed project would include widening the sidewalks adjacent to the project site to 10 feet.
Utilities and Infrastructure	

Goal 7-G-2: Encourage new development within the Specific Plan Area to incorporate energy efficient and sustainable building principles.	**Consistent/Conditionally Consistent.** The proposed project would be required to meet applicable green building code requirements. Additionally, the project would provide over 30 new trees to help shade the parking area and reduce the heat island effect. The proposed faux fenestration would not actually allow light or heat into, or to escape, the majority of the building, helping reduce HVAC costs.
Policy 7-P-2: Promote building design that improves energy efficiency by incorporating natural cooling and passive solar heating where possible. This may include extended eaves, window overhangs, awnings and tree placement for natural cooling and building and window orientation to take advantage of passive solar heating.	
Policy 7-P-5: Encourage developers to utilize low-impact development (LID). LID addresses stormwater treatment through small, cost-effective landscape features located at the site level. These landscape features, known as Integrated Management Practices (IMPs), are the building blocks of LID. IMPs include planter strips, rooftop gardens, planter boxes, and pervious concrete pavers.	**Consistent.** The proposed project would utilize numerous on-site bioretention areas to control stormwater onsite and help implement LIDs within the City.
Policy 7-P-7: New projects shall incorporate water conservation measures including but not limited to low flow showers and toilets, low flow and gray water irrigation systems and the use of drought tolerant landscaping.	**Consistent.** The proposed project would not include a large number of bathrooms, kitchens, or other in-building water uses where large amounts of water would be consumed. However, the proposed new landscaping would be drought-tolerant, reducing the overall water need for the site.
Policy 7-P-8: Ensure that all commercial and residential development includes trash enclosures that can accommodate receptacles for garbage, recycling and green and food waste collection when it is available from Pittsburg Disposal on a city-wide basis.	**Consistent.** The proposed project would include the construction of a new masonry trash enclosure sized to handle recycling and solid waste. The new enclosure would be designed to match the new main building, and would be located near the main

Policy 7-P-9: Trash enclosures shall be constructed of masonry material with self-enclosing doors, a roof and a second access in accordance with Title 18 of the PMC. All enclosures shall be constructed of high-quality materials, and the design and color shall be coordinated with the proposed development. Where feasible, consider designing the main structure to house the trash/recycling enclosure rather than designing the trash enclosure as a separate, stand along building	structure, rather than near a rear or side yard.
Policy 7-P-11: Ensure that all new and redevelopment projects underground utility lines on and adjacent to the site.	**Conditionally Consistent.** A proposed condition of approval would require the applicant underground a portion of the utility lines adjacent to the project frontage.

Attachment 7
Applicable RASP Land development Standards
Public Storage Redevelopment (525 California), AP-18-1315 (RZ, DR, TRP)

Development Regulations: *TOD-M Land Use*	**Requirement:**	**Proposed Project:**
Residential Density (units/acre)	30 (min.) – 65 (max.)	N/A. The applicant has not proposed any residential units.
Min. Building Height	25 ft.	37 ft.
Max Building Height	40 ft.	40 ft.
Minimum Number of Stories	2	3
Maximum Floor Area Ratio	1.75*	1.75
Min. Ground Floor Commercial Ceiling Height	10 ft.*	10 ft.
Front Yard Setback**	0-15 ft.	13.3 ft.
Side Yard Setback	N/A	N/A
Rear Yard Setback	15 ft.	29.83 ft.
Min. Site Landscaping	10%	11.3%
Parking Lot Trees (requirement: 1 tree for every 4 parking spaces)	4 trees	5 trees***
Commercial Parking (1 space / 333 S.F. of floor space maximum)	455 (max)	16
Residential Parking	1 (min.) to 1.5 (max.)	N/A
Bicycle Parking (requirement: 1 space for every 2,500 s.f. of floor area)	60 spaces	4 spaces****
Parking areas screened from ROW	Yes	Yes

* These development standards reflect requested amendments.
** Staff has determined a setback is warranted to allow for wayfinding signage to be placed adjacent to the right of way.
*** Number of trees directly adjacent to parking lot area(s).
**** Staff has determined that due to the low volume of traffic, only four public bicycle parking spaces are warranted. Additionally, each unit may function as a bicycle storage facility.

Attachment 8
RASP Architecture and Design Guidelines
Public Storage Redevelopment (525 California), AP-18-1315 (RZ, DR, TRP)

Design Criteria	Meets Criteria?
TOD-M: Use landscaping and other treatments such as low fences, porches, unique paving materials, low gates, or other defining elements to clearly delineate private open space to promote a sense of ownership. *(Landscaping Requirements, pg.86)*	**Not applicable.** The proposed project does not include any residential or commercial areas where a sense of ownership is warranted.
TOD-M: Use stamped and/or colored concrete or other decorative material to provide clearly-delineated pedestrian-friendly pathways throughout surface parking lots. *(Landscaping Requirements, pg.86)*	**Not applicable.** All parking areas are adjacent to the proposed structure, and thus pedestrians will not be required to cross a drive aisle to access the building.
TOD-M: Locate parking lot trees and landscaping either in a center median between rows of parking stalls and/or in landscaped planters placed throughout the parking lot. Planters less than three feet wide, excluding curbs and walls, are prohibited. *(Landscaping Requirements, pg.86)*	**Consistent.** Parking lot tress are located within landscaped planters placed throughout the parking lot.
TOD-M: Incorporate permeable surfaces and pavers for parking lots, driveways and alleys where feasible. *(Landscaping Requirements, pg.86)*	**Not feasible.** The proposed project provides very few parking areas, which may be accessed often by trucks or other vehicles that would damage permeable pavers.
4.5.1: Maximize the number of units and building entries fronting the street.	**Consistent.** While the use would have only one entry facing the street, the proposed building has been designed to give the appearance of multiple street-adjacent entryways.
4.5.2: Orient building and store entrances to the street with maximized storefront transparency through inclusion of windows, doors, or outdoor areas incorporated into the structure.	
4.5.3: There shall be at least 70% transparency for ground level retail uses and a minimum of 60% transparency for ground level office uses.	**Consistent.** Staff has worked with the developer to provide the maximum amount of transparency possible along the ground floor. In lieu of additional ground floor transparency, staff has requested the developer add additional transparency to second and third floors at building corners and center to help mimic an office building and articulate entry points.

4.5.4: Emphasize the primary entry of buildings (e.g. Entrance lobby) with special architectural elements.	**Consistent.** The main entry (as well as other areas meant to mimic an entryway) are highlighted with metal panels and additional glazing to articulate entry points.
4.5.5: All building facades, including parking garages, facing public rights-of-way shall engage the pedestrian through well-articulated building facades by incorporating elements such as cornices, lintels, sills, awnings, fenestration, varied materials and colors, columns and other architectural elements and features.	
4.5.6: Residential buildings shall incorporate porches, stoops, and balconies to provide variation on all elevations.	**Not applicable.** The proposed project does not include any residential units.
4.5.7: Prohibit expanses of blank wall in excess of 10-feet along any portion of a building visible from public right-of-way or a parking facility. Where this is necessary due to interior layout of the building, the structure shall contain a mural, display, window box or other decorative element to break up the massing.	**Consistent.** The developer has proposed using a variety of materials, including stucco, two types of masonry, and glass fenestration to help break up large expanses of blank walls visible from the right-of-way.
4.5.8: Use varied materials, forms and colors on buildings to provide visual interest to break up the massing of the structures and to provide visual interest to pedestrians.	
4.5.9: Step back upper stories of buildings over three stories in height to mask building height and reduce massing on the street level.	**Not applicable.** The proposed building would be three stories tall.
4.5.10: Articulate front facades with windows, both along the ground floor and upper residential floors. Carry all exterior materials including veneer, finishes or materials utilized on the front of the structure around to all sides of the buildings.	**Consistent.** Staff has worked with the developer to provide the maximum amount of transparency possible along the ground floor. In lieu of additional ground floor transparency, staff has requested the developer add additional transparency to second and third floors at building corners and center to help mimic an office building and articulate entry points. Materials have been carried along all four building facades.

4.5.11: Incorporate outdoor stairs, railings, fences, gates, and other outdoor utilitarian elements that are decorative, painted or stained, composed of high quality materials, and architecturally compatible with the structure to which they are accessory.	**Consistent.** The applicant has proposed installing bicycle racks similar to those installed at the Multimodal Transfer Facility near the main office entry.
4.5.12: Incorporate variations in building elements including roof silhouettes, fenestration patterns and colors in adjoining residential units.	**Not applicable.** The proposed project does not include any residential units.
4.5.13: In areas classified Business Commercial, encourage the use of steel and corrugated metal as an accent material to define lintels, create awnings and enhance roof form. Wood and stucco should be used sparingly within industrial areas.	**Not applicable.** The proposed project is not in an area classified as Business Commercial.
4.5.14: All developments must provide a trash enclosure in accordance with Title 18 of the PMC. Shared trash enclosures are encouraged among adjacent uses provided that the enclosure is sized appropriately to handle the refuse and recycling needs of all uses.	**Consistent.** The proposed project would include the construction of a new masonry trash enclosure sized to handle recycling and solid waste.
4.5.15: Locate all utilities, utility boxes or equipment underground or on the roof and screened from view.	**Conditionally Consistent.** The proposed project includes roof-mounted equipment that would be screened by a parapet and roof screens as needed. Additionally, a proposed condition of approval would require the developer underground a portion of the overhead power lines adjacent to the project frontage.
4.5.16: Parking garages shall be developed as mixed-use structures with ground floor frontage along heavily utilized pedestrian pathways devoted to commercial uses.	**Not applicable.** The proposed project does not include any parking garages.
4.5.17: Private developments in the Transit Village and Civic Center sub-areas shall include publicly accessible greenways, trails and paths for pedestrians and bicyclists in accordance with the land use and circulation plans set forth in the Specific Plan.	**Not applicable.** The proposed project is not located within the Transit Village or Civic Center subareas.

4.5.18: Public bicycle parking lockers shall be installed on the ground floor of parking garages at a ratio of one bicycle parking locker per 50 parking spaces.	**Not applicable.** The proposed project does not include any parking garages.
4.5.19: Utilize ecologically conscious designs that include natural light, shade, and energy efficient materials.	**Consistent/Conditionally Consistent.** The proposed project would be required to meet applicable green building code requirements. Additionally, the project would provide over 30 new trees to help shade the parking area and reduce the heat island effect. The proposed faux fenestration would not actually allow light or heat into, or to escape, the majority of the building, helping reduce HVAC costs.
4.5.20: Projects should include sustainable site and building design elements such as improved insulation, operable windows, energy efficient lighting and appliances, solar energy sources built into the development, natural ventilation and permeable paving materials.	
4.5.21: The ground floor of live-work lofts shall not be used exclusively for storage of materials.	**Not applicable.** The proposed project does not include any residential or live/work units.
4.5.22: Residential developments located within 500 feet of a travel lane on State Route 4 shall have central heating, ventilation, and air conditioning (HVAC) systems with high efficiency filters. Air intake systems for the HVAC systems shall be located as far away from the roadway as possible and shall include an ongoing HVAC maintenance plan.	**Not applicable.** The proposed project does not include any residential units.
4.5.23: All residential projects must comply with development standards and amenities applicable to all multi-family residential and senior projects set forth in Chapter 18.52, Residential Districts, of the PMC unless otherwise specified within the Specific Plan.	

4.5.24: All fences in the Transit Village, Civic Center, High School Village, Industrial/Mixed Use and Railroad Avenue Retail Corridor shall comply with the height standards for commercial and residential uses (where applicable) set forth in Chapter 18.84, Special Land Use Regulations Applicable to Specific Uses, in the PMC. Wrought iron and wood fencing is encouraged in these sub-areas. Chain-link fencing is permitted at the discretion of the City Planner, and must be vinyl clad in a dark color material with winged slats. Razor wire and barbed wire are not permitted within any of these sub-areas.	**Consistent.** All fences would comply with the height standards for commercial and residential uses (where applicable) set forth in Chapter 18.84.
4.5.25: All accessory structures and accessory dwelling units must comply with applicable standards set forth in Title 18 of the PMC.	**Consistent.** All accessory structures would comply with the applicable standards set forth in Title 18 of the PMC.
4.5.26: Greenways, trails, and paths for pedestrians and bicyclists that are incorporated into site design and development shall not be fenced, gated or hidden by the wall of a building in such a manner to eliminate the visual connection from the street, public right-of-way, and/or buildings and the greenway, trail and/or path. Structures adjacent to greenways, trails and/or paths shall incorporate balconies and windows to overlook the paths, and all effort shall be made to allow visual connections through and along the paths.	**Not applicable.** The proposed project does not propose any greenways, trails, and paths for pedestrians and bicyclists.

Attachment 9
Design Review and Development Guidelines
Public Storage Redevelopment (525 California), AP-18-1315 (RZ, DR, TRP)

Design Review Guideline	Meets Guideline?
Commercial/Industrial	
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.	**Consistent.** The main parking area would be screened from view from the right-of-way along California Avenue by the proposed structure. The secondary parking area would be along the side of the building, slightly visible from California Avenue, though largely screened by the proposed building.
Provisions should be made for permanent shopping cart corrals in retail shopping centers.	**Not applicable.** The proposed structure would not house a use which would utilize shopping carts.
Existing trees on site should be incorporated into the project side design, unless waived by the City Planner or Planning Commission.	**Conditionally.** The proposed project would likely require the removal of multiple existing trees; however, the project also proposes to plant over 30 new trees, including 17 large, mature trees with a minimum 24-inch box.
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 Consistent.** The proposed project includes roof-mounted equipment that would be screened by a parapet and roof screens as needed. Additionally, a proposed condition of approval would require the developer underground a portion of the overhead power lines adjacent to the project frontage.
Projects with many buildings (greater than three) should have a variety of building sizes and masses.	**Not applicable.** The proposed project would include only one building.
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.	**Consistent.** The proposed structure contains elements which would serve to break up long, horizontal roof lines.

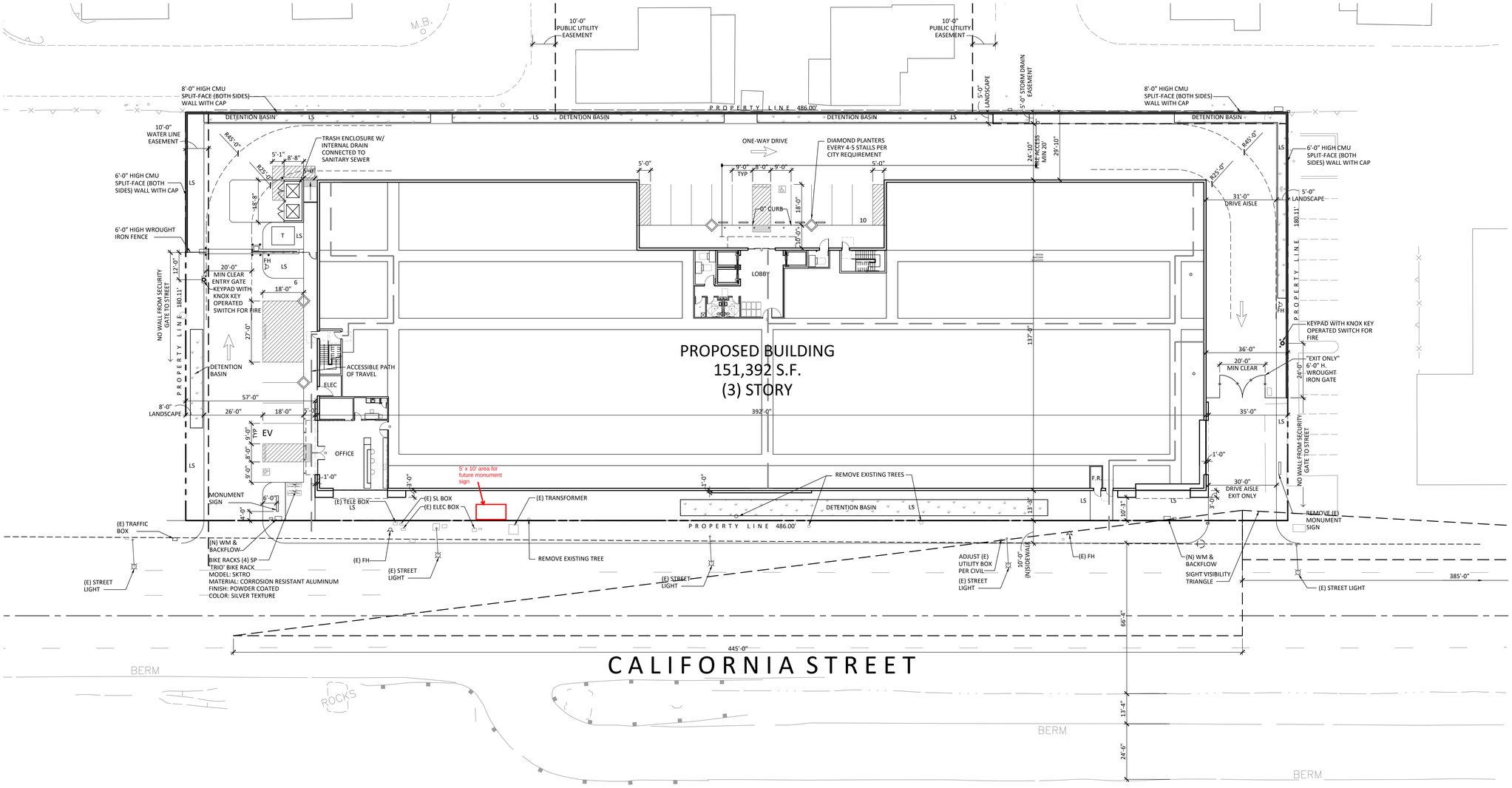
Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	**Consistent.** Staff has worked with the developer to provide the maximum amount of transparency possible along the ground floor. In lieu of additional ground floor transparency, staff has requested the developer add additional transparency to second and third floors at building corners and center to help mimic an office building and articulate entry points. Materials have been carried along all four building facades.
Building elevations (example: rear of shopping centers) visible from public right-of- ways should be addressed in design review and treated appropriately.	
A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors and architectural elements.	**Not applicable.** The proposed project is not located within an existing shopping center.
All roof mounted equipment should be screened completely from view from all public rights-of-way. A site-line study may be necessary to determine appropriate screening method.	**Consistent.** The proposed project includes roof-mounted equipment that would be screened by a parapet and roof screens as needed.
All Structures, including, but not limited to, “tilt-up” type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).	**Consistent.** Staff has worked with the developer to provide the maximum amount of transparency possible along the ground floor. In lieu of additional ground floor transparency, staff has requested the developer add additional transparency to second and third floors at building corners and center to help mimic an office building and articulate entry points.
Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	**Not applicable.**
Downspouts should be designed into the façade of the building unless architecturally treated.	**Consistent.** The proposed project plans note that all downspouts would be incorporated into the façade of the building.

Add murals, lattice or some other spaceframe type treatment to blank walls visible from public view.	**Not applicable.**
Prototype or “theme” architecture is discouraged.	**Consistent.** The proposed building design does not include what could be considered “theme” architecture.
New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	**Consistent.** The proposed project is architecturally-compatible with office buildings and general development in the area.
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).	**Consistent.** Staff has worked with the developer to provide the maximum amount of transparency possible along the ground floor.
Trash enclosures should include area for collection of recyclables.	**Consistent.** The proposed project would include the construction of a new masonry trash enclosure sized to handle recycling and solid waste.
Green Building Design Guideline	**Meets Guideline?**
Section D: Commercial / Industrial	
Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	**Conditionally.** A proposed condition of approval would require the entire roofing surface behind the building parapets be painted white to create a ‘cool roof.’
Roofs should host a renewable energy generation system appropriate to its natural resources (i.e. solar photovoltaic cells where there is ample sunlight, and low-profile wind energy generation turbines where wind currents are adequate). Renewable energy systems should be installed unless they are demonstrated to be cost prohibitive after considering their energy saving benefits over their lifetime.	

Roofs should be covered with a cool roof underneath any energy generation structures, and either a green/living roof or cool roof for uncovered portions.	
Uncovered rooftop expanses greater than 200 square feet should be designed to be strong enough to support rooftop gardens and other passive recreational uses for employees.	**Not applicable.** Due to the location and use of the project, staff has determined that a recreational rooftop is not warranted.
Urban heat island impacts may be minimized through the shading or paving material design choices. Recommended choices include renewable energy systems on carports, shade trees, underground parking, and open-grid pavement systems	**Consistent.** The project proposal includes numerous trees which will help to reduce the heat island effect.
Outdoor parking lots with more than 20 spaces and solar access over 75% of more of its surface area should install renewable energy systems on carport structures. The builder may arrange a power-purchase agreement where the energy system is funded and owned by a third party, as a way to alleviate initial cost burden.	**Not applicable.** The proposed project, combined with the previously approved project to the south, include only 16 spaces, and do not propose any carport structures.
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).	**Consistent.** The proposed project provides very few parking areas, which may be accessed often by trucks or other vehicles that would damage permeable pavers. All water runoff would be directed to vegetated swales.

Within parking lots, electric vehicle charging units should be made available to employees and patrons with electric vehicles. The parking spaces with charging units should be clearly marked with signs designating them for assigned employees or electric vehicle use only.	**Not feasible.** Staff has determined that due to the nature of the use, drivers of electric cars are unlikely to park at the facility for a period of time necessary to charge an electric car.
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.**
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.**
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.**

Street side building faces should encourage walking. No more than 40% of a building's street side length, or 50 feet, whichever is less, should be blank walls without doors or windows. Functional entries to buildings should occur at an average of 75 feet or less along sidewalk facing walls. Additional design techniques contained in the Downtown Design Guidelines that encourage walking, should also be utilized where applicable.	**Consistent.** The proposed project would provide faux fenestration along the street frontage, mimicking an office or retail building, that would give the illusion of "eyes on the street" and, along with the widened sidewalk, create a more comfortable pedestrian experience. Staff has worked with the developer to provide the maximum amount of transparency possible along the ground floor. In lieu of additional ground floor transparency, staff has requested the developer add additional transparency to second and third floors at building corners and center to help mimic an office building and articulate entry points.
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.	**Consistent.** The proposed project would include an additional four bicycle parking spaces.



PROJECT INFORMATION

PROJECT ADDRESS:	525 CALIFORNIA STREET, PITTSBURG, CA
SITE APN:	073-270-088-5
SITE AREA:	87,534 S.F. OR 2.01 ACRES
ZONE:	PD PLANNED DEVELOPMENT/
	RASP RAILROAD AVE. SPECIFIC PLAN
	TOD-M TRANSIT-ORIENTED DEV, MEDIUM
PROPOSED ZONE:	PD(O) PLANNED DISTRICT W/ LTD. OVERLAY
USE:	SELF-STORAGE
FLOOR AREA RATIO ALLOWED:	1.00
F.A.R. PROPOSED:	1.75
LOT COVERAGE MAX:	NO REQUIREMENT
LOT COVERAGE PROPOSED:	57.65%
SETBACKS REQUIRED:	
FRONT:	0'-15'
SIDE:	0'-0'
REAR:	10'-0"
SETBACKS PROVIDED:	
FRONT:	10'-3"
SIDE (WEST):	57'-0"
SIDE (EAST):	35'-0"
REAR:	29'-10"
HEIGHT MAXIMUM:	40'-0"
HEIGHT PROPOSED:	40'-0"
LANDSCAPE REQ'D:	MINIMUM 10% OF LOT = 8,753 S.F.
LANDSCAPE PROVIDED:	9,860 S.F. OR 11.3%

BUILDING AREA

EXISTING BLDG(S) TO BE DEMO'ED:	48,438 S.F.
EXISTING BLDG A:	18,279 S.F.
EXISTING BLDG B:	17,427 S.F.
EXISTING BLDG C:	12,732 S.F.
PROPOSED BUILDING:	
1ST FLOOR OFFICE:	1,301 S.F.
1ST FLOOR STORAGE:	49,163 S.F.
2ND FLOOR STORAGE:	50,464 S.F.
3RD FLOOR STORAGE:	50,464 S.F.
TOTAL:	151,392 S.F.

PARKING ANALYSIS

PROPOSED BLDG PARK'G REQ'D:	
MINIMUM # OF PARKING SPACES	NO MINIMUM REQUIRED
MAXIMUM # OF PARK'G SPCAES 1 SP/333 SF	151,392 S.F./333 S.F. = 455 SP MAXIMUM
TOTAL PARKING REQ'D:	455 SP
CAL GRN EV PRKG REQ'D:	1
ADA PARKING REQ'D:	1
PARKING PROVIDED:	
ADA VAN:	1 SP
ADA CAR:	1 SP
EV PRKG:	1 SP
STANDARD:	13 SP
TOTAL:	16 SP
CAL GREEN BICYCLE PARKING REQ'D:	
5% OF ADDED STALLS	1 SP
TOTAL:	1 SP
BICYCLE PARKING PROVIDED:	4 SP

CITY OF PITTSBURG NOTES:

1. ALL TRASH ENCLOSURES SHALL INCLUDE 6 FT. WALLS AND A ROOF DESIGNED WITH MATERIALS WHICH ARE COMPATIBLE IN COLOR, TEXTURE AND APPEARANCE WITH THE MAIN STRUCTURE. THE ENCLOSURE MUST HAVE OPAQUE GATES WHICH HAVE AN OPENING SUFFICIENT TO PERMIT REMOVAL AND REPLACEMENT OF STANDARD COMMERCIAL SIZE TRASH BINS (PMC 18.56.090 & 18.80.035)
2. ALL AIR CONDITIONING UNITS (IN PRIVATE AND COMMON AREAS), UTILITY BOXES, TRANSFORMERS, BACKFLOW PREVENTERS, METERS AND JUNCTION BOXES SHOULD BE UNDERGROUNDED WHENEVER POSSIBLE, OR SUBSTANTIALLY SCREENED FROM VIEW BY WAY OF A PERMANENT SCREEN OR APPROPRIATELY SIZE PLANT MATERIAL
3. A LIGHTING AND PHOTOMETRIC ANALYSIS MAY BE REQUIRED TO ENSURE LIGHT FROM THE PROJECT DOES NOT SPILL OVER INTO NEIGHBORING RESIDENCES
4. COPPER PRODUCTS OR PRODUCTS WHICH CONTAIN COPPER MATERIALS SHALL NOT BE USED IN BUILDING FINISHES

BUILDING CODE ANALYSIS

APPLICABLE BUILDING CODES

BUILDING CODE:	2016 CALIFORNIA BUILDING CODE
MECHANICAL CODE:	2016 CALIFORNIA MECHANICAL CODE
PLUMBING CODE:	2016 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE:	2016 CALIFORNIA ELECTRICAL CODE
ENERGY CODE:	2016 CALIFORNIA ENERGY CODE
FIRE CODE:	2014 CALIFORNIA FIRE CODE
GREEN BUILDING CODE:	2016 GREEN BUILDING STANDARDS CODE

BUILDING AREA QUALIFICATION EQUATIONS

AA = [AT + (NS x IF)] x SA (EQUATION 5-3)
AA = ALLOWABLE AREA (S.F.)
AT = ALLOWABLE AREA FACTOR (TABLE 506.2)
NS = ALLOWABLE AREA FACTOR FOR NON-SPRINKLERED BLDG. (TABLE 506.2)
IF = AREA FACTOR INCREASE DUE TO FRONTAGE INCREASE (%)
SA = 3 UNLESS PART OF GROUP A, E, H, I, L or R

IF = [F/P - 0.25] W/30 (EQUATION 5-5)
IF = AREA FACTOR INCREASE DUE TO FRONTAGE
F = BUILDING PERIMETER THAT FRONTS ON PUBLIC WAY OR OPEN SPACE HAVING A MINIMUM DIST. 20'-0"

PROPOSED BUILDING

BUILDING CLASSIFICATION:

OCCUPANCY GROUP:	S-1 - STORAGE
CONSTRUCTION TYPE	III-B
FIRE SPRINKLERS:	YES
ROOFING CLASSIFICATION:	CLASS A

ALLOWABLE HEIGHT

ALLOWABLE HEIGHT =	75' FULLY SPRINKLERED (TABLE 504.3)
PROPOSED BUILDING HEIGHT =	40'-0"
ALLOWABLE # OF STORIES ABOVE GRADE PLANE =	3 STORIES ALLOWED (TABLE 504.4)

BUILDING QUALIFICATION:

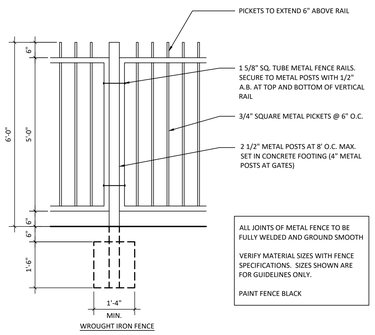
F = 137'+137'+392' = 666'
P = 137'+137'+392'+392' = 1,058'
W = 30'
IF = (666' / 1,058' - .25) 30' / 30' = .38
SA = 3

AA = [52,500 S.F. + (17,500 S.F. x .38)] x 3
AA = 177,423 S.F.
177,423 S.F. > 151,392 S.F.

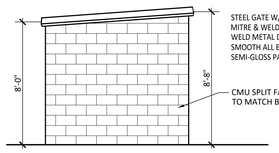
PROPOSED STORAGE UNITS

TOTAL STORAGE AREA: 151,392 S.F.

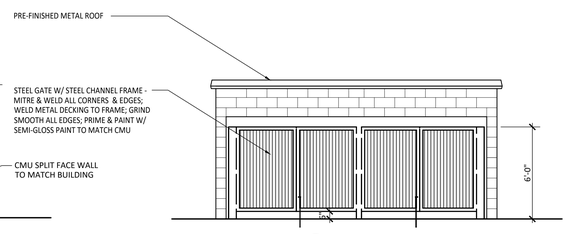
151,392 S.F. x 73% EFFICIENCY = 110,516.16
110,516.16/ 100 S.F. AVG. UNIT = APPROXIMATELY 1,105 STORAGE UNITS



WROUGHT IRON FENCE



1 TRASH ENCLOSURE SIDE ELEVATION



2 TRASH ENCLOSURE FRONT ELEVATION

FIRE DISTRICT NOTES

1. ACCESS ROADWAYS SHALL BE ALL-WEATHER (PAVED) SURFACES, OF NOT LESS THAN 20' UNOBSTRUCTED WIDTH AND NOT LESS THAN 13'-6" OF VERTICAL CLEARANCE, TO WITHIN 150' OF TRAVEL DISTANCE TO ALL PORTIONS OF THE EXTERIOR WALLS OF EVERY BUILDING. ACCESS SHALL HAVE A MIN. OUTSIDE TURN RADIUS OF 45' AND MUST BE CAPABLE OF SUPPORTING THE IMPOSED FIRE APPARATUS LOADING OF 37 TONS (503) CFC

ACCESS ROADS LESS THAN 28' UNOBSTRUCTED WIDTH SHALL HAVE SIGNS POSTED OR CURBS PAINTED RED WITH "NO PARKING - FIRE LANE". ACCESS ROADS 28' OR GREATER, BUT LESS THAN 36' UNOBSTRUCTED WIDTH SHALL HAVE "NO PARKING - FIRE LANE" SIGNS POSTED, ALLOWING FOR PARKING ON ONE SIDE ONLY OR CURBS PAINTED RED WITH "NO PARKING - FIRE LANE". PARKING IS PERMITTED ONLY ON THE SIDE OF THE ROAD THAT DOES NOT HAVE HYDRANTS (503.3) CFC

2. NOT USED

3. THE DEVELOPER SHALL SUBMIT A MIN. (2) COPIES OF SITE IMPROVEMENT PLANS INDICATING ALL EXISTING OR PROPOSED HYDRANT LOCATIONS & FIRE APPARATUS ACCESS FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A BUILDING PERMIT (501.3) CFC

4. EMERGENCY APPARATUS ACCESS ROADS AND HYDRANTS SHALL BE INSTALLED, IN SERVICE, AND INSPECTED BY THE FIRE DISTRICT PRIOR TO CONSTRUCTION OR COMBUSTIBLE STORAGE ON SITE (501.4) CFC. NOTE: A TEMPORARY AGGREGATE BASE OR ASPHALT GRINDINGS ROADWAY IS NOT CONSIDERED AN ALL-WEATHER SURFACE FOR EMERGENCY APPARATUS ACCESS. THE FIRST LIFT OF ASPHALT CONCRETE PAVING SHALL BE INSTALLED AS THE MINIMUM ROADWAY MATERIAL AND MUST BE ENGINEERED TO SUPPORT THE DESIGNATED GROSS VEHICLE WEIGHT OF 22/37 TONS.

5. ACCESS GATES FOR FIRE DISTRICT APPARATUS SHALL BE A MINIMUM OF 20-FT WIDE. ACCESS GATES SHALL SLIDE HORIZONTALLY OR SWING INWARD AND SHALL BE LOCATED A MINIMUM OF 30-FT FROM THE STREET. ELECTRICALLY OPERATED GATES SHALL BE EQUIPPED WITH A KNOX COMPANY KEY-OPERATED SWITCH ON BOTH ENTRY AND EXIT SIDE. MANUALLY OPERATED GATES SHALL BE EQUIPPED WITH A NONCASE HARDENED LOCK OR APPROVED FIRE DISTRICT LOCK. CONTACT THE FIRE DISTRICT FOR INFORMATION ON ORDERING THE KEY-OPERATED SWITCH (D103.5) CFC

6. THE DEVELOPER SHALL PROVIDE AN ADEQUATE AND RELIABLE WATER SUPPLY FOR FIRE PROTECTION WITH A MINIMUM FIRE FLOW OF 4000 GPM. REQUIRED FLOW SHALL BE DELIVERED FROM NOT MORE THAN 4 HYDRANTS FLOWING SIMULTANEOUSLY FOR A DURATION OF 240 MINUTES WHILE MAINTAINING 20-POUNDS RESIDUAL PRESSURE IN THE MAIN (508.1). (B105) CFC.

7. THE DEVELOPER SHALL PROVIDE TRAFFIC SIGNAL PRE-EMPTION SYSTEMS (OPTICOM) ON ANY NEW OR MODIFIED TRAFFIC SIGNALS INSTALLED WITH THIS DEVELOPMENT (21351) CVC

8. PREMISES IDENTIFICATION SHALL BE PROVIDED. SUCH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE A MINIMUM OF FOUR INCHES HIGH WITH 3/4-INCH STROKE OR LARGER AS REQUIRED TO BE READILY VISIBLE FROM THE STREET (505.1) CFC, (501.2) CBC, FPS-008

9. THE DEVELOPER SHALL SUBMIT A MINIMUM OF (3) COMPLETE SETS OF PLANS & SPECIFICATIONS OF THE SUBJECT PROPOERTY, INCLUDING ANY OF THE FOLLOWING REQUIRED BUILT-IN FIRE PROTECTION SYSTEMS, TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH THE MINIMUM REQUIREMENTS RELATED TO FIRE AND LIFE SAFTEY. PLAN REVIEW FEES WILL BE ASSESSED AT THAT TIME (901.2) CFC, (108.4.1) CBC

A. PRIVATE UNDERGROUND FIRE SERVICE WATER MAINS
C. FIRE SPRINKLERS
D. FIRE ALARM

Public Storage

525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPTUAL SITE PLAN

05.18.18

NORTH

0 5' 10' 20' 40'
scale: 1" = 20'-0"

SHEET 2

KSP STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771

KSP PROJECT NO. 20397

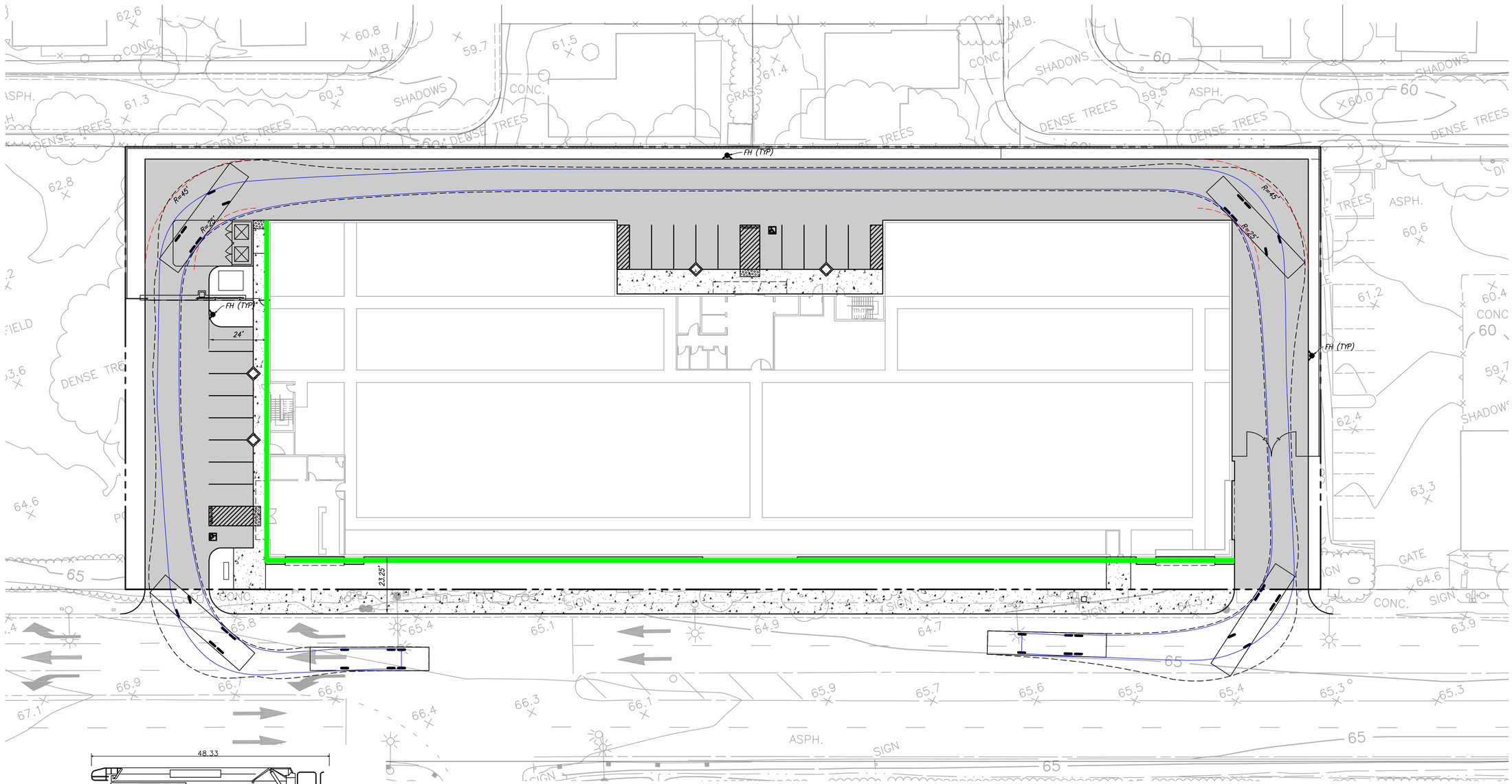
LEGEND

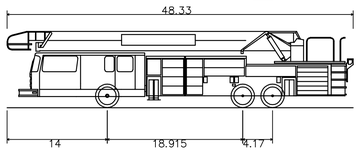
- AC PAVEMENT
- SIDEWALK
- ROOF ACCESS (BLDGS GREATER THAN 30' HIGH)
- FIRE LANE
- FIRE TRUCK OVERHANG PATH
- FIRE TRUCK TIRE PATH

N

0 20 40 60

1 inch = 20 ft.





Fire Truck	
Overall Length	48.330ft
Overall Width	9.500ft
Overall Body Height	10.697ft
Min Body Ground Clearance	1.127ft
Track Width	8.330ft
Lock-to-lock time	7.00s
Max Steering Angle (Virtual)	30.80°

PRELIMINARY FIRE ACCESS PLAN

PUBLIC STORAGE - 525 CALIFORNIA AVENUE

CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: FEBRUARY 4, 2019 JOB NO. 171079 SHEET 1 OF 1

G:\JOBS2017\171079\CAD FILES\00-EXHIBITS\PRE PLAN.DWG 2/4/2019 9:18:33 AM ELISABETH HEDIA

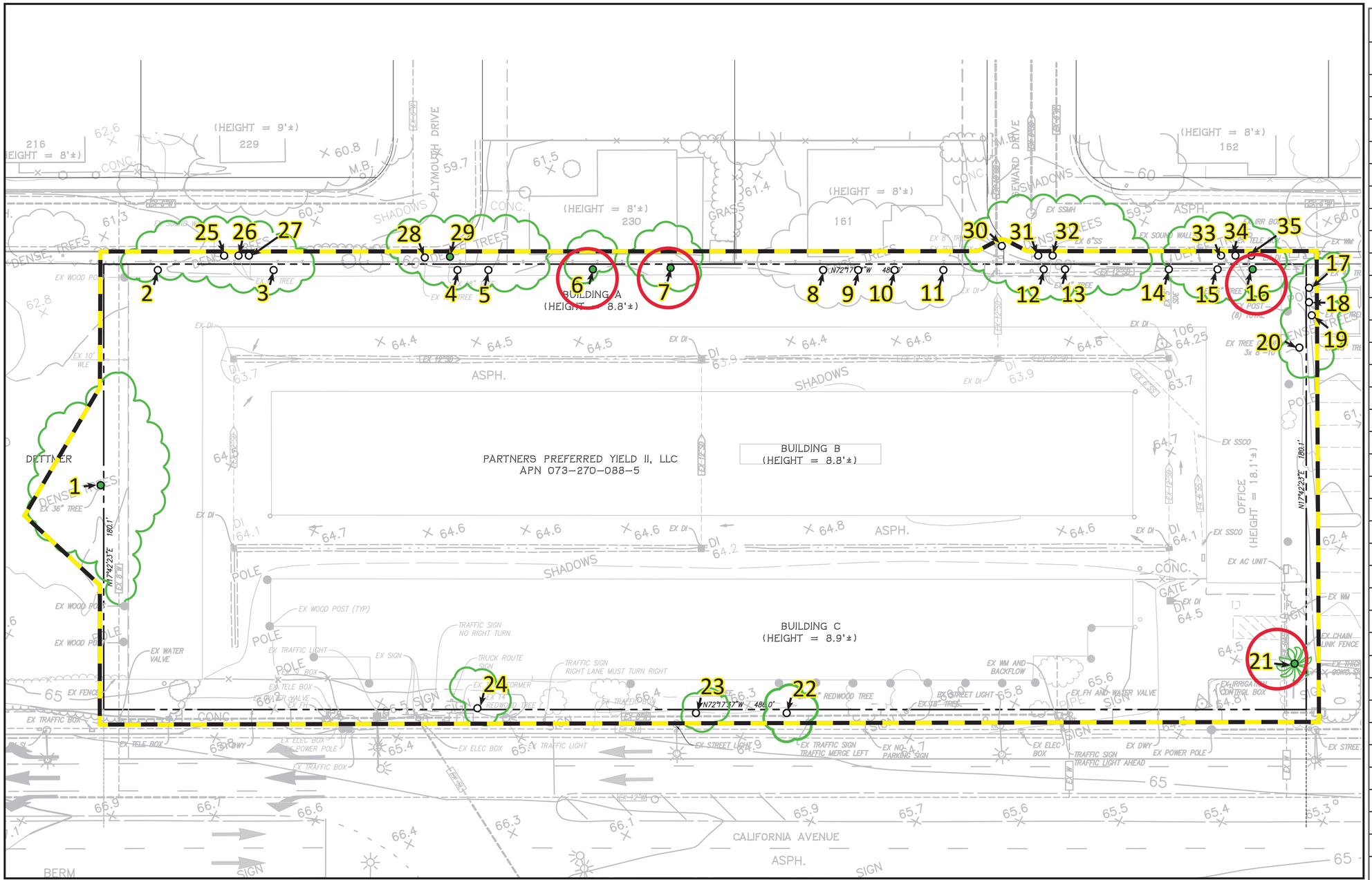


Table A. Trees in the Pittsburg Public Storage Tree Survey Area

ID	Common Name *Species Name*	Circumfence (inches)	Dripline Radius (feet)	Disposition (to be determined)	Protected Status*	Native?
1	Peruvian pepper-tree *Schinus molle*	226	30	TBD	Protected	No
2	Blackwood acacia *Acacia melanoxylon*	38	20	TBD	Not-protected	No
3	Blackwood acacia *Acacia melanoxylon*	57	20	TBD	Not-protected	No
4	Blackwood acacia *Acacia melanoxylon*	28	15	TBD	Not-protected	No
5	Blackwood acacia *Acacia melanoxylon*	28	15	TBD	Not-protected	No
6	Blackwood acacia *Acacia melanoxylon*	57	20	TBD	Protected	No
7	Blackwood acacia *Acacia melanoxylon*	57	20	TBD	Protected	No
8	Blackwood acacia *Acacia melanoxylon*	44	20	TBD	Not-protected	No
9	Blackwood acacia *Acacia melanoxylon*	38	20	TBD	Not-protected	No
10	Blackwood acacia *Acacia melanoxylon*	38	20	TBD	Not-protected	No
11	Blackwood acacia *Acacia melanoxylon*	38	20	TBD	Not-protected	No
12	Blackwood acacia *Acacia melanoxylon*	44	20	TBD	Not-protected	No
13	Blackwood acacia *Acacia melanoxylon*	44	20	TBD	Not-protected	No
14	Blackwood acacia *Acacia melanoxylon*	38	20	TBD	Not-protected	No
15	Blackwood acacia *Acacia melanoxylon*	44	20	TBD	Not-protected	No
16	Blackwood acacia *Acacia melanoxylon*	57	20	TBD	Protected	No
17	Blackwood acacia *Acacia melanoxylon*	9	8	TBD	Not-protected	No
18	Blackwood acacia *Acacia melanoxylon*	16	10	TBD	Not-protected	No
19	Blackwood acacia *Acacia melanoxylon*	28	10	TBD	Not-protected	No
20	Blackwood acacia *Acacia melanoxylon*	72	15	TBD	Not-protected	No
21	Fan Palm *Washintonia* sp.	60	10	TBD	Protected	No
22	Coast redwood *Sequoia sempervirens*	47	20	TBD	Not-protected	No
23	Coast redwood *Sequoia sempervirens*	41	20	TBD	Not-protected	No
24	Coast redwood *Sequoia sempervirens*	44	20	TBD	Not-protected	No
25	Blackwood acacia *Acacia melanoxylon*	19	5	TBD	Not-protected	No
26	Blackwood acacia *Acacia melanoxylon*	13	5	TBD	Not-protected	No
27	Blackwood acacia *Acacia melanoxylon*	13	5	TBD	Not-protected	No
28	Blackwood acacia *Acacia melanoxylon*	44	15	TBD	Not-protected	No
29	Blackwood acacia *Acacia melanoxylon*	75	15	TBD	Protected	No
30	Privet *Ligustrum sp.*	44	10	TBD	Not-protected	No
31	Blackwood acacia *Acacia melanoxylon*	31	10	TBD	Not-protected	No
32	Blackwood acacia *Acacia melanoxylon*	22	10	TBD	Not-protected	No
33	Blackwood acacia *Acacia melanoxylon*	16	10	TBD	Not-protected	No
34	Blackwood acacia *Acacia melanoxylon*	16	10	TBD	Not-protected	No
35	Blackwood acacia *Acacia melanoxylon*	22	10	TBD	Not-protected	No

* City of Pittsburg Municipal Code Chapter 18.84 defines a protected tree as any of the following:

1. A California native tree, as identified in the Calflora online database of wild California plants, that measures at least 50 inches in circumference (15.6 inches diameter) at four and one-half feet above grade, regardless of location or health; or

2. A tree of a species other than a California native that measures at least 50 inches in circumference at four and one-half feet above grade and is either on an undeveloped property, located on public property or within the right-of-way, or located on private property and is found to provide benefits to the subject property as well as neighboring properties, subject to determination by the city planner; or

3. A tree required to be planted, relocated, or preserved as a condition of approval of a tree removal permit or other discretionary permit, and/or as environmental mitigation for a discretionary permit.

LSA

0' 40' 80'
SCALE 1"=40'

LEGEND

- Tree Survey Area (includes trees on adjacent properties)
- Property Line
- Tree (not protected)
- Protected Tree
- Canopy Drip Line (approximate)
- Protected Tree to Be Removed

FIGURE 1

Public Storage Pittsburg
Tree Map

SOURCE: Existing Conditions. **Prepared by RJA.**

P:\PUB1806\Pittsburg Public Storage Tree Map Folder\Tree Map.indd (10/26/2018)

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

NOTICE OF PUBLIC HEARING

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

DATE: **June 3, 2019**
TIME: **7:00 p.m.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Introduction and Waive First Reading of an Ordinance Adopting an Environmental Impact Report Addendum and Overlay District, and Adoption of a Resolution Approving Design Review and Protected Tree Removal for Public Storage Redevelopment at 525 California Avenue, AP-18-1315 (RZ, DR, TRP)
This is a public hearing on a request by Public Storage, Inc., for approval of: 1) an Addendum to the previously certified Railroad Specific Plan (RASP) Environmental Impact Report (EIR); 2) a zoning amendment to establish a PD-O (Planned Development with a Limited Overlay) District to increase the allowable floor-area-ratio, reduce the required first floor building height, and allow self-storage facilities as a permitted use; 3) design review to demolish the existing self-storage facility, and replace it with a new, three-story, 151,392 square foot building; and 4) a tree removal permit to remove up to four protected trees, at 525 California Avenue. Assessor's Parcel No. 073-270-088. On May 14, 2019, the Planning Commission considered the proposal in its entirety, and unanimously approved Resolution No. 10120, recommending approval of the proposed rezoning, design review, and tree removal permit, as requested.

PROJECT PLANNER: Kristin Pollot, (925) 252-6941 or kpollot@ci.pittsburg.ca.us

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Why am I receiving this notice? You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project?
The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

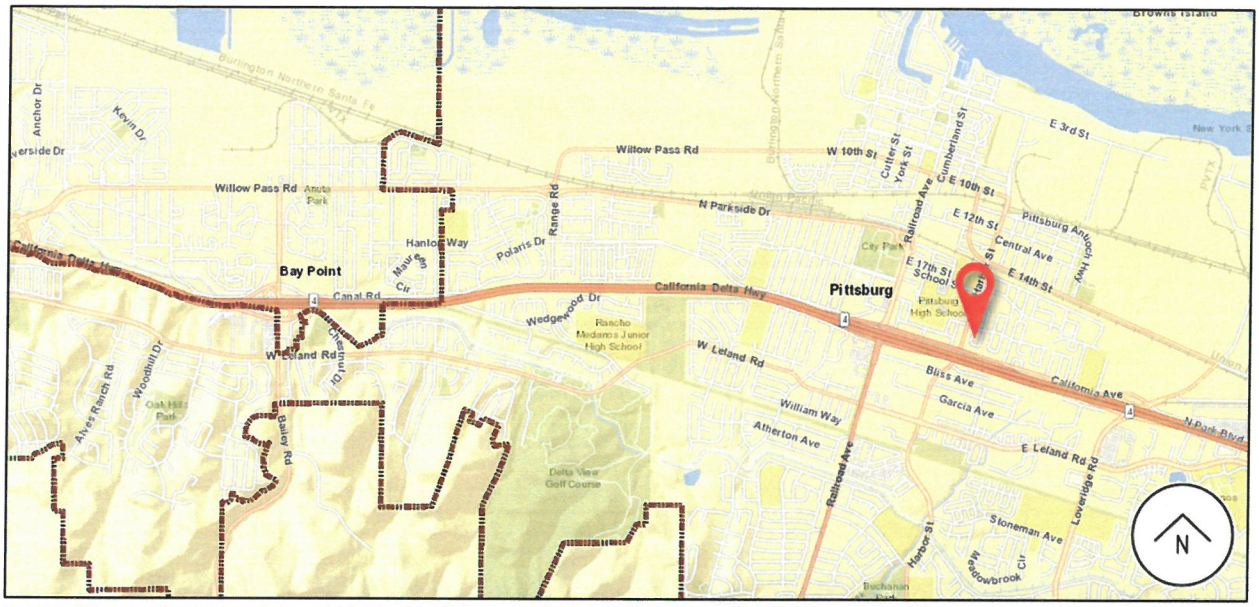
What can I do if I have comments on the project?
Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public hearing on the date and time listed above.

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.

Alice Evenson

ALICE EVENSON
CITY CLERK

Project Title: Public Storage Redevelopment, AP-18-1315 (RZ, DR, TRP).
Location: 525 California Avenue, APN: 073-270-088



City of Pittsburg
Community Development Department - Planning Division
65 Civic Avenue
Pittsburg, CA 94565

NOTICE OF PUBLIC HEARING

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Accept Contract 2018-09, SB-1 West Leland Road Pavement Management Project as Complete and Authorize the City Engineer to File a Notice of Completion

MEETING DATE: June 3, 2019

EXECUTIVE SUMMARY

Contract 2018-09, SB-1 West Leland Road Pavement Management Project (Project), consisted of resurfacing pavement on West Leland Road between Woodhill Drive and South Broadway Avenue and repairs to dips in the pavement on West Leland Road, Pittsburg-Antioch Highway and Kirker Pass Road. This Resolution will accept the construction contract as complete and authorize the City Engineer to file a Notice of Completion.

FISCAL IMPACT

The Project was funded with $974,401 from 2018/19 SB-1 Gas Tax Funding (Project 2218), $211,852 from unexpended funds remaining in the 2017/18 Citywide Pavement Management Project (Project 2212), $200,293 from FY 2018-19 Public Works Streets Maintenance operating budget (110-43002) and $123,861 from unexpended funds remaining in Contract 2016-08 Pavement Repair Project (Project 2209) for a total approved Project budget of $1,510,407.

The Project was completed within the approved budget. After payment of all expenses for design, construction, and release of retention, staff estimates $179,894 is available in the Project budget for other street maintenance projects. A budget summary is attached to this report.

RECOMMENDATION

City Council adopt the attached resolution accepting the Contract as complete and authorizing the City Engineer to execute a Notice of Completion. Staff recommends all unspent funds be returned to the source funds for use on other street maintenance projects.

BACKGROUND

This Project improved the pavement on West Leland Road between Woodhill Drive and South Broadway Avenue. The scope of work also included repair and replacement of sidewalk, curb and gutter, curb ramp installation, and upgrades to traffic signal vehicle

detection. The Project also repaired dips in West Leland Road, Pittsburg-Antioch Highway and Kirker Pass Road caused by settlement.

On October 17, 2016, the City Council adopted Resolution 16-13261, allocating $170,000 of Highway User Tax Account (HUTA) Gas Tax funds for Contract 2016-08, Pavement Repair Project (Project 2209). The funds were allocated for localized pavement repairs.

On June 19, 2017, the City Council adopted Resolution 17-13337, approving the operating budget for Fiscal Year 2017-18 and allocating funds for several capital projects, including $300,000 from SB-1 Gas Tax to the 2017/18 Citywide Pavement Management Project (Project 2212).

On June 18, 2018, the City Council adopted Resolution 18-13499, approving the operating budget for Fiscal Year 2018-19 and allocating $974,401 of SB-1 Gas Tax funds to the Project.

On November 5, 2018, the City Council approved Resolution 18-13555 approving the carryover of $200,293 of unexpended Measure M funds to the Public Works Streets Maintenance Operating budget for FY 2018-19.

On December 17, 2018, the City Council adopted Resolution 18-13585, accepting plans and specifications and awarding Contract 2018-09, SB-1 West Leland Road Pavement Management Project to MCK Services Inc. of Martinez. The contract included the Base Bid and Additive Alternates Number 1 and 2 for a total contract amount of $1,186,453.

The resolution also authorized allocation to the Project budget of $200,293 from the FY 2018-19 Public Works Department operating budget for street maintenance, and unexpended funds from Contract 2016-08, Pavement Repair Project (Project 2209) and 2017/18 Citywide Pavement Management Project (Project 2212). The total approved Project budget is $1,510,407.

SUBCOMMITTEE FINDINGS

This item was not brought before a subcommittee.

STAFF ANALYSIS

The Project was completed on time and under the authorized budget. During construction there were four contract change orders that included a change in the road repair method for dips in the pavement, quantity adjustments, and extra work for added repairs.

The Contractor completed the project on May 13, 2019. The one-year warranty period began on May 13, 2019.

Total expenditures for the Project are $1,330,513. After all expenses are paid, unexpended funds totaling $179,894 from the Project will be available for other street maintenance projects.

ATTACHMENTS: Resolution
Budget Summary
Notice of Completion

Report Prepared By: Mahta Khalatbari, Civil Engineer II

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Resolution to Accept Contract 2018-09, SB-1 West Leland Road Pavement Management Project as Complete and Authorize the City Engineer to File a Notice of Completion	)	RESOLUTION NO. 19-

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, Contract 2018-09, SB-1 West Leland Road Pavement Management Project (Project), consisted of the resurfacing the pavement on West Leland Road between Woodhill Drive and South Broadway Avenue; and

WHEREAS, the Project scope also included repairs to dips in the pavement on West Leland Road, Pittsburg Antioch Highway and Kirker Pass Road; and

WHEREAS, the Project was funded with $974,401 from 2018/19 SB-1 Gas Tax Funding (Project 2218), $211,852 from unexpended funds remaining in the 2017/18 Citywide Pavement Management Project (Project 2212), $200,293 from FY 2018-19 Public Works Streets Maintenance Operating budget (110-43002) and $123,861 from unexpended funds remaining of Contract 2016-08 Pavement Repair (Project 2209) for a total approved Project budget of $1,510,407; and

WHEREAS, staff opened bids for the Project on November 28, 2018, and MCK Services Inc. of Concord, California was the low bidder with the Base Bid and Additive Alternates Number 1 and 2 for a total contract amount of $1,186,453; and

WHEREAS, the scope of work also included repair and replacement of sidewalk, curb and gutter, curb ramp installation, and traffic signal vehicle detection upgrades; and

WHEREAS, the Project repaired dips in West Leland Road, Pittsburg-Antioch Highway and Kirker Pass Road caused by settlement; and

WHEREAS, on December 17, 2018, the City Council adopted Resolution 18-13585, awarding Contract 2018-09, SB-1 West Leland Road Pavement Management Project to MCK Services Inc. of Martinez that included the Base Bid and Additive Alternates Number 1 and 2 for a total contract amount of $1,186,453. A contingency amount of $175,000 (approximately 20% of the contract amount) was also authorized; and

WHEREAS, the Project was completed on time and under the authorized budget; and

WHEREAS, during construction there were four contract change orders that included a change in the road repair method for dips in the pavement, quantity adjustments, and extra work for added repairs; and

WHEREAS, the total contract cost including four change orders is $1,167,323; and

WHEREAS, the total expenditures for the Project are $1,330,513; and

WHEREAS, the Contractor completed the Project on May 13, 2019. The one-year warranty period began on May 13, 2019; and

WHEREAS, after all expenses are paid, approximately $179,894 of unspent funds in the Project account will be available for use on other street maintenance projects.

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1.
The City Council hereby finds and determines that the above recitals are true and correct and have served as the basis, in part, for the findings and actions of the City Council set forth below.

Section 2.
The Project is hereby accepted as complete.

Section 3.
The City Engineer is hereby authorized and directed to execute a Notice of Completion.

Section 4.
The remaining total estimated balance of approximately $179,894 of unspent funds in the Project account that are requested to be returned to the source fund for use on other street related projects.

Section 5.
The City Clerk shall attach a certified copy of this Resolution to the executed Notice of Completion.

Section 6.
The City Engineer is directed to file said document with the Office of the Recorder of the County of Contra Costa, State of California, within ten (10) days from the date hereof.

Section 7.
The City Clerk shall certify to the adoption of this Resolution.

Section 8.
This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 3rd day of June 2019, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

_____
Juan Antonio Banales, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

SB-1 West Leland Road Pavement Management
Project 2218

Project Funding :	2018/19 SB-1 Funds (Project 2218)		$974,401
	2017/18 SB-1 Funds Re-allocation (Project 2212)		$211,852
	The Public Works Streets Maintenance Operating budget		$200,293
	Contract 2016-08 Pavement Repair Re-allocation (Project 2209)		$123,861
		Funding Total	**$1,510,407**

Project Expenditures:

Design (Code 2122)	Consultant		$66,700
		Subtotal	$66,700
Miscellaneous: (Code 1399)	Plan Reproduction		$658
	Advertising		$832
		Subtotal	$1,490
Construction: (Code 2281)	Base Bid		$994,218
	Additive Alternate #1		$144,715
	Additive Alternate #3		$47,520
	Contract Change Orders		-$19,130
	Material Testing		
		Subtotal	$1,167,323
Staff Time: (Code 1101)	Staff Costs During Design		$7,500
	Staff Costs During Construction Management		$40,000
		Subtotal	$47,500
Administrative Overhead: (Code 2372)	Overhead Costs During Design		$7,500
	Overhead Costs During Construction Management		$40,000
		Subtotal	$47,500
		Expenditures Total	**$1,330,513**
		Remaining Budget	$179,894

NOTICE OF COMPLETION

Upon Recording Return To:

City of Pittsburg
Engineering Records
65 Civic Avenue
Pittsburg, CA 94565-3814

NOTICE IS HEREBY GIVEN PURSUANT TO SECTION 3093 OF THE CALIFORNIA CIVIL CODE:

1. That on the 18th day of December 2018, the City of Pittsburg, State of California, did enter into a contract with:

MCK services Inc.
865 Howe Road
Martinez, CA 94553

as Contractor for certain improvement work: To wit, Contract 2018-09, SB-1 West Leland Road Pavement Management Project at 65 Civic Avenue, in Pittsburg, CA of which the City of Pittsburg is the Owner.

2. That the surety upon the bond of the Contractor for said improvement work is:

Fidelity and Deposit Company of Maryland
1299 Zurich Way
Schaumburg, IL 60196

3. That said improvement work was accepted by the City Council of the City of Pittsburg as complete on the 3rd day of June, 2019.

_____
Richard D. Abono
City Engineer

State of California)
County of Contra Costa)

4. I, Richard D. Abono, being first duly sworn, depose and say that: I am the City Engineer of the City of Pittsburg, a municipal corporation of the State of California, and I am authorized to make this verification for, and on behalf of, said City, that I have read the foregoing Notice of Completion and know the contents thereof; and the same is true to the best of my knowledge and belief.

_____
Richard D. Abono
City Engineer

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

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 2019 by Richard Abono proved to me on the basis of satisfactory evidence to be the person who appeared before me. I certify under PENALTY OF PURJURY under the laws of the State of California that the foregoing paragraph is true and correct.

_____
Amanda McVey, Notary Public

CITY OF PITTSBURG
CITY COUNCIL/AGENCY CONCURRENT MEETING MINUTES

DATE: May 6, 2019

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

CITY COUNCIL/AGENCY MEMBERS
Juan Antonio Banales, Mayor/Chair
Jelani Killings, Vice-Mayor/Chair Council/Agency Member
Marilyn Craft, Council/Agency Member
Holland Barrett White, Council/Agency Member
Shanelle Scales-Preston, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

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

A Workshop reviewing *Emerging Housing Legislation and Policy* was held at 6:00 P.M.

Mayor Banales called the meeting of the City Council to order at 7:01 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, CA after convening at 5:32 P.M. for the following Closed Session:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Section 54956.8:

Property: 1000 Center Drive (086-100-037); Successor/City Negotiators: Garrett Evans, Maria Aliotti; Negotiating Parties: Meadow Creek Group LLC; Under negotiation: Price and terms of payment

Property: Civic Avenue (086-100-035); City Negotiators: Garrett Evans, Maria Aliotti; Negotiating Parties: Meadow Creek Group LLC; Under negotiation: Price and terms of payment

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Paragraph (1) of subdivision (d) of Section 54956.9):

Larry R. Reasoner v. City of Pittsburg et al., United States District Court Northern District of California case no. 3:18-cv-07674TSH

Mayor Banales stated there was no reportable action taken in Closed Session.

ROLL CALL

All Members were present.

PLEDGE OF ALLEGIANCE

Chief Addington led the Pledge of Allegiance.

PROCLAMATIONS

3. Bike to Work Day

Bruce Ohlson received the proclamation on behalf of the Bay Area bicycling community.

CITY MANAGER'S REMARKS

Assistant City Manager McKinley announced upcoming events.

CITIZENS REMARKS

Wolfgang Croskey, Pittsburg announced ceremonies for the opening of the Bank Building on Railroad Avenue. The first will involve a mock bank robbery scenario and the second will be a lunch hour ribbon-cutting ceremony.

Robert Bussey, Pittsburg, spoke about safety in the Harbor Lights subdivision and asked how the City could help the situation.

Yolanda Collier, Pittsburg, also noted reckless driving, donuts, trash dumping, inadequate lighting and lack of sidewalks in the Harbor Lights neighborhood.

Mark Linde, Pittsburg, requested the Council consider updating the smoking ordinance, particularly surrounding flavored vaping catering to children.

PUBLIC HEARING

4. Adoption of a City Council Resolution Adopting a Mitigated Negative Declaration and Authorizing Execution of a Mutual Release Agreement Upon Satisfactory Completion of the Pittsburg Marine Terminal Deconstruction Project

Mayor Banales opened the Public Hearing. There being no one to speak to the item, Mayor Banales closed the Public Hearing.

On Motion by Vice Mayor Killings, seconded by Member Craft to adopt and carried unanimously.

5. Adoption of an Urgency Ordinance Making Findings and Establishing a Temporary Moratorium on the Commercial Use, Cultivation, Manufacturing, and Sale of Raw Hemp

Mayor Banales opened the Public Hearing. There being no one to speak to the item, Mayor Banales closed the Public Hearing.

On Motion by Member Craft, seconded by Vice-Mayor Killings to adopt and carried unanimously.

CONSIDERATION

6. Adoption of a Minute Order Approving City Goals and Priorities for Fiscal Year 2019-20

Wolfgang Croskey, Pittsburg, recommended a “dashboard” to ensure measurement of goals.

On Motion by Vice-Mayor Killings, seconded by Member White to adopt with the addition of a goal to create a dashboard to measure goals and carried unanimously.

7. Adoption of a City Council Resolution to Allocate Funds and Accept an OBAG-2 Grant, PBTF Grant, and TDA Grant for Design and Construction of Contract 2018-03, BART Pedestrian and Bicycle Connectivity Project

Bruce Ohlson, Pittsburg, was pleased that staff was able to secure the largest grant received in any category and it was for the bicycle community.

Robert Bussey, Pittsburg, inquired whether Railroad Avenue would be widened or only a new bike lane redesign.

Mohammed Osman, Pittsburg, noted safety concerns for the bike lane under the bridge coming out of Harbor Lights subdivision.

On Motion by Member Craft, seconded by Member Scales-Preston to adopt and carried unanimously.

8. Adoption of a City Council Resolution Allocating Funding for Design and Bidding of Contract 2019-06, Montezuma Slough Pump Station Reconstruction Project

On Motion by Vice-Mayor Killings, seconded by Member White to adopt and carried unanimously.

CONFLICT OF INTEREST STATEMENT

There were no conflict of interest statements.

COMBINED CITY COUNCIL, PITTSBURG POWER COMPANY AND SUCCESSOR AGENCY CONSENT CALENDAR

City Manager Evans noted Item 11 has a corrected Resolution which was presented at the dais.

On motion by Member Craft, seconded by Vice-Chair/Mayor Killings to adopt the

Consent Calendar without Item #17, and carried unanimously.

9. Minutes of April 2, 2019 and April 15, 2019

10. Adoption of a Pittsburg Power Company Resolution to Amend the “On-Call” General Engineering Support Services Contract with ConneXsys, Inc. to Increase the Conract Amount

11. Adoption of a Pittsburg Power Company Resolution Approving Utilization of Unspent Project Funds for the “Dockside Power Expansion Project”

12. Adoption of a City Council Resolution Approving a Request to the Metropolitan Transportation Commission (MTC) for the Allocation of FY 2019/20 Transportation Development Act (TDA) Article 3 Pedestrian/Bicycle Project Funding

13. Adoption of a City Council Resolution Approving Speed Humps on Hanlon Way

14. Adoption of a City Council Resolution Directing the Engineer of Work to Prepare and File an Annual Report for the Citywide Landscaping and Lighting Assessment District 88-01 for Fiscal Year 2019-2020

15. Adoption of a City Council Resolution Directing the Engineer of Work to Prepare and File an Annual Report for the Oakhills Landscaping and Lighting Assessment District 88-02 for Fiscal Year 2019-2020

16. Adoption of a City Council Resolution Approving the Final Map, Subdivision Improvement Agreement, and Improvement Plans for Subdivision 9453 Liberty Subdivision

18. Adoption of a City Council Resolution Supporting a Joint Contra Costa County Housing Policy Framework for Emerging Housing Legislation

The following item was considered separately:

17. Adoption of a City Council Resolution to Authorize and Execute an Agreement with The 100 Companies LLC for the East Bay 100

On motion by Member Craft, seconded by Mayor Banales to adopt and carried unanimously.

COUNCIL MEMBER REPORTS AND REMARKS

Member White attended the Civic Pride Day event and the Tacos, Tequila and Cerveza festival.

Member Scales-Preston attended Civic Pride Day, the Tacos, Tequila and Cerveza festival, and the Tip-A-Cop fundraiser for Special Olympics at Chili’s.

Mayor Banales attended the Future Build Graduation, the Tacos, Tequila and Cerveza festival, and the Tip-A-Cop fundraiser for Special Olympics at Chili’s.

ADJOURNMENT

The City Council meeting was adjourned at 8:34 P.M. to May 20, 2019.

Respectfully submitted,

Alice E. Evenson, City Clerk

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

TO: Chair and Agency Members

FROM: Garrett Evans, Executive Director

SUBJECT: Adoption of a Pittsburg Power Company Resolution Correcting an Expenditure Budget and Authorizing a Reimbursement Mechanism for the Dockside Power Expansion Project

MEETING DATE: June 3, 2019

EXECUTIVE SUMMARY

Island Energy ("IE"), the utility division of the Pittsburg Power Company ("PPC"), received a request from Mare Island Dry Docks ("MIDD") to develop two (2) new high-capacity electrical substations at Mare Island Berth 12 in support of MIDD US Navy ship repair operations. Adoption of this Resolution will authorize expenditures for the Dockside Power Expansion Project up to $450,000, as well as authorizing an electric rate surcharge to MIDD as the mechanism for reimbursement.

FISCAL IMPACT

The project is estimated to cost approximately $450,000, including equipment, material and labor. An amount not to exceed $450,000 of IE Fund Balance will be used to fund project account 5818 from which these expenses will be paid. Even after taking into consideration the required reserves, there are sufficient funds in IE's Fund Balance.

These expenses will be fully recovered via an electric rate surcharge to MIDD. Repayments will be deposited into 5818-5688.

RECOMMENDATION

Adopt the Resolution correcting the expenditure budget for the Dockside Power Expansion Project from PPC Reserve Funds to IE Fund Balance and authorizing a rate surcharge to MIDD as the mechanism for reimbursement.

BACKGROUND

MIDD is IEs single largest electrical customer, with usage of over five (5) million kWhrs in the last 12 months. IE is focused on the dry dock and wharf areas for providing reliable

energy supply and a high level of customer service. Several ongoing and proposed CIP projects are directed at customer reliability and facility modernization projects.

In early April 2019, MIDD approached IE and requested the installation of two (2) 4000A electrical substations at their Berth 12. The substations are required to be in service by July 2019 in order to support a US Navy contract for the repair of a large naval support vessel.

Such an aggressive schedule requires early procurement of equipment (transformers, switchgear) fabrication of a skid, and the pulling of 12kV electrical cable, among other activities. As IE's largest customer, it is in its best interest to endeavor to support the customer's business interests.

On May 6, 2019, the Pittsburg Power Company Board approved funds to be drawn from PPC Reserve Funds.

SUBCOMMITTEE FINDINGS

Due to the time-urgency of the project, this item was not presented before the PPC Subcommittee.

STAFF ANALYSIS

MIDD has agreed in principal to a rate surcharge of approximately $0.02/kWhr, over five (5) years, to compensate IE for the project capital expenditures. The surcharge is based on using an assumption of 80% of MIDD's historical electric load and is believed to be a conservative estimate.

PPC will negotiate a contract with MIDD to memorialize the surcharge agreement. However, funding is required in advance of the surcharge agreement being in place in order to meet the schedule.

In the event MIDD fails to execute an agreement with PPC or some other event precluding capital recovery, the equipment would be returned to PPC inventory for utilization elsewhere. Therefore, the financial risk to PPC or IE is low.

ATTACHMENTS:

Report Prepared By:

BEFORE THE PITTSBURG POWER COMPANY GOVERNING BOARD

In the Matter of:

A Resolution Correcting an Expenditure Budget and Authorizing Negotiation and Execution of a Reimbursement Agreement for the Dockside Power Expansion Project	)	RESOLUTION NO. 19-

The Pittsburg Power Company Governing Board DOES RESOLVE as follows:

WHEREAS, the Pittsburg Power Company (PPC) provides electricity retail service at Mare Island, Vallejo;

WHEREAS, PPC received a request from Mare Island Dry Docks ("MIDD") to provide two new high-capacity electrical substations at Berth 12 on Mare Island, also known as the Dockside Power Expansion Project; and

WHEREAS, providing the electrical substations directly supports the largest Mare Island electrical customer's business operations; and

WHEREAS, the project is required to be completed by July 2019 to support MIDD US Navy ship repair operations; and

WHEREAS, PPC will procure the necessary equipment and material and assemble the electrical substations on behalf of the customer, such work totaling approximately $450,000; and

WHEREAS, this Resolution corrects the funding source identified in Resolution 19-373, dated May 6, 2019; and

WHEREAS, PPC will recover its project capital expenditures over a five-year period via a rate surcharge capital recovery agreement with MIDD.

NOW, THEREFORE, the Pittsburg Power Company Governing Board finds and determines as follows:

Section 1.
PPC Board hereby finds and determines that the above recitals are true and correct and have served as the basis, in part, for the findings and actions of the PPC set forth below.

Section 2.
PPC Board hereby approves this Resolution, correcting the expenditure budget for the Dockside Power Expansion Project and authorizing a rate surcharge to MIDD as the mechanism for reimbursement.

Section 3.
An amount not to exceed $450,000 of IE Fund Balance will be used to fund project account 5818 from which Dockside Power Expansion Project expenses will be paid. These

expenses will be fully recovered via an electric rate surcharge to MIDD. Repayments will be deposited into 5818-5688.

Section 4.
The Executive Director is hereby authorized to negotiate and execute such further documents, including a rate surcharge capital recovery agreement with MIDD, and take such further actions as may be necessary or appropriate to facilitate the MIDD Dockside Power Expansion Project.

Section 5.
The Executive Secretary shall certify to the adoption of this Resolution.

Section 6.
This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Pittsburg Power Company Governing Board at a regular meeting on the 3rd day of June 2019 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Juan Antonio Banales, Chair

ATTEST:

Alice E. Evenson, Secretary

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

TO: Chair and Agency Members

FROM: Garrett Evans, Executive Director

SUBJECT: Adoption of a Resolution Approving Wholesale Electricity Supplies Budget Increase for Fiscal Year 2018-19

MEETING DATE: June 3, 2019

EXECUTIVE SUMMARY

Pittsburg Power Company (PPC) provides electricity and natural gas retail services on Mare Island. PPC's Fiscal Year 2018-19 budget for wholesale electricity supplies is soon to be exhausted. Staff proposes to increase PPC's wholesale electricity supplies budget by $350,000 to accommodate higher-than-forecasted sales volumes and higher energy costs.

FISCAL IMPACT

The increase for wholesale energy procurement budget is estimated to be $350,000 for the remainder of Fiscal Year 2018-2019 for Fund 580. The additional energy procurement cost will be offset by electricity retail revenue on Mare Island resulting in a net positive contribution to the ending fund balance of Fund 580. Procurement expenses will be charged to account 580-46121-1345 and revenue received will be deposited into account 580-46121-5681.

RECOMMENDATION

Adopt the Resolution approving the $350,000 increase to PPC's FY 2018-19 wholesale electricity supplies budget.

BACKGROUND

The Carr wildfire severely damaged the electrical transmission tower and transmission lines in Shasta and Trinity counties. Furthermore, it disrupted the transmission services of large hydro-electricity from the Shasta and Trinity hydro-power plants, which are part of the Federal Central Valley Project that supplies hydroelectricity to northern California. The Western Area Power Administration (WAPA), a wholesale energy supplier and scheduling coordinator to PPC, purchased most energy from the spot market and out of state to meet imminent power requirements to serve end users on Mare Island, which has increased the energy procurement costs.

As of April 2019, PPC's electricity sales volume for Mare Island is 5 percent higher than that of the same period of FY 2017-2018, which also provides upward pressure on the wholesale electricity supplies budget.

SUBCOMMITTEE FINDINGS

This item was not presented before the PPC Subcommittee.

STAFF ANALYSIS

The Fiscal Year 2018-2019 budget for wholesale energy supplies is $1,591,084 and will be exhausted after the April energy procurement invoice. Based on the historical price, weather condition and load forecasts for the months of May and June, staff proposes to increase the wholesale electricity supplies budget of FY 2018-19 by $350,000. The electricity procurement cost will be offset by electricity retail revenue and, therefore, will have a positive contribution to the fund balance.

ATTACHMENTS: Resolution

Report Prepared By: Vanessa Xie, Senior Financial Analyst

BEFORE THE PITTSBURG POWER COMPANY GOVERNING BOARD

In the Matter of:

A Resolution Approving Wholesale Electricity Supplies Budget Increase for Fiscal Year 2018-2019	))))	RESOLUTION NO.

The Pittsburg Power Company Governing Board DOES RESOLVE as follows:

WHEREAS, the Pittsburg Power Company ("PPC"), a joint powers authority, provides electricity and natural gas retail services on Mare Island in Vallejo; and

WHEREAS, PPC's Fiscal Year 2018-19 budget for wholesale electricity supplies is $1,591,084 and is soon to be exhausted; and

WHEREAS, damaged electrical transmission tower and transmission lines and disruption of transmission services of large hydro-electricity have contributed to increased energy procurement costs; and

WHEREAS, staff proposes to increase PPC's FY 2018-19 wholesale electricity supplies budget by $350,000 to accommodate higher than forecasted sales volumes and higher energy costs; and

WHEREAS, the energy procurement cost will be offset by electricity retail revenue on Mare Island.

NOW, THEREFORE, the Pittsburg Power Company finds and determines as follows:

Section 1.
PPC Board hereby finds and determines that the above recitals are true and correct and have served as the basis, in part, for the findings and actions of the PPC set forth below.

Section 2.
PPC Board hereby approves increasing PPC's Fiscal Year 2018-2019 wholesale electricity supplies budget by $350,000. The energy procurement cost will be offset by electricity retail revenue on Mare Island. Procurement expenses will be charged to account 580-46121-1345 and revenue received will be deposited into account 580-46121-5681.

Section 3.
The Executive Director is hereby authorized to execute any documents and take such further actions as may be necessary or appropriate to carry out the Pittsburg Power Company's obligations pursuant to this Resolution.

Section 4.
The Agency Secretary shall certify to the adoption of this Resolution.

Section 5.
This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Pittsburg Power Company Governing Board at a regular meeting on the 3rd day of June 2019 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Juan Antonio Banales, Chair

ATTEST:

_____
Garrett Evans, Agency Secretary

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Approve the Engineer's Report and Declare the City Council's Intent to Order Improvements in Landscaping and Lighting Assessment District 1988-01, Citywide (Pursuant to the Landscaping and Lighting Act of 1972) for FY 2019-20

MEETING DATE: June 3, 2019

EXECUTIVE SUMMARY

Pursuant to State statutes governing the renewal of assessment districts, the City Council is being asked to adopt the resolution approving the Engineer's Report for Landscaping and Lighting Maintenance Assessment District 1988-01("88-01 District"), Citywide (Fiscal Year 2018-19) and to set July 15, 2019, as the public hearing for this matter.

FISCAL IMPACT

The District will collect $3,040,779.32 in assessments, $105,000 in Measure J contributions, and $1,119,523.68 in General Fund contributions ($32,693.21 in general benefit cost plus $1,086,830.47 gap funding), $28,020 fund balance carryover, for a total of $4,293,323 in FY 2019-20. This includes school district subsidies of $59,842.98, City assessments of $64,254.88, Housing Authority assessments of $3,841.64, and unpaid assessments of $5,789.54 for properties identified by the State Board of Equalization. The Public Works Department estimates that the City will expend $4,293,323.00 during FY 2019-20 to manage the District. Without the District, the General Fund would be responsible for the entire amount.

RECOMMENDATION

City Council adopt a resolution approving the Engineer's Report, declaring the City Council's intent to levy assessments for FY 2019-20, and setting the public hearing date as July 15, 2019, for this matter.

BACKGROUND

On June 6, 1988, the City Council confirmed the Engineer's Report, ordered improvements and levied the first annual assessment for 88-01 District, Citywide. Since then, the funds

collected annually by this district go to support the City's landscaping and lighting operations citywide.

On May 6, 2019, the City Council approved Resolution 19-13628, directing the Engineer of Work, Richard Abono, to file an annual report for Fiscal Year 2019-20 in accordance with the Landscaping and Lighting Act of 1972. That report has been prepared and is on file in the Office of the City Clerk.

Services provided by District 88-01 include:
Park Maintenance, Including Park Related Structures (restrooms, park facilities);
Street Median and Right-of-Way Landscaping Maintenance;
Street Tree Maintenance;
Sidewalk Repair Related to Street Tree Damage Only; and
Street Light Energy, Maintenance and Replacement Costs.

SUBCOMMITTEE FINDINGS

This item was not brought before a subcommittee

STAFF ANALYSIS

Landscaping and Lighting Assessment District 1988-01 has been in existence for 32 years, and the funds collected are necessary to maintain its current level of street lighting and landscaping throughout the City.

The assessment amounts collected are limited by the formation documents. The assessment amount for a residential land use, (City category codes 01, 21, 22, 23, 24, 25 and 29), is $102.18 per benefit factor. All other parcels including commercial, institutional, industrial, churches and non-profit pay an assessment amount of $77.18 per benefit factor. There is no CPI adjustment factor for the 88-01 District.

The Public Works Department has implemented maintenance level reductions in the past by eliminating feature planting bed areas, reducing water usage by using recycled water and implementing a Central Irrigation Control System. Public Works has also reduced maintenance costs by reducing part-time labor and using additional custody alternative and community service workers, eliminating street name sign lighting at major intersections, and the use of LED's for City street lights to reduce PG&E costs. These strategies have been effective in controlling costs and preventing large increases in the General Fund subsidy even with the additional responsibilities. Without the 88-01 District, the General Fund would be responsible for the entire amount.

State statutes mandate the annual renewal procedures for District 88-01. This is the second step of that process wherein the Council is asked to consider and approve the Engineer's Report and to set a public hearing for this matter on July 15, 2019.

ATTACHMENTS: Engineer's Report 88-0
Resolution

Report Prepared By: Gina Haynes, Senior Civil Engineer

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter Of:

Approving the Engineer's Report and Declaring the City Council's Intent to Order Improvements in Landscaping and Lighting Assessment District 1988-01, Citywide (Pursuant to the Landscaping and Lighting Act of 1972) for Fiscal Year 2019-20	)	Resolution 19-

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, on May 6, 2019, the City Council approved Resolution 19-13628 directing the Engineer of Work, Richard Abono, to file an Annual Report for Fiscal Year 2019-20 for Landscaping and Lighting Assessment District 1988-01, Citywide; and

WHEREAS, the Engineer of Work has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972; and

WHEREAS, all interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the district.

NOW, THEREFORE, the City Council of the City of Pittsburg resolves as follows:

Section 1. The Engineer's Report, filed with the City Clerk by the Engineer of Work on June 1, 2019, is approved.

Section 2. The City Council intends to levy and collect assessments within Assessment District 1988-01 during Fiscal Year 2019-20. The area of land to be assessed is located in the City of Pittsburg, County of Contra Costa, State of California.

Section 3. The improvements to be made in this assessment district are generally described as follows:

a. The installation of landscaping, public lighting and park or recreational facilities;
b. Facilities appurtenant to or necessary or convenient for the maintenance or servicing of landscaping, public lighting and park or recreation improvements; and
c. Maintenance or servicing of the facilities described above.

Section 4. In accordance with this Council's Resolution 19-13628 directing the filing of an Annual Report, the Engineer of Work has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the assessment district.

Section 5. On Monday, July 15, 2019, at 7 p.m., the City Council will conduct a public hearing on the matter of the levy of the proposed annual assessments. The hearing will be held at the meeting place of the City Council located in City Hall, 65 Civic Avenue, Pittsburg, California.

Section 6. The City Clerk shall give the notice of hearing by causing this resolution to be published, pursuant to Section 22553 of the Streets and Highways Code.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 3rd day of June 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Juan Antonio Banales, Mayor

Attest:

_____
Alice E. Evenson, City Clerk

City of Pittsburg
Contra Costa County, California

ENGINEER'S REPORT

CITY OF PITTSBURG LANDSCAPING & LIGHTING ASSESSMENT DISTRICT 1988-01

FISCAL YEAR 2019-20

June 1, 2019

Prepared By:

Richard Abono
City Engineer
City of Pittsburg, California

EXHIBIT "A"

Landscaping & Lighting Assessment District 1988-01

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CITY OF PITTSBURG

CITYWIDE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT 1988-01

FISCAL YEAR 2019-20

The undersigned respectfully submits the enclosed Engineer's Report as directed by the City of Pittsburg.

Dated:_____ By_____
Richard D. Abono, PE
RCE No. C65440

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached, was filed with me on the _____day of _____,

Alice E. Evenson, City Clerk
City of Pittsburg
Contra Costa County, California

By_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Pittsburg, Contra Costa County, on the _____ day of _____ 2019.

Alice E. Evenson, City Clerk
City of Pittsburg
Contra Costa County, California

By_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached was filed with the County Auditor of the County of Contra Costa, on the _____ day of _____ 2019.

By_____

Richard D. Abono, City Engineer

SECTION I: INTRODUCTION

In June 1988, the City Council confirmed the Engineer's Report, ordered improvements and levying the first annual assessment for Landscaping and Lighting District 1988-01. The assessment was originally set at $69.24 per benefit factor, increased to $77.18 per benefit factor in FY 1990-01, and was affirmed by voters in the 1996 General Election.

This report is for Fiscal Year 2019-20, the thirty-second fiscal year of the District's operation. For each parcel of land in the District, the report recommends assessments, which, when combined with a contribution from the general fund, are sufficient to fund the projected FY 2019-20 budget for operation, maintenance, servicing, replacement and installation of District improvements.

The Citywide Landscaping and Lighting Assessment District 1988-01 includes all of the incorporated City of Pittsburg, except Oak Hills Landscaping and Lighting Assessment District 1988-02 (located along West Leland Road and Bailey Road). The assessment diagram depicting the boundaries of District 1988-01 is on file in the Office of the City Clerk of the City of Pittsburg, and is incorporated herein.

For FY 2007-08 and all years thereafter, the City increased the assessment for a residential land use, (City category codes 01, 21, 22, 23, 24, 25 and 29), for a total assessment of $102.18 per benefit factor. All other parcels including commercial, institutional, industrial, churches and non-profit will continue to pay the current assessment of $77.18 per benefit factor. In accordance with Proposition 218, the City conducted a mailed ballot election for the assessment increase.

SECTION II: ENGINEER'S REPORT

PREPARED PUIRSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679
OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

LANDSCAPING AND LIGHTING DISTRICT 1988-01
FY 2019-20

This Preliminary Engineer's Report for the Pittsburg Landscaping and Lighting Assessment District 1988-01 is submitted, pursuant to Resolution 16-13181 of the Pittsburg City Council and under the provisions of the Landscaping and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500). I, Richard D. Abono, the duly appointed Engineer of Work, Assessment Engineer for the Citywide Landscaping and Lighting District 1988-01, submit the following Report consisting of Section I and Section II consisting of the following five (5) parts:

PART A: DESCRIPTION OF IMPROVEMENTS

This part describes the improvements in the District. For a more detailed description of the improvements, refer to the listing of improvements incorporated within this report.

PART B: ESTIMATE OF COST AND REVENUE

This part contains an estimate of the costs to maintain the assets of the District that are supported by the assessment revenues proposed for FY 2019-20. The estimate of cost and revenue are on file in the Office of the City Clerk of the City of Pittsburg and are incorporated herein.

PART C: METHOD OF APPORTIONMENT OF ASSESSMENT

This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefit to be received.

PART D: ASSESSMENT DISTRICT DIAGRAM

This part incorporates a Diagram of the District showing the exterior boundaries of the District, and the boundaries of Landscaping and Lighting District 1988-02 which is also located within the 1988-01 District boundaries. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Contra Costa for the fiscal year when this Report was prepared.

PART E: PROPERTY OWNER LIST & ASSESSMENT ROLL

This part contains a list of the Assessor Parcel numbers of Contra Costa County, and the net amount to be assessed upon the benefited lands within the District for FY 2019-20. The Assessment Roll is filed in the Office of the Pittsburg City Clerk and incorporated in this Report by reference. The list is keyed to the records of the Contra Costa Assessor Parcel Map Numbers.

PART A: DESCRIPTION OF IMPROVEMENTS

The Pittsburg Landscaping and Lighting Assessment District 1988-01 provides for the levy and collection of assessments to pay for maintenance of parks, street trees and the landscaping along public rights-of-way, in street median islands and around public buildings, in neighborhood and community parks, as well as sidewalk repair related to street tree damage and maintenance and utility bills. Other incidental costs included in District operations are the cost of preparation of the report, cost payable to the County for collection of assessments, cost for compensation of any engineer or attorney employed to render services and any cost associated with any elections held for the approval of a new or increased assessment.

Street Lights

The street lighting system includes all street lights within the public right-of-way, easement, and public parks. There are a total of 4,283 street lights of which 1973 are City owned and 2,232 are PG & E owned within the 1988-01 Citywide Landscaping and Lighting District.

Street Trees

Maintenance of all street trees located within the public right-of-way or a street tree maintenance easement.

Concrete

Replacement of sidewalks damaged by street trees and/or sidewalks adjacent to city owned property.

Landscaping

Maintenance and servicing of public parks and facilities, medians, right-of-ways and feature planning areas which are located within the District and described in Tables 1, 2, 3, and 4 of this Report. Improvements include but are not limited to trimming, pruning, weeding, fertilizing, irrigation, trash removal, sprinkler repair, plant replacement and other necessary maintenance programs.

Table 1 Parks & Facilities	
Marina Center; 340 Marina Blvd	**Riverview Park**; 2 River Park Drive
City Hall; 65 Civic Avenue	**Marina Walk Park;** 200 West 7th St
Santa Fe Linear Park; Columbia to Harbor Street	**Riverview Park** 4 River Park Drive
Central Harbor; Pittsburg Marina	**Community Youth Center;** 60 Civic Ave
Mariner Walk Park-Herb White Way	**De Anza Park**; Trident Drive
City Park; Civic and Railroad Avenues	**Environmental Center**; 2581 Harbor Street
Small World Park; 2581 Harbor Street	**California Seasons Park**; 1951 Seasons Way
Highlands Ranch Park: Rangewood Drive	**Stoneman Park North**; 790 West Leland Road
Sr. Citizens' Center; 300 Presidio Ln	**Americana Park**; 110 Salinas Ct
Stoneman Park South (undeveloped); 2255 John Henry Johnson Parkway	**Hillsdale Park**; 2240 Daffodil Drive
Woodland Hills Park; 315 Alta Vista	**Buchanan Park**; 4150 Harbor Street
Highlands Park; 4215 St. Paul Circle	**Central Park/POSCO**; East of Columbia Street @ Central Avenue
East Bay M.U.D. Trail; EBMUD R/W Railroad Ave to East City Limits	**Village At New York Landing**; 240 Pebble Beach Loop
Stoneman Trailhead; John Henry Johnson Parkway	**Harbor Street Trailhead**; Harbor Street @ EBMUD Right-of-Way
Oakhills Park; Southwood and Woodhill Drives	**Heritage Plaza;** 120 East 4th Street
City Hall (North); 65 Civic Avenue	**John Buckley Square**; Railroad Ave/5th Street/6th Street & Black Diamond St.
8th Street Linear Park; Harbor to Herb White Way	**San Marco Park;** West Leland Road
Columbia Street Linear Park; Pitts-burg/ Antioch Highway to Central Ave	

Table 2 Medians

East Third Street; Marina Boulevard to East Street	**Marina Boulevard**; Bayside Drive to East Third Street
Harbor Street; East Third Street To Stoneman Avenue	**Power Avenue**; Andrew Avenue to West Catamaran Circle
Civic Avenue; Davi Street to Railroad Avenue	**Railroad Avenue**; East Fifth Street to South City Limits
Range Road; Willow Pass Road to Southerly Terminus	**East Leland Road**; Railroad Avenue to Century Boulevard
Century Boulevard; East Leland Road to Somersville Road	**Loveridge Road**; Buchanan Road to State Route 4
Gladstone Drive; Loveridge Road To Arlington Circle	**Meadowbrook Avenue**; Stoneman Avenue to Fallenleaf Way
Ventura Drive; At Buchanan Road	**McFaul Drive**; At Buchanan Road
McDermott Avenue; At Buchanan Road	**Suzanne Drive**; At Buchanan Road
Santa Anna Drive; At Buchanan Road	**Inverness Drive**; At Buchanan Road
Campbell Drive; At Buchanan Road	**Railroad Avenue**; At Buchanan Road
West Buchanan Road; Railroad Avenue to Crestview Drive	**Bailey Road**; West Leland Road to State Route 4
Capitola Place; Capitola Drive to Cumberland Street	**Loveridge Road**; North of Hwy 4
Ventura Drive; S/O Buchanan Rd	**San Marco Blvd;** Highway 4 to South Terminus
Meadows Avenue; S/O Buchanan Rd	**West Leland Road Extension-**Southwood Drive to San Marco Blvd.
West Tenth Street: Railroad Avenue to Beacon Street	

Table 3 Rights-of-Way

George Lowy Marina	Central Waterfront Basin III
East Third Street; Marina Boulevard To East Street Tree Wells	**Historical District** (Railroad Ave); East Eighth to East Third Streets
Marina Boulevard (South Side); Bayside Drive to West Street	**Marina Boulevard**; At East Fifth Street (Lapori Building Parking Lot)
PG&E Berm (West Side); Perimeter of Bayside Knolls	**Bayside Drive** (West Side); Marina Boulevard to River Park Drive
East Sixth Street; At Railroad Avenue Parking Lot	**East Third Street**; @ Marina Boulevard Parking Lot
Harbor Street; East Side Between School Street and Army Street	**Harbor Street**; East Santa Fe Avenue to East Third Street
Central Harbor Parkway; Launch Ramp and Parking Lot	**Willow Pass Road**; Dory Road to West City Limits
Railroad Avenue; California Avenue to East Tenth Street	**Polaris Drive**; East Catamaran Circle to Trident Drive
Power Avenue (North Side); At River Run Subdivision	**Range Road**; Willow Pass Road to Southerly Terminus
East Catamaran Circle (East Side)	**Frontage Road**; Burton Avenue to Dover Way
Range Road; Northerly Terminus to West Leland Road	**Railroad Avenue** (West Side); Frontage Road to Alvarado Avenue
West Leland Road; Burton Avenue to San Marco Blvd.	**East Leland Road;** (South Side) At Leland Court and At Stoneridge Drive
East Leland Road; (North Side) At Freed Circle	**Buchanan Road** (North Side); Harbor Street to Ventura Drive
Loveridge Road; Stoneman Avenue to Ventura Drive	**Buchanan Road** (South Side); Quercas Lane to East City Limits
Stoneman Avenue; At Harbor Street	**Cumberland Street**; E 3rd to E 8th St
E. Eighth St; Harbor to Cumberland Sts	**Railroad Ave**; N/E Corner of E 17th St
Capitola Pl; Capitola Dr to Cumberland	**Willow Avenue @ Bailey Road**
California Ave; East of Loveridge Road	**Ventura Drive**; @ Buchanan Road
Railroad Ave & Buchanan Rd; N/W Corner	**West 8th St**; Mitigation Project @ Herb White Way
Pittsburg-Antioch Hwy; Mitigation Project @ Kirker Creek	**California Ave**; East of Loveridge Road
North Parkside Drive; @ Cannery Ave	**San Marco Blvd**; S/O Highway 4
Railroad Avenue (East Side) California Avenue to Victory Avenue	**Alves Ranch Road;** south of West Leland Road

Table 4 Feature Planting Bed Areas

Fisherman Monument; East Third Street At Railroad Avenue	**Raised Planter Beds**; Railroad Avenue at East Third Street
City Hall Planter Beds; 65 Civic Avenue	**Fishing Boat Monument**; Marina Boulevard at East Third Street
Small World Park Entry Sign; Harbor Street	**Leland Road and Railroad Avenue**; All Corners
Buchanan Park Entrance; Harbor Street	**Buchanan Park Sign and Planter**; Harbor Street
East Leland Road; Easterly City Limits	**Veterans & Stoneman Memorial**; Small World Park (Harbor Street)
City Park Entrance Sign; Railroad Ave	**City Park Memorial**; Railroad Avenue
Small World Park Feature Areas; Pond, Railroad Track & Circular Beds	**Marina District Sign**; East Eighth Street and Railroad Avenue
Plaza Fountain; East Fifth Street @ Black Diamond Street	**Muniz Plaza**; West Side Railroad Ave Between E. Third & E. Fourth Streets
Marina Boulevard; At E. Fourth Street	**Marina Center**; 340 Marina Boulevard
Harbor Street; At Presidio Lane	**Pelican Loop Entry;** @ Marina Blvd
Harbor Street Trailhead;	**Railroad Avenue**; at Seventeenth Street
East Leland Road; @ Easterly City Limit	**Railroad Ave @ East Fifth St**; Steel Worker Statue
Meadows Avenue; S/O Buchanan Rd	**Oakhills South Entry Monument;** Woodhill Drive
San Marco Blvd; S/O Highway 4	**Oakhills Unit 5;** Oakpoint Drive
Railroad Avenue; At Alvarado Avenue	

PART B ESTIMATE OF COST

A. Projected Revenue and Expense FY 2018-19

Fund Balance, July 1, 2018		$181,680
Assessment Posted to Roll	$2,896,398	
Less Refunds	0	
Other Revenue	$8144	
Projected General Fund Contribution	$998,507	
Projected Measure C	$105,000	
Projected Expense July 2018-June 2019	less ($4,132,843)	
Collection Cost July 2018-June 2019	less ($28,866)	
Projected Fund Balance, June 30, 2019		$28,020
Less Set Aside Reserves of		

B. Estimate of Cost FY 2019-20

Street Light Operation & Maintenance		
Energy	$ 360,000.00	
Reserve for New Lights	-0-	
Rate Increases	-0-	
Repair & Equipment Maintenance	$ 411,726.00	
Total Street Light O & M		$ 771,726
Landscaping Operation & Maintenance		
Maintenance, Repair, Materials, Supplies, Water Contracts, Etc. for Parks and Facilities	$ 1,934,789	
Maintenance, Repair, Materials, Supplies, Water Contracts, Etc. for Medians & Rights-of-Way	$ 644,930	
Contingency for Maintenance, Repair & Replacement of Vehicles and Equipment	$ 237,532	
Total Landscaping O & M		$ 2,817,250
Street Trees & Concrete Repair		
Maintenance & Replacement of Trees & Equipment	$ 491,414	
Concrete Repair	$ 61,147	
Total Repair & Replacement		$ 552,561.00
Administration		$151,786.00
TOTAL COSTS		$ 4,293,323.00
LESS OTHER REIMBURSEMENTS		
LESS FUND BALANCE (as of June 30, 2019)		($28,020.00)
LESS ESTIMATED GENERAL FUND CONTRIBUTIONS ($1,086,830.47)	(GAP FUNDING)	
LESS MEASURE C FUNDS		($105,000.00)
LESS GENERAL BENEFIT		($32,693.21)
NET COST AND TOTAL AMOUNT TO BE ASSESSED (1)		**$3,040,779.32**

(1) This amount includes the General Fund subsidy for Public School Parcels ($59,842.98), General Fund contributions for City assessments ($64,254.88), General Fund subsidy and General Fund contributions for the Housing Authority assessments ($3,841.64) State Board of Equalization/Post Office Properties $4,789.54).

TABLE 5.TOTAL ASSESSMENTS BY LAND USE CATEGORY

Category Code	Land Use Category (From Table 1)	Parcel Count	Benefit Factors	Assessment
01	Single Family Residential	16,421	16,421.00	$1,677,897.78
21	2 Units, Residential	285	424.08	$43,331.40
22	3 Units, Residential	19	42.24	$4,316.04
23	4 Units, Residential	68	199.27	$20,361.92
24	Combo With More Than 1 Residence	17	39.95	$4,082.00
25	Multi-Family, 5 or More Residences	50	2,691.23	$274,989.72
29	Condos, Co-ops, Clusters	396	297.00	$30,349.44
	Total Residential	**17,202**	**20,056.84**	**$2,059,124.34**
25/60	Multi-Family/Commercial	2	126.15	$12,890.02
	Total Mixed Use	**2**	**126.15**	**$12,890.02**
39	Vacant Commercial & Institutional	79	807.63	$62,333.40
50	Developed Industrial	159	4,191.08	$323,468.46
59	Vacant Industrial	63	935.71	$72,218.34
60	Developed Commercial & Institutional	377	6,012.83	$464,071.66
71	Churches	54	216.00	$16,670.90
85	Parking Lots	50	352.73	$27,223.74
90	Non-Profit Organizations	9	36.00	$2,778.48
	Total Commercial, Institutional, Industrial, Churches, Parking Lots and Non-Profit	**791**	**12,551.98**	**$968,764.96**
	Totals	**18,049**	**32,830.04**	**$3,040,779.32**

PART C-METHOD OF APPORTIONMENT OF ASSESSMENT

1. CALCULATION OF ASSESSMENT AND ASSESSMENT OF NEW PARCELS

The City Engineer has proposed/developed an equitable method for distributing the costs of maintaining the City lighting, landscaping and parks. That method:

1. Determines the relative benefit received by each parcel based on type and intensity of land use;
2. Derives a numerical expression to determine the special benefit (benefit factor);
3. Determines the costs for maintenance of the District improvements;
4. Derives an **actual** cost per unit of benefit (unit cost) by dividing the total estimated costs (based on actual maintenance costs) to cover all District cost by the total benefit factors; and
5. Derives an **applied** assessment for each parcel based on an assessment per benefit factor of $102.18 for residential parcels and $77.18 for commercial, institutional, churches, parking lots and non-profit parcels.
6. Analyzes the actual costs per unit benefit for each parcel and the applied assessment for each parcel and calculates a City General Fund subsidy for all uses between actual District costs and applied assessment.

The assessment method asserts that: 1) all assessable parcels in the District benefit from the improvements because they are similarly distributed throughout the district; 2) the benefit for each property varies according to the use of the property and the intensity of that use, and for a given intensity of use, similar land uses will derive similar benefits; 3) the subsidy currently provided by the City is based on the actual maintenance cost to the District; 4) the subsidy currently provided to both residential and non-residential property is consistent with the goals of the community and City Council by offering a larger subsidy to commercial and industrial uses to increase economic development and generate and/or maintain jobs in the City; 5) The general benefit for the public at large is far less than the amount the City is currently contributing.

Newly developed areas within Citywide Landscaping and Lighting District 1988-01 will be assessed if a final map has been recorded and the parcel has been created by the date established by the County Assessor's Office for inclusion on the Assessment Roll. Vacant residential parcels are currently not assessed; therefore, an assessment will be levied once a structure is declared final by the Engineering Department, Building Division.

The establishment of the LLAD and its assessment methodology occurred prior to passage of Proposition 218. The provisions of Proposition 218 require that all parcels, including those that are owned by any agency (local, state or federal) that benefit from the improvements within the District cannot be exempt from assessments "*unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.*" Proposition 218 also requires that all

existing, new or increased assessments shall comply with the provisions of Proposition 218. Therefore, as a result, the following changes are proposed to make the assessments consistent, current and in conformance with state law.

1. Assessment of Public Parcels

   The City has however, committed to subsidize 100% of the assessments to be levied on public school parcels in the City of Pittsburg. The subsidy for the public school parcel assessment is $59,842.98. In addition, the General Fund will also pay the City assessments, which totals $64,254.88, Housing Authority assessments totaling $3,841.64. This public parcel list included in the Lighting and Landscaping District 88-01includes but is not limited to the following agencies; City of Pittsburg, Contra Costa County, EBMUD, Contra Costa County Fire Protection District, BART, and the State of California.

2. GENERAL BENEFIT STREET LIGHTING AND PARK MAINTENANCE AND OPERATIONS

The City may only assess property owners for that portion of the costs which provide a special and direct benefit to the properties located within the boundaries of the District. General benefits are not assessable, and the City must fund that portion of the improvements which provides a general benefit to the public at large with some other funding source, such as the general fund. The 1972 Act does not specify a formula or method to use when determining the amount of general versus special benefit. The Engineer of Work is responsible for conducting the general versus special benefit analysis and then making a recommendation to the City Council, which makes the final determination. The general benefit analysis is summarized below.

Street Lighting

The City recognizes that a portion of the maintenance, operation and servicing of the City's street lights on arterial streets that are funded by the District provides a general benefit to the public at large. Therefore, the City contribution to the District for any general benefits incurred by the maintenance, operation and services on arterial roadways is estimated to be 3% of the operation and maintenance cost. This estimate was derived by determining the percentage of arterial roadway included in the district and multiplying that by the percent benefit assumed for traffic operations. This amount totals $23,151.78 for this FY 2019-20

Park Maintenance

The District provides operation and maintenance for approximately 250 acres of City owned neighborhood and community parks, open space and recreation facilities. For the purpose of calculating general benefit, it was assumed that casual park use by non-residents (park users not participating in a scheduled program) is de minimus because of the local nature of park use and the condition and popularity of parks in adjacent communities. Therefore, the general benefit derived for park and facility operation and maintenance is based solely on programs currently offered by the Pittsburg Recreation Department. It was estimated that 24% of the park area and facilities in the District

have recreation programs offered. Based on data sampled, 15% of the participants registered for these programs for this year are non-residents. Lastly, it was estimated that 14% of the yearly daylight hours are being used by recreation programs offered by the Recreation Department. Therefore, the estimated general benefit for operation and maintenance for parks and facilities is .5%. This amount totals $9,541.43 for FY 2019-20. For FY 19-20 the general benefit is less than 1% of the total cost to maintain the District. This amount totals $32,693.21 and will be paid out of the General Fund. It is anticipated that the general benefit will remain consistent each fiscal year and will be reassessed in 4 years to determine if any significant changes in estimates exist.

TABLE 6 LAND USE CATEGORIES

Category Code*	Land Use Category Description
00	Non-assessable Parcels Including: Undeveloped Residential Parcels, Non-buildable Parcels, District Open space, Parks, Playgrounds, etc.
01	Single Family Residential
21	Two Units, Residential
22	Three Units, Residential
23	Four Units, Residential
24	Combinations With More Than One Residence
25	Multi-Family Residential, Five or More Units
29	Condo, Co-Op, Cluster, P.U.D. Attached
39	Vacant Commercial and Institutional
50	Developed Industrial
59	Vacant Industrial
60	Developed Commercial and Institutional
71	Churches
85	Parking Lots
90	Nonprofit Organizations

*Category Codes Were Created for the Purpose of this Assessment District.

CONTRA COSTA COUNTY USE CODES

Use Code	Description
1	**Residential**
10	Vacant, unbuildable
11	Single family, 1 residential on 1 Site and Duets w/o minor common areas
12	Single family, 1 residential on 2 or more sites
13	Single family, 2 or more residential on 1 or more sites
14	Single family on other than single family land
15	Miscellaneous improvements, 1 or more site, incl. trees and vines
16	Single family attached residence, townhouses, duets
17	Vacant, 1 site (includes PUD sites)
18	Vacant, 2 or more sites
19	Single family detached res. with major common area (pool, tennis, clubhouse, or other amenities), Cluster Homes
2	**Multiple**
20	Vacant
21	Duplex
22	Triplex
23	Fourplex
24	Combinations; e.g., single and a double
25	Apartments, 5-12 units, inclusive
26	Apartments, 13-24 units, inclusive
27	Apartments, 25-59 units, inclusive
28	Apartments, 60 units or more
29	Condos, cooperatives (-1 Single Family) (-2 Rossmoor)
3	**Commercial**
30	Vacant
31	Commercial stores (not supermarkets)
32	Small grocery stores (7-11, mom and pop, quick-stop)
33	Office buildings
34	Medical; dental
35	Service stations; car washes; bulk plants; mini lube
36	Auto repair
37	Community facilities; recreational; swim pool association
38	Golf courses
39	Bowling alleys
4	**Commercial**
40	Boat Harbors
41	Supermarkets (not in shopping centers)
42	Shopping centers (all parcels include vacant for future shopping Center
43	Financial buildings (insurance and title companies, banks, savings And loans)
44	Motels, hotels, and mobile home parks
45	Theaters
46	Drive-in restaurants (hamburger, taco, etc.)
47	Restaurants (not drive-in; inside service only)
48	Multiple and commercial; miscellaneously improved
49	New car auto agencies

CONTRA COSTA COUNTY USE CODES

5	**Industrial**
50	Vacant Land
51	Industrial Park (with structures)
52	Research and Development, with or without structures
53	Light industrial
54	Heavy industrial
55	Mini-warehouse (public storage)
56	Miscellaneous improvements, including trees & vines on light or heavy industrial
59	Pipeline rights-of-way
6	**Land**
61	Rural, residential improved; 1 to 10 acres
62	Rural, with or without miscellaneous structures, 1 to 10 acres
63	Urban acreage, 10 to 40 acres
64	Urban acreage, more than 40 acres
65	Orchards, vineyards, row crops, irrigated pastures, 10 to 40 acres
66	Orchards, vineyards, row crops, irrigated pastures, over 40 acres
67	Dry farming, grazing and pasturing, 10 to 40 acres
68	Dry farming, grazing and pasturing, over 40 acres
69	Agricultural preserves
7	**Institutional**
70	Convalescent hospitals and rest homes
71	Churches
72	Schools & colleges, public or private, with or without improvements
73	Hospitals, with or without improvements
74	Cemeteries, mortuaries
75	Fraternal and service organizations, group homes, shelters
76	Retirement housing complex
77	Cultural uses (libraries, museums)
78	Parks and playgrounds
79	Government-owned, with or without buildings (federal, state, city, BART)
8	**Miscellaneous**
80	Mineral rights (productive/nonproductive)
81	Private roads
82	Pipelines and canals
83	State board assessed parcels
84	Utilities, with or without buildings (not assessed by SBE)
85	Public and private parking
86	Taxable municipally-owned property
87	Common area parcels in PUD's (open spaces, recreational facilities)
88	Mobile home
89	Other; split parcels in different Tax Code Areas

5. Residential Benefit

For residential parcels, the measure of the intensity of land use is based on the number of dwelling units on a parcel. Multiple dwelling unit residences receive increased benefits as the number of units on a parcel increases. However, the incremental benefit per unit decreases as the number of units increase. In other words, a single family home's Benefit Factor is 1.00, a condominium's benefit factor is 0.75, a four-plex's Benefit Factor is 2.95. A four-plex does not have four times the special benefit of a single family home, but its benefit is larger than that of a single family home. Each additional unit in a residential complex adds benefit, but less benefit than the previous unit added.

6. Commercial and Industrial Benefit

For nonresidential parcels, the intensity of use is based on the parcel's area and its frontage along public streets. Benefits from District improvements are estimated to rise with increasing parcel area and frontage. Once again, however, the incremental benefit per unit of area or frontage decreases with increasing parcel size or frontage.

Two separate land use categories are used for nonresidential parcels; "industrial" and "commercial/institutional". These two nonresidential categories are further divided according to whether a parcel is developed or vacant. The assessment methodology estimates that the benefit to a vacant parcel is fifty (50) percent of the benefit to a developed one. Parking lots are defined as vacant commercial/institutional parcels and are thus assessed at the fifty (50) percent benefit level.

7. Mathematical Benefit Calculation

The total benefit estimate for a given benefit measure can be calculated from formulas determined by the Engineer of Work that closely estimate the special benefit. Those formulas, charts denoting benefit given parcel use and size, and sample calculations are on pages 17 through 28 of this document.

8. Assessment Calculation

After estimating the special benefits received by each parcel, the assessments are calculated. A parcel's assessment is determined by multiplying that parcel's benefit factors times the applied assessment per benefit factor. The applied assessment per benefit factor is $102.17 for residential uses and $77.18 for all others.

Cost estimates for FY 2019-20 operation, maintenance, and administration of the District are listed in Section II Part B, above. The assessment amount for each benefit factor for residential and other is determined as follows:

A. ACTUAL ASSESSMENT PER BENEFIT FACTOR:

ALL USES

Total Cost to Maintain the District	$ 4,293,323
Divided By	
Total Benefit Factors	32,830.04
Equals	
Actual Assessment Per Benefit Factor	**$130.77**
To Cover All District Cost Based on Current Maintenance Cost	

B. APPLIED ASSESSMENT PER BENEFIT FACTOR:

RESIDENTIAL:

Total Amount to Be Assessed	$2,059,124.34
Divided By	
Total Benefit Factors	20,151.91
Equals-Assessment Per Benefit Factor Residential	**$102.18**
(Shortfall from Actual Cost $28.59 per benefit factor)	

COMMERCIAL, INSTITUTIONAL, INDUSTRIAL, CHURCHES AND NON-PROFIT ("OTHER")

Total Amount to Be Assessed:	$968,764.96
Divided By	
Total Benefit Factors	**12,551.98**
Equals	
Assessment Per Benefit Factors (Other)	**$77.18**
(Shortfall from Actual Cost $53.59 per benefit factor)	

C. CITY SUBSIDY PER BENEFIT FACTOR

RESIDENTIAL

($130.77 minus $102.18) $28.59 per benefit factor

COMMERCIAL, INSTITUTIONAL, INDUSTRIAL, CHURCHES AND NON-PROFIT ("OTHER")

($130.77 minus $77.18) $53.59 per benefit factor

For each land use category, Table 5 summarizes the number of parcels, the subtotal benefit factors and the applied assessment per benefit factor. The applied assessment for a residential land use, (City category codes 01, 21, 22, 23, 24, 25 and 29), is $102.18 per benefit factor and all other parcels including commercial, institutional, industrial, churches and non-profit will pay $77.18 per benefit factor. This amount is still

less than the actual assessment per benefit factor to cover all District costs based on actual maintenance costs (which equals $130.77). Therefore, the City will continue to subsidize residential uses by $28.59 per benefit factor and non-residential by $53.59 per benefit factor. This is consistent with the goals of City Council and the community to encourage economic development and create and/or maintain jobs in the City of Pittsburg.

The resulting assessments for each parcel are listed on the assessment roll, on file in the Office of the City Clerk of the City of Pittsburg. This list is available for review.

A: CALCULATION OF MULTI-FAMILY RESIDENTIAL ASSESSMENT

The assessment for each parcel with a multi-family residential building is determined by multiplying the Unit Assessment ($102.18) by the parcel Benefit Factor. The parcel's Benefit Factor is determined by the number of dwelling units on the parcel. The Engineer uses one of two formulas for the Benefit Factor Calculation, B_1 or B_2 (below). B_1 is used to calculate the benefit for twenty-five (25) or fewer residential units and B_2 is used for parcels with more than twenty-five residential units.

Below are 1) The formulas used to calculate the Benefit Factors, and 2) Examples of the calculation.

Using these formulas, tables showing the number of residential units and the corresponding Benefit Factors have been constructed (see Appendix “A”.)

Residential Benefit Factor calculation uses either:

Formula $B_1 = RO \times M + (S_1 \div 2) \times M^2$ or
Formula $B_2 = RO \times MB + (S_1 \div 2) \times MB^2 + RB \times (M\text{-}MB) + (S_2 \div 2) \times (M\text{-}MB)^2$;

where

M = Number of Dwelling Units
MB = 25
RO = 0.75
RB = 0.60
S_1 = -0.006
S_2 = -0.00038

where,

B_1 = benefit for a parcel with benefit measure falling within the first line segment of incremental benefit curve

B_2 = benefit for a parcel with benefit measure falling within the second line segment of incremental benefit curve

M = benefit measure (eg, number of dwelling units on a parcel)

MB = value of benefit measure at the point where two line segments meet (eg, number of dwelling units on a parcel)

RO = incremental benefit at benefit measure of 0 (ie, the y-intercept for incremental benefit curve) (eg, SFR/dwelling unit)

RB = incremental benefit at point where the two line segments meet (eg, dwelling unit number or parcel area or parcel frontage)

S_1 = slope of first line segment of incremental benefit curve (eg, dwelling unit number or parcel area or parcel frontage)

S_2 = slope of second line segment of incremental benefit curve (eg, dwelling unit number or parcel area or parcel frontage)

Substituting the above numbers for the letters, the formulas may be simplified to read:

$B_1 = RO \times M + (S_1 \div 2) \times M^2$
$B_1 = 0.75M - (0.006 \div 2) \times M^2$
$B_1 = 0.75M - 0.003 \times M^2$

$B_2 = RO \times MB + (S_1 \div 2) \times MB^2 + RB \times (M-MB) + (S_2 \div 2) \times (M-MB)^2$
$B_2 = 0.75 \times 25 - (0.006 \div 2) \times 625 + 0.60 \times (M-25) - (0.00038 \div 2) \times (M-25)^2$
$B_2 = 18.75 - (0.003) \times 625 + 0.60 \times (M-25) - 0.00019 \times (M-25)^2$
$B_2 = 18.75 - 1.875 + (0.60 \times M) - 15 - 0.00019 \times (M-25)^2$
$B_2 = 1.875 + 0.60M - 0.00019 \times (M-25)^2$

Calculation examples are on the next page.

EXAMPLE 1. Find the Benefit Factors for a residential complex with sixteen (16) units.

16 units are less than twenty-five, so Formula B_1 "$RO \times M + (S_1 \div 2) \times M^2$" is used. That formula has been simplified for this example.

$B_1 = 0.75M - 0.003 \times M^2$
$M = 16$
$B_1 = (0.75)(16) - (0.003)(16^2)$
$B_1 = 12 - 0.768$
$B_1 = 11.232$ Benefit Factors

The Assessment Amount = Benefit Factors Times the Unit Assessment
The Assessment Amount = 11.232 x $102.18 = $1147.69 = $1147.70

EXAMPLE 2. Find the Benefit Factors for a residential complex with one hundred

twenty units.

120 units are more than 25, so Formula B_2 (RO x MB + (S_1 ÷ 2) x MB^2 + RB x (M-MB) + (S_2 ÷ 2) x $(M-MB)^2$) is used. That formula has been simplified for this example.

B_2 = 1.875 + 0.60M - 0.00019 x $(M-25)^2$
M = 120
B_2 = 1.875 + 0.60 x 120 - 0.00019 x $(120-25)^2$
B_2 = 1.875 + 72 - 0.00019 x 9025
B_2 = 73.875 - 1.71475
B_2 = 72.160 Benefit Factors

The Assessment Amount = Benefit Factors Times the Unit Assessment
The Assessment Amount = 72.160 x $102.18 = $7,373.31 = $7,373.32

APPENDIX A-
Residential Benefit Factors

Number Of Units	Benefit Factors	Number Of Units	Benefit Factors	Number Of Units	Benefit Factors
2	1.488	54	34.115	106	64.228
3	2.223	55	34.704	107	64.797
4	2.952	56	35.292	108	65.366
5	3.675	57	35.880	109	65.934
6	4.392	58	36.468	110	66.502
7	5.103	59	37.055	111	67.070
8	5.808	60	37.642	112	67.637
9	6.507	61	38.229	113	68.204
10	7.200	62	38.815	114	68.770
11	7.887	63	39.401	115	69.336
12	8.568	64	39.986	116	69.902
13	9.243	65	40.571	117	70.467
14	9.912	66	41.156	118	71.032
15	10.575	67	41.740	119	71.596
16	11.232	68	42.324	120	72.160
17	11.883	69	42.907	121	72.724
18	12.528	70	43.490	122	73.287
19	13.167	71	44.073	123	73.850
20	13.800	72	44.655	124	74.413
21	14.427	73	45.237	125	74.975
22	15.048	74	45.819	126	75.537
23	15.663	75	46.400	127	76.098
24	16.272	76	46.981	128	76.659
25	16.875	77	47.561	129	77.220
26	17.475	78	48.141	130	77.780
27	18.074	79	48.721	131	78.340
28	18.673	80	49.300	132	78.900
29	19.272	81	49.879	133	79.459
30	19.870	82	50.458	134	80.018
31	20.468	83	51.036	135	80.576
32	21.066	84	51.614	136	81.134
33	21.663	85	52.191	137	81.692
34	22.260	86	52.768	138	82.249
35	22.856	87	53.345	139	82.806
36	23.452	88	53.921	140	83.362
37	24.048	89	54.497	141	83.918
38	24.643	90	55.072	142	84.474
39	25.238	91	55.647	143	85.029
40	25.832	92	56.222	144	85.584
41	26.426	93	56.796	145	86.139
42	27.020	94	57.370	146	86.693
43	27.613	95	57.944	147	87.247
44	28.206	96	58.517	148	87.800

45	28.799	97	59.090	149	88.354
46	29.391	98	59.662	150	88.906
47	29.983	99	60.235	151	89.459
48	30.574	100	60.806	152	90.010
49	31.166	101	61.378	153	90.562
50	31.756	102	61.948	154	91.113
51	32.347	103	62.519	155	91.664
52	32.936	104	63.089	156	92.214
53	33.526	105	63.659	157	92.764

Number Of Units	Benefit Factors	Number Of Units	Benefit Factors	Number Of Units	Benefit Factors
158	93.314	210	121.372	262	148.403
159	93.863	211	121.902	263	148.913
160	94.412	212	122.431	264	149.422
161	94.961	213	122.960	265	149.931
162	95.509	214	123.488	266	150.440
163	96.057	215	124.016	267	150.948
164	96.604	216	124.544	268	151.456
165	97.151	217	125.071	269	151.963
166	97.698	218	125.598	270	152.470
167	98.244	219	126.124	271	152.977
168	98.790	220	126.650	272	153.483
169	99.335	221	127.176	273	153.989
170	99.880	222	127.701	274	154.495
171	100.425	223	128.226	275	155.000
172	100.969	224	128.751	276	155.505
173	101.513	225	129.275	277	156.009
174	102.057	226	129.799	278	156.513
175	102.600	227	130.322	279	157.017
176	103.143	228	130.845	280	157.520
177	103.685	229	131.368	281	158.023
178	104.227	230	131.890	282	158.526
179	104.769	231	132.412	283	159.028
180	105.310	232	132.934	284	159.530
181	105.851	233	133.455	285	160.031
182	106.392	234	133.976	286	160.532
183	106.932	235	134.496	287	161.033
184	107.472	236	135.016	288	161.533
185	108.011	237	135.536	289	162.033
186	108.550	238	136.055	290	162.532
187	109.089	239	136.574	291	163.031
188	109.627	240	137.092	292	163.530
189	110.165	241	137.610	293	164.028
190	110.702	242	138.128	294	164.526

191	111.239	243	138.645	295	165.024
192	111.776	244	139.162	296	165.521
193	112.312	245	139.679	297	166.018
194	112.848	246	1403195	298	166.514
195	113.384	247	140.711	299	167.011
196	113.919	248	141.226	300	167.506
197	114.454	249	141.742	301	168.002
198	114.988	250	142.256	302	168.496
199	115.523	251	142.771	303	168.991
200	116.056	252	143.284	304	169.485
201	116.590	253	143.798	305	169.979
202	117.122	254	144.311	306	170.472
203	117.655	255	144.824	307	170.965
204	118.187	256	145.336	308	171.458
205	118.719	257	145.848	309	171.950
206	119.250	258	146.360	310	172.442
207	119.781	259	146.871	311	172.934
208	120.312	260	147.382	312	173.425
209	120.842	261	147.893	313	173.916

Number Of Units	Benefit Factors	Number Of Units	Benefit Factors	Number Of Units	Benefit Factors
314	174.406	366	199.382	418	223.330
315	174.896	367	199.852	419	223.780
316	175.386	368	200.322	420	224.230
317	175.875	369	200.791	421	224.680
318	176.364	370	201.260	422	225.129
319	176.852	371	201.729	423	225.578
320	177.340	372	202.197	424	226.027
321	177.828	373	202.665	425	226.475
322	178.315	374	203.133	426	226.923
323	178.802	375	203.600	427	227.370
324	179.289	376	204.067	428	227.817
325	179.775	377	204.533	429	228.264
326	180.261	378	204.999	430	228.710
327	180.746	379	205.465	431	229.156
328	181.231	380	205.930	432	229.602
329	181.716	381	206.395	433	230.047
330	182.200	382	206.860	434	230.492
331	182.684	383	207.324	435	230.936
332	183.168	384	207.788	436	231.380
333	183.651	385	208.251	437	231.824
334	184.134	386	208.714	438	232.267
335	184.616	387	209.177	439	232.710
336	185.098	388	209.639	440	233.152
337	185.580	389	210.101	441	233.594

338	186.061	390	210.562	442	234.036
339	186.542	391	211.023	443	234.477
340	187.022	392	211.484	444	234.918
341	187.502	393	211.944	445	235.359
342	187.982	394	2123404	446	235.799
343	188.461	395	212.864	447	236.239
344	188.940	396	213.323	448	236.789
345	189.419	397	213.782	449	237.118
346	189.897	398	214.240	450	237.556
347	190.375	399	214.699	451	237.995
348	190.852	400	215.156	452	238.432
349	191.330	401	215.614	453	238.870
350	191.806	402	216.070	454	239.307
351	192.283	403	216.527	455	239.744
352	192.758	404	216.983	456	240.180
353	193.234	405	217.439	457	240.616
354	193.709	406	217.894	458	241.052
355	194.184	407	218.349	459	241.487
356	194.658	408	218.804	460	241.922
357	195.132	409	219.258	461	242.357
358	195.606	410	219.712	462	242.791
359	196.079	411	220.166	463	243.225
360	196.552	412	220.619	464	243.658
361	197.025	413	221.072	465	244.091
362	197.497	414	221.524	466	244.524
363	197.969	415	221.976	467	2443956
364	198.440	416	222.428	468	245.388
365	198.911	417	222.879	469	245.819

Number Of Units	Benefit Factors	Number Of Units	Benefit Factors	Number Of Units	Benefit Factors
470	246.250	522	268.143		
471	246.681	523	268.554		
472	247.111	524	268.956		
473	247.541	525	269.375		
474	247.971	526	269.785		
475	248.400	527	270.194		
476	248.829	528	270.603		
477	249.257	529	271.012		
478	249.685	530	271.420		
479	250.113	531	271.828		
480	250.520	532	272.113		
481	250.967	533	272.520		
482	251.394	534	272.926		
483	251.820	535	273.332		
484	252.246	536	273.738		

485	252.671	537	274.143		
486	253.096	538	274.548		
487	253.521	539	274.952		
488	253.945	540	275.356		
489	254.369	541	275.760		
490	254.792	542	276.163		
491	255.215	543	276.556		
492	255.638	544	276.968		
493	256.060	545	277.370		
494	256.482	546	277.772		
495	256.904	547	278.173		
496	257.325	548	278.574		
497	257.746	549	278.975		
498	258.166				
499	258.587				
500	259.006				
501	259.426				
502	259.844				
503	260.263				
504	260.681				
505	261.099				
506	261.516				
507	261.933				
508	262.350				
509	262.766				
510	263.182				
511	263.598				
512	264.013				
513	264.428				
514	264.842				
515	265.256				
516	265.670				
517	266.083				
518	266.496				
519	266.908				
520	267.320				
521	267.732				

B: CALCULATION OF COMMERCIAL ASSESSMENTS

The assessment for each parcel with a commercial use building is determined by multiplying the Unit Assessment ($77.18) by that parcel's Benefit Factors. The parcel's Benefit Factors are determined by its area and street frontage. The formula for calculating a parcel's Benefit Factors is a detailed formula which places frontage and area on a curve corresponding to a special benefit factor rating. Separate formulas are used for calculating the number of benefit factors earned by the parcel's frontage and by its area.

Below are the formulas used to calculate the Benefit Factors for frontage and for area, and an example of the calculation.

In the following formulas and example, please note:

F = Actual Parcel Frontage X .75
A = Parcel Area (In Acres)
B = Benefit Factor

FB_1 Frontage Benefit Formula 1 (when frontage is <= 230')

$$FB_1 = 0.062 \times F - (0.0002391304 \div 2) \times F^2$$

FB_2 Frontage Benefit Formula 2 (when frontage is > 230')

$$FB_2 = 7.935 + 0.007 \times (F-230) - (0.0000022472 \div 2) \times (F-230)^2$$

AB_1 Area Benefit Formula 1 (when parcel area is <= 1.25 acres)

$$AB_1 = 28.0 \times A - (21.6 \div 2) \times A^2$$

AB_2 Area Benefit Formula 2 (when parcel area is > 1.25 acres)

$$AB_2 = 18.125 + 1.0 \times (A - 1.25) - (0.012903226 \div 2) \times (A-1.25)^2$$

EXAMPLE Find the assessment for an inside lot; 75' x 100'

Step 1. Define the parameters:

F = 75' (Actual Parcel Frontage) X .75 (Multiplier)
A = 75' x 100' = 7500 square feet ÷ 43,560 = 0.172 acre
(1 Acre = 43,560 square feet)

Step 2. Calculate frontage benefit factors using Formula FB_1: (frontage is < 230')

$$FB_1 = 0.062 \times F - (0.0002391304 \div 2) \times F^2$$

$F = 56.25'$
$FB_1 = 0.062 \times 56.25 - 0.0001195652 \times 56.25^2$
$FB_1 = 3.49 - 0.0001195652 \times 3164$
$FB_1 = 3.49 - 0.369$
$FB_1 = 3.121$ Benefit Factors

Step 3. Calculate area benefit factors using Formula AB_1 (area is < 1.25 acres)

$AB_1 = 28.0 \times A - (21.6 \div 2) \times A^2$
$A = 0.172$ acre
$AB_1 = 28.0 \times 0.172 - 10.8 \times 0.172^2$
$AB_1 = 4.816 - 10.8 \times 0.030$
$AB_1 = 4.816 - 0.324$
$AB_1 = 4.492$ Benefit Factors

Step 4. Find the total Benefit Factors earned by the parcel.

Benefit Factors = $FB_1 + AB_1$
Benefit Factors = 3.121 + 4.492 = 7.613 Benefit Factors

Step 5. Determine the Landscaping and Lighting Assessment.

Assessment = Unit Assessment Times Benefit Factors
Assessment = $77.18 x 7.613 = $587.58

The above example assumes the parcel is developed. If the parcel is not developed, the Assessment is 50% of the above figure.

EXCEPTIONS

Individually-owned parcels and common area parcels of commercial and industrial condominiums are assigned a proration of the area and frontage, if applicable, to accommodate for the common area parcel.

C. CALCULATION OF INDUSTRIAL ASSESSMENTS

The assessment for each parcel with an industrial use building is determined by multiplying the Unit Assessment ($77.18) by that parcels Benefit Factors. The parcel's Benefit Factors are determined by its area and street frontage. The formula for calculating a parcel's Benefit Factors is a detailed formula which places frontage and area on a curve corresponding to a predetermined benefit factor rating. Separate formulas are used for calculating the number of benefit factors earned by the parcel's frontage and by its area.

Below are the formulas used to calculate the Benefit Factors for frontage and for area and an example of the calculation.

In the following formulas and example, please note:

F = Actual Parcel Frontage X .75
A = Parcel Area (In Acres)
BF = Benefit Factor

FB_1 Frontage Benefit Formula 1 (when frontage is <= 1,000')

$FB_1 = 0.026 \times F - (0.000017 \div 2) \times F^2$

FB_2 Frontage Benefit Formula 2 (when frontage is > 1,000')

$FB_2 = 17.5 + 0.009 \times (F-1000) - (0.0000032 \div 2) \times (F-1000)^2$

AB_1 Area Benefit Formula 1 (when parcel area is <= 5.32 acres)

$AB_1 = 14.75 \times A - (2.678572 \div 2) \times A^2$

AB_2 Area Benefit Formula 2 (when parcel area is > 5.32 acres)

$AB_2 = 40.565 + 0.5 \times (A - 5.32) - (0.007032 \div 2) \times (A-5.32)^2$

EXAMPLE Find the assessment for an inside lot; 250' x 400'

Step 1. Define the parameters:

F = 250' (Actual Parcel Frontage) X .75 (Multiplier)
A = 250' x 400' = 100,000 square feet ÷ 43,560 = 2.30 acres
(1 Acre = 43,560 square feet)

Step 2. Calculate frontage benefit factors using Formula FB_1: (frontage is < 1,000')

$FB_1 = 0.026 \times F - (0.000017 \div 2) \times F^2$
$F = 187.5'$
$FB_1 = 0.026 \times 187.5 - 0.0000085 \times 187.5^2$
$FB_1 = 0.026 \times 187.5 - 0.0000085 \times 35{,}156$
$FB_1 = 4.875 - 0.299$
$FB_1 = 4.576$ Benefit Factors

Step 3. Calculate area benefit factors using Formula AB_1 (area is < 5.32 acres)

$AB_1 = 14.75 \times A - (2.678572 \div 2) \times A^2$
$A = 2.30$ acres
$AB_1 = 14.75 \times 2.30 - 1.339286 \times 2.30^2$
$AB_1 = 14.75 \times 2.30 - 1.339286 \times 5.29$

AB_1 = 33.925 - 7.085
AB_1 = 26.8402 Benefit Factors

Step 4. Find the total Benefit Factors earned by the parcel.

Benefit Factors = $FB_1 + AB_1$
Benefit Factors = 4.576 + 26.8402 = 31.4162 Benefit Factors

Step 5. Determine the Landscaping and Lighting Assessment.

Assessment = Unit Assessment Time Benefit Factors
Assessment = $77.18 x 31.4162 = $2,424.70

The above example assumes the parcel is developed. If the parcel is not developed, the Assessment is 50% of the above figure.

EXCEPTIONS

Each industrial parcel that has an area greater than seventy-six (76) acres are assigned, for purposes of assessment, an acreage of 76 acres, this being the point before the parcel area formula curve goes downward. Without such an assignment, the assessment for these parcels would have been less than for parcels of a smaller size.

PART D: ASSESSMENT DIAGRAM DESCRIPTION

The boundary of District 1988-01 coincides with the City of Pittsburg boundary, except that the Oakhills District 1988-02 is not included in District 1988-01. Also depicted on the diagram are the book limits for the Contra Costa County Assessor's Parcel Map Books.

The Contra Costa County Assessor's Parcel Maps are hereby incorporated by reference into this report. The County Assessor's Maps shall govern for all details concerning the lines and dimensions of lots or parcels. The County Assessor's Parcel Number is hereby adopted as the distinctive number identifying each parcel for purposes of this assessment.

PART E: PROPERTY OWNER LIST AND ASSESSMENT ROLL

The assessment roll is a computerized list of each parcel within the District. The list includes the assessment number (Assessor's Parcel Number), owner of record, situs address, category code and the assessment for each parcel. This roll may be examined in the Office of the City Clerk of the City of Pittsburg.

ASSESSMENT DIAGRAM FOR THE

CITY OF PITTSBURG
LANDSCAPING & LIGHTING
ASSESSMENT DISTRICT 1988-01

IS ON FILE IN THE
OFFICE OF THE CITY CLERK

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Approve the Engineer's Report and Declare the City Council's Intent to Order Improvements for the Landscaping and Lighting Assessment District 1988-02, Oak Hills (Pursuant to the Landscaping and Lighting Act of 1972) for FY 2019-20

MEETING DATE: June 3, 2019

EXECUTIVE SUMMARY

Pursuant to State statutes governing the renewal of assessment districts, the City Council is being asked to adopt the resolution approving the Engineer's Report for Landscaping and Lighting Maintenance Assessment District 1988-02, ("88-02 District") Oak Hills (Fiscal Year 2019-20) and to set July 15, 2019, as the date for a public hearing for this matter.

FISCAL IMPACT

Landscaping and Lighting District 88-02 collects $34,259.20 annually in revenue and interest for the Oak Hills area. The Public Works Department estimates that it will expend $37,298 during Fiscal Year 2019-20 in managing the district. The City contribution to the District for general benefits incurred by the operation of higher wattage street lighting on the arterial roadway is estimated to be $663 or 6.6% of the street light operation and maintenance cost for FY 2019-20. The additional $2,375.80 will be used from the reserves to cover the gap between revenue and expenses.

Without the District, the General Fund would be responsible for the entire cost of maintaining the improvements located within the Oak Hills area.

RECOMMENDATION

City Council adopt a resolution approving the Engineer's Report, declaring the City Council's intent to levy assessments for FY 2019-20 and setting the public hearing date as July 15, 2019, for this matter.

BACKGROUND

On June 6, 1988, the City Council confirmed the Engineer's Report, ordered improvements and levied the first annual assessment for the 88-02 District, Oak Hills. Since then the funds collected annually by this district go to support the City's landscaping and lighting operations in the Oak Hills area.

On May 6, 2019, the City Council approved Resolution 19-13629, directing the Engineer of Work, Richard Abono, to file an annual report for Fiscal Year 2019-20 in accordance with the Landscaping and Lighting Act of 1972. That report has been prepared and is on file in the Office of the City Clerk.

Services provided by 88-02 District include:

Right-of-Way Landscaping Maintenance;
Street Tree Maintenance;
Sidewalk Repair Related to Street Tree Damage Only; and
Street Light Energy, Maintenance and Replacement Costs.

SUBCOMMITTEE FINDINGS

This item was not brought before a subcommittee.

STAFF ANALYSIS

District 88-02 has been in existence for 32 years, and the funds collected are necessary for the City to maintain its current level of lighting and landscaping throughout District 88-02.

The assessment amounts collected are limited by the formation documents. The assessment amount for a residential land use is $77.18 per benefit factor. There is no CPI adjustment factor for the 88-02 District.

Several years ago, the City spent $38,560 to complete a Streetlight Retrofit Program project to install energy efficient LED lights within the District.

State statutes mandate the annual renewal procedures for 88-02 District. This is the second step of that process wherein the Council is asked to consider and approve the Engineer's Report and to set a public hearing for this matter on July 15, 2019.

ATTACHMENTS: Engineer's Report 88-02
Resolution

Report Prepared By: Gina Haynes, Senior Civil Engineer

City of Pittsburg
Contra Costa County, California

ENGINEER'S REPORT FOR THE

CITY OF PITTSBURG LANDSCAPING & LIGHTING ASSESSMENT DISTRICT 1988-02 AND THE LEVY OF THE ANNUAL ASSESSMENT FOR THE 2019-20 FISCAL YEAR

Prepared By:

Richard D. Abono
City Engineer
City of Pittsburg

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CITY OF PITTSBURG

OAKHILLS LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT 1988-02

FISCAL YEAR 2019-20

The undersigned respectfully submits the enclosed Engineer's Report as directed by the City of Pittsburg.

Dated:_____ By_____

Richard D. Abono, PE
RCE No. C65440

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached, was filed with me on the _____day of _____,

Alice E. Evenson, City Clerk
City of Pittsburg
Contra Costa County, California

By_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Pittsburg, Contra Costa County, on the _____ day of _____ 2019.

Alice E. Evenson, City Clerk
City of Pittsburg
Contra Costa County, California

By_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached was filed with the County Auditor of the County of Contra Costa, on the _____ day of _____ 2019.

By_____

Richard D. Abono, City Engineer

INTRODUCTION

This Engineer's Report for the Pittsburg Landscaping and Lighting Assessment District 1988-02 is being submitted pursuant to Resolution 19-13629 of the Pittsburg City Council, under the provisions of Part 2, Division 15 of the California Streets and Highways Code, Sections 22500 through 22679 (The Landscaping and Lighting Act of 1972).

The boundaries of the Assessment District are depicted on the Assessment Diagram on file in the office of the City Engineer. Landscaping and Lighting District 1988-02 (Oak Hills) is separate and distinct from Landscaping and Lighting District 1988-01 (Citywide).

This report is for Fiscal Year 2019-20, the thirty-second fiscal year of the District's operation. For each parcel of land in the District, this report recommends assessments sufficient to fund the projected Fiscal Year 2019-20 budget for operation, maintenance, servicing, replacement and installation of District improvements. These recommended assessments are proportional to the Engineer's estimates of relative benefits received by each parcel from District improvements.

This report is based upon the report that the City Council commissioned, for the formation of the District, FY 1988-89 and subsequent reports prepared for Fiscal Years 1989-90 through 2019-20 inclusive. The method of assessment and diagram (incorporated herein by this reference) are based upon the 2019-20 Engineer’s Report for Landscaping and Lighting District 1988-02 and the 2019-20 FY projected budget.

II. DESCRIPTION OF IMPROVEMENTS

Pittsburg's "Landscaping and Lighting Assessment District 1988-02" provides for the levy and collection of assessments to pay for the following types of improvements:

1. Street Lights

   Maintenance of eighty three (83) street lights. A list of street light locations is on file with the City Clerk.

2. Street Trees

   Maintenance all street trees within the District.

3. Concrete

   Replacement of sidewalks damaged by street trees.

4. Landscaping

   Maintenance of facilities, rights-of-way and medians.

5. Future Capital Improvements

   a. Removal and replacement of damaged or unhealthy trees and plants located on eroded slope areas;
   b. Stabilization and soil replacement of eroded slopes;
   c. Installation of a neighborhood entry feature.

Landscape Improvement Locations

Oakhills Drive Right-of-Way
West Leland Road to Southwood Drive

West Leland Road Right-of-Way
Oakhills Drive to Westerly Terminus

Oakhills Pump Station
1703 Bridgeview Street (Corner of Southwood Drive)

III. ESTIMATE OF COST

A. PROJECTED REVENUE & EXPENSE, FY 2018-19

Fund Balance, June 30, 2018		$34,940
Projected Revenue, 2018-19		
Assessments Posted to Roll	$ 33,959	
Interest Income	$ 100	
Other	$ 205	
General Benefit	$ 663	
Subtotal Projected Revenue, 2018-19		$ 34,927
Less Projected Expense, 2018-19		$ (35,175)
Projected Balance, June 30, 2019		$ 34,692

B. ESTIMATE OF COST, 2019-20 FY

The following cost estimates for operation, maintenance and administration of the District for FY 2019-20 are provided by the City of Pittsburg:

STREET LIGHT	
Operation and Maintenance	$ 10,100
LANDSCAPING	
Maintenance and Repair	$ 23,589
ADMINISTRATION	$.....
Collection Costs	$ 3,609
TOTAL COST	$ 37,298
LESS CONTRIBUTION FROM RESERVE FUND	$ (2,375.80)
LESS GENERAL BENEFIT	$ (663)
LESS INTEREST INCOME FY 2019-20	$ (300)
NET COST AND TOTAL AMOUNT TO BE ASSESSED	$ 33,959.20

IV. ASSESSMENT METHOD

Estimated costs and expenses for FY 2019-20 are apportioned to each parcel on the basis of relative benefits estimated to be received by the parcel from District improvements. This apportionment constitutes the recommended assessment amount for each parcel, listed in the assessment roll.

Benefits from the District are enjoyed by all assessable parcels in the District. The degree of benefit is estimated from the type and intensity of land use for each parcel, which determined the number of pedestrians generated the extent of street light illumination and increased security, and the enhanced aesthetics and enjoyment from maintenance of landscaped areas and street trees. It is reasoned that, for a given intensity of use, similar land uses will derive similar benefits.

The City may only assess property owners for that portion of the costs which provide a special and direct benefit to the properties located within the boundaries of the District. General benefits are not assessable and the City must fund that portion of the improvements which provides a general benefit to the public at large with some other funding source, such as the general fund.

The 1972 Act does not specify a formula or method to use when determining the amount of general versus special benefit. The Engineer of Work is responsible for conducting the general versus special benefit analysis and then making a recommendation to the City Council, which makes the final determination. The general benefit analysis is summarized below.

The City recognizes that a portion of the City's street lights on West Leland Road (9 street lights), an arterial street that is included in the District, provides a general benefit to the public at large. Therefore, the City contribution to the District for general benefits incurred by the operation of higher wattage street lighting on this arterial roadway is estimated to be $663 or 6.6% of the electrical cost for FY 2019-20. This estimate was derived by determining a per wattage rate for all street lighting in the district and multiplying that by the additional wattage required to operate these 9 street lights located along the arterial roadway.

Of the 443 parcels in the District 440 are used as residences, two are open space (non-assessable) and one City owned pump station. Benefits to family residences and the City Pump Station are estimated to be uniform throughout the District. Therefore, each residential parcel and the City's pump station are assessed an equal amount, simply calculated by dividing the District's net cost of the improvements by the number of assessable parcels (440).

The assessment amount for each assessable parcel is determined as follows:

Net Amount to Be Assessed	$ 33,959.20
Assessment Per Parcel ($33,959.20/440)	$ 77.18

V. ASSESSMENT ROLL DESCRIPTION

The assessment roll is a computerized list of each parcel within the District. The list includes the assessment number (Assessor's Parcel Number), owner of record, situs address and the assessment amount for each parcel. The list is on file in the Office of the City Engineer.

VI. ASSESSMENT DIAGRAM DESCRIPTION

The Assessment Diagram is on file in the Office of the City Engineer and shows the boundary for Landscaping and Lighting Assessment District 1988-02 (Oak Hills).

The Contra Costa County Assessor's Parcel Maps are hereby incorporated by reference into this report. The County Assessor's Maps shall govern for all details concerning the lines and dimensions of lots or parcels. The County Assessor's Parcel Number is hereby adopted as the distinctive number identifying each parcel for purposes of this assessment.

ASSESSMENT ROLL FOR THE

CITY OF PITTSBURG
LANDSCAPING & LIGHTING
ASSESSMENT DISTRICT 1988-02

FISCAL YEAR 2019-20

IS ON FILE IN THE
OFFICE OF THE CITY ENGINEER

ASSESSMENT DIAGRAM FOR THE

CITY OF PITTSBURG
LANDSCAPING & LIGHTING
ASSESSMENT DISTRICT 1988-02

FISCAL YEAR 2019-20

IS ON FILE IN THE
OFFICE OF THE CITY ENGINEER

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter Of:

Approving the Engineer's Report and Declaring the City Council's Intent to Order Improvements in Landscaping and Lighting Assessment District 1988-02, Oak Hills (Pursuant to the Landscaping and Lighting Act of 1972) for Fiscal Year 2019-20	)))))	Resolution 19-

The City Council DOES RESOLVE as follows:

WHEREAS, on May 6, 2019, the City Council approved Resolution 19-13629, directing the Engineer of Work, Richard D. Abono, to file an Annual Report for Fiscal Year 2019-20 for Landscaping and Lighting Assessment District 1988-02, Oak Hills; and,

WHEREAS, the Engineer of Work has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972; and,

WHEREAS, all interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the district.

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1. The Engineer's Report, filed with the City Clerk by the Engineer of Work on June 1, 2019, is approved.

Section 2. The City Council intends to levy and collect assessments within Assessment District 1988-02 during Fiscal Year 2019-20. The area of land to be assessed is located in the City of Pittsburg, County of Contra Costa, State of California.

Section 3. The improvements to be made in this assessment district are generally described as follows:

a. Maintenance of public street lights. A list of street light locations is on file with the Director of Public Works;

b. Maintenance of street trees; and

c. Replacement of sidewalks damaged by street trees.

Section 4. In accordance with this Council's Resolution 19-13929 directing the filing of an Annual Report, the Engineer of Work has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the

improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the assessment district.

Section 5. On Monday, July 15, 2019, at 7 p.m., the City Council will conduct a public hearing on the matter of the levy of the proposed annual assessments. The hearing will be held at the meeting place of the City Council located in City Hall, 65 Civic Avenue, Pittsburg, California.

Section 6. The City Clerk shall give the notice of hearing by causing this resolution to be published, pursuant to Section 22553 of the Streets and Highways Code.

PASSED and ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 3rd day of June 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Juan Antonio Banales, Mayor

Attest:

_____
Alice E. Evenson, City Clerk

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of City Council Resolution Approving the Second Amendment to a Consultant Agreement for Environmental Consulting Services for the Alves Ranch Project

MEETING DATE: June 3, 2019

EXECUTIVE SUMMARY

On November 5, 2018, the City entered into a contract with First Carbon Solutions ("Consultant") for environmental consulting services related to the 2018 Alves Ranch Project. In order to continue the Environmental Impact Report (EIR) process and prepare the necessary Final Supplemental EIR for the 2018 Alves Ranch Project, the Consultant has submitted an additional work request (AWR), raising the total contract amount to $219,660.

FISCAL IMPACT

The City Council is being requested to allocate to the consultant budget an additional $38,400 to be deposited by William Lyon Homes ("Applicant") into the City's Refundable Deposit account (110-20061) and authorize the City Manager to execute a second contract amendment with the Consultant. This would bring the total contract amount to $219,660. The Applicant would continue to reimburse the City for all staff time associated with processing the project in accordance with the terms of the reimbursement agreement executed on June 4, 2018. At the conclusion of the project, any unexpended funds would be returned to the Applicant.

RECOMMENDATION

City Council adopt the attached resolution authorizing the execution of the Second Amendment to the Agreement with First Carbon Solutions for professional consulting services related to the preparation of the Final Supplemental EIR for the proposed 2018 Alves Ranch Project.

BACKGROUND

On November 5, 2018, the City Council adopted Resolution No. 18-13554, allocating funds and authorizing execution of an agreement with the Consultant for the preparation of CEQA (California Environmental Quality Act) Documentation for the 2018 Alves Ranch Project in the amount of $163,760, and any necessary amendment(s) to increase compensation up to $188,324 for unforeseen additional work.

On January 17, 2019, in response to changes in the scope of work requested by the City of Pittsburg, the Consultant submitted an AWR in order to expand the Consultant's existing scope of work and budget to account for the City's requested change in the scope of work, and in order to complete preparation of a Draft Supplemental EIR and Final Supplemental EIR. This AWR increased the not-to-exceed amount to $181,260. The First Amendment to the Agreement was executed on February 14, 2019.

On May 15, 2019, the Consultant submitted a second AWR, requesting additional funds for work related to updates to the Draft and Final Supplemental EIR, as well as additional project management tasks. The augment request totals $38,400.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

As previously stated, preparation of the Draft Supplemental EIR required more time and effort than was originally anticipated, which pulled money in the budget away from the task of preparing a Final Supplemental EIR. In order to complete the CEQA analysis required for the project (and more specifically, the Final Supplemental EIR), the City Council is being requested to allocate to the Consultant budget an additional $38,400 to cover the Second AWR contract increase. The City Manager would be authorized to execute this second contract amendment with the Consultant, and funds to cover this amendment would be deposited by the applicant into a refundable deposit account, as described above. The new total project budget shall not exceed $219,660.

The Consultant, the Applicant, and City staff all concur that the additional funds requested are necessary, and as such, it is recommended that the Council approve the Second Amendment to the Agreement with First Carbon Solutions.

ATTACHMENTS:

Resolution
Proposed Second Amendment to the Agreement
Contract for CEQA Services, November 5, 2018
First Amendment to Agreement, dated February 14, 2019

Report Prepared By: Jordan Davis, Assistant to the City Manager

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Allocating Funds and Authorizing Execution of the Second Amendment to an Agreement for Environmental Consulting Services Related to the Alves Ranch Project	)	RESOLUTION NO. 19-

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, on June 18, 2018, Mandy Leung of William Lyon Homes, Inc., filed Planning Application No. AP-18-1348, requesting approval of: 1) a zoning map amendment rezoning the site from a combination of RH-P (High Density Residential with a Master Plan Overlay) and CO-P (Office Commercial with a Master Plan Overlay) Districts to PD (Planned Development) District; 2) a vesting tentative map subdividing the 57.81-acre site to allow for the construction of a 346-unit, single family development as well as a 12-acre commercial site; and 3) design review of architectural and landscape plans. The project site is located along the north side of West Leland Road, south of State Route 4. Assessor's Parcel Nos. 097-700-001; 097-700-002; and 097-700-005; and

WHEREAS, before the City can consider such a proposal, the project must be reviewed in accordance with the California Environmental Quality Act (CEQA, Public Resources Code 21000 et seq.), which requires agencies to assess whether a proposed project might have significant impacts on the environment; and

WHEREAS, on October 18, 2004, the City Council adopted Resolution No. 04-10168 certifying that the Final Environmental Impact Report (2004 FEIR) for the Vista Del Mar project (SCH # 2004012097) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. On November 29, 2004, after having reviewed and considered the environmental documentation prepared for the Vista Del Mar project, the City Council adopted Resolution No. 04-10191, approving CEQA findings, adopting a Statement of Overriding Considerations, and a Mitigation and Monitoring and Reporting Program (MMRP) for the Vista Del Mar project. The 2004 FEIR certified by the City Council included a programmatic plan for the Aves Ranch site; and

WHEREAS, on November 5, 2018, the City Council adopted Resolution No. 18-13554, allocating funds and authorizing execution of an agreement with the Consultant for the preparation of CEQA (California Environmental Quality Act) Documentation for the 2018 Alves Ranch Project in the amount of $163,760, and any necessary amendment(s) to increase compensation up to $188,324 for unforeseen additional work; and

WHEREAS, on November 5, 2018, the City and the Consultant entered into an Agreement for the Consultant to provide CEQA (California Environmental Quality Act) Documentation for the 2018 Alves Ranch Project; and

WHEREAS, at the City's direction, FCS prepared an initial study to accompany the NOP. The initial study provided a basis for scoping out several topics to focus the EIR and included a summary for each topic of the analysis and conclusions of the 2004 Vista del

Mar EIR and the associated mitigation measures that remain applicable to the 2018 project; and

WHEREAS, on January 17, 2019, in response to changes in the scope of work requested by the City of Pittsburg, the Consultant submitted an Additional Work Request ("AWR") in order to expand the Consultant's existing scope of work and budget to account for the City's requested change in the scope of work, and in order to complete preparation of a Draft Supplemental Environmental Impact Report (SEIR) and Final SEIR; and

WHEREAS, on February 14, 2019, the City and the Consultant executed the First Amendment to the Agreement in order to expand the Consultant's scope of work to include the preparation of the initial study, and to conduct additional work required for project management & coordination; and,

WHEREAS, on May 15, 2019, the Consultant submitted a second AWR, requesting additional funds for work related to updates to the Draft and Final Supplemental EIR, as well as additional project management tasks. The augment request totals $38,400.

WHEREAS, the applicant has agreed to deposit additional funds with the City of Pittsburg in accordance with the second contract amendment in order to pay for additional costs associated with the production of the EIR, including City staff time associated with processing the project in accordance with the reimbursement agreement dated June 4, 2019.

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1.

The second amendment to the Agreement with First Carbon Solutions for environmental consulting services is approved in an amount not to exceed $38,400, for additional work associated with the environmental analysis related to the Alves Ranch Project.

Section 2.

The allocation of up to $38,400 above the previous contract amount (including the first amendment) of $181,260, to be deposited by the applicant, is approved for the purpose of reimbursing the City's costs related to the environmental assessment required for the Alves Ranch Project.

Section 3.

The City Manager is hereby authorized to execute a second amendment to the Agreement with First Carbon Solutions for environmental consulting services on behalf of the City of Pittsburg, up to the limits specified in Section 2 above.

Section 4.

The Finance Director is hereby authorized to issue a revised purchase order to

First Carbon Solutions for the above described services to implement the approved Agreement.

Section 5.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 3rd day of June, 2019, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Juan Antonio Banales, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

SECOND AMENDMENT TO CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF PITTSBURG AND FIRST CARBON SOLUTIONS FOR ALVES RANCH EIR

This Second Amendment to AGREEMENT ("Second Amendment") is made on this ____ day of _____, 2019, ("Second Amendment Effective Date") by and between the City of Pittsburg ("City") and First Carbon Solutions ("Consultant") (together referred to as the "Parties"), with respect to the matters hereinafter stated.

RECITALS

WHEREAS, on November 5, 2018, the City Council adopted Resolution No. 18-13554, allocating funds and authorizing execution of an agreement with the Consultant for the preparation of CEQA (California Environmental Quality Act) Documentation for the 2018 Alves Ranch Project in the amount of $163,760, and any necessary amendment(s) to increase compensation up to $188,324 for unforeseen additional work; and

WHEREAS, on November 5, 2018, the City and the Consultant entered into an Agreement for the Consultant to provide CEQA (California Environmental Quality Act) Documentation for the 2018 Alves Ranch Project; and

WHEREAS, on February 14, 2019, the City and the Consultant executed the First Amendment to the Agreement in order to expand the Consultant's scope of work to include the preparation of the initial study, and to conduct additional work required for project management & coordination; and

WHEREAS, the City seeks to amend the scope of services to have Consultant produce a Final Supplemental EIR, including drafting findings of fact and a Statement of Overriding Considerations.

NOW THEREFORE, the City and the Consultant, for the consideration hereinafter named, agree as follows:

1. The recitals to this Second Amendment are by this reference incorporated herein as though set out in full.

2. Paragraph one of Section 2, "Compensation," of the Agreement is hereby amended to read as follows:

   "City hereby agrees to pay Consultant a sum not to exceed one hundred eighty-one thousand two hundred sixty dollars ($219,660), as set forth in Exhibit A, attached hereto and incorporated herein for services to be performed and reimbursable expenses incurred under this Agreement. This dollar amount is not a guarantee that the City will pay that full amount to the Consultant but is merely a limit of potential City expenditures under this Agreement."

3. Exhibit A of the Agreement is hereby amended to add Exhibit 1 of this Second Amendment.

4. Except as otherwise expressly amended or modified herein, the terms and conditions of the Agreement shall remain in full force and effect. Should the validity of this Second Amendment be called in question in litigation or otherwise and determined to be invalid for any reason, such determination shall in no way affect the validity of the Agreement which shall remain in full force and effect in accordance with its original terms.

IN WITNESS WHEREOF, the parties hereto have executed the Second Amendment to the Agreement effective on the day and year first identified above.

CITY OF PITTSBURG:

By: _____

Garrett Evans, City Manager

CONSULTANT:

By: _____

Name:
Title:

APPROVED AS TO FORM:

By: _____

Donna Mooney, City Attorney

ATTEST:

By: _____

Alice E. Evenson, City Clerk

Scope of Services

Task 1: Revise EIR Sections to Reflect 2019 CEQA Guidelines

The original scope of work outlined the process that FirstCarbon Solutions (FCS) would follow to prepare the EIR. It was assumed that process reflected the CEQA Guidelines Appendix G Environmental Checklist at the time of contracting with the City. The City has requested that the five topical sections of the EIR be updated to reflect the CEQA Guidelines Appendix G Environmental Checklist that went into effect January 3, 2019. The updates will be made to the Air Quality, Greenhouse Gases (GHG), Biological Resources, Noise and Transportation sections of the EIR.

Task 2: Additional Tasks to Support the Analysis of Alternatives

Task 2.A: Analysis to Support Evaluation of Alternatives

To support the alternatives analysis, the City has requested that we evaluate the range of alternatives studied in the 2004 EIR in comparison to the proposed project. In order to do so, FCS has identified the development assumptions for each Alternative, as it relates to the project site (i.e., the area north of West Leland Road).
The 2004 EIR evaluated 5 Project alternatives, including a “Reconfigured Layout” alternative that related primarily to changes occurring south of West Leland Road. The 2019 EIR will include a more expansive discussion that evaluates the 4 remaining alternatives listed below for the 5 topics included in the EIR (Air
Quality, GHG, Biological Resources, Noise, and Transportation).

• **Alternative 1:** No Project:
• **Alternative 2:** Development in accordance with Existing Entitlements
• **Alternative 3:** Reduced Density (Option A)
• **Alternative 4:** Reduced Density (Option B)

Task 2.B: Fehr & Peers Analysis of Alternatives

Fehr & Peers will estimate vehicle trip generation for the project alternatives, and will estimate the level vehicle traffic that could be added to the intersections/locations where a significant impact was identified in the 2019 EIR:

• Bailey Road at West Leland Road
• Bailey Road at Concord Avenue
• San Marco Boulevard at West Leland Road
• Bailey Road at Myrtle Drive
• Oak Hills Drive at West Leland Road
• State Route 4 (three segments)
• State Route 4 Ramp Meters (2 locations)

Based on the results of the assessment, Fehr & Peers will assess if any of the project alternatives would result in less severe impacts than the proposed project. Results of the trip generation and volume comparison will be documented in a new chapter of the

Transportation Impact Assessment for use by others on the team in completing the environmental document.

Task 3: Additional Team Conference Calls and Meetings

Based on the current project schedule and additional work efforts involved in the preparation of the EIR, meetings (primarily conference calls) by FCS are required. This task involves continued interaction with City staff, the applicant, and other project team members during the EIR preparation process to discuss and resolve problems, develop strategies, and participate in essential communications and decision-making. Hence, FCS requires budget for additional meetings and conference calls.

Task 4: Additional Project Management

Based on the current project schedule, additional scope and budget associated with this task is required to ensure research, analysis, report writing, and overall coordination are undertaken among the various project team members, in addition to providing ongoing support to and discussion/resolution of key technical issues with the applicant, City staff, and their attorney's. This task requires an additional 25 hours of project management time.

Task 5: Findings of Fact and Statement of Overriding Considerations

FCS will prepare the Findings of Fact/Statement of Overriding Consideration pursuant to CEQA Guidelines Sections 15091 and 15093. The Findings of Fact will provide a brief rationale for each significant effect that can be mitigated to a less-than-significant level. As the project would result in significant and unavoidable impacts, FCS will also prepare a Statement of Overriding Considerations that outlines the economic, legal, social, technological, or other benefits of the Project that outweigh its environmental consequence.

CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF PITTSBURG AND
FIRST CARBON SOLUTIONS
FOR ALVES RANCH EIR
(Standard Agreement)

This Agreement ("Agreement") for consulting services is made by and between the City of Pittsburg ("City") and First Carbon Solutions ("Consultant") (together referred to as the "Parties") as of November 5, 2018 (the "Effective Date").

Section 1. **SERVICES**. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A, and incorporated herein, at the time and place and in the manner specified therein.

1.1 **Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on the date the Consultant completes the services specified in Exhibit A, unless the term of the Agreement is otherwise terminated or extended, as referenced herein.

1.2 **Standard of Performance.** Consultant shall perform all services required pursuant to this Agreement according to the standards observed by a competent practitioner of the profession in which Consultant is engaged.

1.3 **Assignment of Personnel.** Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, requests in writing the reassignment of any such persons to ensure Consultant performs services in accordance with the Standard of Performance, Consultant shall, immediately upon receiving City's request, reassign such persons.

1.4 **Time.** Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided herein above and to satisfy Consultant's obligations hereunder.

Section 2. **COMPENSATION.** City hereby agrees to pay Consultant a sum not to exceed one hundred, sixty-three thousand, seven hundred sixty dollars ($163,760), as set forth in Exhibit A, attached hereto and incorporated herein for services to be performed and reimbursable expenses incurred under this Agreement. This dollar amount is not a guarantee that the City will pay that full amount to the Consultant but is merely a limit of potential City expenditures under this Agreement.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 **Invoices.** Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information, unless waived by the City Manager, or his or her designee:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder;
- The Consultant's signature.

2.2 **Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall pay undisputed invoices that comply with the above requirements within 30 days from the receipt of the invoice.

2.3 **Final Payment.** Consultant shall submit its final invoice within 60 days of completing its services. Consultant's failure to submit its final invoice within this 60-day period shall constitute Consultant's waiver of any further billings to, or payments from, City.

2.4 **Reimbursable Expenses.** Reimbursable expenses, if any, are specified in Exhibit A and included in the total compensation referenced in Section

2. Expenses not listed in Exhibit A are not chargeable to, or reimbursable by, City.

2.5 **Payment of Taxes.** Consultant is solely responsible for the payment of all federal, state and local taxes, including employment taxes, incurred under this Agreement.

2.6 **Authorization to Perform Services.** The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of a written authorization from the City Manager, or his or her designee.

Section 3. **FACILITIES AND EQUIPMENT.** Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement.

Section 4. **INSURANCE REQUIREMENTS.** Before beginning any services under this Agreement, Consultant, at its own cost and expense, shall procure the types and amounts of insurance specified herein and maintain that insurance throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid or proposal. Consultant shall be fully responsible for the acts and omissions of its subcontractors or other agents.

4.1 **Workers' Compensation.** Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant in the amount required by applicable law. The requirement to maintain Statutory Workers' Compensation and Employer's Liability Insurance may be waived by the City upon written verification that Consultant is a sole proprietor and does not have any employees and will not have any employees during the term of this Agreement.

4.2 **Commercial General and Automobile Liability Insurance.**

4.2.1 **General requirements.** Consultant, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than $2,000,000 per occurrence and $4,000,000 aggregate, combined single limit coverage for risks associated with the work contemplated by this Agreement.

4.2.2 **Minimum scope of coverage.** Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis.

Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition) covering any auto (Code 1), or if Consultant has no owned autos, hired (code 8) and non-owned autos (Code 9). No endorsement shall be attached limiting the coverage.

4.2.3 **Additional requirements.** Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

a. The Commercial General and Automobile Liability Insurance shall cover on an occurrence basis.

b. City, its officers, officials, employees, agents, and volunteers shall be covered as additional insureds for liability arising out of work or operations on behalf of the Consultant, including materials, parts, or equipment furnished in connection with such work or operations; or automobiles owned, leased, hired, or borrowed by the Consultant. Coverage can be provided in the form of an endorsement to the Consultant's insurance at least as broad as CG 20 10 11 85, or both CG 20 10 10 01 and CG 20 37 10 01.

c. For any claims related to this Agreement or the work hereunder, the Consultant's insurance covered shall be primary insurance as respects the City, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents or volunteers shall be excess of the Consultant's insurance and non-contributing.

d. The policy shall cover inter-insured suits and include a "separation of Insureds" or "severability" clause which treats each insured separately.

e. Consultant agrees to give at least 30 days prior written notice to City before coverage is canceled or modified as to scope or amount.

4.3 **Professional Liability Insurance.**

4.3.1 **General requirements.** Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than

$1,000,000 per occurrence or claim covering the Consultant's errors and omissions.

4.3.2 **Claims-made limitations.** The following provisions shall apply if the professional liability coverage is written on a claims-made form:

a. The retroactive date of the policy must be shown and must be before the date of the Agreement.

b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work.

c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant must purchase an extended period coverage for a minimum of five (5) years after completion of work under this Agreement.

d. A copy of the claim reporting requirements must be submitted to the City for review prior to the commencement of any work under this Agreement.

4.4 **All Policies Requirements.**

4.4.1 **Submittal Requirements.** Consultant shall submit the following to City prior to beginning services:

a. Certificate of Liability Insurance in the amounts specified in this Agreement; and

b. Additional Insured Endorsement as required for the General Commercial and Automobile Liability Polices.

4.4.2 **Acceptability of Insurers.** All insurance required by this Agreement is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.3 **Deductibles and Self-Insured Retentions.** Insurance obtained by the Consultant shall have a self-insured retention or deductible of no more than $100,000.

4.4.4 **Wasting Policies.** No policy required herein shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

4.4.5 **Waiver of Subrogation.** Consultant hereby agrees to waive subrogation which any insurer or contractor may require from Consultant by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Consultant, its employees, agents, and subcontractors.

4.4.6 **Subcontractors.** Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein, and Consultant shall ensure that City, its officers, officials, employees, agents, and volunteers are covered as additional insured on all coverages.

4.4.7 **Excess Insurance.** If Consultant maintains higher insurance limits than the minimums specified herein, City shall be entitled to coverage for the higher limits maintained by the Consultant.

4.5 **Remedies.** In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option: 1) obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement; 2) order Consultant to stop work under this Agreement and withhold any payment that becomes due to Consultant hereunder until Consultant demonstrates compliance with the requirements hereof; and/or 3) terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.

5.1 **General Requirement.** To the fullest extent permitted by law, Consultant shall indemnify, defend with counsel acceptable to City, and hold harmless City and its officers, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all liability, loss, damage, claims, expenses, and costs, including without limitation, attorney's fees, costs and fees of litigation, (collectively, "Liability") of every nature arising out of or in connection with Consultant's performance of the services under this Agreement, or its failure to comply with any of its obligations contained in this Agreement, or its failure to comply with any

applicable law or regulation, except such Liability caused by the sole negligence or willful misconduct of City.

Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damage or claims for damages whether or not such insurance policies shall be determined to apply.

5.2 **PERS Indemnification.** In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Section 6. STATUS OF CONSULTANT.

6.1 **Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City.

6.2 **Consultant Not an Agent.** Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

7.1 **Governing Law.** The laws of the State of California shall govern this Agreement.

7.2 **Compliance with Applicable Laws.** Consultant and any subcontractors shall comply with all laws applicable to the performance of the work hereunder. Consultant shall also, to the extent required by the California Labor Code, pay not less than the latest prevailing wage rates as determined by the California Department of Industrial Relations.

7.3 **Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have, and

will maintain at their sole cost and expense, all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid business licenses from City.

7.4 **Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, genetic information, marital status, sex, sexual orientation, gender or gender identity, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

Section 8. TERMINATION AND MODIFICATION.

8.1 **Termination.** Upon ten days' prior written notice, City may cancel this Agreement at any time and without cause upon such written notification to Consultant. In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

8.2 **Amendments.** The parties may amend this Agreement only by a writing signed by the parties hereto.

8.3 **Assignment and Subcontracting.** City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the City Manager, or his or her designee. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the

subcontractors noted in the proposal, without prior written approval of the City Manager, or his or her designee.

8.4 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant, including but not limited to the provisions of Section 5, shall survive the termination of this Agreement.

8.5 **Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:

8.5.1 Immediately terminate the Agreement;

8.5.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;

8.5.3 Retain a different consultant to complete the work described in Exhibit A not finished by Consultant; or

8.5.4 Charge Consultant the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.

8.5.5 The remedies mentioned in this Agreement are not exclusive of any other right, power or remedy permitted by law. The City's failure or delay in exercising any remedy shall not constitute a waiver of such remedy or preclude the further exercise of City's rights.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 **Records Created as Part of Consultant's Performance.** All final versions of reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement, and the City may use, reuse or otherwise dispose of the documents without Consultant's permission. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily

suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential drafts and will not be released to third parties by Consultant without prior written approval of City.

9.2 **Consultant's Books and Records.** Consultant shall maintain any and all records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement. All such records shall be maintained in accordance with generally accepted accounting principles and shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Pursuant to Government Code Section 8546.7, the Agreement may be subject to the examination and audit of the State Auditor for a period of 3 years after final payment under the Agreement.

Section 10 MISCELLANEOUS PROVISIONS.

10.1 **Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

10.2 **Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in Contra Costa County or in the United States District Court for the Northern District of California.

10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

10.4 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.

10.6 **Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

10.7 **Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

10.8 **Notices.** Any notice, demand, request, consent or approval that either party is required to give the other pursuant to this Agreement, shall be in writing and may be given by either (i) personal service, or (ii) certified United States mail, postage prepaid, return receipt requested. Notice shall be effective upon personal delivery or delivery to the addresses specified below, as reflected on the receipt of delivery or return receipt, as applicable.

Consultant: FOS INTL INC
200 TE 250
250 COMMERCE
IRVINE, CA 92602

City: City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565
ATTN: City Manager

10.9 **Professional Seal.** Where applicable in the determination of the City Manager, or his or her designee, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility."

10.10 **Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral. To the

extent there are any inconsistences between this Agreement, the Exhibits, and Consultant's proposal, the Agreement shall control. To the extent there are any inconsistences between the Exhibits and the Consultant's Proposal, the Exhibits shall control.

Exhibit A Scope of Services and Schedule

10.11 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

10.12 Construction of Agreement. Each party hereto has had an equivalent opportunity to participate in the drafting of the agreement and/or to consult with legal counsel. Therefore, the usual construction of an agreement against the drafting party shall not apply hereto.

10.13 No Third Party Beneficiaries. This Agreement is made solely for the benefit of the parties hereto, with no intent to benefit any third parties.

The Parties have executed this Agreement as of the Effective Date.

CITY OF PITTSBURG

Joe Sbranti, City Manager

CONSULTANT

Name: C Patrick Sutton
Title: COO

Attest:

Alice E. Evenson, City Clerk

Approved as to Form:

Donna Mooney, City Attorney

CERTIFICATE OF COMPLIANCE WITH LABOR CODE § 3700

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

CONSULTANT

By: _____

Title: _____

2784980.1

SEPTEMBER 25, 2018

SCOPE OF SERVICES

Task 1: EIR Notice of preparation and Scoping Meeting

FCS will prepare a Notice of Preparation (NOP) in accordance with requirements of CEQA Guidelines Section 15082. Issuance of the NOP is the first milestone in the CEQA process and announces a lead agency's intent to prepare an EIR. The NOP shall identify the Project location, provide a summary of the Project characteristics, and list probable environmental effects, supported by color graphics. FCS shall provide the final NOP for distribution by the City to the State Clearinghouse and for local distribution. This Scope of Work assumes that an Initial Study shall not be prepared.

Following release of the NOP, this scope of work assumes that the City shall hold a scoping meeting, which FCS's representatives shall attend. FCS shall be available to present an overview of the NOP and CEQA process. FCS shall document all public comments received at the scoping meeting in the Draft EIR.

The scope assumes that several of the topics can be adequately addressed in the "Effects found not to be Significant" section of the EIR. The Notice of Preparation will summarize the topics recommended for further study in the EIR and will also list the following topics that are assumed to be addressed within the "Effects found not to be Significant" section: Aesthetics, agricultural resources, geology, hydrology, land use, mineral resources, population and housing, public services, recreation, and utilities.

Deliverables

- One (1) electronic version (via email) of the Administrative Draft NOP to Contra Costa City
- Ten (10) hard copies and one (1) electronic version (via email) of the final NOP to City
- 15 hard copies and the Notice of Completion to the State Clearinghouse

Task 2: Air Quality Analysis

FCS shall prepare an Air Quality Analysis to evaluate criteria pollutant emissions. The analysis shall be wholly contained in the EIR and the supporting technical shall will be appended to the document. FCS shall follow guidance presented by the Bay Area Air Quality Management District (BAAQMD) in its CEQA Air Quality Guidelines. The analysis shall evaluate regional and localized short-term construction emissions and long-term operational emissions associated with implementation of the project. FCS shall provide the City with a Request for Information (RFI) that includes all necessary construction and operational parameters required to model air quality emissions. FCS shall document the project's components relative to the BAAQMD's screening criteria and thresholds of significance to support the impact determinations.

Since the proposed project will be located adjacent to existing multifamily residences to the west and south of the project site, the air quality analysis shall include a construction Health Risk Assessment

(HRA) consistent with the BAAQMD CEQA Guidelines. The analysis shall be based on diesel particulate matter measuring 2.5 micrometers in diameter or less ($PM_{2.5}$) emissions from on-site construction equipment and off-site truck emissions up to 1,000 feet from the project site. FCS shall summarize the impacts and findings of the construction HRA in the Air Quality section of the EIR. FCS shall prepare the construction HRA analysis in the form of a memorandum which shall be included as an appendix to EIR.

When siting a new sensitive receptor (such as residential land uses), the BAAQMD also recommends that the analysis include an evaluation of toxic air contaminants that could adversely affect individuals within the planned project. For example, State Route 4 is located directly to the north of the project site and generates emissions from approximately 157,000 vehicles per day. Therefore, FCS shall also include a screening analysis of TAC and particulate matter measuring 2.5 micrometers in diameter or less ($PM_{2.5}$) sources located within a 1,000-foot radius of the proposed project site. FCS assumes that dispersion modeling and an operational HRA will not be warranted to identify and quantify the potential cumulative health risks during project operations

FCS shall quantify the proposed project's construction and operational GHG emissions using assumptions and methodologies consistent with those used in the Air Quality analysis. BAAQMD quantitative thresholds of significance will be used to determine the project's generation of GHG emissions would exceed existing thresholds. Pursuant to the CEQA Guidelines Appendix G, FCS will also evaluate the project's design and purpose in the context of consistency with applicable GHG reduction plans.

Task 3: Biological Analysis

FCS will analyze potential impacts to biological resources. All analysis and recommended mitigation will be provided in the Biological Resources section of the EIR with supporting data provided in an appendix. This assessment will focus on a review of the recent Biological Report prepared by LSA and of publicly available existing information regarding the project and vicinity to identify protected biological resources that may be present, including species listed as endangered or threatened under the state and federal Endangered Species Acts, wetlands or other sensitive natural communities, rare plants, etc. Existing information such as maps, aerial photographs, documents, and correspondence relative to the project site will be reviewed and analyzed. Data to be reviewed include but are not limited to:

- Existing documentation and studies of the biological resources within vicinity of the project site;
- The Federal Register listing package for each federally listed endangered or threatened species potentially occurring in the site action area;
- The California Department of Fish and Wildlife (CDFW) Annual Report on the status of California's listed threatened and endangered plants and animals;
- Literature pertaining to habitat requirements of special-status species potentially occurring in or adjacent to the project site including the CDFW's California Wildlife Habitat Relationships (CWHR) system;

- California Natural Diversity Database (CNDDB) information regarding sensitive habitat areas, and special-status plant and wildlife species potentially occurring in and adjacent to the project area;
- California Native Plant Society Electronic Inventory (CNPSEI) information regarding special-status plant species potentially occurring on the project site and;
- United States Geological Service (USGS) topographic maps and current aerial photos will be reviewed for evidence of United States Army Corps of Engineers (USACE), state and/or CDFW jurisdictional special aquatic areas pursuant to Section 404 and 401 of the Clean Water Act, the Porter Cologne Water Quality Act and Section 1602 of the California Fish and Game Code.

Resource agencies—including but not limited to the U.S. Fish and Wildlife Service (USFWS) and CDFW, which have jurisdiction over the natural resources potentially located on the property—may be contacted for updated information pertinent to the property. Any proposed project plans will be confidential, and consultation will include a request only of known occurrences of sensitive biological resources in the general area.

General locations of sensitive biological resources identified during the survey will be mapped with the aid of topographic maps, GPS units (Trimble R1), and current aerial photographs. Sensitive biological resources include any plants, animals, or habitats considered rare, endangered, threatened, sensitive, or otherwise unique by government agencies, such as CDFW and USFWS, or recognized conservation organizations, such as the CNPS. Suitable habitat for special-status plants, animals, or sensitive habitats on the project site will be determined and mapped, and considered in the biology section for potential project-related impacts and mitigation measures.

Finally, this scope of work does not include a standalone Biological Resources Assessment. As stated above, impact analysis and recommended mitigation will be contained solely in the EIR.

Task 4: Cultural Resources

FCS will assess the potential for existing and undiscovered cultural resources at the project site, the results of which will be compiled into a stand-alone Phase I Cultural Resources Assessment (PI-CRA). This document will meet the Office of Historic Preservation (OHP) standards for Phase I evaluations and can be used to support determinations in any additional CEQA reporting. The Cultural Resources section of the EIR will detail the results of the field investigation, record searches, and any additional resources discovered as a result of the assessment, a copy of which will be included as an appendix. This section will include recommendations for further study and/or mitigation within the project area, as needed. Should significant cultural resources be discovered during the records search or pedestrian survey, the optional Site Recordation task line will be utilized as described below.

FCS will review and incorporate records search information from the Northwest Information Center affiliated with Sonoma State University and located in Rohnert Park. The record search will include a search of previous studies and identified cultural resources within the project area and a 1/2-mile radius.

The National Register of Historic Places, the California Register of Historical Resources, the California Inventory of Historic Resources, the California Historical Landmarks, the California Points of Historical Interest listings, the Historic Property Data File, historic maps and photographs will be consulted along with other pertinent historic data.

As part of the records search, FCS will prepare and submit a request to the Native American Heritage Commission (NAHC) to check their Sacred Lands File for Tribal Cultural resources (TCRs) that may be adversely impacted by the project. The request will include lists of Native American representatives that may wish to consult on the project pursuant to Public Resources Code Sections 21080.3.1 and 21080.3.2 (a.k.a. AB 52) as well as SB-18, which requires tribal notification and consultation in the event of a proposed general plan amendment. Compliance with tribal notification and consultation under AB-52 and SB-18 are the responsibilities of lead agencies under CEQA, and FCS is available to assist in the process if so desired. FCS will draft a notification letter for use by the client that will include a written summary of the project, a map illustrating the location and general features of the project, and will advise tribes of the required response times. Additional consultation services beyond the current scope of work are available upon request.

FCS will also attempt to locate and contact local historical societies that may have additional information about the project area, or interest in the project. A review of the geology and paleontology of the area as reported in scientific literature and a records search of the Regional Paleontological Locality Inventory at the University of California, Berkeley will also be requested. All records search results and correspondence the will be included in the Phase I Cultural Resources Assessment, and will be summarized in the EIR along with recommendations for any mitigation measures deemed appropriate.

Task 5: Noise Analysis

FCS shall prepare the Noise Impact Analysis to evaluate project-related construction and operational noise impacts on surrounding and proposed land uses. FCS shall document the existing noise conditions at the project site through traffic noise modeling and ambient noise measurements (one long-term and up to three short-term measurements) to establish the baseline ambient noise environment conditions for comparison to applicable land use compatibility standards.

Construction of the project would require the short-term operation of heavy equipment within approximately 50 feet of the nearest residential land uses bordering the project site. FCS shall evaluate construction noise impact based on the sensitivity of the project area and the City's noise ordinance specifications. FCS shall analyze potential vibration impacts associated with construction activities through application of the methodology used in the Federal Transit Administration's Transit Noise and Vibration Impact Assessment.

FCS shall perform a quantitative assessment of long-term operational noise impacts related to existing and project-related vehicular trips based on the traffic analysis to be prepared for the project. Projections of the future traffic Community Noise Equivalent Level (CNEL) along selected roadway

segments, based on the traffic study to be prepared for the project, shall be provided in a table format to show the distance/contour relationship. Traffic noise impacts will be analyzed for comparison to the City's land use compatibility standards and whether the project would result in a permanent substantial increase in traffic noise levels in the project vicinity. FCS will also quantify potential noise impacts from the nearby BART rail line. FCS shall evaluate potential operational noise impacts from project-related stationary noise sources, such as new mechanical ventilation system operations from the proposed land uses, for compliance with the City's noise performance standards.

FCS shall identify mitigation measures, where appropriate, to reduce short- and long-term noise impacts. FCS shall provide both an evaluation of the potential mitigation measures and a discussion of their effectiveness. This technical analysis for potential noise impacts shall be directly incorporated into the EIR, with noise monitoring readouts and modeling data being placed in the Appendices. This task does not include the preparation of a separate, standalone technical noise study.

Task 6: Transportation Analysis

Subtask 6.1—Study Assumptions and Data Collection

Fehr & Peers will retain a traffic data collection firm to collect counts at the following study locations:

1. Evora Road at Willow Pass Road
2. State Route 4 Westbound Ramps at San Marco (data already collected)
3. State Route 4 Eastbound Ramps at San Marco (data already collected)
4. West Leland Road at San Marco (data already collected)
5. West Leland Road at Tomales Bay Drive (data already collected)
6. West Leland Road at Alves Ranch Road (data already collected)
7. West Leland Road at Woodhill Drive
8. West Leland Road at Southwood Drive
9. West Leland Road at BART Exit
10. West Leland Road at BART Entrance
11. West Leland Road at Oak Hills Drive
12. Bailey Road at Canal Road
13. Bailey Road/SR 4 Westbound Ramps
14. Bailey Road/SR 4 Eastbound Ramps
15. West Leland Road at Bailey Road (data already collected)
16. West Leland Road at Chestnut Drive
17. Bailey Road at Myrtle Drive (City of Concord/Contra Costa County)
18. Bailey Road at Concord Boulevard (City of Concord)
19. Willow Pass Road at Avila Road (City of Concord)

Fehr & Peers will collect morning (7:00 to 9:00 AM) and evening (4:00 to 6:00 PM) peak period turning movement counts at up to five intersections, including separate counts of pedestrian, bicycle and truck

activity. Fehr & Peers will conduct field reconnaissance to verify intersection configurations and traffic control. Traffic signal timings will be obtained from City staff. Information on transit services, bicycle, and pedestrian facilities within the study area will be collected.

Subtask 6.2—Impact Analysis

Peak-hour intersection operations will be evaluated for the following scenarios using the *2010 HCM* method for vehicles:

- Existing—Existing conditions based on traffic counts to be collected at the study locations.
- Existing Plus Project—Existing traffic counts plus traffic expected to be generated by the Project.
- Near-Term—Existing traffic counts plus traffic from approved projects expected to be developed in the next 5 to 10 years. We will confirm with City of Oakley staff the level of anticipated development in the study area to consider in the analysis of near-term conditions.
- Near-Term Plus Project—Near-term conditions plus traffic expected to be generated by the Project.
- Cumulative—Forecasts for the cumulative scenario will be based on traffic growth trends as described in the Pittsburg General Plan, and supplemented by a check of traffic forecasts for the study area in the 2035/2040 Contra Costa Countywide travel demand model. Vehicle trips generated under the project site current zoning would be subtracted from the base forecasts to develop the "no Project" traffic forecasts. Recent forecasts prepared for other projects will also be reviewed, if available. Land uses assumed on the parcels adjacent to the project site will be reviewed with the project team.
- Cumulative Plus Project—Cumulative forecasts plus traffic expected to be generated by the Project.

Fehr & Peers will report level of service at each study intersection for the AM and PM peak hours using the Synchro 10.0 analysis tool. For site access locations, we will also summarize vehicle queues.

For study locations that exceed the level of service standard, mitigation measures will be identified. Fehr & Peers' assessment will include a qualitative assessment of the bicycle, pedestrian and transit systems within the study area and identify potential conflicts between the various travel modes.

Fehr & Peers will confirm with City staff the appropriate roadway improvements to include in each scenario. We will make use to the greatest extent feasible analysis already conducted for the site access intersections.

In addition to the intersection analysis described above, we will estimate the project's effects on the Delay Index and HOV volumes for seven segments along State 4 from east of Bailey Road to west of State Route 242. The existing Delay Index, traffic volumes and speeds on those segments will be drawn from

the most current CCTA report on this topic (the 2013 CMP and MTSO Monitoring Report). The Delay Index for the future scenarios will be estimated based on the projected change in traffic volumes in the study area and the existing relationship between volume and travel speed on those segments.

Subtask 6.3—Site Plan Review

A site access, circulation, and parking assessment will be conducted to ensure safe and efficient circulation of vehicles, bicycles and pedestrians around the Project site and on the roadways adjacent to the Project site. The site plan will be reviewed for:

- Site access and interface with roadway network, including traffic control recommendations
- Sight distance at proposed access points
- Emergency vehicle access and circulation
- Vehicular circulation, intersection traffic control, and roadway sizing within the site, including turn pocket lengths
- Pedestrian access and circulation within and adjacent to the site
- Bicycle access and circulation within and adjacent to the site
- Transit access adjacent to the site
- Pedestrian access to and from transit stops
- Parking supply in comparison to City Code requirements and projected demand

As part of this task, Fehr & Peers will review the projects consistency with transportation related goals from the City of Pittsburg General Plan. Conflicts will be identified, if any. This task has been largely completed with the previous results incorporated into the transportation impact assessment.

Subtask 6.4—Vehicle Miles of Travel Assessment

Consistent with SB743 requirements, Fehr & Peers will estimate project daily vehicle miles of travel (VMT) using the Contra Costa County Transportation Authority (CCTA) Countywide Travel Demand Model. Total daily VMT can be converted into VMT per capita and employee estimates. Although local agencies have discretion to establish VMT-related significance criteria, Office of Planning and Research (OPR) guidance specifies that a project generating 15 percent less than regional VMT would be considered less-than-significant. The OPR guidance also excludes local serving retail uses. Fehr & Peers will coordinate with City staff to identify appropriate methodologies and CEQA Criteria of Significance for the VMT analysis to evaluate potential impacts on VMT.

Subtask 6.5—Documentation

The following documents will be prepared:

- Administrative Draft Transportation Impact Analysis
- Draft Transportation Impact Analysis
- Final Transportation Impact Analysis
- Response to Public Comments

This scope of work assumes that minor editorial comments are received on the Administrative Draft and Draft Transportation Impact Analysis. Fehr & Peers has have budgeted seven staff hours for the first round of revisions and four hours of staff time to prepare the final report.

Subtask 6.6—Meetings

Fehr & Peers anticipates attending one meeting with the project team and/or City staff throughout the project and participating in two conference calls. Fehr & Peers will be available to attend additional meetings on a time-and-materials basis.

Task 7: Administrative Draft EIR

FCS shall prepare an Administrative Draft EIR in accordance with the applicable requirements contained in CEQA Guidelines Sections 15120 through 15132. The Administrative Draft EIR shall contain analysis supported by graphics and tables. The document shall identify potentially significant impacts, feasible mitigation measures, and the residual significance after mitigation has been implemented. The contents of the Administrative Draft EIR, as prepared by FCS will be as follows:

Executive Summary

In accordance with CEQA Guidelines Section 15123, the Executive Summary shall contain a summary of the Project, list the Project alternatives, identify areas of controversy, and provide a matrix listing environmental impacts and mitigation measures, and the residual significance of all impacts.

Introduction

FCS shall prepare the introduction including the purpose and background of the Project, the determination of the lead agency, scope of the EIR, and the document's organization.

Project Description

Pursuant to CEQA Guidelines Section 15124, the Project description, as prepared by FCS, shall identify the Project location, describe the Project characteristics, list the Project objectives, identify necessary approvals, and list other agencies that may use the document. FCS shall provide color graphics of Project boundaries and plans in this section.

The scope assumes that several of the topics can be adequately addressed in the "Effects found not to be Significant" section of the EIR. The Notice of Preparation will summarize the topics recommended for further study in the EIR and will also list the topics that are assumed to be addressed within the "Effects found not to be Significant" section. A preliminary breakdown is provided below:

- Executive Summary
- Introduction
- Project Description
- Air Quality
- Biological Resources
- Cultural
- Greenhouse Gas Emissions
- Noise
- Transportation/Traffic
- Utilities and Service Systems
- Alternatives to the Proposed Project
- Other CEQA Considerations
- Effects Found not to be Significant
- Persons and Organizations Consulted
- List of Preparers
- Technical Appendices

Aesthetics, Light, and Glare

FCS will summarize the project's potential effects, noting the taking into account BART, Citywide, and local design plans and view protection policies. This scope assumes that no visual simulations would be required, and that the city's design review process would ensure compliance with high quality of design and site standards to ensure compatibility with surrounding uses.

Air Quality/Greenhouse Gas Emissions

Construction and operational activities of the proposed Project would emit criteria air pollutants and GHG emissions. FCS shall prepare the Air Quality/GHG Emissions section using the previously described technical study and identify impacts and mitigation (as appropriate). The supporting technical data shall be provided as an appendix to the EIR.

Biological Resources

FCS will summarize the results of the data base research and field survey into the EIR biological resources section, which shall include discussions of potential Project impacts to biological resources including sensitive habitat types, special-status species, potentially jurisdictional features, and wildlife corridors. If feasible, FCS shall identify mitigation measures to offset any potentially significant impacts. FCS shall provide supporting technical data as an appendix to the EIR.

Cultural Resources

FCS shall prepare a cultural resources section of the EIR based on information obtained from the record searches, the field investigation, and any resources discovered. The EIR section shall include a discussion of the applicable Federal, State, and Local policies and regulations as well as a summary of the prehistory and history of the Project area. FCS shall provide the methodology used during the field survey and a listing of the criteria for determining significance as well as a list of all impacts and related mitigation measures, as required by CEQA. FCS shall also evaluate the potential for paleontological resources to be adversely affected by the Project. Finally, mitigation measures shall be provided for any impacts to resources found within the Project area.

Noise

The primary noise-related issues are the compatibility of the proposed Project with respect to the guidelines set forth in the Noise Element of the General Plan, the potential for permanent increases in noise occurring as a result of the Project, and temporary noise and vibration generated during construction. FCS shall prepare the Noise section using the technical analysis described and shall identify impacts and mitigation, as appropriate. FCS shall provide the supporting technical data as an appendix to the EIR.

Transportation

The Project involves the development of new residential uses that have the potential to generate new trips, alter traffic circulation patterns, create a need for roadway improvements, and increase the use of public transit, bicycle, and pedestrian modes of transportation. FCS shall use the Traffic Impact Analysis prepared by the applicant and peer reviewed by Fehr & Peers as the basis for assessing transportation impacts and identifying mitigation. FCS shall provide the Traffic Impact Analysis as an appendix to the EIR.

Utility Systems

Development of the Project will increase the demand for utilities and infrastructure improvements and increase water consumption and wastewater generation. As appropriate, FCS shall consult with utility providers and summarize the findings in the EIR. FCS shall analyze utility service systems including water supply, wastewater, stormwater, solid waste, and energy.

Cumulative Effects

In accordance with CEQA Guidelines Section 15130, the EIR, as prepared by FCS, shall address the cumulative effects of the proposed Project in combination with other projects. As set forth in the CEQA Guidelines, the cumulative analysis shall focus on impacts that the Project has a significant incremental contribution towards, reflect the severity of the impacts and their likelihood of occurrence, and be guided by standards of practicality and reasonableness. FCS shall coordinate with the City to obtain the list of current and reasonably foreseeable projects that shall form the basis of the cumulative impact analysis.

Alternatives

Pursuant to CEQA Guidelines Section 15126.6, the EIR, as prepared by FCS, shall evaluate a range of feasible alternatives to the proposed Project. One of the alternatives shall be the CEQA-mandated "No Project Alternative," which is the circumstance under which the Project does not proceed. FCS shall evaluate up to two additional alternatives, likely consisting of a combination of a reduction in project size, and alternate uses, as agreed upon with the City. In addition, the Alternatives section shall address the feasibility of an alternative location, as well as any alternatives that were initially considered but rejected from further consideration.

FCS shall compare the impacts of each alternative to those associated with the Project. As required by CEQA, FCS shall discuss the advantages and disadvantages of each alternative and the reasons for

rejecting any alternative, including consistency with the Project's defined goals and objectives. In accordance with CEQA (Section 15126.6(e)(2)), FCS shall identify the environmentally superior alternative among the two alternate development scenarios.

Effects Found not to be Significant

CEQA Guidelines Section 15143 establishes that EIRs shall focus on significant impacts on the environment and need not discuss in detail effects that are clearly insignificant or unlikely to occur. Accordingly, the topical areas anticipated to be scoped out to the Effects Found not to be Significant section of the EIR include aesthetics, agricultural resources, cultural resources, geology, hydrology, land use, mineral resources, population and housing, public services, and recreation.

Other CEQA Required Sections

Within this section, FCS shall address the CEQA-required issues of significant environmental effects that cannot be avoided (CEQA Guidelines Section 15126[b]), significant irreversible environmental changes (CEQA Guidelines Section 15126[c]), growth inducement (CEQA Guidelines Section 15126[d]), and energy conservation (CEQA Guidelines Appendix F).

Persons and Organizations Consulted/List of Preparers

In accordance with CEQA Guidelines Section 15129, the EIR, as prepared by FCS, shall identify all agencies, organizations, and individuals consulted during the preparation of the document, as well as the agency representatives, and firms that were involved with EIR preparation.

References

Within this section, FCS shall list all resources used in the preparation of the EIR.

Technical Appendices

Pursuant to CEQA Guidelines Section 15147, FCS shall append supporting technical information to the EIR as technical appendices. This includes but is not limited to technical studies, modeling data, and correspondence.

Deliverables

- One (1) electronic version (via FTP upload) of the Administrative Draft EIR to City

Task 8: Screencheck Draft EIR

Upon receipt of a single consolidated set of staff comments on the Administrative Draft EIR, FCS shall prepare a Screencheck Draft EIR for City Staff review. A total of 60 FCS staff hours are assumed to complete this task. FCS intends for the Screencheck Draft EIR to verify that staff comments were addressed and shall document text changes in strikeout–underline format. FCS shall flag unresolved comments for resolution.

Deliverables

- One (1) electronic version (via FTP upload) of the Screencheck Draft EIR to City

Task 9: Draft EIR

Once City Staff provides a single consolidated set of final comments on the Screencheck Draft EIR, FCS shall proceed with finalizing and producing the Draft EIR for public review. FCS shall provide copies of the Draft EIR to the City, which shall be responsible for distribution to the State Clearinghouse, as well as local distribution, noticing, and posting.

Deliverables

- 30 hard copies (appendices on CD), 20 CDs, and one (1) web-ready version of the Draft EIR to City
- 15 Executive Summary hard copies and 15 CDs of the Draft EIR and the signed Notice of Completion form to the State Clearinghouse

Task 10: Administrative Final EIR

FCS shall prepare an Administrative Final EIR in accordance with the applicable requirements contained in CEQA Guidelines Sections 15088 and 15089. Within the administrative Final EIR, FCS shall list all agencies, organizations, and individuals who submitted written comments on the Draft EIR during the public review period and provide written responses to those comments. In addition, this scope of work assumes that the City shall hold a public hearing on the Draft EIR, at which time oral testimony on the document will be received. To enhance readability and avoid redundancy, FCS shall use Master Responses to address frequent and reoccurring comments on the Draft EIR's analysis. Additionally, the Administrative Final EIR shall contain an Errata, in which FCS shall document minor changes to the Draft EIR text in strikeout–underline format.

This scope of work allocates a total of 40 hours for FCS technical staff to respond to comments received on the Draft EIR, in addition to administrative, editorial, GIS, and junior staff time to prepare the document. If the volume or complexity of comments require more than 40 hours to respond to comments, FCS will request authorization from the City for additional budget. FCS shall not spend additional hours on the Administrative Final EIR unless and until instructed to do so by City, after this contract is amended to incorporate that scope of work

Deliverables

- One (1) electronic version (via FTP upload) of the Administrative Final EIR to City

Task 11: Screencheck Final EIR

Upon receipt of a single consolidated set of City Staff comments on the Administrative Final EIR, FCS shall prepare a Screencheck Final EIR for City Staff review. A total of 20 FCS staff hours are assumed to complete this task. FCS intends that the Screencheck Final EIR shall verify that City Staff comments were

addressed and shall document text changes in strikeout–underline format. FCS shall flag unresolved comments for resolution.

Deliverables

- One (1) electronic version (via FTP upload) of the Screencheck Final EIR City

Task 12: Final EIR

Once City Staff provides a single set of consolidated final comments on the Screencheck Final EIR, FCS shall proceed with finalizing and producing the Final EIR for public review. FCS shall provide copies of the Final EIR to the City, which shall be responsible for local distribution, noticing, and posting. FCS shall send copies of the Final EIR directly to state agencies that commented on the Draft EIR.

Deliverables

- 15 hard copies (appendices on CD), 15 CDs, and one (1) web-ready version of the Final EIR to City.

Task 13: Mitigation Monitoring and Reporting Program

FCS shall prepare a comprehensive Mitigation Monitoring and Reporting Program (MMRP), pursuant to CEQA Guidelines Section 15097. The MMRP shall contain all mitigation measures identified in the EIR. This comprehensive MMRP shall provide the applicant team and City Staff with a single source of reference to the full range of mitigation measures to be implemented. For each measure or group of similar measures, FCS shall identify the agency responsible for ensuring proper implementation, along with the timing and method of verification. Copies of the MMRP shall be included in the Final EIR submittal.

Deliverables

- Three (3) hard copies of the MMRP to City (an electronic version will be provided on the same CD as the Final EIR)

Task 14: Meeting Attendance

FCS shall meet with City Staff during the EIR preparation process to discuss and resolve problems, develop strategies, and participate in communications. This proposal and its associated budget cover attendance by FCS's Project Manager at four (4) meetings (assumed to be a kick-off meeting, scoping meeting, and two public hearings). FCS has established a not-to-exceed budget to cover meeting attendance. If City Staff requests additional meeting attendance by FCS staff, or if the amount of time involved in these meetings exceeds the initial budget allocation, FCS shall notify City staff of the additional costs and obtain authorization for the extra meeting time. FCS shall not attend additional meetings unless and until instructed to do so by City, after this contract is amended to incorporate the additional costs.

Task 15: Project Management

In addition to the research, analysis, communications, and report writing tasks described above, FCS shall perform a variety of project management duties to ensure that the EIR meets the applicant and the City's standards of quality, and that it is delivered on time and within budget. These duties shall include team supervision and coordination, oral and written communications with the applicant and City Staff, project accounting, and quality assurance review by FCS's Project Director and Technical Editor of all deliverable products. These services shall also include ongoing support to applicant and City Staff, such as providing input to staff reports, regular schedule updates, and discussions of technical issues. This task assumes 40 hours of FCS's staff time.

BUDGET

Task #	Task	Fee
Task 1	NOP / Scoping	$3,790
Task 2	Air Quality/GHG/HRA	$12,350
Task 3	Biological Resources	$4,600
Task 4	Cultural Resources	$4,620
Task 5	Noise Analysis	$2,880
Task 6	Transportation Analysis	$51,651
Task 7	ADEIR	$34,630
Task 8	Screencheck EIR	$9,780
Task 9	Draft EIR	$4,250
Task 10	Admin FEIR and Responses to Comments	$12,000
Task 11	Screencheck Final EIR	$3,880
Task 12	Final EIR	$1,110
Task 13	Mitigation Monitoring and Reporting Program	$900
Task 14	Meetings	$5,980
Task 15	Project Management	$7,800
	Direct Costs	$3,520
	Total	**$163,760**

FIRST AMENDMENT TO CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF PITTSBURG AND FIRST CARBON SOLUTIONS FOR ALVES RANCH EIR

This First Amendment to AGREEMENT ("First Amendment") is made on this 14TH day of FEBRUARY, 2019, ("First Amendment Effective Date") by and between the City of Pittsburg ("City") and First Carbon Solutions ("Consultant") (together referred to as the "Parties"), with respect to the matters hereinafter stated.

RECITALS

WHEREAS, on November 5, 2018, the City Council adopted Resolution No. 18-13554, allocating funds and authorizing execution of an agreement with the Consultant for the preparation of CEQA (California Environmental Quality Act) Documentation for the 2018 Alves Ranch Project in the amount of $163,760, and any necessary amendment(s) to increase compensation up to $188,324 for unforeseen additional work; and

WHEREAS, on November 5, 2018, the City and the Consultant entered into an Agreement for the Consultant to provide CEQA (California Environmental Quality Act) Documentation for the 2018 Alves Ranch Project; and

WHEREAS, the City seeks to amend the scope of services to have Consultant produce an Initial Study to accompany the NOP. The initial study provides a basis for scoping out several topics to focus the EIR and includes a summary for each topic of the analysis and conclusions of the 2004 Vista del Mar EIR and the associated mitigation measures that remain applicable to the 2018 project.

NOW THEREFORE, the City and the Consultant, for the consideration hereinafter named, agree as follows:

1. The recitals to this First Amendment are by this reference incorporated herein as though set out in full.

2. Paragraph one of Section 2, "Compensation," of the Agreement is hereby amended to read as follows:

   "City hereby agrees to pay Consultant a sum not to exceed one hundred eighty-one thousand two hundred sixty dollars ($181,260), as set forth in Exhibit A, attached hereto and incorporated herein for services to be performed and reimbursable expenses incurred under this Agreement. This dollar amount is not a guarantee that the City will pay that full amount to the Consultant but is merely a limit of potential City expenditures under this Agreement."

3. Exhibit A of the Agreement is hereby amended to add Exhibit 1 of this First Amendment.

4. Except as otherwise expressly amended or modified herein, the terms and conditions of the Agreement shall remain in full force and effect. Should the validity of this First Amendment be called in question in litigation or otherwise and determined to be invalid for any reason, such determination shall in no way affect the validity of the Agreement which shall remain in full force and effect in accordance with its original terms.

IN WITNESS WHEREOF, the parties hereto have executed the First Amendment to the Agreement effective on the day and year first identified above.

CITY OF PITTSBURG:

By: _____

Garrett Evans, City Manager

CONSULTANT:

By: _____

Name: C Patrick Schaus

Title: COO

APPROVED AS TO FORM:

By: _____

Donna Mooney, City Attorney

ATTEST:

By: Alice E. Evenson

Alice E. Evenson, City Clerk

Scope of Services

Consultant shall prepare an Initial Study to accompany the NOP. The initial study shall provide a basis for scoping out several topics to focus the EIR, and include a summary for each topic of the analysis and conclusions of the 2004 Vista del Mar EIR and the associated mitigation measures that remain applicable to the 2018 project.

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Authorizing the Acceptance and Appropriation of State of California Office of Traffic Safety Grant Funds for Alcohol and Beverage Control Enforcement

MEETING DATE: June 3, 2019

EXECUTIVE SUMMARY

The Pittsburg Police Department is seeking City Council authorization to accept and appropriate grant funds from the Department of Alcoholic Beverage Control.

FISCAL IMPACT

There will be no fiscal impact as the funds from the grant will reimburse the City for overtime and training costs associated with the program. The Pittsburg Police Department will receive a total reimbursement of $19,200.

RECOMMENDATION

Staff recommends that the City Council approve the acceptance and appropriation of the grant funds from the State of California Department of Alcohol Beverage Control.

BACKGROUND

The grant funding will cover costs for a three-part program geared to ensure compliance from businesses licensed to sell alcoholic beverages in the City of Pittsburg. The program will include training for business owners and employees, site visits and enforcement as follows:

Training: All businesses licensed to sell alcoholic beverages will be invited to L.E.A.D. Training (License Education of Alcohol and Drugs). This training will be hosted by the Pittsburg Police Department with the assistance of members from Alcohol Beverage and Control.

Site Visits: Officers will be conducting site visits at all businesses licensed to sell alcohol in the City of Pittsburg. The officers will conduct a thorough inspection of the premises for code violations and ensure the business is in compliance with local and state law.

Enforcement: Once training and site visits are complete; Pittsburg Police Officers will conduct (8) enforcement details. These details will include sending minors into businesses to attempt to purchase alcoholic beverages and minors soliciting adult customers to purchase alcoholic beverages for their consumption.

SUBCOMMITTEE FINDINGS

The item was not presented to a subcommittee.

STAFF ANALYSIS

This three-part program ensures compliance from businesses licensed to sell alcoholic beverages in the City of Pittsburg. Staff recommends approval of the Resolution to accept and appropriate the grant funds from the Department of Alcoholic Beverage Control.

ATTACHMENTS: Resolution

Report Prepared By: Brian Addington, Chief of Police

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the matter of:

Adoption of a City Council Resolution	)	
Authorizing the Acceptance and	)	
Appropriation of State of California Office	)	RESOLUTION NO. 19-
of Traffic Safety Grant Funds for Alcohol	)	
and Beverage Control Enforcement	)	

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, the Pittsburg Police Department has been awarded grant funds in an amount not to exceed $19,200 for the enforcement of Alcohol and Beverage Control allocated from the State of California Department of Alcoholic Beverage Control; and

WHEREAS, the grant funds will cover a three-part program to ensure compliance from businesses licensed to sell alcoholic beverages in the areas of (1) training for business owners and employees, (2) site visits, and (3) enforcement; and

WHEREAS, staff recommends that the City Council approve the acceptance of the grant funds and authorize their use for local law enforcement actions pursuant to this Resolution.

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1. The City Council finds and determines that the above recitals are true and correct and are incorporated herein.

Section 2. The Pittsburg Police Department is authorized to utilize the State of California Department of Alcoholic Beverage Control grant funds for the administration of the Alcohol and Beverage Control compliance program designed for local businesses licensed to sell alcoholic beverages that incorporate training, site visits and enforcement.

Section 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 3rd day of June, 2019 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____

Juan Antonio Banales, Mayor

ATTEST:

_____

Alice Evenson, City Clerk

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of Two Ordinances Amending Chapter 2.85 and 2.86 of the Municipal Code to Delegate Emergency Purchasing Authority to the City Manager and amend the City's Purchasing Policy to Increase the Informal Competitive Bid Threshold

MEETING DATE: June 3, 2019

EXECUTIVE SUMMARY

The City's current Purchasing Policy requires updates to include procedures for emergency purchases, and informal bid thresholds in conformance with Public Contract Code Section 22032. The second ordinance would increase the City's informal bid threshold from $175,000 to $200,000 and increase the limit for public projects that may be performed by negotiated contract or employees from $45,000 to $60,000.

FISCAL IMPACT

Minor impact. Adoption of the proposed Ordinances will increase the informal bid amount, thus reducing the number of projects that would be subject to formal bid procedures and also provide a procedure whereby the City Manager may authorize purchases in the event of an emergency.

RECOMMENDATION

City Council move to adopt the attached Ordinances which update the Pittsburg Municipal Code Chapter 2.85 Delegate Emergency Purchasing Authority to the City Manager and Chapter 2.86 Informal Bidding Procedures for Public Works Projects.

BACKGROUND

On June 17, 2013, the City Council adopted Ordinance 13-1372 amending Municipal Code Section 2.86.30 relating to the City's purchasing policy to increase the informal competitive bid threshold.

On August 20, 2018 the Governor signed Assembly Bill 2249, increasing the informal bidding limit that was prescribed in Section 22032 of the Public Contract Code, effective

January 1, 2019. The increase is pursuant to the terms of the Uniform Public Construction Cost Accounting Act (Act) and is at the recommendation of the California Uniform Construction Cost Accounting Commission (CUCCAC).

On May 20, 2019, the City Council introduced, waived further reading, and passed to second reading two Ordinances which update the Pittsburg Municipal Code Chapter 2.85 Delegate Emergency Purchasing Authority to the City Manager and Chapter 2.86 Informal Bidding Procedures for Public Works Projects.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The first ordinance would amend the Pittsburg Municipal Code to authorize the City Manager to make purchases up to $150,000 that are necessary in an emergency, such as a broken water line, subject to City Council review within seven days or at its next regularly scheduled meeting if the meeting will occur within 14 days.

The second ordinance would amend the Pittsburg Municipal Code consistent with the most current Public Contract Code Sections 22032: increases the limit from $175,000 to $200,000 for public projects that may be contracted by informal bidding procedures and increases the limit of public projects that may be performed by negotiated contract or employees from $45,000 to $60,000.

ATTACHMENTS: Ordinance Informal Bid Threshold
Ordinance Emergency Purchases (4/5 vote for approval)

Report Prepared By: Shelby Rose, Administrative Coordinator

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Ordinance Amending Chapter 2.85 of the Pittsburg Municipal Code to Delegate Emergency Purchasing Authority to the City Manager	))))	ORDINANCE NO. 19-1466

The City Council of the City of Pittsburg DOES ORDAIN as follows:

SECTION 1. Recitals.

A. State law, at California Public Contract Code Section 22050, authorizes the governing body of a city, by four-fifths vote, to delegate to the city manager the authority to make purchases without competitive solicitation for bids when there is a sudden, unexpected occurrence that poses a clear and imminent danger requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services.

B. State law requires that when a person with delegated authority exercises the authority, the governing body must review the action within seven days or at its next regularly scheduled meeting if the meeting will occur within 14 days.

C. The City desires to provide the City Manager with the authority and flexibility to take prompt action to address a sudden, unexpected occurrence, such as a water main break, that threatens the public health and welfare, and property.

SECTION 2. Amendment to the Pittsburg Municipal Code Title 2.85
(new text shown in ***bold italic***):

The City Council hereby amends Chapter 2.85 by adding Section 2.85.025 to read as follows:

2.85.025 Emergency purchases.
In the case of a sudden, unexpected occurrence that poses a clear and imminent danger requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services, the city manager is authorized to purchase repairs or replacement of any public facility, procure necessary equipment, services and supplies, without giving notice for bids to let contracts, as set forth in Public Contract Code Section 22050. A purchase made pursuant to this section shall not exceed $150,000.

SECTION 3. Severability.

In the event any section or portion of this ordinance shall be determined invalid or unconstitutional, such section or portions shall be deemed severable and all other sections or portions hereof shall remain in full force and effect.

SECTION 4. Effective Date.

This ordinance shall be in full force and effective thirty (30) days after its adoption.

SECTION 5. Publication.

The City Clerk shall either (a) have this ordinance published once within 15 days after adoption in a newspaper of general circulation or (b) have a summary of the ordinance published twice in a newspaper of general circulation, once 5 days before its adoption and again 20 days after its adoption.

The foregoing ordinance was introduced at a meeting of the City Council held on May 20, 2019 and was adopted and ordered published at a meeting of the City Council held on June 3, 2019 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Juan Antonio Banales, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Ordinance Amending Chapter 2.86 of the Pittsburg Municipal Code to Increase the Informal Competitive Bidding Threshold	)))	ORDINANCE NO. 19-1467

The City Council of the City of Pittsburg DOES ORDAIN as follows:

SECTION 1. Recitals.

A. State law, at California Public Contract Code Section 22034, authorizes a city to elect to become subject to the uniform construction cost accounting procedures of Sections 22000 to 22044, and any city doing so must enact an ordinance governing informal bidding procedures for the selection of contractors to perform public works projects.

B. The City elected to become subject to the uniform construction cost accounting procedures and adopted an ordinance for informal bidding, as set forth in Pittsburg Municipal Code Chapter 2.86.

C. State law provides a maximum dollar threshold for informal bidding, which threshold is amended from time to time by the state legislature, as recently as 2018. The amendment increased the informal bidding threshold to $200,000 and increased to $60,000 the threshold for public projects that may be performed by negotiated contract.

D. The City desires to amend the municipal code to increase the threshold allowing for informal bidding as authorized by state law.

SECTION 2. Amendment to the Pittsburg Municipal Code Title 2.86
(new text shown in ***bold italic*** font and text proposed for deletion is shown in ~~strikethrough~~ font):

A. Based on the authority set forth above, the City Council hereby amends the municipal code as follows:

I. Section 2.86.050 of Chapter 2.86, Informal Bidding Procedures, is amended to state as follows:

2.86.050 Size of project – Methods for bidding.

A Where a public project of $~~45,000~~***60,000*** or less is to be performed, the city may perform the project by city employees, by force account, by negotiated contract or by purchase order, or the city may elect to follow the informal bidding procedure prescribed in subsection (B) of this section and as amended in Public Contract Code Sections 22032 and 22034.

B. Where a public project of $~~175,000~~***200,000*** or less is to be performed, not less than 10 days before the bids are due, the city manager or his/her designee shall mail a written notice inviting informal bids to (1) all contractors for the category of work to be bid as shown on the contractors list developed in accordance with PMC 2.86.040 and/or (2) all construction trade journals designated by the Commission under Public Contract Code Section 22036. Additional contractors and construction trade journals may be notified at the discretion of the city manager or designee.

C. If there is no list of qualified contractors for the particular category of work to be performed, the notice inviting bids shall be sent only to the construction trade journals specified by the commission. ***No notice inviting informal bids is required to be sent to a contractor that does not provide the necessary product or service, such as a proprietary product.***

II. Section 2.86.060 of Chapter 2.86, Informal Bidding Procedures, is amended to state as follows:

2.86.060 Award of contracts.

A. The City Manager or his/her designee(s) is authorized to award informal contracts under this chapter in accordance with city council policy.

B. If all bids received on a public project under this procedure set forth in this section are in excess of $***200,000***~~175,000~~, the city council may award the contract at $***212,500***~~187,500~~ or less to the lowest responsible bidder if the council determines by adopting a resolution by at least four-fifths vote that the city's original cost estimate was reasonable.

SECTION 3. Severability.

In the event any section or portion of this ordinance shall be determined invalid or unconstitutional, such section or portions shall be deemed severable and all other sections or portions hereof shall remain in full force and effect.

SECTION 4. Effective Date.

This ordinance shall be in full force and effective thirty (30) days after its adoption.

SECTION 5. Publication.

The City Clerk shall either (a) have this ordinance published once within 15 days after adoption in a newspaper of general circulation or (b) have a summary of the ordinance published twice in a newspaper of general circulation, once 5 days before its adoption and again 20 days after its adoption.

The foregoing ordinance was introduced at a meeting of the City Council held on May 20, 2019 and was adopted and ordered published at a meeting of the City Council held on June 3, 2019 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Juan Antonio Banales, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk