



PUBLIC ADVISORY:
THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the meeting of the Planning Commission will be conducted electronically through Zoom and broadcast live through Granicus on the City's website which can be located on the [Streaming Media](#) page. If you do not have internet access, the meeting will also be available to the public in a listening-only mode via telephone call-in line. To listen to the meeting, dial 1 (669) 900-6833. When prompted, dial in the Webinar ID, 861 7301 2461 and Password 086252.

Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber will not be open for the meeting. Planning Commissioners will be participating electronically and will not be physically present in the Council Chamber.

As of January 26, 2021, Planning Commission Meeting, live comments will be allowed by members of the public via teleconferencing during Zoom meetings and emailed comments will no longer be read aloud by staff. To be placed in a queue to comment, please adhere to the following instructions.

To Participate in Public Comment During the Meeting:

- Notify the City Clerk's Office via email by 3:00 p.m. on the meeting date that you would like to be placed in the queue for general Public Comments, or comments on a specific agenda item. Requests received after 3:00 p.m. on the date of the meeting will not be able to comment.
- Email your name and telephone number to meetingcomments@ci.pittsburg.ca.us. We need both identifications to pair you with the item you wish to speak on. You must also be sure that you call in using the number you have provided, or we may not be able to identify you as a speaker.
- Your email must include the words **"FOR PUBLIC COMMENT"** in the subject line and specify the **Agenda Item number or Non-Agenda** as appropriate.
- You will receive an email confirmation with instructions to log in.
- Once the meeting starts (check the Streaming Media link on our website – www.ci.pittsburg.ca.us) you can phone in to Zoom. If you log in before the event has started, you may be disconnected.
- You will be added to the meeting as an attendee and will be called upon by staff for phone-in comments.
- Speakers will be muted until their opportunity to provide public comment.
- All comments will be subject to the three-minute time limitation (approximately 350 words).
- Begin your comment by providing your name and city of residence for the record – although providing this is not required for participation.
- Just as in a live meeting inside the Council Chamber, only one comment per agenda item per person is allowed.

The City of Pittsburg thanks you in advance for taking all precautions to prevent the spread of the COVID 19 virus.



City of Pittsburg Planning Commission Agenda and Historic Resources Commission Agenda

March 23, 2021

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

**Workshop
Commissioner Orientation
6:00 P.M.**

**Regular Meeting
7:00 P.M.**

Planning Commission Members

**Sarah Foster, Chair
Christopher Moreno, Vice-Chair
James Coniglio, Commissioner
Heliodoro Moreno, Jr., Commissioner
Henry Perkins, Commissioner
Ivelina Popova, Commissioner
Elissa Robinson, Commissioner**

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

The Commission requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the Council Chamber. Please refrain from making personal, impertinent, or slanderous remarks. Boisterous or disruptive behavior while the Commission is in session, is considered counterproductive and will not be tolerated.

PLANNING COMMISSION MEETING

CALL TO ORDER

ADMINISTRATION OF OATH OF OFFICE

ROLL CALL

PLEDGE OF ALLEGIANCE

REORGANIZATION

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. **Minutes**
Minutes of February 23, 2021

PUBLIC HEARINGS

2. **New Destiny Church Daycare Expansion, AP-20-1526 (UP, DR)**
This is a public hearing on an application by Crystal Smith of New Destiny Church requesting: 1) approval of a use permit to operate a daycare for up to 75 children within an existing 28,600 square-foot building; and 2) design review approval to construct a new outdoor playground area for the daycare. The 3.39-acre project site is located at 1411 E. Leland Road in the CC (Community Commercial) District. Assessor's Parcel Nos. 088-570-014, -002, and -004.

ZONING ADMINISTRATOR REPORT

3. **Notice of Intent to Exercise Delegated Design Review Authority, Submittal of an Adopted Zoning Administrator Resolution**
The Zoning Administrator submits a notice of intent to exercise delegated design review authority for the San Marco Pumpstation (PS-8) and a resolution previously approved under the Administrator's delegated authority.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

HISTORIC RESOURCES COMMISSION MEETING
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CALL TO ORDER

ROLL CALL

REORGANIZATION

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

4. Minutes

Minutes of February 25, 2020

ADJOURNMENT OF HISTORIC RESOURCES COMMISSION

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

**MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION**

February 23, 2021

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for February 23, 2021 was conducted telephonically through Zoom with broadcasting live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber was not open for the meeting. Council Members participated telephonically or through Zoom and were not physically present in the Council Chamber.

Chair Foster called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. on Tuesday February 23, 2021, via Zoom teleconference.

ROLL CALL

Present: Chair Foster, Vice-Chair Moreno, Commissioners Croskey, Nguyen

Absent: Commissioner Coniglio, Robinson

Staff: City Attorney Donna Mooney, Interim Deputy City Manager for Operations Jill Hecht, Director of Public Works/City Engineer Richard Abono, Acting Planning Manager/Secretary Hector Rojas, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Trinh led the Pledge of Allegiance.

STAFF COMMUNICATION

Planning Manager/Secretary Kristin Pollot said her farewells to the Planning Commission as she has accepted a job offer and will no longer be working for the City.

DELETIONS / WITHDRAWALS / CONTINUANCES

1. Recommendation on Amendments to Title 18 of the Pittsburg Municipal Code, was continued to March 9, 2021.

On motion by Commissioner Croskey to continue this item to March 9, 2021 and seconded by Commissioner Moreno to approve and carried by the following vote:

AYES: Croskey, Moreno, Nguyen, Foster
NAYES: None
ABSTAIN: None
ABSENT: Coniglio, Robinson

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

2. Minutes of January 26, 2021

On motion by Commissioner Moreno and seconded by Commissioner Nguyen to approve the Minutes of January 26, 2021 and carried by the following vote:

AYES: Croskey, Moreno, Nguyen, Foster
NAYES: None
ABSTAIN: None
ABSENT: Coniglio, Robinson

COMMISSION CONSIDERATION

3. General Plan Annual Progress Report for Calendar Year 2020.

This was a consideration for the Planning Commission to: 1) review the draft General Plan Annual Progress Report (APR) for Calendar Year 2020; and 2) authorize its submittal to the City Council, Governor's Office of Planning and Research (OPR), State Housing and Community Development Department (HCD), and Contra Costa Transportation Authority (CCTA).

Acting Planning Manager/Secretary Rojas, gave a presentation and answered questions from the Commission on the item.

On motion by Commissioner Croskey and seconded by Commissioner Nguyen to approve the report and carried by the following vote:

AYES: Croskey, Moreno, Robinson, Foster
NAYES: None
ABSTAIN: None
ABSENT: Coniglio, Robinson

STAFF COMMUNICATIONS

Acting Secretary Rojas notified commissioners of the soon to be scheduled Land Use Subcommittee meeting. Also new Planning Commissioner appointments will be made by council on March 1st. Planning Commissioner Academy reservations have been made for all existing and incoming commissioners.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

Chair Foster reported on the TRANSPLAN meeting held on February 11.

ADJOURNMENT

The meeting was adjourned at 7:50 p.m. to March 9, 2021.

Respectfully Submitted,

Hector Rojas, Acting Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
March 23, 2021**

ITEM: New Destiny Church Daycare Expansion, AP-20-1526 (UP, DR)

ORIGINATED BY: Crystal Smith, 1411 E. Leland Rd, Pittsburg CA. 94565

SUBJECT: This is a public hearing on an application by Crystal Smith of New Destiny Church requesting: 1) approval of a use permit to operate a daycare for up to 75 children within an existing 28,600 square-foot building; and 2) design review approval to construct a new outdoor playground area for the daycare. The 3.39-acre project site is located at 1411 E. Leland Road in the CC (Community Commercial) District. Assessor's Parcel Nos. 088-570-014, -002, and -004.

RECOMMENDATION:

Staff recommends the Commission adopt Resolution No.10166, approving Planning Application No. 20-1526, subject to conditions.

BACKGROUND:

The project site was originally developed in 1988 as a bowling alley formerly known as Los Medanos Lanes. In 2001, Fortress Christian Ministries acquired the property and applied for a use permit to establish a church and private high school (Planning Application No. U-01-09). The application was approved on May 22, 2001 under Planning Commission Resolution 9208. The application included improvements to the existing 28,600-square-foot building to include a sanctuary area, offices, several classrooms, and a trash enclosure. The church use began operating in 2001 (under the name Changed Life Church), but the private high school use was never established.

PROJECT DESCRIPTION:

Existing Conditions: The project site consists of three contiguous parcels totaling 3.39 acres. There are two structures built on the site. The main building is approximately 28,600 square feet in size, and it is located along the western property line. The secondary building is located at the southeastern corner of the site and it is approximately 6,580 square feet in size. The main building includes a sanctuary, classrooms, and offices and the secondary building is used for administrative office space. The site also contains a landscaped parking lot, trash enclosure, and a digital freestanding sign on E. Leland Road. The site has three points of vehicular access – a driveway on E. Leland Road, a second driveway on Gladstone Drive, and a third driveway on Simpson Court.

The project site is bordered by E. Leland Road and a residential subdivision to the south; Gladstone Drive and several service commercial uses to the east; the Walmart Shopping Center to the west; and St. Vincent de Paul and Simpson Court to the north.

A vicinity map, site photos, and a map of surrounding uses is included as Attachments 4 and 5, respectively.

Proposed Project: The applicant proposes expanding the existing religious assembly use to establish an ancillary daycare and educational program for up to 75 children. The daycare and educational program would be called 'Destiny Academy' and it would serve preschool children between the ages of two and five. Hours of operation would be Monday through Friday from 7:30 A.M. to 6:00 P.M. The daycare would be located in the existing main building, which was improved in 2001 with eight classrooms, a staff lounge, and a multi-purpose room.

Drop-offs and pick-ups would generally work as follows: 1) cars would enter the site using the existing driveway located at Simpson Court; 2) parents would park their cars in the parking area located directly north of the main building; 3) children would be escorted by their parents or guardians to or from their classrooms; and 4) cars would exit the site using the existing driveway located at Gladstone Drive.

The applicant does not propose any improvements to the existing buildings; however, the project plans do include installation of a 4,443-square-foot outdoor playground area for the proposed daycare (see Project Plans in Attachment 2). The playground area would be located at the northwest corner of the site in an area that is currently used for off-street parking. It would contain two play structures and two picnic tables with seating. A decorative wrought iron fence would be installed along the play area's perimeter. The outdoor play area is anticipated to be used for 45 minutes in the mornings (between 11:15 A.M. and 12:00 P.M.) and 30 minutes in the afternoons (between 5:30 P.M. and 6:00 P.M.).

GENERAL PLAN/CODE COMPLIANCE:

General Plan/Zoning: The project site has a land use designation of 'Community Commercial' and is located in 'CC (Community Commercial) District. The General Plan land use designation is intended to provide sites for retail shopping areas and other compatible uses allowed in the 'CC (Community Commercial) District'.

The proposed use falls under the land use classification of 'Day Care, General'. Pittsburgh Municipal Code (PMC) section 18.08.060(F) defines 'Day Care, General' as a "non-residential facility providing non-medical care and protection for individuals on a less than 24-hour basis." The classification includes nursery schools, preschools, and day care centers for children or adults. Any use falling under the 'Day Care, General' classification requires approval of a use permit prior to operation in the CC District.

Off-Street Parking: Currently, the project site contains approximately 223 parking spaces. However, the proposed project includes the removal of 13 existing parking stalls to allow for construction of a playground area. Under PMC section 18.78.040, religious assembly uses are required to provide one parking stall for every 50 square feet of seating area. With a seating area of approximately 9,984 square feet, the

required parking for the existing church is 200 spaces. 'Daycare, General' uses are required to provide three stalls, plus one per ten children. With up to 75 children, the proposed day care use would be required to provide ten parking spaces. The project plan indicates that 210 parking stalls would remain on site, which meets the minimum number of required parking spaces for the site.

Bicycle Parking: Pursuant to PMC Section 18.78.045, bicycle racks or lockers are to be provided at a ratio of one per ten automobile parking spaces. The site currently does not have any bicycle parking and the applicant did not include bicycle parking as part of the current proposal. Therefore, staff recommends adopting a condition of approval requiring the applicant to provide at least 21 bicycle racks and/or lockers.

Development Review Design Guidelines: 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 the applicable DRDG sections, specifically section IV.p, in that the proposed outdoor playground area enclosure fencing would be designed to use materials and colors that match the existing building and blend into the existing architecture.

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

- A. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
- B. is not detrimental to the health, safety, and general welfare of the City;
- C. will not adversely affect the orderly development of property within the City;
- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
- E. is consistent with the objectives, policies, general land uses, and programs specified in the general plan and applicable specific plan;
- F. will not create a nuisance or enforcement problem within the neighborhood;
- G. will not encourage marginal development within the neighborhood;
- H. will not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending restraints imposed by law;
- I. is consistent with the City's approved funding priorities; and

J. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

Required Findings – Design Review: In accordance with PMC section 18.36.220(B), design review approval may be granted only if the Planning Commission can make findings that:

- A. the structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
- B. the structure would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
- C. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
- D. the structure is in harmony with proposed developments on land in the general area; and,
- E. the application conforms with the criteria set forth in any applicable city-adopted design guidelines.

Environmental: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, 'Existing Facilities' of the CEQA Guidelines, section 15301.

Public Notice: On or prior to March 12, 2021, notice of the March 23, 2021, public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the city's website; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents of the City of Pittsburgh.

ANALYSIS:

In recent years, the State has passed a series of legislation to increase availability of early childhood education and daycare programing. Staff believes that approval of this project will help promote the State's objectives to increase access to quality early childhood education and daycare. Staff believes the Commission can make the required use permit and design findings in order to approve the project as presented. The

recommended findings are included as part of the proposed resolution in Attachment 1 and are accompanied by a statement of fact for each finding. The resolution also includes several recommended conditions of approval. The key conditions are as follows:

- Outdoor Playground Area Fencing (Condition #2): The new fencing to be installed around the outdoor playground area shall be compatible in design with the existing fencing installed along the site perimeter.
- Bicycle Parking (Condition #3): The applicant shall install permanent, fixed bicycle parking for at least 21 bicycles in a location providing convenient access and natural surveillance. The final location of the bicycle parking shall be subject to review and approval by the Planning Division prior to installation.
- Hours of Operation (Condition #6): The hours of operation for the approved use shall be between limited to Monday through Friday from 7:30 A.M. to 6:00 P.M. A use permit amendment shall be required prior to operation outside these hours.
- Maximum Enrollment (Condition #7): The maximum enrollment for the daycare shall be 75 children, ages two through five years old.
- Drop-Off and Pick-Up Procedure (Condition #8): Drop-offs and pick-ups shall generally work as follows, consistent with the Project Plans: 1) cars shall enter the site using the existing driveway located at Simpson Court; 2) parents shall park their cars in the parking area located directly north of the main building; 3) children shall be escorted by their parents or guardians to or from their classrooms; and 4) cars shall exit the site using the existing driveway located at Gladstone Drive.

ACTION REQUIRED: Move to adopt Resolution No. 10166, approving Planning Application No. 20-1526, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution 10166
2. Proposed Plans (Exhibit A to Resolution 10166)
3. Proposed Business Plan (Exhibit B to Resolution 10166)
4. Vicinity Map and Site Photos
5. Map of Surrounding Uses
6. Public Hearing Notice
7. Staff Presentation

Prepared by: Trishia Caguiat, Associate Planner

Attachment 1

PROPOSED BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Use Permit and	)	
Design Review Approval for a New	)	
Daycare Center Located at 1411 E. Leland	)	Resolution No. 10166
Road, for "New Destiny Church Daycare	)	
Expansion, AP-20-1526 (UP, DR)"	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On August 21, 2020, Crystal Smith filed Planning Application No. 20-1526, requesting the following: 1) approval of a use permit to operate a daycare for up to 75 children within an existing 28,600 square-foot building; and 2) design review approval to construct a new outdoor playground area for the daycare. The 3.39-acre project site is located at 1411 E. Leland Road in the CC (Community Commercial) District. Assessor's Parcel Nos. 088-570-014, -002, and -004.
- B. The proposed project is governed by the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the Development Review Design Guidelines (DRDGs).
- D. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, 'Existing Facilities' of the State CEQA Guidelines, Section 15301.
- E. On or prior to March 12, 2021, notice of the March 23, 2021, public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the city's website; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents of the City of Pittsburg.
- F. On March 23, 2021, the Planning Commission held a public hearing on Planning Application No. 20-1526, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, “New Destiny Church Daycare Expansion, AP-20-1526” 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.

Conditional Use Permit

2. The proposed daycare use will:
 - a. Be in accordance with the objectives of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location, in that it is a conditionally allowed use in the CC District.
 - b. Not be detrimental to the health, safety, and general welfare of the City, if conditions of approval are added to: 1) limit the daycare’s maximum enrollment to 75 children; and 2) require drop-offs and pick-ups to occur consistent with the onsite traffic circulation plan included as part the project plans (attached as Exhibit A of this resolution).
 - c. Not adversely affect the orderly development of property within the City, in that it will be located within an adequately-sized building on an existing site that contains sufficient aisle width, parking, and other amenities to meet the anticipated demands of the new use.
 - d. Not adversely affect the preservation of property values. Property values in neighborhoods with good access to community services like daycares are typically higher than in other neighborhoods where such access is very limited.
 - e. Not be inconsistent with the objectives, policies, general land uses, and programs specified in the general plan. The project site has a land use designation of ‘Community Commercial’. The designation is intended to provide sites for retail shopping areas and other compatible uses allowed in the CC District.
 - f. Not create a nuisance or enforcement problem, in that it will be required to meet performance standards, as set forth by PMC chapter 18.82. The standards are intended to address potential ongoing safety, noise, odor, and maintenance concerns.

- g. Not encourage marginal development within the neighborhood, in that related improvements will heighten the appearance of the site and adjacent neighborhood.
- h. Not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending restraints in that the project does not require additional public services from the City, beyond the water, sewer, and transit services already available to the site.
- i. Not be inconsistent with the City's approved funding priorities, in that it does not require City funding to operate.
- j. Not be located in the CP (Pedestrian Commercial) District.

Design Review

3. The design of the outdoor playground area will:

- a. Conform with good taste, good design and in general will contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, if a condition of approval is added to require that the new playground fencing be compatible in design with the existing fencing along the site perimeter.
- b. Not cause substantial exterior and interior noise, vibrations, and other factors that may tend to make the environment less desirable, in that all exterior work will comply with applicable Engineering and Building Division requirements for outdoor play areas.
- c. Not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that it will be designed to be consistent with the existing church site; add more 'eyes on the street' to decrease undesirable activity; and will ultimately result in a benefit for the immediate neighborhood.
- d. Be in harmony with proposed developments on land, in that there are no new development projects proposed on adjacent properties.
- e. Conform to the criteria set forth in the City's Development Review Design Guidelines (DRDGs), if a condition of approval is added to require that the new playground fencing be compatible in design with the existing fencing along the site perimeter.

- B. The staff report entitled “New Destiny Church Daycare Expansion, AP-20-1526 (UP, DR),” dated March 23, 2021, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby grants use permit and design review approval for Planning Application No. 20-1526, subject to the following conditions:

Planning Conditions

1. **Conformity with Project Plans:** The project shall be carried out in substantial conformity with the project plans with the printed date of January 27, 2021 (attached as Exhibit A of this resolution), except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner’s discretion.
2. **Outdoor Playground Area Fencing:** The new fencing to be installed around the outdoor playground area shall be compatible in color and design with the existing fencing installed along the site perimeter.
3. **Bicycle Parking:** The applicant shall install permanent, fixed bicycle parking for at least 21 bicycles in a location providing convenient access and natural surveillance. The final location of the bicycle parking shall be subject to review and approval by the Planning Division prior to installation.
4. **Sign Permits:** Additional building signage is not approved with this resolution. The applicant or daycare operator shall submit any proposed signs as part of separate sign permit applications, which shall be subject to review and approval by the Community Development Department prior to installation.
5. **Approved Use:** The daycare use shall be operated substantially as presented to the Planning Commission in the staff report identified in Section 2 of this resolution and as presented in the project plans with the printed date January 27, 2021 (attached as Exhibit A of this resolution), except as may be modified by the conditions below. Operation of the approved use in a manner inconsistent with this use permit shall be grounds for revocation of the use permit. Any major changes to the daycare use’s operation shall be subject to review and approval by the Planning Commission at the City Planner’s discretion.
6. **Hours of Operation:** The hours of operation for the approved use shall be between limited to Monday through Friday from 7:30 A.M. to 6:00 P.M. A use permit amendment shall be required prior to operation outside these hours.
7. **Maximum Enrollment:** The maximum enrollment for the daycare shall be 75 children, ages two through five years old.

8. Drop-Off and Pick-Up Procedure: Drop-offs and pick-ups shall generally work as follows, consistent with the Project Plans (attached as Exhibit B of this resolution): 1) cars shall enter the site using the existing driveway located at Simpson Court; 2) parents shall park their cars in the parking area located directly north of the main building; 3) children shall be escorted by their parents or guardians to or from their classrooms; and 4) cars shall exit the site using the existing driveway located at Gladstone Drive.
9. Loitering: The daycare operator shall ensure that there is no loitering on the sidewalks, rear or side yards, or streets surrounding the facility, or within the nearby parking lots, during operating hours and within one (1) hour of the facility's closing. If the daycare operator observes loitering, the Pittsburg Police Department shall be notified immediately.
10. Peace and Order: The daycare operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that visitors refrain from incidents of violence that adversely impact the safety of the community. Should the daycare operator fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the daycare necessitates an increased police presence, the Chief of Police may require the business owners to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the daycare owner's/operator's sole expense.
11. Site Maintenance: The site shall be kept clean and free of all graffiti, litter, debris and refuse at all times. All landscaping on site shall be kept weed free and maintained in a healthy and thriving condition. Outdoor storage shall be prohibited.

Engineering Conditions

12. Grading: All grading work shall be done in accordance with the provisions of Chapter 15.88 of the Pittsburg Municipal Code.
13. Site Development: All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a Site Development Permit will be required whereby specific engineering requirements will be made as conditions of approval.
14. Accessibility: 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.

15. Plan Submittal: Submittal of grading and/or building plans shall be consistent with the previously approved Stormwater Control Plan (Zoning Administrator Resolution 317, Application No. AP-18-1318). The plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. A copy of a completed "Construction Plan C.3 Checklist", as described in the *Stormwater C.3 Guidebook, 4th edition* shall be included. Grading and/or building permits, shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Departments
16. Development Plans: Site Development Plans (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings) shall show the details and methods of construction for site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants.

Standard Conditions

17. Grounds for Revocation: Operation in a manner inconsistent with that described in the report, violation of a zoning regulation or condition of this resolution, existence of a public nuisance, or conviction of a federal or state law or city ordinance in connection with the operation of the use shall be grounds for revocation of the use permit (PMC section 18.28.100).
18. Standard Conditions of Development: The Standard Conditions of Development as adopted by the Pittsburgh Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this resolution shall govern.
19. Other Agency Requirements: The applicant shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
20. Indemnification: Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and

expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

21. Expiration of Approval: Design review approval will expire on March 23, 2022, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building or grading permit issuance unless work is commenced and diligently pursued prior to the expiration of the building or grading permit. The term of the use permit approval shall be co-terminus with the design review approval for this project.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner____, seconded by Commissioner____, the foregoing resolution was passed and adopted the 23rd day of March, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10166 was adopted by the Planning Commission of the City of Pittsburg on March 23, 2021.

HECTOR J. ROJAS, ACTING SECRETARY
PITTSBURG PLANNING COMMISSION

NEW DESTINY CHURCH

1411 EAST LELAND RD.

PITTSBURG, CA 94565-5109

NEW DESTINY CHURCH FENCE HEIGHT EXCEPTION

AP-19-1453

CCCFPD Project No. : P-2019-03614

SCOPE OF WORK

1. PROPOSED NEW CONCRETE MASONRY PILASTER PER LAYOUT. SEE SHEET S.1
2. PROPOSED NEW WROUGHT IRON FENCE 6'-0" HIGH MAX.
3. PROPOSED (3) NEW PARKING LOT GATES PER LAYOUT. SEE SHEET S.1
4. PROPOSED KNOX BOX INSTALLATION AT EACH GATE. KNOX BOX NEEDS FIRE DEPARTMENT APPROVAL
5. PROPOSED NEW MAN GATE. SEE SHEET S.1 FOR LOCATION. GATE HARDWARE ON SHEET S.2.
6. PROPOSED NEW PLAYGROUND SEE SHEET S.4

GENERAL NOTES:

This building complies with TITLE 24 and the following model codes:

2016 California Building Codes (CBC)
2016 California Plumbing Codes (CPC)
2016 California Mechanical Codes
2016 California Fire Codes (CFC)
2016 California Electrical Codes
2016 California Energy Code
2016 California Green Building Standard Code (CGBSC)

CONDITIONS:

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES AND OTHER JOB SITE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER OR ENGINEER FOR CLARIFICATION PRIOR TO COMMENCING WORK.

CONCRETE:

1. ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS.
2. ALL PLACEMENT OF CONCRETE SHALL MEET REQUIREMENTS OF THE CURRENT CBC.
3. ALL SURFACES TO RECEIVE CONCRETE SHALL BE WATERED DOWN 24 HOURS IN ADVANCE OF POURING CONCRETE.
4. ALL CONCRETE SURFACES SHALL BE PROTECTED AND CURED IN ACCORDANCE WITH ACCEPTED BUILDING PRACTICES.
5. WHERE AREA CONCRETE SLAB EXCEEDS 500 SQUARE FEET, PROVIDE EXPANSION CONTROL JOINTS, ONLY ON NEW CONSTRUCTIONS.

SPECIFICATIONS:

CONCRETE: 2500 PSI AT 28 DAYS, TYPE II PCC.
REINFORCING: ASTM A615-80 GRADE 40 DEFORMED BARS.
STRUCTURAL STEEL: ASTM A36, OR ASTM A572 GRADE 42, FABRICATED AND ERECTED PER AISC. 2016 CBC CHAPTER 22
PIPE: ASTM A53 OR ASTM A501, 2016 CBC CHAPTER 22
WIDE FLANGE: ASTM A992.
WOOD: IBC/CBC CHAPTER 23 AF&PA NDS-12 & AF&PA NDS-08
STEEL ROOFING: ASTM A446 GRADE E 80 KSI YIELD.
EXCAVATION, GRADING, AND FILL: PER 2016 CBC CHAPTER 18
CONSTRUCTION MUST MEET ALL LOCAL, STATE AND FEDERAL HEALTH DEPARTMENT REGULATIONS.

FIRE DEPARTMENT REQUIREMENT

1. AT LEAST TWO OF THE GATES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS. ALL GATES SHALL BE EQUIPPED WITH A KNOX SWITCH OR KNOX PADLOCK.

ACCESS GATES FOR FIRE DISTRICT APPARATUS SHALL BE A MINIMUM OF 20-FOOT WIDE. ACCESS GATES SHALL SLIDE HORIZONTALLY OR SWING INWARD AND SHALL BE LOCATED A MINIMUM OF 30-FOET FROM THE STREET AT EAST LELAND AVE. AND 20-FOET AT GLADSTONE DR. ELECTRICALLY OPERATED GATES SHALL BE EQUIPPED WITH AN APPROVED FIRE DISTRICT LOCK.

CONTACT THE FIRE DISTRICT FOR INFORMATION ON ORDERING THE KEY-OPERATED SWITCH (D103.5 CFC)

2. FENCING SHALL NOT BE LOCATED WITHIN 3-FOET OF FIRE HYDRANT OR BLOCK THE HYDRANT IN ANY WAY.

3. Access entrances with locked gates.

Access gates, barricades or barriers across roads to private or gated communities shall provide emergency access by an approved preemption traffic control/gate access system.
All other access gates shall be locked in a manner which allows for emergency access by one of the following methods:

1. A lock or chain that is not case hardened and immediately available to cut with Fire Department bolt cutters.
2. A Jock with the key available in a Fire Department approved "Knox box" installed as prescribed by the Fire Chief.
3. An opening device located in an approved "Knox box" installed as prescribed by the Fire Chief.
4. A preemption traffic control/gate access system that will operate upon an optical signal originating from an emergency vehicle.
5. Automatic gates shall have a battery back-up or manual mechanical disconnect readily accessible to emergency personnel in case of power failure.

INDEX:

- S.1 TITLE SHEET, SITE PLANS, NEW FENCE LAYOUT, FIRE DEPARTMENT NOTES, AND INDEX.
S.2 CONCRETE MASONRY PILASTER, FENCE DETAIL, GATE DETAILS
S.3 EMERGENCY RESCUE PLAN
S.4 PLAYGROUND LOCATION, ROUTE OF TRAVEL, PLAYGROUND SCOPE OF WORK.
Additional Sheet by davebag associates, inc. Playground Structure Details.

PROPOSED WROUGHT IRON FENCE 6'-0" HIGH MAX. TYP. FENCE AND GATES MUST BE PAINT WITH ANTICORROSIVE PAINT. TYP.

SEE SHEET S.4 FOR CHILDREN PLAY AREA

PROPOSED WROUGHT IRON FENCE 6'-0" HIGH MAX. TYP. FENCE AND GATES MUST BE PAINT WITH ANTICORROSIVE PAINT. TYP.

PROVIDE NSEE PYM-2201 HEAVY DUTY AUTOMATIC AC SLIDING GATE OPENER RACK & PINIONS DRIVE 25'-0" CLEAR OPENING MIN. AT CENTER OF EXISTING DRIVEWAY. USE MOTOR WITH 220V AC, 50 HZ POWER SUPPLY OR BETTER SYSTEM (optional by owner) SEE FIRE DEPARTMENT REQUIREMENT NOTE ON THIS SHEET.

PROVIDE 48" WIDE PATH OF TRAVEL PROVIDE TRUNCATED DOMES AT BOTHE ENDS

PROVIDE PERPENDICULAR ADA RAMP SEE DETAIL 6/S.2

PROVIDE NSEE PYM-2201 HEAVY DUTY AUTOMATIC AC SLIDING GATE OPENER RACK & PINIONS DRIVE 20'-0" CLEAR OPENING MIN. AT CENTER OF EXISTING DRIVEWAY. USE MOTOR WITH 220V AC, 50 HZ POWER SUPPLY OR BETTER SYSTEM (optional by owner)

PROVIDE NSEE PYM-2201 HEAVY DUTY AUTOMATIC AC SLIDING GATE OPENER RACK & PINIONS DRIVE 25'-0" CLEAR OPENING MIN. AT CENTER OF EXISTING DRIVEWAY. USE MOTOR WITH 220V AC, 50 HZ POWER SUPPLY OR BETTER SYSTEM

PROPOSED (12) DECORATIVE MASONRY PILASTERS SEE SHEET S.2 FOR DETAILS.

PROPOSED WROUGHT IRON FENCE 6'-0" HIGH MAX. TYP. FENCE AND GATES MUST BE PAINT WITH ANTICORROSIVE PAINT. TYP.

PROPOSED NEW MAN GATE 36" MIN CLEAR SAME FENCE HIGH. PROVIDE Hardware Push Bar Panic Exit Device Aluminum, with Exterior Lever TYP. @ (3) MAN DOOR GATE

PROVIDE 4" THK. CONCRETE WALKWAY 4'-0" WIDE MIN. CROSS SLOPE 1:48 (2%) 6'x6' CONCRETE LANDING

PROVIDE KNOX BOX APPROVED BY FIRE MARSHAL AT ALL EAST LELAND RD. GATE LOCATED AT EXISTING WALL SEE FIRE REQUIREMENT NOTE ON THIS SHEET

CONCRETE RAMP MUST BE: SLOPE 1:12 MAX. (6%) 48" WIDE CLEAR NET 6'-0" SQUARE LANDING AT BOTTOM OF RAMP CROSS SLOPE RAMP 1:48 MAX. PROVIDE 4" HIGH x 4" WIDE CONCRETE CURB AT BOTH SIDES OF RAMP

PROVIDE A VISIBLE SIGN AT ALL MAN GATES: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS AND CHURCH SERVICE HOURS". TYP. AT ALL MAN (3) GATES

Attachment 2

Proposed Plans

REVISION	DATE	BY
1	FIRE DEPARTMENT PLAN CHECK 08-28-2019	EEM
2	ADD. SHEET S.3 10-09-2019 RESCUE AREA @ PARKING LOT	EEM
3	PROPOSED PLAYGROUND 01-25-2021	EEM

CONSULTANT ENGINEER:



JON D. CAMPIDONICA, P.E.
Structural Design & Civil Engineering
LIC. 61969
2613 Turner Rd.
Ceres, CA 95307
(209) 464-9782
jon@jdcampengineering.com

NEW DESTINY CHURCH

NEW DESTINY CHURCH
FENCE HEIGHT EXCEPTION
1411 E. LELAND RD.
PITTSBURG

AP-19-1453
CCCFPD Project No.:
P-2019-03614

TITLE SHEET
SITE PLAN
FENCE LAYOUT
PLAYGROUND LOCATION

PROJECT OWNER & MAILING ADDRESS:

NEW DESTINY CHURCH
1411 EAST LELAND RD.
PITTSBURG, CA 94565-5109

APN 088-570-014-6
088-570-002-1
088-570-004-7

TRACT 5854 LOTS 3 & 5

CONTRACTOR:
TJM MANSORY
230 EAST K STREET
BENICIA, CA 94510
Contact:
TONY & YOLANDA CHAVEZ

(707) 208-2265
(707) 746-8483

DIGITAL DRAFTING TECHNOLOGY SERVICES, LLC.
E. EDUARDO MORAN
3933 SHADY OAK CT
TURLOCK, CA. 95382
(209) 620-2208

ARCHDRAFTING2006@YAHOO.COM

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PRINTED DATE: 01-27-2021

DATE: 03-02-2019

SCALE: As Shown

DRAWN: E.E. MORAN

JOB: 2019-210

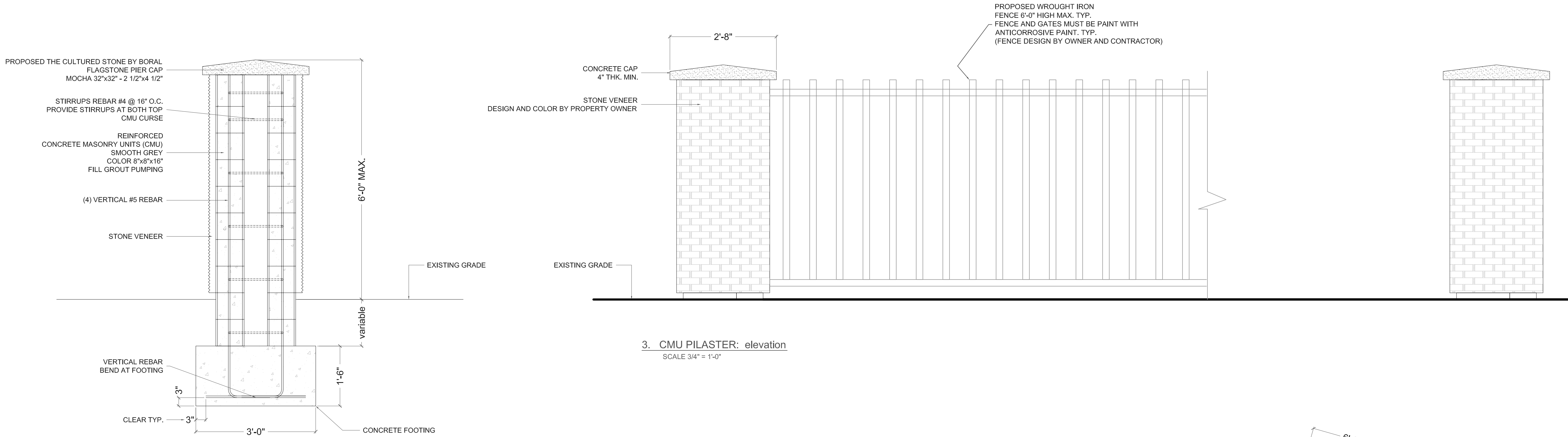
SHEET #:

S.1

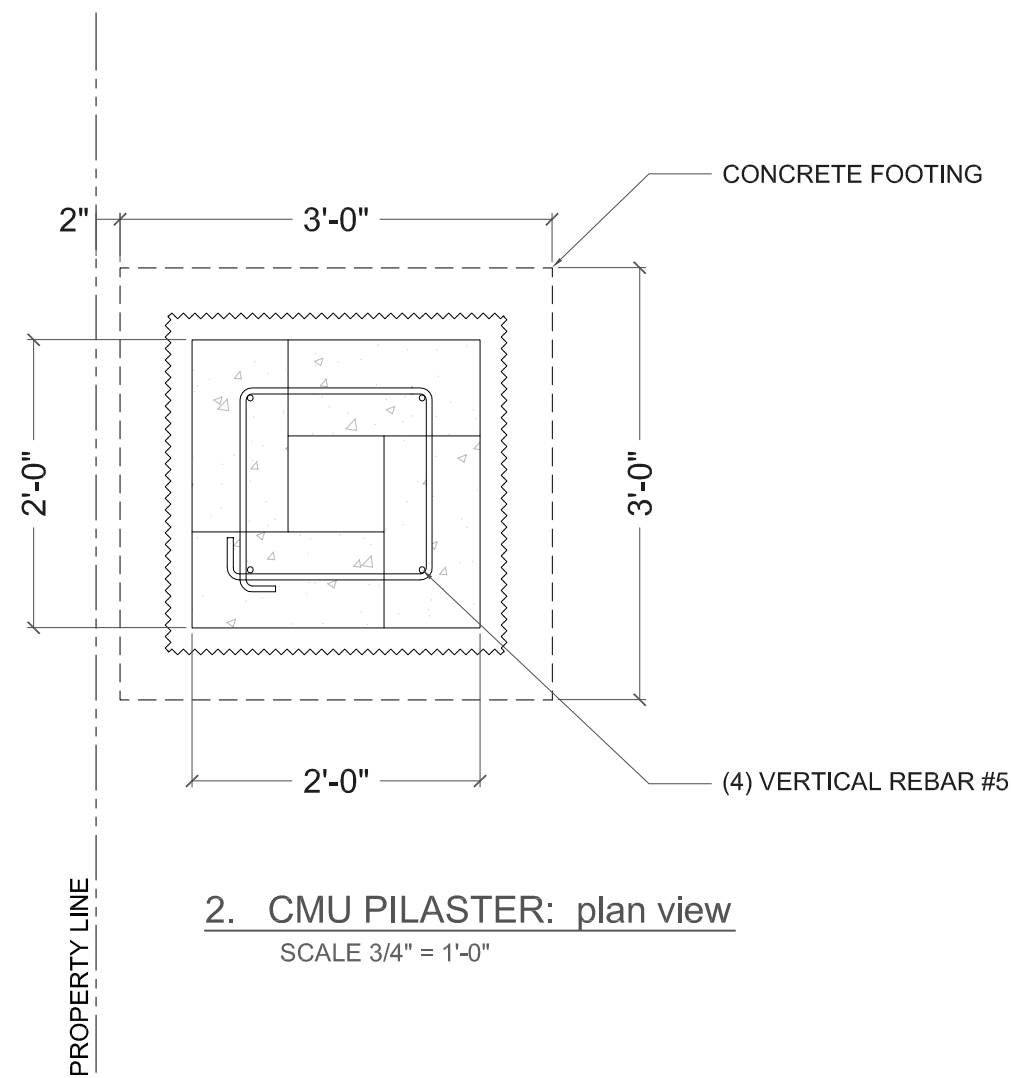
OF 4 SHEETS

1. PROPOSED WROUGHT IRON FENCE LAYOUT

SCALE 1" = 30'



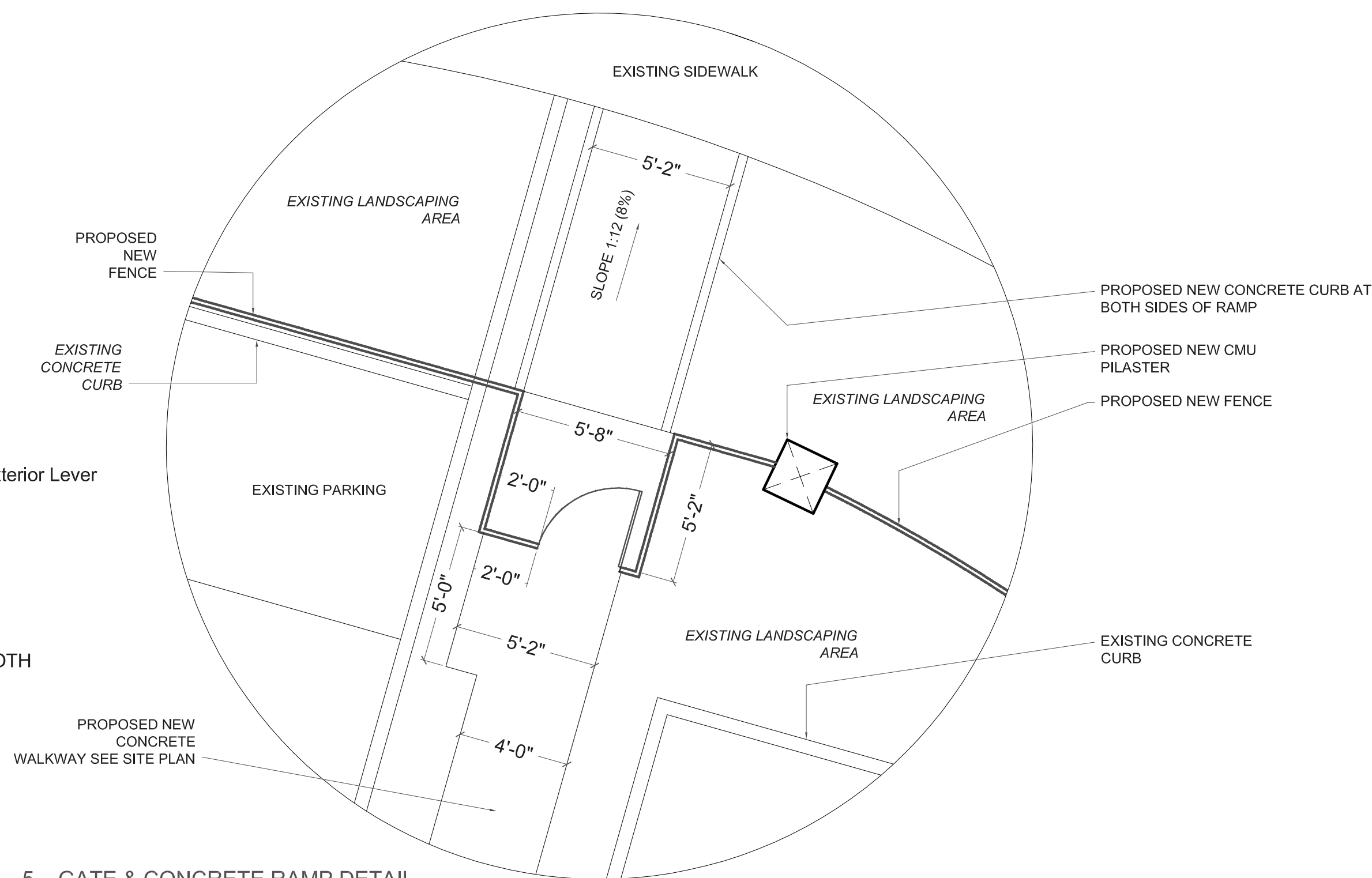
1. CMU PILASTER: cross section
SCALE 3/4" = 1'-0"



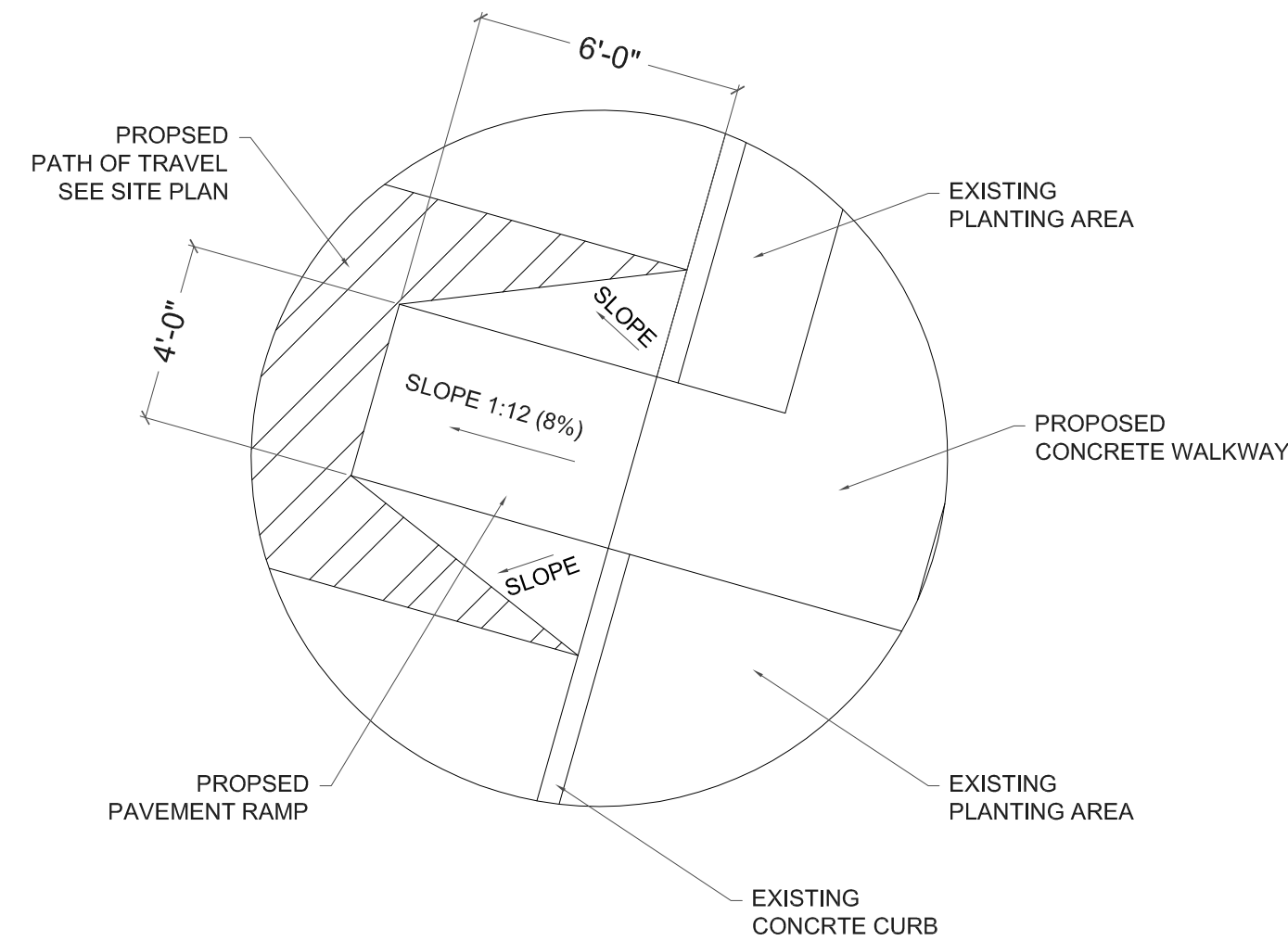
2. CMU PILASTER: plan view
SCALE 3/4" = 1'-0"

PROPOSED NEW MAN GATE 36" MIN CLEAR
SAME FENCE HIGH. PROVIDE
Hardware Push Bar Panic Exit Device Aluminum, with Exterior Lever
TYP. @ (3) MAN DOOR GATE

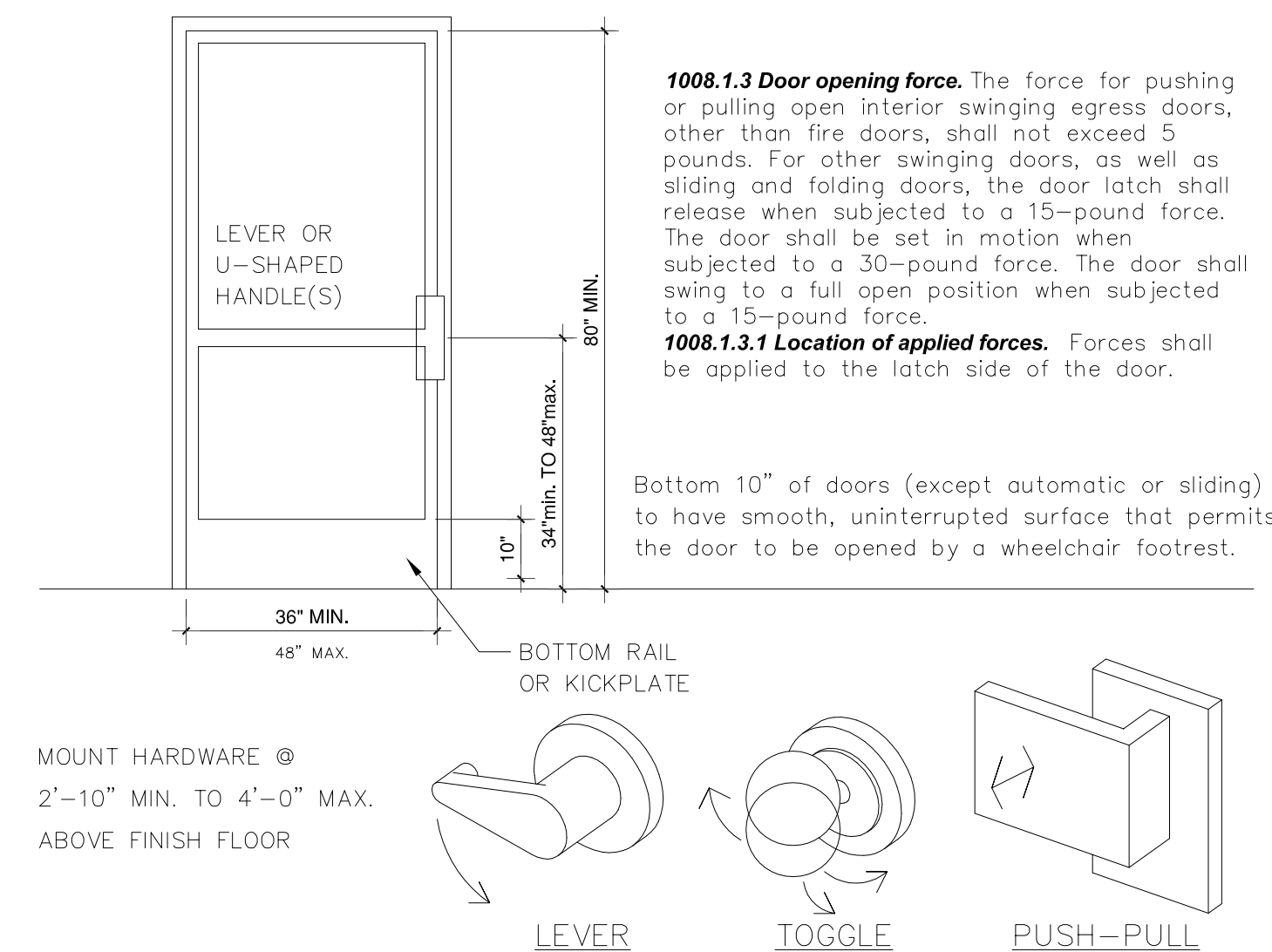
CONCRETE RAMP MUST BE:
SLOPE 1:12 MAX. (8%)
48" WIDE CLEAR NET
6'-0" SQUARE LANDING AT BOTTOM OF RAMP
CROSS SLOPE RAMP & WALKWAY: 1:48 MAX.
PROVIDE 4" HIGH x 4" WIDE CONCRETE CURB AT BOTH
SIDES OF RAMP



5. GATE & CONCRETE RAMP DETAIL
SCALE 1/4" = 1'-0"



6. PROPOSED PERPENDICULAR CURB RAMP
SCALE 1/4" = 1'-0"



4. ACCESS DOOR & HARDWARE: NOTES & LAYOUTS

REVISION	DATE	BY
1	FIRE DEPARTMENT PLAN CHECK 08-28-2019	EEM
2	ADD. SHEET S.3 10-09-2019 RESCUE AREA @ PARKING LOT	EEM
3	PROPOSED PLAYGRAUND 01-25-2021	EEM

CONSULTANT ENGINEER:



JON D. CAMPIDONICA, P.E.
Structural Design & Civil Engineering
LIC. 61969
2613 Turner Rd.
Ceres, CA 95307
(209) 464-9782
jon@jdcampengineering.com

NEW DESTINY CHURCH

NEW DESTINY CHURCH
FENCE HEIGHT EXCEPTION
1411 E. LELAND RD.
PITTSBURG

AP-19-1453
CCCCPD Project No.:
P-2019-03614

CMU FENCE PILASTER:
ELEVATION
PLAN VIEW
CROSS SECTION

PROJECT OWNER &
MAILING ADDRESS:

NEW DESTINY CHURCH
1411 EAST LELAND RD.
PITTSBURG, CA 94565-5109

APN 088-570-014-6
088-570-002-1
088-570-004-7

TRACT 5854 LOTS 3 & 5

CONTRACTOR:
TJ&M MANSORY
230 EAST K STREET
BENICIA, CA 94510
Contact:
TONY & YOLANDA CHAVEZ

(707) 208-2265
(707) 746-8483

DIGITAL DRAFTING TECHNOLOGY
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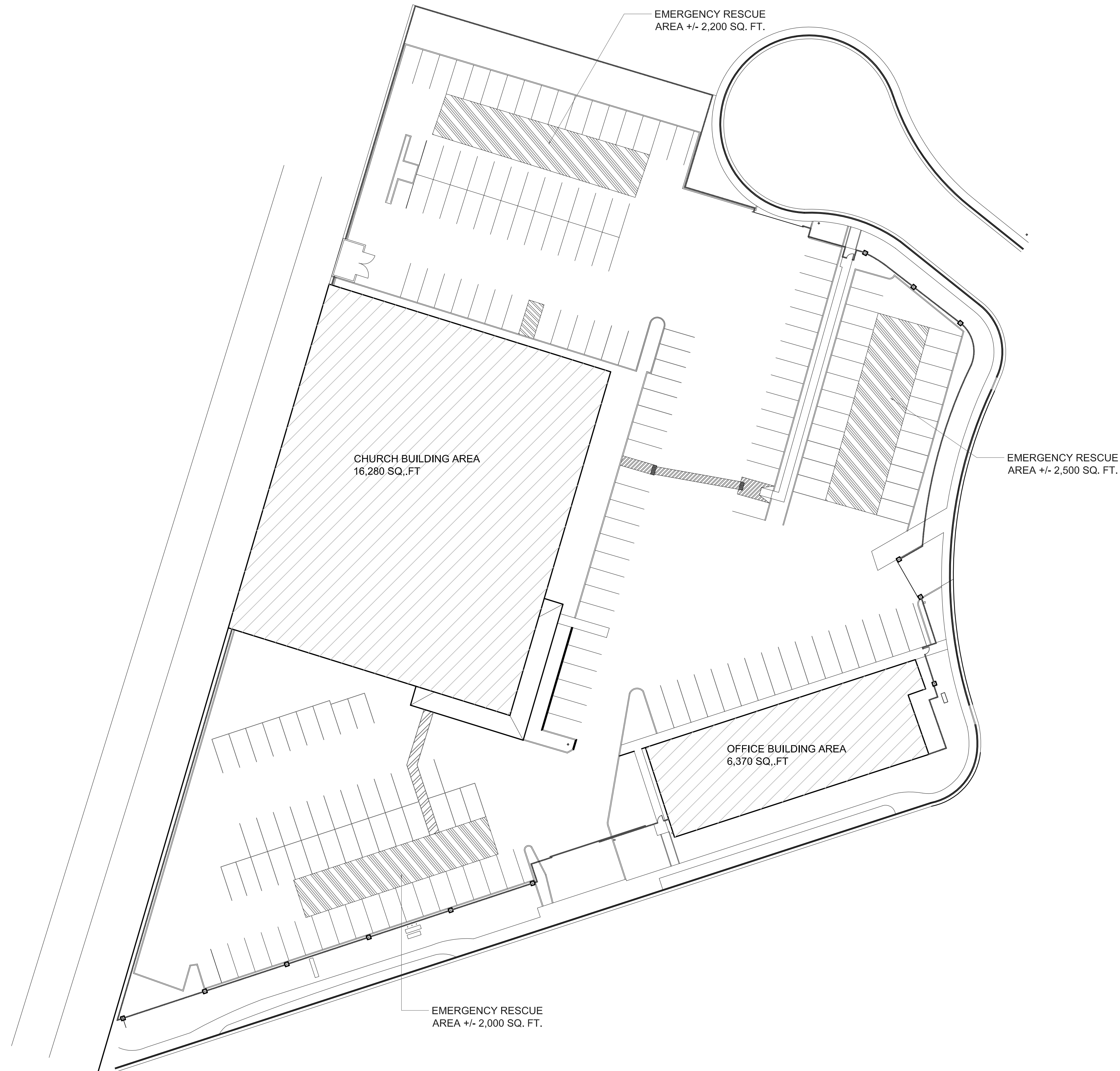
DRAWN: E.E. MORAN

JOB: 2019-210

SHEET #:

S.2

OF 4 SHEETS



1. EMERGENCY FIRE RESCUE AREA AT PARKING LOT
SCALE 1" = 30'

REVISION DATE		BY
1	FIRE DEPARTMENT PLAN CHECK 08-28-2019	EEM
2	ADD. SHEET S.3 10-09-2019 RESCUE AREA @ PARKING LOT	EEM
3	PROPOSED PLAYGROUND 01-25-2021	EEM
CONSULTANT ENGINEER:		



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NEW DESTINY CHURCH

**NEW DESTINY CHURCH
FENCE HEIGHT EXCEPTION
1411 E. LELAND RD.
PITTSBURG**

AP-19-1453
CCCCFPD Project No.:
P-2019-03614

EMERGENCY RESCUE PLAN

PROJECT OWNER &
MAILING ADDRESS:

NEW DESTINY CHURCH
1411 EAST LELAND RD.
PITTSBURG, CA 94565-5109

APN 088-570-014-6
088-570-002-1
088-570-004-7

TRACT 5854 LOTS 3 & 5

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JOB :	2019-210
SHEET #:	S.3
OF 4	SHEETS

REVISION	DATE	BY
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3	PROPOSED PLAYGROUND 01-25-2021	EEM

CONSULTANT ENGINEER:



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NEW DESTINY CHURCH

NEW DESTINY CHURCH
FENCE HEIGHT EXCEPTION
1411 E. LELAND RD.
PITTSBURG

AP-19-1453
CCCCFPD Project No.:
P-2019-03614

CHILDREN PLAYGROUND

PROJECT OWNER &
MAILING ADDRESS:

NEW DESTINY CHURCH
1411 EAST LELAND RD.
PITTSBURG, CA 94565-5109

APN 088-570-014-6
088-570-002-1
088-570-004-7

TRACT 5854 LOTS 3 & 5

CONTRACTOR:
TJ&M MANSORY
230 EAST K STREET
BENICIA, CA 94510
Contact:
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DATE: 03-02-2019

SCALE: As Shown

DRAWN: E.E. MORAN

JOB: 2019-210

SHEET #:

S.4

OF 4 SHEETS

PROPOSED CHILDREN PLAYGROUND

NOTE:

- SEE ATTACHED PLAY STRUCTURE DETAILS.
INSTALLATION BY MANUFACTURER: davebang associates
inc. Contractor Installers: Playgrounds Unlimited 980
Memorex Drive Santa Clara CA 95050. Phone (408)
244-9848. License: 756794
- EXISTING 223 PARKING STALLS. PROPOSED TO
REMOVED 13 PARKING STALL TO INSTALL THE NEW
PLAYGROUND. NEW TOTAL PARKING STALL = 210

EXISTING CONCRETE CURB
TO BE REMOVED

SEE "REFERENCE DRAWING
ATTACHED" BY davebang
associates, Inc.

PROVIDE NEW FENCE

PROVIDE NEW GATE
SEE HARDWARE ON
SHEET S.2

PROVIDE NEW FENCE MIN. 6
FEET HIGH TO PROTECT
CHILDREN

PROVIDE NEW FENCE

PROVIDE NEW GATE
SEE HARDWARE ON
SHEET S.2

PROVIDE TRUNCATED
DOMES

PROVIDE TRUNCATED
DOMES

PAINT ROUTE OF TRAVEL

PROVIDE TRUNCATED
DOMES

PROVIDE TRUNCATED
DOMES

PROVIDE 48" WIDE
ROUTE OF TRAVEL
PROVIDE TRUNCATED
DOMES AT BOTH ENDS

1. PROPOSED CHILDREN PLAY AREA

SCALE 1" = 10'

Scope of Work Installers

Company Name: Playgrounds Unlimited
980 Memorex Drive Santa Clara CA 95050
Telephone Number: 408-244-9848
License: 756794

- Demo Concrete 4,668.65 Removal and disposal of(3)
concrete pads and approx. 92' LF existing 6" wide
concrete curb. 2' Excavation 3381 SF
- Excavation and disposal of approx. 65 CY of existing
lawn/soil at 12" depth and approx. 30 CY of asphalt/
soil at 6" depth, total area 36'-9" x 92'. 3
- Concrete Curb Provide labor and materials to pour
approx. 260' LF of 6" wide x 12" high with footer typ-
ical gray color continuous #3 rebar broom finish
concrete containment curb.
- Playworld C20210CHR2 Installation only of owner
provided Playworld Systems Custom Play Structure
per Drawing C20210CHR2 Spoils disposed off site.
- Supply & Install EWF 165 CY Supply and install ap-
prox. 165 CY playground Engineered Wood Fiber
spread evenly at 12" depth, area 3381 SF.

Scope of Work Playground

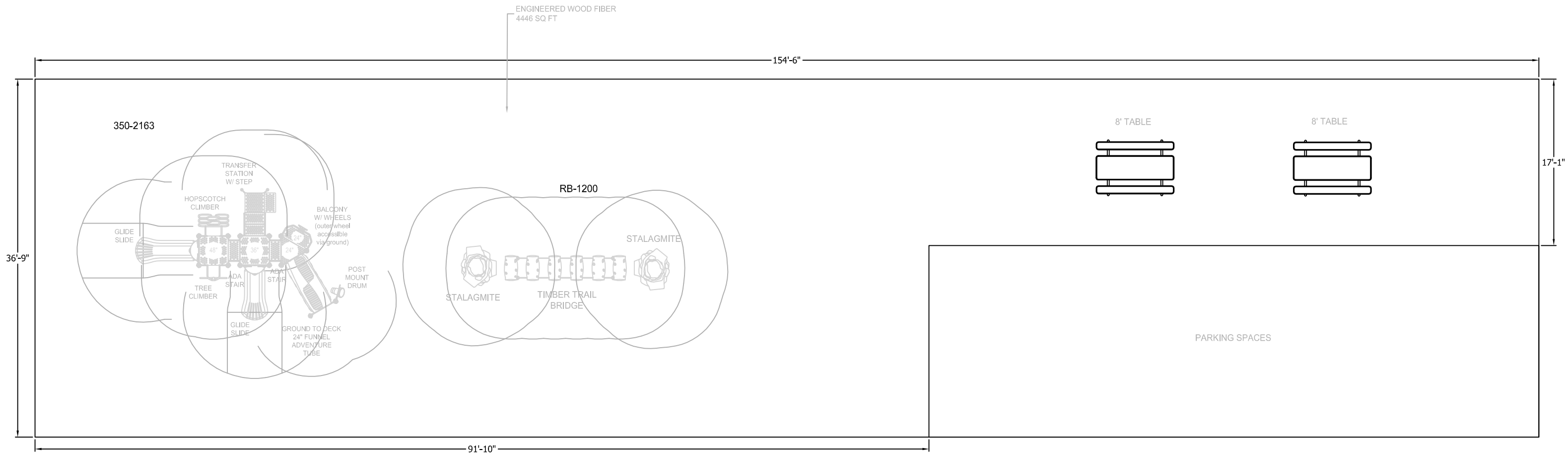
Company Name: Dave Bang Associates
Address: 1885 North Main Street, Orange,
CA 92865 | P.O. Box 1088, Tustin, CA 92781
Telephone Number: (800) 669-2585 x 3129
Website: www.DaveBang.com
Contact Name: Anthony Kenaston

- Provide play equipment for space
Playworld # C0210CHR2
Playworld Rocky Ridge # RB-1200
- Provide picnic tables for space
Qty 2: Playworld # ZZPQ11Q, RECTANGLE TABLE 8ft
- Provide install instructions for all of the pieces
- Measured all space needed for new play equipment



NEW SHEET

3



TOTAL ELEVATED PLAY COMPONENTS:	6	
TOTAL ELEVATED PLAY COMPONENTS ACCESSIBLE BY RAMP:	0	REQUIRED: 0
TOTAL ELEVATED PLAY COMPONENTS ACCESSIBLE BY TRANSFER:	6	REQUIRED: 3
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN:	3	REQUIRED: 2
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS OF DIFFERENT TYPES:	3	REQUIRED: 2

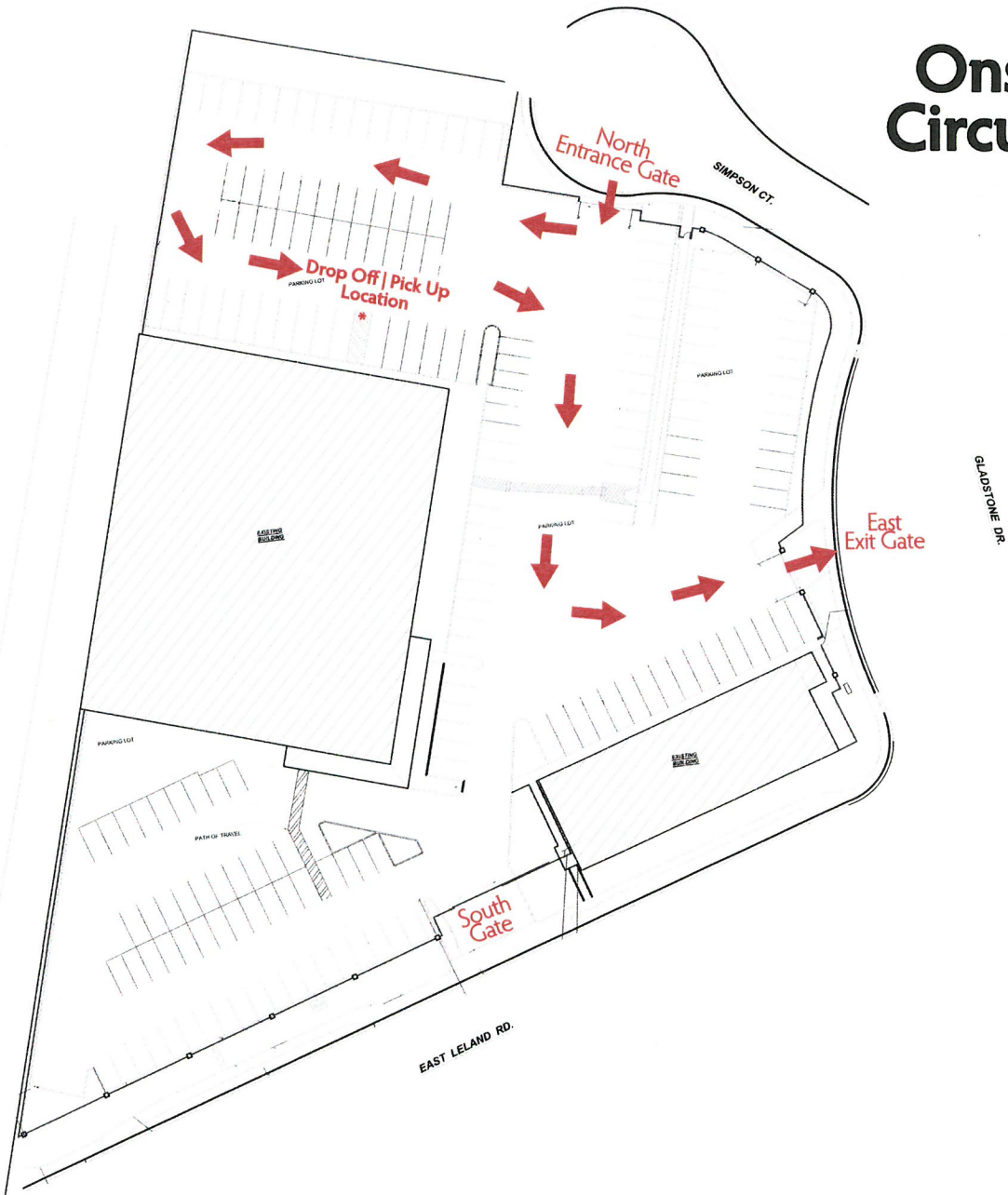
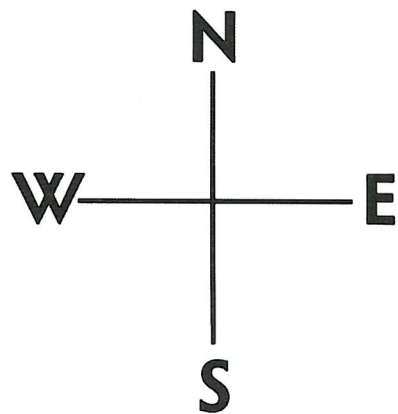
* APPLICABLE ONLY WITH ADA COMPLIANT SURFACING.

NEW SHEET 3

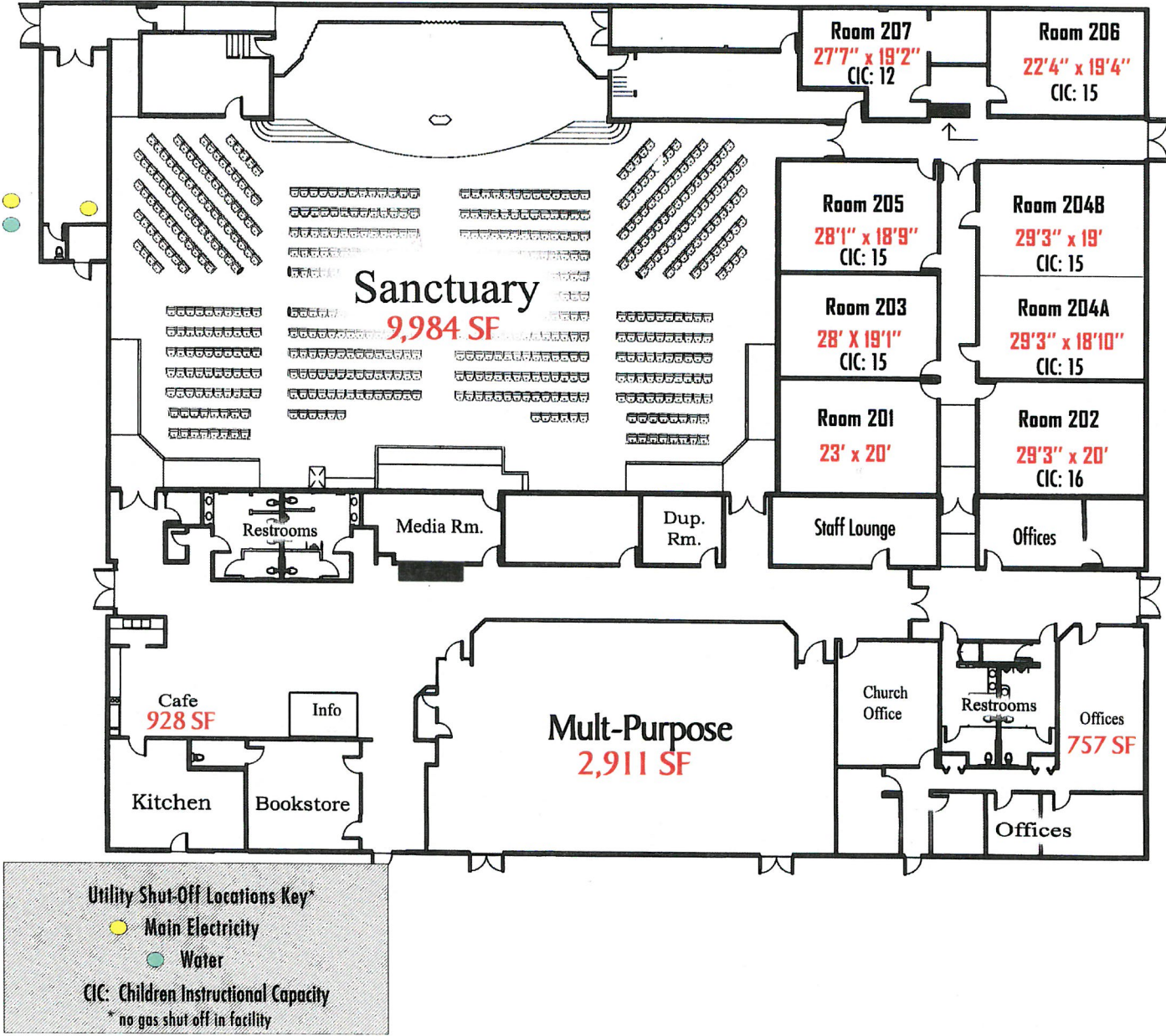
PLAY STRUCTURE AND LAYOUT OF THE COMPONENTS CONFORM TO ASTM F1487-17 AND CPSC #325 GUIDELINES AND CCR TITLE 22, DIVISION 4 CHAPTER 22. CRITICAL FALL HEIGHT OF OVERALL PLAY AREA: 96"	PROJECT: NEW DESTINY CHURCH PITTSBURG, CA	DESIGNED BY: ANTHONY KENASTON JANUARY 27, 2021 DRAWING # C20210CHR2 21	DESIGNED FOR AGES 5-12	since 1979 davebang associates inc. park + playground	
---	---	---	---	--	--

New Destiny, Inc.
1411 East Leland Road
Pittsburg, CA 94565

Onsite Traffic Circulation Plan



Child Care Center Room Dimensions, Capacities, & Utility Shut Locations



Color Options

COLOR PALETTE



Surfacing



SELECTED COLORS

POST: SAND

COMPONENT 1: DARK BROWN

COMPONENT 2: SAND

ROTOMOLDED PLASTIC 1: GREEN

ROTOMOLDED PLASTIC 2: N/A

ROTOMOLDED PLASTIC 3: N/A

SHEET PLASTIC 1: N/A

SHEET PLASTIC 2: N/A

2-TONE PLASTIC: N/A

ROPE: GREEN

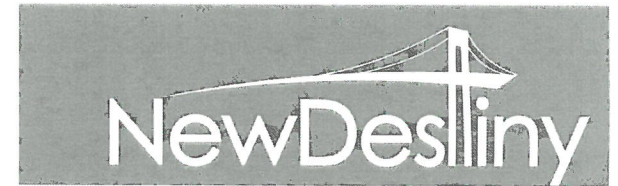
ECO-ARMOR: BROWN

MODIFIED COLORS LISTED BELOW

TIMBER TRAIL, STALAGMITES, MOD POD: BROWNSTONE



NEW Playground Build



1411 E Leland Rd,
Pittsburg, CA 94565





COLOR PALETTE:

		
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MANUFACTURERS:



PROJECT:

NEW DESTINY CHURCH
PITTSBURG, CA

30

DESIGNED BY:

ANTHONY KENASTON
JANUARY 26, 2021
DRAWING #
C20210CHR2 21

DESIGNED FOR:

AGES
5-12

since 1979
dave bang
associates inc.
park+playground





COLOR PALETTE:

		
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MANUFACTURERS:



PROJECT:

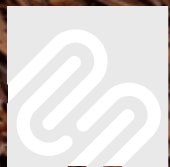
NEW DESTINY CHURCH
PITTSBURG, CA

DESIGNED BY:
ANTHONY KENASTON
JANUARY 26, 2021
DRAWING #
C20210CHR2 21

DESIGNED FOR:

AGES
5-12

since 1979
dave bang
associates inc.
park+playground





COLOR PALETTE:



MANUFACTURERS:



PROJECT:

NEW DESTINY CHURCH
PITTSBURG, CA

32

DESIGNED BY:

ANTHONY KENASTON
JANUARY 26, 2021
DRAWING #
C20210CHR2 21

DESIGNED FOR:

AGES
5-12

since 1979
dave bang
associates inc.
park+playground





SELECTED COLORS

POST: SAND

COMPONENT 1: DARK BROWN

COMPONENT 2: GREEN

ROTOMOLDED PLASTIC 1: GREEN

ROTOMOLDED PLASTIC 2: FOREST GREEN

ROTOMOLDED PLASTIC 3: N/A

SHEET PLASTIC 1: FOREST GREEN

SHEET PLASTIC 2: N/A

2-TONE PLASTIC: N/A

ROPE: GREEN

ECO-ARMOR: BROWN

MODIFIED COLORS LISTED BELOW

TIMBER TRAIL, STALAGMITES: BROWNSTONE

COLOR PALETTE:



MANUFACTURERS:



PROJECT:

NEW DESTINY CHURCH
PITTSBURG, CA

33

DESIGNED BY:

ANTHONY KENASTON
JANUARY 26, 2021
DRAWING #
C20210CHR2 21

DESIGNED FOR:

AGES
5-12



Attachment 3
Business Plan



Parent Handbook

1411 East Leland Road, Pittsburg, CA 94565
P: 925-439-8989 | F: 925-439-1985 | E: DA@newdestiny.online | W: newdestiny.online

Table of Contents

- A. Mission
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- C. Hours of Operation & Calendar
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- H. Sign In/ Sign Out Procedure
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- J. Medication & Vaccination
- K. Sick Policy
- L. Emergency Protocol
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- M. Parent Involvement
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- P. Behavior Guidance
- Q. Grievance Procedure
- R. Grounds for Dismissal
- S. Payment Policy
- T. Daily Schedules

A. MISSION

The mission of Destiny Academy is to instill the children of our community with a Christian- based foundation by teaching the value of love, education, compassion and equality.

B. VISION STATEMENT

Welcome to Destiny Academy! Where we believe your children's future has found a home. We are an preschool child care center that specializes in early childhood education. As research has shown that a significant portion of the brain's physiological growth takes place during the early years of life, it is very important that your child is provided with stimulation that facilitates the development of their social motor, cognitive, creative, and emotional skills and progressions. So, to ensure that our programs foster a conducive, learning environment, we adhere to curriculum and tactics that are designed to advance the children through their individual developmental stages. While our accredited teachers may present material that is structured, our lesson plans are also adaptive and flexible to the needs of each child, as to not restrict or hinder differentiable learning styles. Our goal is to create a safe and fun learning atmosphere in which children respect God, themselves, their peers and their teachers.

C. HOURS OF OPERATIONS & CALENDAR

Destiny Academy's hours of operation are from Monday- Friday 7:30 am to 6:00 pm, with drop off times of 7:30am- 8am and pick up at 5:30pm- 6:00pm. A late fee policy is strictly enforced for children dropped off or picked up outside the hours of operations.

Please visit our calendar online at www.newdestiny.online under the Child Care Center link for our special events schedule and holidays.

D. AGES OF ACCEPTANCE

Destiny Academy offers various toddler through preschool programs with an age restriction of 2 years to 5 years of age.

E. OUR PROGRAMS

At our school we offer adaptive learning programs, which means our programs are not designed according to age groups but by your child's individualistic learning style and stage. We begin our assessment of their learning stage by evaluating their cognitive and motor development. Based on their results they will be enrolled in the program that is most suited for their current level. All of our adaptive programs encourage learning through various forms of stimulation, such as physical activity, drawing, music, images, color, and much more, so your child remains deeply involved and interested in their learning.

New Destiny Christian School offers the following programs:

1. TODDLER CARE

Our Toddler program introduces the basic concepts of numbers, shapes, colors, beginning sounds, reading, logical thinking, tracing, public speaking and much more. To introduce and reinforce these concepts we continuously stimulate the child's minds through interactive learning, songs, poems, creative play, and circle time. This program is specifically designed to build a strong foundation for your child.

2. PRE- KINDERGARTEN

Our Pre-Kindergarten program introduces children to reading, abstract thinking, problem solving, math, and science, and social studies, along with arts and crafts, music, movement, and public presentation. As the child progresses through these levels, they are taught more advanced concepts in reading, writing, math, critical and logical thinking and more. This stage of development is critical for school kindergarten entry, so Parent-Teacher meetings will be held every quarter to discuss your child's progress.

F. ENROLLMENT POLICIES

Destiny Academy will accept all children it is licensed to serve, without regard to ethnic background, gender or creed, however the child must adhere to the biblical teachings and practices enforced by the center.

Those who schedule an appointment are given a brochure about the programs offered and a personal tour of the facility by the director/staff members.

An interview will be conducted with the parents, child (ren), and teacher/ Director. This interview will provide Parents with information about Destiny Academy's philosophy, policies, procedures and programs. It also provides the school an opportunity to understand the state of the child's health, examine their physical and emotional development, and to assess whether the center can meet the child's needs.

Families who wish to enroll may do so by completing a registration form and paying the non-refundable registration fee (\$175). An admission packet will then be given to the family, which must be fully completed with the first month's payment or prorated amount, before the child can attend Destiny Academy. The tuition rates will be determined and noted in the Parent agreement within the admission packet.

If there are no seats available for your child, the registration form and refundable fee can be accepted to secure your place on the waitlist. Seats will be filled from the waitlist in the order they were received. Please note the registration fee will only be refunded if the child is not given an admission seat before being withdrawn from the waitlist by the Parent.

G. FIRST DAY

On the first day of attendance, parents have the option to stay for a few minutes to console their child, if needed. Note that lingered farewells are not conducive to the child's adaptation to their learning environment.

1. Items to Bring:

Each child should bring the following items (preferably in a school bag) labeled with the child's name and taken home when the child is picked up*:

- An extra set of clothing, including underpants, and socks
- Age appropriate blankets (only for children enrolled in the full day program)^{A2}
- Water bottles and snacks and/or lunch.
- Sunscreen, SPF 15 or higher^{A1}
- Jackets/headwear during cold/sunny weather^{A2}

A1. Blankets should be taken home every Friday (or earlier if soiled) for wash and brought back for the next working day.

A2. To protect against cold, heat, sun injury, and vector-borne disease, the program requires families to provide children with clothing that is dry and can be layered for warmth and yet light and cool for all weather conditions. Children will have the opportunity to play in a covered and/or shaded area to protect from shifting weather patterns, and will be removed from inclement weather and/ or unfavorable heat, if deemed necessary.

*Additionally, we ask that children do not bring toys to daycare, except for on specified show and tell days.

2. ENROLLMENT FORMS

Complete and sign the following forms:

- | | |
|---|---|
| ✓ Destiny Academy Agreement | ✓ Immunizations Records (blue card) |
| ✓ Destiny Academy Enrollment Form | ✓ Child Care Emergency Contact Information And Consent Form ^{B1} |
| ✓ Parent's Rights (LIC 995) | ✓ Field Trip Permission Slip And Transportation Policies |
| ✓ Personal Rights (LIC 613A) | ✓ Personal History Form |
| ✓ Identification and Emergency Form (LIC 700) ^{B1} | ✓ Medical Information Form ^{B2} |
| ✓ Consent for Emergency Medical Treatment (LIC 627) | ✓ Sunscreen Permission ^{B3} |
| ✓ Child's Health History (LIC 702) | ✓ Photograph, Audio, and Videotape Permission |
| ✓ Physician's Report (LIC 701) | |

B1. Notify staff of any changes to the family's address, phone number, email address, or alternate emergency list immediately.

B2. All children are required to have an updated medical form every year until immunizations are completed and every two years thereafter.

B3. Sunscreen that is SPF 15 or higher with a signed instruction/permission slip will be needed to protect from weathering conditions.

H. SIGN IN/SIGN OUT PROCEDURES

All children must be signed in and out every day with a *full legal signature, the date, and time*; this is a California state licensing requirement. Everyone will be required to show photo identification until the staff is familiar with the child's usual pick-up representative; only authorized people are allowed to pick up your child.

I. FOOD SERVICE

Destiny Academy does not provide any food or snacks. Parents are responsible for providing nutritional snacks for their children. Children who are enrolled in a Full-day program are expected to have consumed breakfast before their arrival and are to be provided with at least 2 snacks and a lunch. Our facility is equipped with a microwave and refrigerator for heating or storing foods for the day only.

J. MEDICATION & VACCINATION

If the child is currently on medication, the parent must sign a Medication Release Form authorizing the medicine to be given, with specific detail to dosage, frequency, and administration times each day. In addition to this form, the medication must be prescribed to the child and within its expiration date. If possible, the parent should administer medication at home, however when scheduling dictates giving the medicine during center hours, our staff **must** have a complete Medication Release Form, a written order from a physician, and the minimum amount of administration times. If the child has to be administered a Nebulizer or any inhaled medication, parents are required to provide a completed Nebulizer Care Consent/Verification Form (LIC 9166).

Again, medication is only administered when:

- (1) The prescription medicine bottle or package has the original pharmacy label showing the prescription number, name of the medication, date the prescription was filled, the physician's name, the child's first and last names, specific and legible directions for administration and storage, and the expiration date.
- (2) The original non-prescribed medicine bottle or package also has to possess a label with the child's first and last names, and specific and legible directions for administration and storage.

All medications will be stored in a locked cabinet at all times. If a child is above the age of two years and weighs more than 24 pounds needs non-prescribed medicine (such as Children's Tylenol or Advil), a doctor's note is not required.

Additionally, the child's vaccinations must be up-to-date upon enrollment at New Destiny Christian School.

K. SICK POLICY

The following guidelines have been developed in order to provide a safe, healthy environment for all our students.

If a child has one or more of the following symptoms, they will be sent home and will not be allowed to return to Destiny Academy until they are symptom free, have been on medication for 24 hours, or have a physician's release form.

- Fever in excess of 99.6 degree Fahrenheit
- Excessive sneezing with cold like symptoms

- Excessive coughing or difficulty breathing
- Unidentified rash
- Ear infection that has not been treated by a physician
- Vomiting one time with a fever or vomiting two times in one day without a fever
- Diarrhea once in a day with a fever, diarrhea twice in one day without a fever
- Excessive runny nose with colored mucus

If your child has any symptoms of illness not mentioned above (listlessness, pale, flushed, stomach ache, etc.) the staff will contact you to discuss whether or not your child needs to go home. Please note our Teachers and Directors reserve the right to make individual decisions about children needing to go home.

If your child becomes ill at school, you will be contacted to arrange an early pick-up.

Safari Kid provides a suitable environment, supervision, and comfort while waiting for pick up because of illness, which we will not be held at fault.

Please note hand washing/disinfecting is required by all staff, volunteers, and children to reduce the risk of transmission of infectious diseases, and the facility will be disinfected every day during the flu season and once a week otherwise.

L. Emergency Protocol

1. Medical:

In the event of a medical emergency, the center staff will immediately attempt to contact one or both parents. If the parents cannot be contacted, staff will attempt to contact the persons listed on the emergency contact list.

If neither the parents nor the persons on the emergency contact list can be contacted, we will contact the physician listed on your child's emergency form. If it is a life-threatening situation, we will call 911 for emergency assistance. Parents are responsible for providing health insurance for their child or children to cover any accident/injury your child may incur.

2. Environmental:

In the event of an emergency or natural disaster, be assured that our Directors and Teachers are trained on how to handle these situations whether through de-escalation or providing direction, with utmost effort to protect all children. For specific protocol

M. PARENT INVOLVEMENT

The Parent's involvement is crucial to the success of your child, and as such our programs are designed in a manner that requires your participation. Our suggestions for involvement are the following:

- Discussing your child's day with their teacher
- Showing interest in your child's activities and carrying on related activities/conversations at home

- Scheduling a 30 minute-1 hour evaluation meeting once a quarter for measuring your child's progress with their Teacher. These evaluation dates will be reflected in the monthly newsletters
- Parents are requested to actively participate in preparing the child for their themed presentations. Presentation dates will be reflected in the monthly newsletter.
- Attending special center functions (parties, picnics, potlucks, field trips, etc.)
- Helping your child bring items from home that relates to the monthly class themes

N. TRANSPORTATION POLICY

Destiny Academy does not offer any transportation services, however we do have a list of dependable transportation providers that will be referred to you, if needed. Parent volunteers may be asked to attend field trips, as they will be needed for driving and supervision. If their driving services are needed, drivers must fill out and sign statements concerning their insurance and seat belts. Additionally, all parent volunteers must provide TB test clearance to the director of the facility.

O. FIELD TRIPS

We believe field trips are integral in the associative, visual, and practical aspects of learning and development, therefore we ensure these excursions are carefully woven into our curriculum each year. In the event of a field trip a permission slip must be signed and on file for each student. Your child's teacher will inform you about the specifics of these trips in advance via email and verbal notification. Parent volunteers may be needed for field trips.

P. BEHAVIOR GUIDANCE

The goal of discipline is to maintain a safe and fair environment that encourages the growth and development of the child's self-esteem, behavior, and interpersonal interactions.

Classroom and center rules will be clearly displayed, understandable to the child, consistently practiced, and explained before and at the time of disciplinary action, which will include positive guidance and redirection.

All staff members are forbidden from using physical punishment on the child and corporal punishment will not be tolerated on our premises, even by parents or guardians. Examples of corporal punishment that will **not** be used/ tolerated are spanking, slapping, tapping, and pulling ears, arms, or hair, pinching, flicking, pinching, or tugging arm. In addition, children will **not** be humiliated, intimidated, ridiculed, threatened, mentally abused, **nor** will there be interference with toileting, sleeping or eating. There will be **no** withholding of shelter, clothing, medication, food, and/ or other aids to yield behavior correction.

Each staff member and child at Destiny Academy is special and will be treated with respect at all times. Any type of behavior intended to physically or emotionally hurt someone will not be tolerated. Destiny Academy uses positive and biblical guidance as a learning tool to provide children with the teachings and security needed for emotional and social growth.

Q. GRIEVANCE PROCEDURE

We hope that you and your child/ children will enjoy your experience at Destiny Academy. However, if you should experience a negative or unpleasant situation for which you believe filing a grievance, a statement alleging a violation of your or your child's civil rights under law or under the published policies or principles of the Destiny Academy organization, is the appropriate measure to take, the following procedure has been set up so your concern(s) may be properly handled:

Step 1 – Informal Resolution: An aggrieved person should first attempt to resolve the grievance in an informal manner by making a good faith effort to discuss the situation with his/her teacher or the Director.

Step 2 – Formal Resolution: If the informal process does not resolve the situation to the satisfaction of the complainer, the grievance must then be put into written form and submitted to the Director within five days of the disputed action. The Director will respond to the grievant in written and verbal form within five working days.

Step 3 – Action by Board of Directors: If the complainer is still not satisfied with the resolution of the grievance, within five working days from the receipt of the director's response, he/she should submit a copy of the grievance and all past correspondence to the Destiny Academy Board of Directors.

Please note: neither Destiny Academy's leadership nor staff will discriminate or retaliate against customers who file a grievance.

R. GROUNDS FOR DISMISSAL

Children demonstrating excessive disruptive behavior, preventing others from benefiting from the program and/or requiring inordinate individual attention may be dismissed. Prior to dismissal the following review procedure will be followed:

Parent/ teacher meetings that serve to notify the parent of the problem and discuss an appropriate resolution to the problem, including outside measures that may need to be implemented. Upon which three meetings have taken place without resolve to the child's behavioral problem, the child may be dismissed from our program by the teacher or Director.

S. PAYMENT POLICY

Parents are responsible to pay tuition on the first day of each month. In case your child starts during the month, tuition will be prorated. Tuition is calculated on the basis of the entire Initial school year, therefore, no deductions are made for national holidays, school vacations, and staff training days or a student's absence during the school year.

Tuition fees not paid by the 15th of the month will result in student non-attendance until tuition fees are paid. Tuition fees paid beyond the 15th will require the following month to be paid as well to reinstate your child's attendance. Please note that any reinstatement requires payment of non-refundable registration fee (\$175), and unpaid tuition.

T. PROGRAM DAILY SCHEDULES*

Toddler Care

Half-Day Morning Program

TIME	SCHEDULE	
7:30 AM – 8:00 AM	Mon-Fri	Arrival /Free Play
8:00 AM – 8:15 AM	Mon-Fri	Prayers + Music
8:15 AM – 8:30 AM	Mon-Fri	Review
8:30 AM – 9:15 AM	Mon-Fri	Snack Time/Restroom break
9:15 AM – 10:00 AM	Mon-Wed Thursday Friday	Activity + Coloring Arts and Crafts Public Speaking
10:00 AM – 10:45 AM	Mon-Wed Thursday Friday	Motor Skills Arts and Crafts Public Speaking
10:45 AM – 11:15 AM	Mon-Thu Friday	Circle Time Circle Time + Music
11:15 AM – 12:00 AM	Mon-Fri	Outdoor time/Departure

Full Day Program (continues after Half Day Program above)

TIME	SCHEDULE	
7:30 AM – 8:00 AM	Mon-Fri	Circle Time/Free Play
8:00 AM – 12:00 AM	Mon-Fri	Half-Day Morning Program Schedule above
12:00 AM – 12:30 PM	Mon-Fri	Lunch
12:30 PM – 1:00 PM	Mon-Fri	Reading/Group Time
1:00 PM – 3:00 PM	Mon-Fri	Rest and Quiet Time
3:00 PM – 3:30 PM	Mon-Fri	Snack Time/Restroom break
3:30 PM -4:30 PM	Mon-Fri	Curriculum based activities
4:30 PM – 5:30 PM	Monday Tuesday Wednesday Thursday Friday	Singing Music and Movement Public Speaking Arts and Crafts Free Play/Outdoor time
5:30 PM – 6:00 PM	Mon-Fri	Outdoor time/Departure

Pre-Kindergarten**Half- Day Morning Program**

TIME	Monday - Friday
07:30 AM – 08:00 AM	Arrival/Free Play
08:00 AM – 08:10 AM	Morning Greetings
09:10 AM – 09:30 AM	Prayers + Music/Poetry
09:30 AM – 09:50 AM	Math + Phonic Drills
09:50 AM – 10:00 AM	Working on Math/Phonics concepts with manipulatives
10:00 AM – 10:30 AM	Snack Time/Restroom break
10:30 AM – 11:10 AM	Activity + Coloring/ Blocks
11:10 AM – 11:25 AM	Circle Time
11:25 AM – 12:00 AM	Outdoor Time/Departure

Full Day Program (continues after Half Day Program above)

TIME	SCHEDULE	
07:30 AM – 8:00 AM	Mon-Fri	Circle Time/Free Play
08:00 AM – 12:00 AM	Mon-Fri	Half-Day Morning Program Schedule above
12:00 AM – 12:30 PM	Mon-Fri	Lunch
12:30 PM – 01:15 PM	Mon-Fri	Reading/Group Time
01:15 PM – 03:00 PM	Mon-Fri	Rest and Quiet Time
03:00 PM – 03:30 PM	Mon-Fri	Snack Time/Restroom break
03:30 PM -04:30 PM	Mon-Fri	Curriculum based activities
04:30 PM – 05:30 PM	Monday	Singing
	Tuesday	Music and Movement
	Wednesday	Public Speaking
	Thursday	Arts and Crafts
	Friday	Free Play/Outdoor time
05:30 PM – 06:00 PM	Mon-Fri	Outdoor time/Departure

*Please note that daily schedules may fluctuate.

Revised Business Plan Section

1. Provide the proposed prayer service schedule duration and days.
 - Please see attachment.
2. Provide the proposed preschool schedule duration and days for school services.
 - Please see attachment.
3. Describe how the main sanctuary building, secondary building, outdoor play area will be used for the preschool (example: will the cafe be used, multi-purpose room for the preschool, how many classrooms are available, how often is outdoor play planned for the day)
 - The sanctuary will not be used for the Academy.
 - The cafe will not be used for the Academy.
 - The secondary building will not be used for the Academy.
 - The multi- purpose will be used solely for assemblies when applicable and for in-door play on rainy days.
 - The outdoor play area will be used for allotted play times solely for Destiny Academy.
 - There will be a total of 7 classrooms.
4. Indicate the minimum and maximum of enrollment for students.
 - The minimum enrollment of children will be 20.
 - The maximum enrollment of children will be 75.
5. Provide the total number of employees for pre- school.
 - There will be a total of 9 employees for the preschool.
6. Discuss how pick up and drop off of students will occur on site.
 - Please see attachment. The families will arrive through the North entrance gate, park in the north wing parking lot. Enter the building with the Academy's code and direct the children to their home rooms. When the families exit they will exit through the East exit gate.
7. Discuss any other New Destiny Church programs that occur on site (Food drives, etc.)
 - New Destiny is currently holding a drive thru Food Pantry every 1st and 3rd Friday of the month.
 - New Destiny has ceased all gatherings due to the current state of the County.

Site Photos

Project Title: New Destiny Church, AP-20-1526 (UP; DR)
 Location: 1411 E Leland Road (APN: 088-570-002, -004 and -014)



APN 088-570-014, facing west
Main Building: sanctuary, café, multi-purpose room and classrooms



APN 088-570-014, facing south (closest building elevation adjacent to playground)
Main Building: sanctuary, café, multi-purpose room and classrooms



Attachment 5
Map of Surrounding Uses
New Destiny Church Daycare Expansion , AP-20-1526 (UP, DR)

★ **Project Site: Assessor's Parcel Nos. 088-570-014, -002, and -004**





NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct an online public meeting on:

DATE: March 23, 2021
TIME: 7:00 p.m.
PLACE: Zoom Teleconference via Streaming Media on the City's homepage,
www.ci.pittsburg.ca.us (see public advisory on last page)

Concerning the following matter:

New Destiny Church Daycare Expansion, AP-20-1526 (UP, DR)

This is a public hearing on an application by Crystal Smith of New Destiny Church requesting: 1) Planning Commission approval of a use permit to operate a daycare for up to 75 children within an existing 28,600 square-foot building; and 2) design review approval to construct a new exterior playground area on the New Destiny Church site located at 1411 E. Leland Road. The project site consists of approximately 3.39 acres and is zoned Community Commercial (CC), APNs: 088-570-014, -002, and -004.

PROJECT PLANNER: Trishia Caguiat, (925) 252-4855 or tcaguiat@ci.pittsburg.ca.us

Why am I receiving this notice?

You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project?

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

What can I do if I have comments on the project?

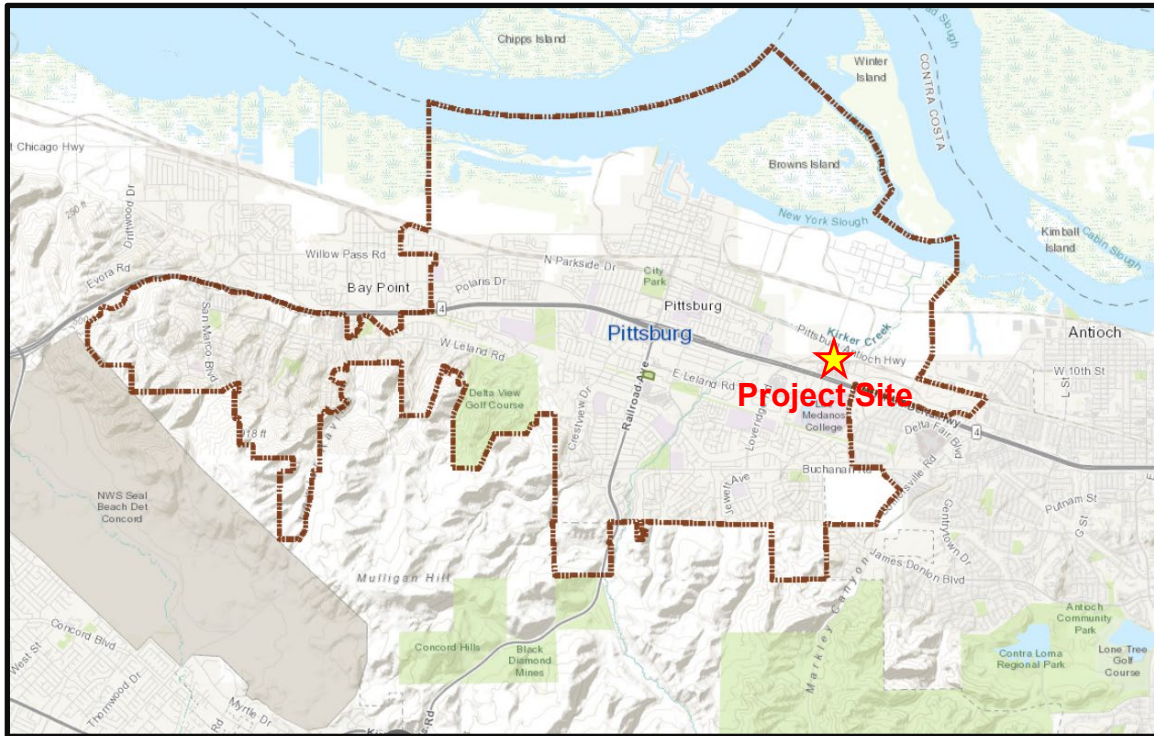
Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to meetingcomments@ci.pittsburg.ca.us or may be mailed to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the virtual public hearing on the date and time listed above (see public advisory on last page for details on how to register a phone-in comment).

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

*Para información en
español:
(925) 252-4920*

HECTOR J. ROJAS, ACTING SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: New Destiny Church Daycare Expansion AP-20-1526 (UP, DR)
Location: 1411 E. Leland Rd., APN 088-570-002, -004 and -014



PUBLIC ADVISORY:

THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the meeting of the Planning Commission will be conducted electronically through Zoom and broadcast live through Granicus on the City's website which can be located on the Streaming Media page. If you do not have internet access, the meeting will also be available to the public in a listening-only mode via telephone call-in line. To listen to the meeting, dial 1 (669) 900-6833. When prompted, dial in the Webinar ID, 821 7525 0973 and Password, 086252.

Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber will not be open for the meeting. Planning Commissioners will be participating electronically and will not be physically present in the Council Chamber.

As of January 26, 2021, Planning Commission Meeting, live comments will be allowed by members of the public via teleconferencing during Zoom meetings and emailed comments will no longer be read aloud by staff. To be placed in a queue to comment, please adhere to the following instructions.

To Participate in Public Comment During the Meeting:

1. Notify the City Clerk's Office via email by 3:00 p.m. on the meeting date that you would like to be placed in the queue for general Public Comments, or comments on a specific agenda item. Requests received after 3:00 p.m. on the date of the meeting will not be able to comment.
2. Email your name and telephone number to meetingcomments@ci.pittsburg.ca.us. We need both identifications to pair you with the item you wish to speak on. You must also be sure that you call in using the number you have provided, or we may not be able to identify you as a speaker.
3. Your email must include the words "FOR PUBLIC COMMENT" in the subject line and specify the Agenda Item number or Non-Agenda as appropriate.
4. You will receive an email confirmation with instructions to log in.
5. Once the meeting starts (check the Streaming Media link on our website – www.ci.pittsburg.ca.us) you can phone in to Zoom. If you log in before the event has started, you may be disconnected.
6. You will be added to the meeting as an attendee and will be called upon by staff for phone-in comments.
7. Speakers will be muted until their opportunity to provide public comment.
8. All comments will be subject to the three-minute time limitation (approximately 350 words).
9. Begin your comment by providing your name and city of residence for the record – although providing this is not required for participation.
10. Just as in a live meeting inside the Council Chamber, only one comment per agenda item per person is allowed.

The City of Pittsburg thanks you in advance for taking all precautions to prevent the spread of the COVID 19 virus.



City of
Pittsburgh

New Destiny Church Daycare
1411 E. Leland Rd
AP-20-1526 (UP, DR)

Surrounding Uses



Site



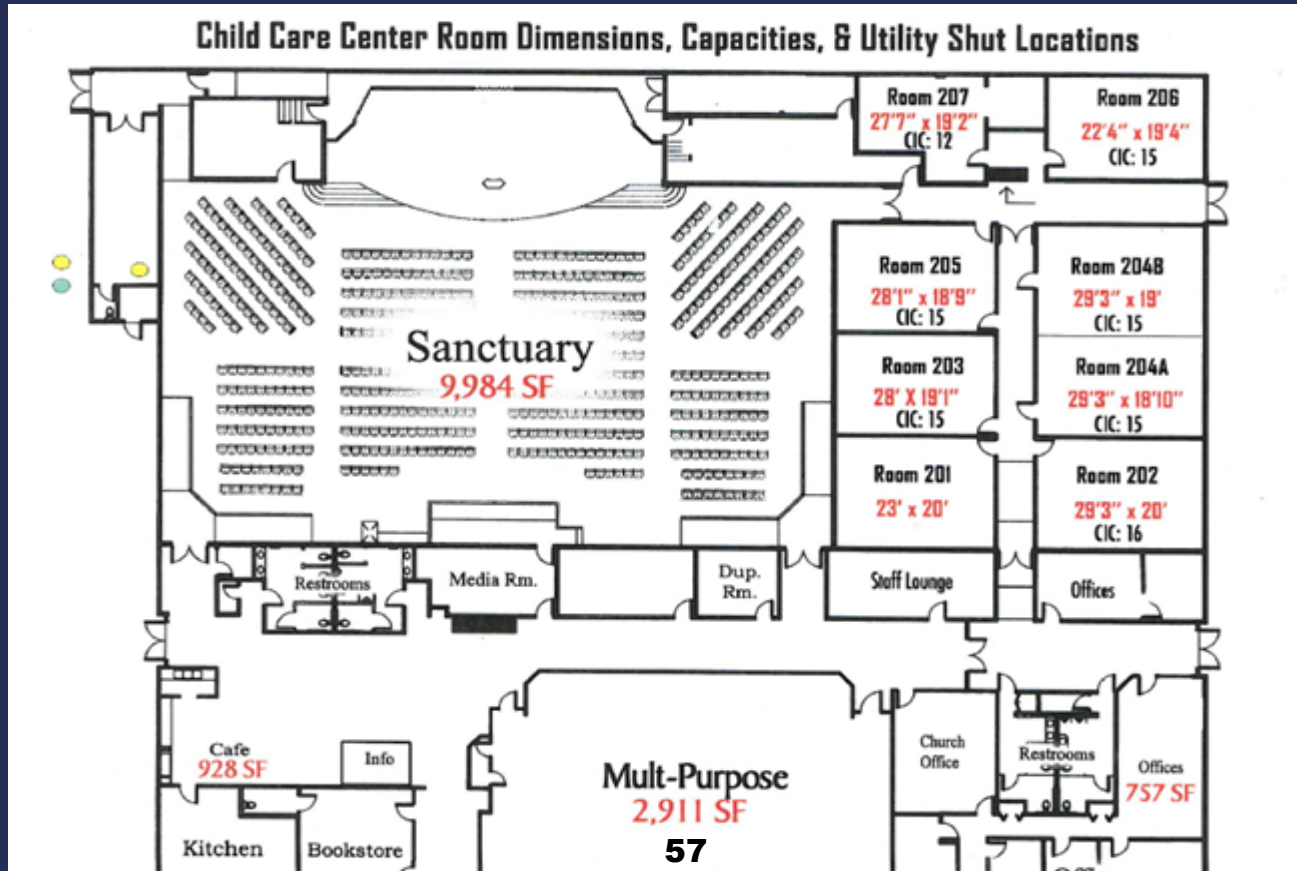
Site



Site



Interior Plans



Destiny Academy



- Existing *religious assembly* use
- Establish an ancillary *daycare* for up to 75 children
- Preschool children: ages of two to five
- Hours of operation Monday to Friday from 7:30 A.M. to 6:00 P.M.
- Located in the existing main building improved in 2001: eight classrooms, a staff lounge, and a multi-purpose room



Proposed Outdoor Playground

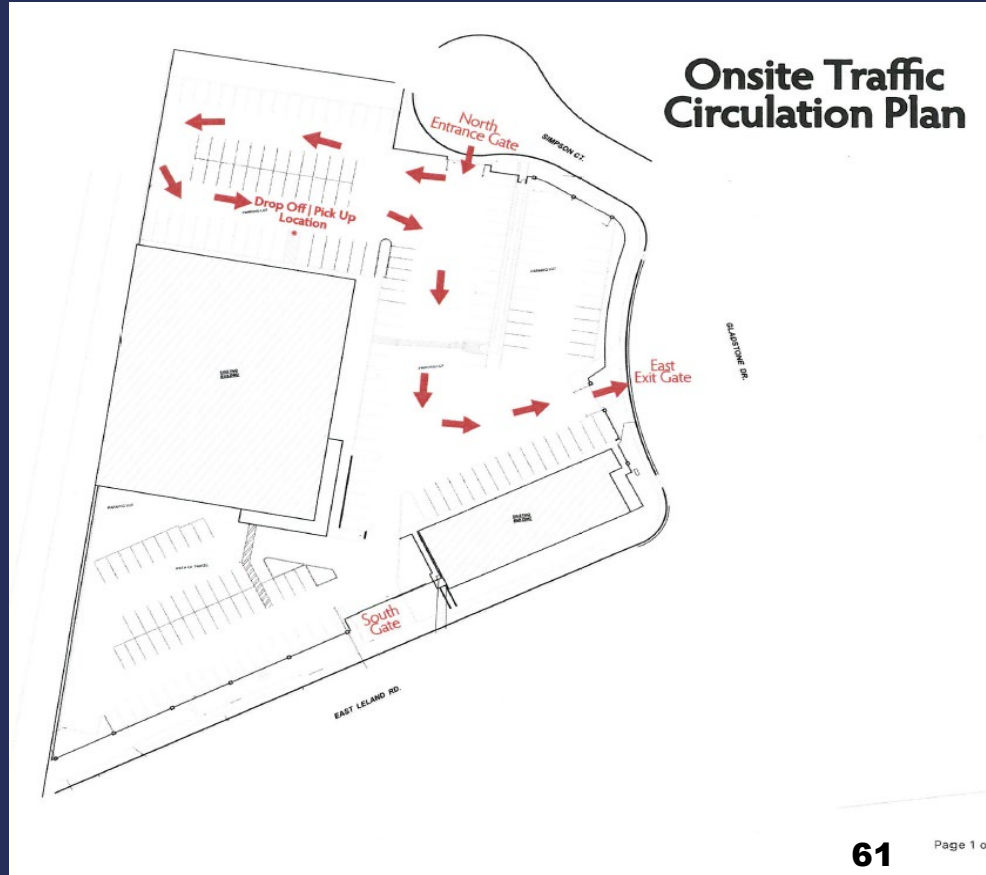


Location of
New Playground

Rendering: Outdoor Playground



Site Circulation



General Plan and Zoning



- ✓ Consistency with the Community Commercial (CC) Zone and General Plan
- ✓ *Daycare, General use*
- ✓ Onsite parking required:
 - 210 parking stalls are required for all tenants/uses on site
 - 21 bicycle parking stalls required (as conditioned)
- ✓ The use will not be detrimental to public health, safety, & general welfare
- ✓ the structure is in harmony with proposed developments on land in the general area

Recommendation



Staff recommends that the Commission adopt **Resolution No. 10166** approving Use Permit Application No. 20-1526 , subject to conditions.

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
March 23, 2021**

**ITEM: Notice of Intent to Exercise Delegated Design Review Authority,
Submittal of an Adopted Zoning Administrator Resolution.**

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

SUBJECT: The Zoning Administrator submits a notice of intent to exercise delegated design review authority for the San Marco Pumpstation (PS-8) and a resolution previously approved under the Administrator's delegated authority.

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the attached Notice of Intent to Exercise Design Review Authority, and the attached adopted Zoning Administrator resolution.

BACKGROUND:

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

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.
3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.
4. Changes to Existing Parking Lots.
5. Changes to Existing Landscaping.
6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.
7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.

Planning Commission Staff Report
Notice of Intent to Exercise Delegated Design Review Authority, Submittal of an
Adopted Zoning Administrator Resolution.

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

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

PROJECT DESCRIPTION:

Since the last Commission meeting, staff has received one application requesting design review approval which qualifies within one of the nine categories of delegated authority established by Resolution No. 9918:

- San Marco Pump Station, AP-21-1555 (AD) – Delegated Design Review Category 8.

This is an application filed by Richard Sestero, requesting administrative design review approval to construct a 473-square-foot water pump station, located on the south side of West Leland Road and west of Villa Drive in the PD-1362 (Planned Development, City Council Ordinance No. 12-1362) District. Assessor's Parcel Number 091-050-047.

The Zoning Administrator has also adopted a resolution approving a delegated design review application, as follows:

- Resolution No. 366: Trans Bay Cable Microwave Communications, AP-20-1550

This was an application filed by Richard Van Horn on behalf of Trans Bay Cable, requesting administrative design review approval for the placement of one, 60-foot microwave communications monopole, at 570 W. 10th Street in the CS-O (Service Commercial with Limited Overlay) District. Assessor's Parcel Number 085-270-019.

GENERAL PLAN/CODE COMPLIANCE:

Delegated Design Review Authority: Resolution No. 9918 established nine categories of design review applications upon which the Commission would authorize the Zoning Administrator to act. Resolution No. 9918, and PMC section 18.10.100, direct staff to notify the Planning Commission of intent to exercise delegated design review authority on any application that falls within one of those nine categories, prior to approving the

Planning Commission Staff Report
Notice of Intent to Exercise Delegated Design Review Authority, Submittal of an
Adopted Zoning Administrator Resolution.

application. Upon receiving such notification, a majority of the Commission may direct that the matter be scheduled for future consideration by the entire Commission. Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notice of Intent and the adopted Zoning Administrator resolution.

ATTACHMENTS:

1. Notice of Intent: San Marco Pump Station, AP-21-1555 (AD)
2. Zoning Administrator Resolution No. 366

Prepared by: Hector Rojas, AICP, Acting Zoning Administrator

NOTICE OF INTENT

TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF PURSUANT TO PLANNING COMMISSION RESOLUTION NO. 9918

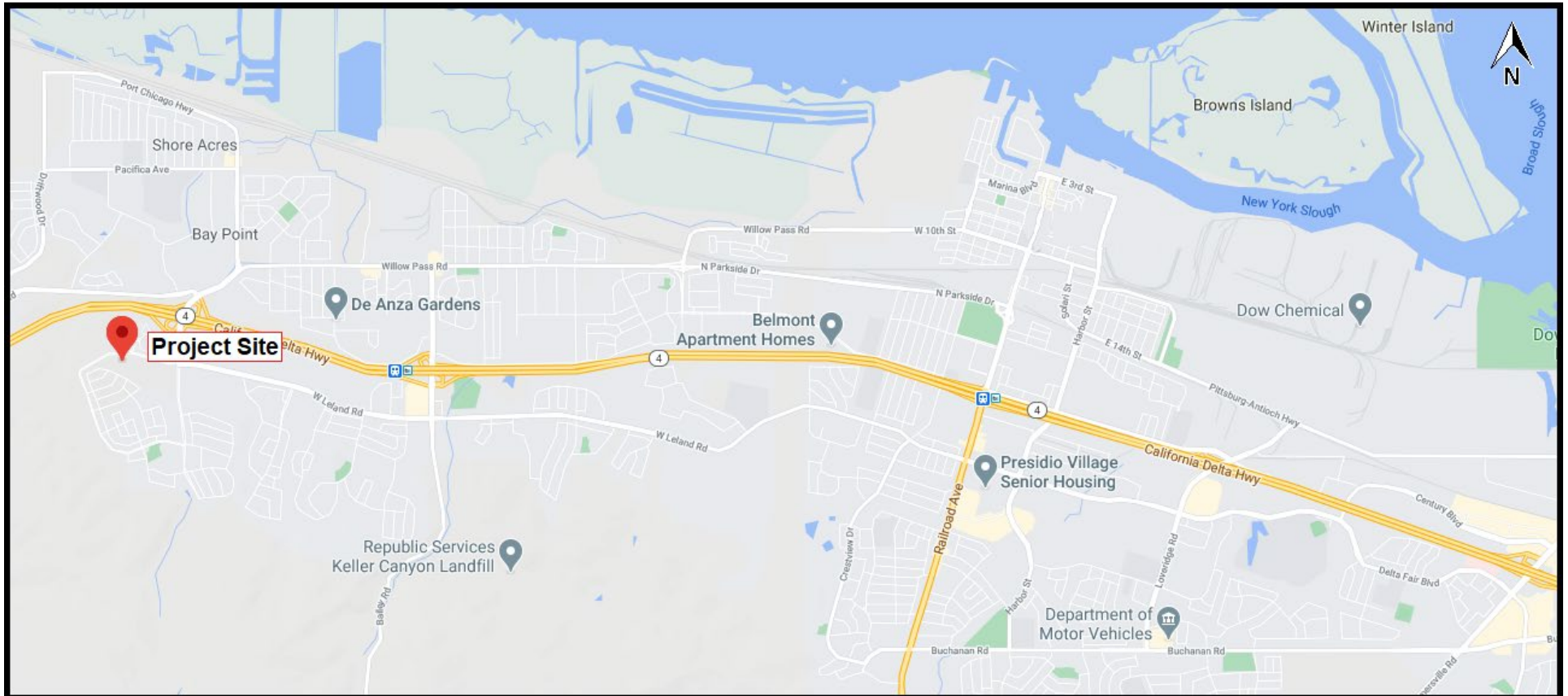
SAN MARCO PUMP STATION PS-8, AP-21-1555 (AD).

This is an application filed by Richard Sestero, requesting administrative design review approval to construct a 473-square-foot water pump station, located on the south side of West Leland Road and west of Villa Drive in the PD-1362 (Planned Development, City Council Ordinance No. 12-1362) District. Assessor's Parcel Number 091-050-047.

This project is delegated to staff under Category 8 Ancillary Structures (Structures in any district where visual impacts are minimal) of Planning Commission Resolution No. 9918.

San Marco Pump Station PS-8 – Vicinity Map

AP-21-1555	West Leland Road
Administrative Design Review	APN: 091-050-047



San Marco Pump Station PS-8 – Aerial Map

AP-21-1555	West Leland Road
Administrative Design Review	APN: 091-050-047



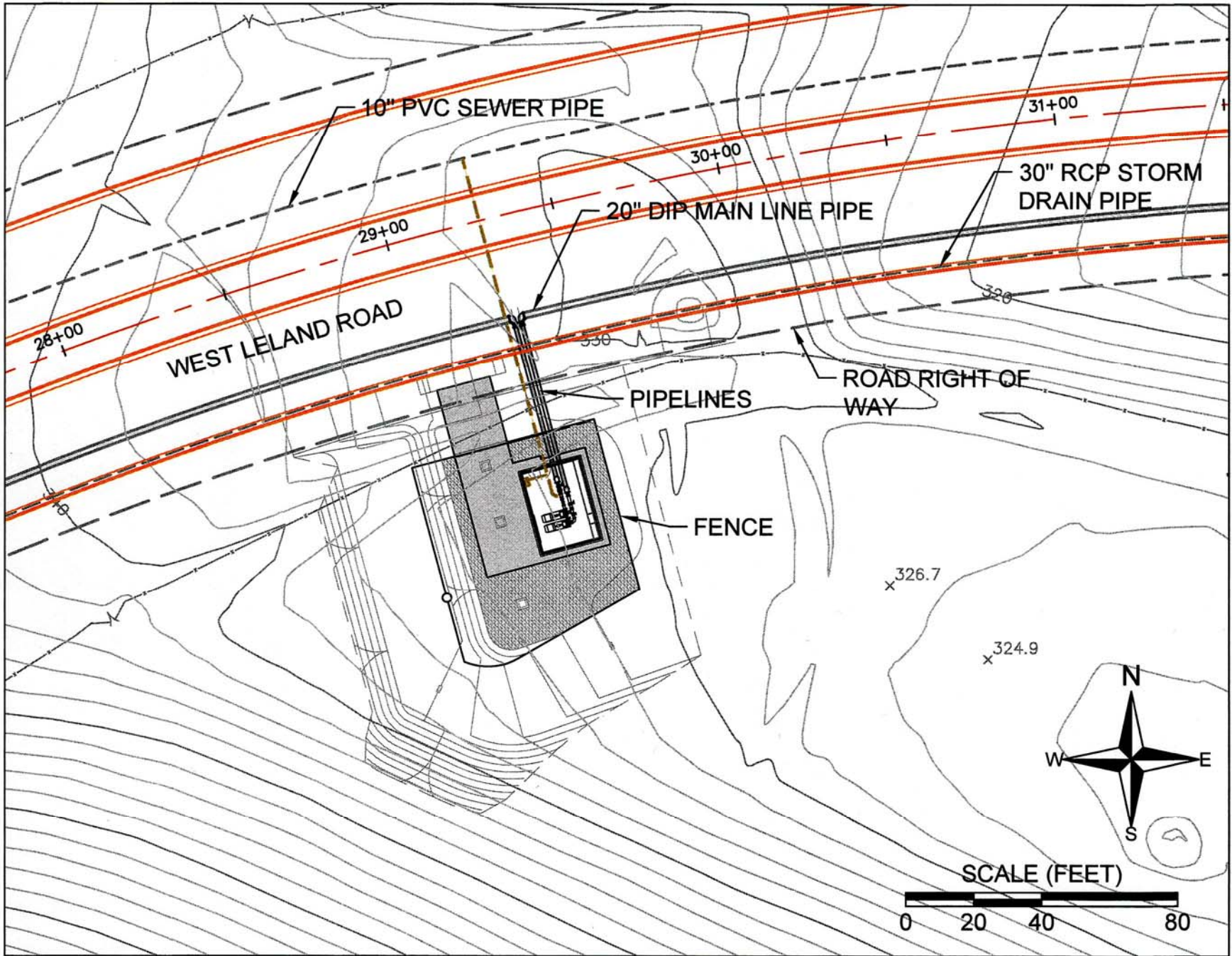
SEENO CONSTRUCTION

SAN MARCO VILLAS BOOSTER PUMP STATION PS-8

PITTSBURG, CALIFORNIA

ABBREVIATIONS

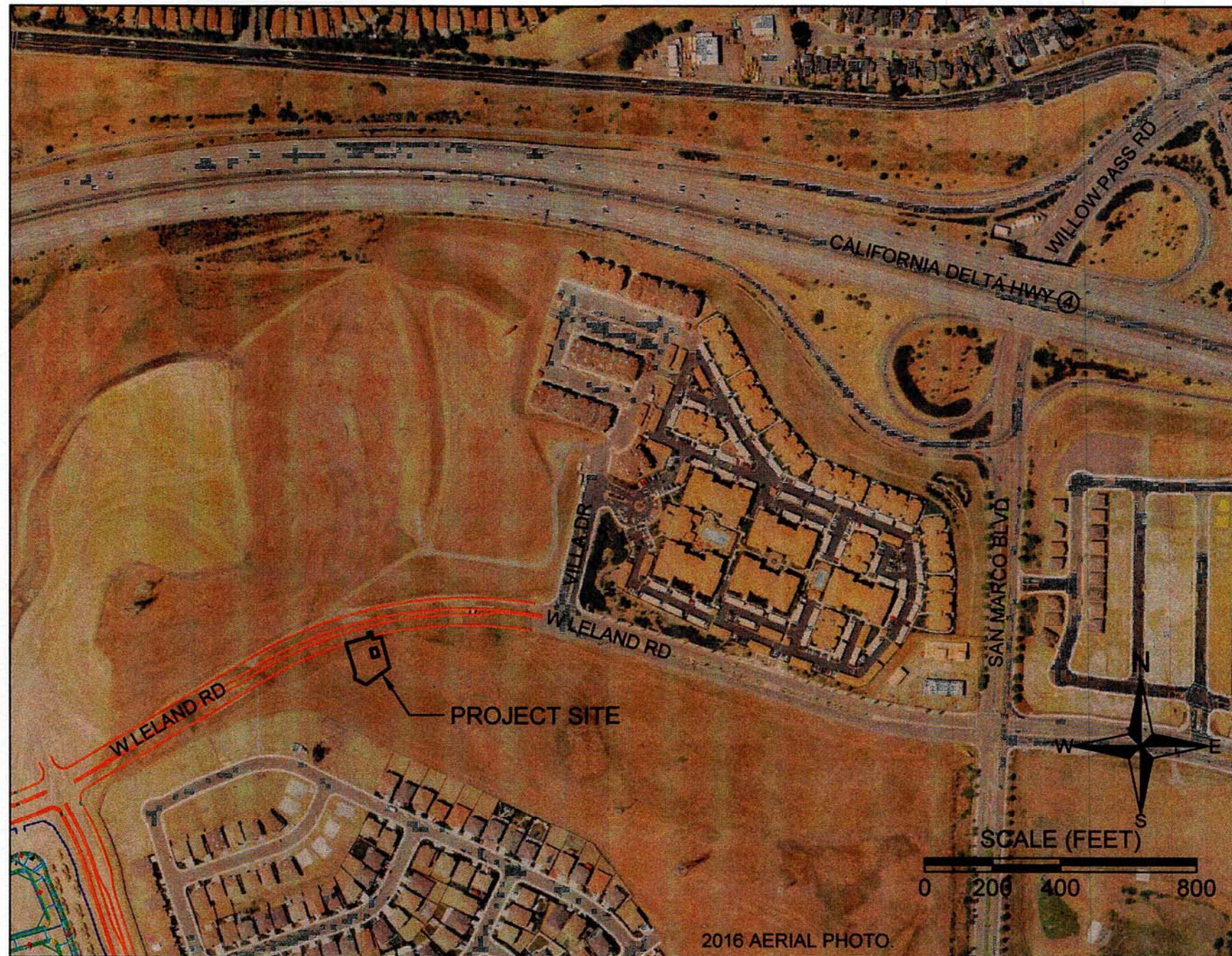
AB	AGGREGATE BASE	LAT	LATERAL
AC	ASPHALT CONCRETE	LF	LINEAL FEET
APPROX	APPROXIMATELY	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MECH	MECHANICAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MJ	MECHANICAL JOINT
BC	BEGIN CURVE	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
CB	CATCH BASIN	(N)	NEW, PROPOSED
CIP	CAST IRON PIPE	N	NORTH
CL	CLASS	NIC	NOT INCLUDED IN CONTRACT
CL	CENTERLINE	No, #	NUMBER
CLR	CLEAR	NTS	NOT TO SCALE
CMP	CORRUGATED METAL PIPE	OC	ON CENTER
CONC	CONCRETE	OD	OUTSIDE DIAMETER
CP	CONCRETE PIPE	OG	ORIGINAL GROUND
CR	CURB RETURN	PCC	PORTLAND CONCRETE CEMENT
DIA, Ø	DIAMETER	POC	POINT OF CONNECTION
DIP	DUCTILE IRON PIPE	PSF	POND PER SQUARE FOOT
DW	DOMESTIC WATER	PSI	POND PER SQUARE INCH
DWG	DRAWING	PVC	POLY VINYL CHLORIDE
D/W, DWY	DRIVEWAY	PVMT	PAVEMENT
E	EAST	R	RADIUS
EC	END CURVE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	REINF	REINFORCED
EP	EDGE OF PAVEMENT	RPV	REDUCE PRESSURE VALVE
EW	EACH WAY	R/W	RIGHT OF WAY
(E), EX	EXISTING	RWD	REDWOOD
FD	FOUND	SS	SANITARY SEWER
FDC	FIRE DEPARTMENT CONNECTION	S	SOUTH
FF	FINISH FLOOR	S=	SLOPE EQUAL
FG	FINISH GROUND	SD	STORM DRAIN
FH, HYD	FIRE HYDRANT	SPECS	SPECIFICATIONS
FL	FLOW LINE	SQ	SQUARE
FW	FIRE WATER	SS	STAINLESS STEEL
G	GAS	STD	STANDARD
GALV	GALVANIZED	SW	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
GR	GRATE	TEMP	TEMPORARY
GRD	GRADE	THK	THICK
H	HEIGHT	TYP	TYPICAL
HWY	HIGHWAY	UNO	UNLESS NOTED OTHERWISE
HP	HORSE POWER	UTIL	UTILITY
ID	INSIDE DIAMETER	W	WEST
INV, IE	INVERT ELEVATION	W/	WITH
JT	JOINT	WV	WATER VALVE
		@	AT



LOCATION MAP

PROJECT CONTACTS

SEENO CONSTRUCTION:	ALBERT D. SEENO CONSTRUCTION Co. 4021 PORT CHICAGO HIGHWAY CONCORD, CA 94520 PHONE: (925) 602-7235
CITY ENGINEER:	CITY OF PITTSBURG PUBLIC WORKS RICHARD D. ABONO PITTSBURG, CA 94565 PHONE: (925) 252-4928
CIVIL ENGINEER:	STETSON ENGINEERS INC. JOE DEMAGGIO, JULIAN FULWILER, GUSTAVO TRINIDAD 2171 E. FRANCISCO BLVD, SUITE K SAN RAFAEL, CALIFORNIA 94901 PHONE: (415) 457-0701
GEOTECHNICAL:	ENGEO, INC. 2101 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 PHONE: (925) 866-9000
ELECTRICAL ENGINEER:	MILLER-PEZZONI & ASSOCIATES, INC KEVIN PEZZONI 909 15th STREET, SUITE 7 MODESTO, CA 95354 PHONE: (209) 575-0312



VICINITY MAP

SHEET INDEX

C-1	TITLE SHEET
C-2	SITE PLAN
C-3	BUILDING LAYOUT PLAN
C-4	PUMP EQUIPMENT ARRANGEMENT PLAN
C-5	BUILDING FLOOR AND ROOF FRAMING PLANS AND BUILDING ELEVATIONS
C-6	BUILDING TRANSVERSE SECTION, ROOF TRUSS CONNECTION, CONCRETE BLOCK WALL AND FOOTING DETAILS
C-7	TYPICALS AND DETAILS
C-8	FENCE AND GATE DETAILS
E0.0	GENERAL ELECTRICAL NOTES AND ABBREVIATIONS
E0.1	SITE PLAN
E1.0	ELECTRICAL POWER PLAN
E2.0	ELECTRICAL DETAILS
E2.1	MSB DETAILS
E3.0	SINGLE LINE DIAGRAM & PNL.SCHEDULE
E4.0	ELECTRICAL DETAILS
I1.0	P&ID SCHEDULES AND SYMBOLS
I1.1	BOOSTER PUMPING STATION
I1.2	120VAC DISTRIBUTION
I1.3	VFD CONTROL DIAGRAM

DESIGNED:	J.F. / G.T.	No.	DATE	REVISION	BY	APPROVED
DRAFTED:	G.T.					
CHECKED:	J.D.					



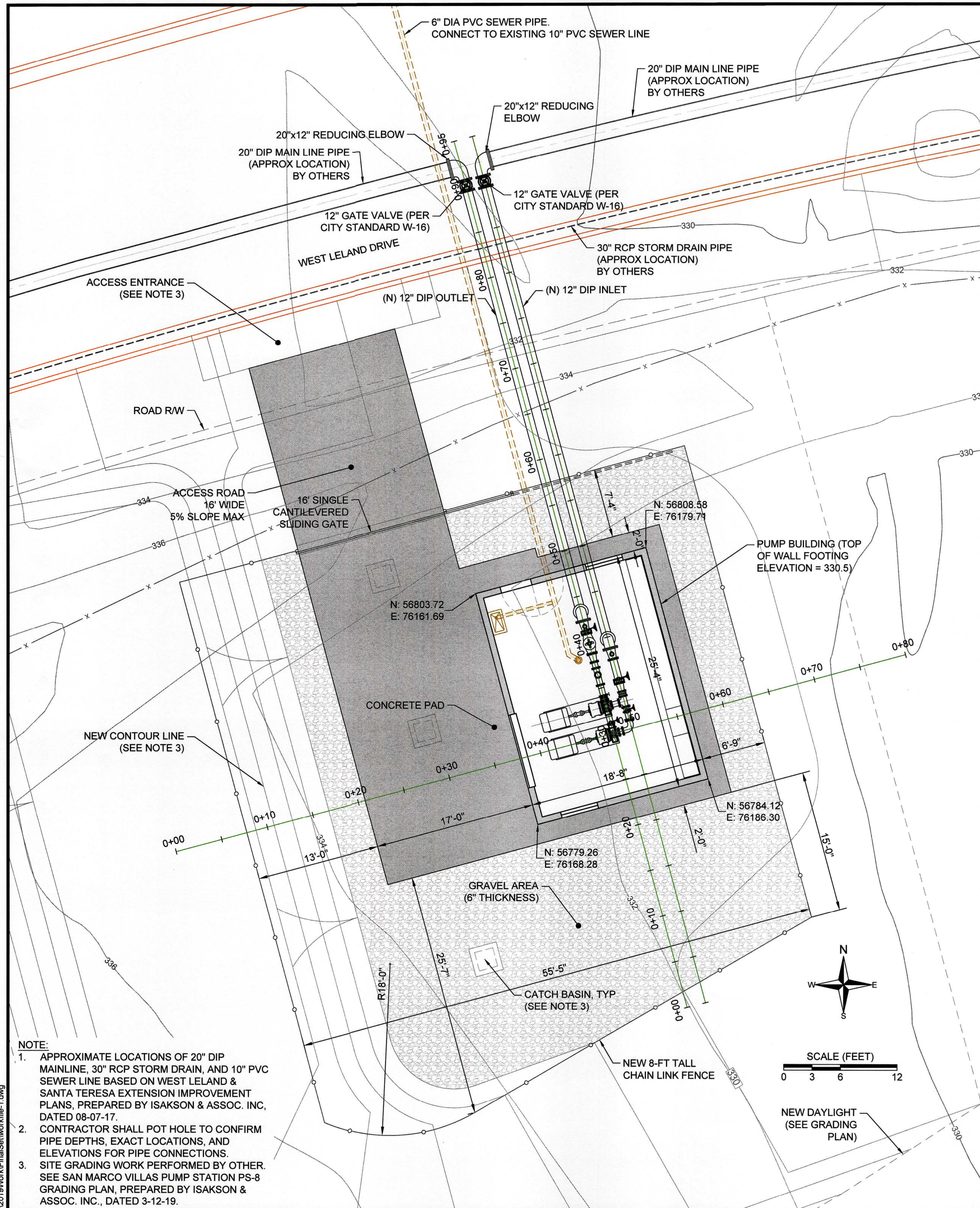
Stetson Engineers Inc.
2171 E. Francisco Blvd.,
Suite K
San Rafael, CA. 94901
(415) 457-0701

SEENO CONSTRUCTION
SAN MARCO VILLAS
BOOSTER PUMP STATION PS-8
PITTSBURG, CALIFORNIA

TITLE SHEET

DATE: May 30, 2019
SCALE: AS INDICATED
PROJECT No.: 2300-005

SHEET NUMBER
C-1
of 19 SHEETS



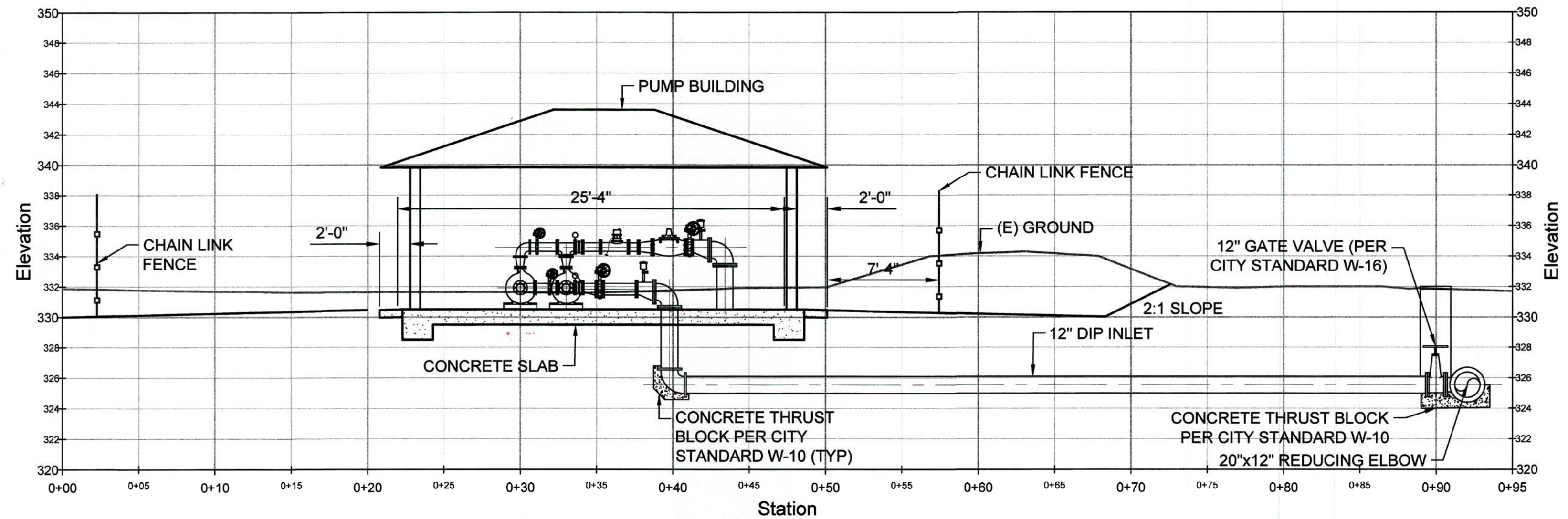
- NOTE:
1. APPROXIMATE LOCATIONS OF 20" DIP MAINLINE, 30" RCP STORM DRAIN, AND 10" PVC SEWER LINE BASED ON WEST LELAND & SANTA TERESA EXTENSION IMPROVEMENT PLANS, PREPARED BY ISAKSON & ASSOC. INC., DATED 08-07-17.
 2. CONTRACTOR SHALL POT HOLE TO CONFIRM PIPE DEPTHS, EXACT LOCATIONS, AND ELEVATIONS FOR PIPE CONNECTIONS.
 3. SITE GRADING WORK PERFORMED BY OTHER. SEE SAN MARCO VILLAS PUMP STATION PS-8 GRADING PLAN, PREPARED BY ISAKSON & ASSOC. INC., DATED 3-12-19.

DESIGNED:	No.	DATE	REVISION	BY	APPROVED
J.F. / G.T.					
DRAFTED:					
G.T.					
CHECKED:					
J.D.					

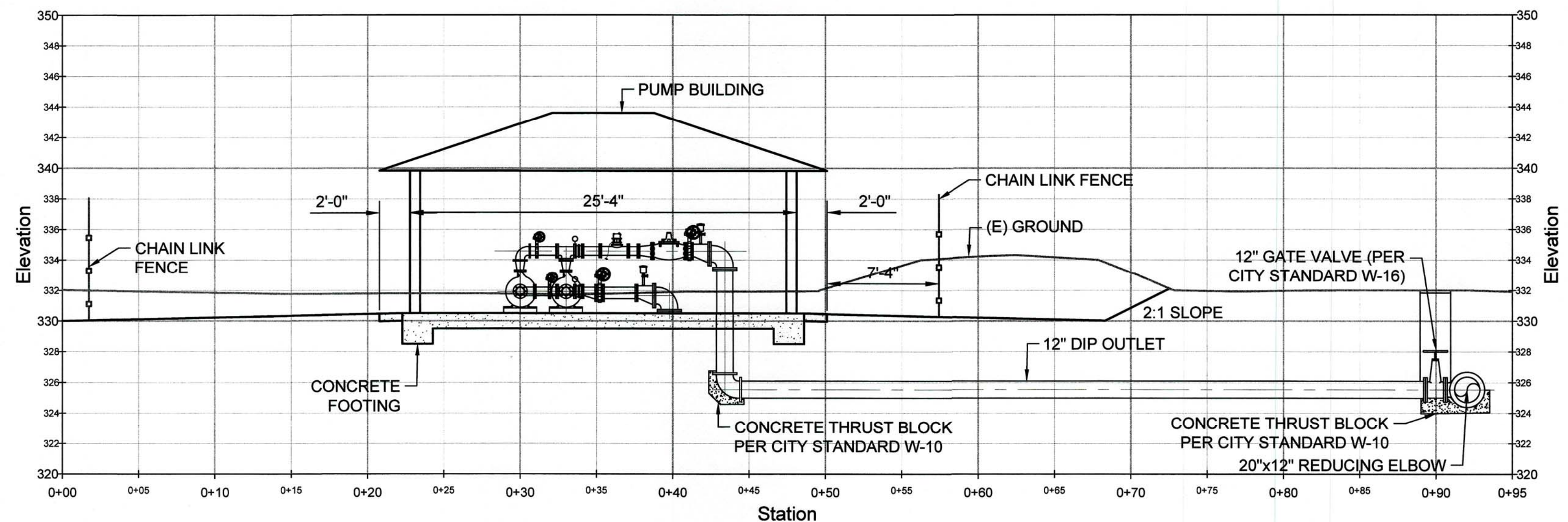


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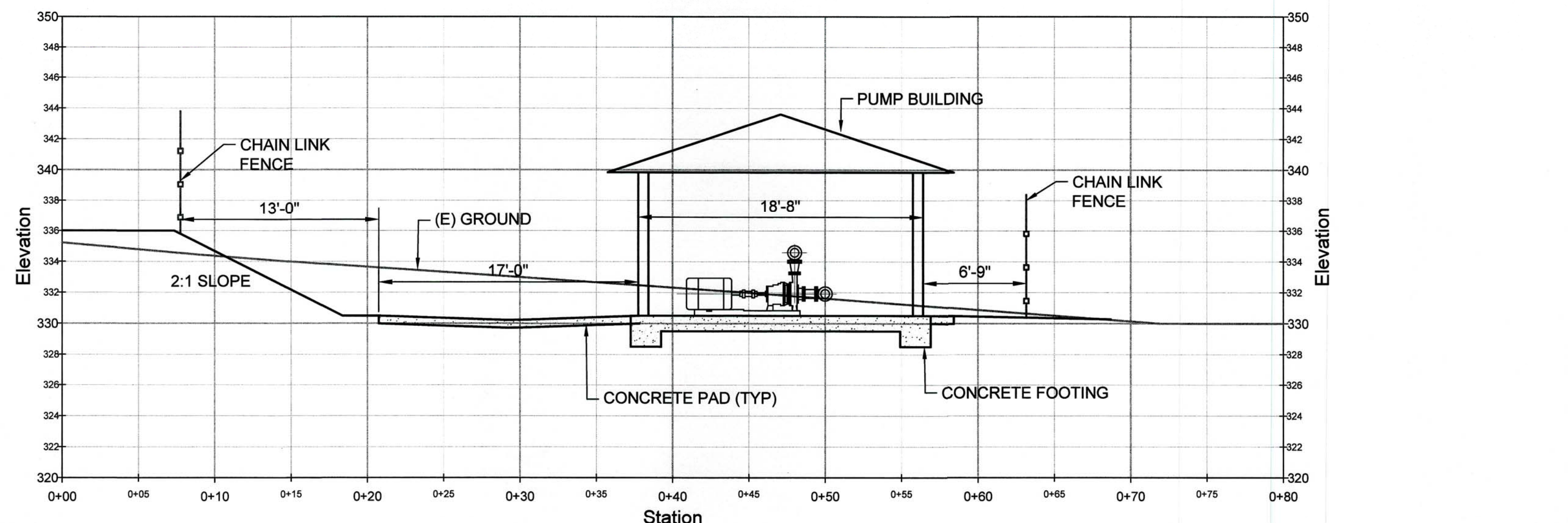
INLET PIPE ALIGNMENT PROFILE



OUTLET PIPE ALIGNMENT PROFILE



SECTION AT PUMP ALIGNMENT PROFILE

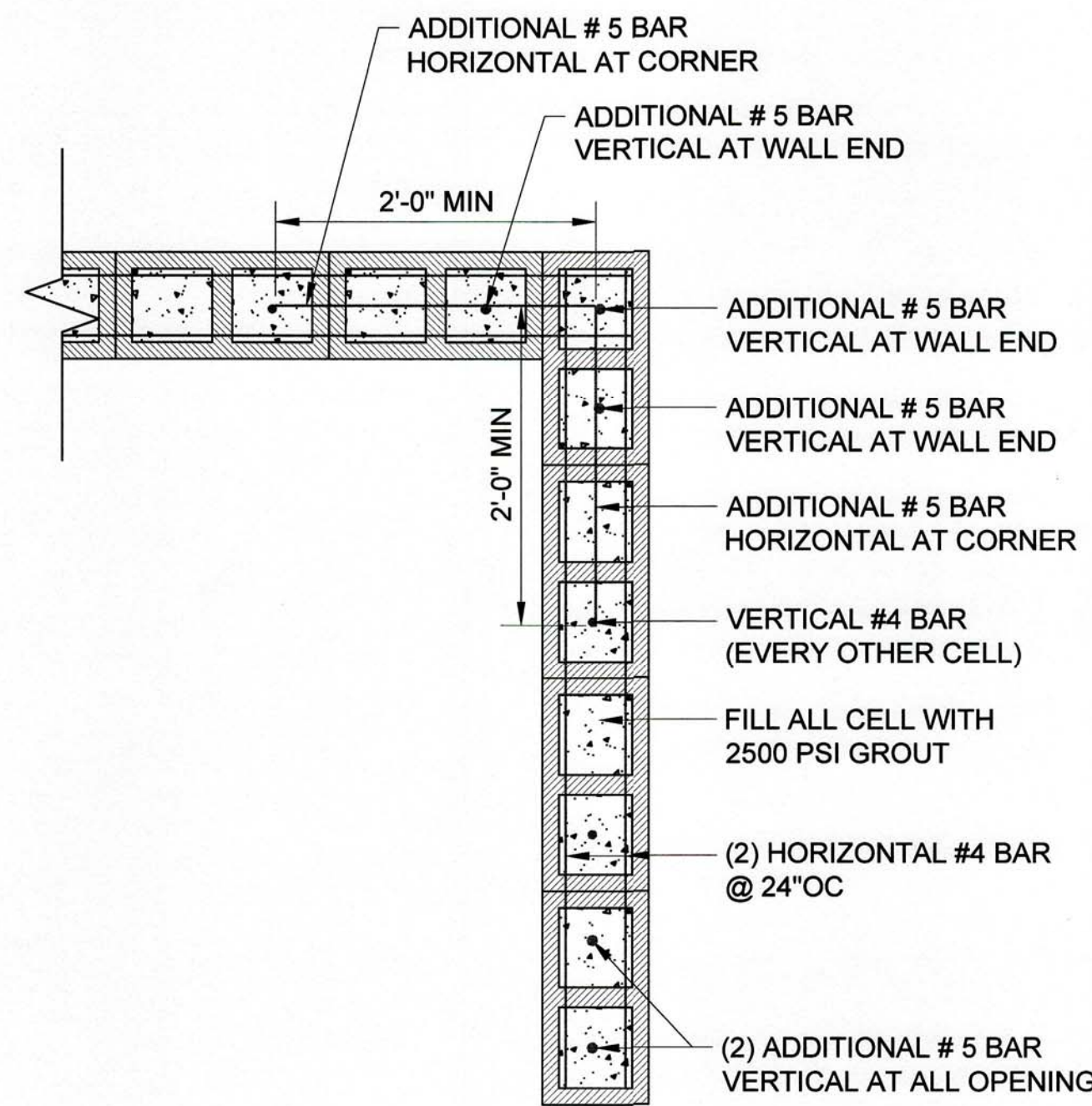


SEENO CONSTRUCTION
SAN MARCO VILLAS
BOOSTER PUMP STATION PS-8
PITTSBURG, CALIFORNIA

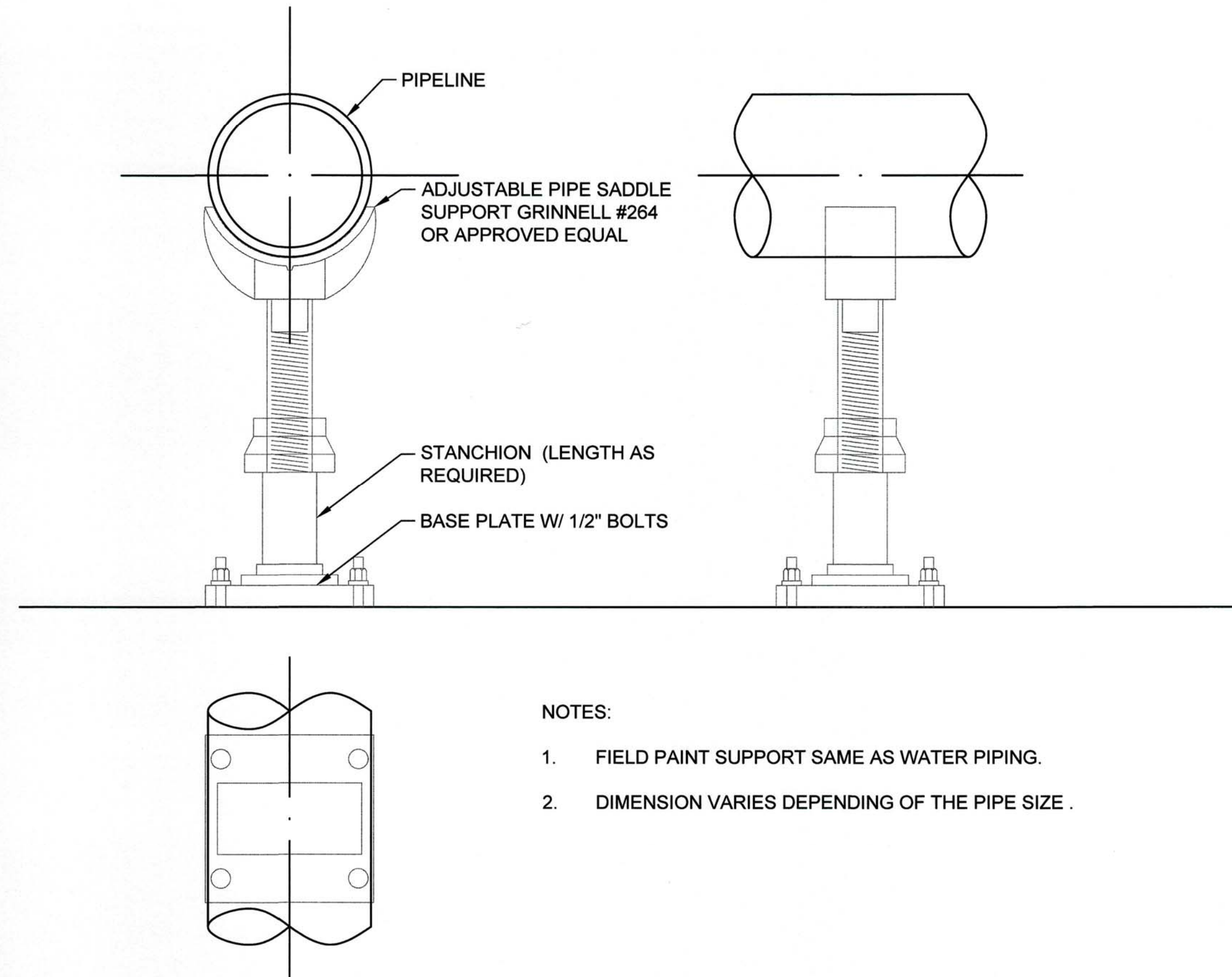
SITE PLAN

DATE: May 30, 2019
SCALE: AS INDICATED
PROJECT No.: 2300-005

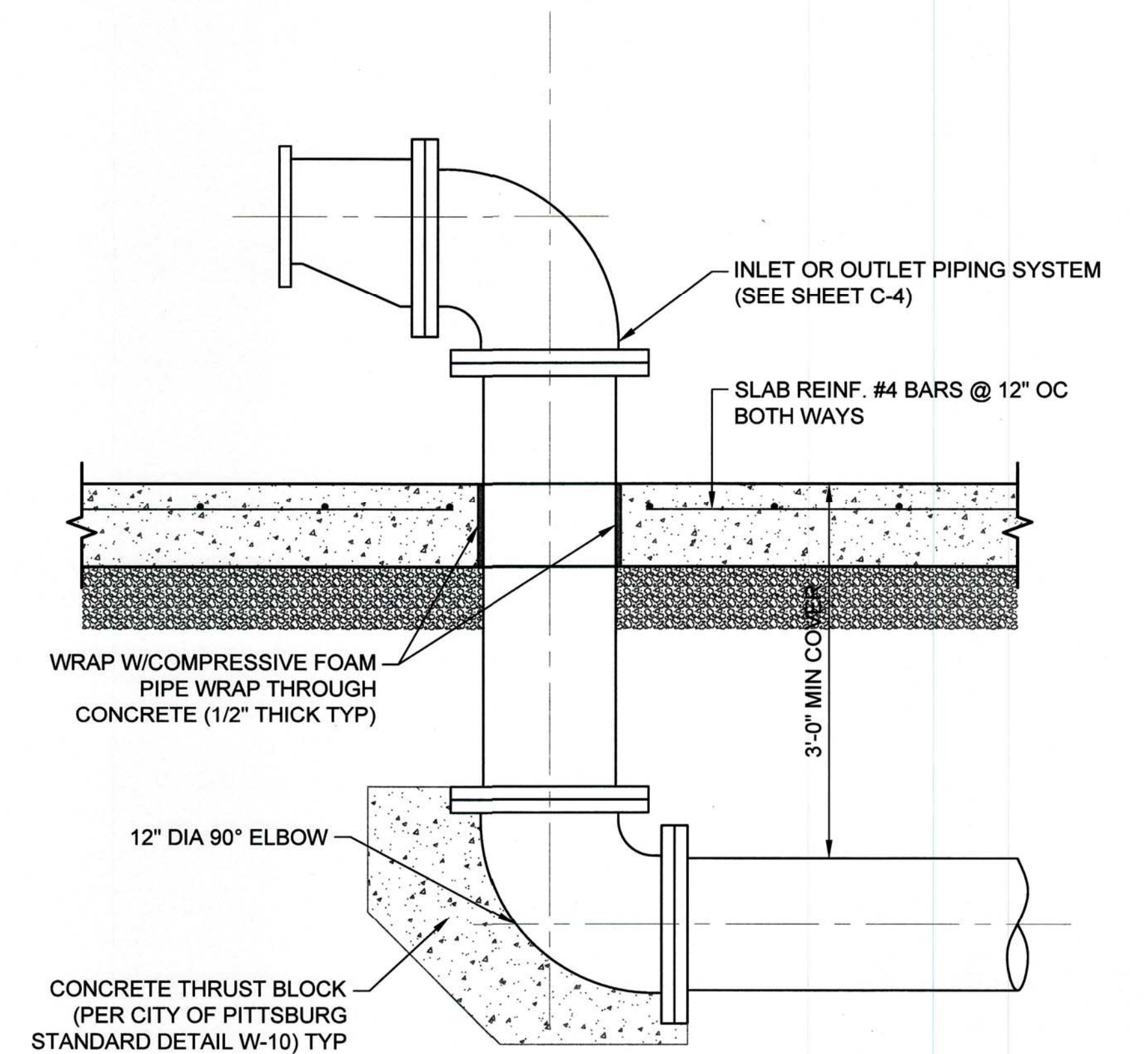
SHEET NUMBER
C-2
of 19 SHEETS



5 CONCRETE BLOCK REINFORCEMENT DETAIL
SCALE: 1" = 1'-0"



PIPE SUPPORT DETAIL
NOT TO SCALE



PIPE THROUGH SLAB DETAIL
SCALE: 1" = 1'-0"

CONCRETE MASONRY NOTES:

1. CONCRETE MASONRY MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE (ACI) 530.
2. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90 AND SHALL BE NORMAL WEIGHT. MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS SHALL BE 2,000 PSI AT 28 DAYS.
3. COMPRESSIVE STRENGTH OF MASONRY SHALL BE DETERMINED BY THE UNIT STRENGTH METHOD AS SET FORTH IN ACI 530.1. THE NET AREA COMPRESSIVE STRENGTH OF MASONRY, f_m , SHALL BE 2,000 PSI AT 28 DAYS.
4. MORTAR SHALL BE TYPE M OR S AND SHALL COMPLY WITH ASTM C270, PROPORTIONS OR PROPERTIES SPECIFICATION.
5. GROUT SHALL COMPLY WITH ASTM C 476 PROPERTIES SPECIFICATION, OR SHALL BE PROPORTIONED TO OBTAIN A DOCUMENTED 28 DAY COMPRESSIVE STRENGTH OF 2,000 PSI.
6. REINFORCING STEEL SHALL COMPLY WITH ASTM A 615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE BENT OR HOOKED.
7. ALL CELLS SHALL BE GROUTED SOLID. GROUT PROCEDURE SHALL COMPLY WITH ACI 530.1.
8. PROVIDE HORIZONTAL BOND BEAMS WITH CONTINUOUS REINFORCING AS SHOWN IN DETAILS.

CAST-IN-PLACE CONCRETE NOTES:

1. CONCRETE SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301 AND 318.
2. CONCRETE SHALL BE NORMAL WEIGHT AND SHALL OBTAIN 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:
 - A. SLAB-ON-GRADE4,000 PSI
 - B. FOOTINGS.....4,000 PSI
3. REINFORCING MATERIALS SHALL BE AS FOLLOWS:
 - A. REINFORCING BARS - ASTM A 615, GRADE 60, DEFORMED.
4. ALL REINFORCING BARS AND EMBEDDED ITEMS SUCH AS ANCHOR RODS AND WELD PLATES SHALL BE ACCURATELY PLACED AND ADEQUATELY TIED AND SUPPORTED BEFORE CONCRETE IS PLACED TO PREVENT DISPLACEMENT BEYOND PERMITTED TOLERANCES.
5. CONCRETE COVER TO REINFORCING BARS SHALL CONFORM TO THE MINIMUM COVER RECOMMENDATIONS IN ACI 318, UNLESS THE DRAWINGS SHOW GREATER COVER REQUIREMENTS.

F:\DATA\2300-005\AutoCAD\2019\Work\Final\Set\Pump-1.dwg

DESIGNED:	No.	DATE	REVISION	BY	APPROVED
J.F. / G.T.					
DRAFTED:					
G.T.					
CHECKED:					
J.D.					



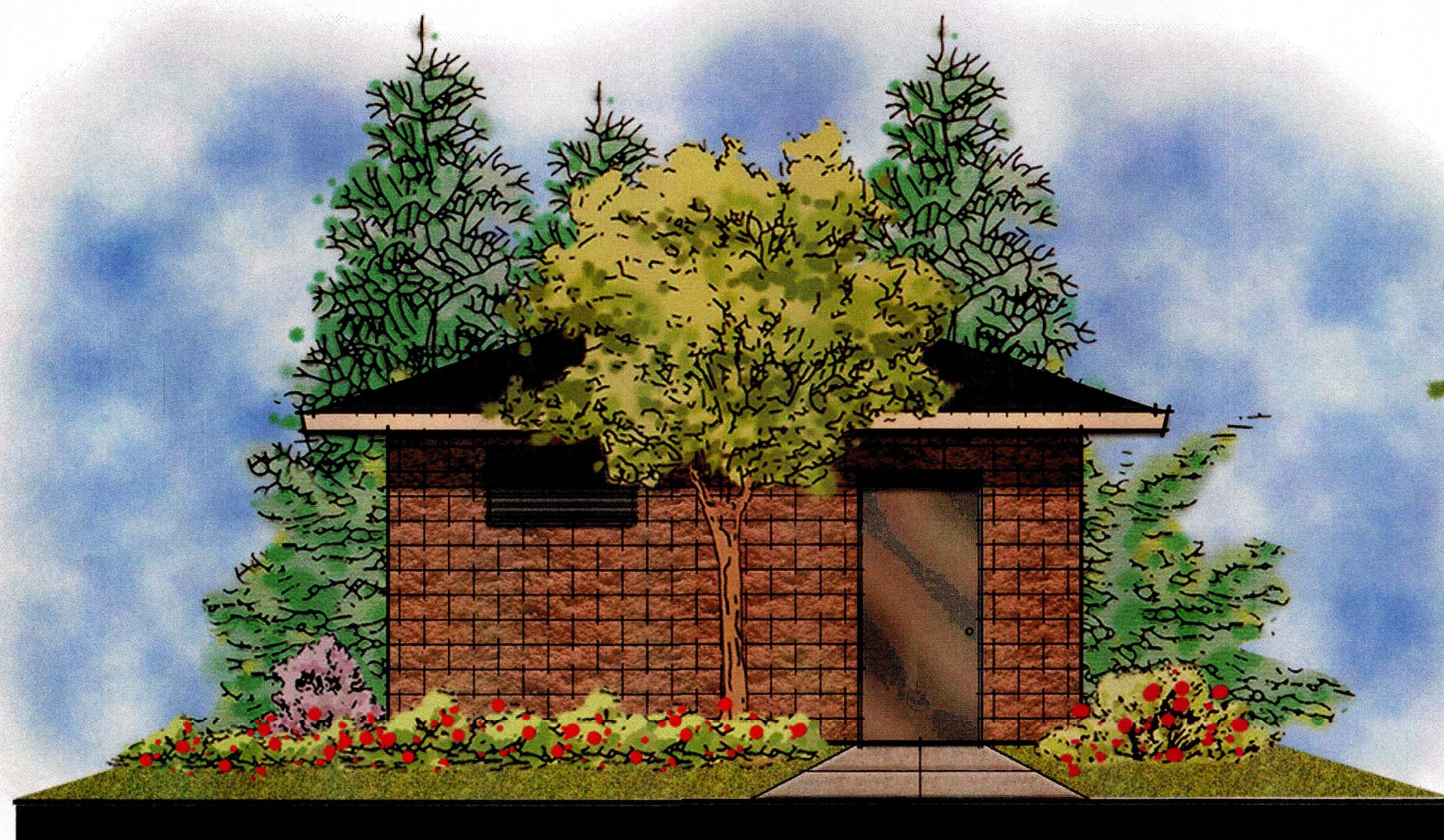
Stetson Engineers Inc.
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SEENO CONSTRUCTION
SAN MARCO VILLAS
BOOSTER PUMP STATION PS-8
PITTSBURG, CALIFORNIA

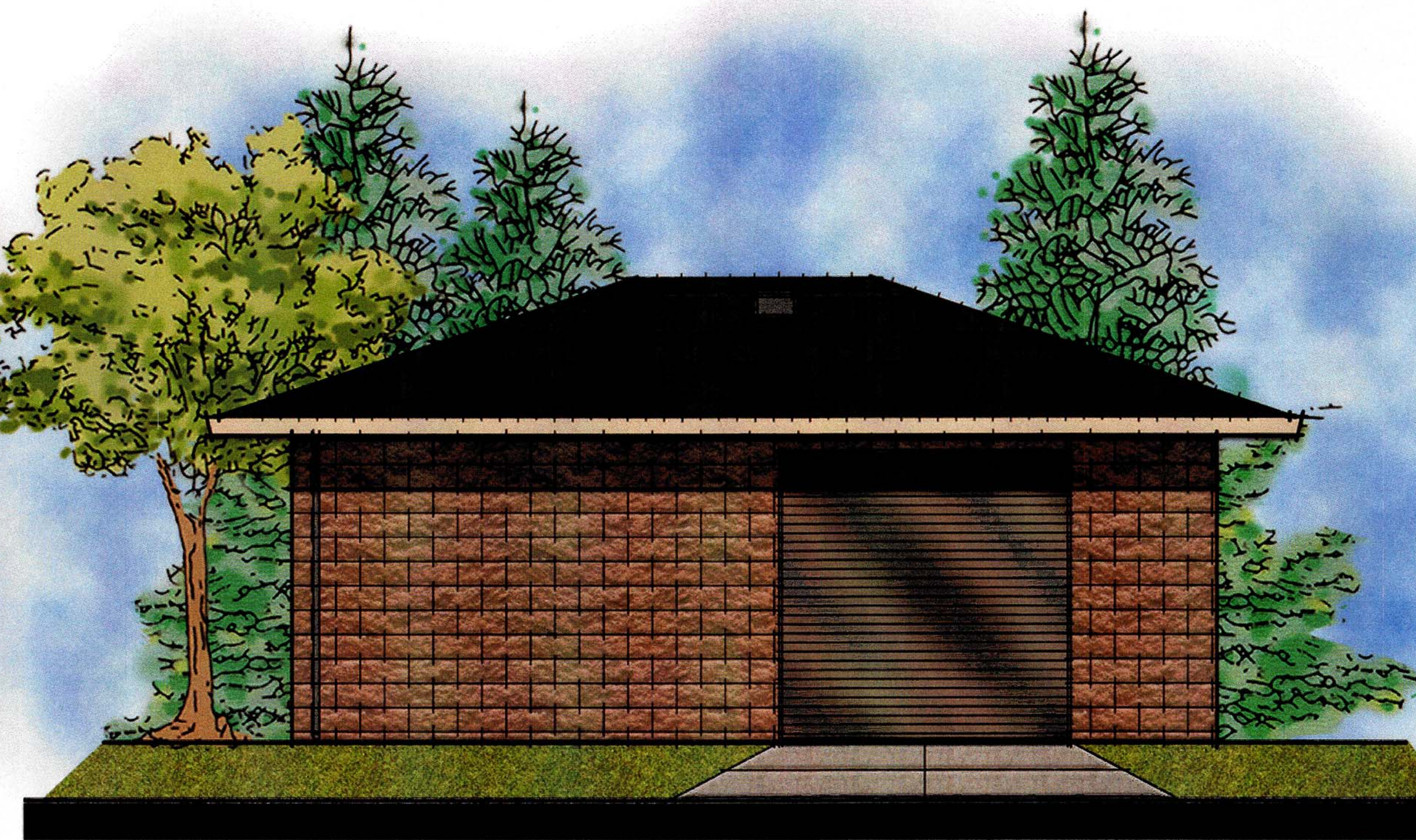
TYPICALS AND DETAILS

DATE: May 30, 2019
SCALE: AS INDICATED
PROJECT No.: 2300-005

SHEET NUMBER
C-7
of 19 SHEETS



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



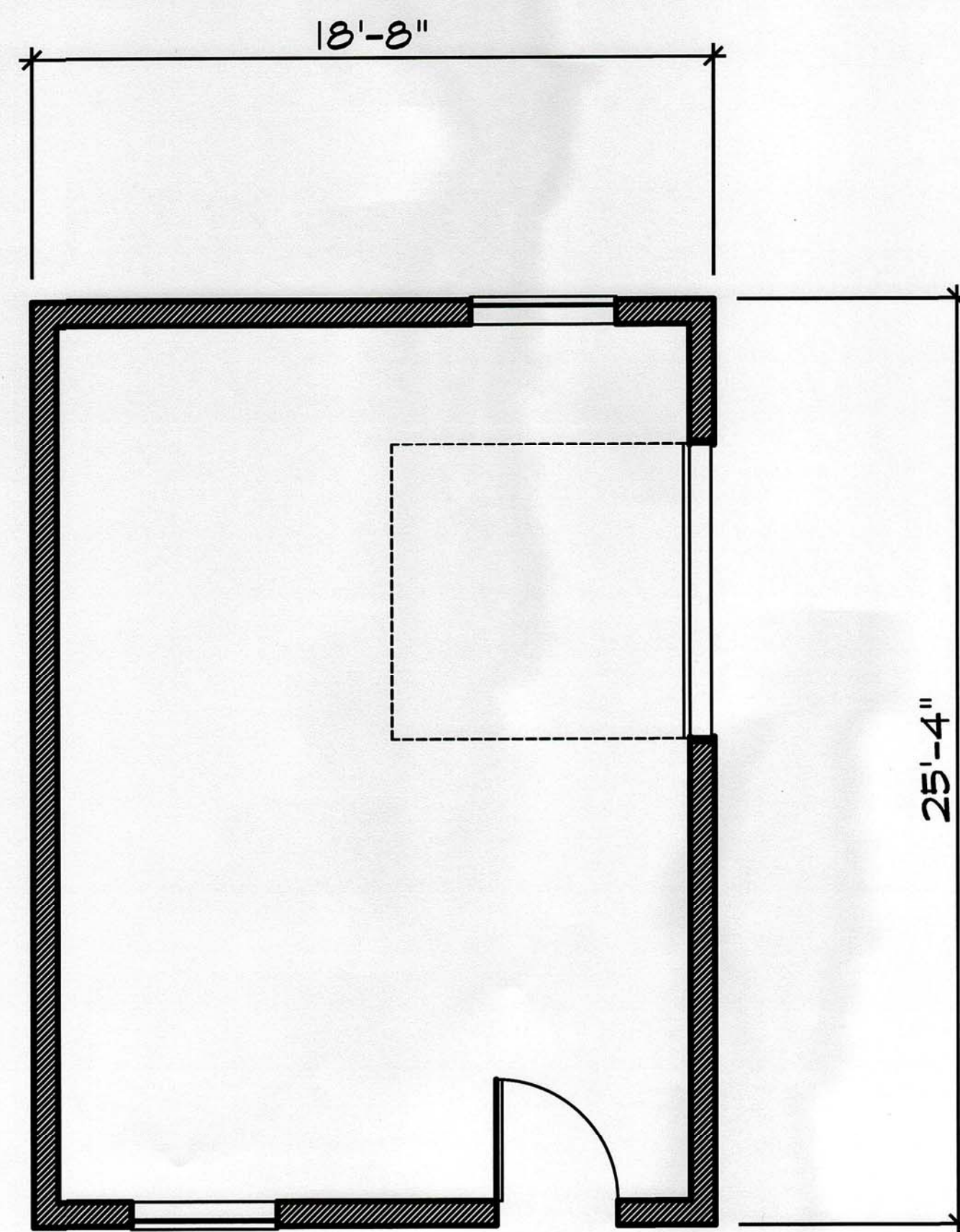
LEFT ELEVATION

**SAN MARCO VILLAS
BOOSTER PUMP
STATION PS-8**

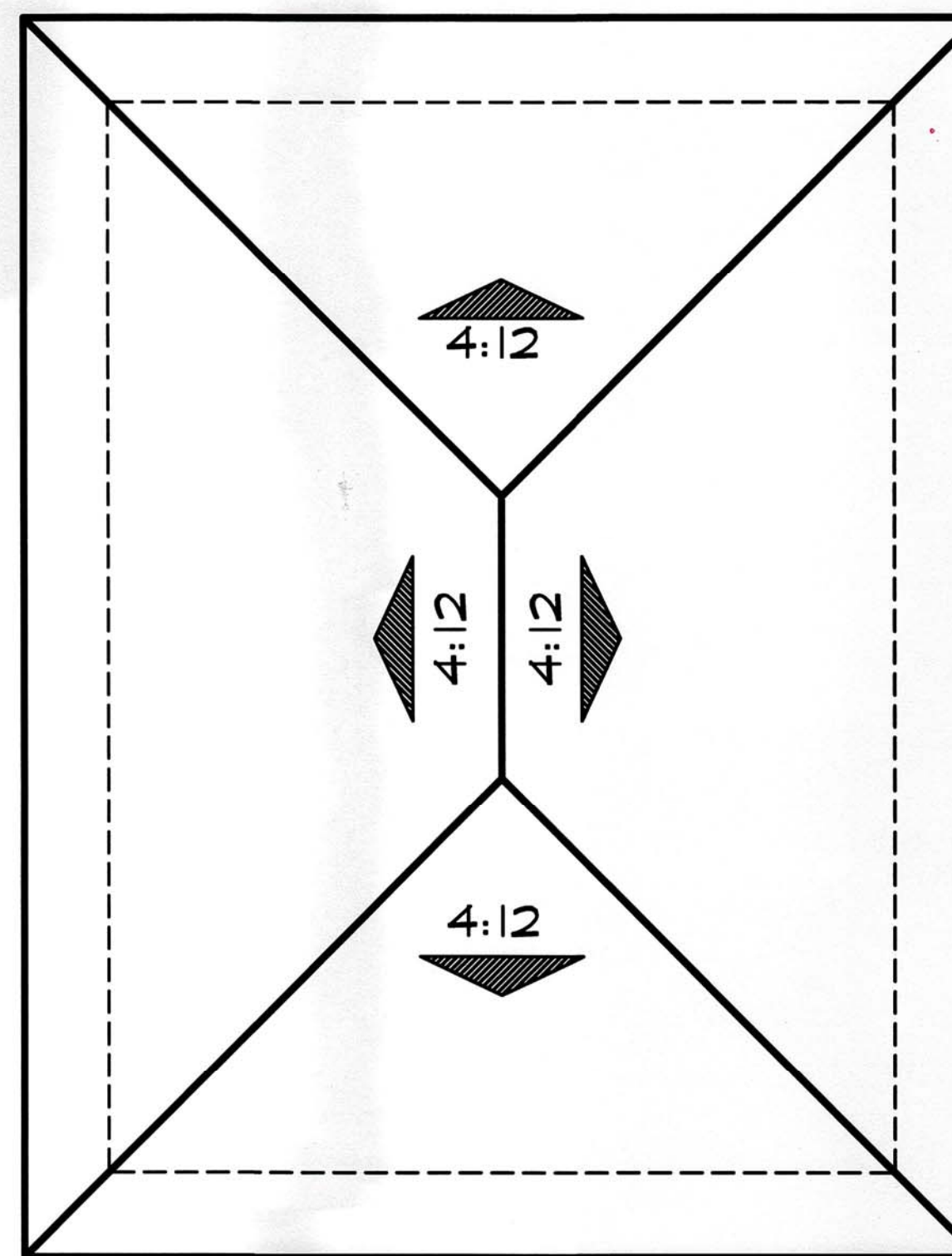
PITTSBURG, CA



A.D. Seeno Construction
Date 02/17/2021



Floor Plan



Roof Plan

SQUARE FOOTAGE	
TOTAL AREA	472.89 SF
FOOTPRINT	472.89 SF

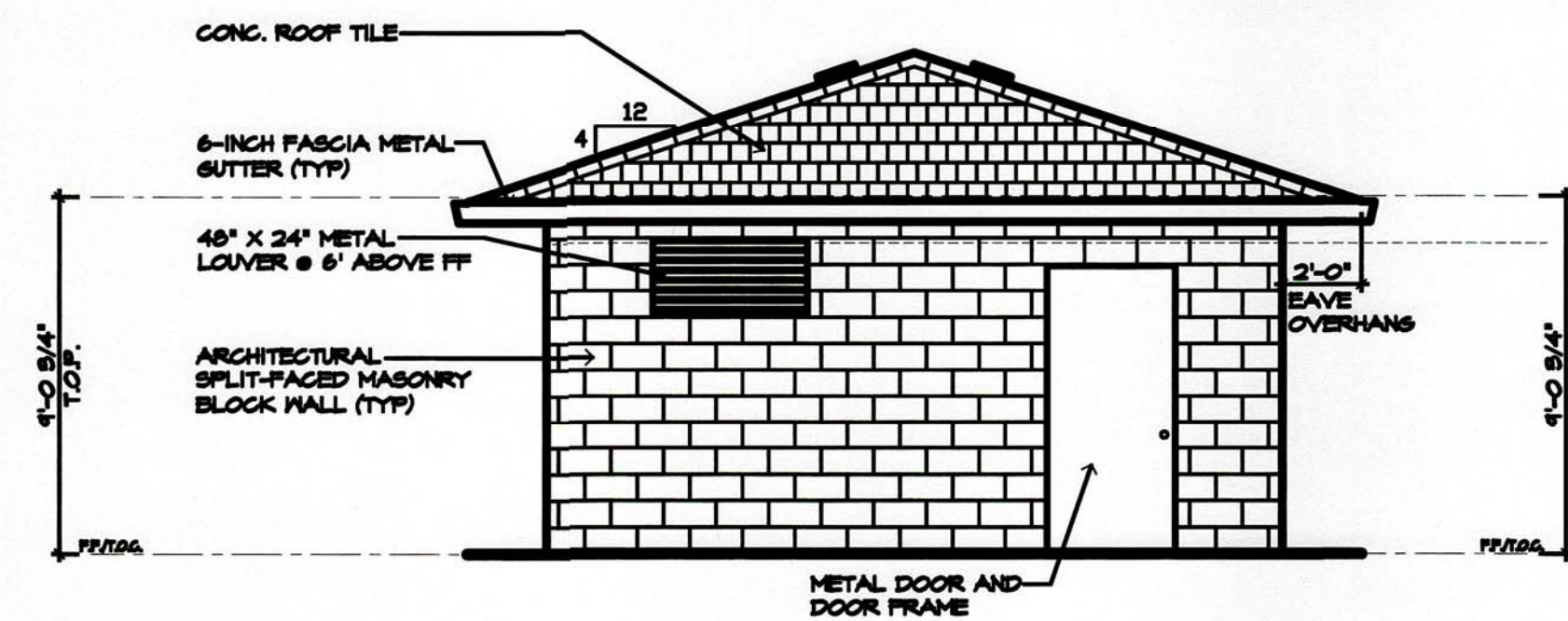
Plan 1



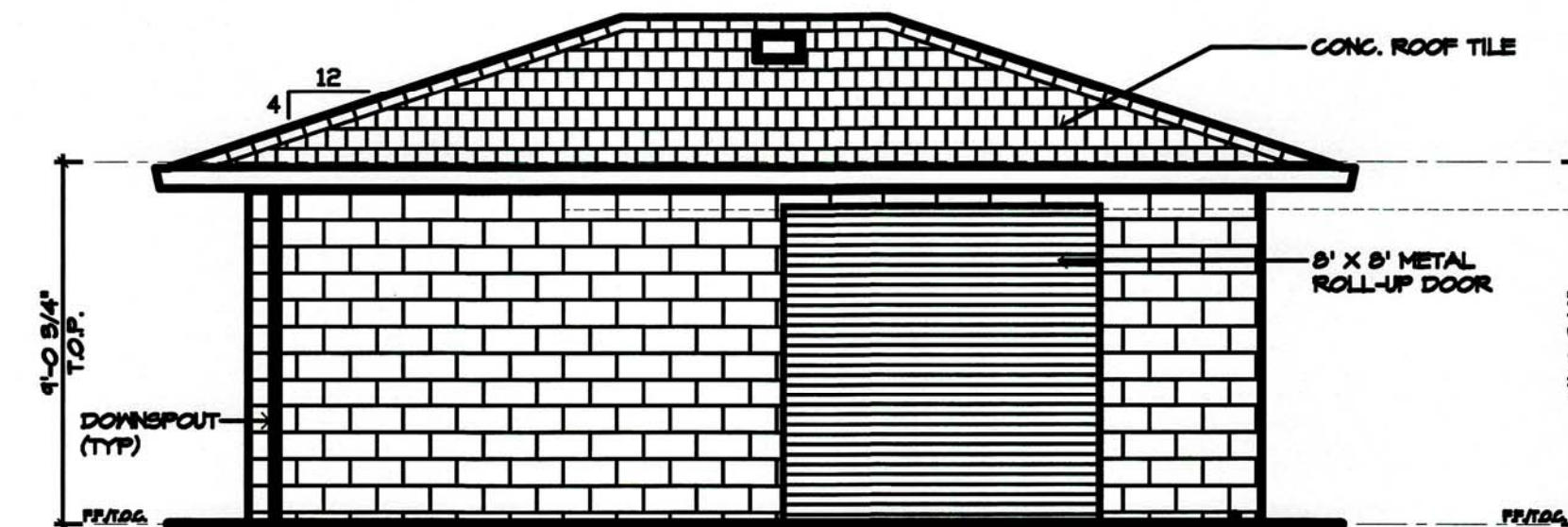
**SAN MARCO
PUMP STATION**
OAKLEY, CA



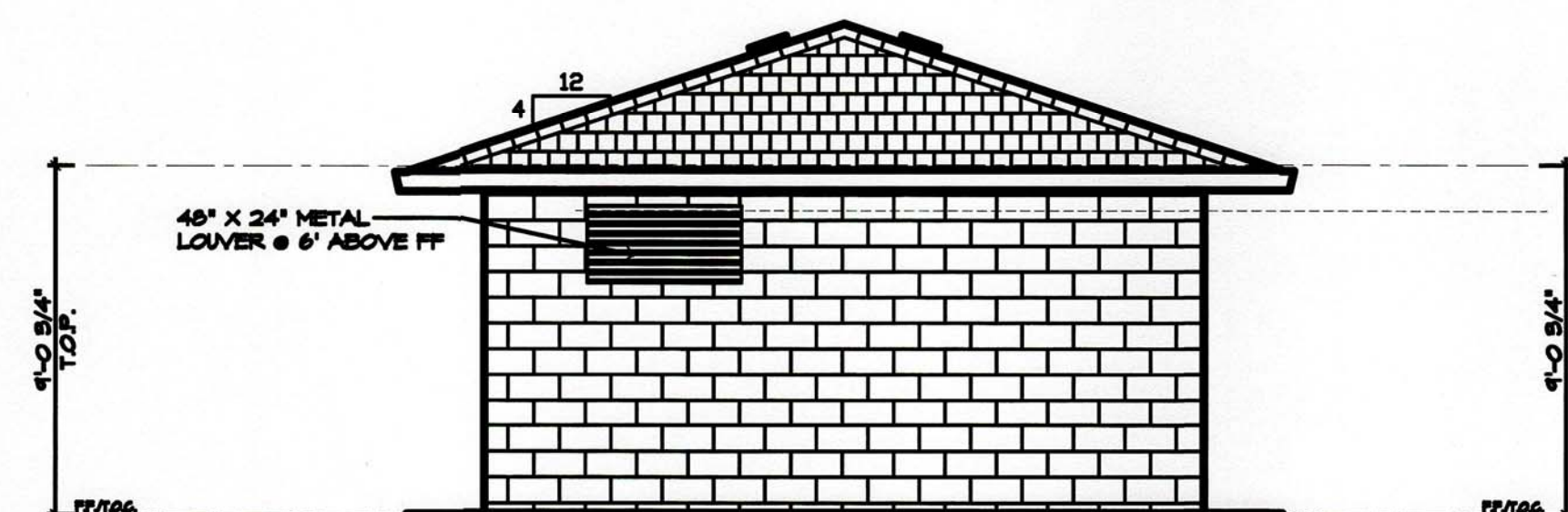
Discovery Builders Inc.
Date 1/25/2021



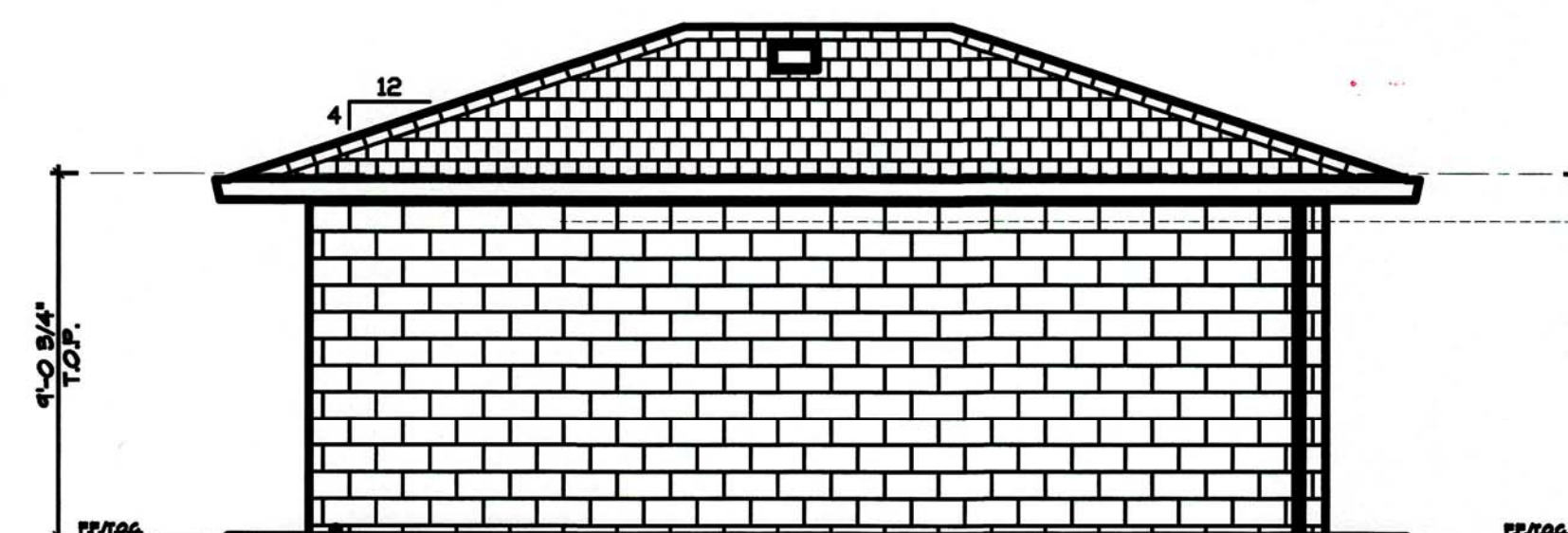
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

MATERIAL LEGEND

FLAT CONCRETE TILE ROOFING
HIP ROOFS
SPLIT FACED MASONRY BLOCK BODY
METAL TRIM
ROLL-UP GARAGE DOOR
METAL DOOR AND METAL FRAME
METAL LOUVERS

Elevations

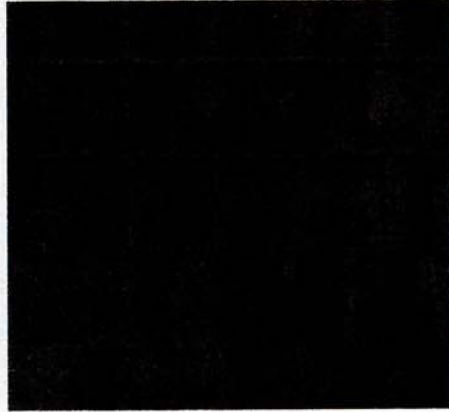
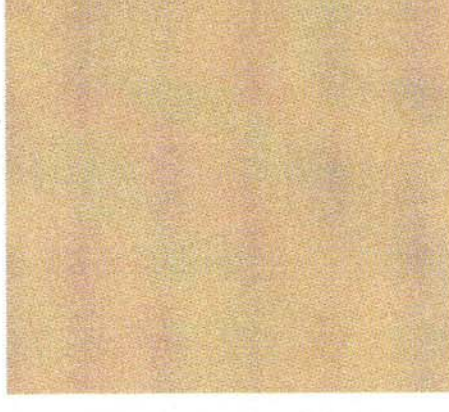
**SAN MARCO
PUMP STATION**
OAKLEY, CA



Discovery Builders Inc.
Date 1/25/2021

SUBDIVISION: SAN MARCO PUMP STATION PS-8

LOCATION: PITTSBURG, CA

SCHEME	FLAT TILE	STONE	TRIM/ GUTTER	TRIM & GARAGE DOOR
PUMP STATION	1FACS1430 CHARCOAL BLEND	SPLITFACE CONCRETE BLOCKS-LA PAZ	HLS4201 ADOBE WHITE	KM5826-3 VOLCANIC ROCK
				

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
STONE: RCP BLOCK & BRICK OR EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 02/19/2021

GRADING NOTES:

- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY & ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER, OR THE CITY OF PITTSBURG PUBLIC WORKS.
- CONTRACTOR SHALL POST EMERGENCY PHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS.
- CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY.
- DURING ROUGH GRADING OF THIS PROJECT, CONTRACTOR SHALL COMPENSATE FOR ANY FUTURE UNDERGROUND UTILITY TRENCH SPOILS BY SELECTIVELY UNDERCUTTING THE STREETS.
- DURING GRADING OPERATIONS, CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES & INTERIM SEDIMENTATION & EROSION CONTROL MEASURES ON SITE AND ON HAUL ROUTES.
- ALL STORM WATER RUNOFF SHALL BE CONTAINED WITHIN A SEDIMENTATION BASIN OR SEDIMENTATION TRAP PRIOR TO LEAVING THE PROJECT SITE OR ENTERING A PERMANENT STORM DRAIN SYSTEM. SEDIMENTATION BASINS AND TRAPS SHALL BE COMPLETED BY OCTOBER 15 AND MAINTAINED FROM OCTOBER 15 TO APRIL 15 EACH YEAR UNTIL ALL STREETS AND STORM DRAINAGE FACILITIES ARE COMPLETED WITHIN ITS DRAINAGE AREA.
- ALL DEBRIS SHALL BE HAULED AND DISPOSED OF OFF-SITE BY CONTRACTOR AS RECOMMENDED BY THE SOILS ENGINEER.
- ALL GRADING, SITE PREPARATION AND PLACING & COMPACTING OF FILL SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. RECOMMENDATIONS OF THE SOILS REPORT SHALL BE STRICTLY ADHERED TO.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT (1-800-227-2600) 48 HOURS PRIOR TO ANY EXCAVATION AND TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER, CITY OF PITTSBURG, NOR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE ONLY OBSTRUCTIONS ENCOUNTERED.
- THE OFFICE OF ISAKSON & ASSOCIATES, INC., SHALL BE NOTIFIED AT (925) 876-0889 48 HOURS PRIOR TO THE REQUIRING OF ANY GRADE STAKES.
- ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE OWNER/DEVELOPER ON A TIME AND MATERIALS BASIS. THE CONTRACTOR WILL THEN BE BACK-CHARGED FOR SAID EXTRA WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT ISAKSON & ASSOCIATES, INC. AT (925) 876-0889 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE SOILS ENGINEER 48 HOURS PRIOR TO STARTING EARTHWORK OPERATIONS.
- EXISTING TOPOGRAPHY IS FROM AERIAL PHOTOGRAPHY PREPARED SUMMER 2012.
- NO WORK SHALL COMMENCE UNTIL A GRADING PERMIT IS OBTAINED FROM THE CITY OF PITTSBURG.
- ENCROACHMENT PERMITS REQUIRED FOR WORK WITHIN EXISTING PUBLIC RIGHT-OF WAY SHALL BE OBTAINED BY THE CONTRACTOR.
- PRIOR TO ANY WORK ON ADJACENT PROPERTIES THE CONTRACTOR SHALL OBTAIN A COPY OF THE RIGHT OF ENTRY TO PERFORM THE WORK AND NOTIFY THE AFFECTED PROPERTY OWNER OR OCCUPANT 48 HOURS PRIOR TO START OF SAID WORK.
- FOR DETAILS NOT SHOWN ON THESE PLANS, REFER TO CITY OF PITTSBURG STANDARD DRAWINGS & SPECIFICATIONS ADOPTED MAY 2007. COPIES OF SAID PLANS AND SPECIFICATIONS ARE AVAILABLE FROM THE ENGINEERING DEPARTMENT BY CALLING (925) 252-4930.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE CITY ENGINEER OR ISAKSON & ASSOCIATES, INC.
- NO WORK SHALL BEGIN ON THIS PROJECT PRIOR TO A PRECONSTRUCTION CONFERENCE WITH CITY STAFF. CALL ALFREDO HURTADO, ASSOC. ENGINEER (925) 252-4930 TO ARRANGE FOR THIS CONFERENCE.
- ALL SLOPES IN EXCESS OF 10' SHALL BE HYDROSEEDING (SEE THE EROSION CONTROL PLAN).

NOTE:
SUBDRAIN CLEANOUTS SHALL BE INSTALLED IN A COVERED CONCRETE BOX AT THE SURFACE AND MARKED WITH A 4"x4" WHITE INDICATOR POST.

DEVELOPER: DISCOVERY BUILDERS, INC.
4081 PORT CHICAGO HWY, SUITE H
CONCORD, CA 94524-4113
PHONE: (925) 682-6419

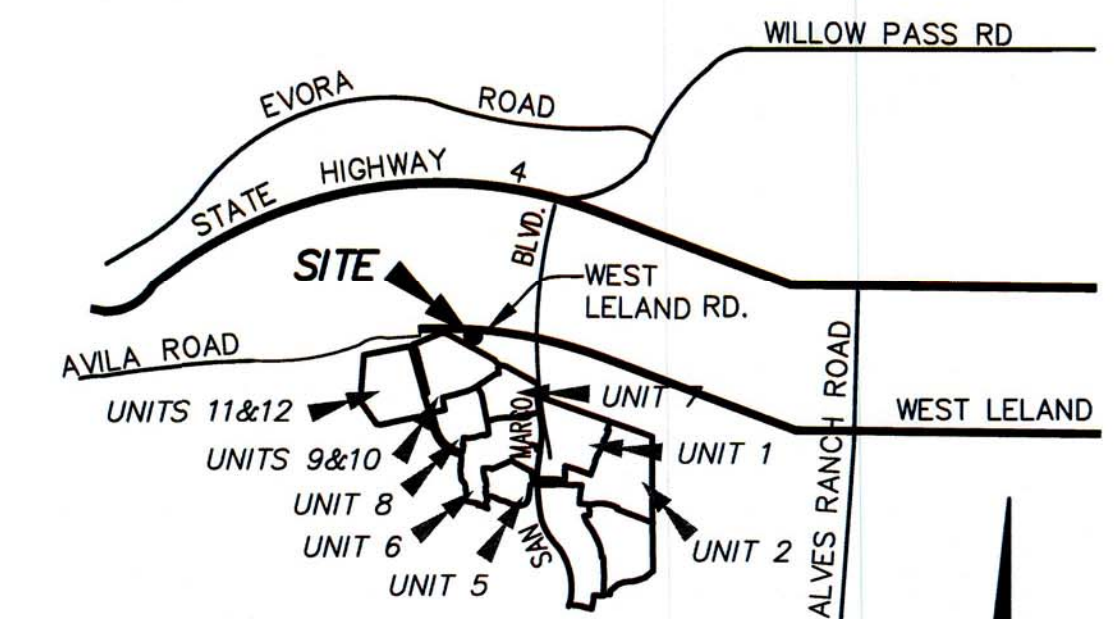
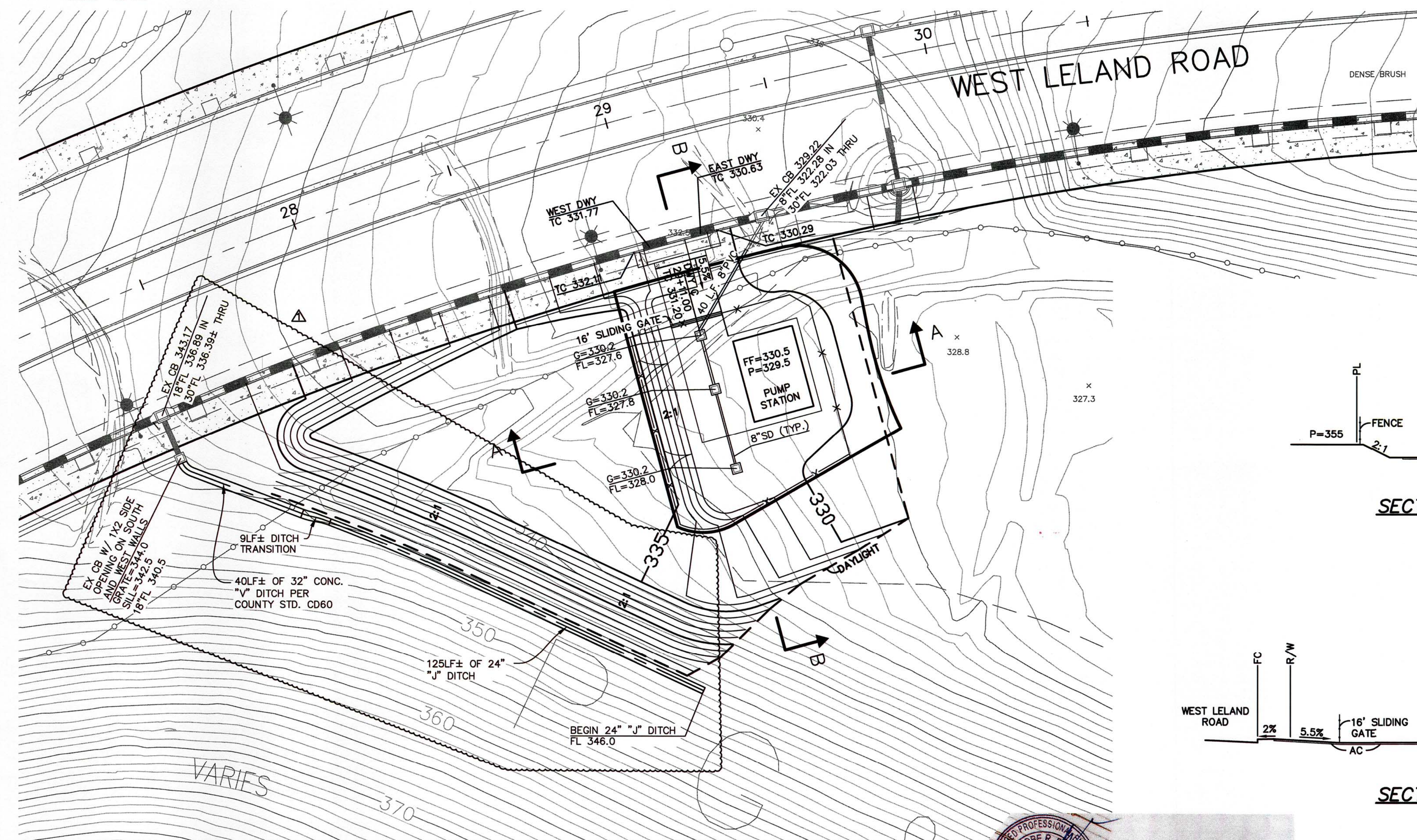
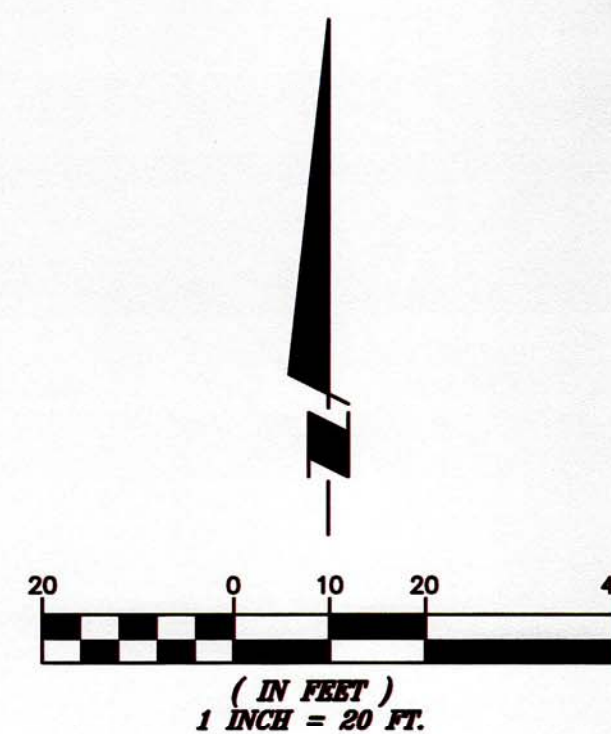
CIVIL ENGINEER: ISAKSON & ASSOCIATES, INC.
2 MIRANGO COURT
CLAYTON, CA 94517
PHONE: (925) 876-0889

SOILS ENGINEER: ENGO INC.
2010 CROW CANYON ROAD, NO. 250
SAN RAMON, CA 94583
PHONE: (925) 866-9000

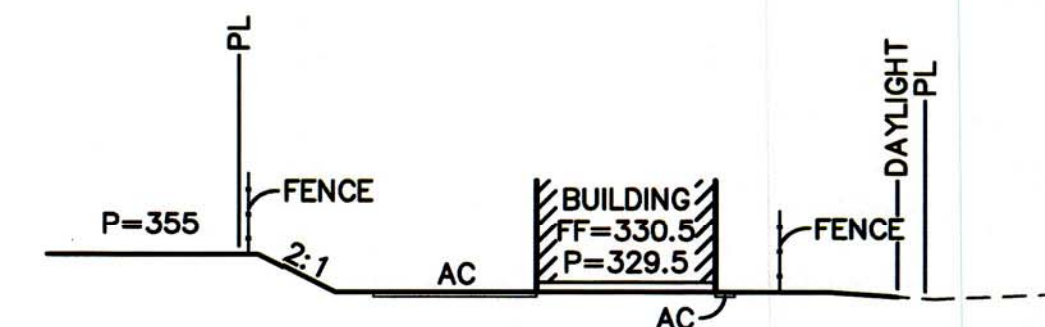
"SAN MARCO VILLAS PUMP STATION PS-8"

GRADING PLAN

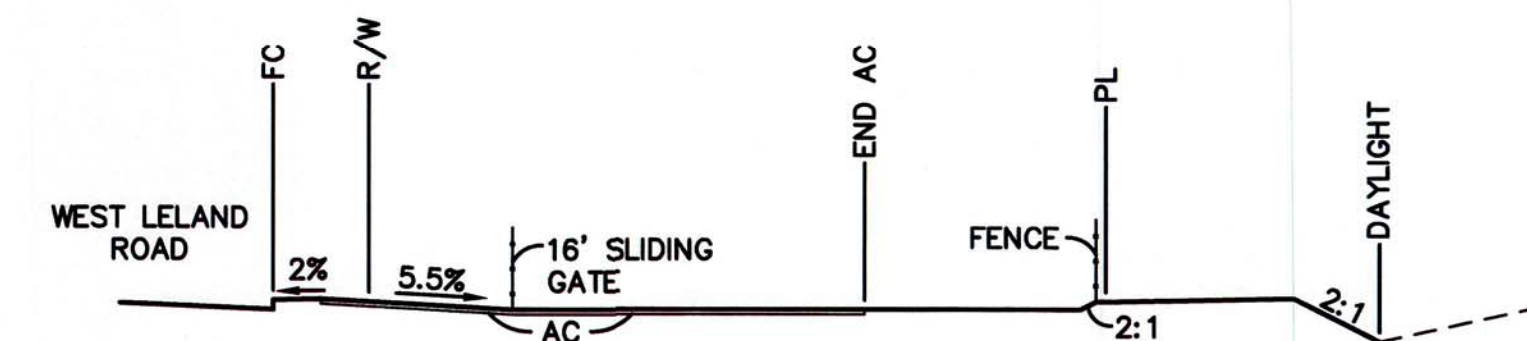
CITY OF PITTSBURG
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE



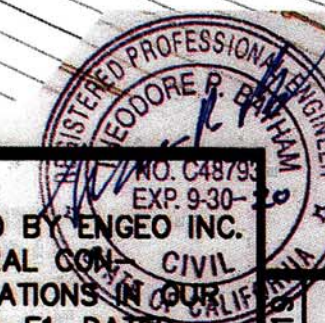
SECTION A-A
1"=20'



SECTION B-B
1"=20'

ACCEPTED BY: *[Signature]*
RICHARD D. ABBOTT, CITY ENGINEER RCE 85440
DATE: 6/21/19
CITY ENGINEER SHALL NOT RELIEVE THE DEVELOPER OR THE ENGINEER FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS NOR FROM ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF.
THE CITY ENGINEER SHALL SIGN ANY REVISION PRIOR TO CONSTRUCTION. THREE COPIES OF THE REVISION SHALL BE SUBMITTED TO THE CITY.
A "RECORD DRAWING" ON MYLAR FILM SHALL BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF THE WORK AS COMPLETE.

SOILS ENGINEER :
THIS PLAN HAS BEEN REVIEWED BY ENGO INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT, PROJECT NO. NI-2705-E1, DATED APRIL 2, 1991, PROJECT NO. 2705.1.100.01, DATED MARCH 26, 1999, AND THE SUPPLEMENTAL GEOTECHNICAL RECOMMENDATIONS DATED AUGUST 1, 2018 IN PROJECT NO. 2705.265.005. WE MAKE NO REPRESENTATIONS AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.
BY: *[Signature]* 6-18-19
THEODORE BAYHAM
RCE 48793, EXPIRES 9-30-20
(REVIEWED FOR GEOTECHNICAL ASPECTS ONLY)



DATE: 06-18-19 DESIGNED BY: DOI DRAWN BY: STAFF CHECKED BY: DOI JOB NO. 201901 SHEET 1 OF 1

WDID# 207C386700

GRADING PLAN

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

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

GENERAL NOTES:

1. BENCHMARK:

CONTRA COSTA COUNTY BM NO. 1571, BEING A STANDARD COUNTY DISK SET IN TOP OF CURB AT NW CORNER OF SHIRLEY STREET & SOUTH BROADWAY AVENUE
ELEVATION = 133.693
T.B.M. NO. 34: CUT X ON MEDIAN IN WEST LELAND ROAD, 270± EAST OF INTERSECTION OF WEST LELAND ROAD AND SAN MARCO BOULEVARD
ELEVATION = 223.54

2. BASIS OF BEARINGS:

THE MONUMENT LINE OF SANTA TERESA DRIVE, TAKEN AS N18°04'35"W BETWEEN STANDARD STREET MONUMENTS PER SUBDIVISION 9313 (518 M 13) AND IS BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE III. (C.C.S. 27)

3. WATER LINES TO BE INSTALLED ACCORDING TO THE CITY OF PITTSBURG STANDARD SPECIFICATIONS, STANDARD DETAILS AND AWWA C-651-B6. WATER SERVICE SHALL BE 1" DIAMETER COPPER, TYPE K WITH 5 LB. ANODE, OR AS DIRECTED BY CITY ENGINEER. SEE STD. DETAIL W-5. THERE SHALL BE A 2' MIN. OFFSET OF WATER SERVICES AND A 4' MIN. OFFSET OF SERVICES FROM VALVES.

4. ALL WATER METERS AND BOXES TO BE PROVIDED BY THE CITY OF PITTSBURG UPON PAYMENT OF REQUIRED FEES. CONTRACTOR SHALL PROVIDE WATER MAINS, ALL SPECIAL FITTINGS, AND 1" SERVICE FOR EACH LOT AND INSTALL THE METER AND METER BOXES IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS & STANDARD DETAILS. METER BOXES TO BE INSTALLED AT BACK OF SIDEWALK OR BEHIND THE CURB AS APPLIES, STANDARD DETAIL W-5.

5. WATER MAIN TO HAVE RESILIENT WEDGE GATE VALVES FOR LINES UP TO AND INCLUDING 10" IN SIZE, FOR SIZES 12" AND GREATER USE BUTTERFLY VALVES, RING-TITE FITTINGS, AND (RESIDENTIAL / COMMERCIAL) TYPE FIRE HYDRANTS (STD. W-4). PIPE SHALL BE POLY WRAPPED WITH CATHODIC PROTECTION AND CORROSION MONITORING TEST STATION PER CITY OF PITTSBURG STANDARD SPECIFICATIONS AND DETAILS.

6. CONTRACTOR SHALL NOT TURN OFF ANY VALVES IN THE CITY OF PITTSBURG NOR MAKE ANY CONNECTIONS TO EXISTING DOMESTIC WATER DISTRIBUTION SYSTEM WITHOUT WRITTEN CONSENT OF CITY ENGINEER. CONNECTIONS REQUIRING SHUTDOWN OF EXISTING SYSTEMS SHALL BE DONE BETWEEN THE HOURS OF MIDNIGHT & 6 A.M., OR AS DIRECTED BY CITY ENGINEER.

7. WATER LINE INSTALLATION AND TESTING TO BE DONE PER CITY STANDARD AND AWWA C651-14. USE AWWA BACTERIAL SAMPLE.

8. ALL SANITARY SEWER PIPE SHALL CONFORM TO CITY OF PITTSBURG STANDARD SPECIFICATIONS & STANDARD DETAILS FOR PLASTIC PIPE. ALL SANITARY SEWER 8 IN DIAMETER OR LARGER WHETHER PUBLIC OR PRIVATE MUST BE T.V. IN THE PRESENCE OF BOTH CITY CONSTRUCTION INSPECTOR & CONTRACTOR AT CONTRACTOR'S EXPENSE. SAID INSPECTION SHALL BE ARRANGED FOR AND PAID BY CONTRACTOR AFTER BACKFILL AND COMPACTION ARE COMPLETE BUT PRIOR TO INSTALLATION OF ANY STREET SECTION, CONCRETE SLABS, OR FINISHED GRADES. ANY DEFECTS WILL BE CORRECTED, TRENCH BACKFILLED AND COMPACTION AND THE SANITARY SEWER REMONITORED AT CONTRACTOR'S EXPENSE UNTIL APPROVED BY THE CITY. ALL SEWER MAIN AND LATERALS SHALL BE AIR TESTED PER CITY AND CENTRAL CONTRA COSTA SANITATION DISTRICT STANDARDS. THERE SHALL BE AT LEAST 2' BETWEEN ADJACENT SEWER LATERALS.

9. CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS, OR HAZARDOUS CONDITIONS OR AS MAY OTHERWISE BE DIRECTED BY THE CITY ENGINEER.

10. APPROVAL OF THESE PLANS BY THE CITY ENGINEER SHALL NOT RELIEVE THE DEVELOPER OR HIS ENGINEER FROM RESPONSIBILITY FOR THE DESIGN OF IMPROVEMENTS AND FOR ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF.

11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK TO AVOID CONFLICTS BETWEEN SEWER LATERALS, STORM DRAINS, AND WATER MAINS. CONTRACTOR SHALL POTHOLE EXISTING FACILITIES TO VERIFY ELEVATIONS SHOWN ON THE PLANS PRIOR TO THE INSTALLATION OF NEW UTILITIES.

12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD DETAILS FOR CONSTRUCTION OF IMPROVEMENTS FOR THE CITY OF PITTSBURG, CALIFORNIA, AND SHALL MEET APPROVAL OF THE CITY ENGINEER OF THE CITY OF PITTSBURG.

13. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS & PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE TO NORMAL WORKING HOURS, AND THAT CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER HARMLESS FROM ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

14. CONTRACTOR SHALL COMPLY WITH RULES AND REGULATIONS OF STATE, CITY AND OSHA CONSTRUCTION SAFETY ORDERS.

15. CONTRACTOR SHALL POST EMERGENCY PHONE # 'S FOR ENGINEERING CONSTRUCTION DIVISION, AMBULANCE, POLICE AND FIRE DEPARTMENT. CONTRACTOR SHALL PROVIDE CITY ENGINEER WITH PHONE NUMBERS OF ONE SUPERINTENDENT AND TWO APPOINTED ALTERNATES FOR AFTER HOUR EMERGENCIES.

16. CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AS DIRECTED BY THE CITY ENGINEER AND CITY OF PITTSBURG STANDARD DRAWINGS AND SPECIFICATIONS, CURRENT EDITION.

17. ENCROACHMENT PERMITS REQUIRED FOR WORK WITHIN EXISTING PUBLIC RIGHTS OF WAY SHALL BE OBTAINED BY CONTRACTOR PRIOR TO STARTING SUCH WORK. GRADING PERMIT REQUIRED FOR ALL CONSTRUCTION.

18. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER, CITY OF PITTSBURG, OR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE OBSTRUCTIONS ENCOUNTERED.

19. CONTRACTOR TO INSTALL BACKFLOW PREVENTER VALVES AFTER EACH WATER METER IF REQUIRED BY CITY ENGINEER.

20. THE CONTRACTOR SHALL OBTAIN A HYDRANT WATER METER AND PERMIT FROM THE CITY PRIOR TO USE OF ANY CITY WATER FOR CONSTRUCTION PURPOSES.

21. ALL ELECTRICAL AND GAS UTILITIES TO BE PROVIDED BY PACIFIC GAS & ELECTRIC CO., AND INSTALLED UNDERGROUND BEFORE CONSTRUCTION OF CURB, GUTTER AND SIDEWALKS. CONTRACTOR TO SUPPLY ONE PRINT OF THE PG&E SERVICES DRAWING TO THE CITY OF PITTSBURG ENGINEERING CONSTRUCTION DIVISION AT TIME OF "RECORD DRAWINGS".

GENERAL NOTES (CONT.):

22. WHERE A CONFLICT OCCURS BETWEEN CITY OF PITTSBURG STANDARD SPECIFICATIONS, STANDARD DETAILS, AND RECOMMENDATIONS BY THE DEVELOPERS ENGINEER AND/OR SOILS ENGINEER, THE MORE STRINGENT SHALL APPLY.

23. FOR DETAILS NOT SHOWN ON THESE PLANS, REFER TO CITY OF PITTSBURG STANDARD DRAWINGS AND SPECIFICATIONS, CURRENT EDITION.

24. CONTRACTOR SHALL NOTIFY USA 800 277-2600, 48 HOURS PRIOR TO ANY EXCAVATION. CONTACTING USA DOES NOT RELIEVE CONTRACTOR FROM HIS RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES OR IN REPAIR OF BURIED UTILITIES DAMAGED BY HIS OPERATIONS.

25. REVISIONS TO THESE PLANS SHALL BE SUBMITTED ON ORIGINALS TO CITY ENGINEER FOR APPROVAL AND SIGNATURE, THEN THREE COPIES OF APPROVED REVISED PLANS SHALL BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION IN THE FIELD. A SEPIA MYLAR COPY OF APPROVED AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY UPON FINAL APPROVAL OF COMPLETED PROJECT.

26. A GRADING PERMIT WILL BE REQUIRED FROM CITY OF PITTSBURG PRIOR TO START OF GRADING.

27. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE TEMPORARY DRAINAGE FACILITY DURING THE RAINY SEASON OPERATION AND PROTECT ALL GRADED AREAS FROM EROSION. CONTRACTOR SHALL REPAIR ANY AREA OF EROSION PRIOR TO ACCEPTANCE OF GRADING.

28. ALL GENERAL CONTRACTORS AND SUB-CONTRACTORS MUST HAVE A CITY OF PITTSBURG BUSINESS LICENSE.

29. STORM DRAIN PIPE TO BE INSTALLED ACCORDING TO THE CITY OF PITTSBURG STANDARD SPECIFICATIONS AND STANDARD DETAILS. STORM DRAIN PIPE TO BE ADS N-12 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

30. CLEARANCE BETWEEN STORM DRAIN AND SANITARY SEWER LINES IS 12" OR GREATER UNLESS SHOWN OTHERWISE.

31. SOILS REPORT: A GEOTECHNICAL FEASIBILITY EXPLORATION REPORT, PROJECT NO. N1-2705-E1, DATED APRIL 2, 1991, UPDATED GRADING RECOMMENDATIONS, PROJECT NO. 2705.1.100.01, DATED MARCH 26, 1999, AND THE GRADING AND FLEXIBLE PAVEMENT SECTION RECOMMENDATIONS IN PROJECT NO. 2705.265.007 WERE PREPARED BY ENGEO INC.

32. GRADING OPERATION SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF PITTSBURG, CHAPTER 15.88 OF THE PITTSBURG MUNICIPAL CODE AND THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL EXPLORATION REPORT. THE SOILS ENGINEER SHOULD BE ON SITE FOR OBSERVATION AND REPORTING FOR GRADING OPERATION.

33. DIMENSIONS LOCATING CURB AND GUTTER ARE TO FACE OF CURB.

34. A "W" SHALL BE STAMPED ON THE TOP OF CURB OVER EACH WATER SERVICE.

35. A "S" SHALL BE STAMPED ON THE TOP OF CURB OVER EACH SEWER LATERAL.

36. WHERE PAVEMENT IS TO BE EXTENDED, EXISTING IMPROVEMENT ENDS MUST BE SAW-CUT. ANY A.C. OR P.C.C. PAVEMENT REMOVED MUST BE SAW-CUT OR REMOVED TO AN EXPANSION JOINT.

37. STANDARD STREET NAME SIGNS AND STOP SIGNS SHALL BE INSTALLED AT LOCATIONS DESIGNATED BY THE CITY ENGINEER. STOP SIGNS SHALL HAVE REQUIRED APPROPRIATE PAVEMENT MARKING IN THERMOPLASTIC STANDARD DETAILS T-3. STREET SIGNING AND STRIPING SHALL BE INSTALLED BY CONTRACTOR.

38. STREET PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT. ONE TREE SHALL BE PLANTED PER LOT WITH THE EXCEPTION OF CORNER LOTS WHICH WILL REQUIRE TWO TREES.

39. HANDICAP RAMPS SHALL BE CONSTRUCTED TO STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION CURB RAMP DETAIL "CASE C" PER RSP A88A, DATED JULY 15, 2016 AND SHALL INCLUDE DETECTABLE WARNING SURFACE 3' DEEP FOR THE WIDTH OF THE RAMP.

40. THE OFFICE OF ISAKSON & ASSOCIATES, INC. (PHONE 925-876-0889) SHALL BE NOTIFIED 48 HOURS PRIOR TO THE REQUIRING OF ANY STAKES.

41. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DRIVEWAY AND SEWER LATERAL LOCATION STAKES WITH A REPRESENTATIVE OF THE OFFICE OF ISAKSON & ASSOCIATES PRIOR TO CONSTRUCTION (PHONE 925-876-0889), IMMEDIATELY AFTER WHICH ISAKSON & ASSOCIATES SHALL TERMINATE THEIR LIABILITY FOR THE CORRECT LOCATION OF SAID STAKES.

42. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND MATERIALS BASIS.

43. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE CITY ENGINEER OR THE OWNER.

44. PRESSURE REDUCERS MAY BE REQUIRED ON CERTAIN WATER SERVICES DEPENDING ON THE FINAL ZONE BOUNDARY LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER.

45. CURBS SHALL BE PAINTED RED 10 FEET EACH SIDE OF FIRE HYDRANTS.

46. NO WORK SHALL BEGIN ON THIS PROJECT PRIOR TO A PRECONSTRUCTION CONFERENCE WITH CITY STAFF. CALL RICHARD ABONO, CITY ENGINEER, (925) 252-4930, TO ARRANGE FOR THIS CONFERENCE.

47. NOISE-GENERATING CONSTRUCTION ACTIVITIES, INCLUDING TRUCK TRAFFIC TO AND FROM THE PROJECT SITE, SHALL BE ALLOWED ONLY DURING THE DAYTIME, WEEKDAY (NON-HOLIDAY) HOURS OF 7:00 AM TO 5:30 PM. SATURDAY WORK TO BE APPROVED BY THE CITY ENGINEER.

48. ALL ON-SITE STORM DRAIN INLETS SHALL BE LABELED "NO DUMPING-DRAINS TO DELTA" USING CITY APPROVED METHODS.

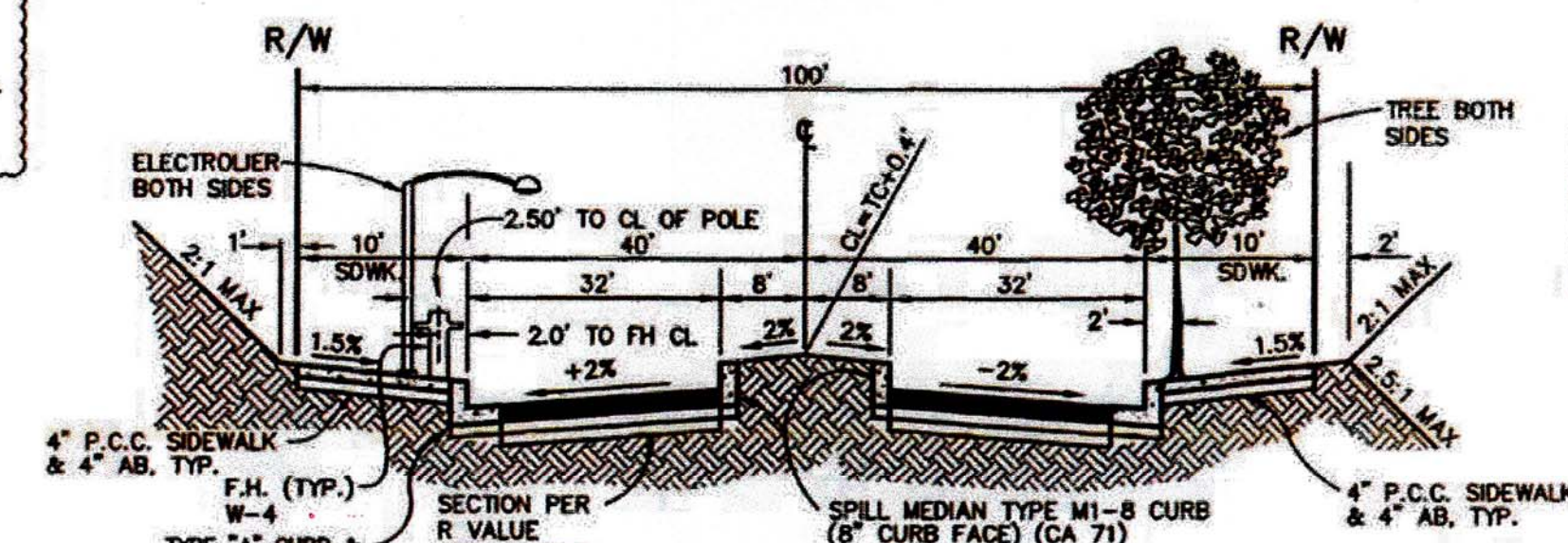
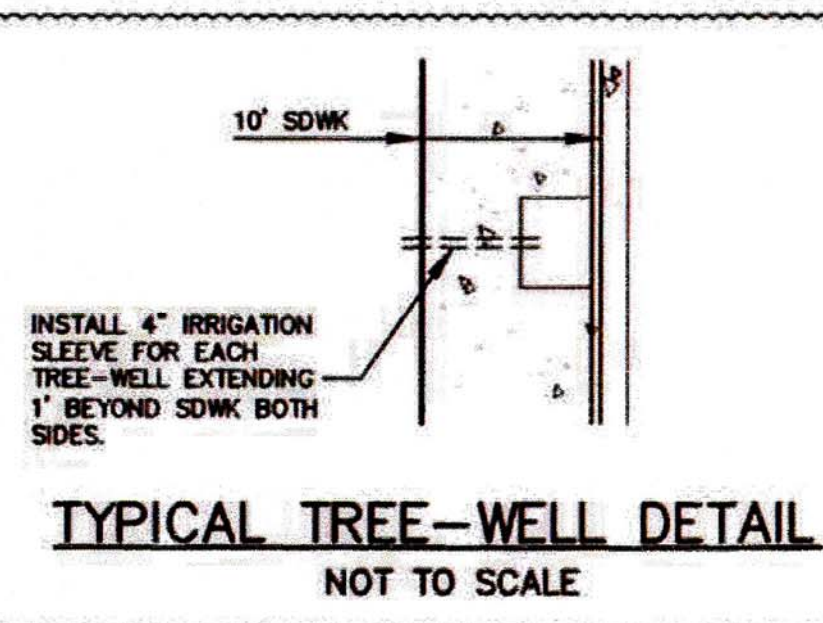
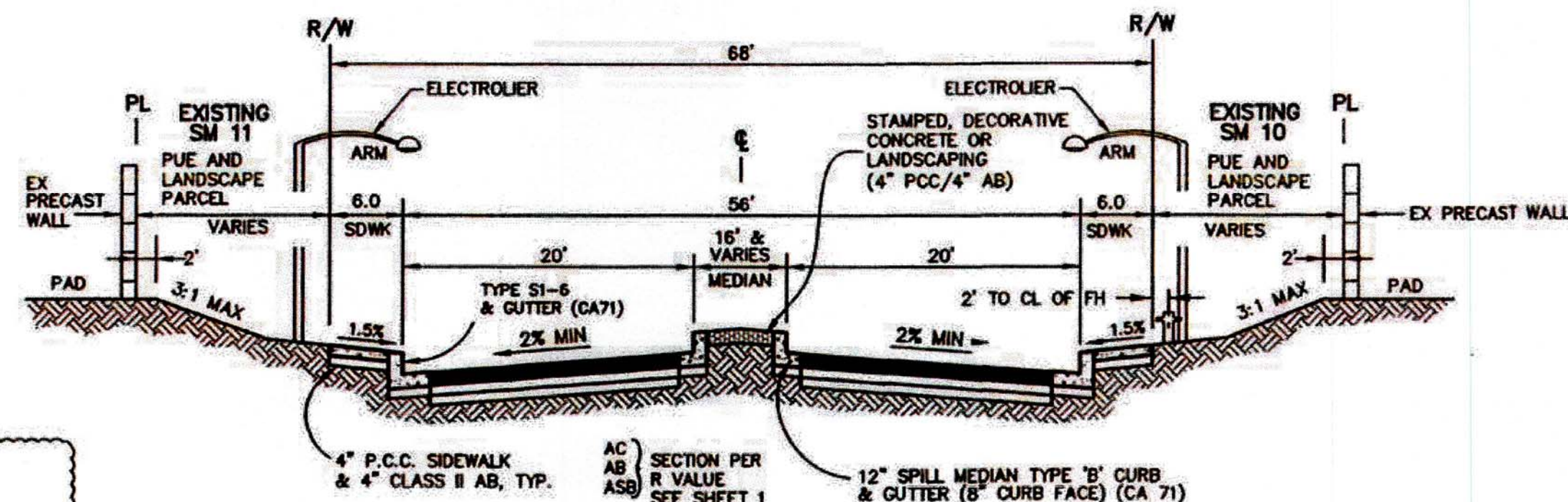
49. WATER SAMPLING STATION, PER CITY STANDARD W-13 SHALL BE INSTALLED AT LOCATION APPROVED BY CITY ENGINEER.

50. REFER TO CITY STANDARD DETAILS FOR EXCEPTIONS TO CONTRA COSTA COUNTY AND CENTRAL CONTRA COSTA SANITARY DISTRICT DETAILS AND SPECIFICATIONS.

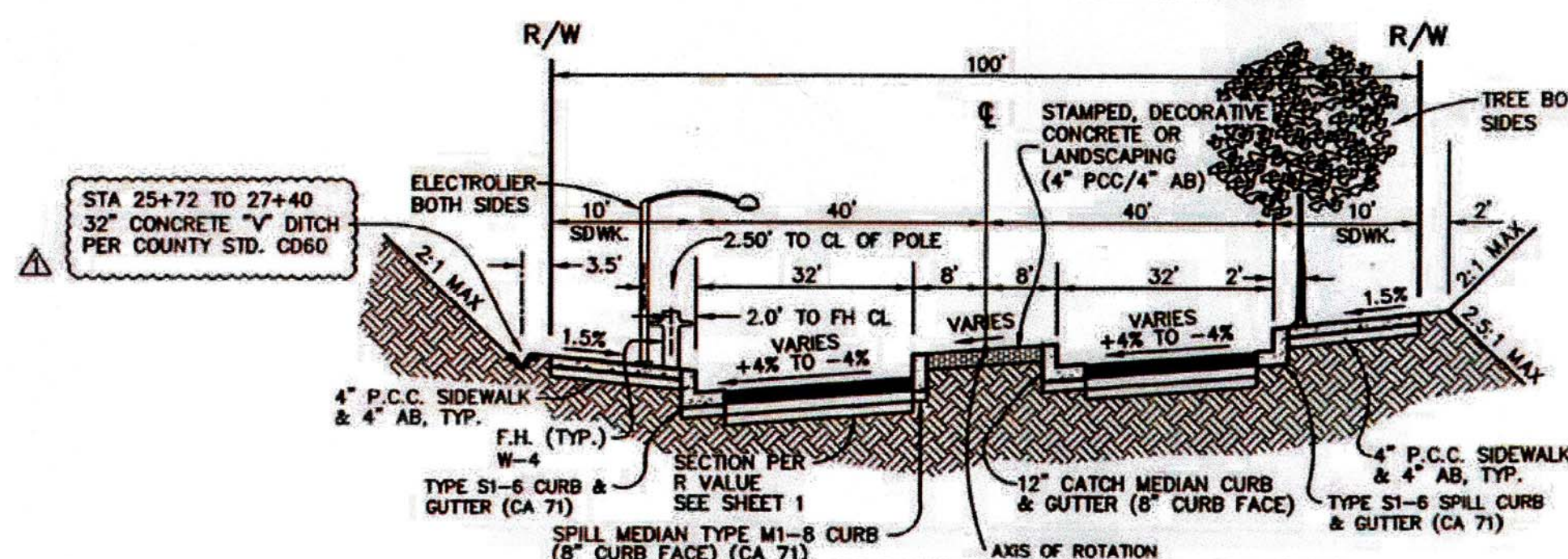
RECORD DRAWINGS

THESE ARE THE FINAL RECORD DRAWINGS FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

DAVID O. ISAKSON, RCE 21764 DATE 9/16/20



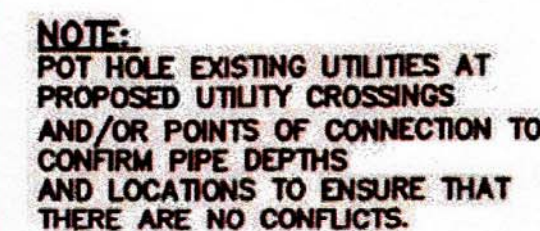
NOTE: STREET TREES SHALL BE PLANTED IN SIDEWALK BOTH SIDES 40 FEET ON CENTER. SEE APPROVED LANDSCAPING PLANS FOR SIDEWALK AREAS TO HAVE TREE WELLS.



NOTE: STREET TREES SHALL BE PLANTED IN SIDEWALK BOTH SIDES 40 FEET ON CENTER. SEE APPROVED LANDSCAPING PLANS FOR SIDEWALK AREAS TO HAVE TREE WELLS.

ACCEPTED BY: [Signature]
RICHARD D. ABONO, CITY ENGINEER RCE 85440
DATE: 9/16/20
CITY ENGINEER SHALL NOT RELIEVE THE DEVELOPER OR THE ENGINEER FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS NOR FROM ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF.
THE CITY ENGINEER SHALL SIGN ANY REVISION PRIOR TO CONSTRUCTION. THREE COPIES OF THE REVISION SHALL BE SUBMITTED TO THE CITY.
A "RECORD DRAWING" ON MYLAR FILM SHALL BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF THE WORK AS COMPLETE.

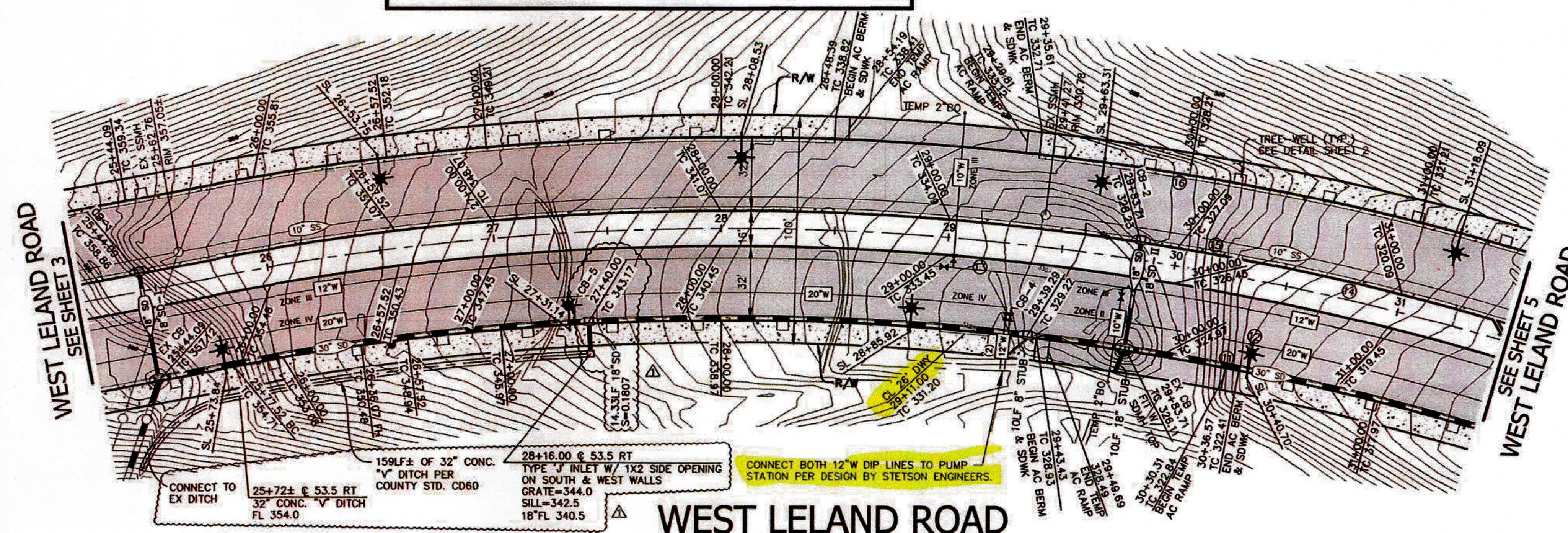
WEST LELAND & SANTA TERESA EXTENSION
IMPROVEMENT PLANS
WEST LELAND ROAD
CONTRA COSTA COUNTY CALIFORNIA
Isakson & Assoc. Inc.
civil land engineering
2 Mirango Court, Clayton, CA 94517 Phone: (925) 876-0889
DATE: 04-24-19 DESIGNED BY: [Signature] CHECKED BY: [Signature] JOB NO. 201717 SHEET 2 OF 11



THESE ARE THE FINAL RECORD DRAWINGS FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

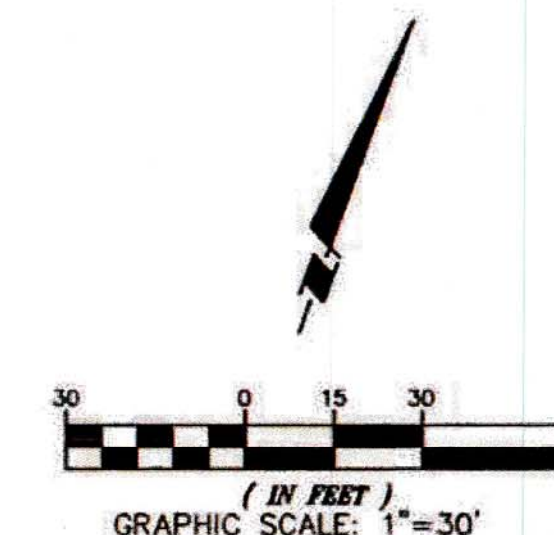
DAVID O. ISAKSON, RCE 21764

DATE _____

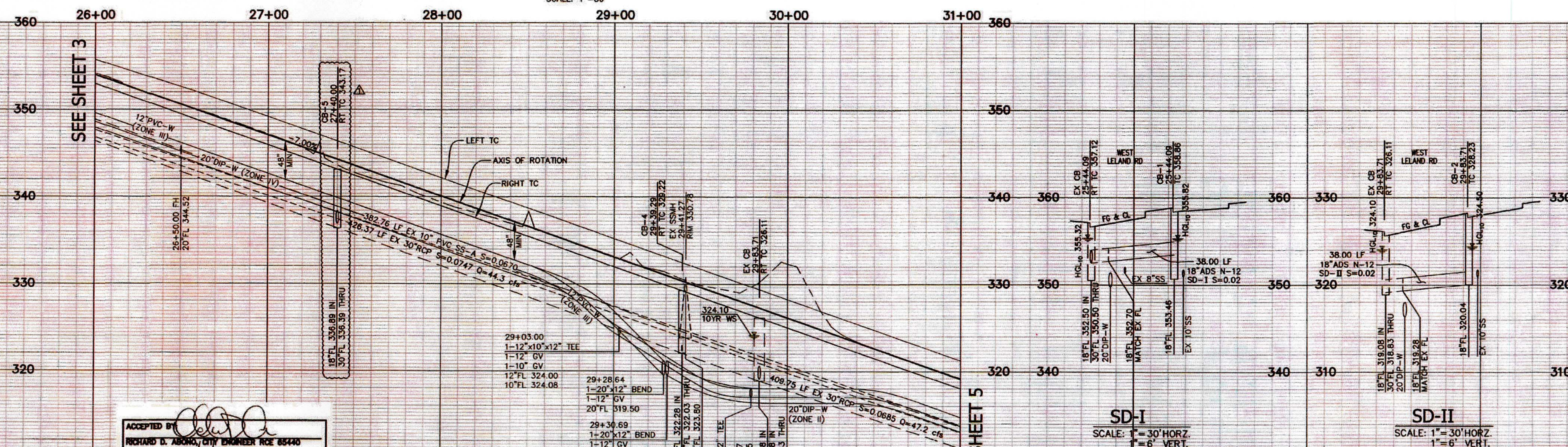


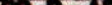
WEST LELAND ROAD

SCALE: 1"=30'



NO.	RADIUS	DELTA	LENGTH	DEG.
11	1160.00'	40°08'49"	812.81'	V
12	1172.00'	39°36'36"	810.23'	V
13	1192.00'	31°45'57"	660.87'	V
14	1200.00'	48°24'32"	1013.87'	C
15	1208.00'	41°16'55"	870.37'	V
16	1240.00'	40°08'49"	868.86'	V



ACCEPTED BY: 
RICHARD D. ABONO, CITY ENGINEER RCE 05440

DATE: 5/13/19

CITY ENGINEER SHALL NOT RELIEVE THE DEVELOPER OR THE ENGINEER FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS NOR FROM ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF

THE CITY ENGINEER SHALL SIGN ANY REVISION PRIOR TO CONSTRUCTION. THREE COPIES OF THE REVISION SHALL BE SUBMITTED TO THE CITY.

A "RECORD DRAWING" ON MYLAR FILM SHALL BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF THE WORK AS COMPLETE.

PROFILE

SCALE: 1" = 30' HORIZ.
1" = 6' VERT.

SD-I
SCALE: 1" = 30' HORZ
1" = 6' VERT

SD-II
SCALE: 1" = 30' HOR.
1" = 6' VER.

WEST LELAND & SANTA TERESA EXTENSION

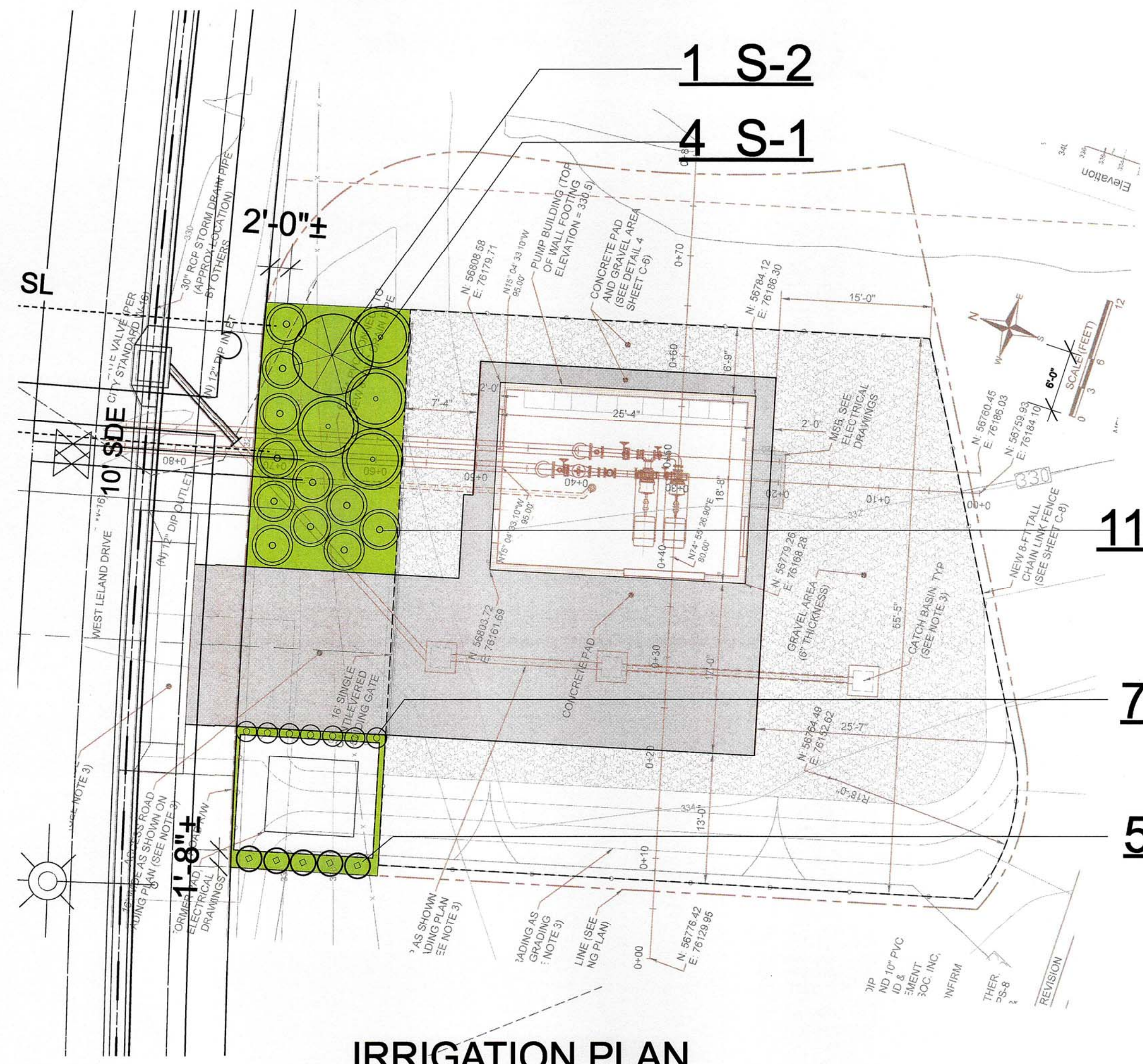
IMPROVEMENT PLANS

CITY OF PITTSBURG WEST ELEANOR ROAD CALIFORNIA

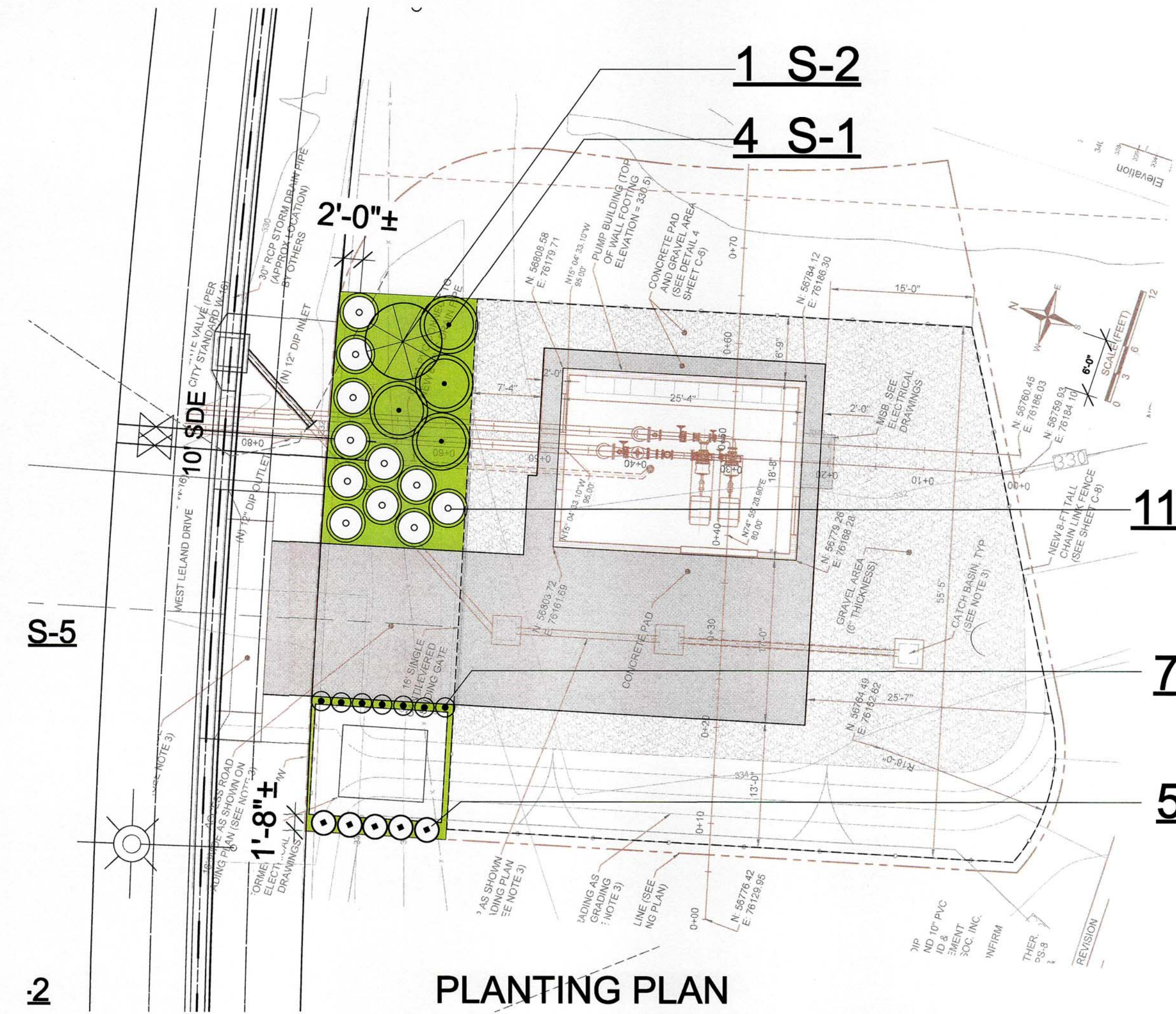
Isakson & Assoc., Inc.
civil engineering land surveying

2 Mirango Court, Clayton, CA. 94517 Phone: (925) 876-0889

DATE: 04-24-19	DESIGNED BY: DOI	DRAWN BY: STAFF	CHECKED BY: DOI	JOB NO. 201717	SHEET 4 OF 1
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IRRIGATION PLAN



PLANTING PLAN

LEGEND

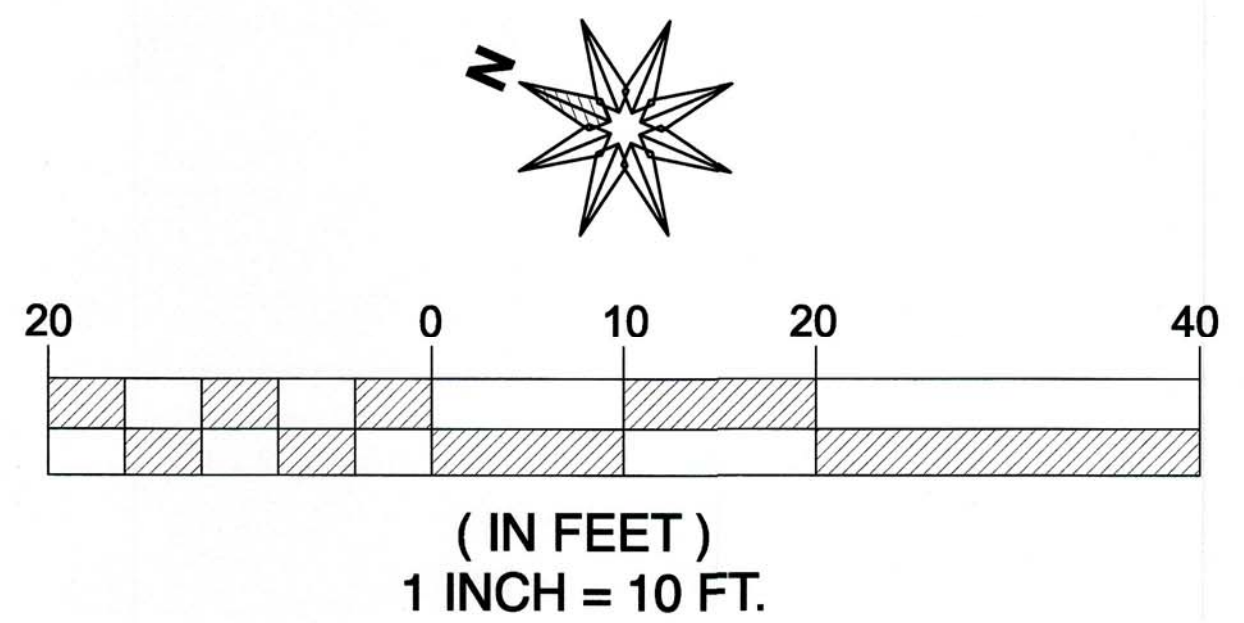
- EXISTING SOUND WALL
- RIGHT-OF-WAY LINE
- LOT LINE
- RETAINING WALL
- TEMPORARY CONSTRUCTION FENCE
- STREET LIGHT
- FIRE HYDRANT

NOTE:
LOCATIONS FOR UTILITY BOXES AND VAULTS ARE APPROXIMATE ONLY. CONTRACTOR TO ADJUST PLANTING AND IRRIGATION DESIGN AT UTILITY FAULTS AS NEEDED TO FIT AS-BUILT CONDITIONS.

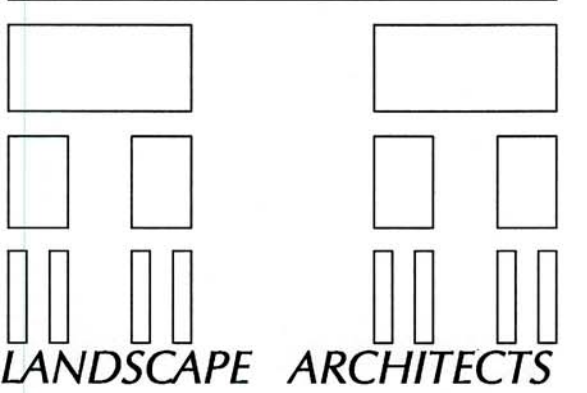
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER DEMAND	MINIMUM SPACING O.C.	QUANTITY
SHRUBS & GROUND COVERS						
S-1	Arctostaphylos 'John Dourley'	John Dourley	1 Gallon	Low	6 Ft. O.C.	4
S-2	Heteromeles arbutifolia	Toyon	1 Gallon	Low	8 Ft. O.C.	1
S-6	Lantana montedivdensis	Lantana	1 Gallon	Low	4 Ft. O.C.	11
S-9	Podocarpus m. 'Maki'	Maki Dwarf Yew Pine	5 Gallon	Moderate	3 Ft. O.C.	5
GC-2	Trachelospermum jasminoides	Star Jasmine	1 Gallon	Moderate	2 Ft. O.C.	7

Plant Schedule shall be used as a guideline only. Contractor shall verify sizes, quantities and availability by plan check and supply sufficient Source for plant water use is the WUCOLS database, 2014 version.



M D FOTHERINGHAM



1700 North Broadway, Suite 390
Walnut Creek, CA 94596
Telephone: 925-939-8292
Fax: 925-939-8292
Email: mdf@mdfotheringham.com
License Stamp



Consultants

Project
**San Marco
West Leland Road
Extension**
Pittsburg, CA

Client
WEST COAST HOME BUILDERS, INC.
4021 PORT CHICAGO HIGHWAY
CONCORD, CALIFORNIA
925-671-7711

Sheet Title

PUMP STATION
IRRIGATION &
PLANTING
PLANS

Scale
AS SHOWN

Designed by
MDF

Drawn by
BH/MDF

Checked by
MDF

Revisions

Start Date	Issue Date
October 27, 2017	December 19, 2020
Project Number	
1726	
Sheet Number	
L3-A	



Planning Application

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

TYPE OF APPLICATION REQUESTED:

- | | |
|--|---|
| ☐ UP Conditional Use Permit | ☐ ZA Zoning Administrator |
| ☒ DR Design Review | ☐ TRP Tree Removal Permit |
| ☐ ADR Design Review (Admin) | ☐ TA Temporary Activity |
| ☐ GP General Plan Amendment | ☐ PPR Preliminary Plan Review |
| ☐ RZ Rezoning (Includes PUD) | ☐ MM Minor Modification (wireless) |
| ☐ SUB Major Subdivision | ☐ SR Sign Review (Type: _____) |
| ☐ MS Minor Subdivision | |
| ☐ VA Variance | ☐ Other: _____ |

STAFF USE ONLY

Application Number: AP-24-1585 Date Filed: 4/28/24

PROJECT INFORMATION:

Project Name (Business/Development): San Marco Pump Station PS-8
Address/Location of Project: West Leland Road west of Villa Drive
Assessor's Parcel No(s): 091-050-047 (Portion)
Mapping Address (Latitude/Longitude): _____
Existing General Plan / Zoning Designations: High Density Residential/ PD
Proposed General Plan / Zoning Designations: High Density Residential/ PD
Existing Use: Vacant
Proposed Use: Water Pump Station in accordance with the City Water Master Plan
Size of Existing Structure(s): None
Size of Proposed Additions / New Structure(s): 473 square feet
Amount of New Impervious Surfaces (s.f. or acres)¹: 1,372 square feet (0.0315 Acres)
Property Size (s.f. or acres): 5,079 square feet No. of Existing Lots: N/A1 Proposed: 1
Days/Hours of Operation: Variable. At times can be 24 hours a day operation
No. of Employees, Existing: 0 Proposed: City Staff occasionally
No. of On-Site Parking Stalls, Existing: 0 Proposed: 2
HCP Land Cover Type: Project is not in the HCP Cortese List: Yes ☐ No ☒

¹ If over 10,000 square feet, a stormwater control plan and related documents may be required per PMC §13.28.050(A)(2). Please contact Planning staff or refer to the Stormwater C.3 Guidebook available at www.cccleanwater.org/construction/nd.php for further guidance.

Proposed Project/Use Description:

(Attach additional sheets if necessary. For sign permits, include length x width x height dimensions, sign copy, colors, and length of building frontage.)

See attached Project Description

APPLICANT INFORMATION:

Applicant Name: West Coast Home Builders, Inc. **Primary Contact:** Richard Sestero
E-Mail: dsestero@seenohomes.com **Phone:** 925-602-7235
Mailing Address: 4021 Port Chicago Highway, Concord, Ca 94520

Property Owner(s): Same as Applicant
E-Mail: _____ **Phone:** _____
Mailing Address: _____

Notarized Signature of Agent and/or Property Owner:

Agent (Attach Notary): _____ **Date:** _____
Property owner/manager (attach notary): _____ **Date:** _____

(If not property owner or manager, provide letter from property owner authorizing agent to sign application.)

SUBMITTAL REQUIREMENTS: (to be completed by the applicant)

- ☒ Consultation with Planning Division
- ☒ Completed Planning Application Form
- ☒ 2 sets (minimum) of Project Plans* + 1 electronic set on a flash drive or CD
- ☒ Correct Filing Fees (if paying by check, make payable to "City of Pittsburg")
- ☐ Anticipated Postage Fees for Public Notices (check with Planning Division if applicable)

*One full-sized and one reduced (8.5" x 11" or 11" x 17") required. Please review the Planning Application Submittal Checklist (separate handout) for details about what needs to be included on the project plans.

STAFF USE ONLY

TOTAL FEES PAID*: 1,200 **Date Rec'd:** 2/28/21 **By:** HR

*Attach Copy of Completed Planning Receipt Form or Developer Deposit Request

SAN MARCO PUMP STATION PS-8

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS WATER PUMP STATION PS-8 AS SPECIFIED IN THE CITY WATER SYSTEM MASTER PLAN. THIS IS A DESIGN REVIEW APPLICATION FOR THE EXTERIOR OF THE 473 SQUARE FOOT PUMP STATION BUILDING WHICH WILL BE LOCATED ON THE SOUTH SIDE OF WEST LELAND ROAD JUST WEST OF VILLA DRIVE. LANDSCAPING IS PROPOSED ALONG THE FRONTAGE OF THE SITE OUTSIDE OF THE PUMP STATION FENCE AND GATE.

THE FLOOR AREA RATIO FOR THE SITE IS JUST UNDER 10 %. THERE IS AN EXISTING STREET LIGHT JUST WEST OF THE SITE AND A TRANSFORMER ON THE FRONT RIGHT SIDE OF THE SITE FRONTAGE.

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving a Request for the	)	
Placement of one Microwave	)	
Communications Monopole at 570 W.	)	Resolution No. 366
10 th Street, for "Trans Bay Cable	)	
Microwave Communications, AP-20-1550	)	
(AD).")	)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On December 22, 2020, Richard Van Horn, Total Telco Specialist, on behalf of Trans Bay Cable, filed Administrative Design Review Application No. 20-1550, requesting administrative design review approval for the placement of one 60-foot microwave communications monopole, which is intended to provide backup communication for the two substations located at Pittsburg and Potrero in the case of a system disruption to assure power security for the citizens in the Bay Area. The subject site is located at 570 W. 10th Street, in the CS-O (Service Commercial with Limited Overlay, City Council Ordinance No. 06-1277) District. Assessor's Parcel Number 085-270-019.
- B. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).
- C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918 delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 8, "Ancillary Structures," of Planning Commission Resolution No. 9918.
- D. On January 26, 2021, a Notice of Intent to exercise staff-delegated authority for this project was included on the Planning Commission agenda.
- E. Design review approval can be granted by the Zoning Administrator only after she makes a determination that the proposed project is consistent with PMC section 18.36.220 (B).
- F. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 11, "Accessory Structures" of the state CEQA Guidelines, section 15311.

Section 2. Findings

- A. Based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburgh, and based on evidence presented to the Zoning Administrator on February 3, 2021, the Zoning Administrator finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. In accordance with the requirements of PMC 18.36.220 (B), the proposed monopole:
 - a. Will conform with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the monopole is reflective of the industrial use on the site; and, in that the equipment will be located behind and screened by the existing building at the site.
 - b. Will be protected against exterior and interior noise, vibrations, and other factors that may tend to make the environment less desirable, in that the structure will be constructed to comply with current building code standards that are intended to provide adequate protection against noise and vibrations.
 - c. Will have an exterior design and appearance of the structure that is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, if a condition is added that the monopole and related structures be non-reflective to reduce the potential for glare and to encourage the monopole to recede into the background of the industrial equipment as much as possible.
 - d. Will be in harmony with proposed developments on land in the general area in that it will be placed adjacent to an industrial use and will reflect the industrial nature of the site. Further, the system will provide backup communication for the substations, providing a public service for residents in the Bay Area.
 - e. Generally conforms with the criteria set forth in the City of Pittsburgh Development Review Design Guidelines, in that the proposed structure's industrial features are in keeping with the character of the site. (DRDG IV.i). Further, the proposed monopole would comply with PMC section 18.80.020, which allows a mechanical appurtenance covering less than 10 percent of the ground area to exceed the district height limit by 20 feet.

The 60 foot monopole would exceed the 50 foot maximum height of structures in the CS district by 10 feet.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. 20-1550, subject to the following conditions.
1. Conformity with Project Plans. The project shall be constructed in substantial conformity with the project plans date stamped December 22, 2020, and attached to this resolution as Exhibit A, except as may be hereinafter modified.
 2. Colors and Materials. The new monopole shall be non-reflective and all structures associated with the project shall have a nonreflective surface.
 3. Structure Maintenance. The new monopole and accessory equipment shall be maintained in a good state of repair and the exterior finish must be clean and well maintained.
 4. Site Maintenance. The entire parcel shall be kept clean and free of all litter, debris, and refuse.

General Conditions

5. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburgh Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project, as applicable. Where there is a conflict between Planning Commission Resolution No. 8931 and the conditions identified herein, the specific conditions of this resolution shall apply.
6. Indemnification. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall

include, but not be limited to, all court costs and attorney's 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.

7. Other Agency Requirements. The applicant shall comply with all of the requirements of the Community Development Department (including the Planning, Engineering and Building Divisions), Contra Costa County Fire Protection District and all applicable local, state, and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
8. Expiration of Approval. This approval will expire on February 3, 2022, unless a building permit has been issued and the improvements noted herein are diligently pursued to completion, or unless a written request for extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator. The approval shall be valid for no more than six months from the date of building permit issuance, unless work is commenced and diligently pursued prior to the expiration of the applicable building permit.

Section 4. Effective Date

This resolution shall take effect immediately upon adoption of this resolution.

The foregoing resolution was passed and adopted the 3rd day of February, 2021, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

ZA Reso #366
EXHIBIT A

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TBC RADIO UPGRADE PROJECT

SITE NAME: PITTSBURG SUBSTATION

PROJECT SUMMARY

PROJECT OWNER:
TRANS BAY CABLE LLC
570 WEST 10TH STREET
PITTSBURG, CA 94565
CONTACT: MITCH BOLZ, OPERATIONS ENGINEER
PHONE: (808) 342-2714
EMAIL: MITCHELL.BOLZ@TRANSBAYCABLE.COM

SITE ADDRESS:
570 W. 10TH STREET
PITTSBURG, CA 94565

JURISDICTION:
CONTRA COSTA COUNTY, CALIFORNIA

OCCUPANCY GROUP:
UNMANNED TELECOMMUNICATIONS FACILITY

UTILITY PROVIDER:
TRANS BAY CABLE (TBC)

CODE ANALYSIS

BUILDING: 2019 CBC
OCCUPANCY GROUP: S2
FIRE RESISTANCE REQUIREMENTS: TABLE 601 -
CONSTRUCTION TYPE VB)

PROJECT DESCRIPTION

INSTALLATION OF A NEW 60'-0" TALL MONOPOLE
SUPPORTING MW DISH ANTENNAS, A NEW ICE BRIDGE,
AND CONDUITS FOR POWER AND FIBER RUN. INSTALL A
RADIO RACK INSIDE OF THE EXISTING BUILDING.

GEODETTIC COORDINATES

38° 01' 49.41" NORTH (NAD 83)
121° 53' 48.20" WEST (NAD 83)
23.4' AMSL (WAD 88)

CONSULTING TEAM

PRIME CONTRACTOR:
AVIAT NETWORKS
CONTACT: MARK SWALINKAVICH, PROJECT MANAGER
PHONE: (480) 213-8524
EMAIL: MARK.SWALINKAVICH@AVIAT.NET

PROJECT MANAGEMENT:
GRAY DS INC.
8149 N 87TH PLACE, SUITE 104
SCOTTSDALE, AZ 85258
CONTACT: DALE GRAY
PHONE: (602) 418-5316

CIVIL & STRUCTURAL ENGINEERING SERVICES:
ABN ENGINEERING
1337 E DESERT FLOWER LANE
PHOENIX, AZ 85048
PHONE: (480) 213-8524
EMAIL: WWW.ABNEC.COM

ELECTRICAL ENGINEERING SERVICES:
ABN ENGINEERING
1337 E DESERT FLOWER LANE
PHOENIX, AZ 85048
PHONE: (480) 213-8524
EMAIL: WWW.ABNEC.COM

TOWER MANUFACTURER/ENGINEER:
VALMONT/MICROFLECT
3575 25TH STREET SE
SALEM, OR 97302-1160
PHONE: (712) 347-2151

CABINET MANUFACTURER:
TECO TECHNOLOGIES, INC.
1135 W. NATIONAL AVE.
ADDISON, IL 60101

ELECTRICAL POWER:
TRANS BAY CABLE (TBC)

NOTE:
THIS SITE IS AN ACTIVE
POWER SUBSTATION.
APPROPRIATE PPE AND
FR CLOTHING IS
REQUIRED AT ALL TIME

LOCATION MAP



VICINITY MAP



SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
T-1	TITLE SHEET, MAPS, & GENERAL INFORMATION
T-2	ABBREVIATIONS
T-3	SYMBOLS
GN-1	CONSTRUCTION SPECIFICATIONS (PARTS 1-5)
GN-2	CONSTRUCTION SPECIFICATIONS (PARTS 6-8)
GN-3	CONSTRUCTION SPECIFICATIONS (PARTS 9-10)
A-1	OVERALL SITE PLAN
A-2	SITE PLAN
A-3	ELEVATION
A-4	CIVIL DETAILS
G-1	GROUNDING PLAN
G-2	GROUNDING DETAILS

ATTACHMENT

POLE STRUCTURAL ANALYSIS BY VALMONT/MICROFLECT

APPLICABLE NOTES & STANDARDS:
ALL WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE &
LOCAL CODES, ORDINANCES, AND REGULATIONS. THE EDITION OF THE AHI
JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHI
ADOPTED CODES & STANDARDS IN EFFECT ON THE DATE OF CONTRACT
AWARD SHALL GOVERN THE DESIGN.

- CALIFORNIA BUILDING CODE (CBC)
- CALIFORNIA PLUMBING CODE (CPC)
- CALIFORNIA MECHANICAL CODE (CMC)
- CALIFORNIA ENERGY CODE (CEC)
- CALIFORNIA FIRE CODE (CFC)
- NFPA 58 LIQUEFIED PETROLEUM GAS CODE

LATEST EDITIONS OF THE FOLLOWING:

- AMERICAN CONCRETE INSTITUTE (ACI) 318
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
- MANUAL OF STEEL CONSTRUCTION
- ASCE-MANUALS STANDARDS & GUIDELINES FOR COMMUNICATIONS SITES

OWNER: TBC Trans Bay Cable	PRIME CONTRACTOR: Aviat NETWORKS	DESIGN CONSULTANT: GRAY DS INC. 8149 N 87TH PLACE, SUITE #104 SCOTTSDALE, AZ 85258 PHONE: (480) 621-6667 ENGINEERING SEAL: 	REVISIONS: <table><tr><th>REV.</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td>0</td><td>FINAL CD</td><td>10-13-20</td></tr><tr><td>A</td><td>REVIEW</td><td>06-10-20</td></tr></table>	REV.	DESCRIPTION	DATE	0	FINAL CD	10-13-20	A	REVIEW	06-10-20	THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF TBC INC. NATURE, ANY USE OR DISCLOSURE OTHER THAN THAT AUTHORIZED BY TBC IS STRICTLY PROHIBITED.	USGS PROJECT: TBD	SITE NAME: PITTSBURG SUBSTATION	SITE ADDRESS: 570 W. 10TH STREET PITTSBURG, CA 94565 CONTRA COSTA COUNTY 121° 53' 48.20" WEST 38° 01' 49.41" AMSL	SHEET TITLE: TITLE SHEET, MAP & GENERAL INFORMATION	SHEET #: T-1
REV.	DESCRIPTION	DATE																
0	FINAL CD	10-13-20																
A	REVIEW	06-10-20																

[illegible]

PART 1: SCOPE OF WORK

- 1.1 CODES AND REGULATIONS PERTAINING TO A LOCAL OR INTERNATIONAL CODE OR REGULATIONS FOR THE DESIGN, CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR, TESTING, A/C, PERFORMANCE, LOSS OF, OR REINSTATEMENT OF A SYSTEM OR SYSTEMS SHALL BE REFERRED TO AS CODES OR REGULATIONS/DIRECTIVE. WHERE A LOCAL OR INTERNATIONAL CODE OR REGULATIONS EXCEEDS THE REQUIREMENTS, CONTRACT DOCUMENTS SHALL SPECIFY IN NO CASE SHALL ANYTHING BE REQUIRED TO CONTRADICT TO OR BELOW IN A LOCAL OR INTERNATIONAL CODE OR REGULATIONS/DIRECTIVE.
- 1.2 VERIFICATION OF THESE ITEMS IN EACH CASE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL STANDARDS ARE MET, AND TO PRODUCE A CERTIFICATE OF COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- 1.3 THE FOLLOWING ORGANIZATIONS SHALL BE FOLLOWED AND APPLIED WHERE APPLICABLE, AS PER REQUIREMENTS OF THE CONTRACT DOCUMENTS:
 - 1.1.2.01 (A) AMERICAN INSTITUTE OF STEEL CONSTRUCTION
 - 1.1.2.02 (AISC) AMERICAN INSTITUTE OF STEEL CONSTRUCTION
 - 1.1.2.03 (ANSI) AMERICAN NATIONAL STANDARDS INSTITUTE
 - 1.1.2.04 (ASTM) AMERICAN SOCIETY OF TESTING AND MATERIALS
 - 1.1.2.05 (AWES) AMERICAN WELDING SOCIETY
 - 1.1.2.07 (ETL) ELECTRICAL TESTING LABORATORY
 - 1.1.2.08 (IEEE) INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
 - 1.1.2.09 (IEC) INTERNATIONAL CODE COUNCIL
 - 1.1.2.10 (IECA) INSULATED CABLE ENGINEERS' ASSOCIATION
 - 1.1.2.11 (IFPE) INTERNATIONAL FIRE PROTECTION ENGINEERS
 - 1.1.2.12 (INRPI) NATIONAL BOARD OF FIRE UNDERWRITERS
 - 1.1.2.13 (NCEC) NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION
 - 1.1.2.14 (NEMA) NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
 - 1.1.2.15 (NFPA) NATIONAL FIRE PROTECTION ASSOCIATION
 - 1.1.2.16 (NFPA) NATIONAL FIRE PROTECTION ASSOCIATION
 - 1.1.2.17 (NIB) INTERNATIONAL BUILDING BRANCH ASSOCIATION
 - 1.1.2.18 (NIA) NORTH AMERICAN INSULATION ASSOCIATION
 - 1.1.2.19 (NIA) NORTH AMERICAN INSULATION ASSOCIATION
 - 1.1.2.20 (NIST) NATIONAL BUREAU OF STANDARDS
 - 1.1.2.21 (NIST) NATIONAL BUREAU OF STANDARDS
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 - 1.1.2.97 (NIST) NATIONAL BUREAU OF STANDARDS
 - 1.1.2.98 (NIST) NATIONAL BUREAU OF STANDARDS
 - 1.1.2.99 (NIST) NATIONAL BUREAU OF STANDARDS
 - 1.1.3.00 (NIST) NATIONAL BUREAU OF STANDARDS

2. GENERAL

- [illegible]

5. SUBMITTALS & DELIVERABLES

- | | | | |
|----------|--|----------|---|
| 1.5.1 | CONTRACTOR SHALL PROVIDE THE FOLLOWING APPLICABLE DOCUMENTS TO THE CITY: | 1.5.1.1 | DESIGN DRAWINGS, INCLUDING ALL PRELIMINARY, REVISION, AND FINAL DRAWINGS, INCLUDING ALL SHEET AND ANY OTHER MATERIAL USED AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION (HJ) OVER THE PROJECT. |
| 1.5.1.2 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS | 1.5.1.2 | THIRD-PARTY INSPECTION |
| 1.5.1.3 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS | 1.5.1.3 | GROUNDWATER SYSTEM TESTING |
| 1.5.1.4 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS | 1.5.1.4 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS |
| 1.5.1.5 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS | 1.5.1.5 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS |
| 1.5.1.6 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS | 1.5.1.6 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS |
| 1.5.1.7 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS | 1.5.1.7 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS |
| 1.5.1.8 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS | 1.5.1.8 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS |
| 1.5.1.9 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS | 1.5.1.9 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS |
| 1.5.1.10 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS | 1.5.1.10 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS |
| 1.5.1.11 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS | 1.5.1.11 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS |
| 1.5.1.12 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS | 1.5.1.12 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS |
| 1.5.1.13 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS | 1.5.1.13 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS |
| 1.5.1.14 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS | 1.5.1.14 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS |
| 1.5.1.15 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS | 1.5.1.15 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS |
| 1.5.1.16 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS | 1.5.1.16 | CONTRACTOR SHALL SUBMIT TO THE CITY WITH ATTACHED TESTING & INSPECTION REPORTS |

10

- [illegible]

1.8 EXECUTION

- 1.6. ALL WORK SHALL BE UNDER CLOSE SUPERVISION OF THE CONTRACTOR'S COMPETENT PERSONNEL. THE CONTRACTOR SHALL ASSIGN ONE OR MORE COMPETENT SUPERVISORS WHO HAVE AUTHORITY TO ACCEPT & REJECT WORK AND TO STOP WORK IMMEDIATELY IN CASES WHERE THE WORK DOES NOT CONFORM WITH THE SPECIFICATIONS AND STANDARDS OF THE PROJECT.
- 1.7. MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER THE BEST PRACTICES BY MECHANICS EXPERIENCED AND SKILLED IN THE INSTALLATION OF SUCH SYSTEMS. THE CONTRACTOR SHALL PROVIDE ADEQUATE TRAINING FOR ALL WORKERS AND SO AS NOT TO ACT ON THE BASIS OF INSTINCT OR HAZARD. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL WORK DONE IN ACCORDANCE WITH THE INTENT OF CONTRACT DOCUMENTS.
- 1.8. COORDINATION, CORRELATION, AND INTEGRATE INSTALLATION OF MATERIALS & EQUIPMENT FOR EFFICIENT FLOW OF TRAFFIC THROUGH THE PROJECT ARE REQUIRED. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. COOPERATIVE WITH OTHER CONTRACTORS AND INDIVIDUAL DISCIPLINES FOR PLACEMENT, MOVEMENT, & ALIGNMENT OF

10 LAYOUT

- 1.10.11. MATERIALS & EQUIPMENT LEVEL, PAVEMENT, AND PERPENDICULAR TO ONCE BUILDING SYSTEMS.
- 1.10.12. INSTALL EQUIPMENT, ROUGHNESS, AND ETC. TO READY FACILITATE SERVICE, MAINTENANCE, AND REPAIR OF REPLACEMENT OF COMPONENTS, AND TO MIN INTERFERENCE WITH OTHER EQUIPMENT AND INSTALLATIONS.
- 1.10.13. PROVIDE ALL NECESSARY MATERIALS, EQUIPMENT, AND LABOR TO COMPLETE THE WORK AND CONFORM TO THE MANUFACTURED SPECS AND CODE CLEARANCES AND AS INDICATED ON DRAWING.
- 1.10.14. REQUIRED, SUBMIT PLAN AND ELEVATION DRAWINGS OF SKETCHES INDICATING THE PROPOSED REARRANGEMENT FOR THE ENGINEER'S APPROVAL. DO NOT REARRANGE WITHOUT EXPRESSED WRITTEN PERMISSION OF OWNER.
- 1.10.15. PROVIDE ALL NECESSARY MATERIALS, EQUIPMENT, AND LABOR TO COMPLETE THE WORK, LINES, SANITARY LINES, DRAIN LINES, FIRE PROTECTION PIPING, AND SHEET METAL WORK, AND PROVIDE ALL AS REQUIRED.
- 1.10.16. DRAWING CONFLICTS, RESOLVE CONFLICTS BEFORE COMMENCE INSTALL.

PART 2: EARTH WORK & ROADWAYS

- 2.1.1 IT IS CONTRACTOR'S SOLE RESPONSIBILITY TO CALL LOCAL LOCATING AUTHORITIES (OR PRIVATE LOCATING SERVICES) AND PERFORM OTHER STEPS AS REQUIRED TO VERIFY LOCATION OF UNDERGROUND UTILITIES OR LINES THAT EXIST WITHIN ENTIRE PROJECT AREA. CONTRACTOR SHALL PLACE THESE ITEMS ON

PART 3: CONCRETE

1. CODES AND STANDARDS – SEE 3.1.1. CODES AND REGULATIONS
- 3.1.1. ALL MATERIAL, LABOR AND METHODS SHALL CONFORM TO APPLICABLE ASTM AND AASHTO SPECIFICATIONS, AND TO THE LATEST EDITIONS THEREOF.
- 3.1.2. PERFORM CONCRETE CHILLED PIER CONSTRUCTION IN ACCORDANCE WITH AASHTO A13.1, A13.2, A13.3, A13.4, A13.5, A13.6, A13.7, A13.8, A13.9, A13.10, A13.11, A13.12, A13.13, A13.14, A13.15, A13.16, A13.17, A13.18, A13.19, A13.20, A13.21, A13.22, A13.23, A13.24, A13.25, A13.26, A13.27, A13.28, A13.29, A13.30, A13.31, A13.32, A13.33, A13.34, A13.35, A13.36, A13.37, A13.38, A13.39, A13.40, A13.41, A13.42, A13.43, A13.44, A13.45, A13.46, A13.47, A13.48, A13.49, A13.50, A13.51, A13.52, A13.53, A13.54, A13.55, A13.56, A13.57, A13.58, A13.59, A13.60, A13.61, A13.62, A13.63, A13.64, A13.65, A13.66, A13.67, A13.68, A13.69, A13.70, A13.71, A13.72, A13.73, A13.74, A13.75, A13.76, A13.77, A13.78, A13.79, A13.80, A13.81, A13.82, A13.83, A13.84, A13.85, A13.86, A13.87, A13.88, A13.89, A13.90, A13.91, A13.92, A13.93, A13.94, A13.95, A13.96, A13.97, A13.98, A13.99, A13.100, A13.101, A13.102, A13.103, A13.104, A13.105, A13.106, A13.107, A13.108, A13.109, A13.110, A13.111, A13.112, A13.113, A13.114, A13.115, A13.116, A13.117, A13.118, A13.119, A13.120, A13.121, A13.122, A13.123, A13.124, A13.125, A13.126, A13.127, A13.128, A13.129, A13.130, A13.131, A13.132, A13.133, A13.134, A13.135, A13.136, A13.137, A13.138, A13.139, A13.140, A13.141, A13.142, A13.143, A13.144, A13.145, A13.146, A13.147, A13.148, A13.149, A13.150, A13.151, A13.152, A13.153, A13.154, A13.155, A13.156, A13.157, A13.158, A13.159, A13.160, A13.161, A13.162, A13.163, A13.164, A13.165, A13.166, A13.167, A13.168, A13.169, A13.170, A13.171, A13.172, A13.173, A13.174, A13.175, A13.176, A13.177, A13.178, A13.179, A13.180, A13.181, A13.182, A13.183, A13.184, A13.185, A13.186, A13.187, A13.188, A13.189, A13.190, A13.191, A13.192, A13.193, A13.194, A13.195, A13.196, A13.197, A13.198, A13.199, A13.200, A13.201, A13.202, A13.203, A13.204, A13.205, A13.206, A13.207, A13.208, A13.209, A13.210, A13.211, A13.212, A13.213, A13.214, A13.215, A13.216, A13.217, A13.218, A13.219, A13.220, A13.221, A13.222, A13.223, A13.224, A13.225, A13.226, A13.227, A13.228, A13.229, A13.230, A13.231, A13.232, A13.233, A13.234, A13.235, A13.236, A13.237, A13.238, A13.239, A13.240, A13.241, A13.242, A13.243, A13.244, A13.245, A13.246, A13.247, A13.248, A13.249, A13.250, A13.251, A13.252, A13.253, A13.254, A13.255, A13.256, A13.257, A13.258, A13.259, A13.260, A13.261, A13.262, A13.263, A13.264, A13.265, A13.266, A13.267, A13.268, A13.269, A13.270, A13.271, A13.272, A13.273, A13.274, A13.275, A13.276, A13.277, A13.278, A13.279, A13.280, A13.281, A13.282, A13.283, A13.284, A13.285, A13.286, A13.287, A13.288, A13.289, A13.290, A13.291, A13.292, A13.293, A13.294, A13.295, A13.296, A13.297, A13.298, A13.299, A13.300, A13.301, A13.302, A13.303, A13.304, A13.305, A13.306, A13.307, A13.308, A13.309, A13.310, A13.311, A13.312, A13.313, A13.314, A13.315, A13.316, A13.317, A13.318, A13.319, A13.320, A13.321, A13.322, A13.323, A13.324, A13.325, A13.326, A13.327, A13.328, A13.329, A13.330, A13.331, A13.332, A13.333, A13.334, A13.335, A13.336, A13.337, A13.338, A13.339, A13.340, A13.341, A13.342, A13.343, A13.344, A13.345, A13.346, A13.347, A13.348, A13.349, A13.350, A13.351, A13.352, A13.353, A13.354, A13.355, A13.356, A13.357, A13.358, A13.359, A13.360, A13.361, A13.362, A13.363, A13.364, A13.365, A13.366, A13.367, A13.368, A13.369, A13.370, A13.371, A13.372, A13.373, A13.374, A13.375, A13.376, A13.377, A13.378, A13.379, A13.380, A13.381, A13.382, A13.383, A13.384, A13.385, A13.386, A13.387, A13.388, A13.389, A13.390, A13.391, A13.392, A13.393, A13.394, A13.395, A13.396, A13.397, A13.398, A13.399, A13.400, A13.401, A13.402, A13.403, A13.404, A13.405, A13.406, A13.407, A13.408, A13.409, A13.410, A13.411, A13.412, A13.413, A13.414, A13.415, A13.416, A13.417, A13.418, A13.419, A13.420, A13.421, A13.422, A13.423, A13.424, A13.425, A13.426, A13.427, A13.428, A13.429, A13.430, A13.431, A13.432, A13.433, A13.434, A13.435, A13.436, A13.437, A13.438, A13.439, A13.440, A13.441, A13.442, A13.443, A13.444, A13.445, A13.446, A13.447, A13.448, A13.449, A13.450, A13.451, A13.452, A13.453, A13.454, A13.455, A13.456, A13.457, A13.458, A13.459, A13.460, A13.461, A13.462, A13.463, A13.464, A13.465, A13.466, A13.467, A13.468, A13.469, A13.470, A13.471, A13.472, A13.473, A13.474, A13.475, A13.476, A13.477, A13.478, A13.479, A13.480, A13.481, A13.482, A13.483, A13.484, A13.485, A13.486, A13.487, A13.488, A13.489, A13.490, A13.491, A13.492, A13.493, A13.494, A13.495, A13.496, A13.497, A13.498, A13.499, A13.500, A13.501, A13.502, A13.503, A13.504, A13.505, A13.506, A13.507, A13.508, A13.509, A13.510, A13.511, A13.512, A

3.3.4 FOR FOUNDATION DESIGN PROVIDED BY TOWER MANUFACTURER, PLEASE REFER DRAWINGS PROVIDED BY

- [illegible]

3.4.1 CONCRETE

- [illegible]

PART 3: CONCRETE (CONTINUE)

- [illegible]

PART 4: FOUNDATION NOTES

1. FOUNDATION GENERAL NOTES
- 4.1.1 ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN IS AS NOTED IN THE CIVIL/STRUCTURAL DESIGN CRITERIA PER PROJECT SITE SPECIFIC GEOTECHNICAL INVESTIGATION REPORT.
- 4.1.2 ALL FOOTINGS SHALL BEAR INTO ORIGINAL (IN-SITU) UNDISTURBED EARTH OR UPON ENGINEERED NON-FROST SUSCEPTIBLE GRANULAR FILL PER ENGINEER'S SPECIFICATIONS. SUCH FILL SHALL BE COMPACTED AND PLACED IN LIFTS ACCORDING TO SPECIFICATIONS.
- 4.1.3 NO CONCRETE SHALL BE PLACED IN STANDING WATER OR UPON FROZEN GROUND.

PART 5: STRUCTURAL STEEL & MISCELLANEOUS METALS

- [illegible]

PART 6: ANTENNAS AND CABLES

- TABLE 1
6.1.1 MANUFACTURER SHALL LINES AND CONDUITS IN NEXT CATEGORY AND STRIKEBACK PASSING APPROXIMATELY 100% OF THE TIME. THE FOLLOWING TABLE SHALL BE USED TO DETERMINE MIN. RADIUS OF EACH CABLE:
- | BENDING RADIUS | DIAM. OF CABLE | CABLE TYPE |
|----------------|----------------|------------------|
| 1" | 1/4" | FSJ CABLE |
| 2" | 1/2" | FSJ CABLE |
| 4.5" | 1/2" | LFPA |
| 10" | 7/8" | LFPA, AND SOX-EX |

2 COAXIAL CABLE

- 8.2.2 COAXIAL CABLE SHALL BE SUPPORTED INSIDE WOODPOLES WITH "Y" BUSH TYPE PRODUCTS
8.2.3 COAXIAL CABLES ON OPEN WAREHOUSES AND ICE BROCKERS SHALL BE SECURE & SUPPORTED AS
8.2.4 COAXIAL CABLES SHALL BE GROUNDED TO GROUND BAR AT ANTENNA USING GROUNDING KITS AS
8.2.5 COAXIAL CABLES SHALL BE GROUNDED TO GROUND BAR AT BOTTOM OF TOWER OR WOODPOLE USING
KITS SPECIFIED ON DRAWINGS.
8.2.6 COAXIAL CABLES TO BE GROUNDED TO GROUND BAR AT BALUN/UPS USING GROUNDING KITS AS
SPECIFIED ON DRAWINGS.
1. CABLE TINY
- 6.3.1 PROVIDE COMPLETE CABLE TINY SYSTEM WITH BRACKETS, FITTINGS, ACCESSORIES, ETC. AS REQUIRED.
6.3.2 DEPTH—MIN. 4" WITH—AS INDICATED ON DRAWINGS (MIN. 12" FOR "P" VERTICAL
SUPPORT—SPAN—18" MIN. UNLESS OTHERWISE NOTED. HOLES—400 POUNDS/FOOT
COVER—VENTILATED AND ALUMINUM PROVIDE INSIDE WAREHOUSES COMMUNICATIONS
& GRADES).
6.3.3 CABLE TINY SHALL BE SPECIALLY BRANCHED FOR SITES HAVING BAY SECOND DESIGN
OUTDOOR OF 25' OR MORE.

TESTING

- 6.4.1 PRIOR TO TESTING, CONTRACTOR WILL PERFORM INSPECTION OF ANTENNA AND COAXIAL SYSTEM AND RECORD FINDINGS ON "ANTENNA INSPECTION FORM." ALL ITEMS SHOULD BE LISTED AS COMPLETE ON RECORD PRIOR TO ANTENNA SYSTEM TESTING. CONTRACTOR SHALL VERIFY ALL AZIMUTHS & DOWN TILTS ARE CORRECT. DOWN TILT MEASUREMENTS SHALL BE TAKEN AT THE POINTS SPECIFIED IN THE DRAWINGS. CONTRACTOR SHALL NOTIFY THE GRANTOR REPRESENTATIVE A MIN. OF 48 HOURS PRIOR TO ANTENNA SYSTEMS TESTING.

OWNER: 	PRIME CONTRACTOR 	DESIGN CONSULTANT 	GRAY DS INC. 8149 N. 87TH PLACE, SUITE #104 SCOTTSDALE, AZ 85258 PHONE: (480) 621-6687	ENGINEERING SEAL: 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;"> </td> <td style="width: 15%;"> </td> <td style="width: 15%;"> </td> <td style="width: 15%;"> </td> <td style="width: 15%;"> </td> <td style="width: 15%;"> </td> <td style="width: 15%;"> </td> </tr> <tr> <td>0</td> <td>FINAL CD</td> <td>10-13-20</td> <td colspan="4"> </td> </tr> <tr> <td>A</td> <td>REVIEW</td> <td>09-10-20</td> <td colspan="4"> </td> </tr> <tr> <td>REV.</td> <td>DESCRIPTION</td> <td>DATE</td> <td colspan="4"> </td> </tr> </table>								0	FINAL CD	10-13-20					A	REVIEW	09-10-20					REV.	DESCRIPTION	DATE					THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF GRAY DS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GRAY DS INC.	TBD L005 PROJECT #	SITE NAME PITTSBURG SUBSTATION	SITE ADDRESS 570 W. 10TH STREET PITTSBURG, CA 94609 38° 11' 56.4" NORTH 121° 53' 48.20" WEST 49.4 AMSL	SHEET TITLE CONSTRUCTION SPECIFICATIONS (PARTS 1-6)	SHEET # GN-1
0	FINAL CD	10-13-20																																					
A	REVIEW	09-10-20																																					
REV.	DESCRIPTION	DATE																																					

PART 7: SPECIAL INSPECTIONS (PER CBC SECTION 1704)

[illegible]

PART 8: ELECTRICAL STANDARDS

[illegible]

1000

[illegible]

REQUIRED VERIFICATION & SPECIAL INSPECTIONS FOR TOWER

VERIFICATION & INSPECTION	CONTINUOUS	PERIODIC	RECEIVED STANDARD	AS 2012 RECEIVED REMARKS
I. STEEL CONSTRUCTION				
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS & WASHERS	-	-	-	17020A.2.1
A. IDENTIFICATION MARKINGS TO CONFORM TO THE REQUIREMENTS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	-	X	APPLICABLE KEIN MARKING TO CONFORM TO AS 300, SECTION A3.3	
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED	-	X		
II. CONCRETE CONSTRUCTION				
1. INSPECTION OF REINFORCING STEEL	-	X	AS 318, 3.5, 3.7.1.1.2.2	17020A.3
2. INSPECTION OF ANCHORS CAST IN CONCRETE WHERE STRENGTH DESIGN IS USED	X	-	AS 318, 8.1.3, 4.7.2.8	1910A.4
3. VERY USE OF REQUIRED DESIGN MIX	-	X	AS 318, CH4, 5.2-5.4	1900A.2, 1900A.1
4. AT THE TIME FRESH CONCRETE IS SAMPLED TO PERFORM SLUMP AND AIR CONTENT TESTS, AND CONCRETE	X	-	ASTM C 172 ASTM C 231 AS 318, 5.6, 5.6	1900A.2, 1900A.3, 1910A.3
5. INSPECTION OF CONCRETE AND SHOTCRETE TECHNIQUES	X	-		1910A.10
6. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	X	-	AS 318 5.9, 5.10	1910A.6, 1910A.7, 1910A.8
7. INSPECT FORM WORK FOR SHAPE, LOCATION AND DEPTH AND RECORD THE CLASS OF THE CONCRETE NUMBER BEING FORMED	-	X	AS 318 5.11-5.13	1910A.9
III. SOILS				
1. VERIFY MATERIALS BELOW SHALLOW FOOTINGS	-	X		TABLE 17020A.6
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	-	X		
IV. CAST IN PLACE DEEP FOUNDATION				
1. VERIFY FOUNDATION LOCATION AND DIMENSIONS, CONFIRM DIAMETERS, LENGTHS, EMBARKMENT, STRONG FLOOR, ACCESS TO THE FOUNDATION	-	X		TABLE 17020A.3

OWNER:



PRIME CONTRACTOR:



DESIGN CONSULTANT:



GRAY DS INC.

8149 N. 87TH PLACE, SUITE #104
SCOTTSDALE, AZ 85258
PHONE: (480) 621-6687

ENGINEERING SEAL:



REV.	DESCRIPTION	DATE
0	FINAL CD	10-13-20
1	REVIEW	09-10-20

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USGS PROJECT #

TBD

SITE NAME

PITTSBURG SUBSTATION

SITE ADDRESS

570 W. 15TH AVENUE
PITTSBURG, CA 94609
CONTRA COSTA COUNTY
37° 42' 30" NORTH
121° 53' 42" WEST
49.4' ASBL

SHEET TITLE

CONSTRUCTION SPECIFICATIONS (PARTS 7-8)

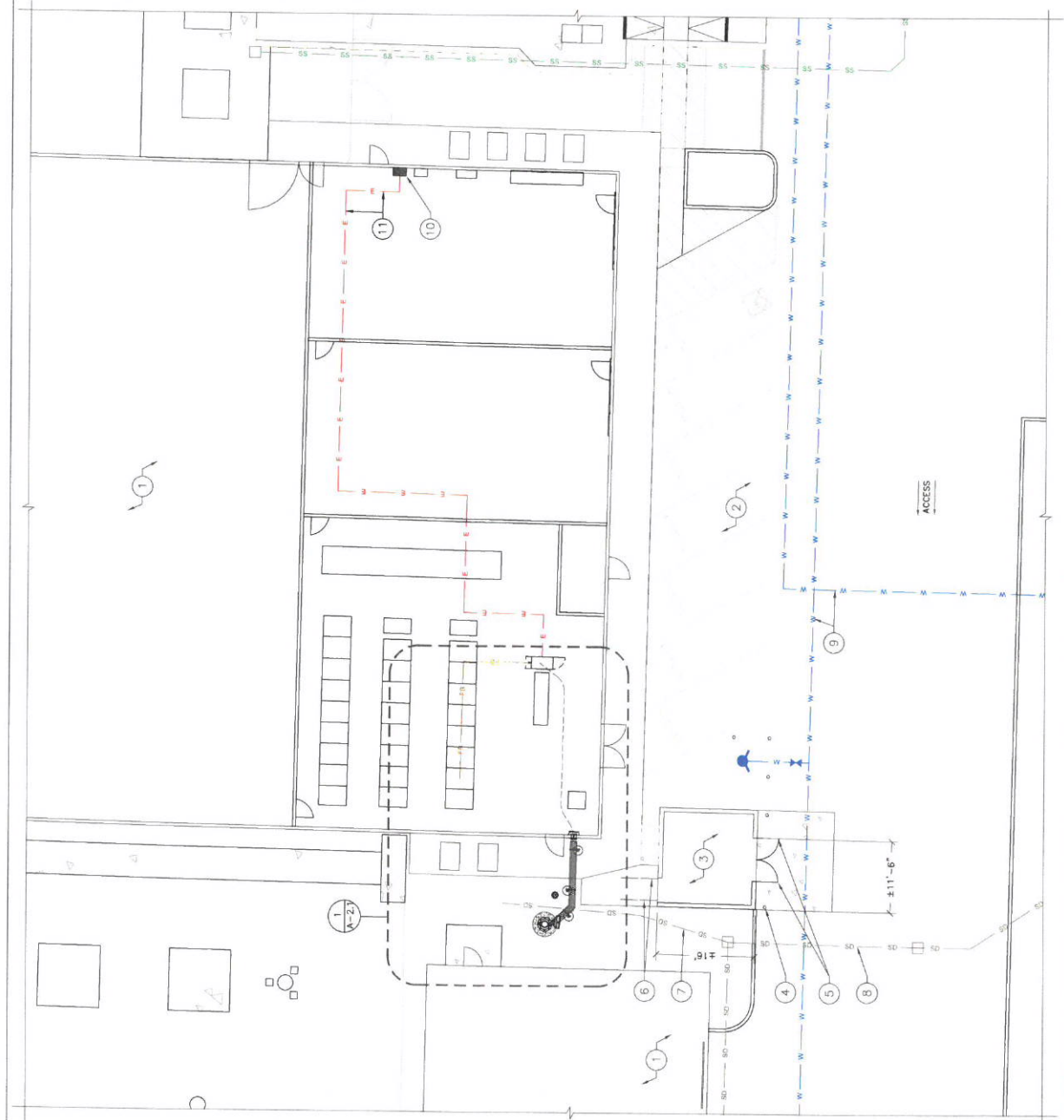
SHEET #

GN-2

9.1 CODES AND STANDARDS - SEE §1.1, CODES AND REGULATIONS

- 9.1 CODES AND STANDARDS - SEE §1.1, CODES AND REGULATIONS

[illegible]



SITE PLAN KEY NOTES

- (E) BUILDING (TYPE)
- (E) DISPOSAL ENCLOSURE DEMO WEST WALL OF (E) DISPOSAL ENCLOSURE TO BE REMOVED AND REPLACED AFTER RECONSTRUCTION OF THIS ENCLOSURE IS COMPLETED.
- (E) DISPOSAL ENCLOSURE DEMO WEST WALL OF (E) DISPOSAL ENCLOSURE TO BE REMOVED AND REPLACED AFTER RECONSTRUCTION OF THIS ENCLOSURE IS COMPLETED.
- (E) GATES TO BE REMOVED AND REPLACED AFTER RECONSTRUCTION OF TRASH ENCLOSURE IS COMPLETED.
- (E) GATES TO BE REMOVED AND REPLACED AFTER RECONSTRUCTION OF TRASH ENCLOSURE IS COMPLETED.
- (E) GUARD RAILS TO BE REMOVED AND REPLACED AFTER RECONSTRUCTION OF TRASH ENCLOSURE IS COMPLETED.
- (E) U.G. STORM DRAIN PATH EXACT LOCATION TO BE IDENTIFIED AND RELOCATE THIS STORM DRAIN PATH TO ACCOMMODATE (N) POLE AND ITS FOUNDATION.
- (E) U.G. STORM DRAIN LINE TO REMAIN.
- (E) U.G. STORM DRAIN LINE TO REMAIN.
- (E) U.G. STORM DRAIN LINE TO REMAIN.
- CONTRACTOR TO INSTALL (4) (N) 20A BREAKERS AT (E) PANEL LI FOR (N) EQUIPMENT CABINET.
- (N) 2" ABOVEGROUND RIGID CONDUIT FOR POWER RUN FROM PANEL LI TO NEW CABINET APPROX. 150'.

NOTES:
EXISTING SIDEWALK TO BE PROTECTED AT ALL THE TIME. ANY DAMAGE TO THE SIDEWALK WILL TRIGGER REMOVAL OF ENTIRE SIDEWALK PANEL AND REPLACEMENT.

OWNER:

PRIME CONTRACTOR:

DESIGN CONSULTANT:
GRAY DS INC.
8149 N 87TH PLACE, SUITE #104
SCOTTSDALE, AZ 85258
PHONE: (480) 621-8887
ENGINEERING SEAL

REV.	DESCRIPTION	DATE
0	FINAL CD	10-15-20
1	REVIEW	08-15-20

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15555 PROJECT #
TBD

SITE NAME
PITTSBURGH SUBSTATION

SITE ADDRESS
575 W. 10TH STREET
PITTSBURGH, PA 15222
CONTRA COSTA COUNTY
121° 53' 48.20" WEST
38° 01' 48.41" NORTH
2456' 48" ASL

SHEET TITLE
SITE PLAN

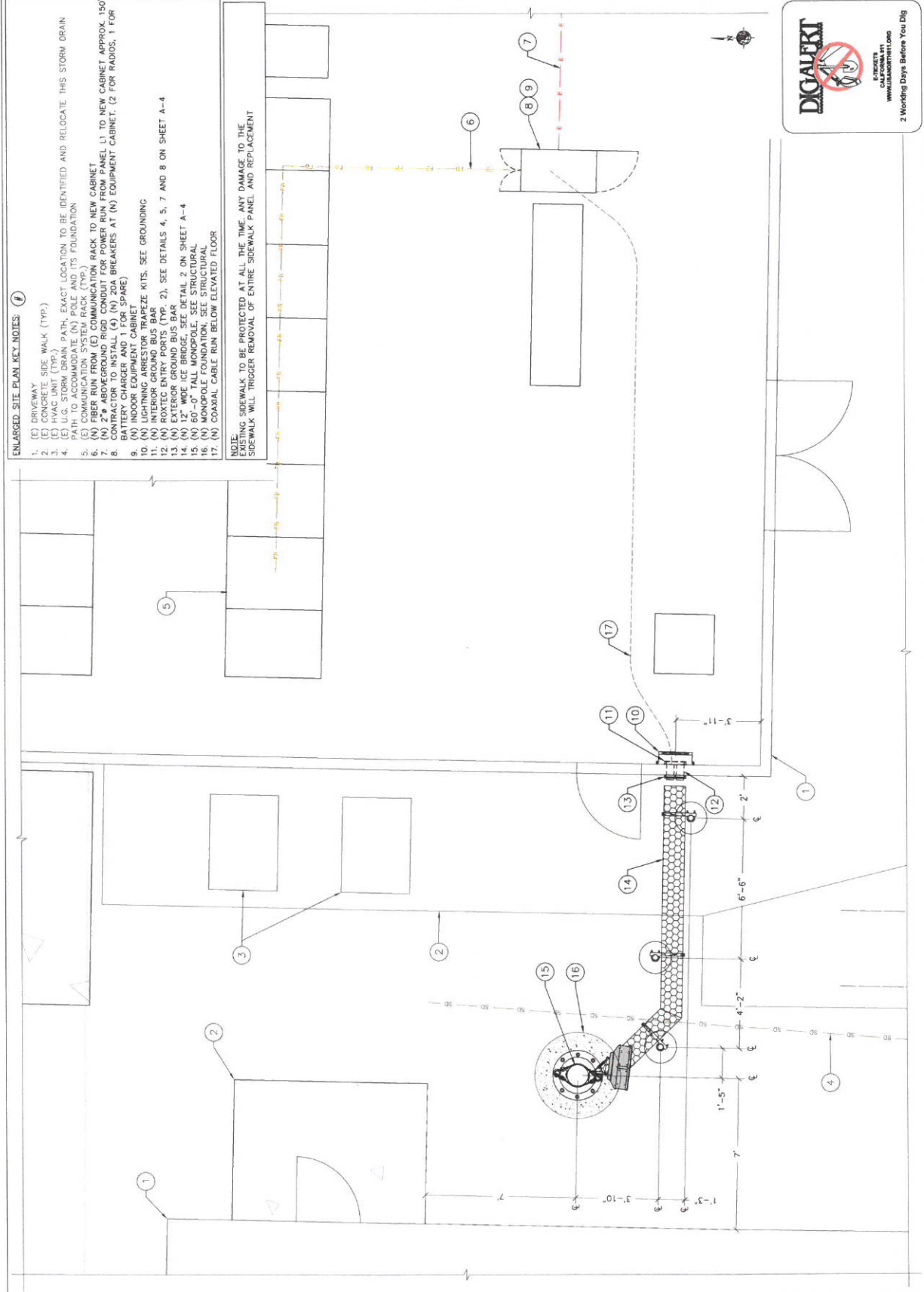
SHEET #
A-2.0

DIGAULT
6 PROJECTS
WWW.DIGAULT.COM
2 Working Days Before You Dig

N

25'-0" SCALE: 1/8" = 1'-0"
11'-0" SCALE: 1/16" = 1'-0"

SITE PLAN



ENLARGED SITE PLAN KEY NOTES: (1)

- 1. (E) DRIVEWAY
- 2. (E) CONCRETE SIDE WALK (TYP.)
- 3. (E) HVAC UNIT (TYP.)
- 4. (E) CONCRETE SIDE WALK (TYP.)
- 5. (E) COMMUNICATION SYSTEM RACK (TYP.)
- 6. (N) FIBER RUN FROM (E) COMMUNICATION RACK TO NEW CABINET
- 7. (N) 2" ABOVEGROUND RIGID CONDUIT FOR POWER RUN FROM PANEL 1 TO NEW CABINET, APPROX. 150'
- 8. (N) 2" ABOVEGROUND RIGID CONDUIT FOR POWER RUN FROM PANEL 1 TO NEW CABINET, APPROX. 150'
- 9. (N) INDOOR EQUIPMENT CABINET
- 10. (N) LIGHTNING ARRESTOR TRAPEZE KITS, SEE GROUNDING
- 11. (N) INTERIOR GROUND BUS BAR
- 12. (N) ROYTEC ENTRY PORTS (TYP. 2), SEE DETAILS 4, 5, 7 AND 8 ON SHEET A-4
- 13. (N) EXTERIOR GROUND BUS BAR
- 14. (N) 12" MONOPOLE, SEE DETAIL 2 ON SHEET A-4
- 15. (N) 60'-0" TALL MONOPOLE, SEE STRUCTURAL
- 16. (N) MONOPOLE FOUNDATION, SEE STRUCTURAL
- 17. (N) COAXIAL CABLE RUN BELOW ELEVATED FLOOR

NOTE:
EXISTING SIDEWALK TO BE PROTECTED AT ALL THE TIME. ANY DAMAGE TO THE SIDEWALK WILL TRIGGER REMOVAL OF ENTIRE SIDEWALK PANEL AND REPLACEMENT

OWNER:

PRIME CONTRACTOR:

DESIGN CONSULTANT:

GRAY DS INC.
8149 N 87TH PLACE, SUITE #104
SCOTTSDALE, AZ 85258
PHONE: (480) 621-6687
ENGINEERING SEAL:

REV.	DESCRIPTION	DATE
0	FINAL CD	10-13-20
A	REVIEW	09-15-20

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USGS PROJECT #
TBD

SITE NAME
PITTSBURG SUBSTATION

SITE ADDRESS
570 W. 10TH STREET
PITTSBURG, CA 94609
CONTRA COSTA COUNTY
121° 53' 48.30" WEST
38.4° 46' 00" NORTH

SHEET TITLE
ENLARGED SITE PLAN

SHEET #
A-2.1

DCAUERT
10000 DCAUERT DRIVE
DALLAS, TEXAS 75243
WWW.DCAUERT.COM

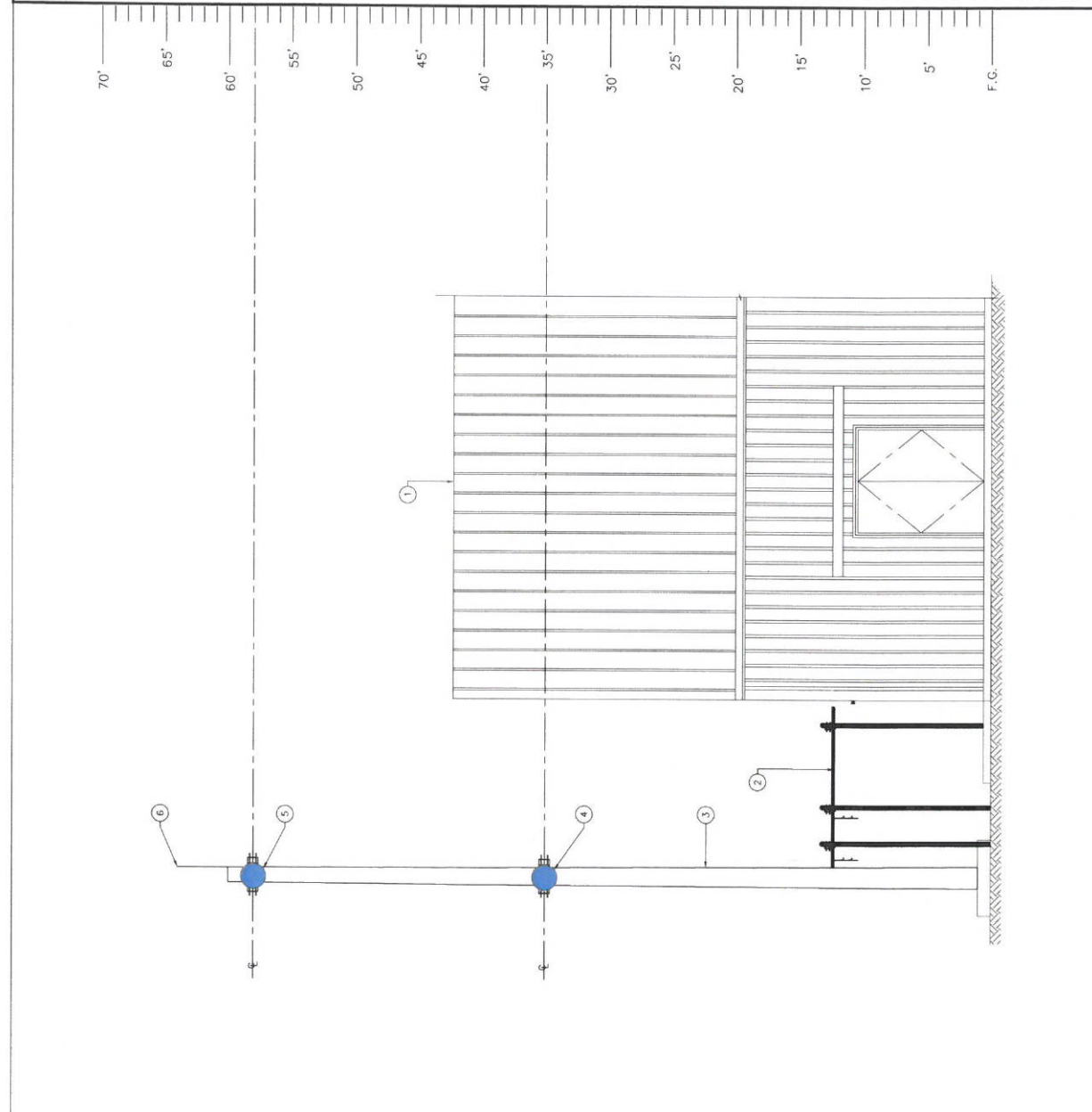
2 Working Days Before You Dig

ELEVATION KEY NOTES:

- (E) BUILDING
- (N) ICE BRIDGE
- (N) MONOPOLE
- (N) 2'x4' MW ANTENNA @ 55° RAD CENTER (186.82° AZIMUTH)
- (N) 2'x4' MW ANTENNA @ 55° RAD CENTER (186.82° AZIMUTH)
- (N) 4" LIGHTNING ROD

NOTE:

1. THE FINAL LOCATION AND AZIMUTH OF PROPOSED ANTENNA MAY VARY BASED ON FIELD CONDITIONS. CONTACT PROJECT OWNER AND RF ENGINEER FOR THE DIRECTION.



SOUTH ELEVATION

1

25'-0" SCALE 1/4" = 1'-0"

11'-0" SCALE 1/8" = 1'-0"

OWNER:

TBC
Trans Bay Cable

PRIME CONTRACTOR:

Aviat
NETWORKS

DESIGN CONSULTANT:

GRAY DS INC.
8149 N 87TH PLACE, SUITE #104
SCOTTSDALE, AZ 85258
PHONE: (480) 921-6687

ENGINEERING SEAL:

GRAY DS INC.
REGISTERED PROFESSIONAL ENGINEER
NO. 0023079
EXPIRATION DATE 12/31/2019

REVISIONS:

REV	DESCRIPTION	DATE
0	FINAL CD	10-13-20
A	REVIEW	09-10-20

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USGS PROJECT #

TBD

SITE NAME:

PITTSBURG SUBSTATION

SITE ADDRESS:

3500 S. 10TH STREET
PITTSBURG, ARIZONA
CONTRA COSTA COUNTY
38° 01' 46.41" NORTH
121° 45' 45.57" WEST
18.4° ANGLE

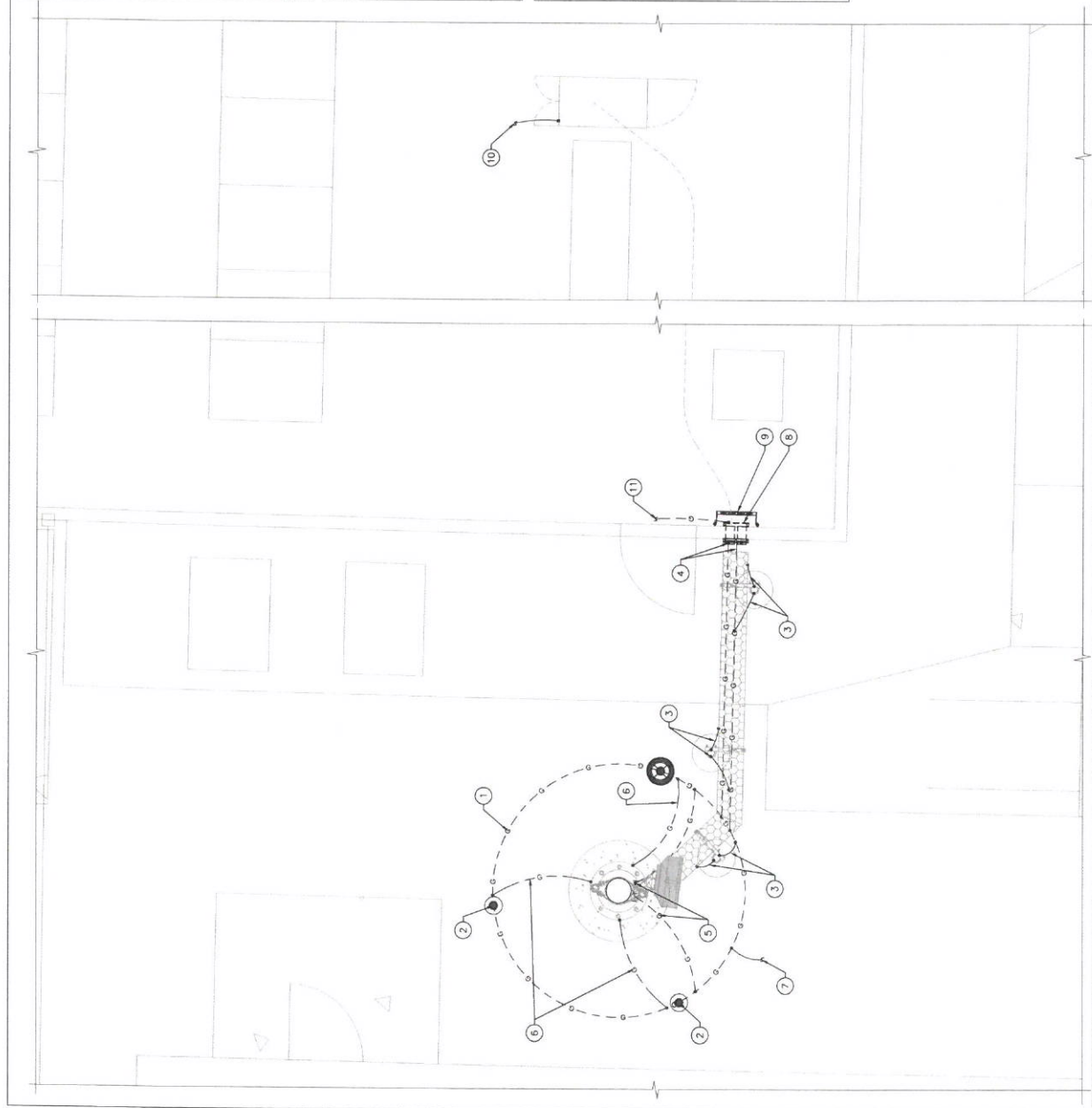
SHEET TITLE:

ELEVATION

SHEET #

A-3





GROUNDING PLAN

LEGEND:

- 1-10-1
- TINNED SOLID ALLOY 110 COPPER TOWER TOWER BUS BAR BONDED TO TOWER STEEL. REFER DETAIL 10 ON SHEET G-2
- TINNED SOLID ALLOY 110 COPPER EXTERNAL GROUND BUS BAR. REFER DETAIL 7 ON SHEET G-2
- TEST WELL. REFER 6 ON SHEET G-2
- 5/8" DIA. x 8' COPPER CLAD GROUND ROD. REFER DETAIL 5 ON SHEET G-2
- GROUND RING. REFER DETAIL 4 ON SHEET G-2
- EXOTHERMIC WELD OR IRREVERSIBLE HIGH-COMPRESSION CRIMP
- MECHANICAL CONNECTION

GENERAL NOTES:

- THESE DRAWINGS REPRESENT THE GENERAL EXTENT AND ARRANGEMENT OF THE SYSTEMS. THE USER SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE SYSTEMS WITH OTHER TRADES, AND PROVIDE EACH SYSTEM COMPLETE, INCLUDING ALL NECESSARY COMPONENTS, FITTINGS AND OFFSETS.
- INSTALL SYSTEMS SUCH THAT REQUIRED CLEARANCE AND SERVICE ACCESS SPACE IS PROVIDED AROUND ALL MECHANICAL AND ELECTRICAL EQUIPMENT, AND AROUND ANY COMPONENTS WHICH REQUIRE SERVICE ACCESS.
- PROVIDE SUPPLEMENTARY STEEL AS REQUIRED FOR THE PROPER SUPPORT OF ALL SYSTEMS.
- REFER TO G-2 FOR GROUNDING DETAILS.
- ALL METALLIC SURFACES SHALL BE PREPARED PRIOR TO BONDING. COLD METALLIC SURFACES SHALL BE PREPARED TO BE COLD GALV. SPRAY SHALL BE APPLIED PRIOR TO APPLICATION.

CONSTRUCTION KEY NOTES:

- GROUNDING ELECTRODE CONDUCTOR SYSTEM (GROUND RING OR GROUND RING), #2 AWG SOLID BARE TINNED COPPER CONDUCTOR. GROUNDING ELECTRODE CONDUCTOR SHALL BE TYPED TO THE TOWER STEEL. APPLICABLE ABOVE GRADE GROUNDING ELECTRODE CONDUCTOR TO BE ROUTED IN FLEXIBLE NON-METALLIC LIQUID TIGHT CONDUIT & FASTENED TO CONCRETE SURFACE EVERY 3' MAX. SEE DETAIL 4 ON SHEET G-2
- 5/8" DIA. x 8' COPPER CLAD GROUND ROD 8' MIN. SPACING (TYP.). SEE DETAIL 5 ON SHEET G-2
- BOND ICE BRIDGE POST TO GROUND RING. SEE DETAIL 1 ON SHEET G-2
- BOND EXTERIOR GROUND BUS BAR TO GROUND RING WITH #2 AWG (TYP.). SEE DETAIL 7 ON SHEET G-2
- BOND EXTERIOR GROUND BUS BAR TO TOWER GROUND RING WITH #2 AWG SOLID TINNED BARE COPPER CONDUCTOR (TYP. OF 2 CONNECTIONS). SEE DETAIL 10 ON SHEET G-2
- BOND POLE BASEPLATE (AT MANUFACTURER INSTALLED BONDING TAB) TO TOWER GROUND RING. UNDER NO CIRCUMSTANCES WILL EXOTHERMIC WELDING BE USED TO BOND THE TOWER GROUND RING TO THE TOWER STEEL.
- BOND NEW GROUNDING TO MATCH EXISTING GROUND SYSTEM WIRE SIZE.
- INTERIOR GROUND BAR (IGB). SEE DETAIL 8 ON SHEET G-2
- BOND NEW GROUNDING TO MATCH EXISTING GROUND SYSTEM WIRE SIZE.
- BOND NEW CABINET TO EXISTING BUILDING GROUNDING SYSTEM WITH #2 AWG OR COARSER TO MATCH EXISTING GROUNDING WIRE SIZE.
- BOND NEW IGB TO EXISTING BUILDING GROUNDING SYSTEM WITH #2 AWG OR COARSER TO MATCH EXISTING GROUNDING WIRE SIZE.

OWNER:

PRIME CONTRACTOR:

DESIGN CONSULTANT:

ENGINEERING SEAL:

REV.	DESCRIPTION	DATE
0	FINAL CD	10-13-20
A	REVIEW	09-10-20

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PROJECT #
TBD

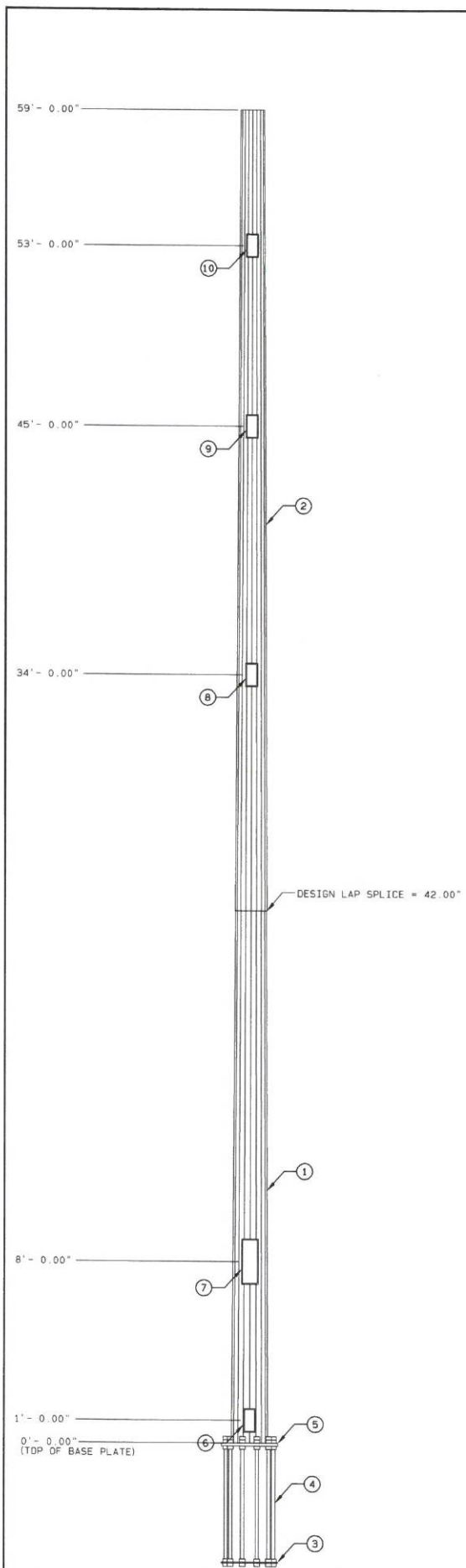
SITE NAME
PITTSBURGH SUBSTATION

SITE ADDRESS
507 W. 10TH STREET
CONTRA COSTA COUNTY
PITTSBURGH, CA 94567
38° 01' 48.41" NORTH
121° 54' 00.00" WEST
38.0304 AMES

SHEET TITLE
GROUNDING PLAN

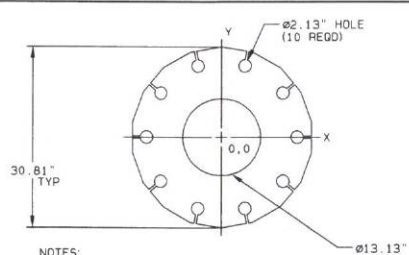
SHEET #
G-1

[illegible]



ITEM NO.	NO. REQD	FEATURES	UNIT WEIGHT (LBS)	WEIGHT (LBS)
1	1	SECTION A VALMONT S-22 0.188" THK (A572 GR65)	957	957
2	1	SECTION B VALMONT S-22 0.188" THK (A572 GR65)	1,036	1,036
3	1	BOTTOM CAGE PLATE	49	49
4	10	1.75" ANCHOR BOLT, LENGTH=5.50" A615 GR75		
5	1	BASE PLATE VALMONT S-56 1.500" THK (A572 GR50)	188	188
6	1	TOP CAGE PLATE (REMOVE BEFORE SETTING POLE)	67	67
7	1	SAFETY CLIMBING CABLE (LENGTH = 49.00')	61	61
8	3	GROUNDING LUG	2	6
9	1	GALVANIZING	76	76
10	63	STEP AND CLIP (VALMONT STANDARD)	1	63
11	6	1 HAND HOLE STD (6" x 12")	22	22
12	7	1 HAND HOLE HVY (9" x 24")	66	66
13	8	1 HAND HOLE STD (6" x 12")	22	22
14	9	1 HAND HOLE STD (6" x 12")	22	22
15	10	1 HAND HOLE STD (6" x 12")	11	11
16	1	POLE CAP	10	10

HOLE COORDS (INCHES)	
X-COORD	Y-COORD
12.75	0.00
10.31	7.49
3.94	12.13



- NOTES:
1. BASE PLATE THICKNESS = 1.500"
 2. BASE PLATE ALLOWABLE STRESS (KSI) = 50
 3. ANGLES ARE MEASURED CLOCKWISE FROM 0 DEGREES
 4. BOLT CIRCLE DIAMETER = 25.50"
 5. CAGE TEMPLATE DIAMETER = 29.00"

BASE PLATE / ANCHORAGE CHARACTERISTICS

- NOTES:
1. FACTORED BASE REACTIONS:
 MOMENT = 911 IN-KIPS
 SHEAR = 2,103 #
 VERTICAL = 2,987 #
 2. GALVANIZED PER ASTM A-123.
 3. DESIGN CRITERIA: ANSI/TIA 222-H
 4. THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADING:
 EXPOSURE CATEGORY = C
 TOPOGRAPHY CATEGORY = 1
 RISK CATEGORY = 2
 SITE ELEVATION = 7 FT
 EARTHQUAKE SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS S_s = 1.62
 EARTHQUAKE SPECTRAL RESPONSE ACCELERATION AT ONE SECOND S_1 = 0.62
 EARTHQUAKE SITE CLASS = D
 WIND LOAD CASES ARE BASED ON 3 SECOND GUST AND 700 YEAR MRI
 A. CASE 1: WIND = 121 MPH WIND SPEED
 B. CASE 2: WIND = 60 MPH WIND SPEED
 C. CASE 3: SEISMIC
 D. CASE 4: SEISMIC
 E. EQUIPMENT
- | DESCRIPTION | ABP MTG HT. (FT) | ABP CENTROID HT. (FT) | WITHOUT ICE EPA (FT**2) | WITHOUT ICE WT (LBS) | WITH ICE EPA (FT**2) | WITH ICE WT (LBS) |
|---------------------------|------------------|-----------------------|-------------------------|----------------------|----------------------|-------------------|
| 1-1/2" X 4" LIGHTNING ROD | 59.00 | 61.00 | 0.20 | 14 | 0.20 | 14 |
| 1-2" SOLID DISH (11GHZ) | 56.00 | 56.00 | 6.19 | 143 | 6.19 | 143 |
| 1-2" SOLID DISH (11GHZ) | 54.00 | 54.00 | 6.19 | 143 | 6.19 | 143 |
5. FEEDLINES ARE PLACED INTERIOR TO POLE SHAFT (UNLESS NOTED OTHERWISE).
 6. TOTAL POLE HEIGHT IS 60 FT AGL.
 7. ELEVATIONS ARE MEASURED FROM TOP OF BASE PLATE (APPROX. 1 FT AGL).
 8. 18 SIDED SHAFT
 9. SAFFIR/SIMPSON CAT-2 HURRICANE WIND OF 110 MPH CONVERTED TO 121 MPH.
 10. POLE RATING: 23%

Jeffrey E Grassman
 Digitally signed by Jeffrey E Grassman
 Date: 2020.11.03 12:37:23 -08'00'



SECTION INFORMATION						ORDER				PROJECT				DESCRIPTION			
ITEM ID	LENGTH	BASE OD	TOP OD	THK	MATL	494226				FILE ID	SCALE	DATE	ENGR				
1	27'-0.00"	19.50"	16.13"	0.188"	A572 65 KSI					494226-P1	NONE	10/26/20	JA70				
2	35'-6.00"	16.94"	12.50"	0.188"	A572 65 KSI												

AVIAT NET 59.0' POLE, SITE: PITTSBURG - PITTSBURG, CA

STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 8931)

All projects approved by the Planning Commission must meet the following standard conditions unless specifically exempted by the Commission or Council.

A. Project Site.

1. The applicant shall comply with all regulations and code requirements of the Building Division, Engineering Division, Contra Costa Fire Protection District, the Police Department and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final building and site plans.
2. Developer shall provide written notification to adjacent property owners for any drainage work required to collect or convey storm water runoff, which may or will affect their properties.
3. During construction water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site during any earthmoving and/or construction activities. Nonpotable water shall be used from a source approved by the City Engineer. (Title 15 of PMC)
4. Continuous 6" high Portland Concrete Cement curbing shall be provided between all driveways and landscaped areas as indicated in the City of Pittsburg Standard Details. In addition to above, curbing between length of parking space and landscaped area shall include a 12" wide "Courtesy Curb."
5. CC&R's (Covenants, Conditions and Restrictions) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.
6. Developer shall submit a study addressing on and off-site storm water and sewer system capabilities. If the study indicates that the present system is inadequate, the developer must provide plans and install any additional storm water and sanitary and sanitary sewer facilities including off-site improvements to correct storm water runoff and sanitary sewer demands anticipated for upstream buildout in accordance with the Pittsburg General Plan.
7. Environmental and engineering studies, as directed by the Planning and Building Director, must be complete and on file prior to commencement to plan checking. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.
8. Developer shall underground existing and required on and off-site utilities as specified in Chapter 17 of the Municipal Code or as deemed necessary by the City Engineer.
9. All site development shall comply with title 12 (Streets, Sidewalks and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit.
10. The CC&R's shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the

owner and prohibit parking on the public street for long than 72 hours.

11. All retaining wall adjacent to public right-of-ways shall be provided with decorative treatment, subject to approval by the Planning Division.

12. The design of any masonry soundwall shall be approved by the Planning and Building Department. It shall match or harmonize with existing soundwalls of neighboring projects along that street.

B. Architecture.

1. All mechanical, irrigation, ground and/or roof mounted equipment shall be architecturally screened from view from all public right-of-ways prior to issuance of certificate of occupancy.

2. All trash enclosures shall be constructed of masonry material with self-enclosing doors and have a second access. The enclosure shall have materials and colors consistent with the primary building.

3. All vents, gutters, downspouts, flashing electrical conduits, etc., shall be painted or finished to match the color of the adjacent surface unless otherwise directed by the Planning Commission.

4. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building.

5. Finish quality of exterior design elements including, but not limited to, building façades and landscaping shall be subject to approval of the Planning Division prior to issuance of Certificate of Occupancy.

C. Landscaping.

1. Specific landscaping for screening shall have an appearance of mature growth subject to a field check and approval by the Planning Division prior to Certificate of Occupancy.

2. The area under the drip line of all existing trees, which are to be saved, shall be fenced during construction. Grading shall be restricted under them to prevent soil compaction around the trees and to protect them from damage.

3. An existing tree inventory shall be created and included on the site plan for all new projects prior to approval of grading plan.

4. All slope banks in excess of five (5) feet in vertical height and 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: one 15-gallon or larger size tree per each 150 sq. ft. of slope area, one 1-gallon or larger size shrub per each 100 sq. ft. of slope area, and appropriate ground cover 12-24 inches on-center. In addition, slope banks in excess of eight (8) feet in vertical height and 2:1 or greater slope also include one 5-gallon or larger size tree per each 250 sq. ft. of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this condition shall include a permanent irrigation system to be installed by the developer prior to occupancy.

5. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required

irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

D. General Requirements

1. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.
2. The applicant shall defend, indemnify and hold harmless the City of Pittsburgh, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur:
(a) the City bears its own attorneys' fees and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.
3. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.
4. The applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.
5. This use permit may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the use permit or add/modify conditions approval.
6. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.
7. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburgh Municipal Code.
8. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

9. The site shall be maintained in a neat and clean manner free of trash and debris.

10. All outdoor mechanical equipment, satellite dishes, fire main and all rooftop equipment shall be fully visually screened upon installation subject to the approval of the Planning Division. Screening devices shall be shown on construction and/or landscape plans.

11. All exterior light fixtures shall be shown on plans subject to staff review and approval. All lights attached to buildings shall provide a soft "wash" of light against the wall. All building and parking or yard lights shall conform to City Parking Standards 18.78.050 (F) and Performance Standards 18.82.030 (B) and shall compliment the site and building architecture.

12. Prior to occupancy, the developer shall supply the City with an ACAD computer disk file showing plans that reflect the project as it was build (As-Built) at the discretion of the Planning and Building Director.

E. Standard Conditions of Approval
Requiring Minimum Construction Site
Management Practices

1. (Projects involving land disturbances of less than five (5) acres) – During construction activities, the project sponsor shall reduce or prevent to the maximum extent practicable the direct or indirect discharge of any pollutant into the storm drain system utilizing best management practices contained in the California Storm Water Best Management Practices Handbook for Construction Activities. Construction activities include, but are not limited to: watering operations; roadwork and paving operations; concrete and painting; structure construction and painting; construction material storage and

handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm Water Best Management Practices Handbook for Construction Activities which will be available at the pre-construct meeting of the project.

or

2. (Projects involving land disturbances of five (5) acres or more) – Prior to commencement of any site work that will result in a land disturbance of five acres or more, the project sponsor shall submit to the City a copy of the Notice of Intent (NOI) sent the State Water Resources Control Board and the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, as required by the State's General Construction Activity Permit.

3. All storm drains, which serve the site, shall be protected from spills and soil runoff (from unpaved parking areas). The applicant may use "Any Source Control" BMP (Best Management Practice) as listed in the California Storm Water Best Management Practice Handbook for storm water run-off for commercial and industrial sites. Storm drains will be inspected periodically. Questions may be referred to City NPDES Coordinator, at 252-4920.

**PITTSBURG HISTORIC RESOURCES COMMISSION
MEETING MINUTES
February 25, 2020**

CALL TO ORDER

A meeting of the Pittsburg Historic Resources Commission was called to order by Chair Robinson at 7:57 p.m. on Tuesday, February 25, 2020, following the Planning Commission meeting in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL:

Present: Chair Robinson, Commissioners Bhasin, Coniglio, Croskey, Foster, Moreno, Nguyen

Staff: Community Development Director Jill Hecht, Senior Civil Engineer Richard Abono, Planning Manager/Secretary Kristin Pollot, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

REORGANIZATION

Per the by-laws Chair Robinson appoints Commissioner Foster, as Chair.

On motion by Commissioner Robinson, seconded by Commissioner Coniglio to nominate Christopher Moreno as Vice-Chair and carried unanimously.

DELETIONS, WITHDRAWALS OR CONTINUANCES

There were no deletions, withdrawals, or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

1. Historic Resources Commission Meeting Minutes of July 23, 2019.

On motion by Commissioner Robinson, seconded by Commissioner Coniglio to approve the minutes and carried unanimously.

ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary