

City of Pittsburgh Planning Commission Agenda

March 28, 2017

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

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

Planning Commission Members

**Mark Gargalikis, Vice-Chair
Patrice Belleci-Shipe, Commissioner
James Coniglio, Commissioner
Wolfgang Croskey, Commissioner
A.J. Fardella, Commissioner
Durie Foster, Commissioner
Oliver Guerrero, Commissioner**

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

CONSENT

(All items listed under the "Consent" portion of the agenda are considered routine and are adopted under one motion. Any item appearing as a Consent item on this agenda will be considered separately only upon request from a member of the Planning Commission, staff or public.)

Minutes

1. Meeting Minutes of March 14, 2017

PUBLIC HEARINGS

2. SONIC Drive-In Restaurant, AP-16-1190 (UP, DR).

This is a public hearing on a request for use permit and design review approval of plans to construct a 2,720-square-foot, full-service restaurant with outdoor dining, drive-in service, and drive-through service on a 0.86-acre property located at 1600 North Parkside Boulevard in the CC (Community Commercial) District. Assessor's Parcel No. 088-151-041.

3. HHI Community Garden and Urban Farm, AP-16-1211 (UP, DR).

This is a public hearing on a request for use permit and design review approval to allow a community garden and urban farm on an approximately two-acre site located within the El Pueblo Housing Development at 875 El Pueblo Avenue in the RH (High-Density Residential) District. Assessor's Parcel No. 073-150-003. The garden and farm would grow fruits and vegetables and would also include beehives and chicken coops to produce honey and eggs. A substantial portion of the crops produced would be put up for sale to local businesses and/or organizations as part of a 'market garden' concept.

STUDY SESSION

4. Edgewater Apartments, AP-17-1228 (PPR).

This is a preliminary plan review of a proposal by Discovery Builders, Inc. to construct a 62-unit, multi-family development on a 4.4-acre site located along the east side of Carion Court, across from Martin Luther King Jr. Junior High School, within the RM (Medium Density Residential) District. APN: 073-190-033.

ZONING ADMINISTRATOR REPORTS

5. Notice of Intent to Exercise Delegated Design Review Authority, and Submittal of Adopted Zoning Administrator Resolutions.

The Zoning Administrator submits one notice of intent to exercise delegated design review authority for a minor remodel of the Jack in the Box restaurant at 2135 Railroad Avenue, and two resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

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

March 14, 2017

A regular meeting of the Pittsburg Planning Commission was called to order by Acting Chair / Vice Chair Gargalikis at 7:00 p.m. on Tuesday, March 14, 2017, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Acting Chair / Vice Chair Gargalikis, Commissioners Coniglio, Croskey, Fardella, Foster, Guerrero

Absent: Commissioner Belleci-Shipe

Staff: City Engineer/Community Development Director Fritz McKinley, City Clerk Alice Evenson, Planning Manager/Secretary Kristin Pollot, City Attorney Ruthann Ziegler, Senior Civil Engineer Richard Abono, Assistant to the City Manager Jill Hecht, Senior Planner Hector Rojas

PLEDGE OF ALLEGIANCE

Commissioner Durie Fosterled the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATION

There were no presentations.

CONSENT

1. Minutes of February 28, 2017

On motion by Commissioner Fardella seconded by Commissioner Guerrero to approve the minutes and carried by the following vote:

AYES:	Coniglio, Croskey, Fardella, Foster, Gargalikis, Guerrero
NOES:	None
ABSTAIN:	None
ABSENT:	Belleci-Shipe

STUDY SESSION

2. Liberty Residential Subdivision, AP-17-1229 (PPR).

A preliminary plan review of a proposal to construct a 57-unit, single-family development on a 4.98-acre site located at 350 Central Avenue in the CS (Service Commercial) and RS-5 (Single-Family Residential) districts. Assessor's Parcel Nos. 086-160-009, -011, -012, and 086-151-001.

Commissioners discussed the proposal and provided feedback to staff, as requested.

3. Staff Report Formatting

Planning staff is considering updating the Planning Commission staff report template in order to make the reports more useful and efficient for reviewers.

Commissioners discussed the proposal and provided feedback to staff, as requested.

ZONING ADMINISTRATOR REPORTS

4. Notice of Intent to Conduct a Zoning Administrator Public Hearing, and Submittal of Adopted Zoning Administrator Resolutions.

The Zoning Administrator submit one notice of intent to conduct a Zoning Administrator public hearing on a proposed tree removal permit for 5 trees located at 351 School Street, and one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

Commissioners acknowledged receipt of the notice of intent.

STAFF COMMUNICATIONS

Planning Manager Kristin Pollot requested the meeting be adjourned to March 28, 2017.

COMMITTEE REPORTS

Commissioner Coniglio reported the TRANSPLAN Committee met on Thursday, March 9, 2017. At the meeting, Contra Costa Transportation Authority (CCTA) announced that Bruce Ohlson was reappointed to the Countywide Bicycle and Pedestrian Advisory Committee. Also, CCTA has submitted a list of approved projects funding. James Donlon Boulevard was not included on this list.

Commissioner Fardella reported Land Use Subcommittee did not meet.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m. to March 28, 2017.

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: No. 2 – SONIC Drive-In Restaurant, AP-16-1190 (UP, DR).

ORIGINATED BY: Norcal Cajun Foods II, 2190 Meridian Park Boulevard, Suite G, Concord, CA 94520

SUBJECT: This is a public hearing on a request for use permit and design review approval of plans to construct a 2,720-square-foot, full-service restaurant with outdoor dining, drive-in service, and drive-through service on a 0.86-acre property located at 1600 North Parkside Boulevard in the CC (Community Commercial) District. Assessor's Parcel No. 088-151-041.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10058, approving Planning Application No. 16-1190, subject to conditions.

BACKGROUND:

The applicant has entered into an agreement with Sierra Pacific Properties, Inc. to purchase the project site for construction of a SONIC Drive-In restaurant. SONIC has the nation's largest chain of drive-in restaurants with more than 3,500 drive-ins in 45 states and is best known for its drive-in service and roller skating carhops. The restaurant's unique menu items include Toaster Sandwiches, Footlong Quarter-Pound Coneys, handmade onion rings that are sliced, breaded and cooked fresh daily, potato tots, and numerous drinks and desserts, such as their signature Cherry Limades. According to their website, SONIC offers more than 1.3 million drink combinations. Each customer receives a mint with a drink with their purchase – a tradition started by the company's founder to remind customers they are worth a mint at SONIC.

There are currently three SONIC Drive-Ins in the Bay Area, including restaurants in Hayward, American Canyon, and Vacaville. If approved, Pittsburg's SONIC Drive-In would be the first in Contra Costa County.

PROJECT DESCRIPTION:

Existing Conditions: The project site is a 0.86-acre parcel located at the northeast corner of North Park Boulevard and Loveridge Road. The site was part of a larger 1.22-acre parcel until that parcel was recently subdivided by Sierra Pacific Properties, Inc. The project site is unimproved, with the exception of curb and gutter improvements along the southern frontage and a small monument sign for the 'North Park Plaza' shopping center located near the street intersection. The site accumulates a considerable amount of trash from adjacent properties due to winds in the area.

Planning Commission Staff Report

See Attachment 4 for photos of the project site.

Surrounding Land Uses:

North: Union Pacific Railroad, Praxair Distribution, Inc.

West: Public Storage Inc., Loveridge Center, Chevron Gas, Hampton Inn Suites

South: State Route 4, Motel 6, Walmart Shopping Center

East: Big O Tires, Fast Auto Loans, North Park Plaza Shopping Center

See Attachment 5 for a map of surrounding uses.

The proposed project consists of a single-story, full-service restaurant with outdoor dining, drive-in service, and drive-through service to be constructed on the site. It should be noted that the project plans (Attachment 6) show a building footprint of 2,370 square feet; however, the building's size would be increased to 2,720 square feet to provide a larger kitchen for faster food service. The restaurant would be placed near the middle of the site with its façade oriented toward North Park Boulevard. It would seat about 40 customers indoors and about 15 in an outdoor patio with furniture. Twenty-one parking spaces would be provided for drive-in customers underneath two metal canopies located at the western and eastern ends of the site. Each of these spaces would be equipped with a menu board, an order intercom, and electronic payment device. A drive-through lane, with queuing capacity for seven cars, would be provided along the restaurant's western edge. Ten uncovered parking spaces would be provided along its eastern edge for non-drive-in and non-drive-thru customers. The site would include two driveways to provide access for westbound and eastbound traffic along North Park Boulevard.

SONIC's proposed minimum hours of operation are 6:00 AM to 10:00 PM; however, during the summer months, they may stay open later. The applicant expects the restaurant to provide 30 new Pittsburg jobs (10 full-time and 20 part-time).

Related site improvements would include a new ten-foot-wide sidewalk along North Park Boulevard; landscaping on over 35 percent of the site; a stormwater bio-retention area; decorative site lighting; a bike rack for two bicycles; two outdoor trash receptacles; and a covered trash enclosure. A striped, pedestrian pathway would be installed in the drive aisle located between driveways to provide safer crossing from the new sidewalk on North Park Boulevard and the restaurant's entry.

SONIC Drive-In franchisees have a handful of design prototypes to choose from for their restaurants. For Pittsburg, the franchisee has selected a building design that emphasizes its façade as a focal point. The design accomplishes this by; a) making the front half of the building slightly taller than the back half; b) including a chimney-like element at the drive-through pick-up window to provide additional vertical relief; and c) concentrating entries, windows, and high-quality materials, such as metal, brick, and stone, along the façade. It should also be noted that although shown on the project

Planning Commission Staff Report

plans, signage is not a part of the requested approvals and would require a separate application.

See Attachments 6 through 8 for project plans, exterior lighting, materials, and colors.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the 'Loveridge Subarea' of the General Plan and has a land use designation of 'Regional Commercial'. This land use designation is intended to provide areas for large-scale retail centers serving both local and regional customers. The project conforms with the General Plan and more specifically, Goal 2-G-14, which encourages the development and expansion of regionally-oriented commercial activities within the Loveridge Subarea. The building has been designed for a full-service restaurant with drive-in service – a local and regional commercial use that would be consistent with the site's land use designation and zoning.

Zoning: The project site is zoned 'CC (Community Commercial) District'. As mentioned before, the project is being constructed for a full-service restaurant with outdoor dining, drive-in service, and drive-through service. Most full-service restaurants are allowed by right in this district; however, a use permit is required for those with drive-in or drive-through service (PMC section 18.52.010). As shown in Attachment 2 of this report, the proposed project meets or exceeds the CC District property development regulations, which include height, FAR, lot coverage, lot area, lot width, setbacks, landscape coverage, parking for both cars and bicycles, and queuing capacity for restaurants with drive-through service. Since the building's size would be increased to 2,720 square feet, staff would review the project's construction drawings to confirm the modified design still meets the City's property development regulations prior to sign-off.

Design Guidelines: In 2010, the Planning Commission adopted Resolution No. 9864 amending the City's Development Review Design Guidelines (DRDGs). The DRDGs provide a framework for the design review of residential, commercial, and industrial projects. As shown in Attachment 3 of this report, the proposed project complies with the City's DRDGs with the exception of DRDG IV.d, IV.f, IV.m, IV.D.1, and IV.D.4, which encourage: a) screening for all utility box transformers, backflow preventers, meters, and junction boxes; b) breaking up of any continuous roof line expanses exceeding 50 feet in length; c) installation of downspouts behind building walls; d) incorporation of a cool roof on the building and a solar-ready drive-in canopy; and e) electric vehicle (EV) spaces with fully-operational electric vehicle supply equipment (EVSE).

Additional discussion about these guidelines is included in the staff analysis section below.

Traffic Impact analysis: General Plan Policy 3-P-4 requires the preparation of a traffic impact analysis for projects that would generate 100 or more net new peak hour vehicle trips. The City's traffic engineer expected the proposed project would exceed this threshold, so the City independently contracted with KD Anderson & Associates to

prepare a traffic impact analysis (see Attachment 9). According to the analysis, the project is anticipated to generate a total of 54 new morning peak hour and 36 new afternoon peak hour trips. The analysis evaluated impacts from these new trips at three locations: 1) the Loveridge Road/North Park Boulevard intersection; 2) the project's western driveway; and 3) project's eastern driveway. The analysis determined that the project would not result in a change to the existing level of service (LOS) at the Loveridge Road/North Park Boulevard intersection, which has a current morning peak hour LOS C and an afternoon LOS B. The analysis also concluded that both project driveways would operate at LOS C or above.

The applicant has agreed to incorporate the recommended improvement measures outlined in the traffic study as part of their overall project description. These measures include implementation of left turn striping improvements in order to provide additional space for eastbound vehicles queuing on North Park Boulevard to turn left into the project site.

HCP/NCCP: In 2007, the City Council adopted Ordinance No. 07-1293 requiring new development projects with certain land cover types to comply with the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). Projects subject to, and meeting the requirements of the HCP/NCCP, may be authorized an incidental 'take' of species listed under the federal Endangered Species Act (ESA) and Natural Community Conservation Planning Act. Under the ESA, 'take' means "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct."

The project site has a ruderal land cover type, which is subject to the requirements of the HCP/NCCP, and as such, the applicant has prepared a draft Planning Survey Report (PSR) as required under the HCP/NCCP (see Attachment 11). The PSR identifies several standard mitigation measures intended to avoid and minimize impacts to the western burrowing owl and Swainson's hawk, which the HCP/NCCP assumes present in the project area, but were not observed on site during field surveys. The applicant has agreed to incorporate the recommended measures as part of their overall project description and has prepaid \$8,502.27 in HCP/NCCP fees. Upon approval by the Planning Commission, 'take' authorization for the site would be issued by the City of Pittsburg as the HCP/NCCP implementing agency. These fees paid will be used by the East Contra Costa Habitat Conservancy to fund mitigation projects that offset losses of species and habitat covered by the HCP/NCCP. The avoidance and mitigation measures are incorporated as recommended conditions of approval for the proposed project.

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

Planning Commission Staff Report

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

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

C. The exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value.

D. The structure is in harmony with proposed developments on land in the general area.

E. The application conforms with the criteria set forth in any applicable City adopted Design Guidelines.

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

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

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

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

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

E. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;

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

G. will not encourage marginal development within the neighborhood;

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

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

Environmental: This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, 'Infill-Development Projects' of the state CEQA Guidelines, section 15332. The project qualifies for this CEQA exemption because, as described in the staff report, it would: a) be consistent with the City's general plan and zoning; b) occur within city limits on a project site of no

Planning Commission Staff Report

more than five acres substantially surrounded by urban uses; c) be built on a site having no value as habitat for endangered, rare or threatened species; d) result in no significant impacts to traffic, noise, air quality, or water quality; and e) built on a site that is adequately served by utilities and public services.

Public Notice: On or prior to March 17, 2017, notice of the March 28, 2017, public hearing was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the 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.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to approve the requested design review application, subject to conditions. The proposed project would improve the neighborhood by developing an unattractive, empty lot with a well-designed building and fully-landscaped grounds. The building's design, materials, and colors would be compatible with other commercial buildings in the area, including the 'North Park Plaza' shopping center located just east of the project site. The project would also conform to all applicable criteria set forth in the City's adopted DRDGs, if conditions of approval are adopted requiring the project to: a) screen all utility box transformers, backflow preventers, meters, and junction boxes from public view; b) break up any continuous roof line expanses exceeding 50 feet in length; c) install downspouts behind building walls; d) incorporate a cool roof on the building and solar panels above drive-in canopies; and e) provide at least two electric vehicle spaces with fully-operational electric vehicle supply equipment. The number of staff-recommended EV spaces with EVSE is based on the number required for projects constructed in unincorporated parts of Contra Costa County, since the City of Pittsburg currently does not have a specific requirement for EV spaces with EVSE.

Staff believes that the Commission can also make the required findings to approve the requested use permit for a full-service restaurant with outdoor dining, drive-in service, and drive-through service. The proposed use would help increase the number of convenient, fast-food take-out options available to customers in the city and region, consistent with the CC District's objectives. The use would not be detrimental to the health, safety, and general welfare of the City, if a condition of approval is adopted requiring the project to install full trash capture devices in all new storm drain inlets. The use would continue to promote orderly development, in that it would be consistent with the existing pattern of auto-oriented restaurants on other nearby streets that are in close proximity to State Route 4, such as Loveridge Road and Railroad Avenue. It would help improve property values by eliminating a long-standing vacant site that frequently accumulates trash from surrounding sites. Lastly, the use would be consistent with the General Plan, more specifically, Goal 2-G-14, which encourages the

Planning Commission Staff Report

development and expansion of regionally-oriented commercial activities within the Loveridge Subarea of the Pittsburgh General Plan.

ACTION REQUIRED:

Move to adopt Resolution No. 10058 approving Planning Application No. 16-1190, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10058
2. Property Development Regulations Table
3. Development Review Design Guidelines Table
4. Site Photos
5. Map of Surrounding Uses
6. Project Plans, dated February 27, 2017
7. Exterior Lighting Board
8. Material & Color Samples Board
9. Traffic Impact Study, dated February 6, 2017
10. Stormwater Control Plan & Exhibit, dated February 8, 2017
11. Draft HCP/NCCP Planning Survey Report Application, August 24, 2016
12. Public Hearing Notice & Vicinity Map

Prepared by: Hector J. Rojas, AICP, Senior Planner

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Use Permit and	)	
Design Review Approval to Construct a	)	
2,720-square-foot, Full-Service Restaurant	)	
with Outdoor Dining, Drive-In Service, and	)	Resolution No. 10058
Drive-Through Service on a 0.86-Acre	)	
Property Located at 1600 North Park	)	
Boulevard, for "SONIC Drive-In	)	
Restaurant, AP-16-1190 (UP, DR).")	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On September 19, 2016, Norcal Cajun Foods II filed Planning Application No. AP-16-1190 requesting use permit and design review approval for plans to construct a 2,720-square-foot, full-service restaurant with outdoor dining, drive-in service, and drive-through service on a 0.86-acre property located at 1600 North Park Boulevard in the CC (Community Commercial) District. Assessor's Parcel No. 088-151-041.

- B. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, 'Infill-Development Projects' of the state CEQA Guidelines, section 15332. The project qualifies for this CEQA exemption because, as described in the staff report, it would: a) be consistent with the City's general plan and zoning; b) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) be built on a site having no value as habitat for endangered, rare or threatened species; d) result in no significant impacts to traffic, noise, air quality, or water quality; and e) built on a site that is adequately served by utilities and public services.

- C. On or prior to March 17, 2016, notice of the March 28, 2017, public hearing was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the 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.

- D. PMC section 18.36.220(B) specifies that the following findings must be made before granting design review approval. The Planning Commission may grant design review approval if it finds that:

1. the structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
 2. the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
 3. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
 4. the structure is in harmony with proposed developments on land in the general area; and
 5. the application conforms with the criteria set forth in any applicable city-adopted design guidelines.
- E. PMC section 18.16.040 specifies that the following findings must be made before approval of a use permit. The Planning Commission may grant approval of a use permit if the proposed use:
1. 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;
 2. is not detrimental to the health, safety, and general welfare of the City;
 3. will not adversely affect the orderly development of property within the City;
 4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
 5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
 6. will not create a nuisance or enforcement problem within the neighborhood;
 7. will not encourage marginal development within the neighborhood;
 8. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law; and,
 9. is consistent with the City's approved funding priorities.
- F. On March 28, 2017, the Planning Commission held a public hearing on Planning Application No. 16-1190, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, “SONIC Drive-In Restaurant, AP-16-1190 (UP, DR),” 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.

Design Review

2. The project will 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, in that the project will provide attractive exteriors and a variety of high-quality materials along North Park Boulevard. Decorative lighting will be incorporated on the building and in the parking area and there will also be a significant amount of landscaping, 26 percent over and above what is required by the ‘CCDistrict’.
3. The proposed building will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the building will be built to standard building codes that include requirements to regulate construction and meet standard noise level requirements for the area.
4. The exterior design and appearance of the proposed project will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; rather, the project will improve the area by developing an unattractive, empty lot with a well-designed building and fully-landscaped grounds.
5. The proposed project will be in harmony with proposed developments on land in the general area, in that the building’s colors, materials, and architecture will generally coordinate with commercial buildings in the ‘North Park Plaza’ shopping center located just east of the project site.
6. The proposed project will conform to the criteria set forth in the City’s adopted Development Review Design Guidelines (DRDGs), if conditions of approval are adopted requiring the project to: a) screen all utility box transformers, backflow preventers, meters, and junction boxes from public view; b) break up any continuous roof line expanses exceeding 50 feet in length; c) install downspouts behind building walls; d) incorporate a cool roof on the building and a solar-ready drive-in canopy; and e) provide at least two electric vehicle spaces with fully-operational electric vehicle supply equipment.

Use Permit

7. The proposed full-service restaurant with outdoor dining, drive-in service, and drive-through service 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 will be appropriate to the specific location. The purpose of the 'CC District' is to provide for commercial centers serving regional customers. Approval of the requested use permit will allow a full-service restaurant with outdoor dining, drive-in service, and drive-through service, which will help increase the number of convenient, fast-food take-out options available to customers in the city and region.
- b) not be detrimental to the health, safety, and general welfare of the City, in that any such use will meet health and safety requirements of the Pittsburg Community Development Department, the Contra Costa County Fire Protection District, and the Environmental Health Division of Contra Costa Health Services.
- c) not adversely affect the orderly development of property within the City, in that any such use will be consistent with the existing pattern of auto-oriented restaurants on other nearby streets that are in close proximity to State Route 4, including Loveridge Road and Railroad Avenue.
- d) not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City because the continued build-out of the empty lots throughout town will actually increase property values as well as the City's tax base.
- e) be consistent with the general plan, more specifically, Goal 2-G-14, which encourages the development and expansion of regionally-oriented commercial activities within the Loveridge Subarea of the Pittsburg General Plan. The building has been designed for a full-service restaurant with drive-in service which is a local and regional commercial use that is consistent with the site's land use designation and zoning.
- f) not create a nuisance or enforcement problem within the neighborhood because any such use will be required to meet performance standards, as set forth by PMC chapter 18.82, which are intended to address ongoing safety, noise, odor, and maintenance concerns.
- g) not encourage marginal development within the neighborhood; instead, any such use will help build additional momentum for completion of neighboring properties, such as the 'North Park Plaza' shopping center located just east of the project site.
- h) not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that any such use will operate in a building that has been designed to take advantage of existing infrastructure.
- i) not be inconsistent with the City's approved funding priorities, in that the use does not include any City funding.

- B. The staff report entitled, "SONIC Drive-In Restaurant, AP-16-1190 (UP, DR)," dated March, 28, 2017, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves Planning Application No. 16-1190, subject to the following conditions:

Planning Conditions:

1. **Conformity with Project Plans:** The project shall be constructed in substantial conformity with the project plans, renderings, lighting board, and materials sample board date stamped February 27, 2017, 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. **North Park Plaza Monument Sign:** The existing 'North Park Plaza' monument sign, shown on the Project Plans, shall be removed as part of the project scope of work. The sign's demolition and removal shall be noted on the construction drawings for the project.
3. **Perimeter Fencing:** A decorative, four-foot-tall, wrought-iron fence shall be installed along the edges of the northern and eastern property lines. The fence shall incorporate brick-clad pilasters at least every 50 feet on center. The perimeter fencing design shall be incorporated into the construction drawings for the project and shall be reviewed and approved by the Community Development Department prior construction.
4. **R-O-W Landscaping:** The proposed landscaping shall be extended into the portions of the public right-of-way (ROW) located between the southern property line and the back of sidewalk to be constructed along North Park Boulevard. The extended landscaping shall be incorporated into the landscape and irrigation plan for the project and shall be reviewed and approved by the Community Development Department prior to construction.
5. **Utility Screening:** All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen, consistent with Guideline IV.d of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). Final utility screening methods shall be included on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
6. **Horizontal Rooflines:** The building design shall be modified to break up any continuous horizontal roof line exceeding 50 feet in length, consistent with Guideline IV.f of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). The modifications shall be incorporated into the construction drawings for the project and shall be reviewed and approved by the Planning Division prior to the issuance of a building permit.

7. Gutters & Downspouts: All gutters and downspouts shall be placed behind exterior walls, consistent with Guideline IV.m of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). Final gutter and/or downspout placement shall be identified on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
8. Solar Panels: At least one of the two drive-in canopies shall be pre-wired to create a solar-ready surface, consistent with Guideline IV.D.1 of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). Wiring details shall be included on the construction drawings and shall be subject to review and approval by the Community Development Department prior to issuance of a building permit.
9. Cool Roof: The entire roofing surface behind the building parapets shall be painted white to create a 'cool roof', consistent with Guideline IV.D.1 of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864).
10. EV Spaces with EVSE: At least two Electric Vehicle (EV) spaces with Electric Vehicle Supply Equipment (EVSE) shall be installed, consistent with Guideline IV.D.4 of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). The installed EVSE shall be 'Level 2', capable of charging at 30 amperes or higher at 208 or 240 volts. The appropriate permissive and regulatory signage shall be provided immediately adjacent to each EV space in accordance with California Manual on Uniform Traffic Control Devices and Title 24 of the California Building Code. The EV spaces with EVSE and signage shall be shown on the construction drawings for the project and shall be reviewed and approved by the Community Development Department prior construction.
11. Outdoor Dining: The applicant shall obtain a separate Outdoor Dining Permit from the Planning Division, prior to use (including furniture placement) of the outdoor dining patio.
12. Peace and Order: The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner/operator's sole expense.

13. Site Maintenance: The site shall be kept clean and free of all 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 on-site shall be prohibited.
14. Signage: Signage for the use is not approved with this resolution. The applicant shall submit proposed signs as part of a separate sign permit application, which will be subject to review and approval by the Planning Division prior to installation.

ECCC HCP/NCCP Conditions:

15. Take Authorization: The applicant is required to obtain permit coverage under the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan ("ECCC HCP/NCCP"). All applicable standard avoidance and minimization measures of the ECCC HCP/NCCP, as outlined in the draft Planning Survey Report (PSR) dated August 24, 2016, are incorporated as conditions of approval below. With the incorporation of these conditions, the project will be eligible to receive take authorization under the City's incidental take permit from the United States Fish and Wildlife Service (USFWS) issued pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act (permit number: TE 160958-0) and the City's incidental take permit from the California Department of Fish and Wildlife (CDFW) issued pursuant to California Fish and Wildlife Code Section 2835 (permit number 2835-2007-01-03).
16. ECCC HCP/NCCP Development Fees: Prior to the issuance of grading or construction permits for the project site, the applicant shall pay the final required ECCC HCP/NCCP development fee in effect for Zone III, in compliance with PMC Section 15.108.070 (note that the fee is subject to annual adjustments, in accordance with Chapter 9.3.1 of the ECCC HCP/NCCP). The final fee shall be paid for approximately 1.22 acres of land to be permanently disturbed, as identified in the draft PSR, which is subject to final review and approval by the Pittsburg Community Development Department.
17. Avoidance and Minimization Measures: The following measures must be satisfied prior to, or in conjunction with, the issuance of a grading permit:

- a. Western Burrowing Owl:

- i. Prior to any ground disturbance related to covered activities, a USFWS/CDFW-approved biologist shall conduct a preconstruction survey in areas identified in the planning surveys as having potential burrowing owl habitat. The surveys shall establish the presence or absence of Western Burrowing Owl and/or habitat features and evaluate use by owls in accordance with CDFW survey guidelines (California Department of Fish and Game 1995).

On the parcel where the activity is proposed, the biologist shall survey the proposed disturbance footprint and a 500-foot radius from the perimeter of the proposed footprint to identify burrows and owls. Adjacent parcels under different land ownership shall not be surveyed. Surveys should take place near sunrise or sunset in accordance with CDFW guidelines. All burrows or burrowing owls shall be identified and mapped. Surveys shall take place no more than 30 days prior

to construction. During the breeding season (February 1– August 31), surveys shall document whether burrowing owls are nesting in or directly adjacent to disturbance areas. During the nonbreeding season (September 1–January 31), surveys shall document whether burrowing owls are using habitat in or directly adjacent to any disturbance area. Survey results shall be valid only for the season (breeding or nonbreeding) during which the survey is conducted. Copies of both surveys shall be submitted to ECCC Habitat Conservancy and the City for review and approval.

- ii. If burrowing owls are found during the breeding season (February 1–August 31), the project proponent shall avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young. Avoidance shall include establishment of a non-disturbance buffer zone (described below). Construction may occur during the breeding season if a qualified biologist monitors the nest and determines that the birds have not begun egg-laying and incubation or that the juveniles from the occupied burrows have fledged. During the nonbreeding season (September 1–January 31), the project proponent should avoid the owls and the burrows they are using, if possible. Avoidance shall include the establishment of a buffer zone (described below).

During the breeding season, buffer zones of at least 250 feet in which no construction activities can occur shall be established around each occupied burrow (nest site). Buffer zones of 160 feet shall be established around each burrow being used during the nonbreeding season. The buffers shall be delineated by highly visible, temporary construction fencing.

If occupied burrows for burrowing owls are not avoided, passive relocation shall be implemented. Owls should be excluded from burrows in the immediate impact zone and within a 160-foot buffer zone by installing one-way doors in burrow entrances. These doors should be in place for 48 hours prior to excavation. The project area should be monitored daily for a week to confirm that the owl has abandoned the burrow. Whenever possible burrows should be excavated using hand tools and refilled to prevent reoccupation (California Department of Fish and Game 1995). Plastic tubing or a similar structure should be inserted in the tunnels during excavation to maintain an escape route for any owls inside the burrow.

b. Swainson's Hawk

- i. Prior to any ground disturbance related to covered activities that occurs during the nesting season (March 15–September 15), a qualified biologist will conduct a preconstruction survey no more than 1 month prior to construction to establish whether Swainson's hawk nests within 1,000 feet of the project site are occupied. If potentially occupied nests within 1,000 feet of the project site are found, then their occupancy will be determined by observation from public roads or by observations of Swainson's hawk activity (e.g., foraging) near the project site. If nests are occupied, minimization measures and construction monitoring

are required (see below). A copy of the preconstruction survey shall be submitted to the ECCC Habitat Conservancy and the City for review and approval.

- ii. During the Swainson's hawk nesting season (March 15–September 15), covered activities within 1,000 feet of occupied nests or nests under construction will be prohibited to prevent nest abandonment. If site-specific conditions or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be used, the Implementing Entity will coordinate with California Department of Fish and Wildlife (CDFW)/United States Fish and Wildlife (USFWS) to determine the appropriate buffer size. If young fledge prior to September 15, covered activities can proceed normally. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the ECCC Habitat Conservancy and the City for a waiver of this avoidance measure. Any waiver must also be approved by USFWS and CDFW. While the nest is occupied, activities outside the buffer can take place. No trees will be removed during project construction.

All active nest trees will be preserved on site, if feasible. Nest trees, including non-native trees, lost to covered activities will be mitigated by the project proponent according to the requirements below.

- iii. The loss of non-riparian Swainson's hawk nest trees will be mitigated by the project proponent by:

If feasible on-site, planting 15 saplings for every tree lost with the objective of having at least 5 mature trees established for every tree lost according to the requirements listed below.

AND either

Pay the Implementing Entity an additional fee to purchase, plant, maintain, and monitor 15 saplings on the HCP/NCCP Preserve System for every tree lost according to the requirements listed below,

OR

The project proponent will plant, maintain, and monitor 15 saplings for every tree lost at a site to be approved by the Implementing Entity (e.g., within an HCP/NCCP Preserve or existing open space linked to HCP/NCCP preserves), according to the requirements listed below.

The following requirements will be met for all planting options:

- Tree survival shall be monitored at least annually for 5 years, then every other year until year 12. All trees lost during the first 5 years will be replaced. Success will be reached at the end of 12 years if at least 5 trees per tree lost

survive without supplemental irrigation or protection from herbivory. Trees must also survive for at least three years without irrigation.

- Irrigation and fencing to protect from deer and other herbivores may be needed for the first several years to ensure maximum tree survival.
- Native trees suitable for this site should be planted. When site conditions permit, a variety of native trees will be planted for each tree lost to provide trees with different growth rates, maturation, and life span, and to provide a variety of tree canopy structures for Swainson's hawk. This variety will help to ensure that nest trees will be available in the short term (5-10 years for cottonwoods and willows) and in the long term (e.g., Valley oak, sycamore). This will also minimize the temporal loss of nest trees.
- Riparian woodland restoration conducted as a result of covered activities (i.e., loss of riparian woodland) can be used to offset the nest tree planting requirement above, if the nest trees are riparian species.
- Whenever feasible and when site conditions permit, trees should be planted in clumps together or with existing trees to provide larger areas of suitable nesting habitat and to create a natural buffer between nest trees and adjacent development (if plantings occur on the development site).
- Whenever feasible, plantings on the site should occur closest to suitable foraging habitat outside the UDA.
- Trees planted in the HCP/NCCP preserves or other approved offsite location will occur within the known range of Swainson's hawk in the inventory area and as close as possible to high-quality foraging habitat.

Engineering Conditions:

18. Traffic Improvements: The applicant shall implement the left turn striping improvements as shown on the 'North Park Blvd Striping and Sight Distance Exhibit' in the project's Traffic Impact Study Appendix. The improvements shall be included on the improvement plans and reviewed and approved by the City Engineer prior to issuance of an engineering permit.
19. Trash Capture Devices: Prior to final inspection, full trash capture devices shall be installed in the storm drain inlets located in the parking lot that ultimately drain to the City's storm drain conveyance system. Continuous maintenance of these devices shall be the responsibility of the property owner. A list of approved vendors with devices meeting the requirements of the City's NPDES Stormwater permit for trash load reduction is available from the Engineering Division.
20. Engineering Plans: The applicant shall submit five (5) copies of the engineering plans for the project to the City's Engineering Division for review and approval. The

engineering plans shall be prepared by a registered civil engineer and shall include, but not be limited, to the following:

- Site Plan
- Grading and Drainage Plan
- Utilities Plan
- Landscaping and Irrigation Plan
- Geotechnical Report
- Engineer's Estimate
- Stormwater Control Plan and Report
- Draft Stormwater Facilities O&M Plan
- Stormwater Pollution and Prevention Plan (SWPPP)

21. Landscaping and Irrigation Plan: The applicant shall submit a final landscaping and irrigation plan including all certifications and submittals required by the city's landscape ordinance (PMC chapter 18.84, article VII). This plan shall be subject to review and approval by the Planning Division, Engineering Division, Public Works Department, and Parks and Recreation Department prior to issuance of a building permit. Drought-tolerant or moderate water use plants shall be incorporated into the landscape to the maximum extent practicable.

The developer shall complete installation of landscaping and automatic irrigation systems for all landscaped areas of the property, and shall submit all final certifications required by the city's landscape ordinance (PMC chapter 18.84, article VII), prior to occupancy of the building. Following issuance of the certificate of occupancy, the developer or property manager shall be responsible for preventing water waste resulting from inefficient landscape irrigation by limiting landscape irrigation to the hours between 8:00 p.m. and 10:00 a.m.; and by prohibiting runoff from the target landscape areas due to excessive irrigation run times, low head drainage, overspray, or other similar conditions where water flows onto an adjacent property or the sidewalk.

22. Geotechnical Report: The applicant shall submit a current geotechnical report that substantiates the design features incorporated into the project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and issuance of any engineering permits.
23. Engineer's Estimate: The applicant shall submit an engineer's estimate to the Engineering Division for review and approval together with the initial engineering plans. The engineer's estimate shall include all costs associated with the site development improvements, excluding those costs associated with the construction of the proposed building structures.
24. Stormwater Control Plan and Report: The applicant shall provide a copy of the approved Stormwater Control Plan and Report to the Engineering Division together with the building permit application. Construction drawings submitted for the project shall be consistent with the Stormwater Control Plan and shall be accompanied by a

“Construction Plan C.3 Checklist” as described in Chapter 3 of the Contra Costa Clean Water Program’s (CCCWP) Stormwater C.3 Guidebook (6th Edition or later) to facilitate verification of stormwater BMP implementation.

In accordance with the City’s NPDES permit, provision C.3.e.i. and ii., applicant shall have the right to construct or participate in the funding of offsite C.3 facilities as approved by the City Engineer and memorialized by separate agreement with the City. If Developer elects to participate in offsite C.3 facilities in lieu of on-site C.3 facilities, Developer will work with the City to provide an appropriate funding mechanism for the continuous maintenance of these facilities in perpetuity.

25. Stormwater Facilities O&M Plan: The applicant shall provide a copy of the draft Stormwater Facilities Operation and Maintenance (O&M) Plan, setting forth a maintenance schedule for each of the proposed treatment and flow-control facilities, to the Engineering Division together with the building permit application. Instructions for preparing the Stormwater Facilities O&M Plan are found in Chapter 6 of the CCCWP’s Stormwater C.3 Guidebook (6th Edition or later). The applicant shall execute an O&M Agreement prior to issuance of a certificate of occupancy. The O&M Agreement shall be reviewed and approved by the Engineering Division prior to execution.
26. Stormwater Pollution Prevention Plan: The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) for the project to the Engineering Division prior to issuance of grading permits. The SWPPP shall be accompanied by a copy of Notice of Intent submitted to the San Francisco Bay Regional Water Quality Control Board. The SWPPP shall identify the Best Management Practices (BMPs) that will be used to effectively prohibit the entry of pollutants into the stormwater system. The SWPPP shall also identify the erosion control measures that will be used to prevent soil, dirt, and debris from entering the storm drain system in accordance with the California Stormwater Quality Association’s guidelines.
27. Supplemental Studies: If additional engineering studies (such as geotechnical, structural, or hydraulic) are deemed necessary by the City Engineer or expedited reviews are requested by the applicant, the applicant shall pay for all costs associated with the extra work. The costs may include the preparation of special studies, additional staff time, and/or reviews of the special studies, if studies are prepared by the developer’s consultants.
28. Engineering Plan Check Fees: The applicant shall pay one half of the Engineering Grading and/or Improvement Plan Check Fee to the Engineering Division at the time of engineering plans submittal. The Engineering Plan Check Fees are based upon the Engineer’s Estimate. The Improvement Plan Check Fee is 6% of the estimated cost of improvements and the Grading Plan Check Fee is 2.5% of the estimated cost for grading. Alternatively, the Grading Plan Check Fee may also be calculated based upon the estimated cubic yards of grading, according to the current schedule of Grading Fee Charges.
29. Engineering Inspection Fees: The applicant shall pay the Improvement and/or Grading Inspection Fee(s) to the Engineering Division at the time of the Grading or Single

Parcel Development Permit is issued. The fee charged shall be the fee(s) in place at the time the Grading or Single Parcel Development Permit is obtained. The current Improvement Inspection Fee is 5.75% of the estimated cost of improvements, and the Grading Inspection Fee is 3% of the estimated cost of Grading. The Grading Inspection Fee may also be based upon an approved Engineer's Estimate of total cubic yards, according to the current schedule of Grading Fee Charges.

30. GIS Update Fee: The applicant shall pay a GIS Update Fee in the amount of \$0.05 per square-foot to the Engineering Division at the time of Site Development Permit issuance.
31. NPDES Plan Review and Inspection Deposit Fees: The applicant shall pay the NPDES Plan Review and Inspection Deposit Fees to the Engineering Division prior to issuance of grading permits. The fees charged shall be the fees in place at the time grading permits are obtained. The applicant understands that the NPDES Plan Review and Inspection Deposit Fees currently on file, effective September 1, 2010, shall be paid in accordance with the fee schedule approved by Resolution No. 10-11510, a copy of which is available at the City.
32. Facility Reserve Charge: The applicant shall pay the City of Pittsburgh Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division prior to issuance of building permits. The fee charged shall be the fee in place at the time building permits are obtained. The applicant understands that the FRC currently on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, a copy of which is available at the City.
33. Local Transportation Mitigation Fee: The applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") to the Engineering Division prior to issuance of the building permits. The fee charged shall be the fee in place at the time building permits are obtained. The applicant understands that the LTMF is reviewed and adjusted annually based on the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development.
34. Regional Transportation-Development Mitigation Fee: The applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.100.040) (the "RTDIM") to the Engineering Division prior to issuance of building permits. The fee charged shall be the fee in place at the time building permits are obtained. The applicant understands that the RTDIM is automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record's Construction Costs Index for the San Francisco Bay Area between September 1 and September 1 of the preceding two calendar years.
35. Annexation to CFD 2005-1 (Public Safety Services): Prior to issuance of any engineering or building permits, whichever permit is eligible to be issued first, the applicant shall deliver written confirmation that the owner of the property has elected to

annex the property into the Community Facilities District (CFD) 2005-1 (Public Safety Service). The CFD provides funding for increased police coverage in the project area.

36. Annexation to CFD 2017-1 (Fire Safety Services): Prior to issuance of any engineering or building permits, whichever permit is eligible to be issued first, the applicant shall deliver written confirmation that the owner of the property has elected to annex the property into the Community Facilities District (CFD) 2017-1 (Fire Safety Services). The CFD provides funding for increased fire protection and emergency services in the project area.
37. Compliance with PMC Chapter 15.88: All grading work shall be done in accordance with the provisions of Chapter 15.88 of the PMC.
38. Compliance with Title 12, 13, and 15 of the PMC: 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 PMC as determined by the City Engineer. Issuance of a Site Development Permit will be required whereby specific engineering requirements will be made as conditions of approval.
39. Compliance with PMC Section 17.28.020: The design and construction of storm, sewer, and water facilities shall be in accordance with PMC Section 17.28.020.
40. Capacity Review: The developer shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the Engineering Division to identify any service or supply problems. The cost for installation of additional facilities shall be borne by the developer.
41. Water Service: The developer shall provide appropriate water service that is adequately sized to meet the domestic and fire protection demands for the project.
42. Sanitary Sewer Service: The developer shall provide appropriate sanitary sewer service that is adequately sized to accommodate the project's wastewater demand.
43. Water/Sewer Easements: The developer shall convey water and sewer line easements to the City of Pittsburgh for continuous maintenance of the water and sewer facilities. The width of these easements shall be sufficient to allow for City of Pittsburgh maintenance equipment to service these lines.
44. Underground Utilities: In accordance with PMC12.36.130 (Underground utilities for new construction), the applicant shall ensure that all utility service laterals and equipment (including, but not limited to, electric, communication and cable television lines) installed in and for the purpose of supplying service to any other new construction or use shall be installed underground on the property to be served, and from the property to be served to the point of connection with the utility's distribution facilities, in accordance with utility filed rules as approved by the California Public Utilities Commission.

Standard Conditions

45. Standard Conditions of Development: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
46. Other Agency Requirements: The developer 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 developer to contact each local, state, or federal agency for requirements that may pertain to this project.
47. 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 applicant'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.
48. Expiration of Approval: Design review approval will expire on March 28, 2019, 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 28th day of March, 2017, 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. 10058 was adopted by the Planning Commission of the city of Pittsburg on March 28, 2017.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment2
Property Development RegulationsTable – PMC Schedule 18.52.115
SONIC Drive-In Restaurant, AP-16-1190 (UP, DR)

Development Regulations: <i>Service Commercial (CC) District</i>	Requirement:	Proposed Project:
Max. Height	60 ft.	< 24 ft.
Max. FAR	0.5	0.06
Max. Lot Coverage	50%	16%
Min. Lot Area	5,000sq. ft.	37,538 sq. ft. (0.86 acres)
Min. Lot Width	50 ft.	> 50 ft.
Min. Front Yard Setback	15 ft.	45 ft. (approx.)
Min. Interior Side Setback	0 ft.	75 ft. (approx.)
Min. Corner Side Setback	10 ft.	165 ft. (approx.)
Min. Rear Setback	0 ft.	50 ft. (approx.)
Min. Site Landscaping	10%	35.9%
Min. Parking • 1 space/50 sq. ft. of seating area	9 spaces (including 1 ADA)	31 spaces (including 1 ADA)
Drive-through Queue Capacity	Capacity for 5 cars	Capacity for 7 cars
Loading Berths • 1 berth if 20,000 sq. ft. or more	None	None
Min. Bike Parking • 0 racks/lockers per 0-4 <u>required</u> parking spaces • 1 rack/locker per 5-10 <u>required</u> parking spaces	1	1

Attachment3
Development Review Design GuidelinesTable (PC Resolution No. 9864)
SONIC Drive-In Restaurant, AP-16-1190 (UP, DR)

Design Review Guideline	Meets Guideline?
IV.a: Parking areas should be screened from view from any public right-of-way. Parking areas should be broken up to eliminate vast areas of parking especially along street frontages.	Yes: The parking areas will be set back 27 feet from North Park Boulevard and parkingaisles will be oriented perpendicular to the roadway. Landscaping will be provided between parking and sidewalks.
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	Not applicable: The building's proposed use is a restaurant that will not utilize shopping carts.
IV.c: Existing trees on site should be incorporated into the project site design, unless waived by the City Planner or Planning Commission.	Not applicable: There are no existing trees located on site.
IV.d: Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters, and junction boxes.	Conditionally: Staff recommends a condition of approval requiring the applicant to provide appropriate screening.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	Not applicable: Only a single building is proposed.
IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 feet in length unless architecture or size dictate a greater expanse.	Conditionally: Staff recommends a condition of approval requiring the applicant to break up any roof line expanses exceeding 50 feet in length.
IV.g: Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	Yes: The façade and main entry is attractively designed and oriented toward North Park Boulevard.
IV.h: Building elevations visible from public right-of-ways should be addressed in design review and treated appropriately.	Yes: The whole building designprovides a good level ofvariety and interest. Itfeatures metal awnings, good fenestration, accent lighting, and multiple siding materials, includingstone, brick, and stucco.

IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors, and architectural elements.	Not applicable: The building will not be part of a larger center.
IV.k: All structures including, but not limited to, 'tilt-up' type structures, should have structural reliefs and articulated entries.	Yes: See comments for IV.g and IV.h.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	Yes: The building will have an internal fire escape.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	Conditionally: Staff recommends a condition of approval requiring the applicant to install downspouts behind building walls.
IV.n: Add murals, lattice or some other space-frame type treatment to blank walls visible from public view.	Not applicable: The building design is sufficiently articulated and will not have any blank walls.
IV.o: Prototype or 'theme' architecture is discouraged.	Not applicable: The building features a non-thematic architectural style.
IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	Yes: The building incorporates materials, colors, and architectural elements that are compatible with buildings in the North Park Plaza Shopping Center.
IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation.	Yes: See comments for IV.g and IV.h.
IV.r: Trash enclosures should include area for collection of recyclables (i.e. space for two 90-gallon containers minimum).	Yes: The proposed trash enclosure is designed to meet the standard in Appendix #2 of Development Review Design Guidelines.
Green Building Design Guideline	Meets Guideline?
VI.D.1: Roofs should be designed to integrate renewable energy systems and provide a cool urban environment.	Conditionally: Staff recommends the Commission adopt a condition of approval requiring the applicant to incorporate a cool roof on the building and solar panels above drive-in canopies.
VI.D.2: Urban heat island impacts should be minimized.	Yes: Thirteen trees will be planted throughout site to minimize the urban heat island impact.

VI.D.3: Hardscapes should be constructed with permeable surfaces. Impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature.	Yes: The project will include asphalt and concrete surfaces; however, these surfaces will drain to landscaping and stormwater treatment facilities located at the western end of the site.
VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.	Conditionally: Staff recommends the Commission adopt a condition of approval requiring the applicant to provide at least two electric vehicle (EV) spaces with fully operational electric vehicle supply equipment (EVSE).
VI.D.5: Fuel cell technology should be considered where other renewables are infeasible.	Not applicable: Staff is recommending that the Commission adopt a condition of approval requiring solar panels above the drive-in canopies.
VI.D.6: Reclaimed water should be used for as much non-potable water uses as feasible and practical.	Not applicable: Recycled water is not available for use at this site.
VI.D.7: Large commercial and institutional facilities that are anticipated to employ more than 50 employees should consider providing on-site shops and services for those employees.	Not applicable: Less than 50 employees are expected to work at the building.
VI.D.8: Street side building faces should encourage walking.	Yes: The project is designed primarily for auto use; however, it will provide a new sidewalk along North Park Boulevard to enhance pedestrian access from Loveridge Road and California Avenue.
VI.D.9: Secure bicycle parking facilities should be provided for at least 10 percent of expected peak hour trips.	Yes. One bicycle rack will be provided to accommodate up to two bicycles. The bicycle rack will be located in front of the building where it will have good natural surveillance.

Attachment 4

Site Photos

SONIC Drive-In Restaurant, AP-16-1190 (UP, DR)



Above: View of project site looking east from Loveridge Rd. and North Park Blvd.

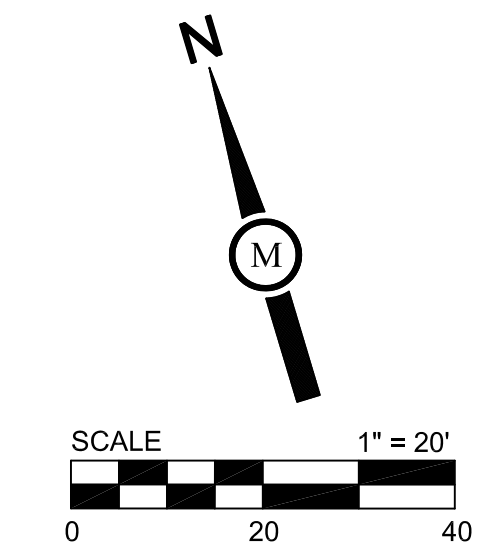
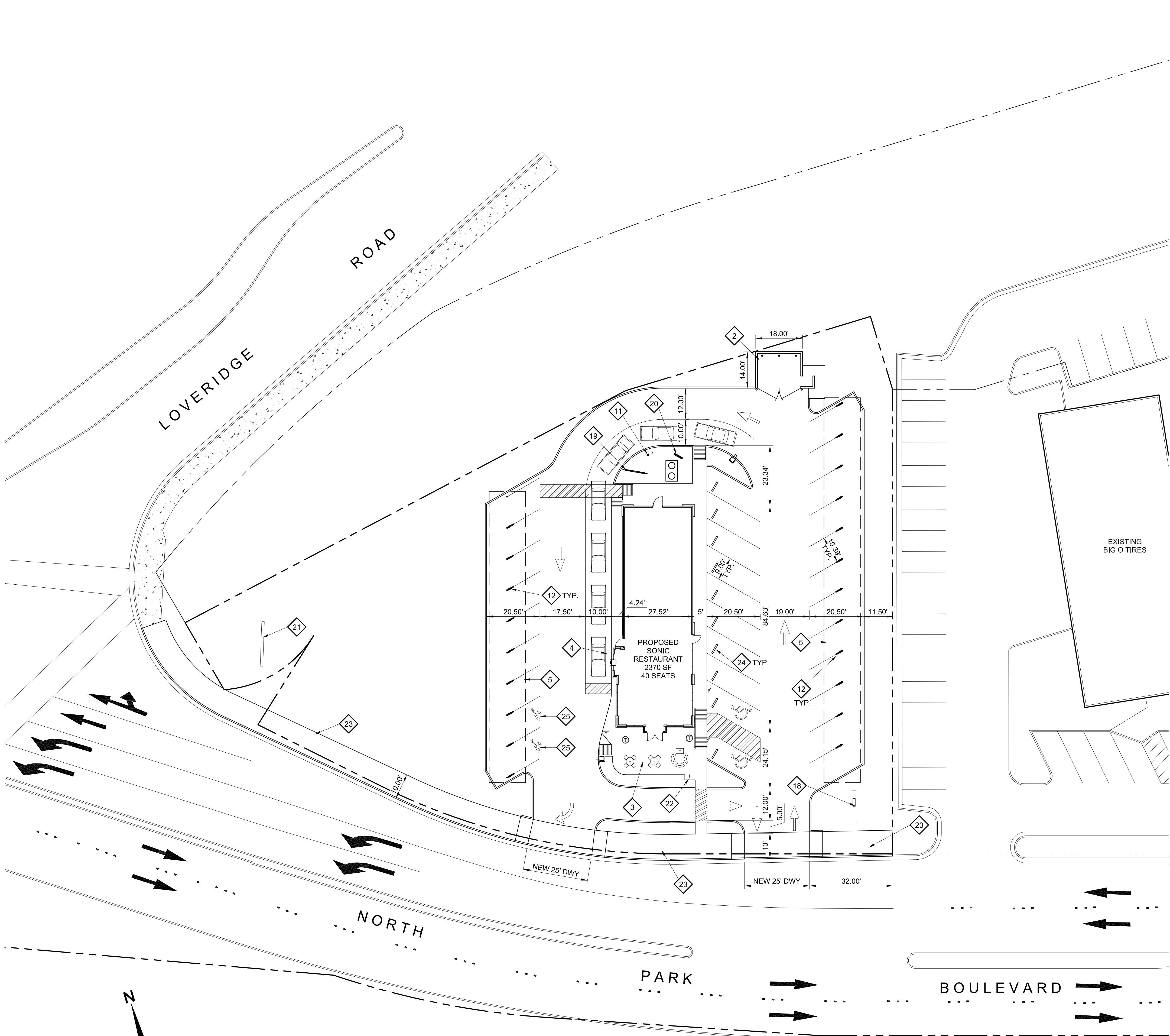
Below: View of project site looking north from North Park Blvd.



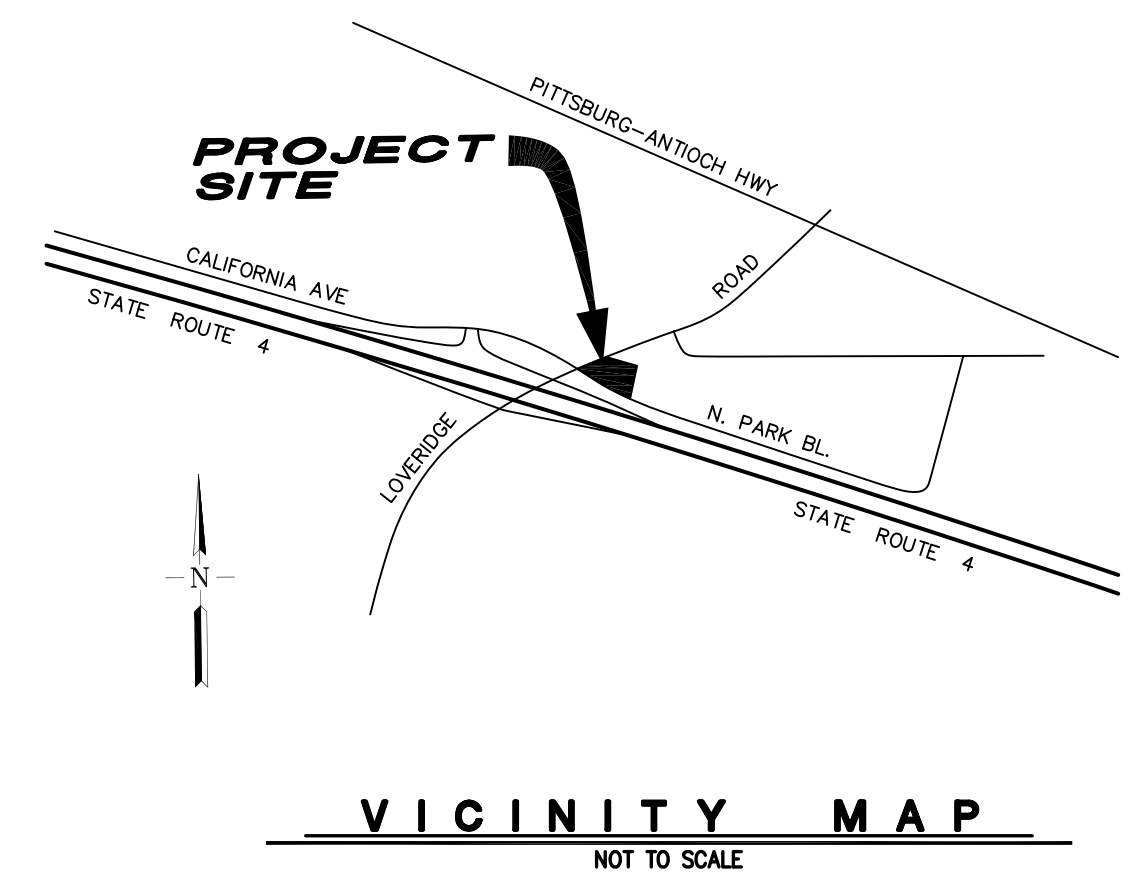
Attachment 5
Map of Surrounding Uses
SONIC Drive-In Restaurant, AP-16-1190 (UP, DR)

★ Project Site





SITE PLAN
SCALE: 1" = 40'



APPLICANT

NORCAL CAJUN FOODS II, INC.
CONTACT: SANDY MANN
2190 MERIDIAN PARK BLVD., SUITE G
CONCORD, CA 94520
PHONE: (925) 446-6806

DESIGN FIRM

MILESTONE ASSOCIATES
CONTACT: JULIO TINAJERO
1000 LINCOLN ROAD, STE. H202
YUBA CITY, CA 95991
PHONE: (530) 755-4700

LOT DATA:

PARCEL SIZE:	37,538 SF (0.86 AC)
ASSESSOR'S NO.	088-151-041
EXISTING ZONE:	CC
PROPOSED ZONE:	CC COMMUNITY COMMERCIAL
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	RESTAURANT, WITH DRIVE-IN SERVICE

LOT COVERAGE:

SONIC BUILDING	2,370 SF (6.3%)
DRIVE-IN CANOPIES	3,640 SF (9.7%)

PARKING DATA:

REQUIRED:	
SONIC - SEATING AREA = 429 SF (1 SPACE PER 50 SF OF SEATING AREA)	= 9 SPACES
REQUIRED:	9 SPACES
PROVIDED:	
STANDARD SPACE (9'x18')	29 SPACES
ACCESSIBLE SPACE (9'x18')	2 SPACES
PROVIDED:	31 SPACES

KEYED NOTES

- | | |
|--|---|
| 2 TRASH ENCLOSURE PER DETAILS ON SHEET DD1.1 | 19 MENU BOARD |
| 3 PATIO FURNITURE AT OUTDOOR SEATING AREA. | 20 PRE-ORDER MENU BOARD |
| 4 PREMANUFACTURED METAL DRIVE-THRU AWNING
PAINTED YELLOW WITH GREEN L.E.D. STRIP LIGHTS | 21 EXISTING "NORTH PARK PLAZA" SIGN TO REMAIN |
| 5 PREMANUFACTURED SILVER ALUMINUM CANOPY FASCIA WITH
YELLOW AND RED L.E.D. STALL STARS. SEE SHEET DD1.2 | 22 BIKE RACK |
| 11 ORDER BOARD | 23 NEW CONCRETE SIDEWALK PER CITY STDS. |
| 12 CAR STALL MENU / CANOPY POST | 24 NEW CONCRETE WHEELSTOP PER CITY STDS. |
| 18 PYLON / MONUMENT SIGN LOCATION - VERIFY
WITH SIGNAGE VENDOR | 25 NEW ELECTRIC VEHICLE CHARGING STATION |

CONSULTANT:

Milestone Associates
Imagineering
a California Corporation

1000 LINCOLN ROAD, SUITE H202
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700
FAX: 530-755-4567

SEAL:

PROJECT INFORMATION:

SONIC
SONIC DRIVE-IN RESTAURANT
1600 NORTH PARK BOULEVARD
PITTSBURG, CA 94565

CLIENT:

NORCAL CAJUN FOODS II, INC.
2190 MERIDIAN PARK BLVD., SUITE G
CONCORD, CA 94520
(925) 446-6806

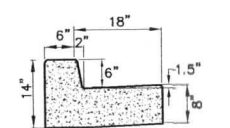
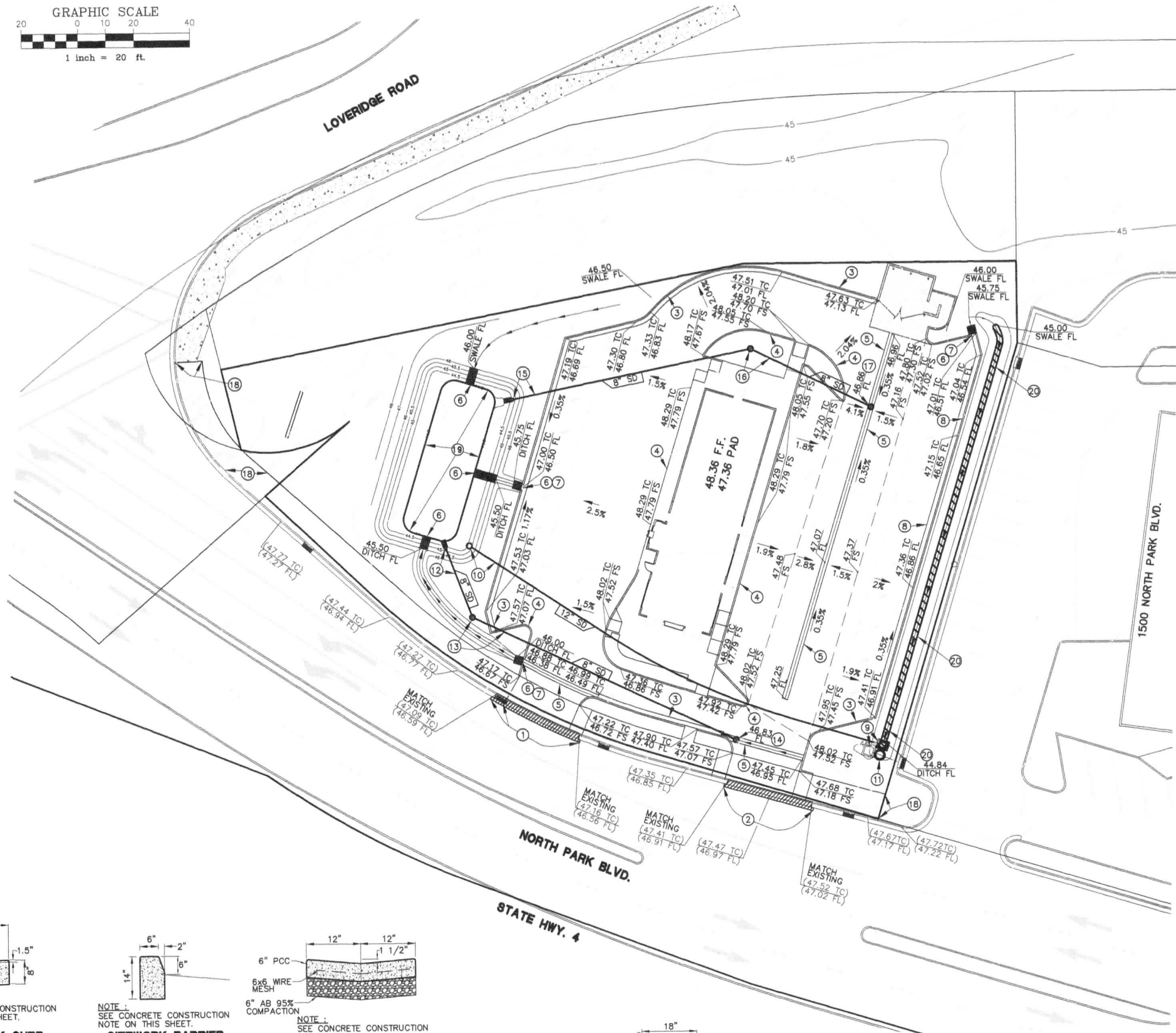
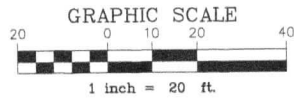
PROJECT NO.: 16-941
DRAWN BY: STAFF
CHECKED BY: J. TINAJERO

ISSUE: DATE:
CAD SET 02-28-14
CUP SUBMITTAL 09-19-16

REVISION: DATE:
REVISED CUP SUBMITTAL 11-10-16
REVISED CUP SUBMITTAL 12-28-16
REVISED CUP SUBMITTAL 01-30-17

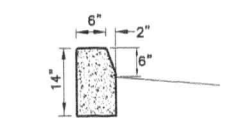
PROJECT LOCATION:
PITTSBURG, CA

SHEET NUMBER / TITLE:
DD1
SITE PLAN



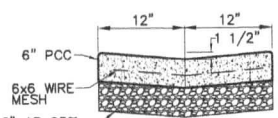
NOTE: SEE CONCRETE CONSTRUCTION NOTE ON THIS SHEET.

SITWORK CURB AND GUTTER DETAIL ③
N.T.S.



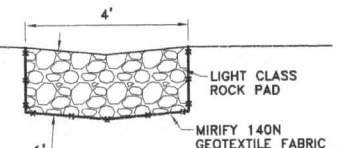
NOTE: SEE CONCRETE CONSTRUCTION NOTE ON THIS SHEET.

SITWORK BARRIER CURB DETAIL ④
N.T.S.

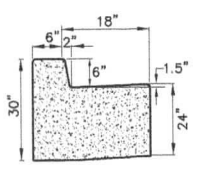


NOTE: SEE CONCRETE CONSTRUCTION NOTE ON THIS SHEET.

VALLEY GUTTER DETAIL ⑤
N.T.S.



ROCK DISIATION PAD DETAIL ⑥
N.T.S.



NOTE: SEE CONCRETE CONSTRUCTION NOTE ON THIS SHEET.

DEEPEENED CURB AND GUTTER DETAIL ⑧
N.T.S.

- CONCRETE NOTES:**
- 1) ALL CONCRETE SHALL BE CALTRANS CLASS A, 6 SACK, MIX DESIGN APPROVED BY THE ENGINEER.
 - 2) ALL CURB AND GUTTER AND V-GUTTER SHALL BE PLACED ON 6" OF CLASS 2 AGGREGATE BASE COMPACTED TO 95% OF RELATIVE DRY DENSITY. THE SUBGRADE SHALL BE PROCESSED AND COMPACTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
 - 3) COLD JOINTS SHALL BE DOWELED WITH 15" LONG #4 REBAR AT 12" O.C.
 - 4) EXPANSION JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 40 FEET O.C. AND SHALL BE CONSTRUCTED WITH 3/8" OR 1/2" IMPREGNATED FELT.
 - 5) ALL EXPOSED CONCRETE EDGES SHALL HAVE 1/2" TOOLED RADIUS.

CONSTRUCTION NOTES:

- ① SAWCUT, REMOVE AND DISPOSE OF 34.00 L.F. OF CURB AND GUTTER AND 1 FOOT WIDE AREA OF AC. PAVEMENT. MODIFY OR REPLACE EXISTING DRAINAGE INLET WITH A TYPE J DRAINAGE INLET WITH TRAFFIC RATED GRATE. ADJUST TO OF DRAIN GRATE TO RECONSTRUCTED CUTTER FLOWLINE. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY OF PITTSBURG STANDARD DRAWING R-4.
- ② SAWCUT, REMOVE AND DISPOSE OF 31.50 L.F. OF CURB AND GUTTER AND 1 FOOT WIDE AREA OF AC. PAVEMENT. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY OF PITTSBURG STANDARD DRAWING R-4.
- ③ CONSTRUCT SITEWORK CURB AND GUTTER PER DETAIL BELOW.
- ④ CONSTRUCT SITEWORK BARRIER CURB PER DETAIL BELOW.
- ⑤ CONSTRUCT CONCRETE V-GUTTER PER DETAIL BELOW.
- ⑥ CONSTRUCT 2' WIDE THRU-CURB DRAIN PER DETAIL BELOW.
- ⑦ CONSTRUCT 4 FOOT LONG ROCK DISSIPATION PAD PER DETAIL BELOW.
- ⑧ CONSTRUCT DEEPEENED CURB AND GUTTER PER DETAIL BELOW.
- ⑨ REMOVE AND DISPOSE OF EXISTING CONCRETE DRAIN BOX AND WOODEN LID. CONSTRUCT TYPE J DRAINAGE INLET PER CONTRA COSTA COUBNTY STANDARD DETAIL CD29. F.L. 12" S.D. PIPE THRU=40.40. SIDE OPENING (N'LY) EL.=45.75 TOP OF GRATE=46.50.
- ⑩ CONSTRUCT 24" DIA. S.D. INLET WITH STEEL GRATE LID AND 1' X 6" SIDE OPENING. CONSTRUCT 162 L.F. X 12" DIAMETER RCP CL3 DRAIN PIPE AT S=0.0020 AND CONNECT TO DRAINAGE STRUCTURE ⑨ F.L. AT STRUCTURE ⑨=40.40 F.L. 12" SD OUT=40.72 RIM=46.00 SIDE OPENING F.L.=45.00
- ⑪ LOCATE EXISTING STORM DRAIN PIPE AND CONSTRUCT 36" DIAMETER RCP JUNCTION STRUCTURE WITH STEEL GRATE.F.L. IN FROM DRAINAGE STRUCTURE ⑨=40.40 VERIFY AND CONFORM TO EXISTING DRAIN PIPE.
- ⑫ CONSTRUCT 8" H.D.P.E. FLARED END STRUCTURE WITH 3' X 4' 8" MINUS ROCK OUTLET PAD. CONSTRUCT 25 L.F. X 8" DIAMETER PVC C-900 DRAIN PIPE AT S=0.0025 AND CONNECT TO DRAINAGE STRUCTURE ⑬ F.L. AT OUTLET =44.10 F.L. AT DRAINAGE STRUCTURE ⑬=44.16
- ⑬ CONSTRUCT 24" DIAMETER PLASTIC LANDSCAPE DRAINAGE STRUCTURE WITH STEEL GRATE. CONSTRUCT 104 L.F. X 8" DIAMETER PVC C-900 DRAIN PIPE WITH CONCRETE ENCASEMENT AT S=0.0025 AND CONNECT TO DRAINAGE STRUCTURE ⑭ F.L. THRU=44.16, F.L. AT DRAINAGE STRUCTURE ⑭=44.42
- ⑭ CONSTRUCT 24" DIAMETER TRAFFIC RATED CONCRETE DRAINAGE STRUCTURE WITH TRAFFIC RATED STEEL GRATE. F.L. OUT=44.42, RIM=46.83
- ⑮ CONSTRUCT 8" H.D.P.E. FLARED END STRUCTURE WITH 3' X 4' 8" MINUS ROCK OUTLET PAD. CONSTRUCT 87 L.F. X 8" DIAMETER PVC C-900 DRAIN PIPEWITH CONCRETE ENCASEMENT AT S=0.0025 AND CONNECT TO DRAINAGE STRUCTURE ⑯ F.L. AT OUTLET =44.10 F.L. AT DRAINAGE STRUCTURE ⑯=44.32
- ⑯ CONSTRUCT 24" DIAMETER PLASTIC LANDSCAPE DRAINAGE STRUCTURE WITH STEEL GRATE. CONSTRUCT 47 L.F. X 8" DIAMETER PVC C-900 DRAIN PIPE WITH CONCRETE ENCASEMENT AT S=0.0025 AND CONNECT TO DRAINAGE STRUCTURE ⑰ F.L. THRU=44.32, F.L. AT DRAINAGE STRUCTURE ⑰=44.44
- ⑰ CONSTRUCT 24" DIAMETER TRAFFIC RATED CONCRETE DRAINAGE STRUCTURE WITH TRAFFIC RATED STEEL GRATE. F.L. OUT=44.44, RIM=46.86
- ⑱ CONSTRUCT 9.5' WIDE CONCRETE SIDEWALK IN ACCORDANCE WITH CONTRA COSTA COUNTY STANDARD DRAWING CA70.
- ⑲ CONSTRUCT 1,118 SQUARE FOOT BIO-RETENTION AREA WITH SUBDRAIN IN ACCORDANCE WITH THE DETAIN ON SHEET 2.
- ⑳ CONSTRUCT 318 SQUARE FOOT BIO-RETENTION AREA WITH SUBDRAIN IN ACCORDANCE WITH THE DETAIN ON SHEET 2.

WATER QUALITY NOTES:

- A) THE DRAINAGE INLETS IDENTIFIED IN CONSTRUCTION NOTES 9, 10, 13, 14, 15, 16, AND 17 SHALL BE CONSTRUCTED WITH A STAMP THAT INDICATES "NO DUMPING - FLOWS TO CREEK".
- B) ALL TRASH DUMPSTERS SHALL BE MARKED "NO DUMPING OF HAZARDOUS MATERIALS" OR SIMILAR.

BENCH MARK NOTE:

B.M. 3586 - BK SL-151 - PG. 56
C.C. CO. FASTNER AND TAG ON THE TOP CENTERLINE OF A DROP INLET CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF LOVERIDGE ROAD AND PITTSBURG ANTIOCH HWY.
ELEVATION=36.46

DISTURBED AREA NOTE:

THE TOTAL DISTURBED AREA WILL BE 0.86 ACRES AND IS THEREFORE IS LESS THAN ONE ACRE AND DOES NOT REQUIRE A STATE GENERAL CONSTRUCTION STORM WATER PERMIT.

SOIL MOVED:

THE TOTAL DISTURBED EXCAVATION AND EMBANKMENT AMOUNT IS ESTIMATED TO BE 1850 C.Y. THE PROJECT IS DESIGNED TO BALANCE ON SITE.

TRAFFIC CONTROL NOTE:

1. A TRAFFIC CONTROL PLAN SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE CITY OF PITTSBURG CONSTRUCTION MANAGEMENT AND INSPECTION DIVISION FOR REVIEW AT LEAST 20 DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AN ENCROACHMENT PERMIT OR PLAN APPROVAL MUST FIRST BE OBTAINED PRIOR TO ANY WORK COMMENCING WITHIN THE CITY RIGHT OF WAY.

FRONTAGE IMPROVEMENT NOTE:

THE CONSTRUCTION OF FRONTAGE IMPROVEMENTS INCLUDING UNDERGROUND AND SURFACE IMPROVEMENTS MAY REQUIRE ADDITIONAL WORK ASSOCIATED WITH THE RELOCATION OF EXISTING UNDERGROUND IMPROVEMENTS. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR ALL COST ASSOCIATED WITH POTHOLES TO DETERMINE THE LOCATION OF EXISTING FACILITIES AND THE WORK REQUIRED TO RELOCATE AND/OR REALIGN EXISTING FACILITIES REQUIRED TO CONSTRUCT THE PROJECT.

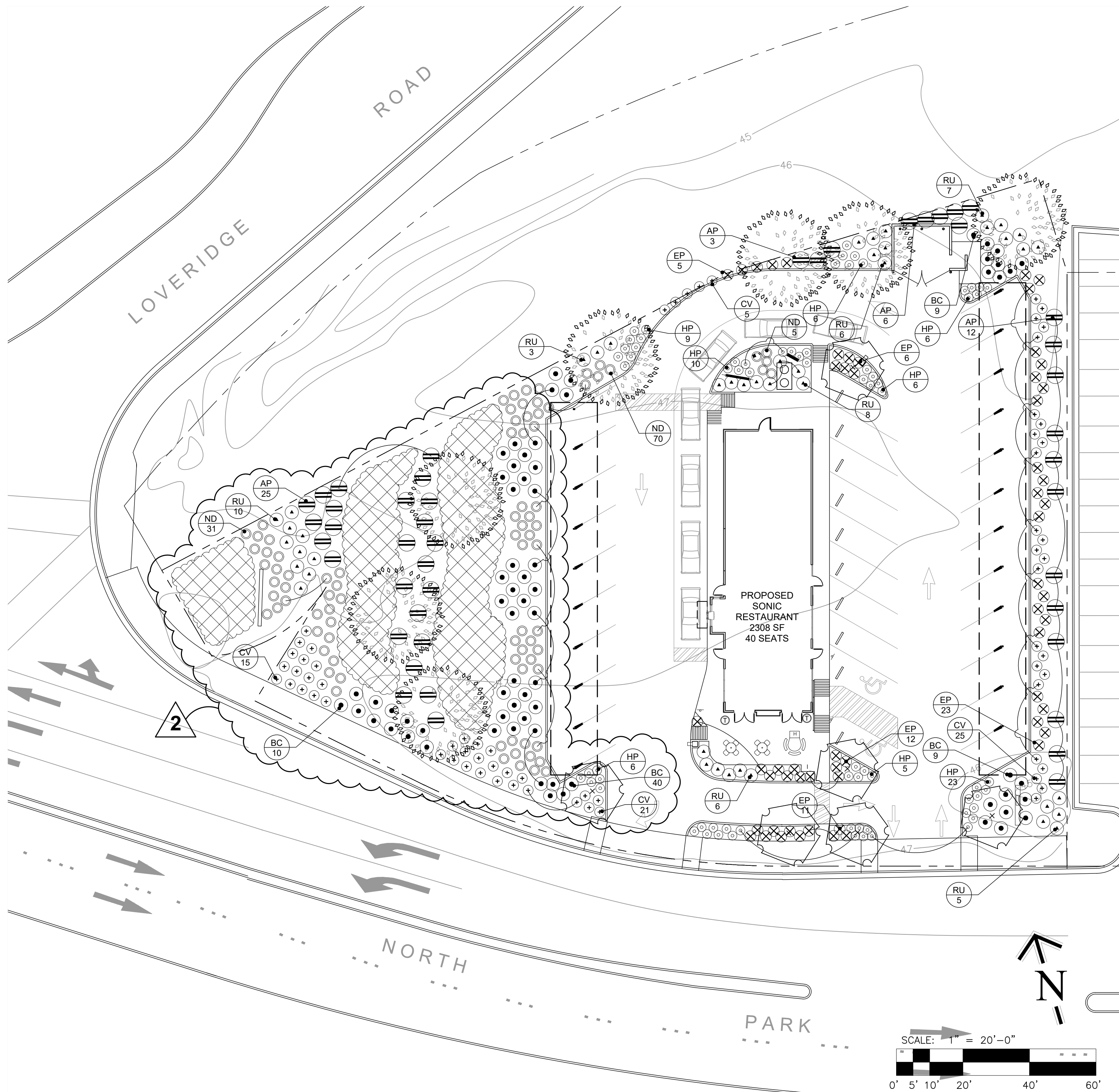
DIG ALERT NOTIFICATION:

THE CONTRACTOR SHALL CALL DIG ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY DIGGING OR EXCAVATION.

CLAYBAR ENGINEERING INC.

DATE: 2-21-2017

DATE: _____	SCALE: _____	BY: _____	DATE: _____
SCALE: _____	BY: _____	ENGR. INT. _____	DATE: _____
DESIGNED BY: _____	CHECKED BY: _____	DESCRIPTION: _____	NO. _____
CLAYBAR ENGINEERING INC. 5354 ELK GROVE-FLORIN ROAD ELK GROVE, CA 95624 PH: 916-684-7301 Fax: 916-684-2627			
GRADING AND DRAINAGE PLAN FOR SONIC RESTAURANT 1600 NORTH PARK BLVD. CONTRA COSTA COUNTY CITY OF PITTSBURG			
PROJECT NO. 201064	SHEET C3 OF 6		



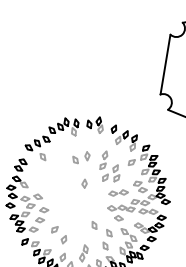
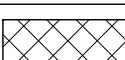
PARKING LOT SHADE CALCULATION TABLE

BOTANICAL NAME/ COMMON NAME	QTY	FULL SHADE / SF	QTY	3/4 SHADE / SF	QTY	1/2 SHADE / SF	QTY	1/4 SHADE / SF	TOTALS	SF
CELTIS SINENSIS	0	706	0	530	0	353	0	177	0 SF	
LAGERSTROEMIA INDICA	0	113	0	85	2	57	0	28	114 SF	
SHADE STRUCTURE	N/A		N/A		N/A		N/A		3,567 SF	

*NOTE: TREE CANOPIES ESTIMATED AT A 10-15
YEAR GROWTH PERIOD.

TOTAL TREE & STRUCTURE SHADE: 3,753 SF
TOTAL PAVED AREA: 10,802 SF
PERCENTAGE OF SHADE: 35%

PLANT PALLET

TREE SPECIES					WATER	
SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	USAGE	
	LAGERSTROEMIA H. 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 GAL	6	LOW	
	CELTIS SINENSIS	CHINESE HACKBERRY	15 GAL	7	LOW	
SHRUB SPECIES					WATER	
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	USAGE	
AP 	ABUTILON PALMERI	INDIAN MALLOW	5 GAL	46	LOW	
BC 	BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	5 GAL	68	LOW	
CV 	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	66	LOW	
EP 	EURYOPS PECTINATUS	EURYOPS	5 GAL	57	LOW	
HP 	HESPERALOE PARVIFLORA	RED/YELLOW YUCCA	5 GAL	71	LOW	
ND 	NANDINA D. 'HARBOUR DWARF'	DWARF HEAVENLY BAMBOO	5 GAL	106	LOW	
RU 	RHAMPHIOLEPIS UMBELLATA 'MINOR' - 'GULF GREEN'	YEDDO HAWTORN 'GULF GREEN'	5 GAL	45	LOW	
GROUND COVER SPECIES					WATER	
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	USAGE	NOTES:
TL 	TEUCRIUM LUCIDRYS	GERMANDER 'LUCIDRYS'	1 GAL	800	LOW	24" O.C.

NOTES & DESIGN GUIDELINE NOTES:

PITTSBURG MUNICIPAL CODE § 18.84.315 ADDITIONAL LANDSCAPE DESIGN STANDARDS:
PLANT MATERIAL SHALL BE SIZED AND SPACED TO ACHIEVE IMMEDIATE EFFECT, AND IN GENERAL, SHALL NOT BE LESS THAN A 15-GALLON CONTAINER FOR TREES, A FIVE-GALLON CONTAINER FOR SPECIMEN SHRUBS AND A ONE-GALLON CONTAINER FOR MASS PLANTING.

A MINIMUM OF ONE TREE FOR EACH 6 PARKING SPACES, AND SHALL PROVIDE SHADE FOR, AT MATURITY, NO LESS THAN 35% OF THE PAVED AREA.

PITTSBURG MUNICIPAL CODE § 18.84.320 CERTIFICATIONS OF LANDSCAPE INSTALLATION:
PRIOR TO FINAL PERMIT INSPECTION OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AS APPLICABLE, FOR THE PROJECT, THE APPLICANT SHALL SUBMIT COMPLETED CERTIFICATES OF COMPLIANCE, ON FORMS PREPARED BY THE CITY PLANNER, THAT THE LANDSCAPE HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN APPLICATION AND THE REQUIREMENTS OF THIS ARTICLE.

A. LANDSCAPE INSTALLATION: UPON COMPLETION OF THE LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR OR INSTALLER SHALL INSPECT THE LANDSCAPED AREA AND NOTIFY THE APPLICANT OF ANY DEFICIENCIES OR AREAS OF NONCOMPLIANCE WITH THE APPROVED PLANS OR THE REQUIREMENTS OF THIS ARTICLE. THE LANDSCAPE CONTRACTOR OR INSTALLER, THE APPLICANT, OR THE APPLICANT'S DESIGNEE SHALL CORRECT ANY AREAS OF NONCOMPLIANCE, AND FOLLOW-UP INSPECTION SHALL BE CONDUCTED BY THE CONTRACTOR OR INSTALLER. UPON VERIFYING THAT THE INSTALLED LANDSCAPE COMPLIES WITH THE APPROVED LANDSCAPE PLANS AND THE REQUIREMENTS OF THIS ARTICLE, THE LANDSCAPE CONTRACTOR OR INSTALLER SHALL COMPLETE A CERTIFICATE OF COMPLIANCE VERIFYING THAT THE PLANTING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

B. LANDSCAPE WATER AUDIT: WITHIN 30 DAYS OF THE START OF THE LANDSCAPE MAINTENANCE PERIOD OR UPON COMPLETION OF THE LANDSCAPE INSTALLATION, A CERTIFIED IRRIGATION SYSTEM AUDITOR SHALL CONDUCT AN AUDIT OF THE INSTALLED LANDSCAPE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM AUDITOR SHALL INFORM THE APPLICANT OF THOSE AREAS WHERE THE INSTALLED IRRIGATION SYSTEM DOES NOT COMPLY WITH THE APPROVED LANDSCAPE PLANS OR THE REQUIREMENTS OF THIS ARTICLE. THE APPLICANT OR THE APPLICANT'S DESIGNEE SHALL CORRECT ANY AREAS OF NONCOMPLIANCE, AND FOLLOW-UP AUDIT SHALL BE PERFORMED BY THE IRRIGATION SYSTEM AUDITOR. UPON VERIFYING THAT THE INSTALLED IRRIGATION SYSTEM COMPLIES WITH THE REQUIREMENTS OF THIS ARTICLE, THE AUDITOR SHALL COMPLETE A CERTIFICATE OF COMPLIANCE FOR THE IRRIGATION SYSTEM.

C. LANDSCAPE MAINTENANCE: THE LANDSCAPE MAINTENANCE CONTRACTOR, APPLICANT OR PROPERTY OWNER SHALL COMPLETE A CERTIFICATE OF COMPLIANCE FOR ONGOING MAINTENANCE OF THE SITE, AND IN SO DOING SHALL AGREE TO IRRIGATE AND MAINTAIN THE LANDSCAPED AREAS ON THE SITE USING NO MORE WATER THAN THE MAXIMUM APPLIED WATER ALLOWANCE. [ORD. 10-1341 § 3 (EXH. A), 2010.]

D. LANDSCAPE WILL BE IRRIGATED USING DRIP IRRIGATION APPLICATIONS. NO OVERHEAD SPRAY WILL BE UTILIZED TO IRRIGATE LANDSCAPE MATERIALS.

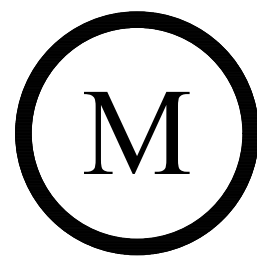
PITTSBURG MUNICIPAL CODE § 18.84.323 LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE:
THE LANDSCAPE DESIGNER OR INSTALLER SHALL DEVELOP FOR THE LANDSCAPED AREA AN ANNUAL LANDSCAPE MAINTENANCE SCHEDULE FOR THE PROJECT THAT IS CONSISTENT WITH THE MOST RECENT ACCEPTABLE BEST MANAGEMENT PRACTICES FOR LANDSCAPE MAINTENANCE. SCHEDULES SHALL BE SUBMITTED WITH THE CERTIFICATES OF COMPLIANCE REQUIRED PURSUANT TO PMC § 18.84.320 AND SHALL SPECIFY, AT A MINIMUM: (A) ROUTINE INSPECTION OF THE LANDSCAPED AREA AND REPLACEMENT OF PLANT MATERIALS AS NEEDED TO PRESERVE THE HEALTH AND APPEARANCE OF THE LANDSCAPED AREA; (B) ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS WITH ORIGINALLY INSTALLED COMPONENTS OR THEIR EQUIVALENTS; (C) AERATING TURF AREAS; (D) REPLENISHING MULCH; (E) SEASONAL PRUNING; (F) WEEDING IN ALL LANDSCAPED AREAS; AND (G) REMOVING OBSTRUCTIONS TO IRRIGATION EMISSION OR EXHAUST DEVICES [ORD. 10-1341 § 3 (EXH. A), 2010.]

ETo RATE: PITTSBURG, CA, CONTRA COSTA COUNTY = 45.4
WUCOLS REGION: #1; SUSNET CLIMATE ZONE 17.

PITTSBURG, CA - DESIGN GUIDELINE NOTES (ADOPTED NOVEMBER 9, 2010):
PARKING AREAS TO BE SCREENED FROM VIEW FROM ANY PUBLIC RIGHT-OF-WAY.
LANDSCAPE WILL PROPERLY SCREEN ALL UTILITY BOX TRANSFORMERS, BACKFLOW PREVENTERS, METERS AND JUNCTION BOXES PURSUANT TO § IV COMMERCIAL/INDUSTRIAL SUB-SECTION D.

SEE APPLICATION AND DRAWING BY ENGINEER AND OTHERS FOR: BIKE RACKS, TRASH RECEPTACLES, AND OUTDOOR SEATING.

CONSULTANT:



Milestone
Associates
Imag ineering
a California Corporation

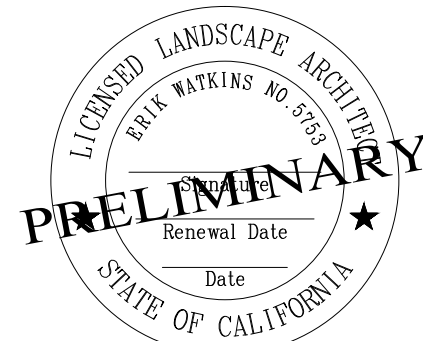
1000 LINCOLN ROAD, SUITE H202
YUBA CITY, CALIFORNIA 95991
JULIO J. TINAJERO
PRINCIPAL
CHRISTOPHER L. DAY, P.E.
ENGINEERING MANAGER

WPLA

PLANNING & LANDSCAPE
ARCHITECTURE

ERIK WATKINS, PLA #5753
707.628.5326

P.O. Box 2285
Carmichael, CA 95609



PROJECT INFORMATION:

SONIC®
SONIC DRIVE-IN RESTAURANT
1600 NORTH PARK BOULEVARD
PITTSBURG, CA 94565

CLIENT:

NORCAL CAJUN
FOODS II, INC.
2190 MERIDIAN PARK BLVD.
SUITE G
CONCORD, CA 94520
(925) 446-6806

PROJECT NO.: 1609
DRAWN BY: STAFF
CHECKED BY: E.WATKINS

ISSUE: DATE:
CAD SET 2-28-14
CUP SUBMITTAL 9-19-16

REVISION: DATE:
10-24-16
11-28-16

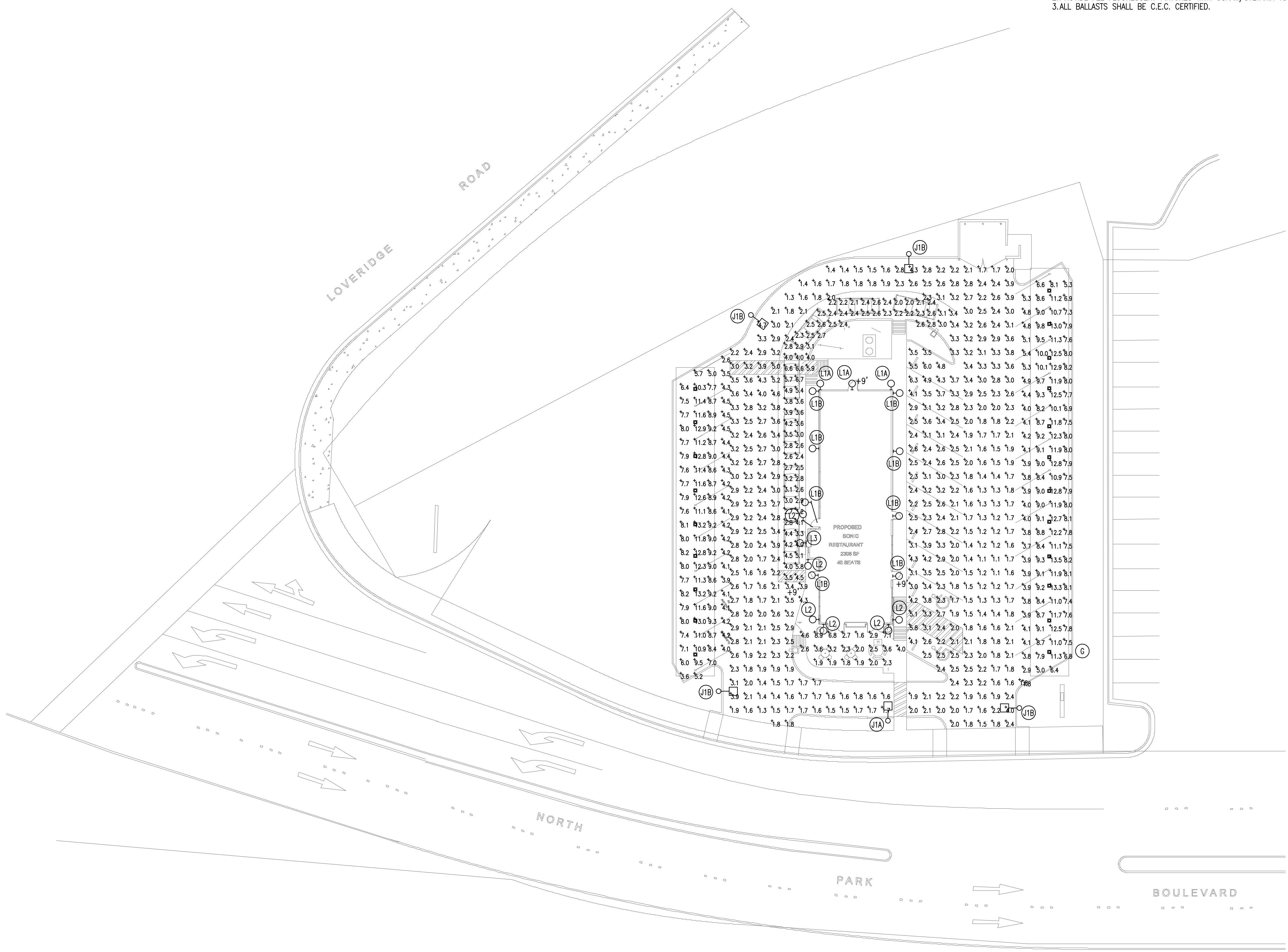
PROJECT LOCATION:

PITTSBURG, CA

SHEET NUMBER / TITLE:

PRELIMINARY
LANDSCAPE PLAN

PRELIMINARY LANDSCAPE PLAN



LIGHTING FIXTURE SCHEDULE					
TYPE	MANUFACTURER & CATALOG No.	LAMP	VOLTS / VA	MOUNTING	REMARKS
G	LITHONIA NRG4-30LU-4K-035-x	LED, 350mA 3,355 LUMENS	120 / 35	SURFACE, CANOPY, CL'G	x= COLOR PER OWNER
J1A	BEACON VPS-24NB-55-4K-T3-x	LED, 700mA 6,276 LUMENS	120 / 55	POLE AT +20'	x= COLOR PER OWNER
J1B	BEACON VPS-24NB-55-4K-T4-x	LED, 700mA 6,110 LUMENS	120 / 55	POLE AT +20'	x= COLOR PER OWNER
L1A	HUBBELL LNC2-12LU-4K-2-x	LED, 700mA 2,246 LUMENS	120 / 28.9	SURFACE, WALL AT +13'10" U.O.N.	x= COLOR PER OWNER COORDINATE LOCATION WITH ARCH. ELEV.
L1B	HUBBELL LNC2-12LU-4K-4-x	LED, 700mA 2,246 LUMENS	120 / 28.9	SURFACE, WALL AT +13'10" U.O.N.	x= COLOR PER OWNER COORDINATE LOCATION WITH ARCH. ELEV.
L2	LITHONIA WSR-26DTT-MDU5-120-x	26DTT 1 4000°K	120 / 27	SURFACE, WALL AT +7'1"	x= COLOR PER OWNER COORDINATE LOCATION WITH ARCH. ELEV.
L3	LITHONIA WSR-26DTT-MD-120-x	26DTT 1 4000°K	120 / 27	SURFACE, WALL AT +10'0"	x= COLOR PER OWNER COORDINATE LOCATION WITH ARCH. ELEV.

LIGHTING NOTES:
1. PROVIDE ALL FLUORESCENT FIXTURES WITH ENERGY SAVING ELECTRONIC BALLASTS.
2. PROVIDE ALL FLUORESCENT FIXTURES WITH OSRAM/SYLVANIA T8 RAPID START OCTRON LAMPS.
3. ALL BALLASTS SHALL BE C.E.C. CERTIFIED.

STATISTICS					
DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN
DINING PATIO	+	3.3 fc	8.9 fc	1.6 fc	2.1:1
DRIVE THRU	+	3.3 fc	6.7 fc	2.0 fc	1.7:1
EAST ORDER AREA	+	8.0 fc	13.5 fc	1.8 fc	4.4:1
GENERAL CIRCULATION	+	2.4 fc	6.3 fc	1.1 fc	2.2:1
WEST ORDER AREA	+	7.9 fc	13.2 fc	2.6 fc	3.0:1

CONSULTANT:



1000 LINCOLN ROAD, SUITE H202
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700
FAX: 530-755-4567

SEAL:



PROJECT INFORMATION:

SONIC
SONIC DRIVE-IN RESTAURANT
1600 NORTH PARK BOULEVARD
PITTSBURG, CA 94565

CLIENT:

**NORCAL CAJUN
FOODS II, INC.**
2190 MERIDIAN PARK BLVD.
SUITE G
CONCORD, CA 94520
(925) 446-6806

PROJECT NO.: 2163399
DRAWN BY: SDB
CHECKED BY: DMC

ISSUE: DATE:
CAD SET 02-28-14
CUP SUBMITTAL 09-19-16

REVISION: DATE:
REVISED CUP SUBMITTAL 11-10-16
REVISED CUP SUBMITTAL 12-28-16

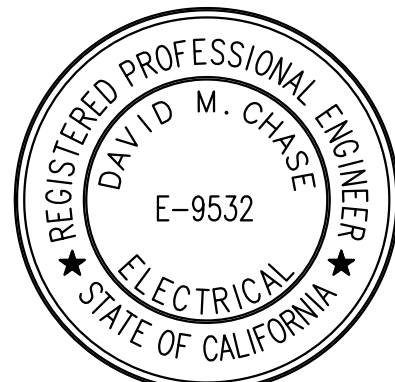
PROJECT LOCATION:
PITTSBURG, CA

SHEET NUMBER / TITLE:

DD1.3

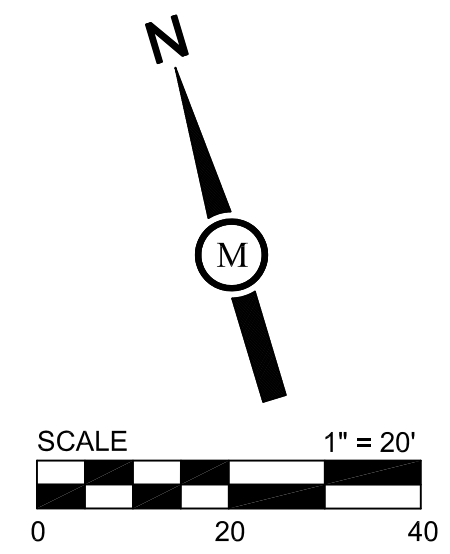
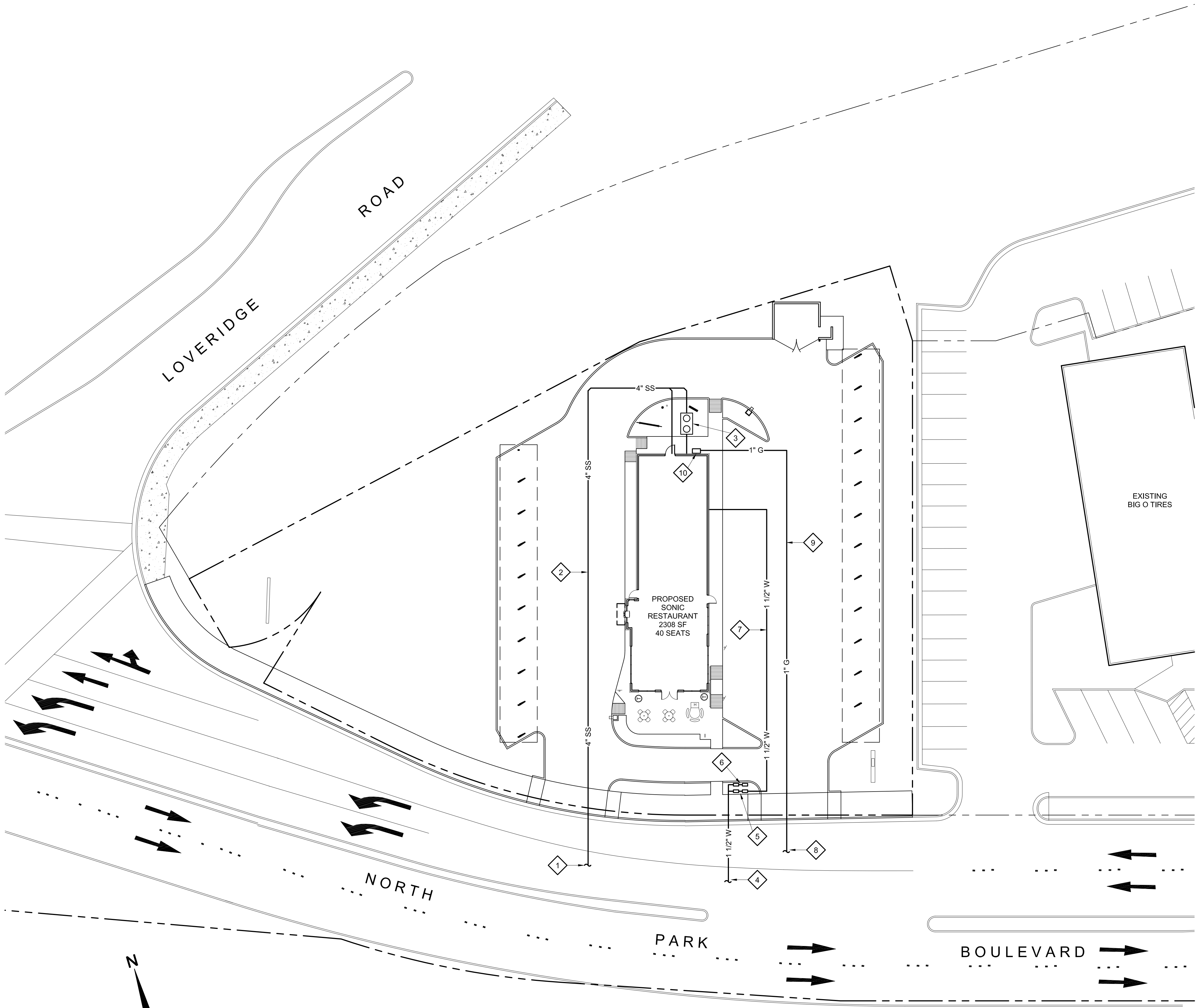
SITE PLAN

CHASE
ELECTRICAL
ENGINEERING



RENEWAL DATE 9-30-18

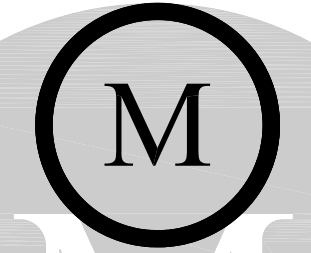
5710 GARFIELD AVE. SUITE C
SACRAMENTO, CA 95841
(916) 344-4878



UTILITY PLAN
SCALE: 1" = 20'

- KEYED NOTES**
- 1 CONNECT NEW 4" SEWER SERVICE TO EXISTING SEWER MAIN
 - 2 INSTALL NEW 4" SEWER LATERAL TO BUILDING
 - 3 INSTALL 1500 GALLON GREASE INTERCEPTOR PER CITY'S STDs.
 - 4 CONNECT NEW 1 1/2" WATER LINE FROM CITY WATER MAIN PER CITY STDs.
 - 5 INSTALL 1 1/2" WATER METER WITH CITY APPROVED BACKFLOW DEVICE
 - 6 INSTALL NEW 1" IRRIGATION METER OFF NEW 1 1/2" WATER LINE. INSTALL CITY APPROVED BACKFLOW DEVICE.
 - 7 INSTALL NEW 1 1/2" WATR LINE TO BUILDING
 - 8 CONNECT NEW 1" GAS LINE TO EXISTING GAS MAIN PER UTILITY COMPANY STDs.
 - 9 INSTALL NEW 1" GAS LINE TO BUILDING
 - 10 INSTALL NEW GAS METER

CONSULTANT:



Milestone Associates
Imagineering
a California Corporation

1000 LINCOLN ROAD, SUITE H202
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700
FAX: 530-755-4567

SEAL:



PROJECT INFORMATION:



SONIC DRIVE-IN RESTAURANT
1600 NORTH PARK BOULEVARD
PITTSBURG, CA 94565

CLIENT:

NORCAL CAJUN FOODS II, INC.
2190 MERIDIAN PARK BLVD.
SUITE G
CONCORD, CA 94520
(925) 446-6806

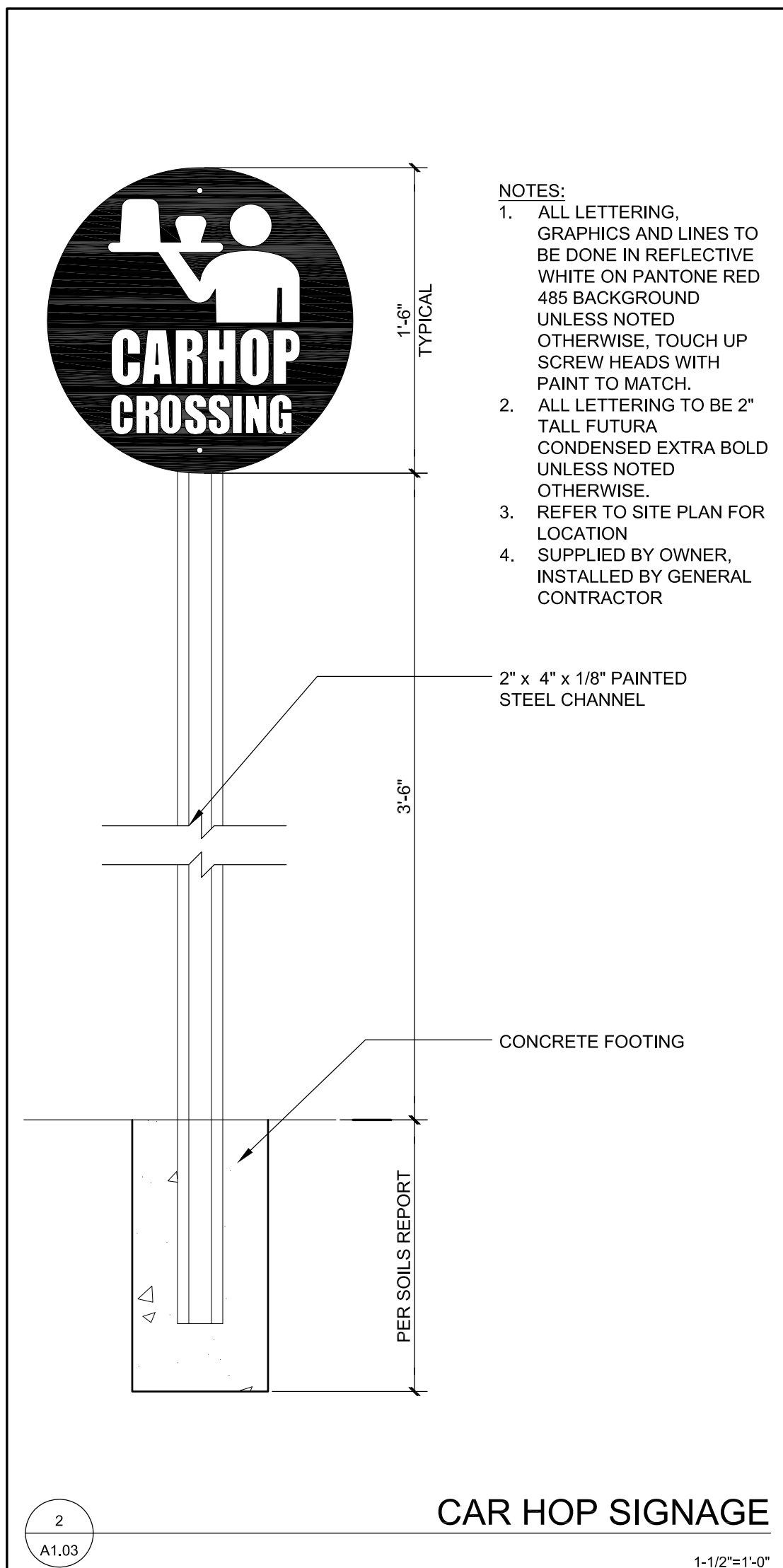
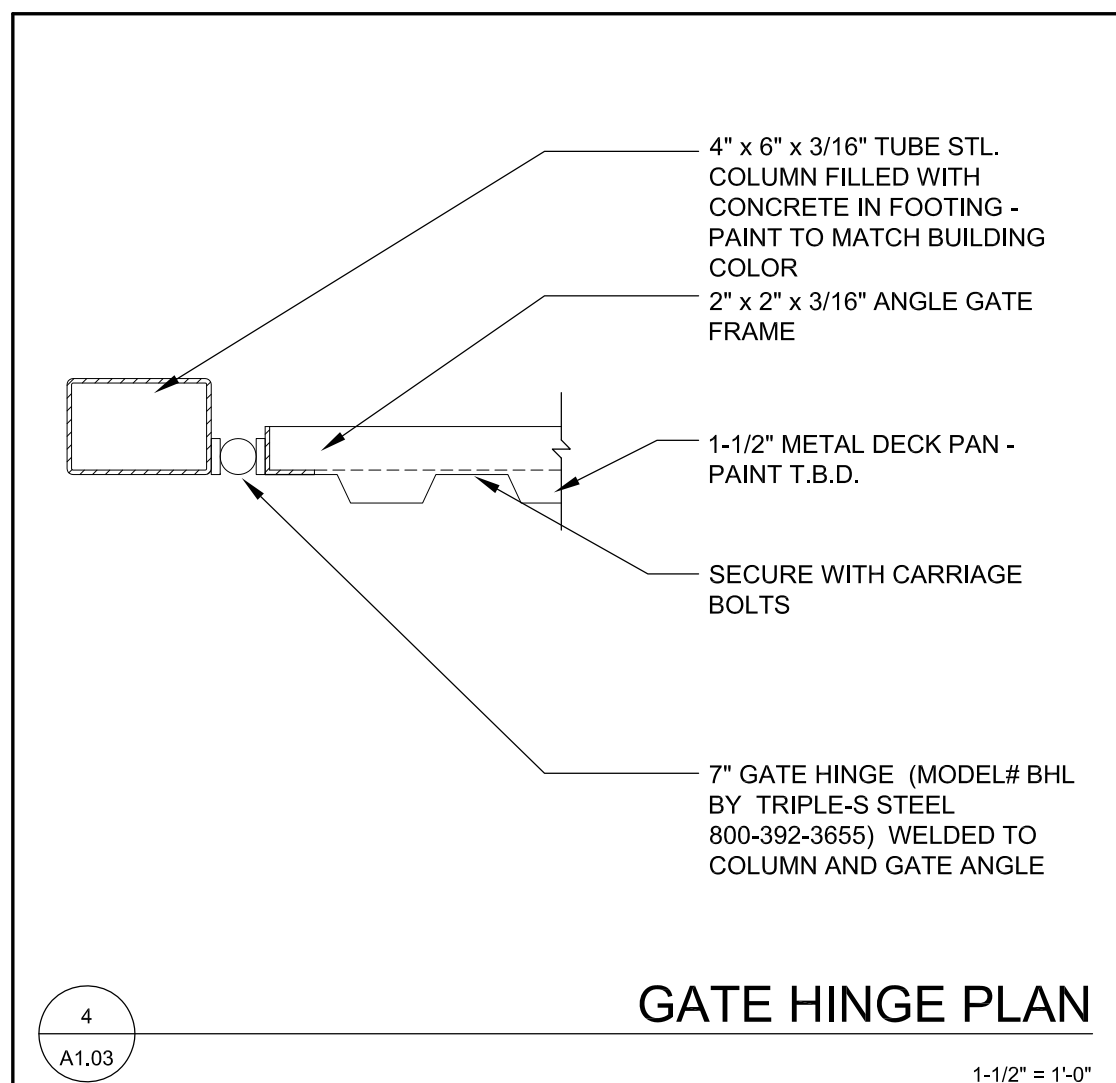
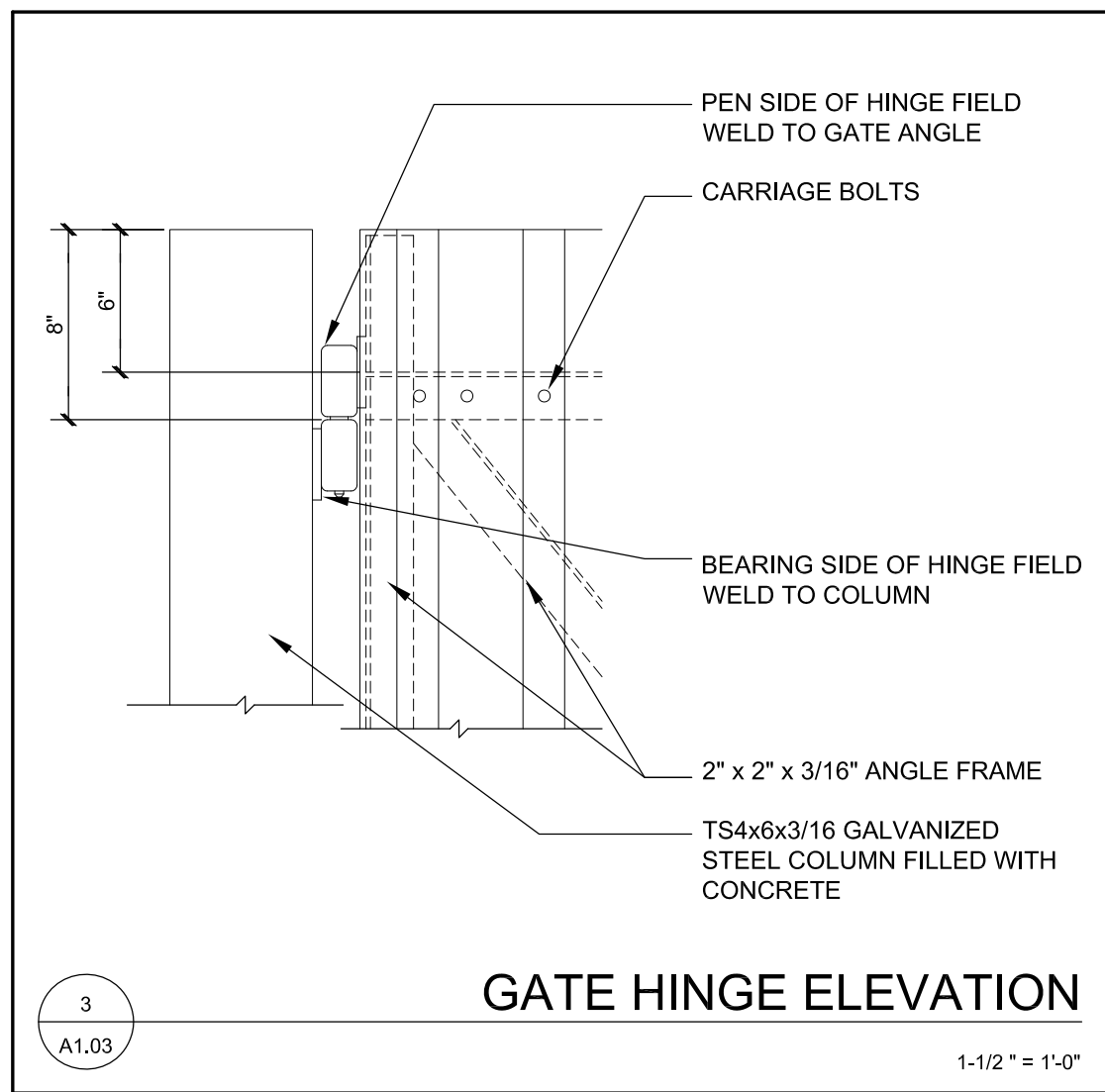
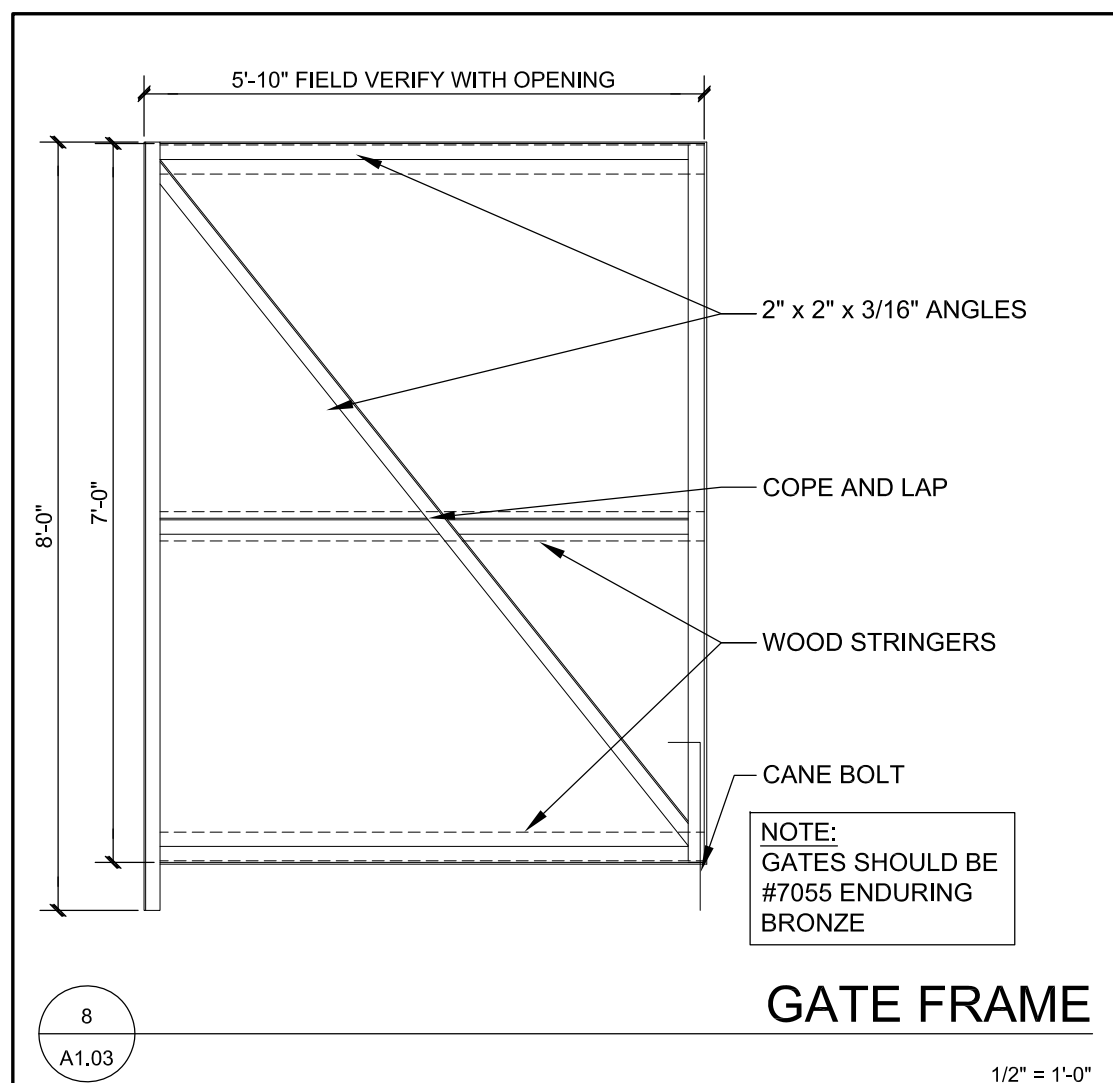
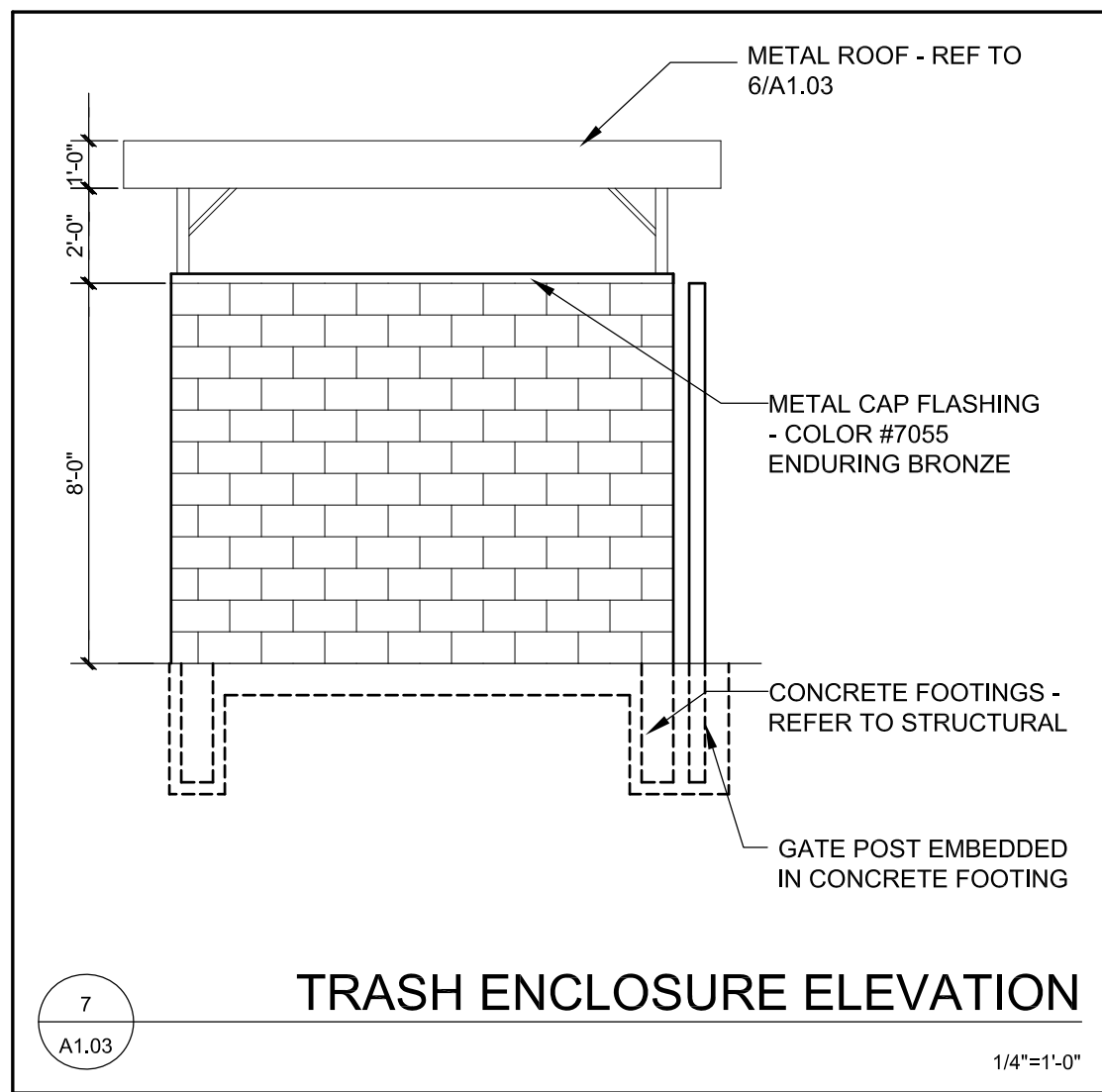
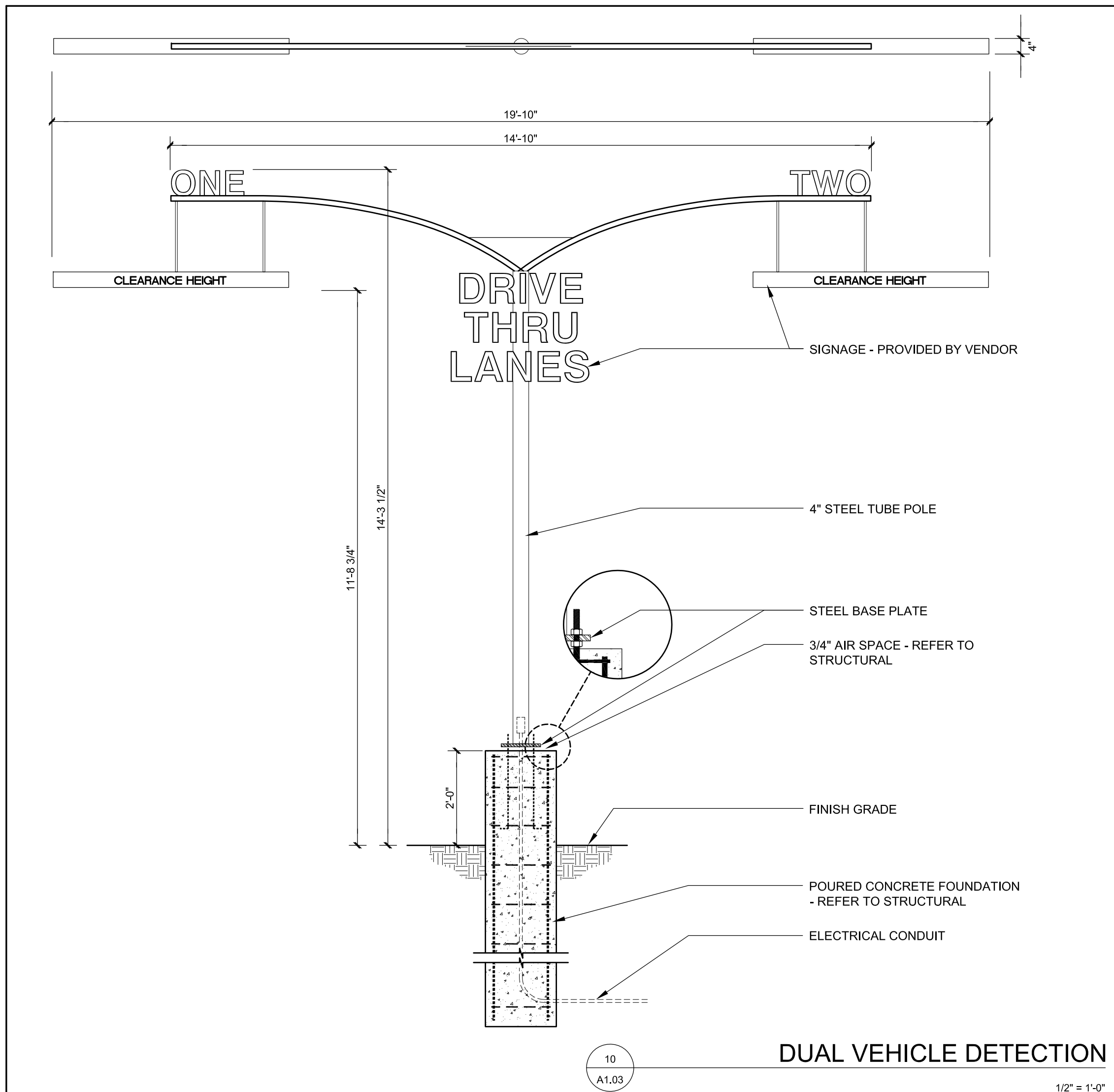
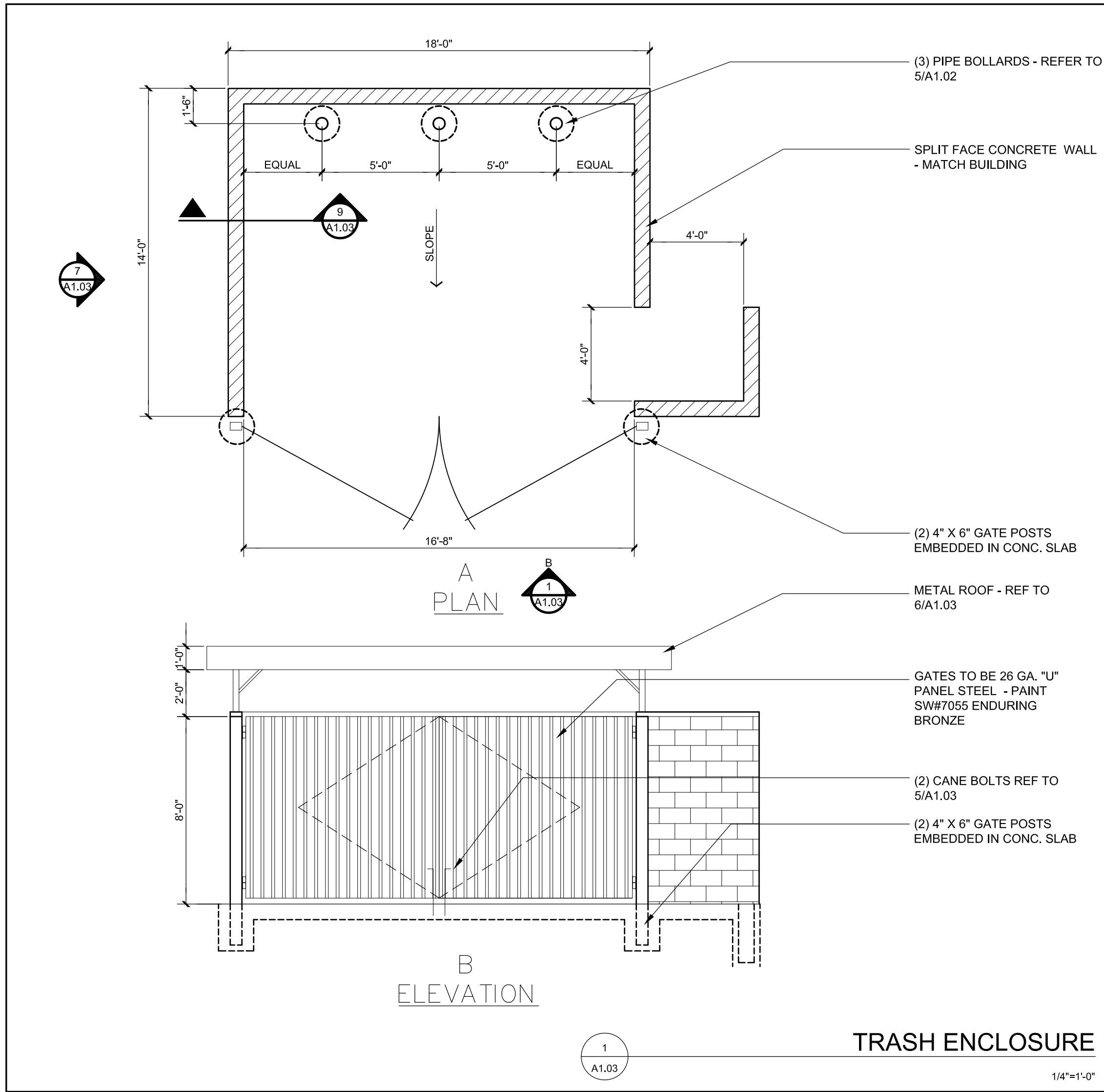
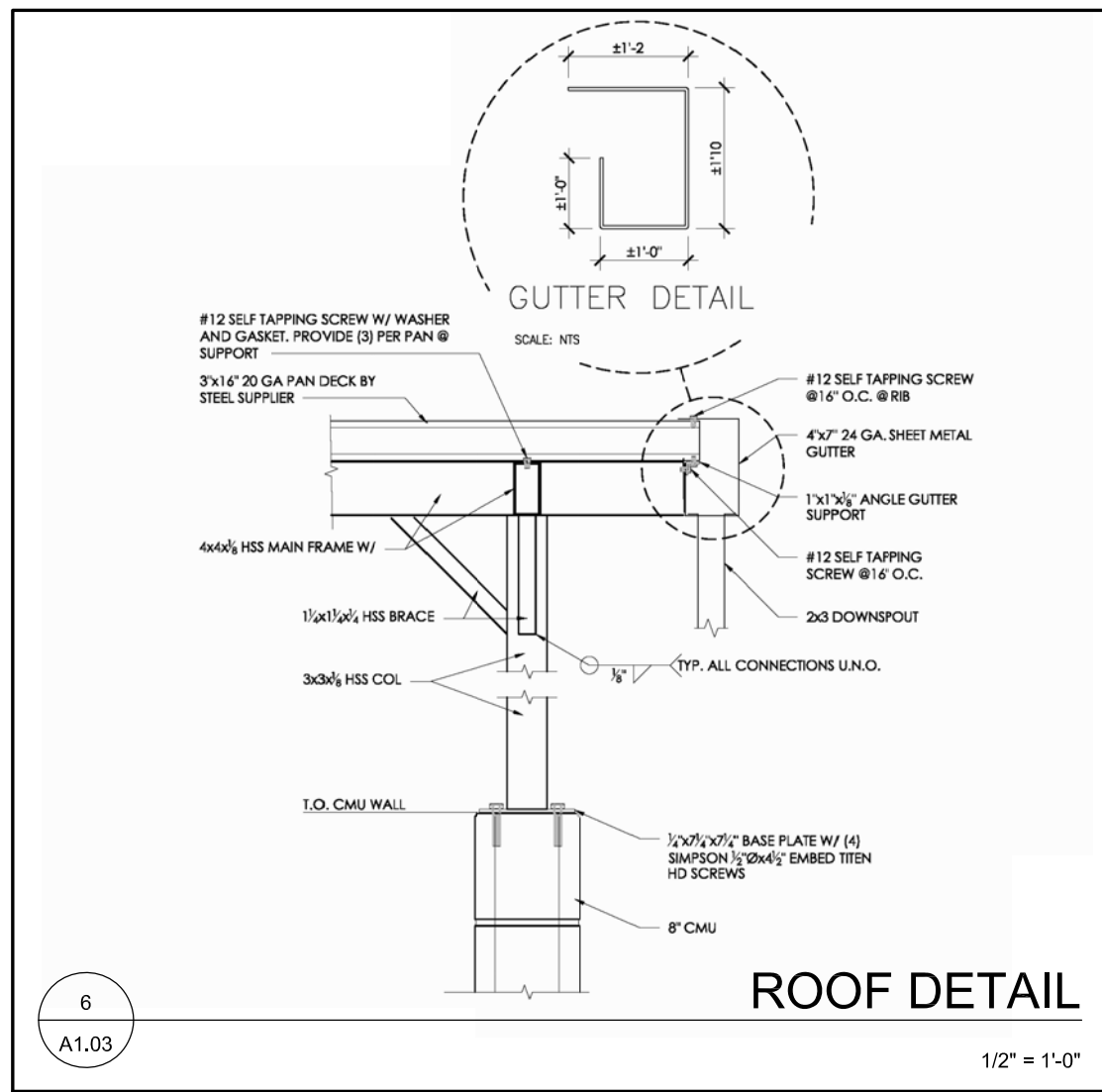
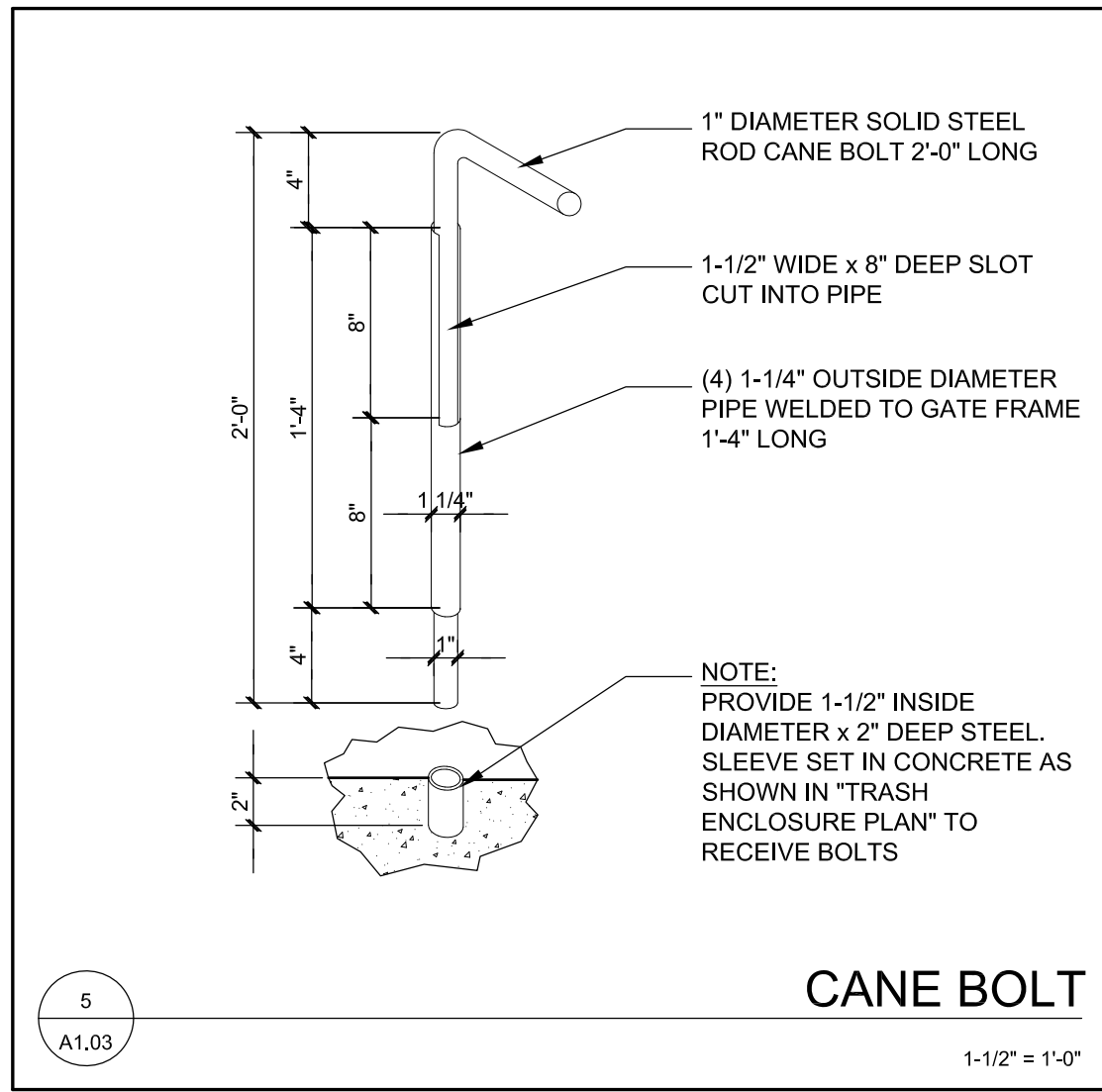
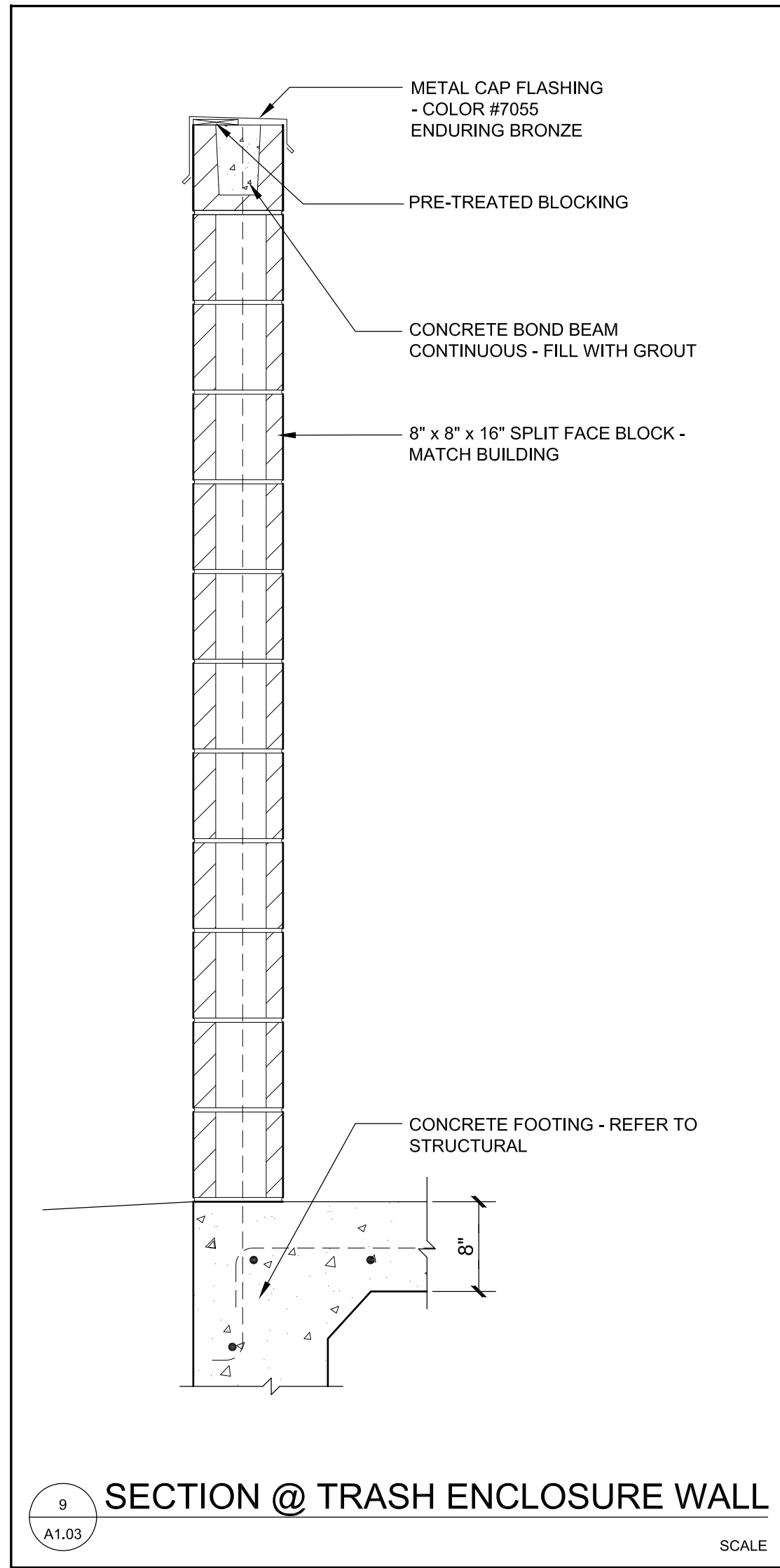
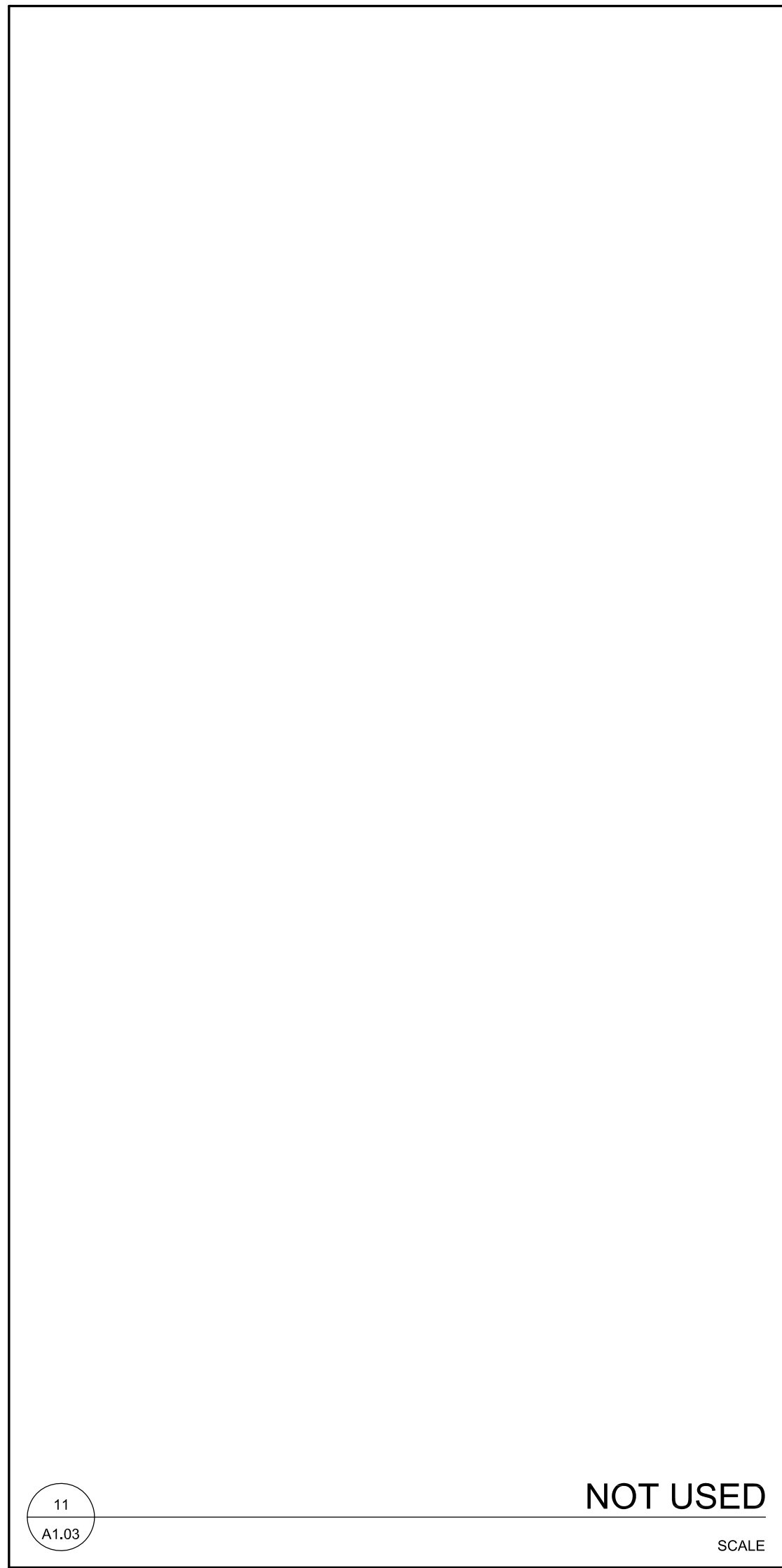
PROJECT NO.:	16-941
DRAWN BY:	STAFF
CHECKED BY:	J. TINAJERO

ISSUE:	DATE:
CAD SET	02-28-14
CUP SUBMITTAL	09-19-16

REVISION:	DATE:
REVISED CUP SUBMITTAL	11-10-16
REVISED CUP SUBMITTAL	12-28-16
REVISED CUP SUBMITTAL	01-30-17

PROJECT LOCATION:
PITTSBURG, CA

SHEET NUMBER / TITLE:
DD1.4
UTILITY PLAN



CONSULTANT:



1000 LINCOLN ROAD, SUITE H202
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700
FAX: 530-755-4567

SEAL:



PROJECT INFORMATION:

SONIC

SONIC DRIVE-IN RESTAURANT
1600 NORTH PARK BOULEVARD
PITTSBURG, CA 94565

CLIENT:

**NORCAL CAJUN
FOODS II, INC.**

2190 MERIDIAN PARK BLVD.
SUITE G
CONCORD, CA 94520
(925) 446-6806

PROJECT NO.: 16-841
DRAWN BY: STAFF
CHECKED BY: J. TINAJERO

ISSUE: DATE:
CAD SET 02-28-14
CUP SUBMITTAL 09-19-16

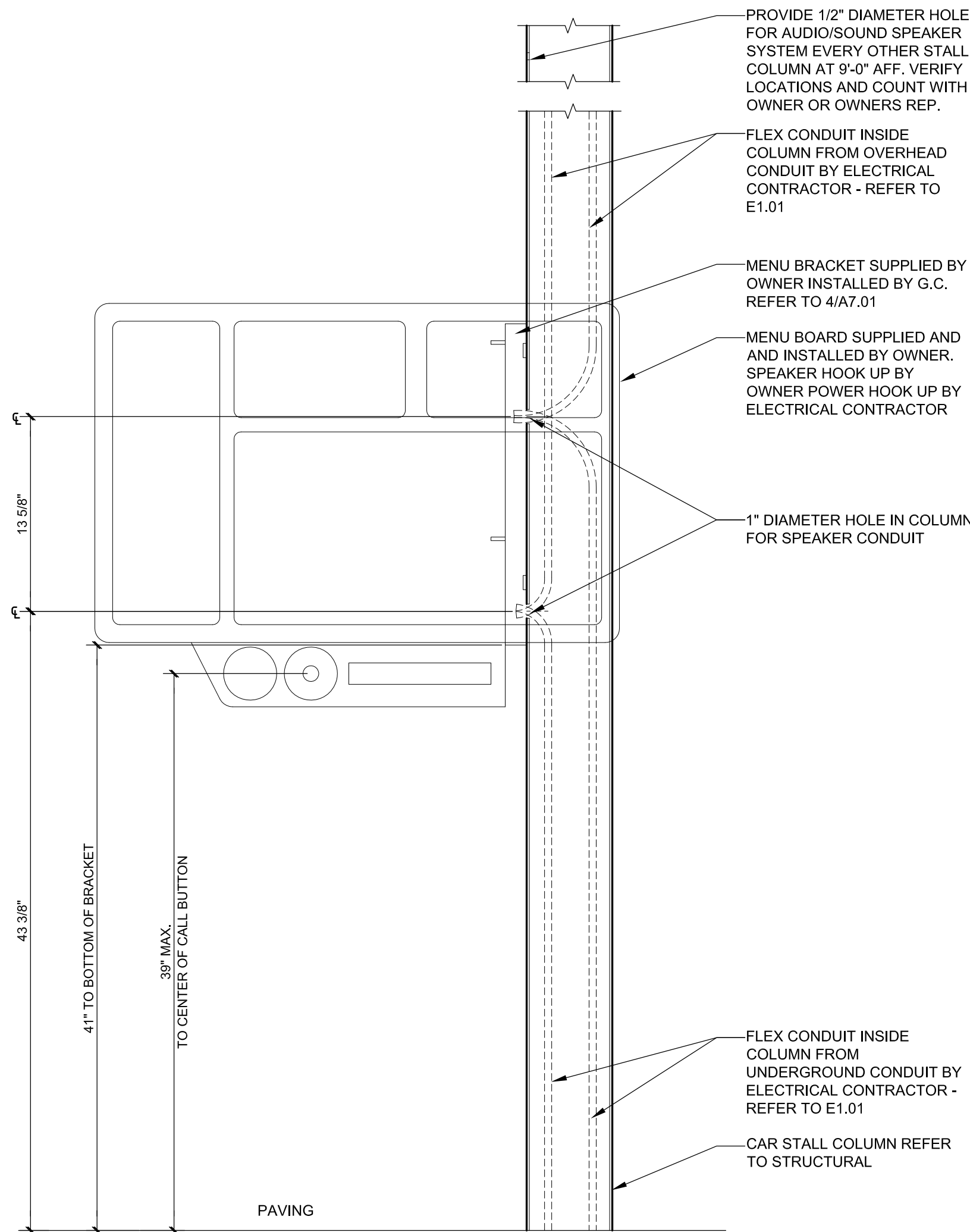
REVISION: DATE:
REVISED CUP SUBMITTAL 11-10-16
REVISED CUP SUBMITTAL 12-28-16

PROJECT LOCATION:
PITTSBURG, CA

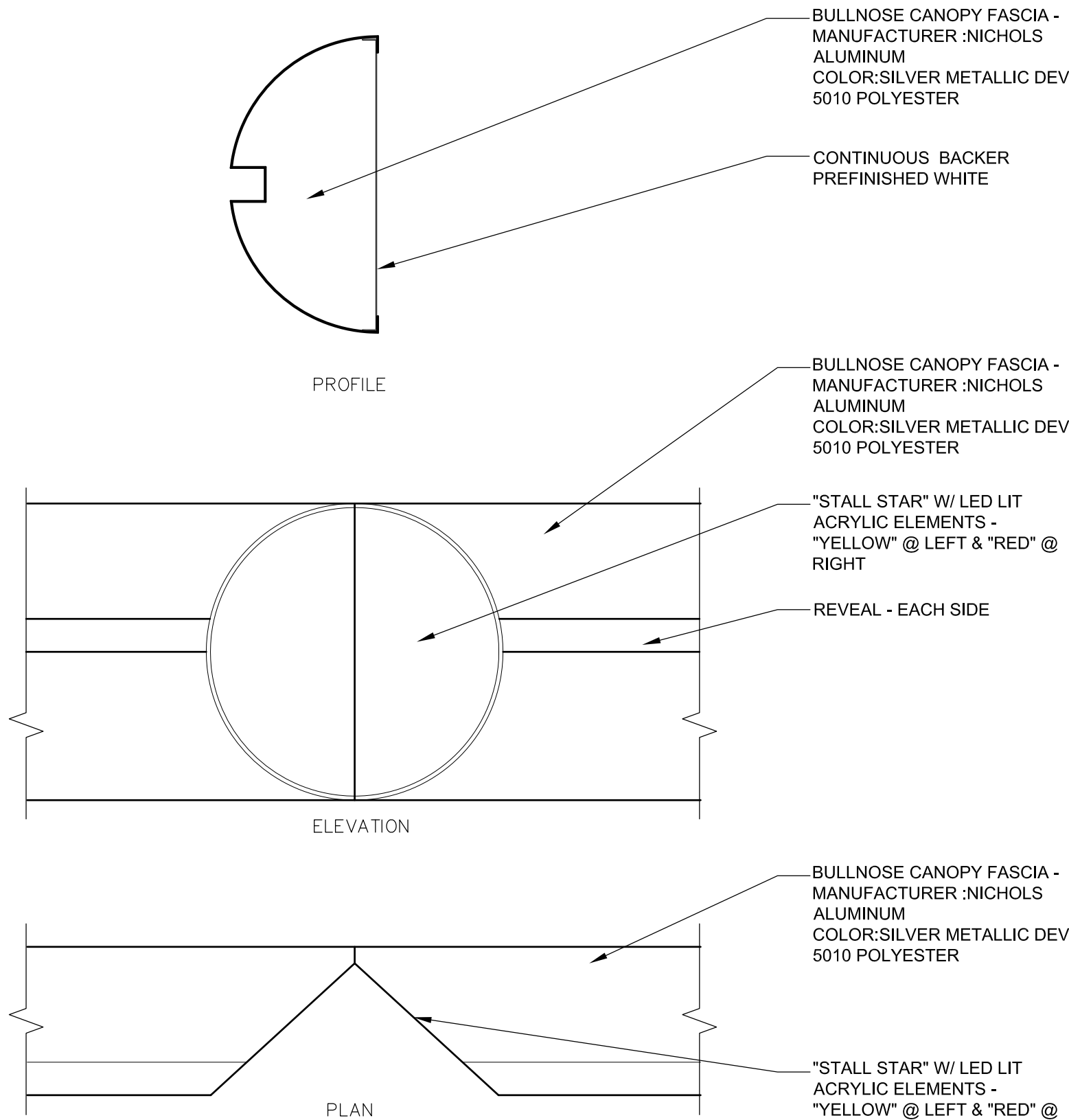
SHEET NUMBER / TITLE:

DD1.5

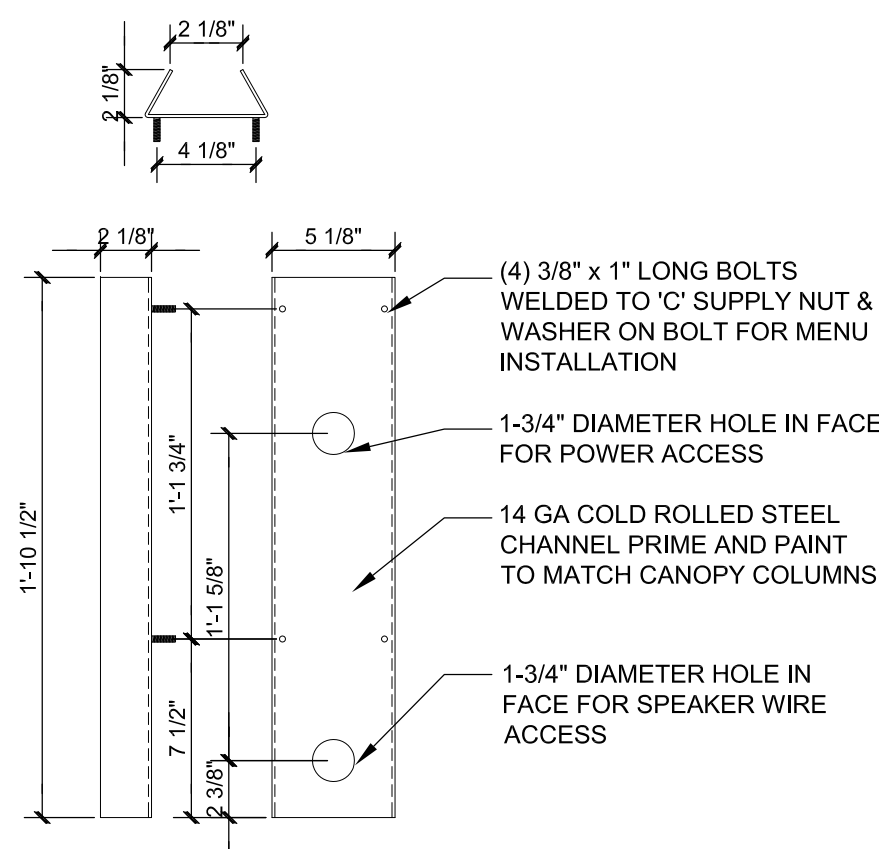
SITE DETAILS



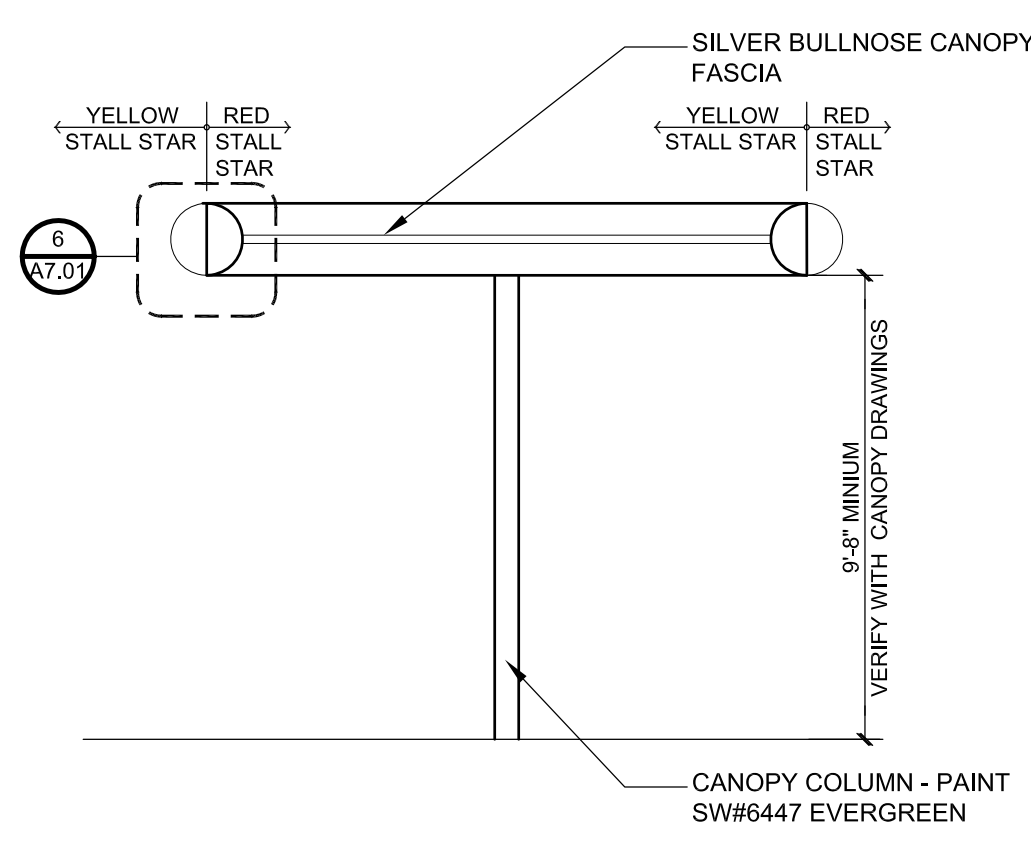
MENU BOARD @ CAR CANOPY



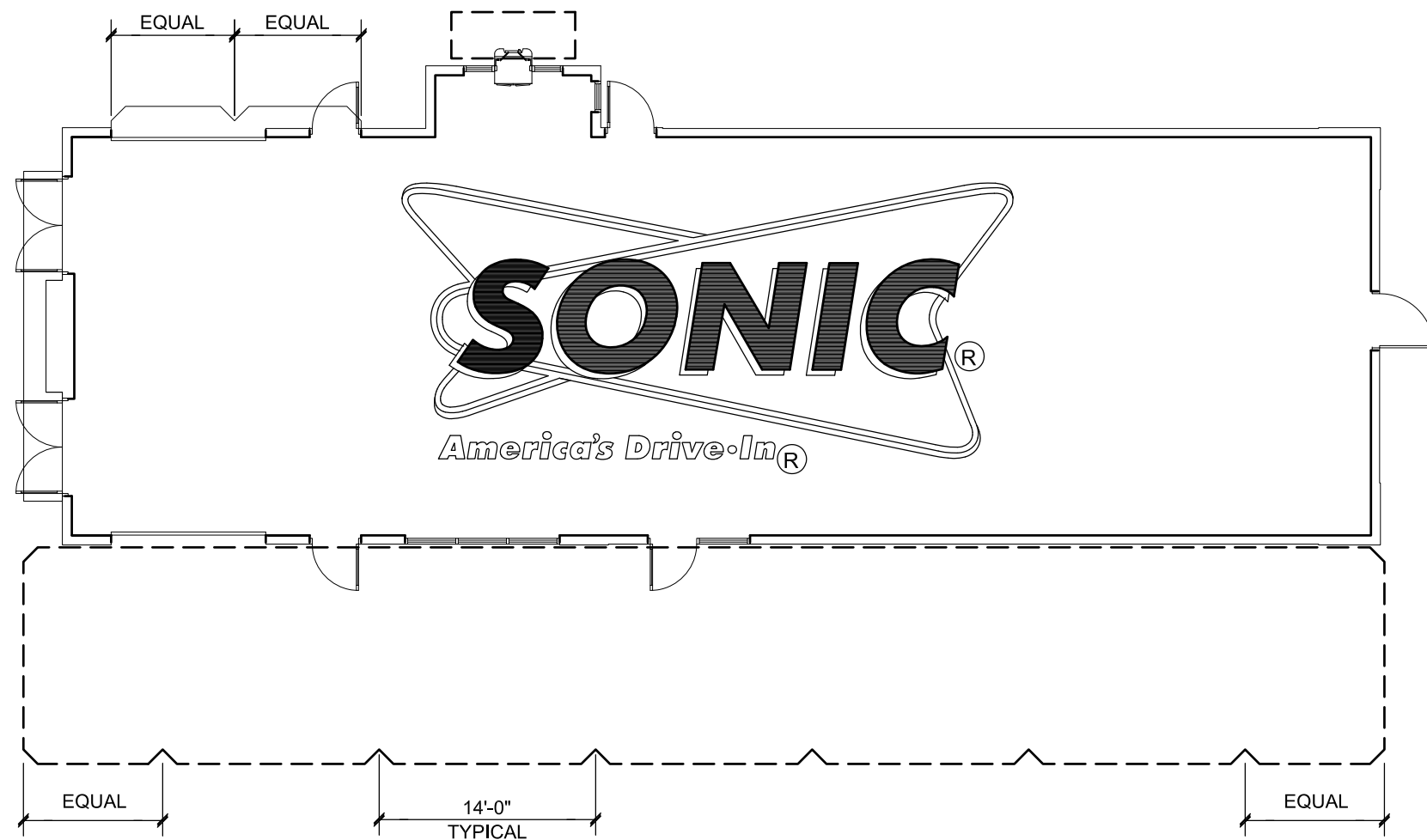
CAR STALL CANOPY FASCIA DETAIL



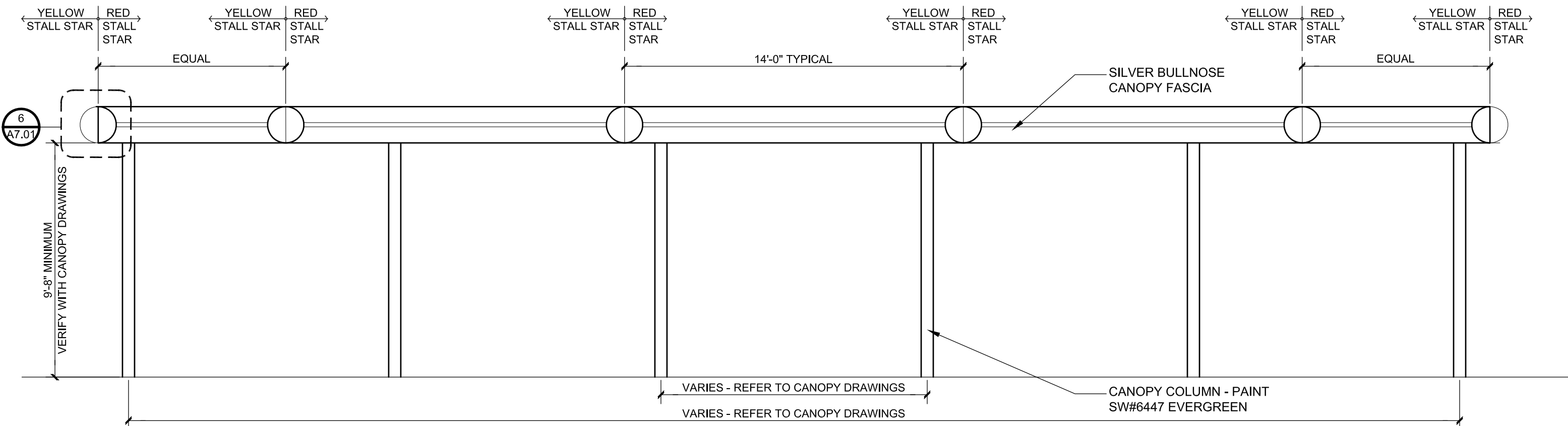
CAR CANOPY BRACKET DETAIL



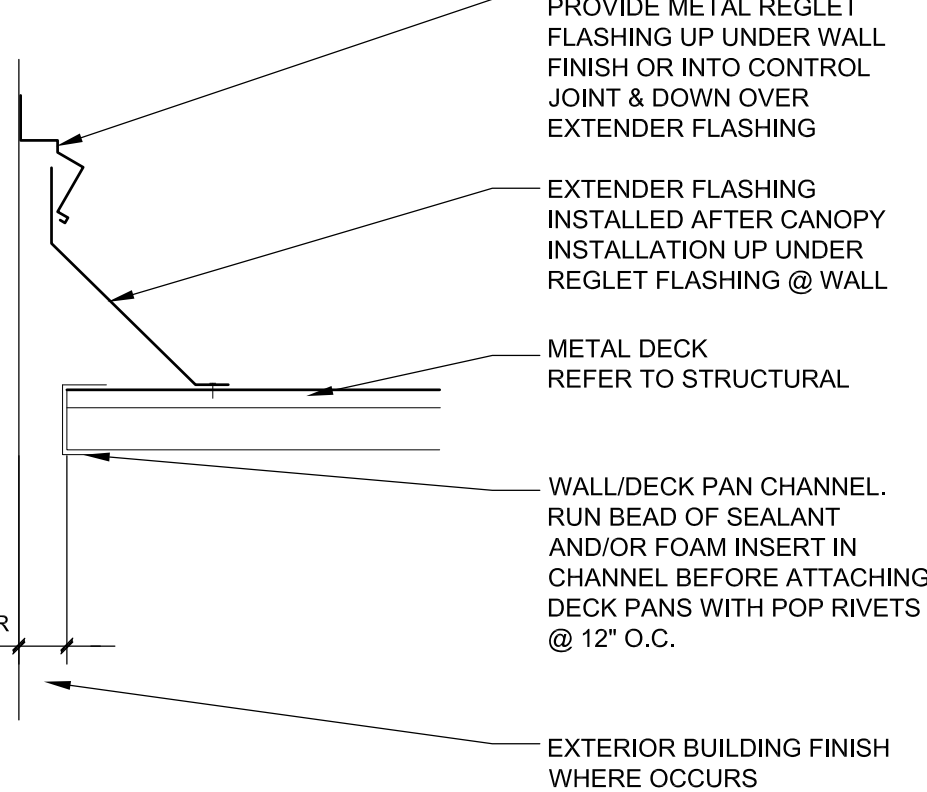
TYP. CAR STALL CANOPY END ELEV.



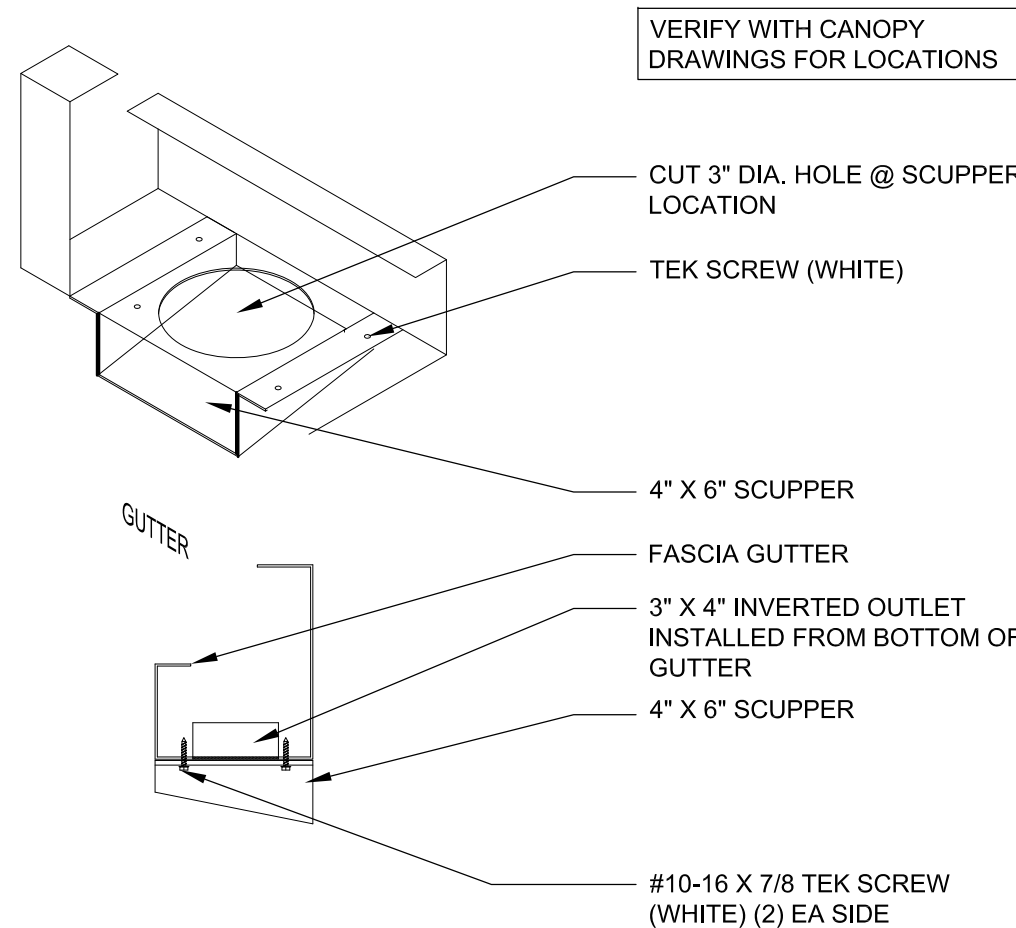
STALL STAR PLAN



TYP. CAR STALL CANOPY FRONT ELEV.



CAR STALL CANOPY FLASHING



CAR STALL CANOPY GUTTER DETAIL

CONSULTANT:



1000 LINCOLN ROAD, SUITE H202
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700
FAX: 530-755-4567

SEAL:



PROJECT INFORMATION:

SONIC
SONIC DRIVE-IN RESTAURANT
1600 NORTH PARK BOULEVARD
PITTSBURG, CA 94565

CLIENT:

**NORCAL CAJUN
FOODS II, INC.**
2190 MERIDIAN PARK BLVD.
SUITE G
CONCORD, CA 94520
(925) 446-6806

PROJECT NO.: 16-841
DRAWN BY: STAFF
CHECKED BY: J. TINAJERO

ISSUE: DATE:
1ST SUBMITTAL 12-5-16

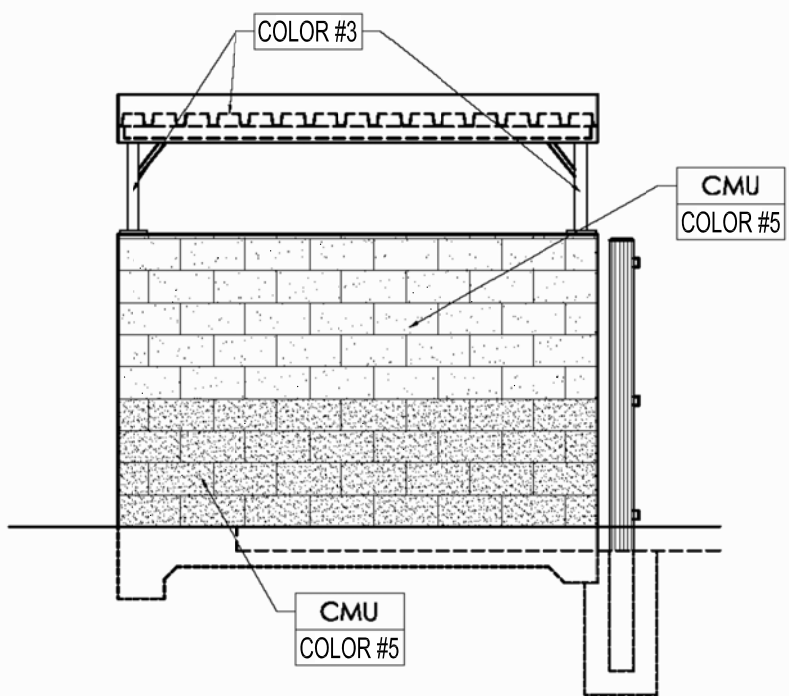
REVISION: DATE:

PROJECT LOCATION:
PITTSBURG, CA

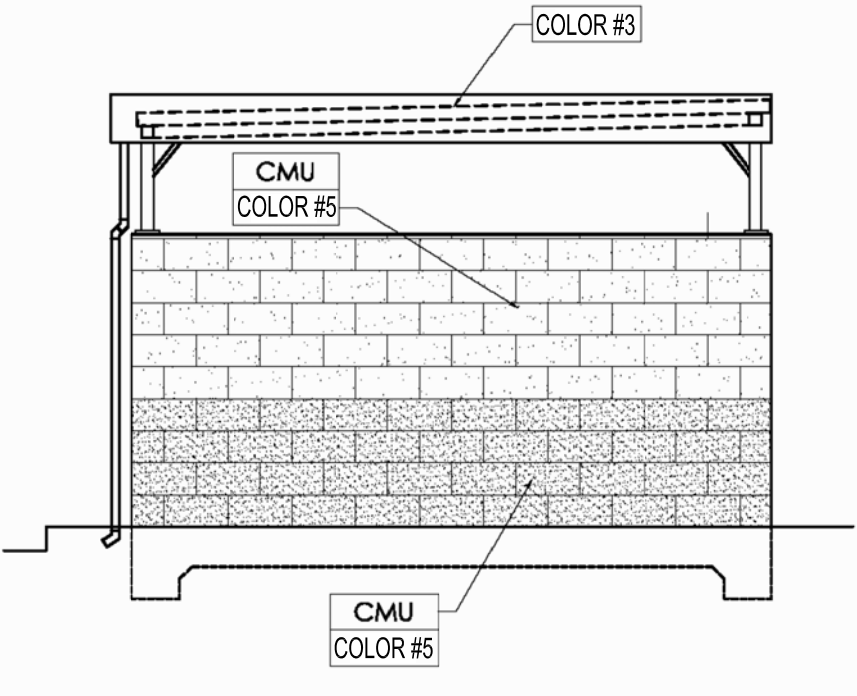
SHEET NUMBER / TITLE:

DD1.6

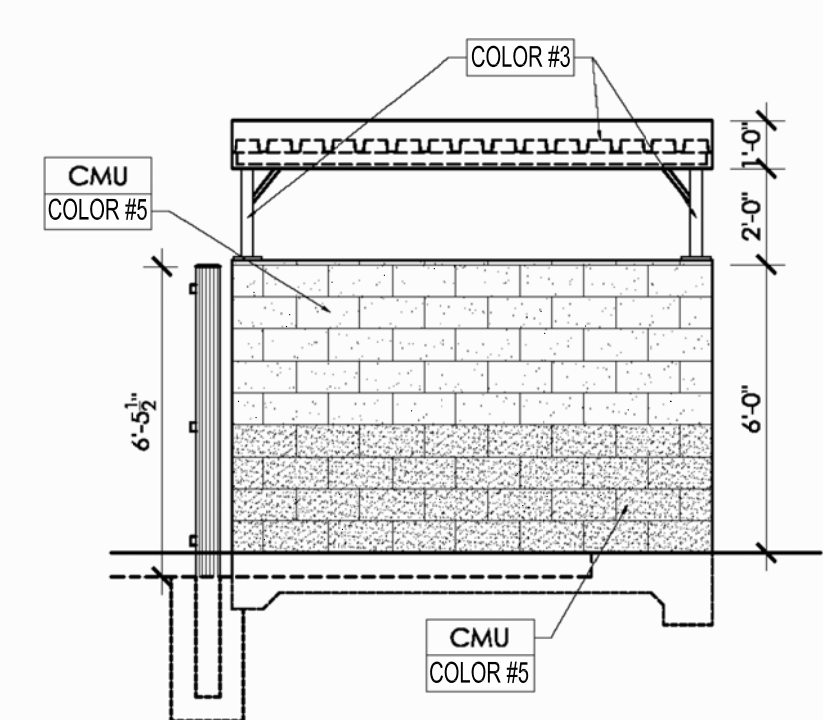
ARCHITECTURAL CANOPY



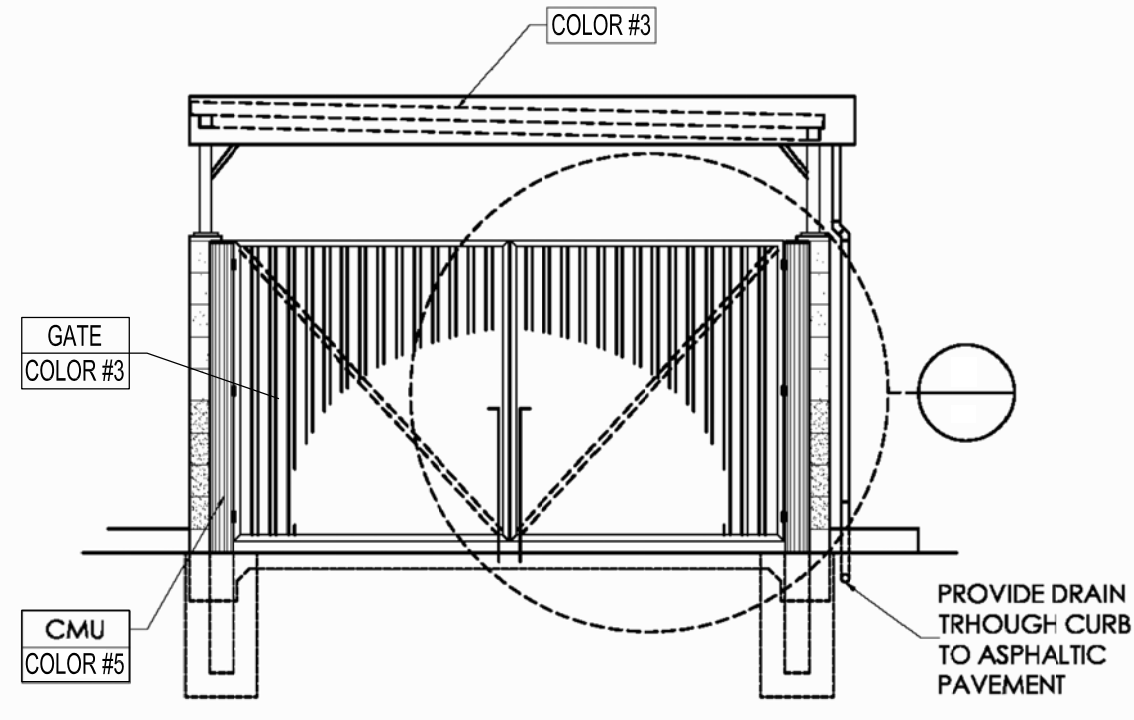
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



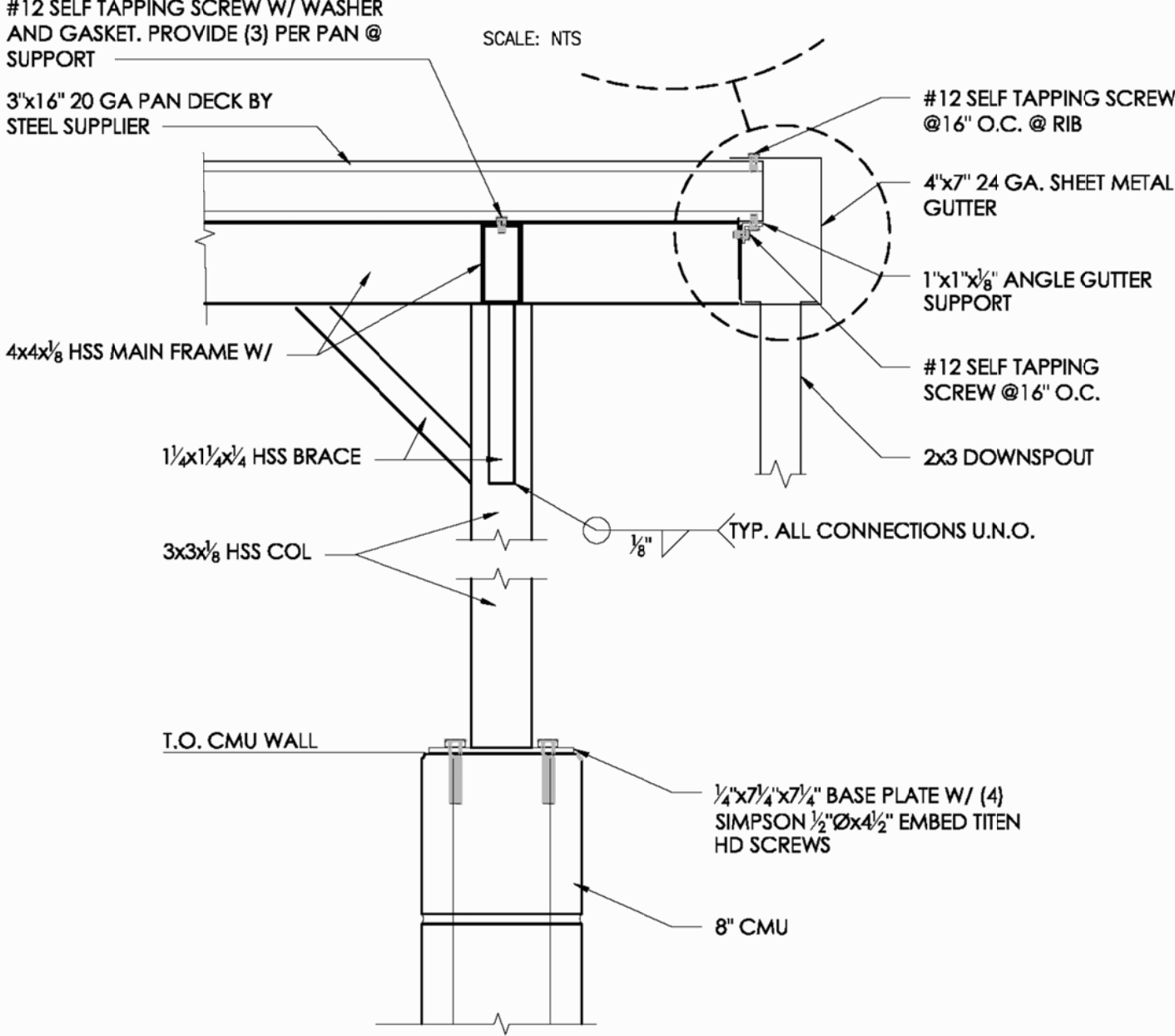
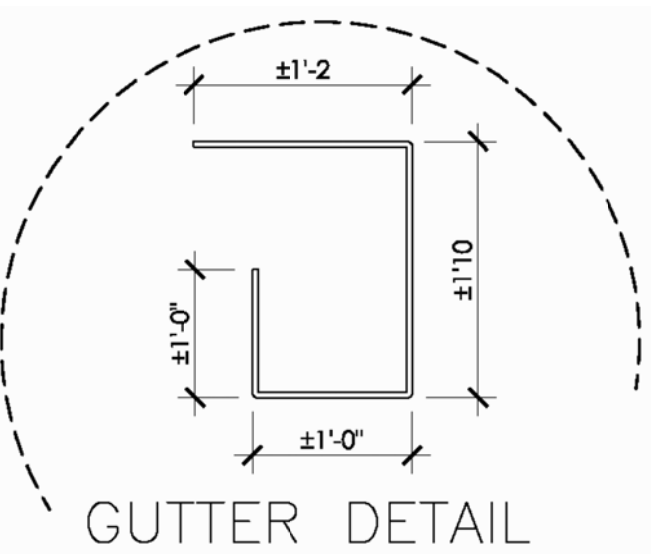
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



5 EAST ELEVATION
SCALE: 1/4" = 1'-0"

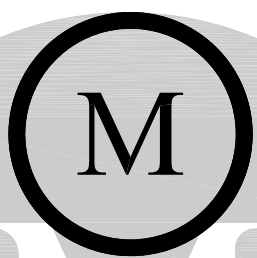


6 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



7 ROOF DETAIL
SCALE: 1/2" = 1'-0"

CONSULTANT:



Milestone Associates

Imagineering
a California Corporation

1000 LINCOLN ROAD, SUITE H202
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700
FAX: 530-755-4567

SEAL:



PROJECT INFORMATION:

SONIC
SONIC DRIVE-IN RESTAURANT
1600 NORTH PARK BOULEVARD
PITTSBURG, CA 94565

CLIENT:

NORCAL CAJUN FOODS II, INC.
2190 MERIDIAN PARK BLVD.
SUITE G
CONCORD, CA 94520
(925) 446-6806

PROJECT NO.: 16-841
DRAWN BY: STAFF
CHECKED BY: J. TINAJERO

ISSUE: DATE:
CAD SET 02-28-14
CUP SUBMITTAL 09-19-16

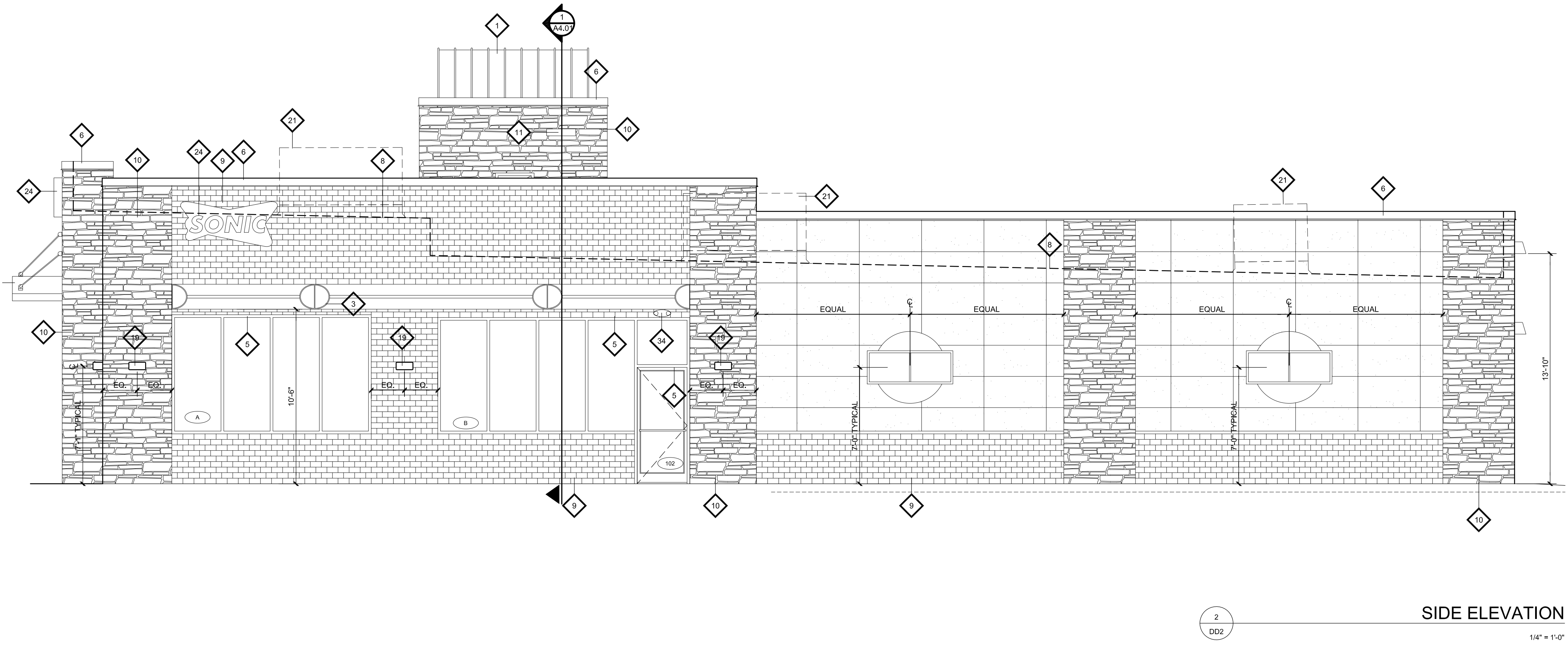
REVISION: DATE:
REVISED CUP SUBMITTAL 11-10-16

PROJECT LOCATION:
PITTSBURG, CA

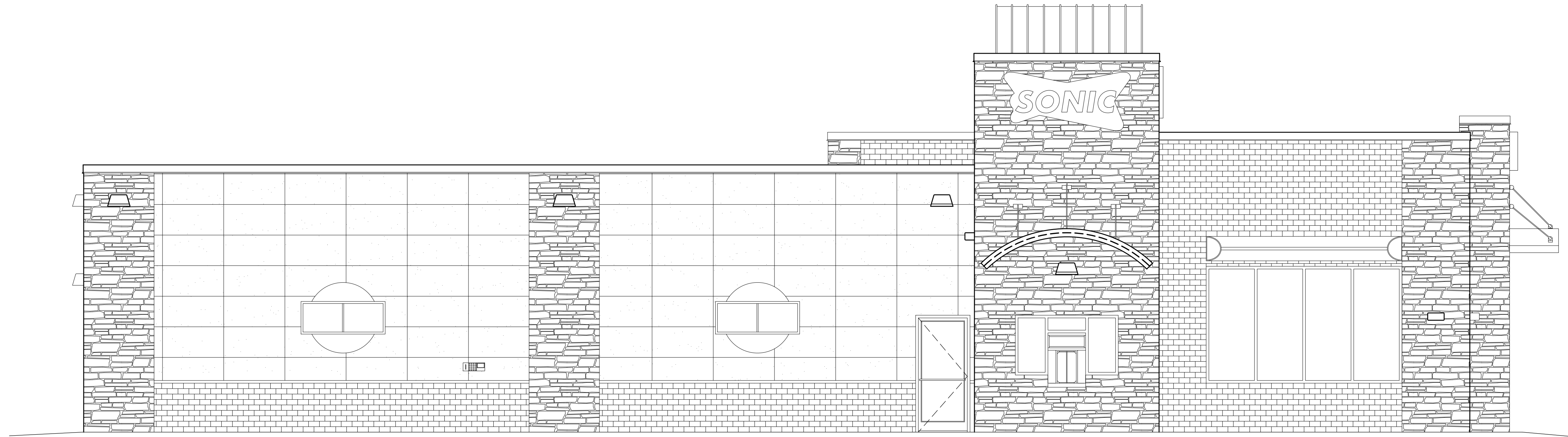
SHEET NUMBER / TITLE:

DD1.7

TRASH ENCLOSURE COVER



DRAWING LEGEND	
GENERAL NOTES - DIMENSIONS OF REVEALS ARE TO CENTERLINE - VERIFY GRADE PRIOR TO CONSTRUCTION - DO NOT SCALE DRAWINGS - CONTACT ARCHITECT FOR ANY DISCREPANCIES ARE FOUND - REFER TO CANOPY DRAWINGS FOR ADDITIONAL PREMANUFACTURED CANOPY INFORMATION	
KEYED NOTES 1. PREMANUFACTURED METAL YELLOW ROOF DOME WITH BLUE L.E.D. LIGHT STRIPLIGHTS - PROVIDED BY CANOPY VENDOR - REFER TO 1/A5.02 2. PREMANUFACTURED YELLOW METAL DRIVE-THRU AWNING WITH GREEN L.E.D. STRIP LIGHTS - SUPPLIED BY CANOPY VENDOR - REFER TO 2/A5.02 3. PREMANUFACTURED SILVER ALUMINUM CANOPY FASCIA WITH YELLOW AND RED L.E.D. STALL STARS - SUPPLIED AND INSTALLED BY CANOPY VENDOR - REFER TO 6/A5.02 4. CO2 ACCESS PANEL 4'-4" A.F.F. TO CENTER 5. DARK BRONZE STOREFRONT DOORS AND WINDOW FRAMES - COLOR #1A 6. PREFINISHED METAL - COLOR #2 7. NICHHA SANDSTONE - COLOR #6 8. DASHED LINE INDICATES ROOF LINE BEYOND 9. NICHHA BRICK - COLOR #4 10. NICHHA STONE VENEER - COLOR #5 11. OVERFLOW SCUPPER - REFER TO 17/A5.02 12. ADDRESS NUMBERS PER LOCAL FIRE DEPARTMENT / AUTHORITY - PROVIDED AND INSTALLED BY GENERAL CONTRACTOR 13. PREMANUFACTURED YELLOW METAL ARCH AWNING WITH GREEN L.E.D. STRIP LIGHTS - SUPPLIED BY CANOPY VENDOR 14. ROUND LED DRIVE-THRU SIGN SUPPLIED BY OWNER. ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION. 15. LED SIGN OVER WINDOW, "FULL MENU ALL DAY" AND "FRESH EVERY TIME". SIGN SUPPLIED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR. UTILIZE SIGN OUTLET(S) AT INTERIOR. RUN LOW VOLTAGE WIRE THRU WALL TO SIGNS. (CENTER OVER WINDOW) 16. NOT USED 17. GAS SERVICE - PAINT TO MATCH COLOR #5 18. GREASE EXTRACTION SYSTEM CONNECTION 4'-4" TO CENTER 19. UP / DOWN LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - PROVIDE BACKING AS NECESSARY - REFER TO DIMENSION FOR MOUNTING HEIGHT 20. ELECTRICAL SERVICE - PAINT TO MATCH COLOR #5 21. DASHED LINES INDICATE ROOF MOUNTED EQUIPMENT - BEYOND 22. ROOF LADDER - LOCATED INSIDE BUILDING 23. SCONCE LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - PROVIDE BACKING AS NECESSARY - REFER TO DIMENSION FOR MOUNTING HEIGHT 24. AVAILABLE SIGN LOCATION AS DETERMINED BY OWNER PER LOCAL SIGN ORDINANCES. SIGNS BY SIGN COMPANY. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL 25. DOWN LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - PROVIDE BACKING AS NECESSARY - REFER TO DIMENSION FOR MOUNTING HEIGHT 26. NOT USED 27. TWO WAY FIREPLACE & VENT - REFER TO 4/A5.04 FOR ADDITIONAL INFORMATION 28. AVANT BOLD FONT IN CAST CLEAR ANODIZED ALUMINUM "WELCOME" 6" LETTERING BY SIGN LETTERS - CENTER ABOVE DOOR 29. GLAZED OVERHEAD DOOR ASSEMBLY - CLEAR ANODIZED 30. STOREFRONT DOOR - COLOR #1B 31. WALL MOUNTED SPEAKER - REFER TO ELECTRICAL 32. STOREFRONT DOOR - COLOR #1C 33. PREMANUFACTURED CAR STALL CANOPY - PROVIDED BY CANOPY VENDOR - REFER TO 1/A7.01 & 7/A7.01 34. TWO HEAD EMERGENCY LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - PROVIDE BACKING AS NECESSARY 35. HOLLOW METAL DOOR AND FRAME - COLOR #3	
COLOR SCHEDULE COLOR #1A WINDOW AND STOREFRONT FRAMES COLOR: DARK BRONZE ANODIZED MANUF: US ALUMINUM CORP. COLOR #1B STOREFRONT DOOR COLOR: CLEAR ANODIZED MANUF: US ALUMINUM CORP. COLOR #1C STOREFRONT DOOR COLOR: DARK BRONZE ANODIZED MANUF: US ALUMINUM CORP. COLOR #2 PREFINISHED METAL SILL/CAP FLASHING PAINT COLOR: SW#7055 ENDURING BRONZE COLOR #3 EXTERIOR HOLLOW METAL DOOR AND FRAMES PAINT COLOR: SW#7055 ENDURING BRONZE (INTERIOR DOOR NOTE: OIL PRIMER AND TOP COAT) COLOR #4 NICHHA (BRICK) COLOR: CRISOM FINISH: PLYMOUTH BRICK COLOR #5 NICHHA (STONE) COLOR: DESERT FINISH: STACKED KURASTONE COLOR #6 NICHHA (FIELD) COLOR: DESERT BEIGE FINISH: SANDSTONE II	



CONSULTANT:

M
Milestone Associates
Imagineering
a California Corporation

1000 LINCOLN ROAD, SUITE H202
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700
FAX: 530-755-4567

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER LLOYD DAY
No. C 64309
exp. 6/30/17
CIVIL
STATE OF CALIFORNIA

PROJECT INFORMATION:

SONIC®
SONIC DRIVE-IN RESTAURANT
1600 NORTH PARK BOULEVARD
PITTSBURG, CA 94565

CLIENT:

NORCAL CAJUN FOODS II, INC.
2190 MERIDIAN PARK BLVD.
SUITE G
CONCORD, CA 94520
(925) 446-6806

PROJECT NO.: 16-941
DRAWN BY: STAFF
CHECKED BY: J. TINAJERO

ISSUE: DATE:
CAD SET 02-28-14
CUP SUBMITTAL 09-19-16

REVISION: DATE:
REVISED CUP SUBMITTAL 11-10-16
REVISED CUP SUBMITTAL 12-28-16
REVISED CUP SUBMITTAL 01-30-17

PROJECT LOCATION:
PITTSBURG, CA

SHEET NUMBER / TITLE:
DD2
EXTERIOR ELEVATIONS


$$3/16'' = 1'-0''$$
 $1/4" = 1'-0"$  $1/4" = 1'-0"$

GENERAL NOTES

- VERIFY GRADE PRIOR TO CONSTRUCTION
DO NOT SCALE DRAWINGS
CONTACT ARCHITECT FOR ANY DISCREPANCIES AROUND
REFER TO CANOPY DRAWINGS FOR ADDITIONAL
REMANUFACTURED CANOPY INFORMATION

KEYED NOTES

- | | |
|---|--|
| PREMANUFACTURED METAL YELLOW ROOF DOME WITH BLUE L.E.D. LIGHT STRIPLIGHTS - PROVIDED BY CANOPY VENDOR - REFER TO 1A5.02 | DASHED LINES INDICATE ROOF MOUNTED EQUIPMENT - BEYOND |
| PREMANUFACTURED METAL YELLOW METAL DRIVE-THRU AWNING WITH GREEN L.E.D. STRIP LIGHTS - SUPPLIED BY CANOPY VENDOR - REFER TO 2A5.02 | ROOF LADDER - LOCATED INSIDE BUILDING |
| PREMANUFACTURED SILVER ALUMINUM CANOPY WITH LOW PROFILE RED L.E.D. STALL STARS - SUPPLIED AND INSTALLED BY CANOPY VENDOR - REFER TO 6A502 | SCONE LIGHT FIXTURE
- REFER TO ELECTRICAL DRAWINGS
- PROVIDE BACKING AS NECESSARY
- REFER TO DIMENSION FOR MOUNTING HEIGHT |
| COR ACCESS PANEL 4'-4" A.F.F. TO CENTER | AVAILABLE SIGN LOCATION AS DETERMINED BY OWNER PER LOCAL SIGN ORDINANCES. SIGNS BY SIGN COMPANY - GENERAL CONTRACTOR TO PROVIDE ELECTRICAL |
| DARK BRONZE STAINLESS STEEL DOORS AND WINDOW FRAMES - COLOR #1A | DOWN LIGHT FIXTURE
- REFER TO ELECTRICAL DRAWINGS
- PROVIDE BACKING AS NECESSARY
- REFER TO DIMENSION FOR MOUNTING HEIGHT |
| PREFINISHED METAL - COLOR #2 | NOT USED |
| NICHIBA SANDSTONE - COLOR #6 | TWO WAY FIREPLACE & VENT - REFER TO 4A104 FOR ADDITIONAL INFORMATION |
| DASHED LINE INDICATES ROOF LINE BEYOND | AVOID BOLT POINT IN CLEAR GLASS ANODIZED ALUMINUM WELCOME SIGN LETTERING BY SIGN LETTERS - CENTER ABOVE DOOR |
| NICHIBA BRICK - COLOR #4 | GLAZED OVERHEAD DOOR ASSEMBLY - CLEAR ANODIZED |
| NICHIBA STONE VENEER - COLOR #5 | STOREFRONT DOOR - COLOR #1B |
| OVERFLOW SCUPPER - REFER TO 17A5.02 | WALL MOUNTED SPEAKER - REFER TO ELECTRICAL DRAWINGS |
| ADDRESS NUMBERS PER LOCAL FIRE DEPARTMENT / AUTHORITY - PROVIDED AND INSTALLED BY GENERAL CONTRACTOR | STOREFRONT DOOR - COLOR #1C |
| PREMANUFACTURED YELLOW METAL ARCH AWNING WITH GREEN L.E.D. STRIP LIGHTS - SUPPLIED BY CANOPY VENDOR | PREMANUFACTURED CAR STALL CANOPY - PROVIDED BY CANOPY VENDOR - REFER TO 11A1.05 & 7A17.01 |
| ROUND LED DRIVE-THRU SIGN SUPPLIED BY OWNER. ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION. | HIGH TIDE EMERGENCY LIGHT FIXTURE
- REFER TO ELECTRICAL DRAWINGS
- PROVIDE BACKING AS NECESSARY |
| LED SIGN OVER WINDOW, "FULL MENU ALL DAY" AND "FRESH EVERY TIME". SIGN SUPPLIED BY OWNER | HOLLOW METAL DOOR FRAME - COLOR #1B |

COLOR SCHEDULE

- | | |
|---|--|
| COLOR #1A
WINDOW AND STOREFRONT FRAMES
COLOR: DARK BRONZE ANODIZED
MANUF.: US ALUMINUM CORP. | COLOR #4
NICHIA (BRICK)
COLOR: GRISOM
FINISH: PLYMOUTH BRICK |
| COLOR #1B
STOREFRONT DOOR
COLOR: CLEAR ANODIZED
MANUF.: US ALUMINUM CORP. | COLOR #5
NICHIA (STONE)
COLOR: DESERT
FINISH: STACKED KURASTONE |
| COLOR #1C
STOREFRONT DOOR
COLOR: DARK BRONZE ANODIZED
MANUF.: US ALUMINUM CORP. | COLOR #6
NICHIA (FIELD)
COLOR: DESERT BEIGE
FINISH: SANDSTONE II |
| COLOR #2
PREFINISHED METAL SILL/CAP FLASHING
PAINT COLOR: SWA7055 ENDURING BRONZE | |
| COLOR #3
EXTERIOR HOLLOW METAL DOOR AND FRAMES
PAINT COLOR: SW70755 ENDURING BRONZE
INTERIOR DOOR NOTE: OIL PRIMER AND COAT | |

CONSULTANT



SONIC®
SONIC DRIVE-IN RESTAURANT
1600 NORTH PARK BOULEVARD
PITTSBURG, CA 94565

CLIENT:

**NORCAL CAJUN
FOODS II, INC.**
2190 MERIDIAN PARK BLVD.
SUITE G
CONCORD, CA 94520
(925) 446-6806

PROJECT NO.:	16-94
DRAWN BY:	STAFF
CHECKED BY:	J. TIN

ISSUE:	DATE:
CAD SET	02-28-14
CUP SUBMITTAL	09-19-16

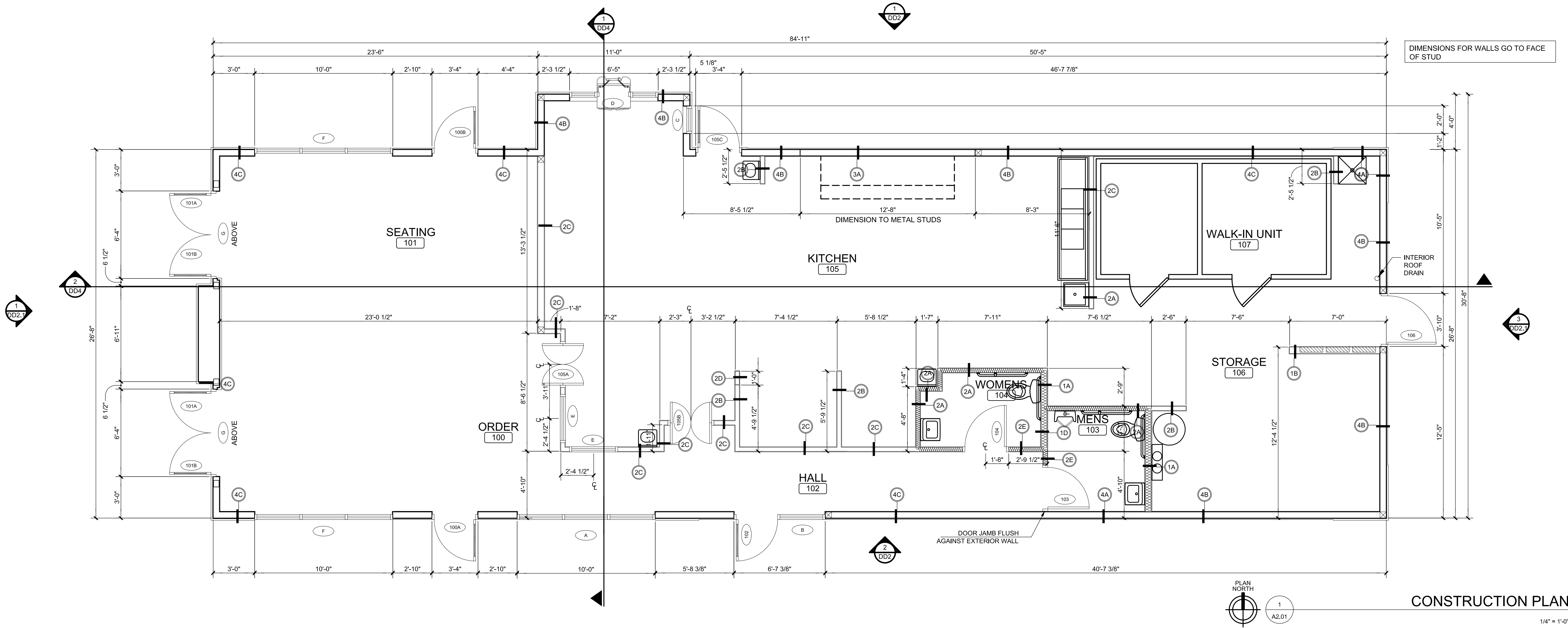
REVISION:	DATE:
REVISED CUP SUBMITTAL	11-10-16
REVISED CUP SUBMITTAL	12-28-16
REVISED CUP SUBMITTAL	01-30-17

PROJECT LOCATION:
PITTSBURG, CA

SHEET NUMBER / TITLE

DD2.1

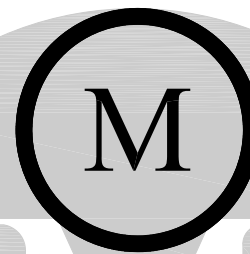
EXTERIOR ELEVATIONS



WALL TYPES

WALL TYPE NO.	PLAN SECTION	DESCRIPTION	REMARKS
WALL #1		1A 1/2" MOISTURE RESISTANT GYPSUM BOARD OVER 2 x 6 WOOD STUDS @ 16" O.C. OVER 1/2" PLYWOOD - EXTEND STUDS & SHEATHING TO 6" ABOVE FINISH CEILING	PROVIDE 6" SOUND ATTENUATION BATT INSUL. WHERE SHOWN ON PLAN (FROM FINISH FLOOR TO FINISH CEILING)
		1B 1/2" PLYWOOD OVER 2 x 6 WOOD STUDS @ 16" O.C. OVER 1/2" PLYWOOD - EXTEND STUDS & SHEATHING TO 6" ABOVE FINISH CEILING	CEMENT BOARD FROM GROUND TO 1'-0" A.F.F.
		1C 1/2" GYPSUM BOARD OVER 2 x 6 WOOD STUDS @ 16" O.C. OVER 1/2" PLYWOOD - EXTEND STUDS & SHEATHING TO 6" ABOVE FINISH CEILING	TAPE, MUD, AND SAND ALL JOINTS
		1D 1/2" MOISTURE RESISTANT GYPSUM BOARD OVER 2 x 6 WOOD STUDS @ 16" O.C. OVER 1/2" MOISTURE RESISTANT GYPSUM BOARD - EXTEND STUDS & SHEATHING TO 6" ABOVE FINISH CEILING	
WALL #2		2A 1/2" MOISTURE RESISTANT GYPSUM BOARD OVER 2 x 4 WOOD STUDS @ 16" O.C. OVER 1/2" PLYWOOD - EXTEND STUDS & SHEATHING TO 6" ABOVE FINISH CEILING	PROVIDE 3" SOUND ATTENUATION BATT INSUL. WHERE SHOWN ON PLAN (FROM FINISH FLOOR TO FINISH CEILING)
		2B 1/2" PLYWOOD OVER 2 x 4 WOOD STUDS @ 16" O.C. OVER 1/2" PLYWOOD - EXTEND STUDS & SHEATHING TO 6" ABOVE FINISH CEILING	CEMENT BOARD FROM GROUND TO 1'-0" A.F.F.
		2C 1/2" GYPSUM BOARD OVER 2 x 4 WOOD STUDS @ 16" O.C. OVER 1/2" PLYWOOD - EXTEND STUDS & SHEATHING TO 6" ABOVE FINISH CEILING	TAPE, MUD, AND SAND ALL JOINTS
		2D 1/2" PLYWOOD OVER 2 x 4 WOOD STUDS @ 16" O.C. OVER 1/2" PLYWOOD - EXTEND STUDS & SHEATHING TO 4'-0" A.F.F.	
		2E 1/2" MOISTURE RESISTANT GYPSUM BOARD OVER 2 x 4 WOOD STUDS @ 16" O.C. OVER 1/2" GYPSUM BOARD - EXTEND STUDS & SHEATHING TO 6" ABOVE FINISH CEILING	
WALL #3		3A NICHHA EXTERIOR FINISH OVER 1/2" PLYWOOD OVER 6" METAL STUDS (REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION) WITH 6" BATT INSULATION OVER 5/8" TYPE 'X' GYPSUM BOARD (HOOD)	TAPE, MUD, AND SAND ALL JOINTS REFER TO EXTERIOR ELEVATIONS FOR TYPE OF NICHHA MATERIAL
WALL #4		4A NICHHA EXTERIOR FINISH OVER 1/2" PLYWOOD OVER 2 x 6 WOOD STUDS @ 16" O.C. WITH 6" BATT INSULATION OVER 1/2" MOISTURE RESISTANT GYPSUM BOARD	CEMENT BOARD FROM GROUND TO 1'-0" A.F.F. (EXCEPT AT MOP SINK, PROVIDE 2'-0" A.F.F.)
		4B NICHHA EXTERIOR FINISH OVER 1/2" PLYWOOD OVER 2 x 6 WOOD STUDS @ 16" O.C. WITH 6" BATT INSULATION OVER 1/2" PLYWOOD	TAPE, MUD, AND SAND ALL JOINTS
		4C NICHHA EXTERIOR FINISH OVER 1/2" PLYWOOD OVER 2 x 6 WOOD STUDS @ 16" O.C. WITH 6" BATT INSULATION OVER 1/2" GYPSUM BOARD	REFER TO EXTERIOR ELEVATIONS FOR TYPE OF NICHHA MATERIAL

CONSULTANT:



Milestone Associates

Imagineering
a California Corporation

1000 LINCOLN ROAD, SUITE H202
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700
FAX: 530-755-4567

SEAL:



PROJECT INFORMATION:

SONIC
SONIC DRIVE-IN RESTAURANT
1600 NORTH PARK BOULEVARD
PITTSBURG, CA 94565

CLIENT:

NORCAL CAJUN FOODS II, INC.
2190 MERIDIAN PARK BLVD., SUITE G
CONCORD, CA 94520
(925) 446-6806

PROJECT NO.: 16-841
DRAWN BY: STAFF
CHECKED BY: J. TINAJERO

ISSUE: DATE:
1ST SUBMITTAL 12-5-16

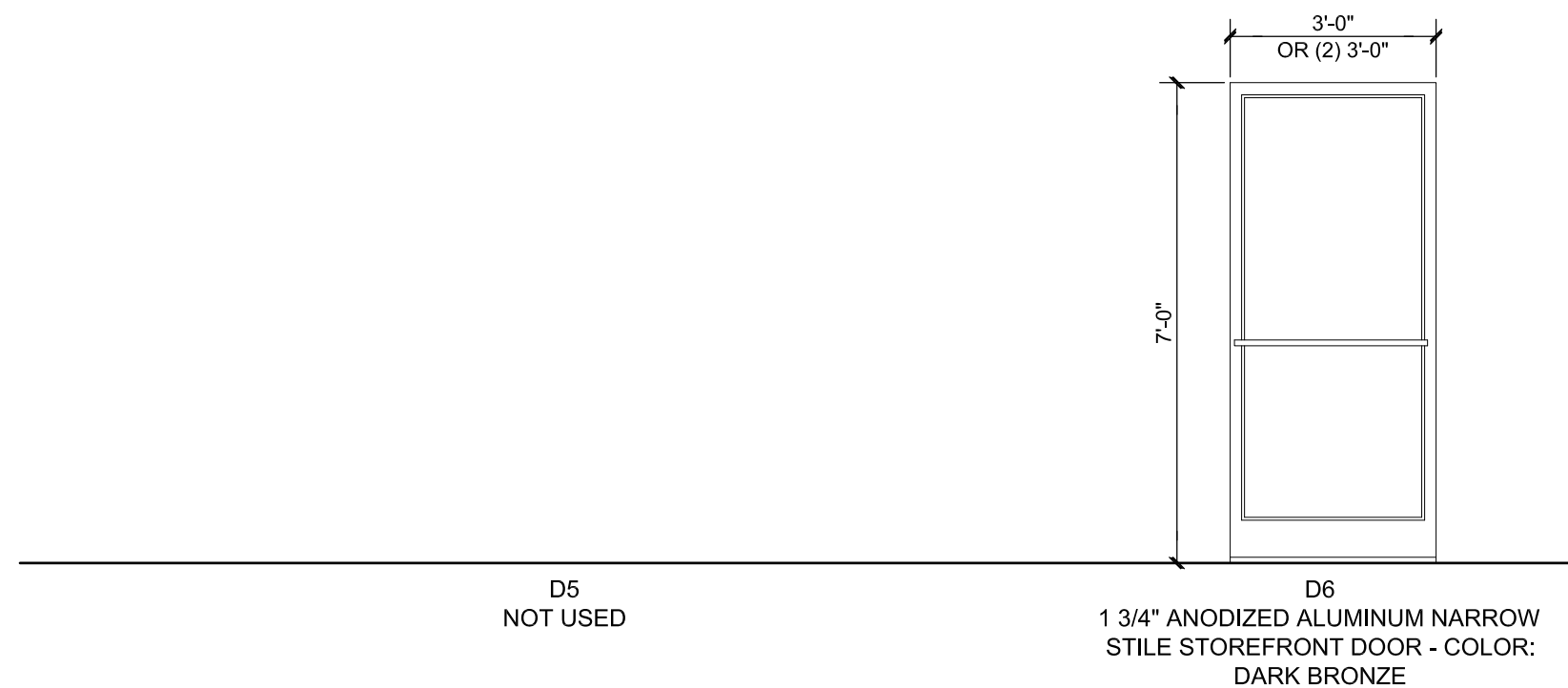
REVISION: DATE:

PROJECT LOCATION:
PITTSBURG, CA

SHEET NUMBER / TITLE:

DD3

CONSTRUCTION PLAN



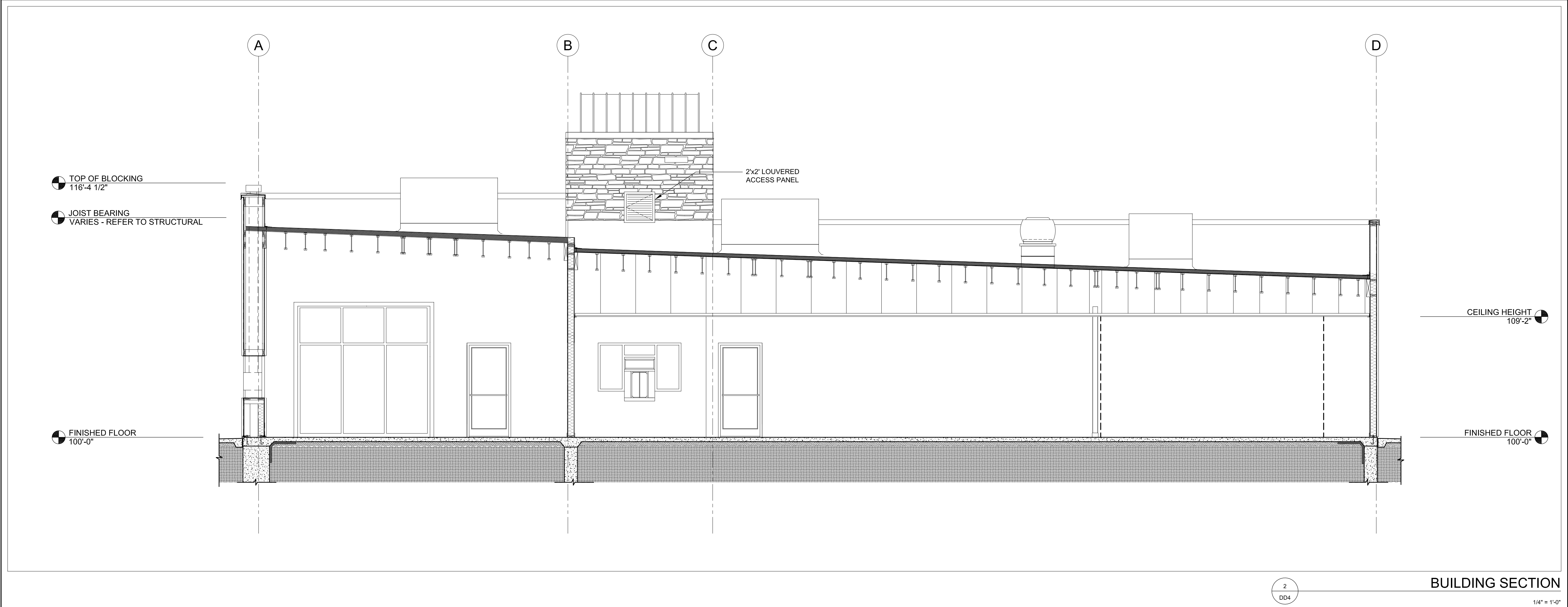
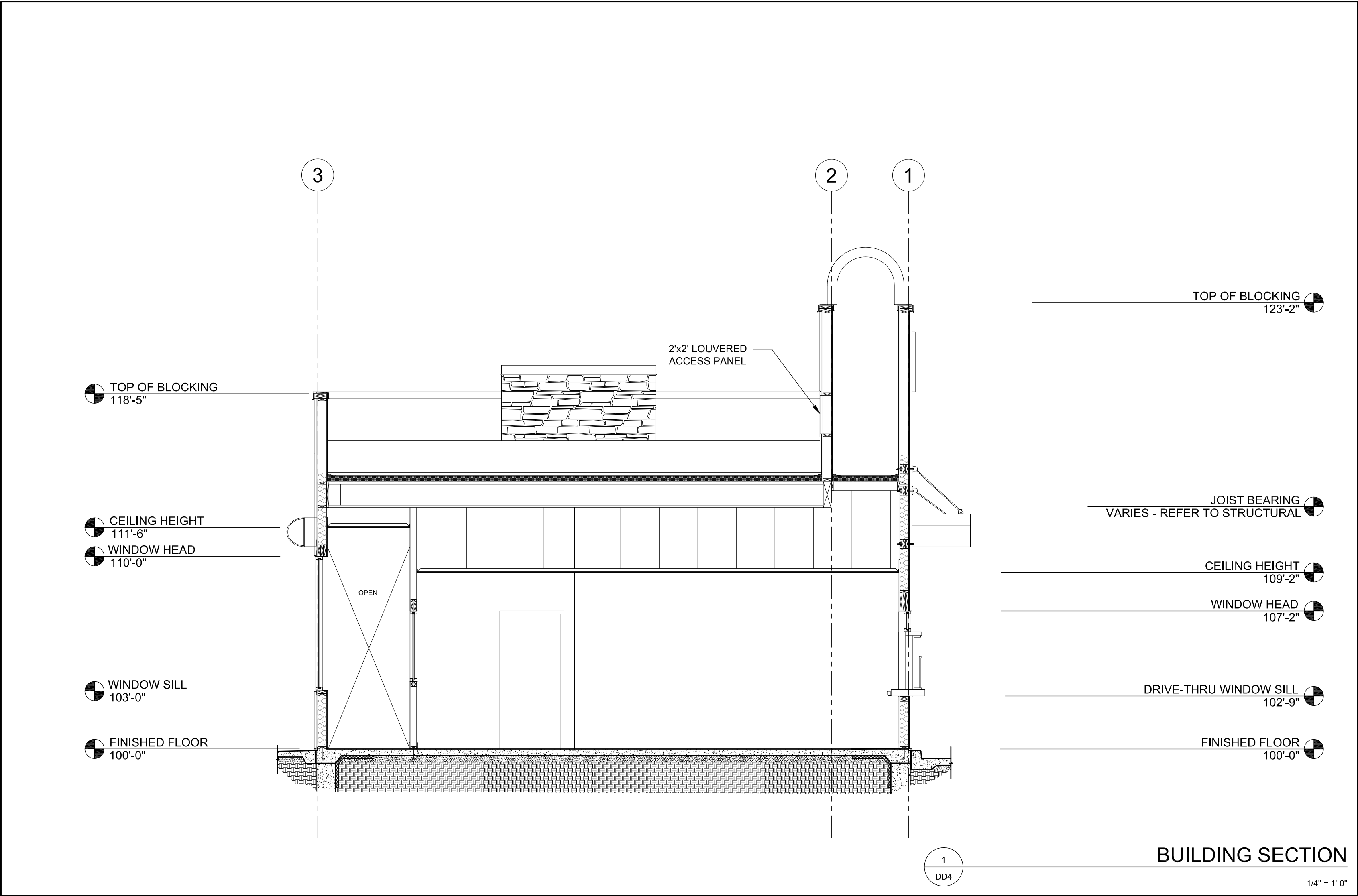
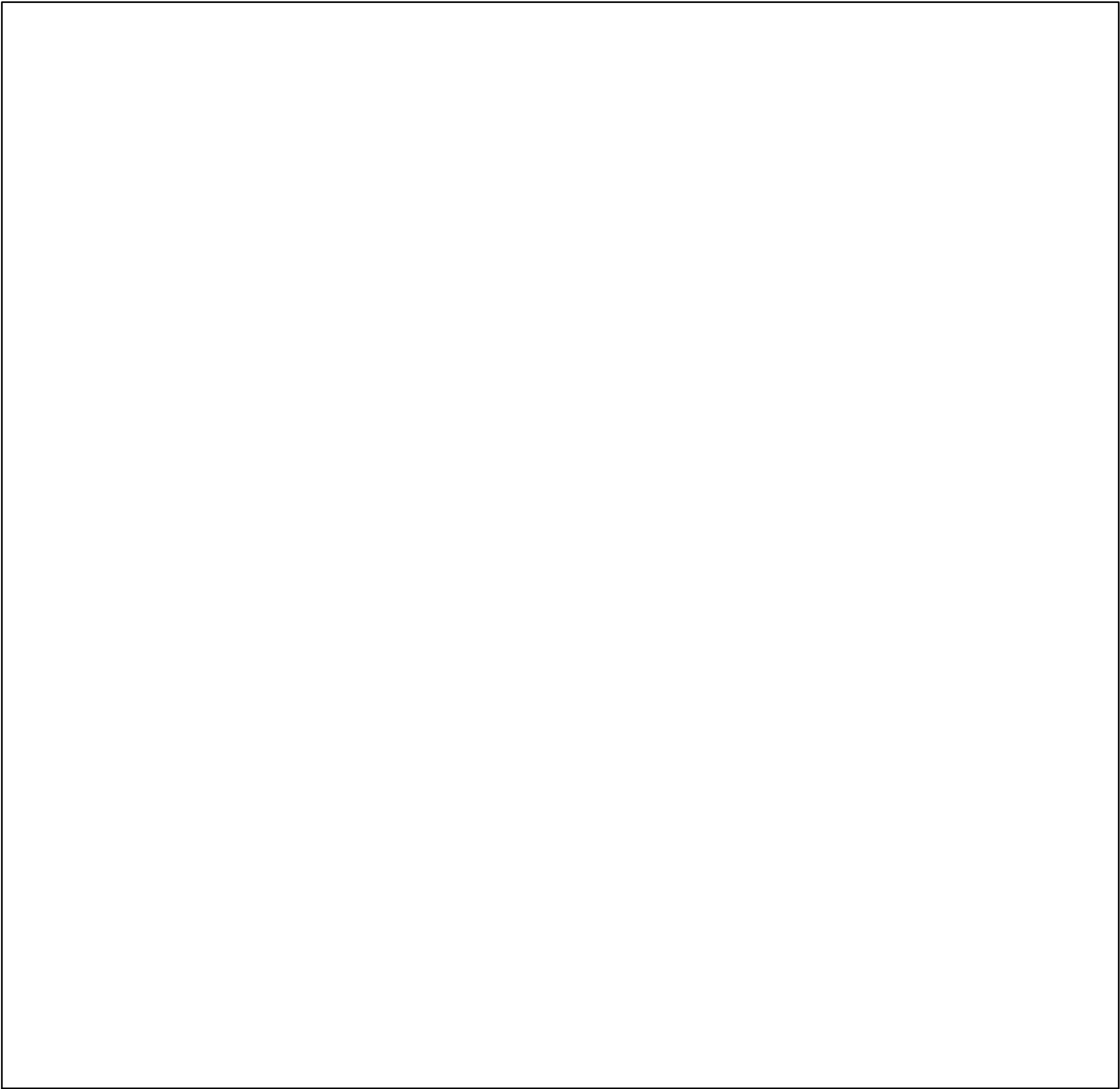
Architectural drawings of window elevations for a building. The drawings include:

- A. Side Elevation:** Shows a large window with dimensions 10'-0" wide and 7'-0" high. It is divided into three panes. Callouts include 3, 10, 4, and A5.01.
- B. Side Elevation:** Shows a window with dimensions 6'-7 3/8" wide and 7'-0" high. It features a central door labeled "ALUMINUM 3'-0" X 7'-0" DOOR". Callouts include 3, 10, 4, and A5.01.
- C. Side Elevation:** Shows a small window with dimensions 2'-0" wide and 3'-6" high. Callouts include 3, 10, 4, and A5.01.
- D. Drive-thru Window Elevation:** Shows a complex arrangement of windows and doors with dimensions 10'-0" wide and 7'-2" high. Callouts include 3, 11, 15, 14, 10, 12, 4, and A5.01.
- E. Interior Window Elevation:** Shows a window with dimensions 3'-6" wide and 3'-4" high. Callouts include 3, 10, 4, and A5.01.
- F. Side Elevation:** Shows a window with dimensions 10'-0" wide and 7'-0" high. It features a central door labeled "(2) ALUMINUM 3'-0" X 7'-0" DOORS". Callouts include 3, 10, 17, and A5.01.
- G. Side Elevation:** Shows a window with dimensions 6'-4" wide and 7'-0" high. Callouts include 3, 10, 4, and A5.01.

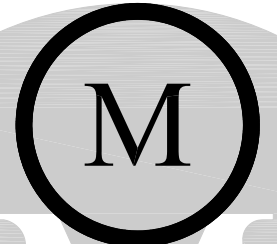
Legend:

- SAFETY GLAZING REQUIRED PER IBC 2406.4
- SAFETY GLAZING REQUIRED PER IBC 2406.4
- SAFETY GLAZING REQUIRED PER IBC 2406.4

Window Elevations



CONSULTANT:



Milestone Associates
Imagineering
a California Corporation

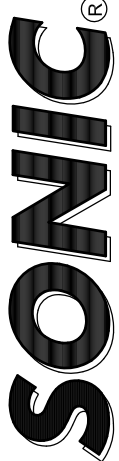
1000 LINCOLN ROAD, SUITE H202
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700
FAX: 530-755-4567

SEAL:



PROJECT INFORMATION:



SONIC DRIVE-IN RESTAURANT
1600 NORTH PARK BOULEVARD
PITTSBURG, CA 94565

CLIENT:

NORCAL CAJUN FOODS II, INC.
2190 MERIDIAN PARK BLVD.
SUITE G
CONCORD, CA 94520
(925) 446-6806

PROJECT NO.: 16-841
DRAWN BY: STAFF
CHECKED BY: J. TINAJERO

ISSUE: DATE:
CAD SET 02-28-14
CUP SUBMITTAL 09-19-16

REVISION: DATE:
REVISED CUP SUBMITTAL 11-10-16

PROJECT LOCATION:
PITTSBURG, CA

SHEET NUMBER / TITLE:
DD4
BUILDING SECTIONS



TYPE G
HUBBEL OUTDOOR
NRG 4000 SERIES
LUMA SQUARE II
LED, 4200K
CANOPY LIGHTING



TYPE J1A/J1B
BEACON PRODUCTS
VIPER S SERIES
LED, 4000K
TYPE 3 & 4 DISTRIBUTION
SITE LIGHTING



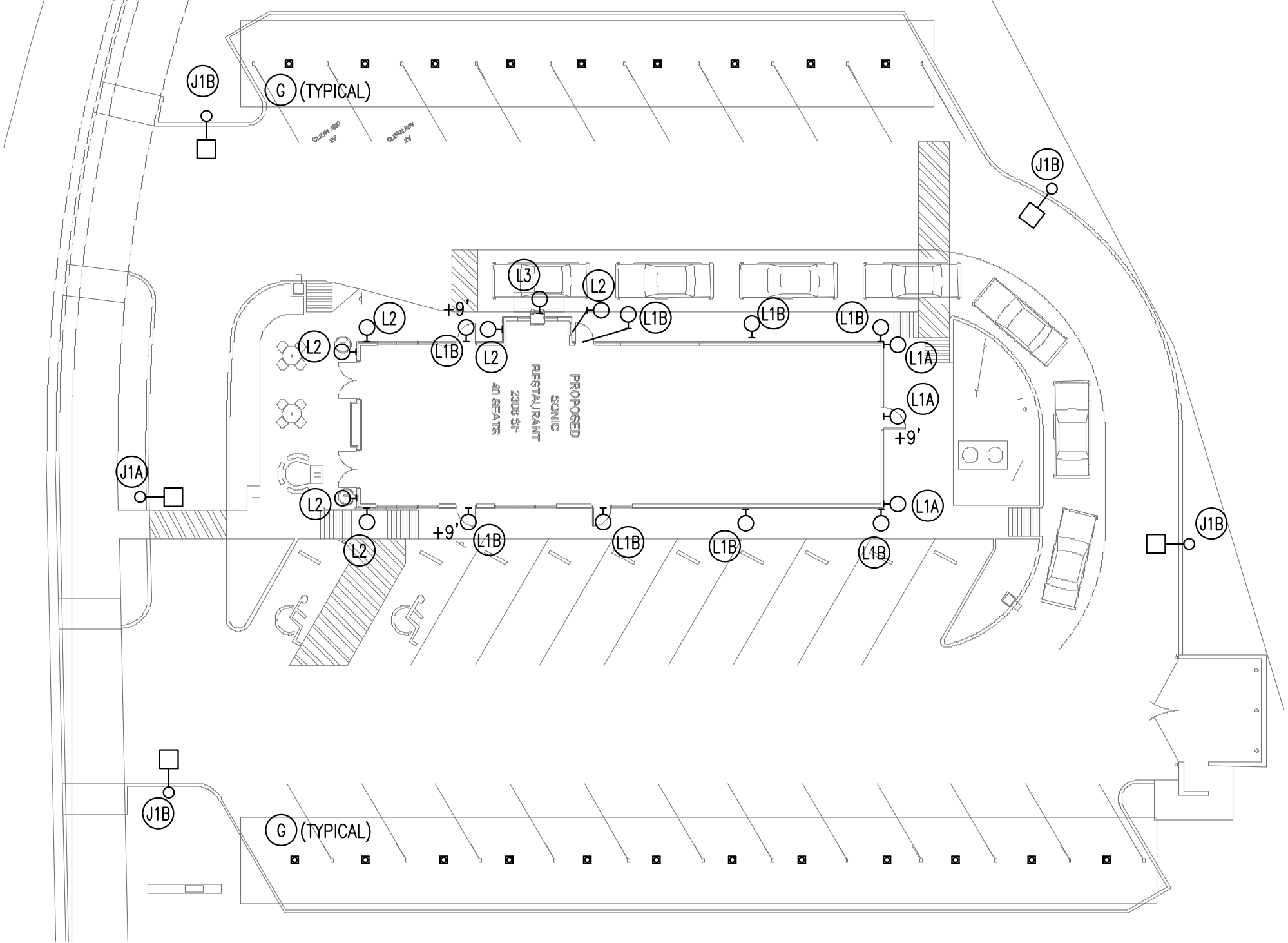
TYPE L1
HUBBEL OUTDOOR
LNC2 SERIES
LED, 4000K
WALL WASHER



TYPE L2 AND L3
LITHONIA LIGHTING
WSR
COMPACT FLUORESCENT, 4000K
UP/DOWN WALL WASHER



TYPE S1
LBL LIGHTING
ECLIPSE OUTDOOR
COMPACT FLUORESCENT, 4000K
DECORATIVE WALL WASHER

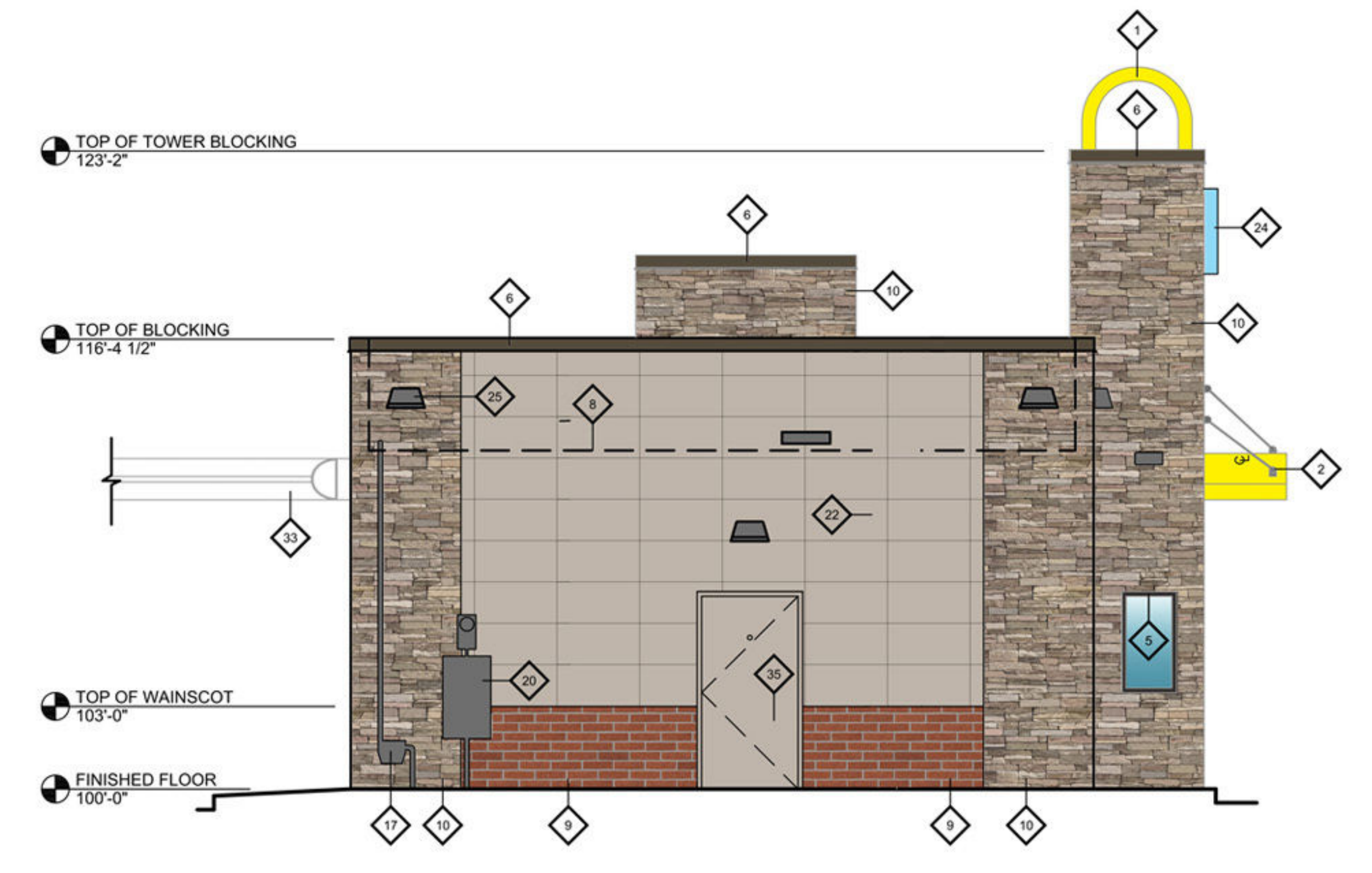


ENGINEER:
CHASE ELECTRICAL ENGINEERING
5710 GARFIELD AVE. SUITE C, SACRAMENTO, CA. 95841
(916) 344-4878

PROJECT:
SONIC RESTAURANT
PITTSBURG, CA



EAST ELEVATION



NORTH ELEVATION

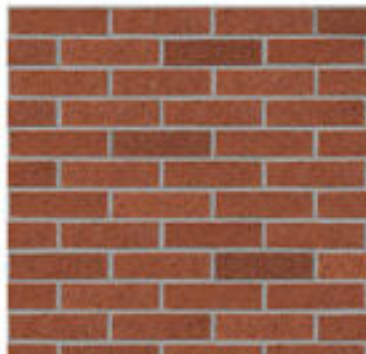


WEST ELEVATION

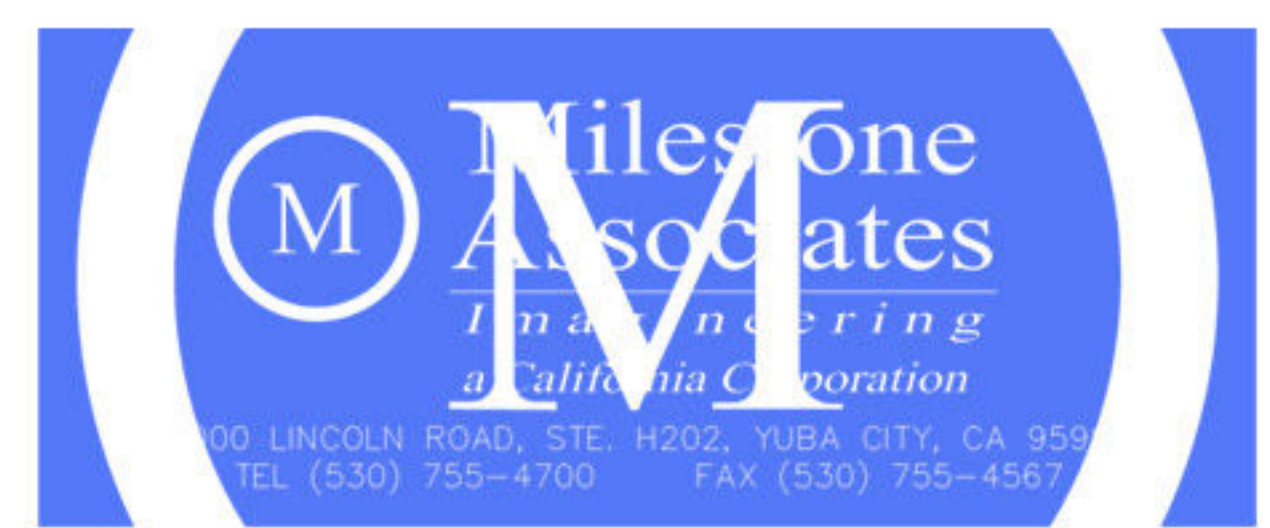


SOUTH ELEVATION

COLOR SCHEDULE

	COLOR #1A WINDOW AND STOREFRONT FRAMES COLOR: DARK BRONZE ANODIZED MANUF: US ALUMINUM CORP.		COLOR #3 EXTERIOR HOLLOW METAL DOOR AND FRAMES PAINT COLOR: SW#7055 ENDURING BRONZE (INTERIOR DOOR NOTE: OIL PRIMER AND TOP COAT)		COLOR #6 NICHIA (FIELD) COLOR: DESERT BEIGE FINISH: SANDSTONE II
	COLOR #1B STOREFRONT DOOR COLOR: CLEAR ANODIZED MANUF: US ALUMINUM CORP.		COLOR #4 NICHIA (BRICK) COLOR: CRISOM FINISH: PLYMOUTH BRICK		COLOR #2 PREFINISHED METAL SILL/CAP FLASHING PAINT COLOR: SW#7055 ENDURING BRONZE
	COLOR #1C STOREFRONT DOOR COLOR: DARK BRONZE ANODIZED MANUF: US ALUMINUM CORP.		COLOR #5 NICHIA (STONE) COLOR: DESERT FINISH: STACKED KURASTONE		

SONIC RESTAURANT
PITTSBURG, CA.



TRAFFIC IMPACT STUDY
FOR
SONIC DRIVE-IN RESTAURANT

Pittsburg, CA

Prepared For:

City of Pittsburg
Planning Division
65 Civic Avenue
Pittsburg, CA 94565

Prepared By:

KD Anderson & Associates
3853 Taylor Road, Suite G
Loomis, California 95650
(916) 660-1555

February 6, 2017
Final Report

5399-03

SONIC DRIVE-IN RESTAURANT
TRAFFIC IMPACT STUDY
Pittsburg, CA

TABLE OF CONTENTS

INTRODUCTION	1
Study Purpose and Project Description	1
Overall Analysis Approach	1
EXISTING SETTING.....	4
Roadways	4
Bicycle Facilities	4
Pedestrian Facilities.....	4
Transit Service.....	5
Evaluation Methodology	5
Existing Traffic Conditions and Levels of Service.....	6
PROPOSED PROJECT CHARACTERISTICS	9
Trip Generation	9
Trip Distribution / Assignment.....	9
Existing Plus Project Traffic Conditions	10
Impacts to Alternative Transportation Modes	15
Site Design Review	15
CUMULATIVE CONDITIONS.....	16
Cumulative Levels of Service.....	16
SUMMARY AND CONCLUSIONS	20
REFERENCES	23
APPENDIX	24

KDA

**TRAFFIC IMPACT STUDY FOR
SONIC DRIVE-IN RESTAURANT**
Pittsburg, CA

INTRODUCTION

Study Purpose and Project Description

This traffic impact study presents an evaluation of the traffic-related effects of the proposed Sonic Drive-In Restaurant to be located in the northeast quadrant of the Loveridge Road / North Park Blvd / California Avenue intersection immediately north of Highway 4 in the City of Pittsburg. The project includes a 2,308 square foot restaurant with a drive-thru and drive-in parking stalls. Figure 1 displays the location of the project site. Figure 2 displays the proposed site plan.

The project site is bordered by Loveridge Road on the west and North Park Blvd on the south. Access to the site is proposed via two 25 foot wide driveways to North Park Blvd, with the easterly driveway providing full access to North Park Blvd and the westerly driveway designated as an exit and limited to right turns onto North Park Blvd. Driveways would be constructed along the existing North Park Blvd curb alignment.

Overall Analysis Approach

This traffic impact study presents an analysis of a.m. and p.m. peak hour traffic operations under the following scenarios:

- Existing Peak Hour Conditions,
- Existing plus Project,
- Cumulative No Project, and
- Cumulative plus Project.

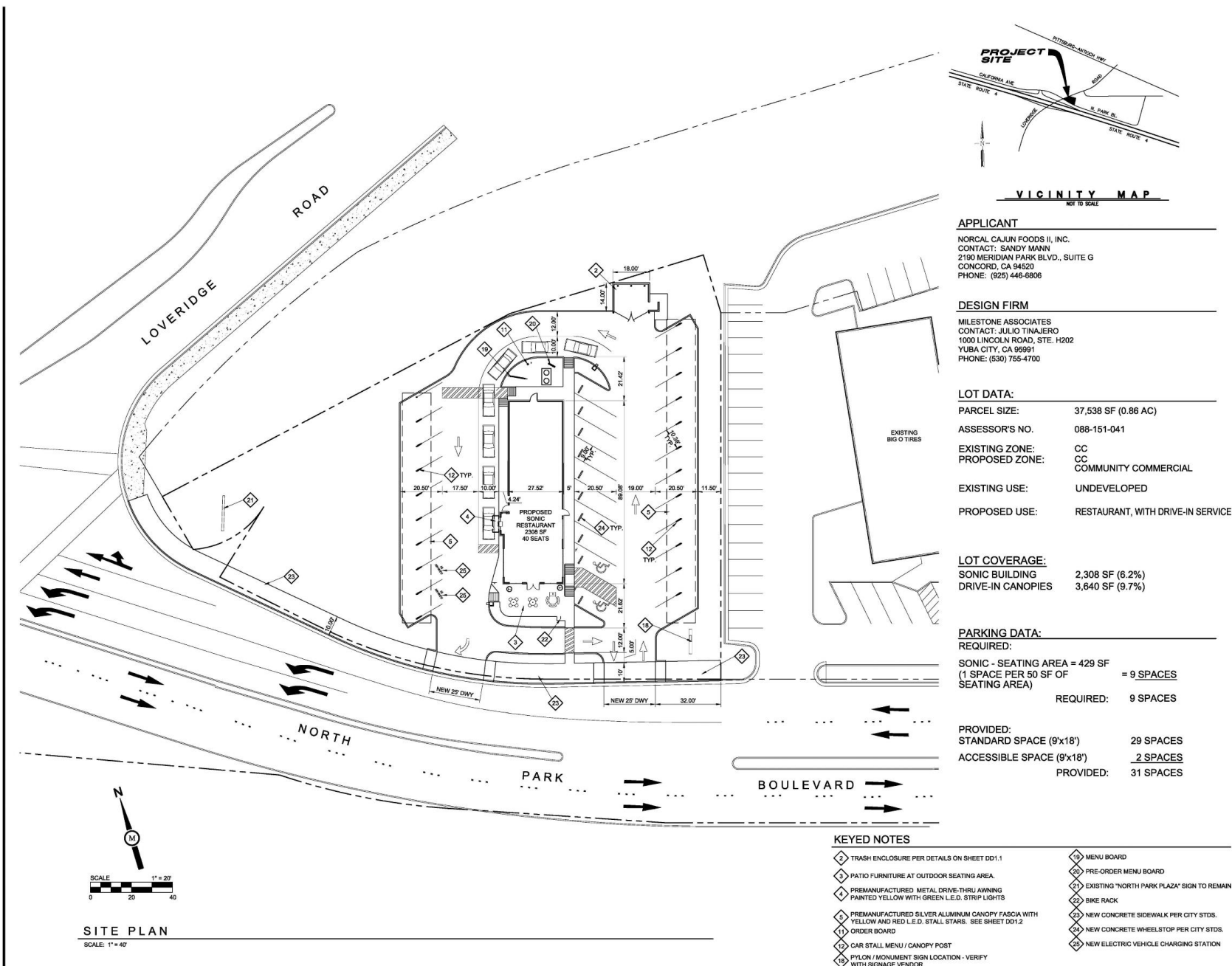
The Cumulative condition is a long-term background condition which includes future year forecasts of traffic volumes based on the Contra Costa Transportation Authority (CCTA) traffic model, and assumes future development of surrounding land uses expected by the year 2040 as well as completion of programmed / funded roadway improvements.

Study Area Intersections. The quality of traffic flow is typically governed by the operation of intersections along an arterial street system. To quantitatively evaluate traffic conditions and to provide a basis for comparison of operating conditions with and without traffic generated by the proposed project, traffic operations were evaluated at the following locations:

- Loveridge Road / North Park Blvd / California Avenue
- North Park Blvd / west project driveway
- North Park Blvd / east project driveway



VICINITY MAP



CONSULTANT:

M

Milestone Associates
Imagineering
a California Corporation

1000 LINCOLN ROAD, SUITE H202
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700
FAX: 530-755-4567

REAL:

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
CHRISTOPHER LLOYD DAY
No. C 64309
exp. 6/30/17
CIVIL

PROJECT INFORMATION:

SONIC®

SONIC DRIVE-IN RESTAURANT
1600 NORTH PARK BOULEVARD
PITTSBURG, CA 94565

CLIENT:

NORCAL CAJUN FOODS II, INC.
2190 MERIDIAN PARK BLVD.
SUITE G
CONCORD, CA 94520
(925) 446-6806

PROJECT NO.: 19-041
DRAWN BY: STAFF
CHECKED BY: J. TINAJERO

ISSUE: DATE:
CAD SET 03-28-14
CLIP SUBMITTAL 08-19-16

REVISION: DATE:
REVISED CLIP SUBMITTAL 11-15-16
REVISED CLIP SUBMITTAL 12-28-16

PROJECT LOCATION:
PITTSBURG, CA

SHEET NUMBER / TITLE:
DD1
SITE PLAN

EXISTING SETTING

The following is a description of area roadways and facilities that provide circulation to the project site. Roadways are shown in Figure 3.

Roadways

Loveridge Road is a 4-lane north-south facility classified as a Major Arterial and extends for approximately 2 miles from Buchanan Road in the south to the industrial port area on the north. The roadway provides access to Highway 4 (direct access to eastbound ramps) as well as residential, commercial and industrial areas. The posted speed limit is 35 mph.

North Park Blvd is a local street that extends east from Loveridge Road for approximately 3/4 of a mile to Century Blvd. The roadway provides four travel lanes adjacent to the site and transitions to two lanes near the Home Depot / WinCo Foods parking lot approximately 1/4 mile to the east. The roadway forms the south border of these parking lots and provides direct access to the parking lot aisles. The posted speed limit is 20 mph.

A raised median on North Park Blvd extends approximately 600 feet east from Loveridge Road. An 80 foot long opening is provided adjacent to the east end of the project site approximately 280 feet east of Loveridge Road. This is followed by a 35 foot opening 125 feet further to the east at an existing commercial driveway. From this point on, the number 1 eastbound lane is also designated as a continuous left turn lane for 600 feet and then terminates at the parking lot transition to two lanes as discussed above.

California Avenue extends to the west from the Loveridge Road intersection and is classified as a Minor Arterial. The 4-lane facility provides access to the westbound Highway 4 ramps approximately 700 feet west of Loveridge Road.

Bicycle Facilities

Class II bike lanes are provided on Loveridge Road. California Avenue has 6 foot wide striped shoulders which can accommodate bicycle travel, but they are not designated as bike lanes. There are no designated bicycle facilities on North Park Blvd in the vicinity of the site. Class II bike lanes are provided at the east end of North Park Blvd from Pace Blvd to Century Blvd. Class II bike lanes are also provided on Markstein Drive from North Park Blvd to California Avenue and are planned for California Avenue (per General Plan) east of Loveridge Road. Completion of the California Avenue bicycle facilities will then provide east-west bicycle circulation through this area. There are no bicycle facilities planned for North Park Blvd.

Pedestrian Facilities

Sidewalk facilities are not continuous through the study area. There are no sidewalks on North Park Blvd in the vicinity of the site. Continuous sidewalk is provided along the east side of Loveridge Road and on the west side south of California Avenue. Sidewalks are provided on the north side of California Avenue. Pedestrian crossings with push button activation are provided

across the north, east and west legs of the Loveridge Road / North Park Blvd / California Avenue intersection adjacent to the project site.

Transit Service

Tri Delta Transit provides transit service throughout the City of Pittsburg and surrounding jurisdictions. All transit buses are equipped with bicycle racks and are wheel chair lift equipped. Route 388 and Route 392 traverse Loveridge Road at the project site. A bus stop is located on the east side of Loveridge Road immediately north of the project site.

Evaluation Methodology

The following is a description of the methods used in this impact study to analyze intersection operations.

Level of Service Analysis Procedures. Level of service (LOS) analysis provides a basis for describing existing traffic conditions and for evaluating the significance of project-related traffic impacts. Level of service measures the quality of traffic flow and is represented by letter designations from A to F, with a grade of A referring to the best conditions, and F representing the worst conditions. The characteristics associated with the various LOS for intersections are presented in Table 1 and further discussed below.

The signalized study intersection has been analyzed using methods consistent with operating parameters as identified in the City of Pittsburg General Plan Circulation Element which defines operation in terms of intersection volume to capacity ratio.

Un-signalized driveway intersections with side street stop sign control have been evaluated using *Highway Capacity Manual* procedures. At side street stop-sign-controlled intersections, the LOS is presented for turning movements which must yield the right of way.

Standards of Significance / Level of Service Thresholds. In this traffic impact study, the significance of the proposed projects impact on traffic operating conditions is based on a determination of whether project generated traffic results in roadway or intersection operating conditions below acceptable standards as defined by the governing agency. A project's impact on traffic conditions is considered significant if implementation of the project would result in LOS changing from levels considered acceptable to levels considered unacceptable, or if the project would significantly worsen an already unacceptable LOS without the project. Relevant policies for the study area consist of the following.

City of Pittsburg General Plan

Policies: Street System and Traffic Standards

7-P-8 Ensure that all non-Regional Routes within the City (not designated as Routes of Regional Significance) maintain the following traffic levels of service standards based upon their location in rural, semi-rural, suburban, urban or downtown areas.

- Urban - LOS high D (peak hour volume to capacity ratio less than or equal to 0.89).

TABLE 1
LEVEL OF SERVICE DEFINITIONS (INTERSECTIONS)

Level of Service	Signalized Intersection	Unsignalized Intersection
"A"	Free flow; speed is controlled by driver's desires, stipulated speed limits, or physical roadway conditions. $V/C \leq 0.60$	Little or no delay. Delay ≤ 10 sec/veh
"B"	Stable flow; operating speeds beginning to be restricted; little or no restrictions on maneuverability from other vehicles. $V/C = 0.61-0.70$	Short traffic delays. Delay > 10 sec/veh and ≤ 15 sec/veh
"C"	Stable flow; speeds and maneuverability more closely restricted; occasional backups behind left-turning vehicles at intersections. $V/C = 0.71-0.80$	Average traffic delays. Delay > 15 sec/veh and ≤ 25 sec/veh
"D"	Unstable flow; temporary restrictions may cause extensive delays; little freedom to maneuver; at intersections, some motorists may have to wait through more than one signal change. $V/C = 0.81-0.90$	Long traffic delays. Delay > 25 sec/veh and ≤ 35 sec/veh
"E"	Unstable flow with stoppages and delays; approaching capacity; maneuverability severely limited. $V/C = 0.91-1.00$	Very long traffic delays, failure, extreme congestion. Delay > 35 sec/veh and ≤ 50 sec/veh
"F"	Forced flow; stoppages for long periods; low operating speeds; delays at intersections often more than one signal change. $V/C > 1.00$	Intersection blocked by external causes. Delay > 50 sec/veh

Existing Traffic Conditions and Levels of Service

The following is a description of existing traffic operating conditions in the study area.

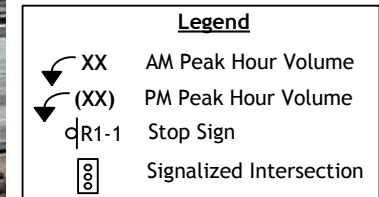
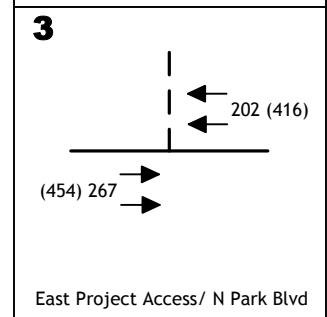
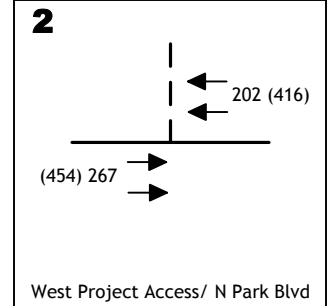
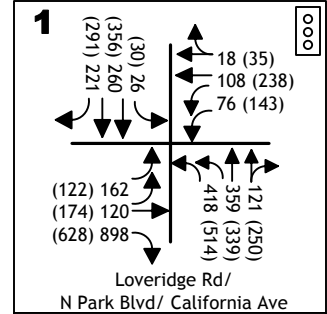
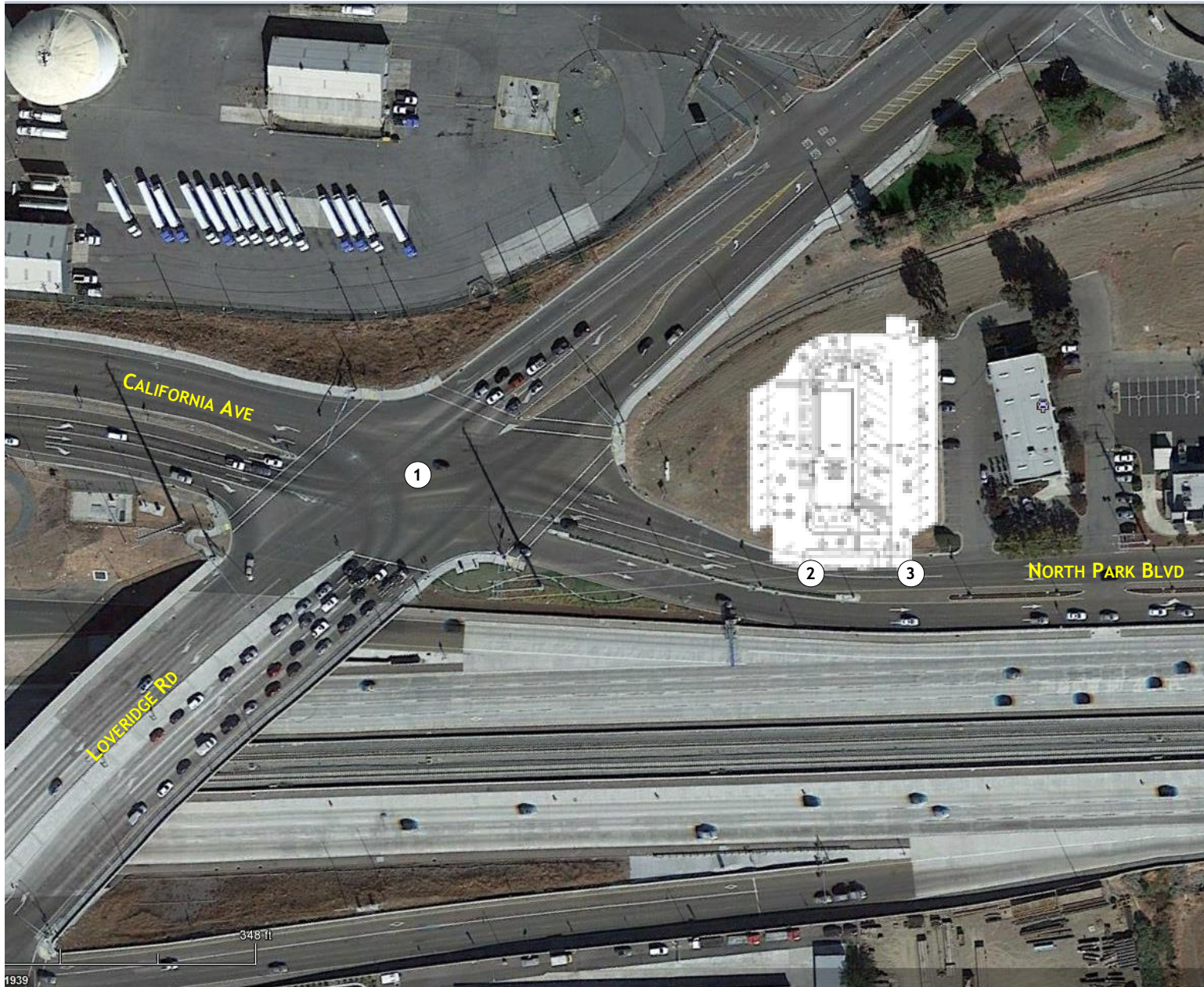
Existing Traffic Volumes. Traffic volume data was collected for this traffic impact study at the study intersection during November 2016. Data was collected in 15-minute increments from 7:00 – 9:00 a.m. and 4:00 – 6:00 p.m. The contiguous one hour periods with the highest volumes within the two-hour data collection period were used in this traffic impact study as the a.m. and p.m. peak hour. Figure 3 presents the existing lane configurations and existing peak hour traffic volumes at the study intersection. Traffic counts are provided in the Appendix.

Intersection Levels of Service. Table 2 summarizes current operating Levels of Service at the study intersection. Level of Service calculations are presented in the Appendix. As shown, satisfactory Levels of Service (LOS) C and B operations are provided during the a.m. and p.m. peak hours, respectively. Field review of intersection operations indicates satisfactory overall

operations, but that relatively long queues extend back from the eastbound right turn lane, particularly in the morning peak hour when this movement is heaviest. With respect to operations adjacent to the project site, vehicle queues in the westbound through lane(s) were observed to extend back the farthest at this approach. Vehicle queues in the number 1 westbound through lane were observed to reach eight (8) vehicles during the afternoon peak hour. This equates to a distance of approximately 200 feet.

**TABLE 2
EXISTING CONDITIONS
INTERSECTION LEVELS OF SERVICE**

Intersection	Control	Existing Conditions			
		AM Peak Hour		PM Peak Hour	
		LOS	V/C Ratio	LOS	V/C Ratio
Loveridge Road / North Park Blvd / California Avenue	Signal	C	0.769	B	0.654



PROPOSED PROJECT CHARACTERISTICS

The development of the Sonic Drive-In Restaurant would attract new traffic to the study area. The amount of additional traffic on a particular section of the street network depends on two factors:

- Trip Generation, the number of new trips generated by the project, and
- Trip Distribution and Assignment, the specific routes that the new traffic uses.

Trip Generation

The number of vehicle trips that are expected to be generated by development of the proposed project has been estimated using typical trip generation rates that have been developed based on the nature and size of project land uses. Data compiled by the Institute of Transportation Engineers (ITE) and presented in the publication *Trip Generation, 9th Edition* (Institute of Transportation Engineers 2013) is the source of trip generation rates used for this analysis. Land Use Category 934, Fast Food with Drive-Thru has been used to establish projected trip generation for the site.

Trips generated by commercial projects fit into two categories. Some trips will be made by patrons who would not otherwise be on the local street system and who go out of their way to reach the site. These are "new" trips. Other trips will be made by motorists who are already driving by the site as part of another trip. These are categorized as "Pass-by" trips. Peak hour pass-by trips are common on commuter routes as motorists stop on their way home, for example, to pick up food or fuel their vehicle. ITE research has suggested typical "pass-by" percentages for various land uses where appreciable background traffic occurs. The share of project trips falling into each category varies over the day.

Table 3 presents the projected trip generation for the project. The table provides a breakdown of the projected overall trips generated by the restaurant facility, projected pass-by trips and the number of net new trips. As shown, the project is expected to generate a total of 106 a.m. peak hour and 76 p.m. peak hour trips. After accounting for pass-by traffic, 54 a.m. peak hour and 38 p.m. peak hour new trips are projected for the site.

Trip Distribution / Assignment

The distribution of project traffic was developed based on existing traffic conditions in the vicinity of the proposed project, development in the surrounding area and regional access to Highway 4. Table 4 presents the trip distribution of new project trips used for this analysis. Pass-by traffic has been assumed to be diverted into the site in proportion to existing a.m. and p.m. peak hour directional traffic passing by the site. The resulting project-related traffic volumes are shown in Figure 4. The assignment of project traffic assumes that left turn maneuvers can be made from the easterly North Park Blvd driveway. Negative volumes displayed in Figure 4 reflect the diversion of traffic volumes from select intersection movements to other movements which are associated with vehicles accessing the site and which would otherwise pass by the site.

**TABLE 3
SONIC DRIVE-IN
PROJECT TRIP GENERATION**

Land Use	Size	Daily	AM			PM		
			Total	In	Out	Total	In	Out
Fast Food with Drive Through, Trip Rates (ITE 934)	2.31 ksf	496.1	45.42	51%	49%	32.65	52%	48%
Fast Food with Drive Through, Total Trips		1,146	106	54	52	76	40	36
Pass-By Trips ◇								
Fast Food with Drive-Through (ITE 934) (49% Daily‡, 49% AM, 50% PM)		(562)	(52)	(26)	(26)	(38)	(20)	(18)
Net New Trips		584	54	28	26	38	20	18
Source: Institute of Transportation Engineers (ITE) Trip Generation 9 th edition ◇ Institute of Transportation Engineers (ITE) Trip Generation Handbook 2 nd edition ‡ average of a.m. and p.m. pass-by rates								

**TABLE 4
TRIP DISTRIBUTION PERCENTAGES
SONIC DRIVE-IN NEW TRIPS**

Direction	Percent Distribution
North on Loveridge Rd	10%
South on Loveridge Rd	45%
West on California Ave	40%
East on N. Park Blvd	5%
Total	100%

Existing Plus Project Traffic Conditions

Access to the site is proposed via two 25 foot wide driveways to North Park Blvd, with the easterly driveway providing full access to North Park Blvd and the westerly driveway designated as an exit and limited to right turns onto North Park Blvd. Driveways would be constructed along the existing North Park Blvd curb alignment. The exit driveway would be located on the west side of the site approximately 210 feet from Loveridge Road as measured from the westbound stop bar at the intersection. The 2-way easterly driveway would be located 60 feet further east.

Project-related traffic was added to existing background volumes to calculate Existing plus Project traffic conditions. Figure 5 displays the resulting traffic volumes anticipated for the existing study intersection and proposed project driveways in the a.m. and p.m. peak hours. Table 5 compares the a.m. and p.m. peak hour LOS at the signalized study intersection under Existing and Existing plus Project conditions as well as projected operations at the proposed driveways. As shown, project traffic is projected to have a very minor effect on the volume to capacity ratio calculated for the Loveridge Rd / North Park Blvd / California Street intersection. An increase of less than 0.01 is calculated. This would result in no change to existing levels of service. This impact is considered less than significant based upon identified operating standards and levels of significance.

Satisfactory driveway operating levels of service are also projected for vehicles entering and exiting the site. Level of service A delays are projected for both left turns into the site and right turns out of the site. Level of Service B and C delays are projected for left turns out of the site in the a.m. and p.m. peak hours, respectively.

North Park Blvd Access Evaluation. Left turns into the site can be provided via the existing center median opening. However, this opening is only 80 feet in length and the entrance drive will be located towards the center of the opening. This leaves about 50 feet of usable space for a left turn pocket into the driveway and no transition taper into the pocket. All slowing of left turning vehicles will need to occur in the number 1 eastbound lane. The 50 foot storage space will accommodate two vehicles and this would be adequate to accommodate projected left turn volumes into the site. This condition is somewhat better, but not unlike the existing median break located 125 feet further east. This location serves an existing driveway, but provides only a 35 foot wide median opening.

Additional alternatives for left turn access into the site include extending the existing continuous eastbound left turn lane approximately 325 feet to the west. The existing number 1 eastbound through lane currently extends 525 feet to the east from Loveridge Road and is then designated as a left turn lane for 600 feet prior to terminating at the Home Depot / WinCo Foods parking lot. Extending this designation approximately 325 feet west would provide 100 feet of left turn pocket in advance of the proposed driveway. Approximately 200 feet would still be available in advance of the left lane for through traffic to merge right into the number 2 eastbound lane. However, any merge maneuver should not be an issue given that only single lanes feed into the two lanes on eastbound North Park Blvd. Both the eastbound California Avenue and southbound left turn Loveridge Road approaches provide single lanes. Additionally, the eastbound California Avenue through lane aligns with the number 2 outer lane on North Park Blvd. This is the recommended alternative for providing left turn access into the site. These improvements are displayed in the exhibit provided in Appendix A.

Impact - Existing striping on North Park Blvd does not provide for left turn deceleration out of the eastbound through lanes for left turn access into the project site.

Mitigation - Implement left turn striping improvements on North Park Blvd as presented in Appendix A exhibit.

Available sight distance for left turns out of the easterly driveway may be limited at times by vehicles stacking back from the Loveridge Road intersection on North Park Blvd. Vehicle queues at the signalized intersection were observed to extend to where the exit driveway will be located during certain peak hour signal cycles. Vehicle queues in the number 1 westbound through lane were observed to reach eight (8) vehicles during the afternoon peak hour. With this length of queue, available sight distance to the west from the driveway is estimated too be 200 feet. This provides for a stopping sight distance equivalent to a 30 mph design speed. This is sufficient, as the posted speed limit on North Park Blvd is 20 mph. The *Highway Design Manual* indicates that the minimum corner sight distance at urban driveways should be equal to the required stopping sight distance for the given design speed. Available sight distance from the proposed driveway with the maximum 8-vehicle queue observed on North Park Blvd is also illustrated on the exhibit provided in Appendix A.

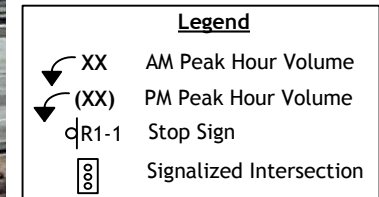
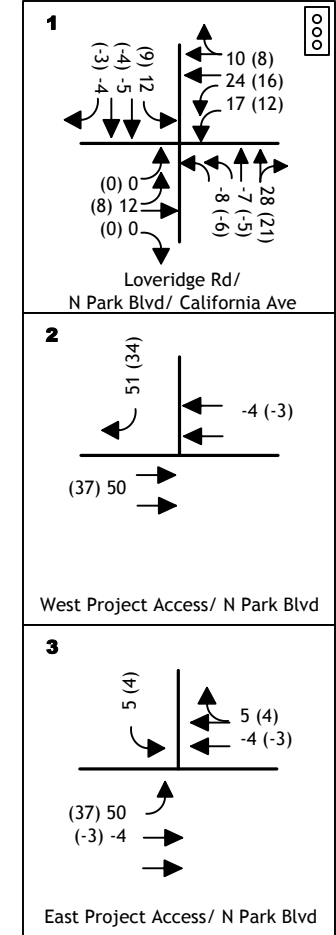
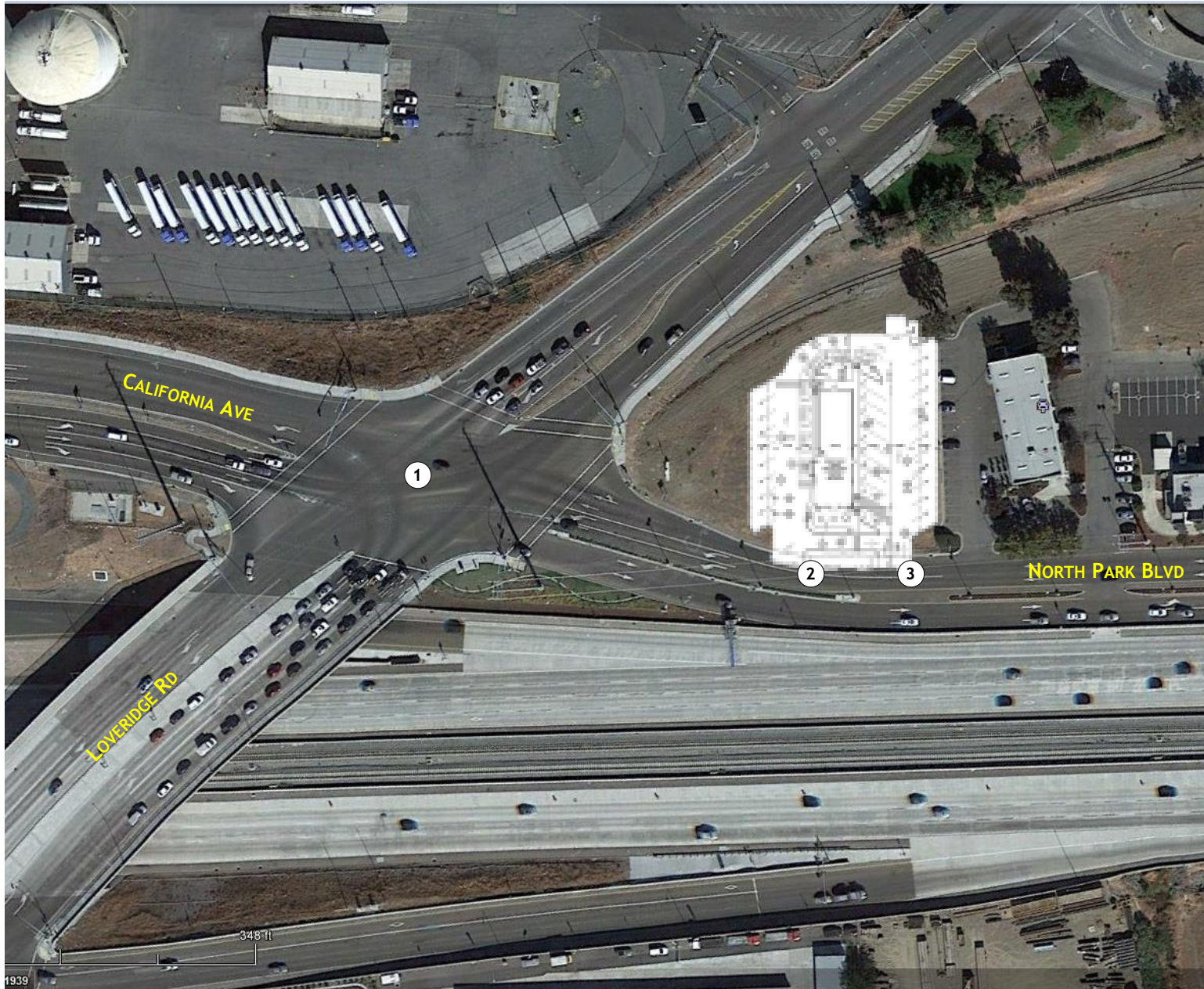
**TABLE 5
EXISTING PLUS PROJECT
INTERSECTION LEVELS OF SERVICE**

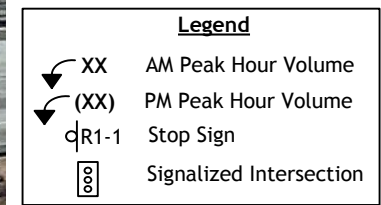
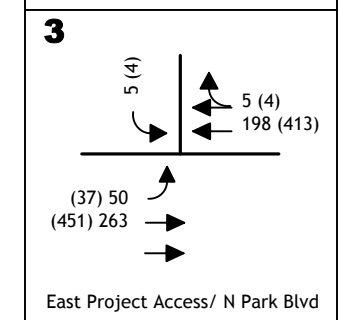
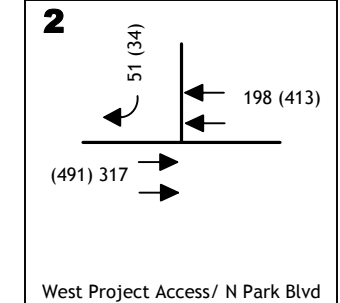
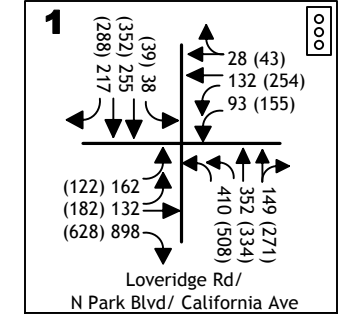
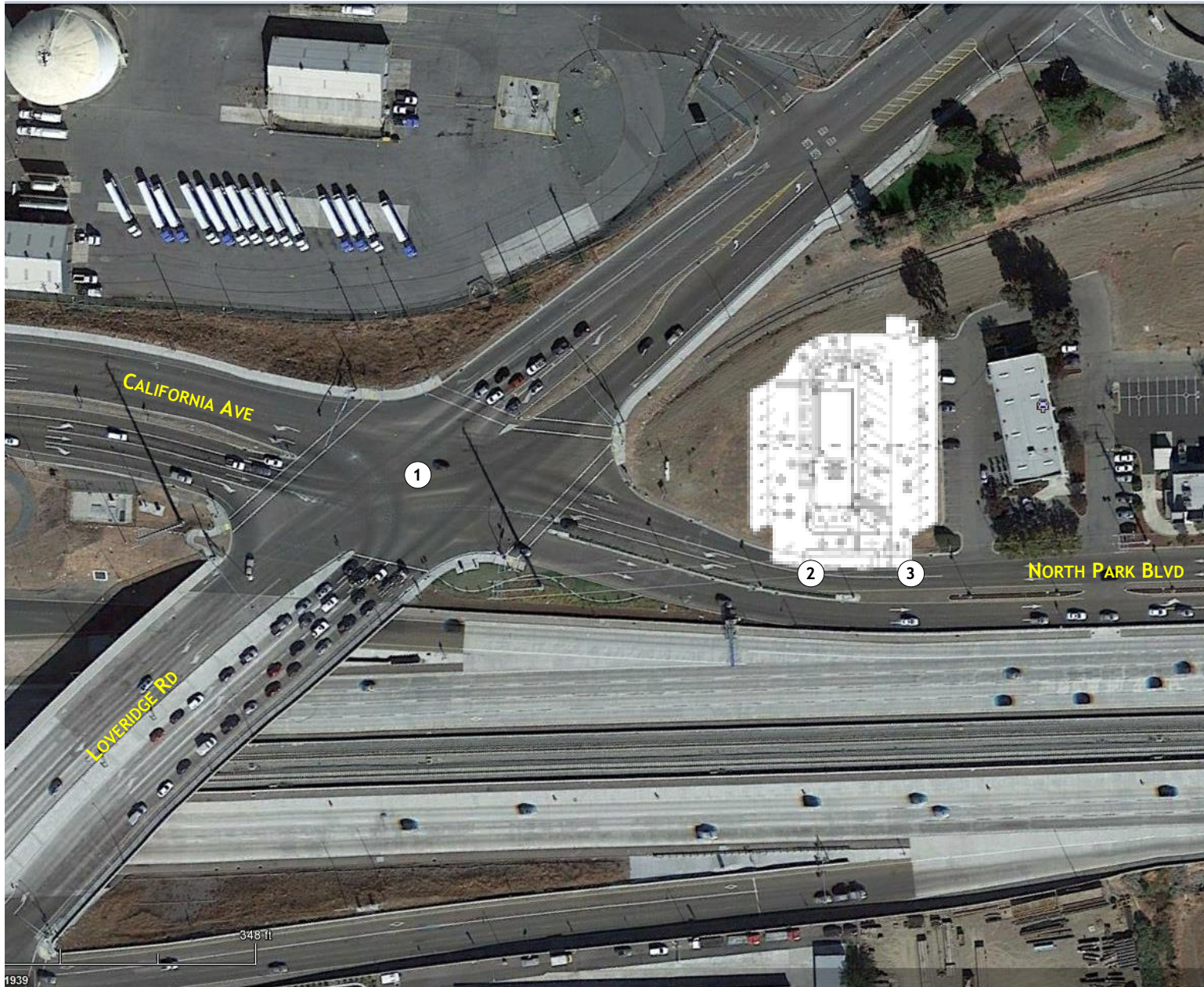
Intersection	Control	Existing – No Project				Existing Plus Project			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		LOS	V/C or Delay	LOS	V/C or Delay	LOS	V/C or Delay	LOS	V/C or Delay
Loveridge Rd /N Park/ California Ave	Signal	C	0.769	B	0.654	C	0.773	B	0.656
North Park Blvd / West Driveway SB Right Turn	SB Stop	n/a	n/a	n/a	n/a	A	9.1	A	9.8
North Park Blvd / East Driveway EB Left Turn SB Left Turn	None	n/a	n/a	n/a	n/a	A B	7.7 12.1	A C	8.3 15.7

LOS = Level of Service

Delay in seconds at unsignalized driveways

V/C = Volume to Capacity Ratio, Signalized Intersection





Impacts to Alternative Transportation Modes

Pedestrian Facilities. Pedestrian traffic to the site is projected to be minor given surrounding land uses, however, some employees of surrounding businesses may walk to the site. Employees of the restaurant who might travel to work via bus service would then also walk to the site from Loveridge Road. There are currently no sidewalk facilities in this area on North Park Blvd, but sidewalks are provided on the east side of Loveridge Road adjacent to the site. The proposed project includes sidewalk facilities along the project frontage from the current terminus of the existing sidewalk at the northeast corner of Loveridge Road. This will satisfactorily facilitate pedestrian travel to the site. Thus, the project's impact on pedestrian circulation is not considered significant.

Bicycle Facilities. The proposed development will not alter existing bicycle facilities in the area or effect implementation of planned facilities. Thus, the project's impact on bicycle circulation is not considered significant.

Transit Facilities. Transit service is currently provided to the site via existing routes on Loveridge Road. Employees of the project would be expected to potentially make use of the transit service, however, the number of riders would be relatively minor and spread over a number of work shifts typical of food service employment. It is estimated that additional transit riders could be accommodated by the existing service, spread out over the various routes and frequency of service. Thus, the project's impact on transit is not considered significant.

Site Design Review

Drive-Thru. The drive-thru facility provides space for seven (7) vehicles. Access will be near the end of the entrance drive aisle at the back of the restaurant. The seven vehicle length exceeds City of Pittsburg requirements of queue space for five vehicles separated from parking aisles and driveway aisles.

Pedestrian Circulation. The site plan includes identified pedestrian pathways for crossing the parking lot and for accessing the front of the store from North Park Blvd.

Parking. Circulation through the site to individual parking stalls will be via one-way traffic around the site and associated angled customer parking spaces. Provided parking consists of 21 drive-in stalls on the perimeter of the site and 10 patio park spaces adjacent to the building. Restaurant seating area is identified at 429 square feet and City Code requires one space per 50 square feet of seating area. This equates to 9 required parking spaces.

CUMULATIVE CONDITIONS

This section of this traffic study describes operating conditions under a long-term background scenario that is representative of Year 2040 conditions. The Long Term Cumulative condition reflects future development of land uses and implementation of transportation improvement projects in the City of Pittsburg as well as surrounding City and County jurisdictions as forecast by the Contra Costa Transportation Authority (CCTA) travel demand forecasting model.

The Cumulative No Project scenario establishes a baseline condition for identifying any long-term project-related traffic impacts. The No Project condition assumes that the proposed project is not constructed.

Traffic model base calibration year and future year forecasts were obtained from CCTA using the Countywide Travel Demand Model. Traffic model plots are presented in the Appendix. Peak hour traffic model forecasts were compared to the base model year forecasts and local growth rates were calculated for individual roadway segments. These growth rates were then applied to the existing turning movement counts at each study intersection, and the results were balanced using the techniques contained in *Transportation Research Board's (TRB's) NCHRP report 255, Highway Data for Urbanized Area Project Planning and Design*. This methodology is consistent with procedures outlined in the CCTA Technical Procedures. Figure 6 identifies long term forecasts for the No Project condition.

As with previously presented analysis scenarios, project generated traffic was then added to the long term cumulative base to develop Cumulative plus Project traffic projections. Figure 7 identifies the resulting long term traffic volume projections for the Cumulative Plus Project condition.

Future Roadway Improvements. No roadway improvements at the Loveridge Road / North Park Blvd / California Avenue intersection were assumed for the cumulative analysis.

Cumulative Levels of Service

Cumulative No Project Intersection Levels of Service. Table 6 displays a.m. and p.m. peak hour levels of service at the study intersection under Cumulative No Project conditions. As shown, although traffic volumes are projected to increase at the intersection, acceptable LOS D and C are projected in the a.m. and p.m. peak hours, respectively.

Cumulative Plus Project Intersection Levels of Service. Table 6 also presents Cumulative Plus Project conditions. As shown, as for existing conditions, project traffic is projected to have a very minor effect on the volume to capacity ratio calculated for the Loveridge Road / North Park Blvd / California Avenue intersection. An increase of less than 0.01 is calculated. This would result in no change to forecast levels of service. This impact is considered less than significant based upon identified operating standards and levels of significance.

Satisfactory driveway operating levels of service are also projected under cumulative conditions for vehicles entering and exiting the site. Level of service A delays are projected for both left

turns into the site and right turns out of the site. Level of Service B and C delays are projected for left turns out of the site in the a.m. and p.m. peak hours, respectively.

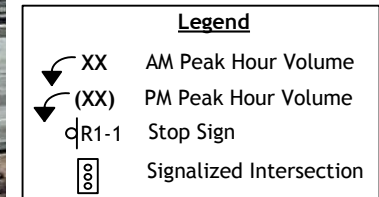
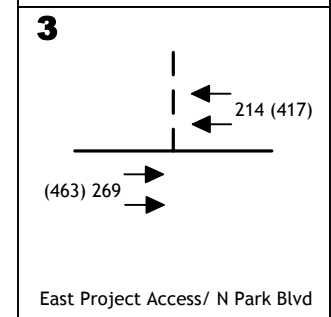
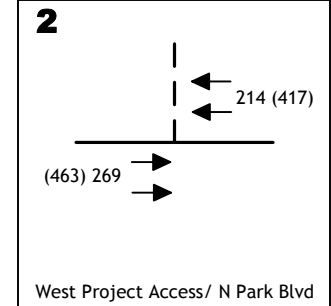
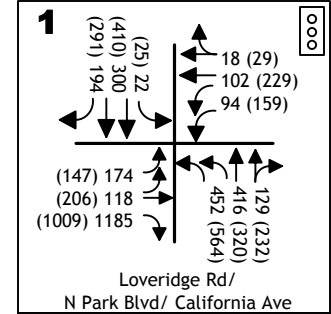
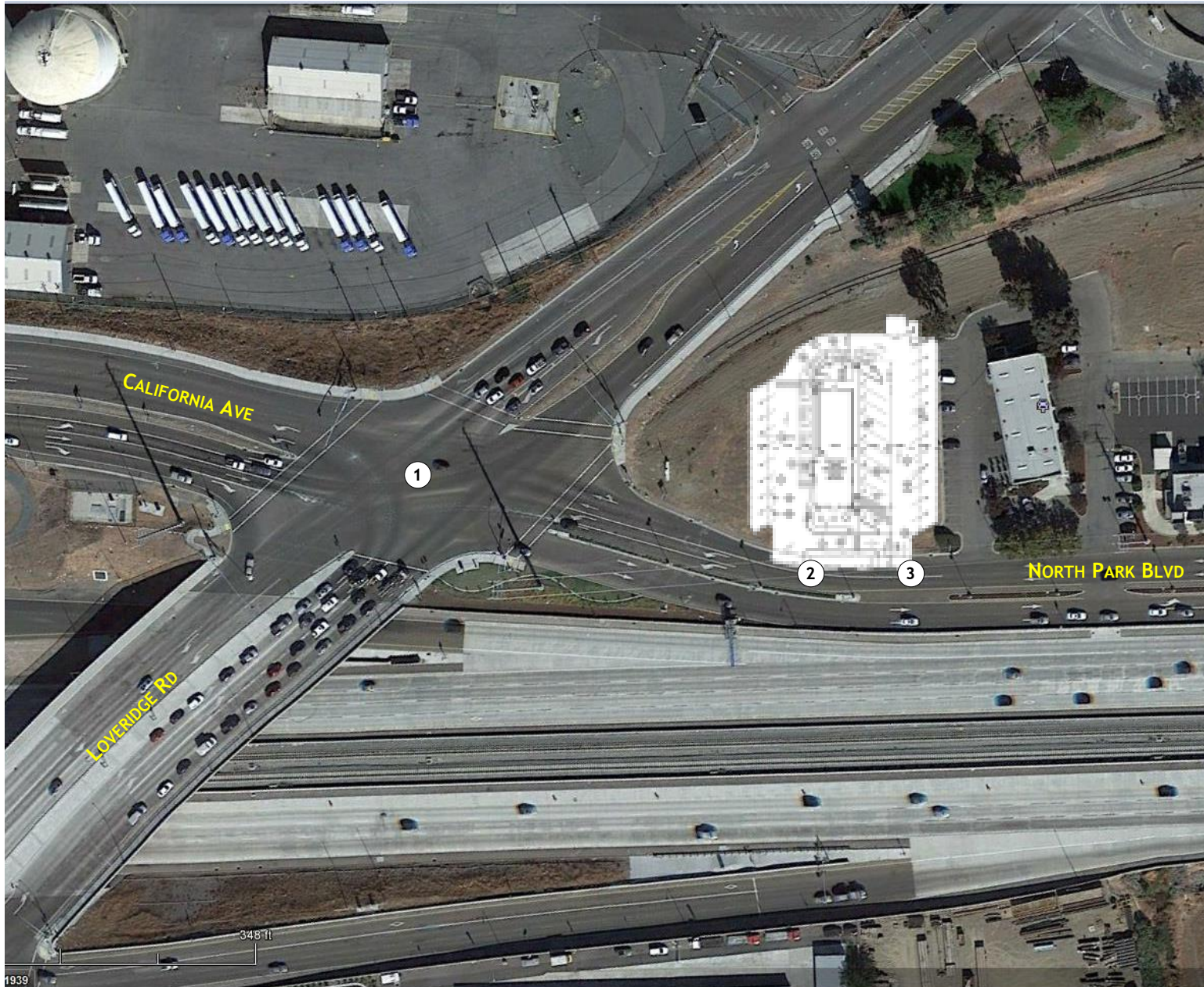
**TABLE 6
CUMULATIVE PLUS PROJECT
INTERSECTION LEVELS OF SERVICE**

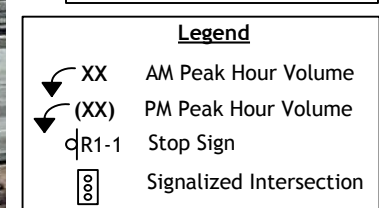
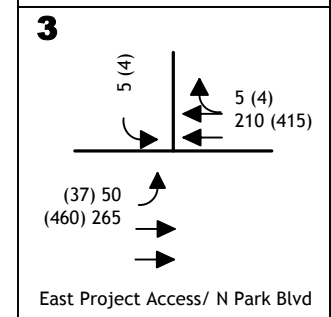
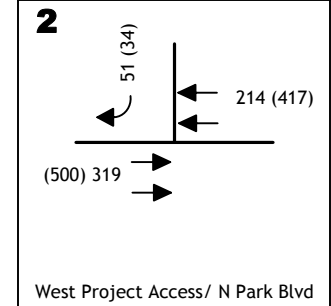
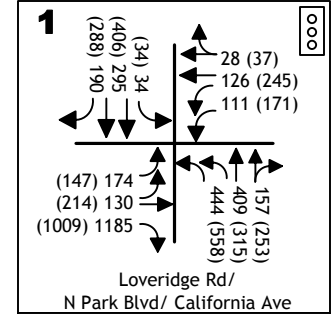
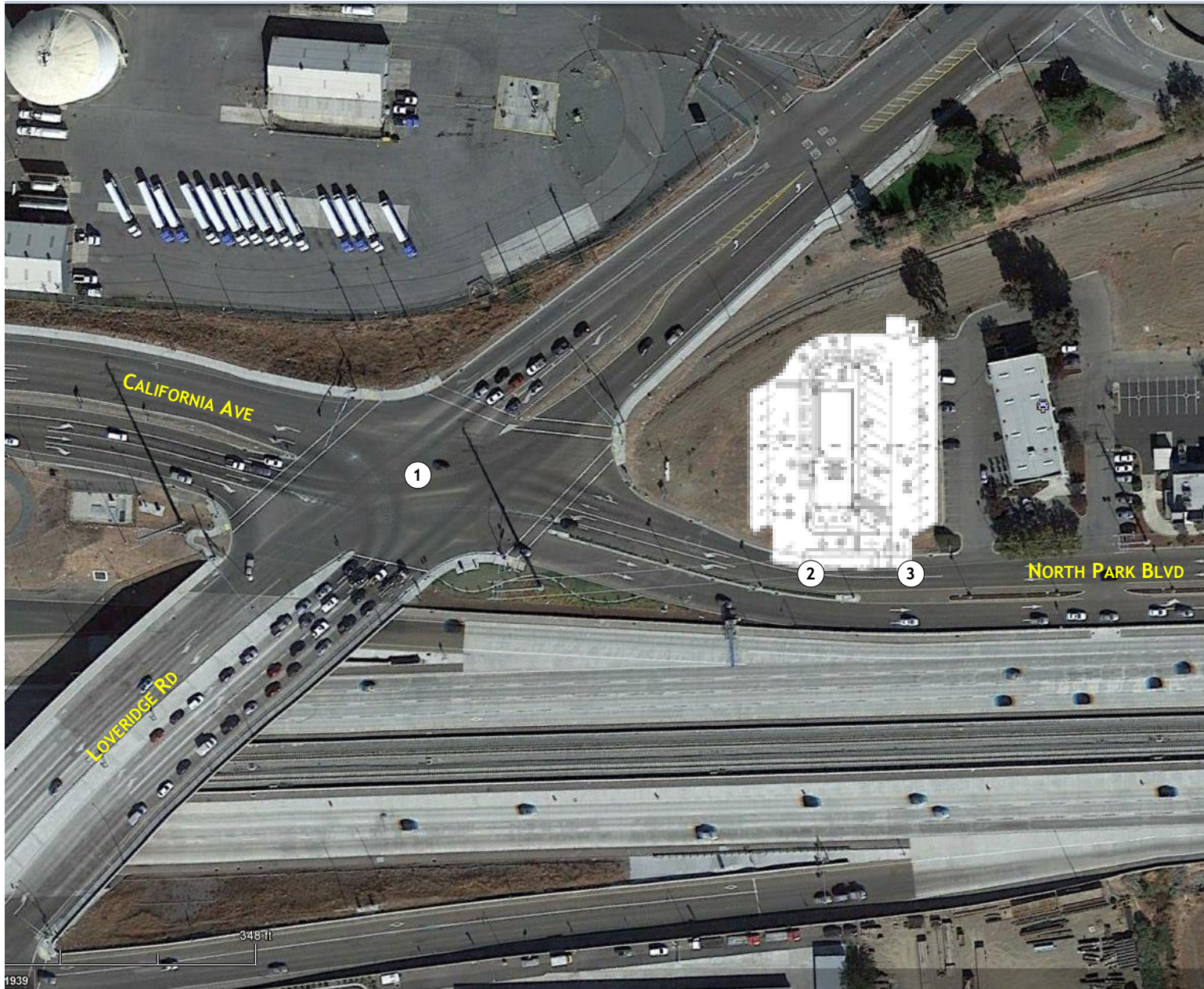
Intersection	Control	Cumulative – No Project				Cumulative Plus Project			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		LOS	V/C or Delay	LOS	V/C or Delay	LOS	V/C or Delay	LOS	V/C or Delay
Loveridge Rd /N Park/ California Ave	Signal	D	0.844	C	0.794	D	0.844	C	0.797
North Park Blvd / West Driveway SB Right Turn	SB Stop	n/a	n/a	n/a	n/a	A	9.2	A	9.8
North Park Blvd / East Driveway EB Left Turn SB Left Turn	None	n/a	n/a	n/a	n/a	A B	7.8 12.2	A C	8.3 15.8

LOS = Level of Service

Delay in seconds at unsignalized driveways

V/C = Volume to Capacity Ratio, Signalized Intersection





SUMMARY AND CONCLUSIONS

This traffic impact study presents an evaluation of the traffic-related effects of the proposed Sonic Drive-In Restaurant to be located in the northeast quadrant of the Loveridge Road / North Park Blvd / California Avenue intersection immediately north of Highway 4 in the City of Pittsburg. The project includes a 2,308 square foot restaurant with a drive-thru and drive-in parking stalls.

The project site is bordered by Loveridge Road on the west and North Park Blvd on the south. Access to the site is proposed via two 25 foot wide driveways to North Park Blvd, with the easterly driveway providing full access to North Park Blvd and the westerly driveway designated as an exit and limited to right turns onto North Park Blvd. Driveways would be constructed along the existing North Park Blvd curb alignment.

This traffic impact study presents an analysis of a.m. and p.m. peak hour traffic operations under the following scenarios:

- Existing Peak Hour Conditions,
- Existing plus Project,
- Cumulative No Project, and
- Cumulative plus Project.

The Cumulative condition is a long-term background condition which includes future year forecasts of traffic volumes based on the Contra Costa Transportation Authority (CCTA) traffic model, and assumes future development of surrounding land uses expected by the year 2040 as well as completion of programmed / funded roadway improvements.

Study Area Intersections. The quality of traffic flow is typically governed by the operation of intersections along an arterial street system. To quantitatively evaluate traffic conditions and to provide a basis for comparison of operating conditions with and without traffic generated by the proposed project, traffic operations were evaluated at the following locations:

- Loveridge Road / North Park Blvd / California Avenue
- North Park Blvd / west project driveway
- North Park Blvd / east project driveway

Existing Intersection Levels of Service. Satisfactory Levels of Service (LOS) C and B operations are currently provided at the study intersection during the a.m. and p.m. peak hours, respectively. Field review of intersection operations indicates satisfactory overall operations, but that relatively long queues extend back from the eastbound right turn lane, particularly in the morning peak hour when this movement is heaviest. With respect to operations adjacent to the project site, vehicle queues in the westbound through lane(s) were observed to extend back the farthest at this approach. Vehicle queues in the number 1 westbound through lane were observed to reach eight (8) vehicles during the afternoon peak hour. This equates to a distance of approximately 200 feet.

Project Trip Generation. The project is expected to generate a total of 106 a.m. peak hour and 76 p.m. peak hour trips. After accounting for pass-by traffic, 54 a.m. peak hour and 36 p.m. peak hour new trips are projected for the site.

Existing Plus Project Conditions. Project traffic is projected to have a very minor effect on the volume to capacity ratio calculated for the Loveridge Rd / North Park Blvd / California Street intersection. An increase of less than 0.01 is calculated. This would result in no change to existing levels of service. This impact is considered less than significant based upon identified operating standards and levels of significance.

Satisfactory driveway operating levels of service are also projected for vehicles entering and exiting the site. Level of service A delays are projected for both left turns into the site and right turns out of the site. Level of Service B and C delays are projected for left turns out of the site in the a.m. and p.m. peak hours, respectively.

North Park Blvd Access Evaluation. Left turns into the site can be provided via the existing center median opening. However, this opening is only 80 feet in length and the entrance drive will be located towards the center of the opening. This leaves about 50 feet of usable space for a left turn pocket into the driveway and no transition taper into the pocket. All slowing of left turning vehicles will need to occur in the number 1 eastbound lane. The 50 foot storage space will accommodate two vehicles and this would be adequate to accommodate projected left turn volumes into the site. This condition is somewhat better, but not unlike the existing median break located 125 feet further east. This location serves an existing driveway, but provides only a 35 foot wide median opening.

Additional alternatives for left turn access into the site include extending the existing continuous eastbound left turn lane approximately 325 feet to the west. The existing number 1 eastbound through lane currently extends 525 feet to the east from Loveridge Road and is then designated as a left turn lane for 600 feet prior to terminating at the Home Depot / WinCo Foods parking lot. Extending this designation approximately 325 feet west would provide 100 feet of left turn pocket in advance of the proposed driveway. Approximately 200 feet would still be available in advance of the left lane for through traffic to merge right into the number 2 eastbound lane. However, any merge maneuver should not be an issue given that only single lanes feed into the two lanes on eastbound North Park Blvd. Both the eastbound California Avenue and southbound left turn Loveridge Road approaches provide single lanes. Additionally, the eastbound California Avenue through lane aligns with the number 2 outer lane on North Park Blvd. This is the recommended alternative for providing left turn access into the site. These improvements are displayed in the exhibit provided in Appendix A.

Impact - Existing striping on North Park Blvd does not provide for left turn deceleration out of the eastbound through lanes for left turn access into the project site.

Mitigation - Implement left turn striping improvements on North Park Blvd as presented in Appendix A exhibit.

Available sight distance for left turns out of the easterly driveway may be limited at times by vehicles stacking back from the Loveridge Road intersection on North Park Blvd. Vehicle queues at the signalized intersection were observed to extend to where the exit driveway will be located during certain peak hour signal cycles. Vehicle queues in the number 1 westbound through lane were observed to reach eight (8) vehicles during the afternoon peak hour. With this length of queue, available sight distance to the west from the driveway is estimated too be 200 feet. This provides for a stopping sight distance equivalent to a 30 mph design speed. This is sufficient, as the posted speed limit on North Park Blvd is 20 mph. The *Highway Design Manual* indicates that the minimum corner sight distance at urban driveways should be equal to the required stopping sight distance for the given design speed. Available sight distance from the proposed driveway with the maximum 8-vehicle queue observed on North Park Blvd is also illustrated on the exhibit provided in Appendix A.

Pedestrian Facilities. Pedestrian traffic to the site is projected to be minor given surrounding land uses, however, some employees of surrounding businesses may walk to the site. Employees of the restaurant who might travel to work via bus service would then also walk to the site from Loveridge Road. There are currently no sidewalk facilities in this area on North Park Blvd, but sidewalks are provided on the east side of Loveridge Road adjacent to the site. The proposed project includes sidewalk facilities along the project frontage from the current terminus of the existing sidewalk at the northeast corner of Loveridge Road. This will satisfactorily facilitate pedestrian travel to the site. Thus, the project's impact on pedestrian circulation is not considered significant.

Bicycle Facilities. The proposed development will not alter existing bicycle facilities in the area or effect implementation of planned facilities. Thus, the project's impact on bicycle circulation is not considered significant.

Cumulative No Project Intersection Levels of Service. Although traffic volumes are projected to increase at the study intersection, acceptable LOS D and C are projected in the a.m. and p.m. peak hours, respectively.

Cumulative Plus Project Intersection Levels of Service. As identified for existing conditions, project traffic is projected to have a very minor effect on the volume to capacity ratio calculated for the Loveridge Road / North Park Blvd / California Avenue intersection. An increase of less than 0.01 is calculated. This would result in no change to forecast levels of service. This impact is considered less than significant based upon identified operating standards and levels of significance.

Satisfactory driveway operating levels of service are also projected under cumulative conditions for vehicles entering and exiting the site. Level of service A delays are projected for both left turns into the site and right turns out of the site. Level of Service B and C delays are projected for left turns out of the site in the a.m. and p.m. peak hours, respectively.

REFERENCES

1. Transportation Research Board, Special Report 209, *Highway Capacity Manual*
2. Institute of Transportation Engineers. 2013. *Trip Generation*, 9th Edition. Washington, D.C.
3. Institute of Transportation Engineers. 2004. *Trip Generation Handbook*, 2nd Edition. Washington, D.C.
4. City of Pittsburg General Plan, Transportation Section.
5. *Travel Demand Model*, Contra Costa Transportation Authority.
6. CCTA Technical Procedures, January 2013

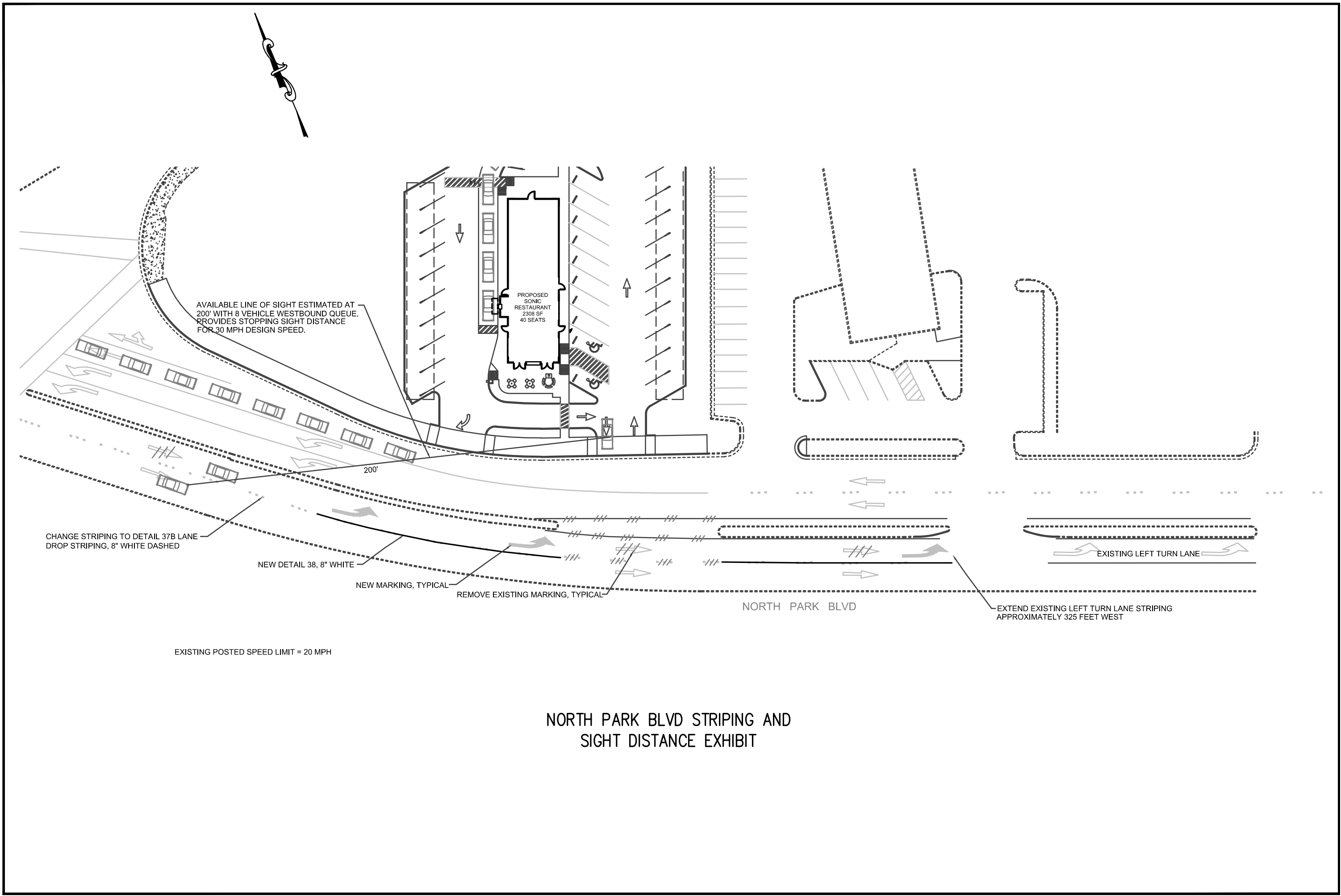
APPENDIX

North Park Blvd Striping and Sight Distance Exhibit

Level of Service Calculations

Traffic Counts

Traffic Model Projections



NORTH PARK BLVD STRIPING AND
SIGHT DISTANCE EXHIBIT

Level Of Service Computation Report
Circular 212 Planning Method (Base Volume Alternative)

Intersection #1 Loveridge Rd & N Park Blvd [Ex AM]

Cycle (sec): 120 Critical Vol./Cap. (X): 0.769
Loss Time (sec): 12 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 99 Level Of Service: C

Street Name:		Loveridge Rd						N Park Blvd								
Approach:		North Bound			South Bound			East Bound			West Bound					
Movement:		L	T	R	L	T	R	L	T	R	L	T	R			
Control:		Protected			Protected			Protected			Protected					
Rights:		Include			Ovl			Ovl			Include					
Min. Green:		6	6	6	6	6	6	6	6	6	6	6	6			
Y+R:		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0			
Lanes:		2	0	1	1	0	1	0	2	0	1	2	0	1	1	0

Volume Module:AM

Base Vol:	418	359	121	26	260	221	162	120	898	76	108	18
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	418	359	121	26	260	221	162	120	898	76	108	18
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
PHF Volume:	449	386	130	28	280	238	174	129	966	82	116	19
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	449	386	130	28	280	238	174	129	966	82	116	19
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.10	1.00	1.00	1.00	1.00	1.00	1.10	1.00	1.00	1.10	1.00	1.00
FinalVolume:	494	386	130	28	280	238	192	129	966	90	116	19

Saturation Flow Module:

Sat/Lane:	1375	1375	1375	1375	1375	1375	1375	1375	1375	1375	1375	1375
Adjustment:	1.09	1.20	1.00	1.09	1.20	1.09	1.09	1.20	1.09	1.09	1.20	1.00
Lanes:	2.00	1.50	0.50	1.00	2.00	1.00	2.00	1.00	1.00	2.00	1.71	0.29
Final Sat.:	2998	2468	693	1499	3300	1499	2998	1650	1499	2998	2829	393

Capacity Analysis Module:

Vol/Sat:	0.16	0.16	0.19	0.02	0.08	0.16	0.06	0.08	0.64	0.03	0.04	0.05
Crit Volume:	0					238			966	45		
Crit Moves:	****					****			****	****		

```

-----
                        Level Of Service Computation Report
                  Circular 212 Planning Method (Base Volume Alternative)
*****
Intersection #1 Loveridge Rd & N Park Blvd [Ex PM]
*****
Cycle (sec):          120                Critical Vol./Cap.(X):          0.654
Loss Time (sec):       12                Average Delay (sec/veh):        xxxxxx
Optimal Cycle:         66                Level Of Service:              B
*****
Street Name:          Loveridge Rd                N Park Blvd
Approach:              North Bound                South Bound                East Bound                West Bound
Movement:              L - T - R                L - T - R                L - T - R                L - T - R
-----|-----|-----|-----|-----|
Control:               Protected                Protected                Protected                Protected
Rights:                Include                   Ov1                    Ov1                    Include
Min. Green:            6   6   6                6   6   6                6   6   6                6   6   6
Y+R:                   5.0 5.0 5.0              5.0 5.0 5.0              5.0 5.0 5.0              5.0 5.0 5.0
Lanes:                 2 0 1 1 0                1 0 2 0 1              2 0 1 0 1                2 0 1 1 0
-----|-----|-----|-----|-----|
Volume Module:
Base Vol:              514 339 250              30 356 291              122 174 628              143 238 35
Growth Adj:            1.00 1.00 1.00            1.00 1.00 1.00          1.00 1.00 1.00          1.00 1.00 1.00
Initial Bse:           514 339 250              30 356 291              122 174 628              143 238 35
User Adj:              1.00 1.00 1.00            1.00 1.00 1.00          1.00 1.00 1.00          1.00 1.00 1.00
PHF Adj:               0.95 0.95 0.95            0.95 0.95 0.95          0.95 0.95 0.95          0.95 0.95 0.95
PHF Volume:            541 357 263              32 375 306              128 183 661              151 251 37
Reduct Vol:            0   0   0                0   0   0                0   0   0                0   0   0
Reduced Vol:           541 357 263              32 375 306              128 183 661              151 251 37
PCE Adj:               1.00 1.00 1.00            1.00 1.00 1.00          1.00 1.00 1.00          1.00 1.00 1.00
MLF Adj:               1.10 1.00 1.00            1.00 1.00 1.00          1.10 1.00 1.00          1.10 1.00 1.00
FinalVolume:           595 357 263              32 375 306              141 183 661              166 251 37
-----|-----|-----|-----|-----|
Saturation Flow Module:
Sat/Lane:              1375 1375 1375            1375 1375 1375          1375 1375 1375          1375 1375 1375
Adjustment:            1.09 1.20 1.00            1.09 1.20 1.09          1.09 1.20 1.09          1.09 1.20 1.00
Lanes:                 2.00 1.15 0.85            1.00 2.00 1.00          2.00 1.00 1.00          2.00 1.74 0.26
Final Sat.:            2998 1899 1167            1499 3300 1499          2998 1650 1499          2998 2877 353
-----|-----|-----|-----|-----|
Capacity Analysis Module:
Vol/Sat:               0.20 0.19 0.23            0.02 0.11 0.20          0.05 0.11 0.44          0.06 0.09 0.10
Crit Volume:           0                        306                    661                    83
Crit Moves:           ****                      ****                    ****                    ****
*****

```

```

-----
                        Level Of Service Computation Report
Circular 212 Planning Method (Base Volume Alternative)
*****
Intersection #1 Loveridge Rd & N Park Blvd [Ex AM plus Project]
*****
Cycle (sec):          120                Critical Vol./Cap.(X):          0.773
Loss Time (sec):       12                Average Delay (sec/veh):          xxxxxx
Optimal Cycle:         100               Level Of Service:              C
*****
Street Name:          Loveridge Rd                N Park Blvd
Approach:              North Bound                South Bound                East Bound                West Bound
Movement:              L - T - R                L - T - R                L - T - R                L - T - R
-----|-----|-----|-----|-----|
Control:               Protected                Protected                Protected                Protected
Rights:                Include                  Ovl                  Ovl                  Include
Min. Green:            6    6    6                6    6    6                6    6    6                6    6    6
Y+R:                   5.0  5.0  5.0                5.0  5.0  5.0                5.0  5.0  5.0                5.0  5.0  5.0
Lanes:                 2  0  1  1  0                1  0  2  0  1                2  0  1  0  1                2  0  1  1  0
-----|-----|-----|-----|-----|
Volume Module:AM
Base Vol:              410  352  149                38  255  217                162  132  898                93  132  28
Growth Adj:            1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00
Initial Bse:           410  352  149                38  255  217                162  132  898                93  132  28
User Adj:              1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00
PHF Adj:               0.93 0.93  0.93                0.93 0.93  0.93                0.93 0.93  0.93                0.93 0.93  0.93
PHF Volume:            441  378  160                41  274  233                174  142  966                100  142  30
Reduct Vol:            0    0    0                0    0    0                0    0    0                0    0    0
Reduced Vol:           441  378  160                41  274  233                174  142  966                100  142  30
PCE Adj:               1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00
MLF Adj:               1.10 1.00  1.00                1.00 1.00  1.00                1.10 1.00  1.00                1.10 1.00  1.00
FinalVolume:           485  378  160                41  274  233                192  142  966                110  142  30
-----|-----|-----|-----|-----|
Saturation Flow Module:
Sat/Lane:              1375 1375  1375                1375 1375  1375                1375 1375  1375                1375 1375  1375
Adjustment:            1.09 1.20  1.00                1.09 1.20  1.09                1.09 1.20  1.09                1.09 1.20  1.00
Lanes:                 2.00 1.41  0.59                1.00 2.00  1.00                2.00 1.00  1.00                2.00 1.65  0.35
Final Sat.:           2998 2319  818                1499 3300  1499                2998 1650  1499                2998 2722  481
-----|-----|-----|-----|-----|
Capacity Analysis Module:
Vol/Sat:               0.16 0.16  0.20                0.03 0.08  0.16                0.06 0.09  0.64                0.04 0.05  0.06
Crit Volume:           0                                233                                966                55
Crit Moves:           ****                                ****                                ****                ****
*****

```


Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

 Intersection #2 West Driveway & N Park Blvd [Ex AM plus Project]

Average Delay (sec/veh): 0.8 Worst Case Level Of Service: A[9.1]

Street Name:	West Driveway						N Park Blvd					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	0	0	0	0	0	0	2	0	0	0

Volume Module:	West Driveway			West Driveway			N Park Blvd			N Park Blvd		
Base Vol:	0	0	0	0	0	51	0	317	0	0	198	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	0	0	51	0	317	0	0	198	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
PHF Volume:	0	0	0	0	0	55	0	341	0	0	213	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Volume:	0	0	0	0	0	55	0	341	0	0	213	0

Critical Gap Module:
 Critical Gp:xxxxx xxxx xxxxx xxxxx xxxxx 6.9 xxxxx xxxx xxxxx xxxxx xxxx xxxxx
 FollowUpTim:xxxxx xxxx xxxxx xxxxx xxxxx 3.3 xxxxx xxxx xxxxx xxxxx xxxx xxxxx

Capacity Module:
 Conflict Vol: xxxxx xxxx xxxxx xxxxx xxxxx 106 xxxxx xxxx xxxxx xxxxx xxxx xxxxx
 Potent Cap.: xxxxx xxxx xxxxx xxxxx xxxxx 934 xxxxx xxxx xxxxx xxxxx xxxx xxxxx
 Move Cap.: xxxxx xxxx xxxxx xxxxx xxxxx 934 xxxxx xxxx xxxxx xxxxx xxxx xxxxx
 Volume/Cap: xxxxx xxxx xxxxx xxxxx xxxxx 0.06 xxxxx xxxx xxxxx xxxxx xxxx xxxxx

Level Of Service Module:
 2Way95thQ: xxxxx xxxx xxxxx xxxxx xxxxx 0.2 xxxxx xxxx xxxxx xxxxx xxxx xxxxx
 Control Del:xxxxx xxxx xxxxx xxxxx xxxxx 9.1 xxxxx xxxx xxxxx xxxxx xxxx xxxxx
 LOS by Move: * * * * * A * * * * *
 Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT
 Shared Cap.: xxxxx xxxx xxxxx xxxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx
 SharedQueue:xxxxx xxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx
 Shrd ConDel:xxxxx xxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx
 Shared LOS: * * * * * * * * * * *
 ApproachDel: xxxxxx 9.1 xxxxxx xxxxxx
 ApproachLOS: * A * *

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

 Intersection #3 East Driveway & N Park Blvd [Ex AM plus Pproject]

Average Delay (sec/veh): 0.9 Worst Case Level Of Service: B[12.1]

Street Name:	East Driveway						N Park Blvd					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	0	0	0	0	1	0	2	0	0	1

Volume Module:

Base Vol:	0	0	0	5	0	0	50	263	0	0	198	5
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	5	0	0	50	263	0	0	198	5
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
PHF Volume:	0	0	0	5	0	0	54	283	0	0	213	5
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Volume:	0	0	0	5	0	0	54	283	0	0	213	5

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	6.8	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	3.5	xxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	465	xxxx	xxxxx	218	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	532	xxxx	xxxxx	1363	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	516	xxxx	xxxxx	1363	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	0.01	xxxx	xxxx	0.04	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	0.0	xxxx	xxxxx	0.1	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	12.1	xxxx	xxxxx	7.7	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	B	*	*	A	*	*	*	*	*
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Shared Queue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	xxxxxx			12.1			xxxxxx			xxxxxx		
ApproachLOS:	*			B			*			*		

 Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report

Circular 212 Planning Method (Base Volume Alternative)

Intersection #1 Loveridge Rd & N Park Blvd [Ex PM plus Project]

Cycle (sec): 120 Critical Vol./Cap.(X): 0.656

Loss Time (sec): 12 Average Delay (sec/veh): xxxxxx

Optimal Cycle: 66 Level Of Service: B

Street Name: Loveridge Rd N Park Blvd

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

-----|-----|-----|-----|-----|

Control: Protected Protected Protected Protected

Rights: Include Ovl Ovl Include

Min. Green: 6 6 6 6 6 6 6 6 6 6 6 6

Y+R: 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0

Lanes: 2 0 1 1 0 1 0 2 0 1 2 0 1 1 0

-----|-----|-----|-----|-----|

Volume Module:

Base Vol: 508 334 271 39 352 288 122 182 628 155 254 43

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 508 334 271 39 352 288 122 182 628 155 254 43

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95

PHF Volume: 535 352 285 41 371 303 128 192 661 163 267 45

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0

Reduced Vol: 535 352 285 41 371 303 128 192 661 163 267 45

PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

MLF Adj: 1.10 1.00 1.00 1.00 1.00 1.00 1.10 1.00 1.00 1.10 1.00 1.00

FinalVolume: 588 352 285 41 371 303 141 192 661 179 267 45

-----|-----|-----|-----|-----|

Saturation Flow Module:

Sat/Lane: 1375 1375 1375 1375 1375 1375 1375 1375 1375 1375 1375 1375

Adjustment: 1.09 1.20 1.00 1.09 1.20 1.09 1.09 1.20 1.09 1.09 1.20 1.00

Lanes: 2.00 1.10 0.90 1.00 2.00 1.00 2.00 1.00 1.00 2.00 1.71 0.29

Final Sat.: 2998 1822 1232 1499 3300 1499 2998 1650 1499 2998 2822 398

-----|-----|-----|-----|-----|

Capacity Analysis Module:

Vol/Sat: 0.20 0.19 0.23 0.03 0.11 0.20 0.05 0.12 0.44 0.06 0.09 0.11

Crit Volume: 0 303 661 90

Crit Moves: **** **** **** ****

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

 Intersection #2 West Driveway & N Park Blvd [Ex PM plus Project]

Average Delay (sec/veh): 0.4 Worst Case Level Of Service: A[9.8]

Street Name:	West Driveway						N Park Blvd					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	0	0	0	0	0	0	2	0	0	2

Volume Module:

Base Vol:	0	0	0	0	0	34	0	491	0	0	416	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	0	0	34	0	491	0	0	416	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
PHF Volume:	0	0	0	0	0	36	0	517	0	0	438	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Volume:	0	0	0	0	0	36	0	517	0	0	438	0

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	6.9	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	3.3	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflict Vol:	xxxx	xxxx	xxxxx	xxxx	xxxx	219	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	791	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	791	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	xxxx	xxxx	0.05	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	0.1	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	9.8	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	*	*	A	*	*	*	*	*	*
Movement:	LT	-	LTR	-	RT		LT	-	LTR	-	RT	
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Shared Queue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	xxxxxx					9.8	xxxxxx					xxxxxx
ApproachLOS:	*					A	*					*

 Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

 Intersection #3 East Driveway & N Park Blvd [Ex PM plus Pproject]

Average Delay (sec/veh): 0.4 Worst Case Level Of Service: C[15.7]

Street Name:	East Driveway						N Park Blvd					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	0	0	0	0	1	0	2	0	0	1

Volume Module:

Base Vol:	0	0	0	4	0	0	37	451	0	0	413	4
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	4	0	0	37	451	0	0	413	4
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
PHF Volume:	0	0	0	4	0	0	39	475	0	0	435	4
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	0	0	4	0	0	39	475	0	0	435	4

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	6.8	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	3.5	xxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	752	xxxx	xxxxx	439	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	350	xxxx	xxxxx	1132	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	341	xxxx	xxxxx	1132	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	0.01	xxxx	xxxx	0.03	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	0.0	xxxx	xxxxx	0.1	xxxx	xxxxx	xxxx	xxxx	xxxxx	
Control Del:	xxxxx	xxxx	xxxxx	15.7	xxxx	xxxxx	8.3	xxxx	xxxxx	xxxxx	xxxx	xxxxx	
LOS by Move:	*	*	*	C	*	*	A	*	*	*	*	*	
Movement:	LT	-	LTR	-	RT	LT	-	LTR	-	RT	LT	-	LTR
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*	
ApproachDel:	xxxxxx			15.7			xxxxxx			xxxxxx			
ApproachLOS:	*			C			*			*			

 Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #3 East Driveway & N Park Blvd [Ex PM plus Project, 1 EB thru]

Average Delay (sec/veh): 0.4 Worst Case Level Of Service: C[18.6]

Street Name: East Driveway

N Park Blvd

Approach: North Bound

South Bound

East Bound

West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Stop Sign

Stop Sign

Uncontrolled

Uncontrolled

Rights: Include

Include

Include

Include

Lanes: 0 0 0 0 0

1 0 0 0 0

1 0 1 0 0

0 0 1 1 0

Volume Module:

Base Vol: 0 0 0 4 0 0 37 451 0 0 413 4

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 0 0 0 4 0 0 37 451 0 0 413 4

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95

PHF Volume: 0 0 0 4 0 0 39 475 0 0 435 4

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0

Final Volume: 0 0 0 4 0 0 39 475 0 0 435 4

Critical Gap Module:

Critical Gp:xxxxx xxxx xxxxx 6.4 xxxx xxxxx 4.1 xxxx xxxxx xxxxx xxxx xxxxx

FollowUpTim:xxxxx xxxx xxxxx 3.5 xxxx xxxxx 2.2 xxxx xxxxx xxxxx xxxx xxxxx

Capacity Module:

Cnflct Vol: xxxx xxxx xxxxx 989 xxxx xxxxx 439 xxxx xxxxx xxxxx xxxx xxxxx

Potent Cap.: xxxx xxxx xxxxx 276 xxxx xxxxx 1132 xxxx xxxxx xxxxx xxxx xxxxx

Move Cap.: xxxx xxxx xxxxx 269 xxxx xxxxx 1132 xxxx xxxxx xxxxx xxxx xxxxx

Volume/Cap: xxxx xxxx xxxxx 0.02 xxxx xxxxx 0.03 xxxx xxxxx xxxxx xxxx xxxxx

Level Of Service Module:

2Way95thQ: xxxx xxxx xxxxx 0.0 xxxx xxxxx 0.1 xxxx xxxxx xxxxx xxxx xxxxx

Control Del:xxxxx xxxx xxxxx 18.6 xxxx xxxxx 8.3 xxxx xxxxx xxxxx xxxx xxxxx

LOS by Move: * * * C * * A * * * * *

Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Shared Cap.: xxxx xxxx xxxxx xxxx xxxx xxxxx xxxx xxxx xxxxx xxxx xxxx xxxxx

SharedQueue:xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx

Shrd ConDel:xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx

Shared LOS: * * * * * * * * * *

ApproachDel: xxxxxx 18.6 xxxxxx xxxxxx

ApproachLOS: * C * *

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report

Circular 212 Planning Method (Base Volume Alternative)

Intersection #1 Loveridge Rd & N Park Blvd [Cum AM]

Cycle (sec): 120 Critical Vol./Cap.(X): 0.844

Loss Time (sec): 12 Average Delay (sec/veh): xxxxxx

Optimal Cycle: 146 Level Of Service: D

Street Name: Loveridge Rd N Park Blvd

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

-----|-----|-----|-----|

Control: Protected Protected Protected Protected

Rights: Include Ovl Ovl Include

Min. Green: 6 6 6 6 6 6 6 6 6 6 6 6

Y+R: 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0

Lanes: 2 0 1 1 0 1 0 2 0 1 2 0 1 1 0

-----|-----|-----|-----|

Volume Module:

Base Vol: 452 416 129 22 300 194 174 118 1185 94 102 18

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 452 416 129 22 300 194 174 118 1185 94 102 18

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 452 416 129 22 300 194 174 118 1185 94 102 18

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0

Reduced Vol: 452 416 129 22 300 194 174 118 1185 94 102 18

PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

MLF Adj: 1.10 1.00 1.00 1.00 1.00 1.00 1.10 1.00 1.00 1.10 1.00 1.00

FinalVolume: 497 416 129 22 300 194 191 118 1185 103 102 18

-----|-----|-----|-----|

Saturation Flow Module:

Sat/Lane: 1375 1375 1375 1375 1375 1375 1375 1375 1375 1375 1375 1375

Adjustment: 1.09 1.20 1.00 1.09 1.20 1.20 1.09 1.20 1.20 1.09 1.20 1.00

Lanes: 2.00 1.53 0.47 1.00 2.00 1.00 2.00 1.00 1.00 2.00 1.70 0.30

Final Sat.: 2998 2519 651 1499 3300 1650 2998 1650 1650 2998 2805 413

-----|-----|-----|-----|

Capacity Analysis Module:

Vol/Sat: 0.17 0.17 0.20 0.01 0.09 0.12 0.06 0.07 0.72 0.03 0.04 0.04

Crit Volume: 0 150 1185 52

Crit Moves: **** **** **** ****

Level Of Service Computation Report

Circular 212 Planning Method (Base Volume Alternative)

Intersection #1 Loveridge Rd & N Park Blvd [Cum PM]

Cycle (sec): 120 Critical Vol./Cap.(X): 0.794

Loss Time (sec): 12 Average Delay (sec/veh): xxxxxx

Optimal Cycle: 111 Level Of Service: C

Street Name: Loveridge Rd N Park Blvd

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

-----|-----|-----|-----|

Control: Protected Protected Protected Protected

Rights: Include Ovl Ovl Include

Min. Green: 6 6 6 6 6 6 6 6 6 6 6 6

Y+R: 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0

Lanes: 2 0 1 1 0 1 0 2 0 1 2 0 1 1 0

-----|-----|-----|-----|

Volume Module:

Base Vol: 564 320 232 25 410 291 147 206 1009 159 229 29

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 564 320 232 25 410 291 147 206 1009 159 229 29

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 564 320 232 25 410 291 147 206 1009 159 229 29

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0

Reduced Vol: 564 320 232 25 410 291 147 206 1009 159 229 29

PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

MLF Adj: 1.10 1.00 1.00 1.00 1.00 1.00 1.10 1.00 1.00 1.10 1.00 1.00

FinalVolume: 620 320 232 25 410 291 162 206 1009 175 229 29

-----|-----|-----|-----|

Saturation Flow Module:

Sat/Lane: 1375 1375 1375 1375 1375 1375 1375 1375 1375 1375 1375 1375

Adjustment: 1.09 1.20 1.00 1.09 1.20 1.20 1.09 1.20 1.20 1.09 1.20 1.00

Lanes: 2.00 1.16 0.84 1.00 2.00 1.00 2.00 1.00 1.00 2.00 1.78 0.22

Final Sat.: 2998 1913 1156 1499 3300 1650 2998 1650 1650 2998 2929 309

-----|-----|-----|-----|

Capacity Analysis Module:

Vol/Sat: 0.21 0.17 0.20 0.02 0.12 0.18 0.05 0.12 0.61 0.06 0.08 0.09

Crit Volume: 0 205 1009 87

Crit Moves: **** **** **** ****

Level Of Service Computation Report

Circular 212 Planning Method (Base Volume Alternative)

Intersection #1 Loveridge Rd & N Park Blvd [Cum AM plus Project]

Cycle (sec): 120 Critical Vol./Cap.(X): 0.824

Loss Time (sec): 12 Average Delay (sec/veh): xxxxxx

Optimal Cycle: 130 Level Of Service: D

Street Name: Loveridge Rd N Park Blvd

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Ovl			Ovl			Include		
Min. Green:	6	6	6	6	6	6	6	6	6	6	6	6
Y+R:	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lanes:	2	0	1	1	0	2	2	0	1	2	0	1

Volume Module:AM

Base Vol:	444	409	157	34	295	190	174	130	1185	111	126	28
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	444	409	157	34	295	190	174	130	1185	111	126	28
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	444	409	157	34	295	190	174	130	1185	111	126	28
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	444	409	157	34	295	190	174	130	1185	111	126	28
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.10	1.00	1.00	1.00	1.00	1.00	1.10	1.00	1.00	1.10	1.00	1.00
FinalVolume:	488	409	157	34	295	190	191	130	1185	122	126	28

Saturation Flow Module:

Sat/Lane:	1375	1375	1375	1375	1375	1375	1375	1375	1375	1375	1375	1375
Adjustment:	1.09	1.20	1.00	1.09	1.20	1.20	1.09	1.20	1.20	1.09	1.20	1.00
Lanes:	2.00	1.45	0.55	1.00	2.00	1.00	2.00	1.00	1.00	2.00	1.64	0.36
Final Sat.:	2998	2385	763	1499	3300	1650	2998	1650	1650	2998	2700	500

Capacity Analysis Module:

Vol/Sat:	0.16	0.17	0.21	0.02	0.09	0.12	0.06	0.08	0.72	0.04	0.05	0.06
Crit Volume:	283			34			1185			61		
Crit Moves:	****			****			****			****		

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

 Intersection #2 West Driveway & N Park Blvd [Cum AM plus Project]

Average Delay (sec/veh): 0.8 Worst Case Level Of Service: A[9.2]

Street Name:	West Driveway						N Park Blvd					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	0	0	0	0	0	0	2	0	0	2

Volume Module:	West Driveway			West Driveway			N Park Blvd			N Park Blvd		
Base Vol:	0	0	0	0	0	51	0	319	0	0	214	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	0	0	51	0	319	0	0	214	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
PHF Volume:	0	0	0	0	0	55	0	343	0	0	230	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Volume:	0	0	0	0	0	55	0	343	0	0	230	0

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	6.9	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	3.3	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	xxxx	xxxx	115	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	922	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	922	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	xxxx	xxxx	0.06	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	0.2	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	9.2	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	*	*	A	*	*	*	*	*	*
Movement:	LT	-	LTR	-	RT		LT	-	LTR	-	RT	
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	xxxxxx					9.2	xxxxxx			xxxxxx		
ApproachLOS:	*					A	*			*		

 Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #3 East Driveway & N Park Blvd [Cum AM plus Pproject]

Average Delay (sec/veh): 0.8 Worst Case Level Of Service: B[12.2]

Street Name:

East Driveway

N Park Blvd

Approach:

North Bound

South Bound

East Bound

West Bound

Movement:

L - T - R

L - T - R

L - T - R

L - T - R

Control:

Stop Sign

Stop Sign

Uncontrolled

Uncontrolled

Rights:

Include

Include

Include

Include

Lanes:

0 0 0 0 0

1 0 0 0 0

1 0 2 0 0

0 0 1 1 0

Volume Module:

Base Vol: 0 0 0 5 0 0 50 265 0 0 210 5

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 0 0 0 5 0 0 50 265 0 0 210 5

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 0.93 0.93 0.93 0.93 0.93 0.93 0.93 0.93 0.93 0.93 0.93 0.93

PHF Volume: 0 0 0 5 0 0 54 285 0 0 226 5

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0

FinalVolume: 0 0 0 5 0 0 54 285 0 0 226 5

Critical Gap Module:

Critical Gp:xxxxx xxxx xxxxx 6.8 xxxx xxxxx 4.1 xxxx xxxxx xxxxx xxxx xxxxx

FollowUpTim:xxxxx xxxx xxxxx 3.5 xxxx xxxxx 2.2 xxxx xxxxx xxxxx xxxx xxxxx

Capacity Module:

Conflict Vol: xxxx xxxx xxxxx 478 xxxx xxxxx 231 xxxx xxxxx xxxxx xxxx xxxxx

Potent Cap.: xxxx xxxx xxxxx 521 xxxx xxxxx 1348 xxxx xxxxx xxxxx xxxx xxxxx

Move Cap.: xxxx xxxx xxxxx 505 xxxx xxxxx 1348 xxxx xxxxx xxxxx xxxx xxxxx

Volume/Cap: xxxx xxxx xxxxx 0.01 xxxx xxxxx 0.04 xxxx xxxxx xxxxx xxxx xxxxx

Level Of Service Module:

2Way95thQ: xxxx xxxx xxxxx 0.0 xxxx xxxxx 0.1 xxxx xxxxx xxxxx xxxx xxxxx

Control Del:xxxxx xxxx xxxxx 12.2 xxxx xxxxx 7.8 xxxx xxxxx xxxxx xxxx xxxxx

LOS by Move: * * * B * * A * * * * *

Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Shared Cap.: xxxx xxxx xxxxx xxxx xxxx xxxxx xxxx xxxx xxxxx xxxx xxxx xxxxx

SharedQueue:xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx

Shrd ConDel:xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx

Shared LOS: * * * * * * * * * *

ApproachDel: xxxxxx 12.2 xxxxxx xxxxxx

ApproachLOS: * B * *

Note: Queue reported is the number of cars per lane.

```

-----
                        Level Of Service Computation Report
                Circular 212 Planning Method (Base Volume Alternative)
*****
Intersection #1 Loveridge Rd & N Park Blvd [Cum PM plus Project]
*****
Cycle (sec):          120                Critical Vol./Cap.(X):          0.797
Loss Time (sec):       12                Average Delay (sec/veh):        xxxxxx
Optimal Cycle:         112                Level Of Service:              C
*****
Street Name:          Loveridge Rd                N Park Blvd
Approach:              North Bound                South Bound                East Bound                West Bound
Movement:              L - T - R                L - T - R                L - T - R                L - T - R
-----|-----|-----|-----|-----|
Control:               Protected                Protected                Protected                Protected
Rights:                Include                Ovl                Ovl                Include
Min. Green:            6    6    6                6    6    6                6    6    6                6    6    6
Y+R:                   5.0  5.0  5.0                5.0  5.0  5.0                5.0  5.0  5.0                5.0  5.0  5.0
Lanes:                 2  0  1  1  0                1  0  2  0  1                2  0  1  0  1                2  0  1  1  0
-----|-----|-----|-----|-----|
Volume Module:
Base Vol:              558  315  253                34  406  288                147  214  1009                171  245  37
Growth Adj:            1.00  1.00  1.00                1.00  1.00  1.00                1.00  1.00  1.00                1.00  1.00  1.00
Initial Bse:           558  315  253                34  406  288                147  214  1009                171  245  37
User Adj:              1.00  1.00  1.00                1.00  1.00  1.00                1.00  1.00  1.00                1.00  1.00  1.00
PHF Adj:               1.00  1.00  1.00                1.00  1.00  1.00                1.00  1.00  1.00                1.00  1.00  1.00
PHF Volume:            558  315  253                34  406  288                147  214  1009                171  245  37
Reduct Vol:            0    0    0                0    0    0                0    0    0                0    0    0
Reduced Vol:           558  315  253                34  406  288                147  214  1009                171  245  37
PCE Adj:               1.00  1.00  1.00                1.00  1.00  1.00                1.00  1.00  1.00                1.00  1.00  1.00
MLF Adj:               1.10  1.00  1.00                1.00  1.00  1.00                1.10  1.00  1.00                1.10  1.00  1.00
FinalVolume:           614  315  253                34  406  288                162  214  1009                188  245  37
-----|-----|-----|-----|-----|
Saturation Flow Module:
Sat/Lane:              1375  1375  1375                1375  1375  1375                1375  1375  1375                1375  1375  1375
Adjustment:            1.09  1.20  1.00                1.09  1.20  1.20                1.09  1.20  1.20                1.09  1.20  1.00
Lanes:                 2.00  1.11  0.89                1.00  2.00  1.00                2.00  1.00  1.00                2.00  1.74  0.26
Final Sat.:            2998  1830  1225                1499  3300  1650                2998  1650  1650                2998  2867  361
-----|-----|-----|-----|-----|
Capacity Analysis Module:
Vol/Sat:               0.20  0.17  0.21                0.02  0.12  0.17                0.05  0.13  0.61                0.06  0.09  0.10
Crit Volume:           0                                203                                1009                94
Crit Moves:           ****                                ****                                ****                ****
*****

```


Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

 Intersection #2 West Driveway & N Park Blvd [Cum PM plus Project]

Average Delay (sec/veh): 0.3 Worst Case Level Of Service: A[9.8]

Street Name:	West Driveway						N Park Blvd					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	0	0	0	0	0	0	2	0	0	2

Volume Module:	West Driveway			West Driveway			N Park Blvd			N Park Blvd		
Base Vol:	0	0	0	0	0	34	0	500	0	0	417	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	0	0	34	0	500	0	0	417	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
PHF Volume:	0	0	0	0	0	36	0	526	0	0	439	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Volume:	0	0	0	0	0	36	0	526	0	0	439	0

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	6.9	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	3.3	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	xxxx	xxxx	219	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	791	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	791	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	xxxx	xxxx	0.05	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	0.1	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	9.8	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	*	*	A	*	*	*	*	*	*
Movement:	LT	-	LTR	-	RT	LT	-	LTR	-	RT	LT	-
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Shared Queue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	xxxxxx					9.8	xxxxxx			xxxxxx		
ApproachLOS:	*					A	*			*		

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

 Intersection #3 East Driveway & N Park Blvd [Cum PM plus Project]

Average Delay (sec/veh): 0.4 Worst Case Level Of Service: C[15.8]

Street Name:	East Driveway						N Park Blvd					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	0	0	0	0	1	0	2	0	0	1

Volume Module:	East Driveway			East Driveway			N Park Blvd			N Park Blvd		
Base Vol:	0	0	0	4	0	0	37	460	0	0	415	4
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	4	0	0	37	460	0	0	415	4
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
PHF Volume:	0	0	0	4	0	0	39	484	0	0	437	4
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Volume:	0	0	0	4	0	0	39	484	0	0	437	4

Critical Gap Module:	East Driveway			East Driveway			N Park Blvd			N Park Blvd		
Critical Gp:	xxxxx	xxxx	xxxxx	6.8	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	3.5	xxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:	East Driveway			East Driveway			N Park Blvd			N Park Blvd		
Cnflct Vol:	xxxx	xxxx	xxxxx	759	xxxx	xxxxx	441	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	347	xxxx	xxxxx	1130	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	338	xxxx	xxxxx	1130	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	0.01	xxxx	xxxx	0.03	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:	East Driveway			East Driveway			N Park Blvd			N Park Blvd		
2Way95thQ:	xxxx	xxxx	xxxxx	0.0	xxxx	xxxxx	0.1	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	15.8	xxxx	xxxxx	8.3	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	C	*	*	A	*	*	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Shared Queue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	xxxxxx	15.8	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	
ApproachLOS:	*	C	*	*	*	*	*	*	*	*	*	

 Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #3 East Driveway & N Park Blvd [Cum PM plus Project, 1 EB thru]

Average Delay (sec/veh): 0.4 Worst Case Level Of Service: C[18.8]

Street Name: East Driveway

N Park Blvd

Approach: North Bound

South Bound

East Bound

West Bound

Movement: L - T - R

L - T - R

L - T - R

L - T - R

Control: Stop Sign

Stop Sign

Uncontrolled

Uncontrolled

Rights: Include

Include

Include

Include

Lanes: 0 0 0 0 0

1 0 0 0 0

1 0 1 0 0

0 0 1 1 0

Volume Module:

Base Vol: 0 0 0 4 0 0 37 460 0 0 415 4

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 0 0 0 4 0 0 37 460 0 0 415 4

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95

PHF Volume: 0 0 0 4 0 0 39 484 0 0 437 4

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0

Final Volume: 0 0 0 4 0 0 39 484 0 0 437 4

Critical Gap Module:

Critical Gp:xxxxx xxxx xxxxx 6.4 xxxx xxxxx 4.1 xxxx xxxxx xxxxx xxxx xxxxx

FollowUpTim:xxxxx xxxx xxxxx 3.5 xxxx xxxxx 2.2 xxxx xxxxx xxxxx xxxx xxxxx

Capacity Module:

Cnflct Vol: xxxx xxxx xxxxx 1001 xxxx xxxxx 441 xxxx xxxxx xxxxx xxxx xxxxx

Potent Cap.: xxxx xxxx xxxxx 271 xxxx xxxxx 1130 xxxx xxxxx xxxxx xxxx xxxxx

Move Cap.: xxxx xxxx xxxxx 264 xxxx xxxxx 1130 xxxx xxxxx xxxxx xxxx xxxxx

Volume/Cap: xxxx xxxx xxxxx 0.02 xxxx xxxxx 0.03 xxxx xxxxx xxxxx xxxx xxxxx

Level Of Service Module:

2Way95thQ: xxxx xxxx xxxxx 0.0 xxxx xxxxx 0.1 xxxx xxxxx xxxxx xxxx xxxxx

Control Del:xxxxx xxxx xxxxx 18.8 xxxx xxxxx 8.3 xxxx xxxxx xxxxx xxxx xxxxx

LOS by Move: * * * C * * A * * * * *

Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Shared Cap.: xxxx xxxx xxxxx xxxx xxxx xxxxx xxxx xxxx xxxxx xxxx xxxx xxxxx

SharedQueue:xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx

Shrd ConDel:xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx

Shared LOS: * * * * * * * * * *

ApproachDel: xxxxxx 18.8 xxxxxx xxxxxx

ApproachLOS: * C * *

Note: Queue reported is the number of cars per lane.

Loveridge Rd & N Park Blvd

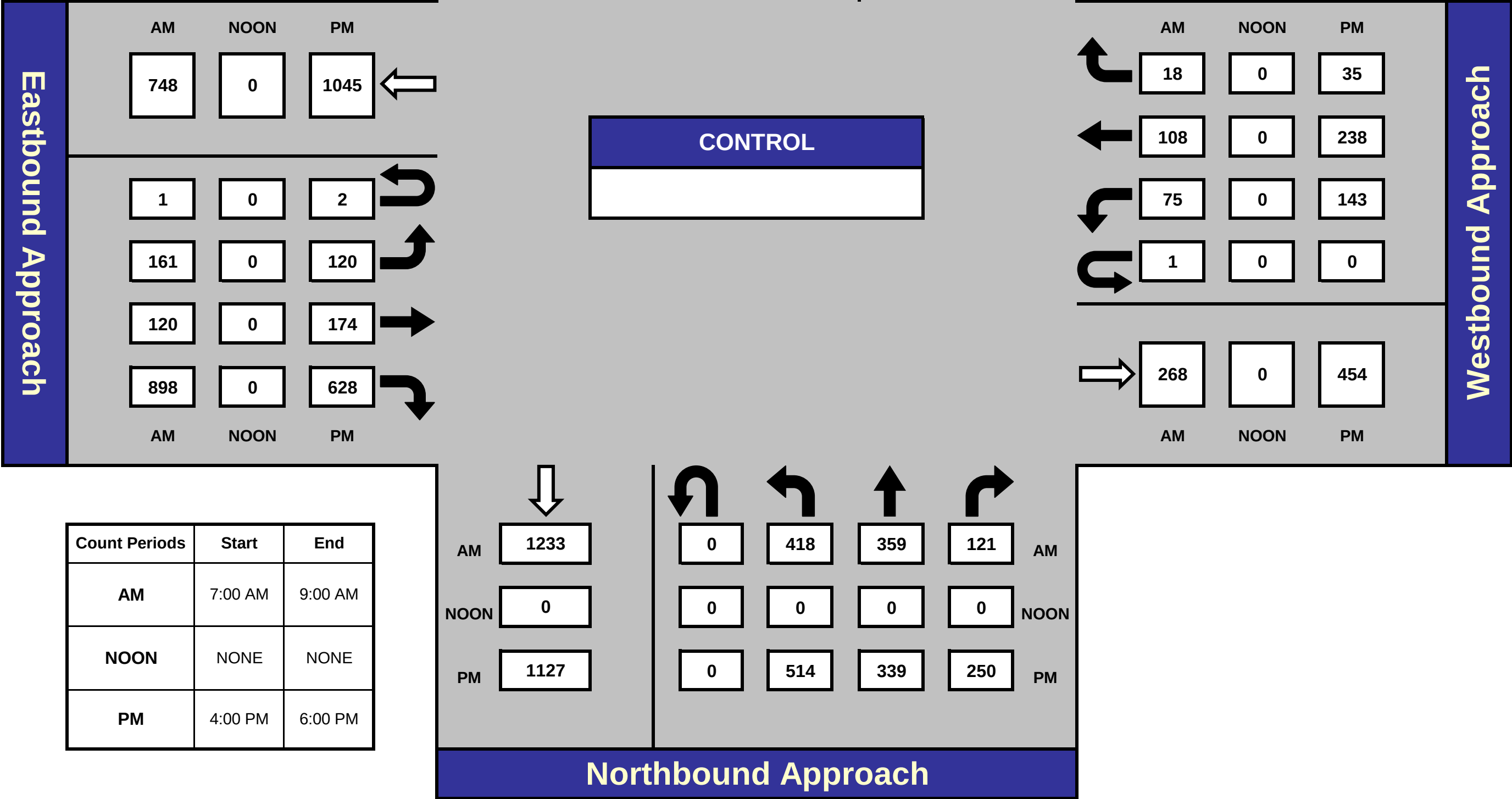
Date: 11/17/2016
Day: Thursday

Project #: 16-7846-001

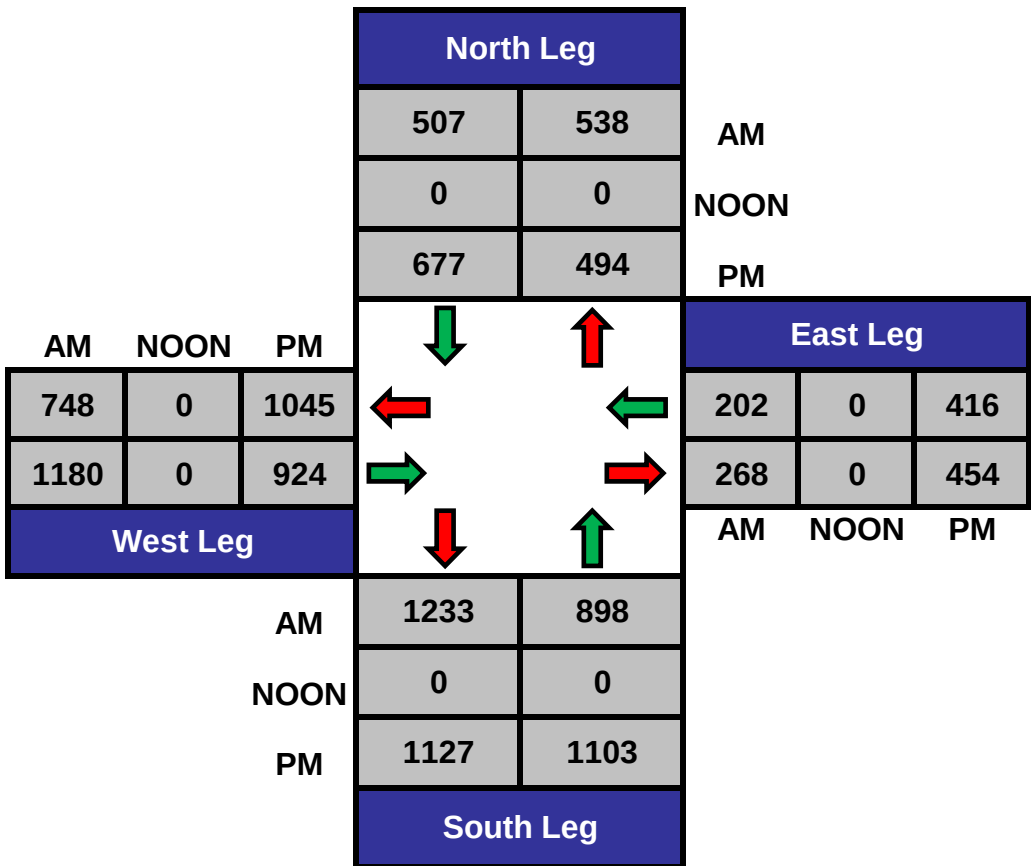


Loveridge Rd

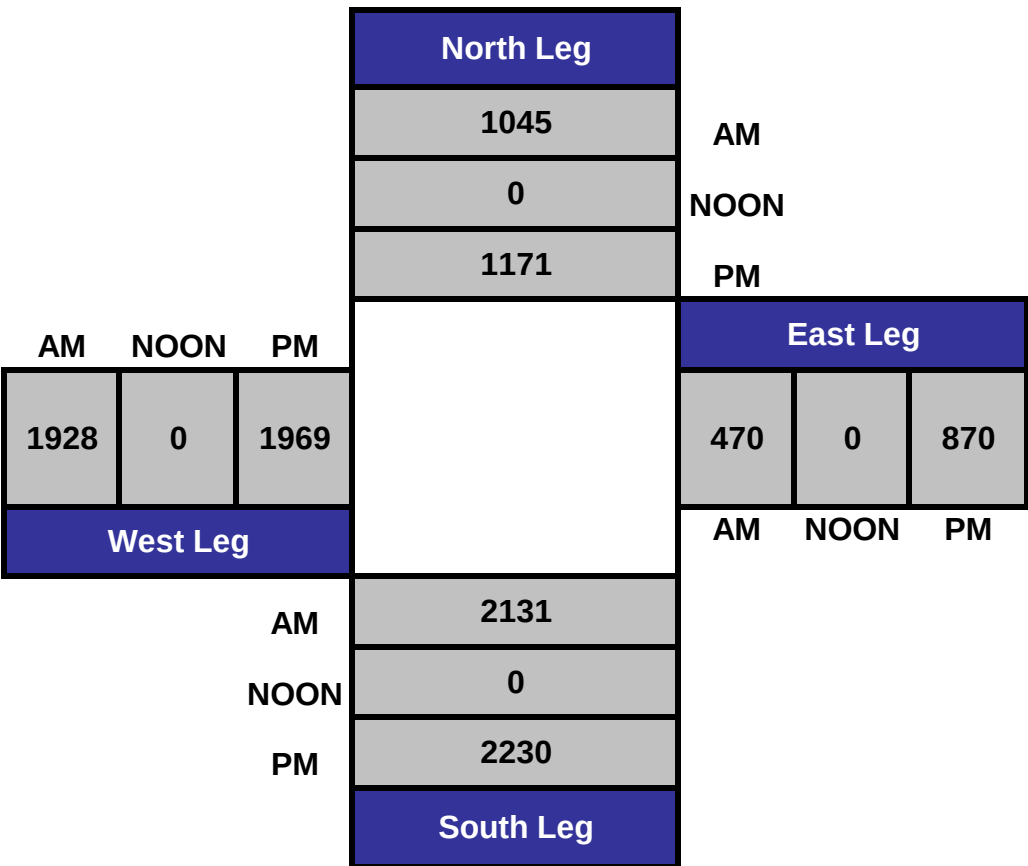
N Park Blvd



Total Ins & Outs



Total Volume Per Leg



National Data and Surveying Services

5399-03

City of Pittsburgh
All Vehicles & Uturns On Unshifted
Nothing On Bank 1
Nothing On Bank 2

(323) 782-0090

info@ndsdata.com

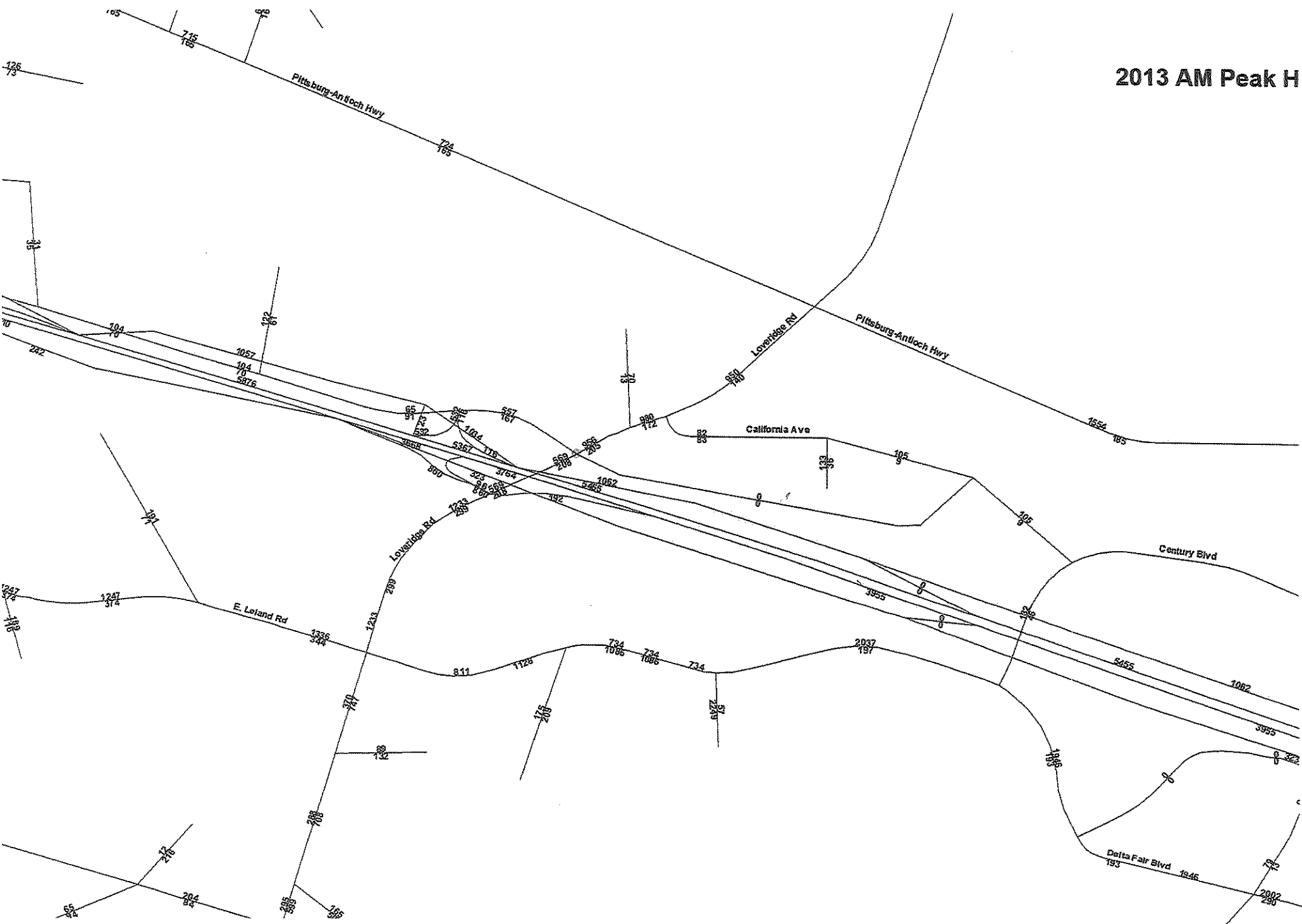
File Name : 16-7846-001 Loveridge Rd & N Park Blvd
Date : 11/17/2016

Unshifted Count = All Vehicles & Uturns

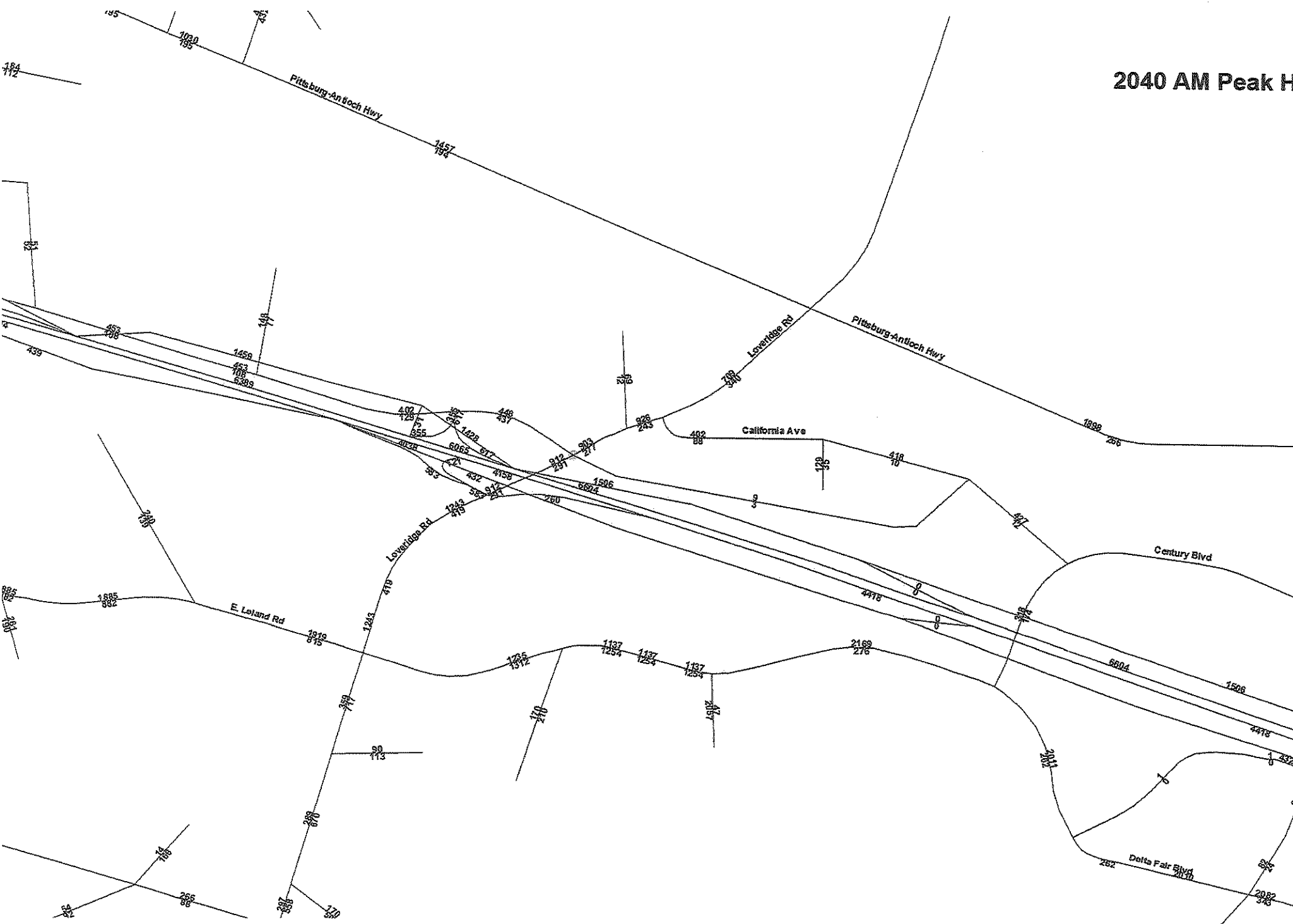
	Loveridge Rd Southbound					N Park Blvd Westbound					Loveridge Rd Northbound					N Park Blvd Eastbound					Total	Uturns Total
START TIME	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL		
7:00	2	49	45	0	96	10	14	6	0	30	58	60	13	1	132	38	20	164	1	223	481	2
7:15	2	50	43	0	95	11	19	2	0	32	69	89	14	0	172	25	10	188	0	223	522	0
7:30	2	64	52	0	118	9	27	3	1	40	110	96	15	0	221	43	26	252	0	321	700	1
7:45	9	67	53	0	129	17	30	4	0	51	89	126	21	0	236	45	32	259	0	336	752	0
Total	15	230	193	0	438	47	90	15	1	153	326	371	63	1	761	151	88	863	1	1103	2455	3
8:00	5	73	62	0	140	23	25	6	0	54	109	59	41	0	209	41	27	208	0	276	679	0
8:15	10	56	54	0	120	26	26	5	0	57	110	78	44	0	232	32	35	179	1	247	656	1
8:30	8	53	47	0	108	14	20	10	0	44	82	63	39	0	184	36	27	161	0	224	560	0
8:45	4	38	54	0	96	19	26	7	0	52	87	55	37	0	179	35	34	145	0	214	541	0
Total	27	220	217	0	464	82	97	28	0	207	388	255	161	0	804	144	123	693	1	961	2436	1
16:00	10	91	76	0	177	38	58	10	0	106	130	82	67	0	279	40	31	157	0	228	790	0
16:15	7	109	66	0	182	20	68	8	0	96	121	87	59	0	267	22	55	128	1	206	751	1
16:30	8	79	76	0	163	45	60	7	0	112	142	87	64	0	293	24	45	178	1	248	816	1
16:45	5	77	73	0	155	40	52	10	0	102	121	83	60	0	264	34	43	165	0	242	763	0
Total	30	356	291	0	677	143	238	35	0	416	514	339	250	0	1103	120	174	628	2	924	3120	2
17:00	8	101	91	0	200	22	49	9	0	80	140	101	55	0	296	17	53	143	0	213	789	0
17:15	9	57	65	1	132	34	60	8	0	102	124	73	55	0	252	25	56	144	1	226	712	2
17:30	10	71	71	0	152	26	54	8	0	88	120	65	45	0	230	33	43	117	0	193	663	0
17:45	7	44	56	0	107	31	48	7	0	86	118	72	63	0	253	28	43	149	0	220	666	0
Total	34	273	283	1	591	113	211	32	0	356	502	311	218	0	1031	103	195	553	1	852	2830	2
Grand Total	106	1079	984	1	2170	385	636	110	1	1132	1730	1276	692	1	3699	518	580	2737	5	3840	10841	8
Apprch %	4.9%	49.7%	45.3%	0.0%		34.0%	56.2%	9.7%	0.1%		46.8%	34.5%	18.7%	0.0%		13.5%	15.1%	71.3%	0.1%			
Total %	1.0%	10.0%	9.1%	0.0%	20.0%	3.6%	5.9%	1.0%	0.0%	10.4%	16.0%	11.8%	6.4%	0.0%	34.1%	4.8%	5.4%	25.2%	0.0%	35.4%	100.0%	

AM PEAK HOUR	Loveridge Rd Southbound					N Park Blvd Westbound					Loveridge Rd Northbound					N Park Blvd Eastbound					Total
START TIME	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	
Peak Hour Analysis From 07:30 to 08:30																					
Peak Hour For Entire Intersection Begins at 07:30																					
7:30	2	64	52	0	118	9	27	3	1	40	110	96	15	0	221	43	26	252	0	321	700
7:45	9	67	53	0	129	17	30	4	0	51	89	126	21	0	236	45	32	259	0	336	752
8:00	5	73	62	0	140	23	25	6	0	54	109	59	41	0	209	41	27	208	0	276	679
8:15	10	56	54	0	120	26	26	5	0	57	110	78	44	0	232	32	35	179	1	247	656
Total Volume	26	260	221	0	507	75	108	18	1	202	418	359	121	0	898	161	120	898	1	1180	2787
% App Total	5.1%	51.3%	43.6%	0.0%		37.1%	53.5%	8.9%	0.5%		46.5%	40.0%	13.5%	0.0%		13.6%	10.2%	76.1%	0.1%		
PHF	.650	.890	.891	.000	.905	.721	.900	.750	.250	.886	.950	.712	.688	.000	.951	.894	.857	.867	.250	.878	.927

PM PEAK HOUR	Loveridge Rd Southbound					N Park Blvd Westbound					Loveridge Rd Northbound					N Park Blvd Eastbound					Total
START TIME	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	
Peak Hour Analysis From 16:00 to 17:00																					
Peak Hour For Entire Intersection Begins at 16:00																					
16:00	10	91	76	0	177	38	58	10	0	106	130	82	67	0	279	40	31	157	0	228	790
16:15	7	109	66	0	182	20	68	8	0	96	121	87	59	0	267	22	55	128	1	206	751
16:30	8	79	76	0	163	45	60	7	0	112	142	87	64	0	293	24	45	178	1	248	816
16:45	5	77	73	0	155	40	52	10	0	102	121	83	60	0	264	34	43	165	0	242	763
Total Volume	30	356	291	0	677	143	238	35	0	416	514	339	250	0	1103	120	174	628	2	924	3120
% App Total	4.4%	52.6%	43.0%	0.0%		34.4%	57.2%	8.4%	0.0%		46.6%	30.7%	22.7%	0.0%		13.0%	18.8%	68.0%	0.2%		
PHF	.750	.817	.957	.000	.930	.794	.875	.875	.000	.929	.905	.974	.933	.000	.941	.750	.791	.882	.500	.931	.956

[illegible]

2040 AM Peak H

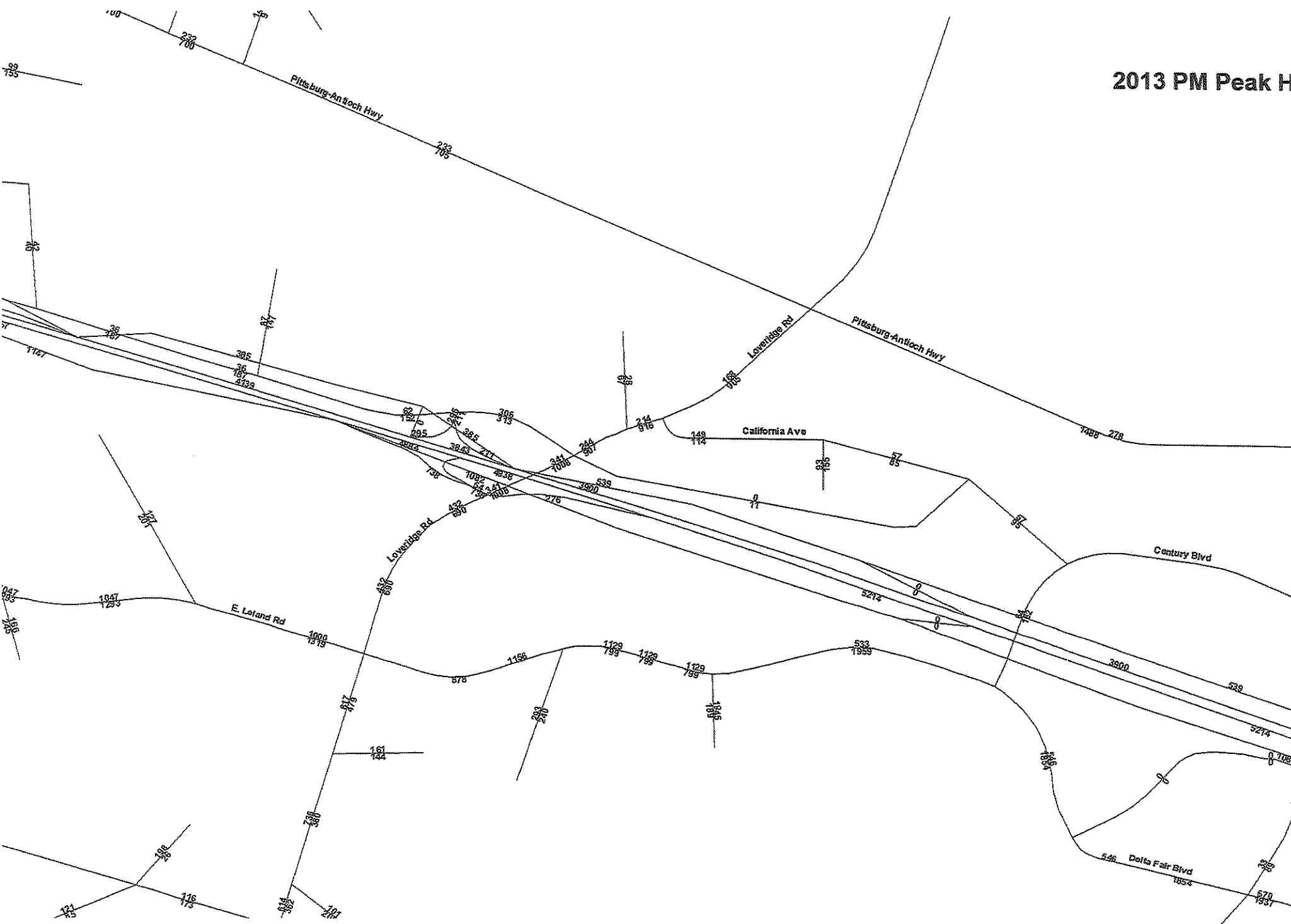


2013 PM Peak H

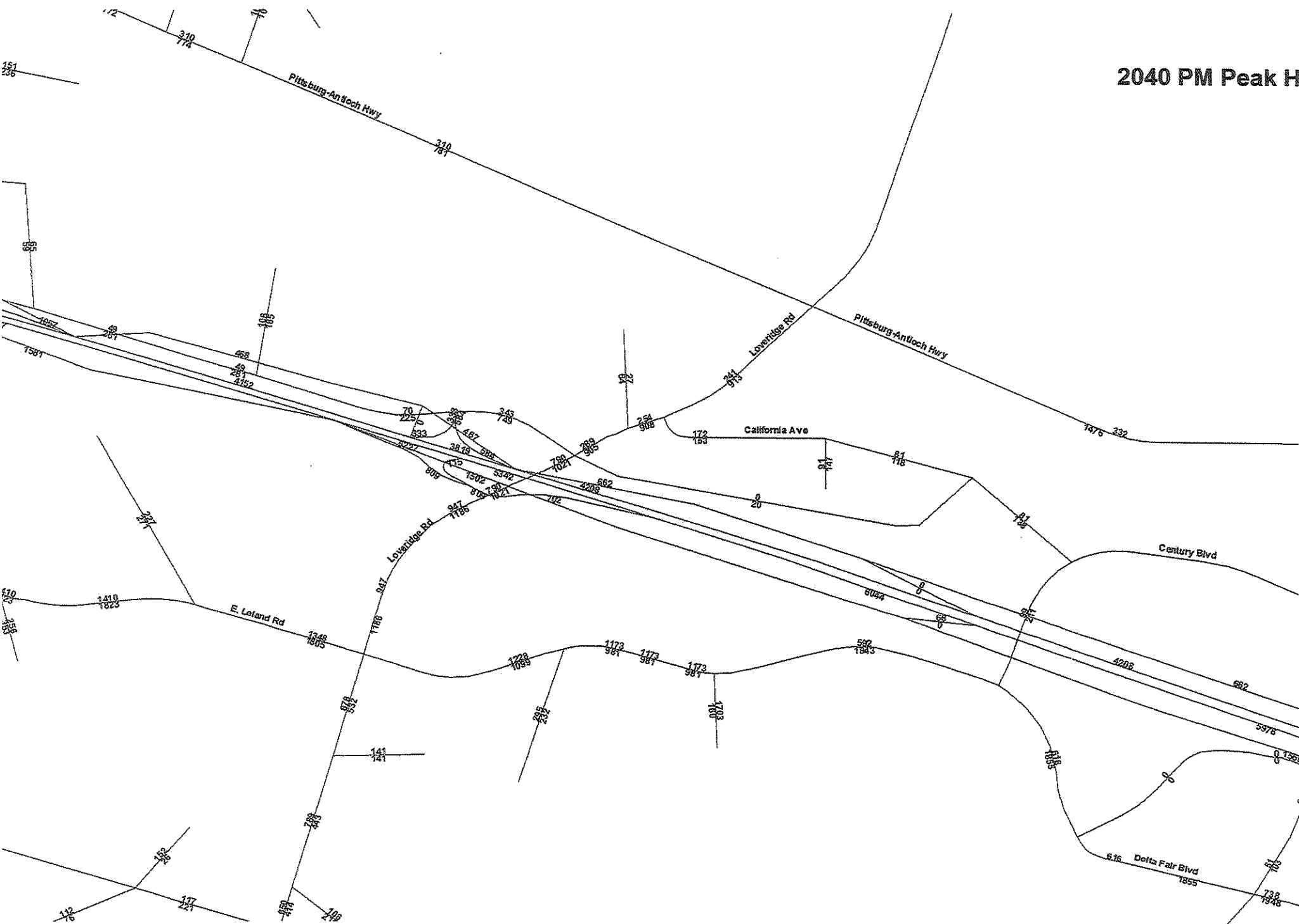
The diagram illustrates the traffic flow at the intersection of Pittsburg-Antioch Hwy and Lovelock Rd during the 2013 PM Peak H. The roads shown include Pittsburg-Antioch Hwy, Lovelock Rd, California Ave, Century Blvd, Delta Fair Blvd, E. Leland Rd, and Delta Blvd. The diagram shows the number of vehicles and the percentage of traffic for each movement.

Key Data Points:

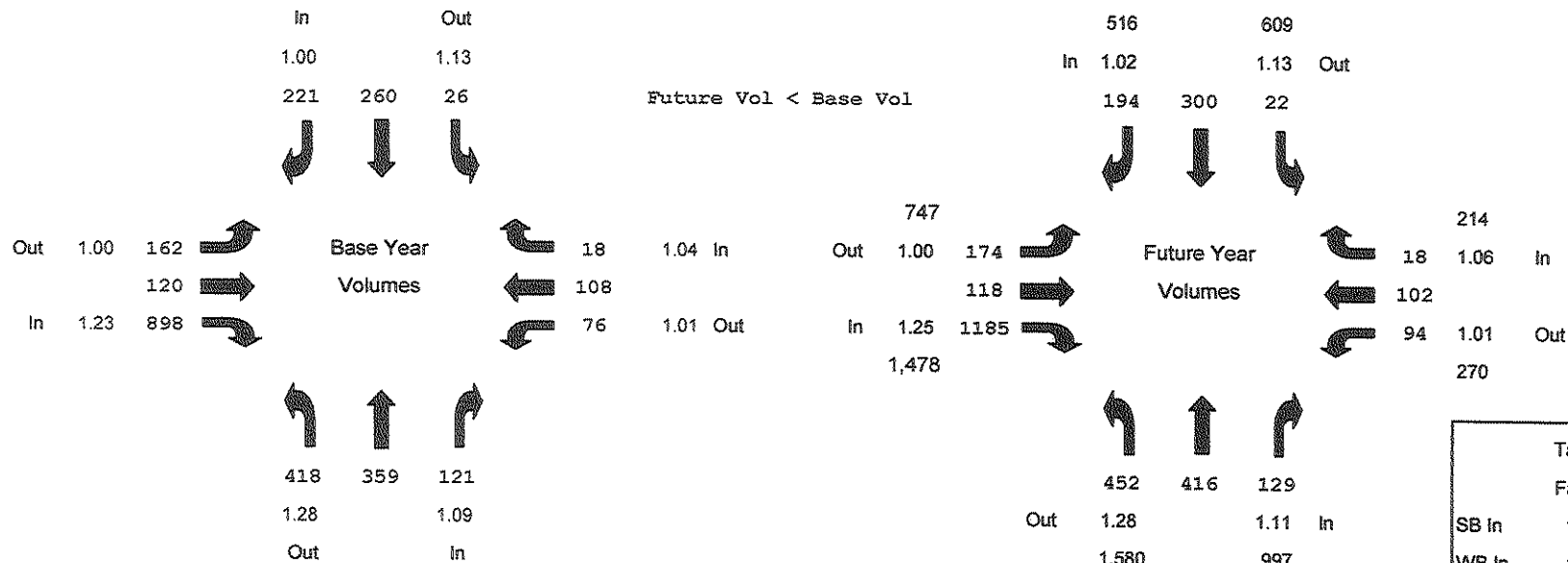
- Pittsburg-Antioch Hwy (Northbound):** 232 vehicles, 70%.
- Pittsburg-Antioch Hwy (Southbound):** 232 vehicles, 70%.
- Lovelock Rd (Eastbound):** 214 vehicles, 91%.
- Lovelock Rd (Westbound):** 214 vehicles, 91%.
- California Ave (Northbound):** 149 vehicles, 11%.
- California Ave (Southbound):** 149 vehicles, 11%.
- Century Blvd (Northbound):** 5214 vehicles, 3%.
- Century Blvd (Southbound):** 5214 vehicles, 3%.
- Delta Fair Blvd (Northbound):** 546 vehicles, 18%.
- Delta Fair Blvd (Southbound):** 546 vehicles, 18%.
- E. Leland Rd (Northbound):** 1000 vehicles, 13%.
- E. Leland Rd (Southbound):** 1000 vehicles, 13%.
- Delta Blvd (Northbound):** 121 vehicles, 13%.
- Delta Blvd (Southbound):** 121 vehicles, 13%.



2040 PM Peak H



Intersection Turning Movement Projections per NCHRP 255 (Furness Method)



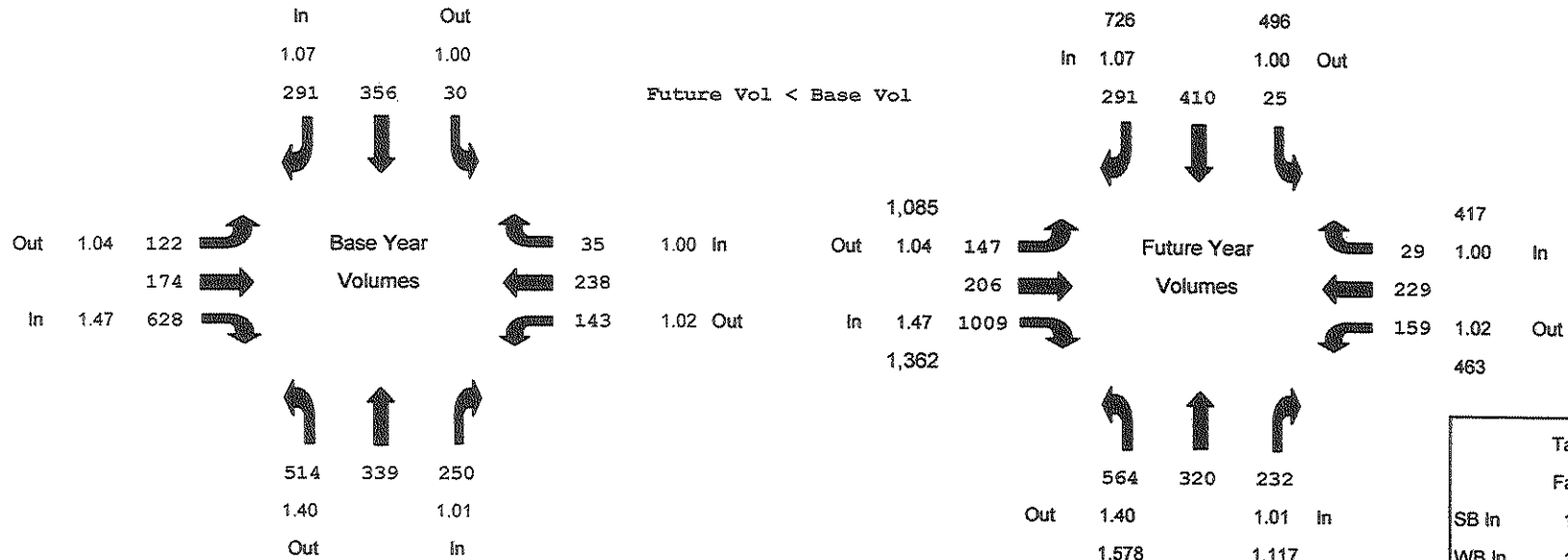
	Target	Calc'd	%
	Factor	Factor	Diff
SB In	1.00	1.02	2%
WB In	1.04	1.06	2%
NB In	1.09	1.11	2%
EB In	1.23	1.25	2%
NB Out	1.13	1.13	0%
EB Out	1.01	1.01	0%
SB Out	1.28	1.28	0%
WB Out	1.00	1.00	0%

Project pittsburg sonic
N/S Road Ioveridge
E/W Road N Park

Base Year 2013
Future Year 2040
Time Period a.m. peak hour

Avg Last 2 Iterations? : N

Intersection Turning Movement Projections per NCHRP 255 (Furness Method)



	Target	Calc'd	%
	Factor	Factor	Diff
SB In	1.07	1.07	0%
WB In	1.00	1.00	0%
NB In	1.01	1.01	0%
EB In	1.47	1.47	0%
NB Out	1.00	1.00	0%
EB Out	1.02	1.02	0%
SB Out	1.40	1.40	0%
WB Out	1.04	1.04	0%

Project pittsburg sonic
N/S Road loveridge
E/W Road N Park

Base Year 2013
Future Year 2040
Time Period p.m. Peak

Avg Last 2 Iterations? : N

STORMWATER CONTROL PLAN
for
PITTSBURG SONIC FAST FOOD RESTAURANT

February 8, 2017

Owner: Surina Mann

Contact: Dennis Barksdale
Claybar Engineering, Inc.
9354 Elk Grove Florin Road
Elk Grove, CA 95624
(916) 684-7301
dcb@claybar.com

Prepared By:

Claybar Engineering, Inc.
9354 Elk Grove Florin Road
Elk Grove, CA 95624
(916) 684-7301
dcb@claybar.com

TABLE OF CONTENTS

I.	Project Data	1
II.	Setting	4
II.A.	Project Location and Description	4
II.B.	Existing Site Features and Conditions.....	4
II.C.	Opportunities and Constraints for Stormwater Control.....	4
III.	Low Impact Development Design Strategies.....	5
III.A.	Optimization of Site Layout.....	5
III.A.1.	Limitation of development envelope.....	5
III.A.2.	Preservation of natural drainage features.....	5
III.A.3.	Setbacks from creeks, wetlands, & riparian habitats.....	5
III.A.4.	Minimization of imperviousness.....	5
III.A.5.	Use of drainage as a design element	5
III.B.	Use of Permeable Pavements.....	5
III.C.	Dispersal of Runoff to Pervious Areas.....	5
III.E.	Integrated Management Practices.....	5
IV.	Documentation of Drainage Design.....	6-7
IV.A.	Descriptions of each Drainage Management Area.....	6-7
IV.A.1.	Table of Drainage Management Areas.....	6
IV.A.2.	Drainage Management Area Descriptions.....	7
IV.B.	Tabulation and Sizing Calculations.....	8-9
	CCC Sizing Software-Areas Draining to IMPs.....	8-9
V.	Source Control Measures.....	10
V.A.	Site activities and potential sources of pollutants.....	10
V.B.	Source Control Table.....	10
V.C.	Features, Materials & Methods of Construction of Source Control BMPs.....	12
VI.	Stormwater Facility Maintenance.....	12
VI.A.	Ownership & Responsibility for Maintenance in Perpetuity.....	12
VI.B.	Summary of Maintenance Requirements for Each Stormwater Facility...	12-13
VII.	Construction Plan C.3 Checklist.....	13-14
VIII.	Certifications.....	14

I. PROJECT DATA**II. TABLE 1. PROJECT DATA**

Project Name/Number	Pittsburg Sonic Restuarant
Application Submittal Date	[to be verified by municipal staff]
Project Location	1600 North Park Plaza Drive – Pittsburg, CA 94565
Name of Developer	NORCAL CAJUN FOODS INC.
Project Phase No.	NA
Project Type and Description	The project consists of the development of the commercial zoned property into a Sonic Fast Food Restaurant
Project Watershed	The project water shed is limited to the project site
Total Project Site Area (acres)	0.86 Acres
Total Area of Land Disturbed (acres)	0.86 Acres
Total New Impervious Surface Area (sq. ft.)	21,914 sq. ft.
Total Replaced Impervious Surface Area	NA – Site is a vacant commercial site
Total Pre-Project Impervious Surface Area	0 sq. ft.
Total Post-Project Impervious Surface Area	21,914 sq. ft.
50% Rule[*]	Applies
Project Density	61.63% impervious area coverage
Applicable Special Project Categories [Complete even if all treatment is LID]	None
Percent LID and non LID treatment	100%-Directed to Bio-retention Facilities
HMP Compliance [†]	Doesn't Apply

[*50% rule applies if:

Total Replaced Impervious Surface Area > 0.5 x Pre-Project Impervious Surface Area]

[†HMP applies if:

(Total New Impervious Surface Area + Total Replaced Impervious Surface Area) ≥ 1 acre]

III. SETTING

III.A. Project Location and Description

The proposed project is a commercial project located on a 37,528 square feet, 0.86 acre commercially zoned parcel, known as:

1600 North Park Plaza Drive
Pittsburg, CA 94565
Contra Costa County APN: 088-151-041

The parcel is an infill commercial property located in a highway commercial zoned area and is located off a major arterial roadway and is surrounded by similar commercial parcels.

The entire 0.86 acre parcel will be developed as a restaurant project with a commercial building and parking and with conventional landscape areas located on the west, south and east areas of the property. (See attached site plan and shed map).

Existing Site Features and Conditions

The project site was previously graded when the adjacent property was developed. The graded site is extremely flat and is currently covered with native grass and weeds. Existing sanitary sewer, potable water and dry utilities are located adjacent and easterly of the project site. The project will utilize an existing 12-inch diameter storm drain line connected to an existing drainage box that has been stubbed into the property and is located in the southeast portion of the property as the outfall from drainage from the site. (See attached Project Shed Map).

III.B. Opportunities and Constraints for Stormwater Control

The existing soils at the site as identified in the United States Department of Agriculture soil survey are Capay Clays. These soils have a very low permeability rate and therefore deep infiltration is not feasible. Therefore the bio-retention areas identified in the report for Drainage Management Areas DMA 1 and DMA 2 will be constructed with a perforated subdrain to provide disposal of the treated storm water.

IV. LOW IMPACT DEVELOPMENT DESIGN STRATEGIES

IV.A. Optimization of Site Layout

IV.A.1. Limitation of development envelope

The project is a commercial restaurant and the site layout and development will be as allowed by Contra Costa County Development codes.

IV.A.2. Preservation of natural drainage features

The site was previously graded with the development of the adjacent commercial parcels and is an infill project. The site currently sheet flows to an existing temporary drainage box located in the southeast portion of the project. Drainage from this drainage inlet is conveyed from the site in a storm drain pipe system constructed as part of the adjacent commercial development previously constructed.

IV.A.3. Setbacks from creeks, wetlands, and riparian habitats

The site is an infill project with little to no habitat and contains no wetlands or riparian habitat.

IV.A.4. Minimization of imperviousness

The site is an infill commercial project and the pavement improvements and restaurant as shown on the plan are minimized as much as possible to allow for the use of the property as a drive-thru restaurant.

IV.A.5. Use of drainage as a design element

The site has been designed to allow for the landscape areas to be constructed as bio-retention areas. The landscaping of the bio-retention areas will be designed to provide for an attractive setting for the restaurant.

IV.B. Use of Permeable Pavements

Conventional concrete curbs and gutters and asphalt paving will be used throughout the site. Pervious pavements are unfeasible due to the nearly impermeable, expansive soils.

IV.C. Dispersal of Runoff to Pervious Areas

All runoff will be directed to bio-retention areas located in landscape areas located on the west and east sides of the project site.

IV.D. Integrated Management Practices

Maintenance of the project site including the landscaping areas, the trash enclosure area, and the parking lot, as well as activities including the delivery and acceptance of food and materials necessary to support the operation of the restaurant will be managed to maximize the cleanliness and attractiveness of the site while minimizing potential storm water contamination.

V. DOCUMENTATION OF DRAINAGE DESIGN

V.A. Descriptions of each Drainage Management Area

V.A.1. Table of Drainage Management Areas

<i>DMA Name</i>	<i>Surface Type</i>	<i>Area (square feet)</i>
LS Area 1	Landscaping	116
LS Area 2	Landscaping	353
LS Area 3	Landscaping	176
LS Area 4	Landscaping	166
LS Area 5	Landscaping	94
LS Area 6	Landscaping	58
LS Area 7	Landscaping	1118
PA Area 1	Asphalt/Concrete Pavement	580
PA Area 2	Asphalt/Concrete Pavement	1395
PA Area 3	Asphalt/Concrete Pavement	8094
PA Area 4	Asphalt/Concrete Pavement	6348
Roof 1	Conv. Roof	2204
LS Area 7	Landscaping	2741
PA Area 5	Asphalt Pavement	2976
PA Area 6	Concrete Sidewalk	107
TE Roof	Trash Enclosure Roof	250
Bio-Ret. Area 1	Bio-Retention Area	1118
Bio-Ret. Area 2	Bio-Retention Area	318

V.A.2. Drainage Management Area Descriptions

DMA LS 1, totaling 116 square feet, drains a landscape area to DMA LS 7 and to IMP Bio-Ret. 1. The area will be depressed 2 inches below the surrounding curbs and include non-floating mulch if mulch is used.

DMA LS 2, totaling 353 square feet, drains a landscape area to DMA LS 7 and to IMP Bio-Ret. 1. The area will be depressed 2 inches below the surrounding curbs and include non-floating mulch if mulch is used.

DMA LS 3, totaling 176 square feet, drains a landscape area to DMA LS 7 and to IMP Bio-Ret. 1. The area will be depressed 2 inches below the surrounding curbs and include non-floating mulch if mulch is used.

DMA LS 4, totaling 166 square feet, drains a landscape area to DMA LS 7 and to IMP Bio-Ret. 1. The area will be depressed 2 inches below the surrounding curbs and include non-floating mulch if mulch is used.

DMA LS 5, totaling 94 square feet, drains a landscape area to DMA LS 7 and to IMP Bio-Ret. 1. The area will be depressed 2 inches below the surrounding curbs and include non-floating mulch if mulch is used.

DMA LS 6, totaling 58 square feet, drains a landscape area to DMA LS 7 and to IMP Bio-Ret. 1. The area will be depressed 2 inches below the surrounding curbs and include non-floating mulch if mulch is used.

DMA LS 7, totaling 8,504 square feet, drains a landscape area to DMA LS 7 and to IMP Bio-Ret. 1. The area will drain directly to IMP Bio-Ret. 1 which is located within the landscape area. The landscaping will be depressed a minimum of 2" below the surrounding curbs and include non-floating mulch if mulch is used.

DMA PA 1, totaling 580 square feet, drains a conventional pavement area. DMA PA 1 drains via a drain pipe into DMA LS 7 and to IMP Bio-Ret. 1.

DMA PA 2, totaling 1,395 square feet, drains a conventional pavement area. DMA PA 2 drains via sheet flow and gutter flow into DMA LS 7 and to IMP Bio-Ret. 1.

DMA PA 3, totaling 8,054 square feet, drains a conventional pavement area. DMA PA 3 drains via sheet flow and gutter flow into DMA LS 7 and to IMP Bio-Ret. 1.

DMA PA 4, totaling 6,348 square feet, drains a conventional pavement area. DMA PA 4 drains via a drain pipe into DMA LS 7 and to IMP Bio-Ret. 1.

DMA Roof 1, totaling 2,204 square feet, drains a conventional roof area. DMA Roof 1 drains via a pipes to DMA PA3 and then drains via sheet flow and gutter flow into DMA LS 7 and to IMP Bio-Ret. 1.

DMA PA 5, totaling 2,976 square feet, drains a conventional pavement area. DMA PA 5 drains via sheet flow and gutter flow into DMA LS 8 and to IMP Bio-Ret. 2.

DMA PA 6, totaling 107 square feet, drains a concrete sidewalk. DMA PA 6 drains via sheet flow and gutter flow into DMA LS 8 and to IMP Bio-Ret. 2.

DMA TE Roof, totaling 250 square feet, drains a conventional roof area. DMA TE Roof drains into DMA PA8 and then drains via sheet flow to IMP Bio-Ret. 2.

Project Name: Pittsburg Sonic Restaurant
Project Type: Treatment Only
APN: 088-151-041
Drainage Area: 29,166
Mean Annual Precipitation: 12.5

IV. Areas Draining to IMPs

IMP Name: IMP BIO RET 1
IMP Type: Bioretention Facility
Soil Group: IMP BIO RET 1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
					IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA LS1	116	Landscape	0.10	12				
DMA LS2	353	Landscape	0.10	35				
DMS LS3	176	Landscape	0.10	18				
DMA LS4	166	Landscape	0.10	17				
DMA LS 5	94	Landscape	0.10	9				
DMA LS6	58	Landscape	0.10	6				
DMS LS 7	8,504	Landscape	0.10	850				
DMS PA1	580	Concrete or Asphalt	1.00	580				
DMA PA2	1,395	Concrete or Asphalt	1.00	1,395				
DMA PA3	8,054	Concrete or Asphalt	1.00	8,054				
DMA PA 4	6,348	Concrete or Asphalt	1.00	6,348				
DMA Roof1	2,204	Conventional Roof	1.00	2,204				
Total				19,528				
				Area	0.040	1.000	781	1,118

Project Name: Pittsburg Sonic Restaurant
Project Type: Treatment Only
APN: 088-151-041
Drainage Area: 6,392
Mean Annual Precipitation: 12.5

IV. Areas Draining to IMPs

IMP Name: BIO RET 2
IMP Type: Bioretention Facility
Soil Group: BIO RET 2

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA LS 8	2,741	Landscape	0.10	274	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA PA 5	2,976	Concrete or Asphalt	1.00	2,976				
DMA PA 6	107	Concrete or Asphalt	1.00	107				
DMA TE Roof 7	250	Conventional Roof	1.00	250				
Total				3,607				
				Area	0.040	1.000	144	318

Report generated on 2/20/2017 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).

VI. SOURCE CONTROL MEASURES

VI.A. Site activities and potential sources of pollutants

The following activities planned for the Pittsburgh Sonic restaurant have potential to allow pollutants to enter runoff:

- Refuse Disposal
- Food services associated with the restaurant
- Landscape Maintenance
- Operation of the restaurant including unloading of food and materials for operation for the restaurant.

VI.B. Source Control Table

<i>Potential source of runoff pollutants</i>	<i>Permanent source control BMPs</i>	<i>Operational source control BMPs</i>
On-Site Drain Inlets and associated storm drain facilities.	The two inlets in the pavement areas are connected to pipes that will convey the drainage to Bio-Retention Area 1 for treatment. Inlets will be accessed from the parking areas and will be marked "No Dumping-Drains to Creek"	• Inlet markings will be inspected annually and replaced or renewed as needed. • The Owner will not allow anyone to discharge any hazardous or polluting materials in the storm drain inlets. • All storm drain facilities will be maintained bi-weekly as part of the site maintenance and the drainage system and related features will be inspected and maintained as specified in the BMP Maintenance and Operation Plan
Need for future indoor and structural pest control.	Standard building design minimizes potential needs for future pest control.	The owner will receive integrated pest management information as provided by the City
Landscape/Outdoor pesticide use.	• Landscape will be designed to minimize required irrigation and runoff, to minimize runoff, to promote surface infiltration, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution. • Plantings for the bio-retention areas will be selected to be drought tolerant and appropriate for the anticipated soil and	All site landscaping will be maintained by a professional landscaping contractor. Contract to state that landscaping is to be maintained using IPM principles, with minimal or no use of pesticides.

	moisture conditions. - Plants will be selected appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions. - Where possible, pest resistant plants will be selected, especially for locations adjacent to hardscape.	
Restaurant Use	The restaurant will be required to have an interior mop sink suitably sized for washing any floor mats, containers, or equipment per City requirements.	The brochure "Water Pollution Prevention Tips to Protect Water Quality and Keep Your Food Service Facility Clean" will be acquired and maintained in the restaurant.
Trash Enclosure	- The trash enclosure area will be constructed with a roof that protects the trash enclosure from rain. - All interior refuse areas will be located so the floor slopes to interior drains. All interior floor drains will be connected to the sanitary sewer. - All dumpsters will be marked with a "Do Not Dump Hazardous Materials Here" or similar.	Adequate litter receptacles will be provided throughout the project site. The owner will designate workers to inspect and clean up daily. Spills will be cleaned up using dry methods.
Outdoor Storage of Equipment and Materials.	No equipment or materials are expected or intended to be stored outdoors.	
Loading/Unloading Areas	The loading/unloading area for food materials and equipment will drain to the Bio-Retention Areas	Unloaded materials will be moved indoors as quickly as possible following unloading.
Fire Sprinkler Test Water	The fire sprinkler test valves will be equipped with a means to divert the test water to the sanitary sewer.	
Miscellaneous Drain or Wash Water	- All condensate drain lines from exterior air conditioning units shall be directed to the bio-retention and landscape areas. - Interior condensate drain lines shall be directed to the sanitary sewer lines.	

	• Roofing , drain gutters, and trim shall not be copper or other unprotected metal that could leach into the runoff.	
--	--	--

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

The construction of the storm drain system will be in accordance with the civil engineering plans prepared by Claybar Engineering Inc. and approved by the City of Pittsburgh. The specification of all storm drain related materials are specified and detailed on said plans. The plant material for the bio-retention areas and the landscape areas will be in accordance with the project landscape plans developed based on the civil engineering plans and as approved by the City of Pittsburgh. The bio-retention planting media and associated class II aggregate base and gravel specifications shall be in accordance with the civil engineering plans and shall be consistent with the Bay Area Storm Water Management Agencies Association specifications dated February 5, 2016 and attached to this plan for reference.

VII. STORMWATER FACILITY MAINTENANCE

VII.A. Ownership and Responsibility for Maintenance in Perpetuity

All storm water treatment facilities (bio-retention areas) in this plan will be owned and maintained in perpetuity by the private owner of the subject property. The applicant accepts responsibility for interim operation and maintenance of the facilities until such time as this responsibility is formally transferred to a subsequent owner.

If the City of Pittsburgh should require, the applicant will execute, prior to completion of project construction, a Stormwater Facilities Operation and Maintenance Agreement per the model as outlined by the Contra Costa Clean Water program. The executed agreement will "run with the land" and be enforced on subsequent property owners.

The applicant will submit, with the application for building permits, a draft Stormwater Facilities Operation and Maintenance Plan including detailed maintenance requirement and a maintenance schedule.

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

The project is designed to direct drainage water to bio-retention areas where select plant materials, soils, and gravels filter the drainage to remove pollutants prior to the water being discharged from the site. The typical maintenance plan for the drainage system consist of the following:

- Inspect inlets, exposure of soils, or for other evidence of erosion. Clear any obstructions and remove any accumulation of sediment. Inspect the rock dissipation pads and repair or replenish as required.
- Inspect outlets for erosion or plugging.
- Inspect all soil slopes for erosion and repair/correct as necessary.

- Observe the bio-retention area soils for uniform percolation throughout. If water does not percolate into the soil within 48 hours following a storm event the bio-retention soil, gravel, and sub-drain shall be replaced as soon as practical.
- Examine the bio-retention and landscape vegetation to ensure that it is healthy and dense enough to provide for adequate filtering of the drainage water, and to protect the site from erosion. Replenish mulch as necessary, remove fallen leaves and debris, prune large shrubs and/or trees and mow turf areas as required. Confirm the irrigation is adequate and not excessive. Replace dead or sick plants as required and remove weeds and evasive vegetation as required.
- Abate any potential vectors by filling in the ground in low areas within the landscaping areas and insure that there are no areas where water is allowed to pond/stand for longer than 48 hours following a storm event. If mosquito larvae are present and persistent, contact the County Vector Control District for information and advice. Mosquito larvicides should be applied only when absolutely necessary and then only by a licensed individual or contractor.

VIII. CONSTRUCTION PLAN C.3 CHECKLIST

[See the instructions on page 31 of the Guidebook.]

*Stormwater
Control Plan
Page #*

BMP Description

See Plan Sheet #s

Table V.A.1, Exhibit, and VI.C	Bio-Retention Areas	Civil Plan Sheet 3
Table VI.B	On-Site drainage inlet marked no dumping	Civil Plan Sheet 3
Table VI.B	Plant Selection to minimize irrigation, minimize use of fertilizers and pesticides, and for pest resistance.	Landscape Plans
Table VI.B	Restaurant required to have suitably sized interior mop sink.	Architect Plans
Table VI.B	Trash enclosure to be covered with a roof to eliminate storm water into the trash enclosure.	Architect Plans
Table VI.B	Trash dumpsters to be marked "No Dumping of Hazardous materials" or similar.	Civil Plan Sheet 3
Table VI.B	Adequate litter receptacles throughout commercial area	Architect Plans
Table VI.B	Exterior Condensate lines discharged to landscape areas	Architect Plans

Table VI.B	Interior Condensate lines discharged to landscape areas	Architect Plans
Table VI.B	Fire sprinklers test valves to be equipped to drain water to the sanitary sewer.	Architect Plans
Table VI.B	Roofing , drain gutters, and trim shall not be copper or other unprotected metal that could leach into the runoff.	Architect Plans

IX. CERTIFICATIONS

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

TABLES

Table 1. Project Data.....3
CCC Sizing Software IMP Sizing Calculations.....8,9
Table VI.B Sources and Source Control Measures.....10,11,12
Table VIII. Construction Plan C.3 Checklist.....13,14

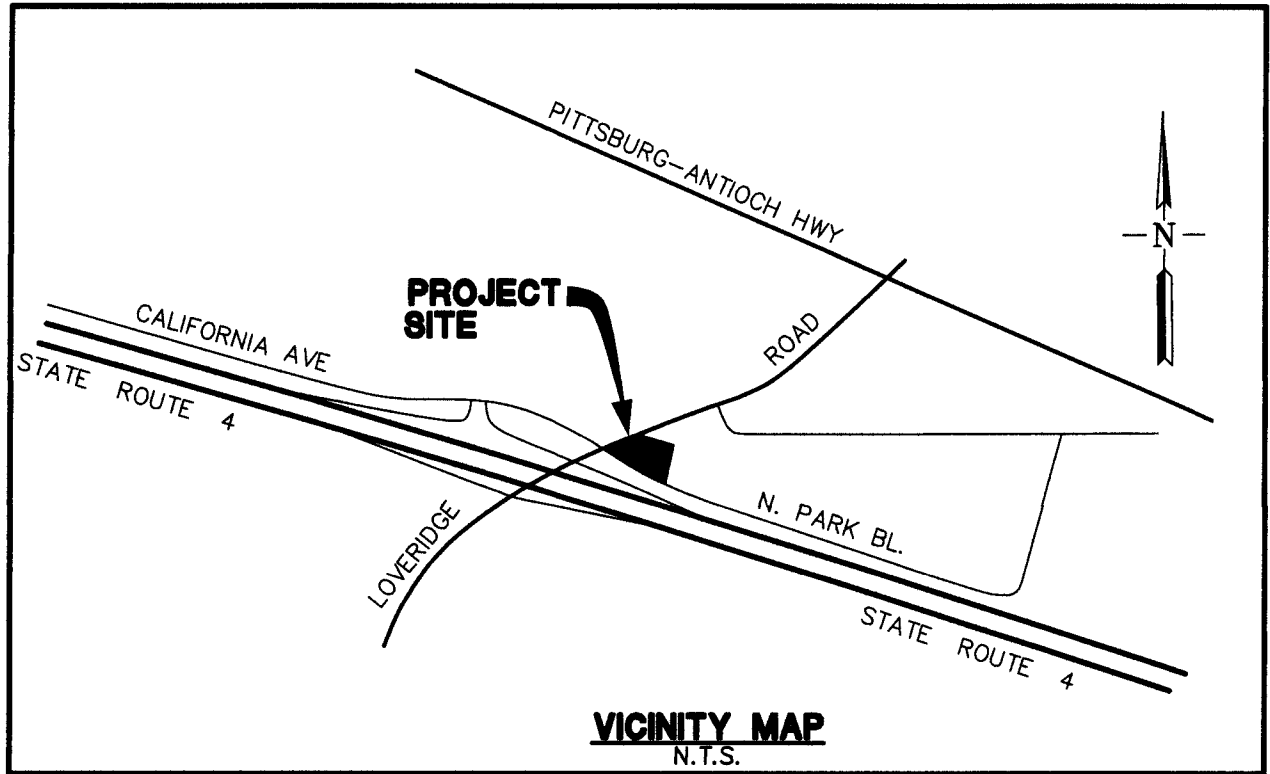
Figures

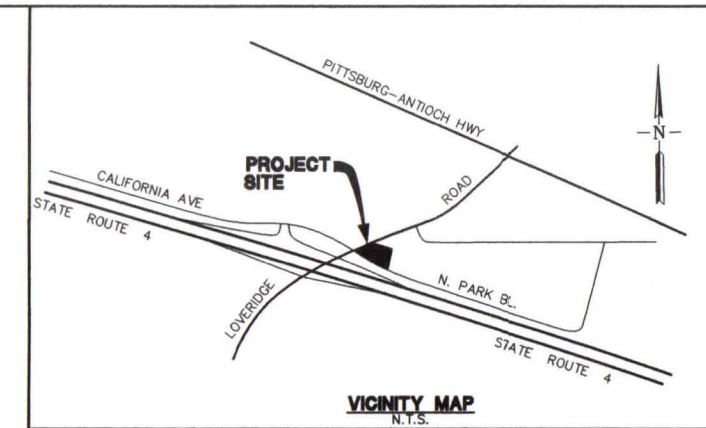
Vicinity Map.....15

Attachments

Stormwater Control Plan Exhibit.....16

Bay Area Stormwater Management Agencies Association
Bio-Retention materials Specifications





DRAINAGE MANAGEMENT AREA INFORMATION: BIO-RETENTION AREA 1 CONTRIBUTING DRAINAGE MANAGEMENT AREAS

IV. Areas Draining to IMPs

IMP Name: IMP BIO RET 1
IMP Type: Bioretention Facility
Soil Group: IMP BIO RET 1

Soil Group: IMP-LSU-KET-1								
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA LS1	116	Landscape	0.10	12	IMP Sizing Factor			
DMA LS2	353	Landscape	0.10	35				
DMA LS3	176	Landscape	0.10	18				
DMA LS4	166	Landscape	0.10	17				
DMA LS 5	94	Landscape	0.10	9				
DMA LS6	58	Landscape	0.10	6				
DMS LS 7	8,504	Landscape	0.10	850				
DMS PA1	580	Concrete or Asphalt	1.00	580				
DMA PA2	1,395	Concrete or Asphalt	1.00	1,395				
DMA PA3	8,054	Concrete or Asphalt	1.00	8,054				
DMA PA 4	6,348	Concrete or Asphalt	1.00	6,348				
DMA Roof1	2,204	Conventional Roof	1.00	2,204				
Total				19,528				
Area				0.040	1.000	781	1,118	

Report generated on 2/20/2017 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).

DRAINAGE MANAGEMENT AREA INFORMATION: BIO-RETENTION AREA 2 CONTRIBUTING DRAINAGE MANAGEMENT AREAS

Project Name: Pittsburg Sonic Restaurant
Project Type: Treatment Only
APN: 088-151-041
Drainage Area: 6,392
Mean Annual Precipitation: 12.5

IV. Areas Draining to IMPs

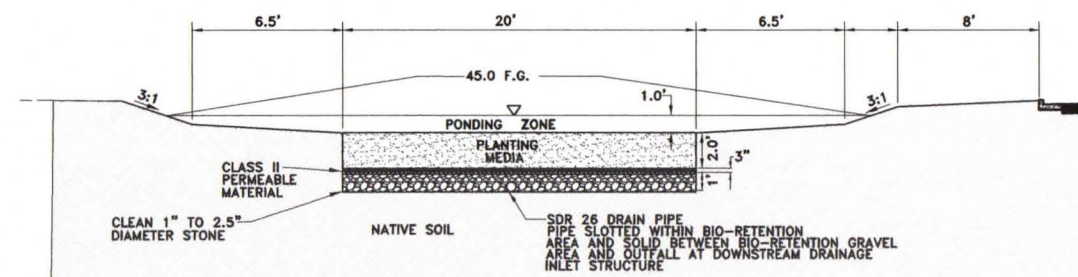
IMP Name: BIO RET 2
IMP Type: Bioretention Facility
Soil Group: BIO RET 2

Soil Group: BIO RET 2								
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA LS 8	2,741	Landscape	0.10	274	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA PA 5	2,976	Concrete or Asphalt	1.00	2,976				
DMA PA 6	107	Concrete or Asphalt	1.00	107				
DMA TE Roof 7	250	Conventional Roof	1.00	250				
Total				3,607				
				Area	0.040	1.000	144	318

Report generated on 2/20/2017 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).

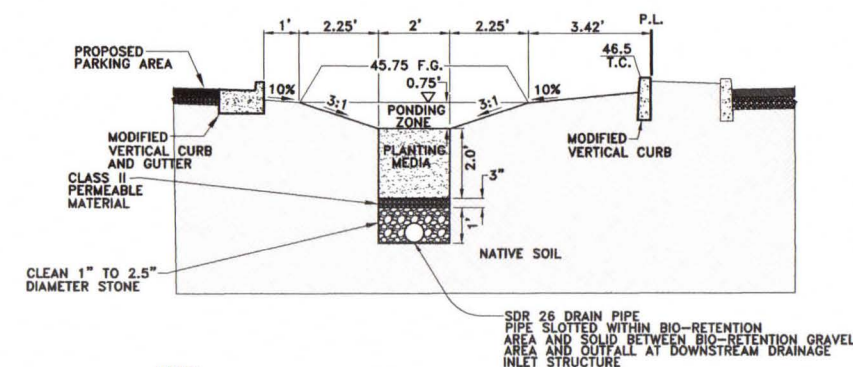
PITTSBURG SONIC RESTAURANT - STORM WATER CONTROL PLAN

CITY OF PITTSBURG CONTRA COSTA COUNTY - CALIFORNIA



- NOTES:
- 1) THE TOTAL BIO-RETENTION AREA 1 BOTTOM SURFACE AREA=1118 S.F.
 - 2) ALL BIO-RETENTION AREAS MATERIALS SHALL BE IN COMPLIANCE WITH CURRENT "BASMAA" STANDARDS SPECIFICATIONS.

SECTION "A"-A"
BIO-RETENTION AREA 1 DETAIL
N.T.S.



- NOTES:
- 1) THE TOTAL BIO-RETENTION AREA 2 BOTTOM SURFACE AREA=318 S.F.
 - 2) ALL BIO-RETENTION AREAS MATERIALS SHALL BE IN COMPLIANCE WITH CURRENT "BASMAA" STANDARDS SPECIFICATIONS.

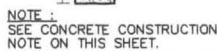
BIO-RETENTION AREA 2 DETAIL
N.T.S.



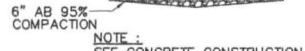
DATE:10-28-2016



**SITework CURB
AND GUTTER DETAIL** ③
N.T.S.



SITework BARRIER
CURB DETAIL (4)
N.T.S.



SEE CONCRETE CONSTRUCTION
NOTE ON THIS SHEET.
VALLEY GUTTER DETAIL (5)
N.T.S.



**ROCK DISIPATION
PAD DETAIL** (6)
N.T.S.



**DEEPEMED CURB
AND GUTTER DETAIL** **(8)**
N.T.S.

- ① SAWCUT, REMOVE AND DISPOSE OF 34.00 L.F. OF CURB AND GUTTER AND 1 FOOT WIDE AREA OF AC. PAVEMENT. CONSTRUCT OR REPLACE EXISTING DRAINAGE INLET WITH A TYPE J DRAINAGE INLET WITH TRAFFIC RATED GRATE. ADJUST TO OF DRAIN GRATE TO RECONSTRUCTED CUTTER FLOWLINE. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY OF PITTSBURGH STANDARD DRAWING R-4.
- ② SAWCUT, REMOVE AND DISPOSE OF 31.50 L.F. OF CURB AND GUTTER AND 1 FOOT WIDE AREA OF AC. PAVEMENT. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY OF PITTSBURGH STANDARD DRAWING R-4.
- ③ CONSTRUCT SITEWORK CURB AND GUTTER PER DETAIL BELOW.
- ④ CONSTRUCT SITEWORK BARRIER CURB PER DETAIL BELOW.
- ⑤ CONSTRUCT CONCRETE V-GUTTER PER DETAIL BELOW.
- ⑥ CONSTRUCT 2' WIDE THRU-CURB DRAIN PER DETAIL BELOW.
- ⑦ CONSTRUCT 4 FOOT LONG ROCK DISSIPATION PAD PER DETAIL BELOW.
- ⑧ CONSTRUCT DEEPEMED CURB AND GUTTER PER DETAIL BELOW.
- ⑨ REMOVE AND DISPOSE OF EXISTING CONCRETE DRAIN BOX AND WOODEN LID. CONSTRUCT TYPE J DRAINAGE INLET PER CONTRA COSTA COUNTY STANDARD DETAIL C029. F.L. 12" S.D. PIPE THRU=40.40.
SIDE OPENING (N'LY) EL.=45.75
TOP OF GRATE=46.50.
- ⑩ CONSTRUCT 24" DIA. S.D. INLET WITH STEEL GRATE LID AND 1' X 6" SIDE OPENING. CONSTRUCT 162 L.F. X 12" DIAMETER RCP CL3 DRAIN PIPE AT S=0.0020 AND CONNECT TO DRAINAGE STRUCTURE ⑨
F.L. AT STRUCTURE ⑨ =40.40
F.L. 12" SD OUT=40.72
RIM=46.00 SIDE OPENING F.L.=45.00
- ⑪ LOCATE EXISTING STORM DRAIN PIPE AND CONSTRUCT 36" DIAMETER RCP JUNCTION STRUCTURE WITH STEEL GRATE.F.L. IN FROM DRAINAGE STRUCTURE ⑨ =40.40
VERIFY AND CONFORM TO EXISTING DRAIN PIPE.
- ⑫ CONSTRUCT 8" H.D.P.E. FLARED END STRUCTURE WITH 3' X 4' 8" MINUS ROCK OUTLET PAD. CONSTRUCT 25 L.F. X 8" DIAMETER PVC C-900 DRAIN PIPE AT S=0.0025 AND CONNECT TO DRAINAGE STRUCTURE ⑬
F.L. AT OUTLET =44.10
F.L. AT DRAINAGE STRUCTURE ⑬ =44.16
- ⑬ CONSTRUCT 24" DIAMETER PLASTIC LANDSCAPE DRAINAGE STRUCTURE WITH STEEL GRATE. CONSTRUCT 104 L.F. X 8" DIAMETER PVC C-900 DRAIN PIPE WITH CONCRETE ENCASEMENT AT S=0.0025 AND CONNECT TO DRAINAGE STRUCTURE ⑭
F.L. THRU=44.16, F.L. AT DRAINAGE STRUCTURE ⑭ =44.42
- ⑭ CONSTRUCT 24" DIAMETER TRAFFIC RATED CONCRETE DRAINAGE STRUCTURE WITH TRAFFIC RATED STEEL GRATE.
F.L. OUT=44.42 , RIM=46.83
- ⑮ CONSTRUCT 8" H.D.P.E. FLARED END STRUCTURE WITH 3' X 4' 8" MINUS ROCK OUTLET PAD. CONSTRUCT 87 L.F. X 8" DIAMETER PVC C-900 DRAIN PIPE WITH CONCRETE ENCASEMENT AT S=0.0025 AND CONNECT TO DRAINAGE STRUCTURE ⑯
F.L. AT OUTLET =44.10
F.L. AT DRAINAGE STRUCTURE ⑯ =44.32
- ⑯ CONSTRUCT 24" DIAMETER PLASTIC LANDSCAPE DRAINAGE STRUCTURE WITH STEEL GRATE. CONSTRUCT 47 L.F. X 8" DIAMETER PVC C-900 DRAIN PIPE WITH CONCRETE ENCASEMENT AT S=0.0025 AND CONNECT TO DRAINAGE STRUCTURE ⑰
F.L. THRU=44.32, F.L. AT DRAINAGE STRUCTURE ⑰ =44.44
- ⑰ CONSTRUCT 24" DIAMETER TRAFFIC RATED CONCRETE DRAINAGE STRUCTURE WITH TRAFFIC RATED STEEL GRATE.
F.L. OUT=44.44 , RIM=46.86
- ⑱ CONSTRUCT 9.5' WIDE CONCRETE SIDEWALK IN ACCORDANCE WITH CONTRA COSTA COUNTY STANDARD DRAWING CA70.
- ⑲ CONSTRUCT 1,118 SQUARE FOOT BIO-RETENTION AREA WITH SUBDRAIN IN ACCORDANCE WITH THE DETAIN ON SHEET 2.
- ⑳ CONSTRUCT 318 SQUARE FOOT BIO-RETENTION AREA WITH SUBDRAIN IN ACCORDANCE WITH THE DETAIN ON SHEET 2.

A) THE DRAINAGE INLETS IDENTIFIED IN CONSTRUCTION NOTES 9, 10, 13, 14, 15, 16, AND 17 SHALL BE CONSTRUCTED WITH A STAMP THAT INDICATES "NO DUMPING - FLOWS TO CREEK".

THE CONTRACTOR SHALL CALL DIG ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY DIGGING OR EXCAVATION.

PROJECT NO. 201064	SHEET C3 OF 6	CITY OF PITTSBURGH	CONTRA COSTA COUNTY	CALIFORNIA		CLAYBAR ENGINEERING INC. 9354 ELK GROVE FLOORN ROAD ELK GROVE, CA 95624 PH: 916-684-7300 FAX: 916-684-2827	DATE: _____	SCALE: _____	BY: _____	DATE: _____
							DESIGNED BY: _____	CHECKED BY: _____	ENGR. INT.	DESCRIPTION

Application Form and Planning Survey Report

To Comply With and Receive Permit Coverage Under The East Contra Costa County Habitat Conservation Plan and Natural Community Conservation Plan

Please complete this application to apply for take authorization under the state and federal East Contra Costa County HCP/NCCP incidental take permits. The East Contra Costa County Habitat Conservancy ("Conservancy") or local jurisdiction (City of Brentwood, City of Clayton, City of Oakley, City of Pittsburg, and Contra Costa County) may request more information in order to deem the application complete.

I. PROJECT OVERVIEW

PROJECT INFORMATION	
PROJECT NAME: SONIC DRIVE-IN RESTAURANT	
PROJECT TYPE: ☐ Residential ☒ Commercial ☐ Transportation ☐ Utility ☐ Other	
PROJECT DESCRIPTION (BRIEF): 2308 SF SINGLE STORY RESTAURANT W/DRIVE THRU SERVICE	
PROJECT ADDRESS/LOCATION: 1600 NORTH PARK BLVD	
PARCEL/PROJECT SIZE (ACRES): 1.22 acres	
PROJECT APN(S): 088-151-041	
APPLICATION SUBMITTAL DATE: 8-24-16	FINAL PSR DATE: (City/County/Conservancy use)
LEAD PLANNER:	
JURISDICTION: ☐ City of Brentwood ☐ City of Clayton ☐ City of Oakley ☒ City of Pittsburg ☐ Contra Costa County ☐ Participating Special Entity*	
*Participating Special Entities are organizations not subject to the authority of a local jurisdiction. Such organizations may include school districts, irrigation districts, transportation agencies, local park districts, geological hazard abatement districts, or other utilities or special districts that own land or provide public services.	
DEVELOPMENT FEE ZONE: ☐ Zone I ☐ Zone II ☒ Zone III ☐ Zone IV	
See figure 9-1 of the HCP/NCCP at www.cocohcp.org for a generalized development fee zone map. Detailed development fee zone maps by jurisdiction are available from the jurisdiction.	

PROJECT APPLICANT INFORMATION	
APPLICANT'S NAME: NORCAL CAUN FOODS II	
AUTHORIZED AGENT'S NAME AND TITLE: SURINA MANN – DIRECTOR OF DEVELOPMENT	
PHONE NO.: 925-446-6806	APPLICANT'S E-MAIL: surina.mann@gmail.com
MAILING ADDRESS: 2190 MERIDIAN PARK BLVD, STE. G, CONCORD, 94520	

BIOLOGIST INFORMATION ¹	
BIOLOGICAL/ENVIRONMENTAL FIRM: Marcus H. Bole & Associates	
CONTACT NAME AND TITLE: Marcus H. Bole, Senior Wildlife Biologist	
PHONE NO.: 530-633-0117	CONTACT'S E-MAIL: mbole@aol.com
MAILING ADDRESS: 104 Brock Drive, Wheatland, CA 95692	

¹ A USFWS/CDFW-approved biologist (project-specific) is required to conduct the surveys. Please submit biologist(s) approval request to the Conservancy.

II. PROJECT DETAILS

Please complete and/or provide the following attachments:

1) Project Description

Attach as **Attachment A: Project Description**. Provide a detailed written description that concisely and completely describes the project and location. Include the following information:

- All activities proposed for the site or project, including roads utilized, construction staging areas, and the installation of underground facilities, to ensure the entire project is covered by the HCP/NCCP permit
- Proposed construction dates, including details on construction phases, if applicable
- Reference a City/County application number for the project, if applicable
- General Best Management Practices, if applicable
- If the project will have temporary impacts, please provide a restoration plan describing how the site will be restored to pre-project conditions, including revegetation seed mixes or plantings and timing

2) Project Vicinity Map

Provide a project vicinity map. Attach as **Figure 1 in Attachment B: Figures**.

3) Project Site Plans

Provide any project site plans for the project. Attach as **Figure 2 in Attachment B: Figures**.

4) CEQA Document

Indicate the status of CEQA documents prepared for the project. Provide additional comments below table if necessary.

Type of Document	Status	Date Completed
☒ Initial Study	Completed on Previous Project	
☐ Notice of Preparation		
☐ Draft EIR		
☐ Final EIR		
☐ Notice of Categorical Exemption		
☐ Notice of Statutory Exemption		
☐ Other (describe)		

III. EXISTING CONDITIONS AND IMPACTS

Please complete and/or provide the following attachments:

1) Field-Verified Land Cover Map²

Attach a field-verified land cover map in **Attachment B: Figures** and label as **Figure 3**. The map should contain all land cover types present on-site overlaid on aerial/satellite imagery. Map colors for the land cover types should conform to the HCP/NCCP (see *Figure 3-3: Landcover in the Inventory Area* for land cover type legend).

2) Photographs of the Project Site

Attach representative photos of the project site in **Attachment B: Figures** and label as **Figure 4**. Please provide captions for each photo.

² For PSEs and city or county public works projects, please also identify permanent and temporary impact areas by overlaying crosshatching (permanent impacts) and hatching (temporary impacts) on the land cover map.

3) Land Cover Types and Impacts and Supplemental Tables

- For all terrestrial land cover types please provide calculations to the nearest **hundredth of an acre (0.01)**. For aquatic land cover types please provide calculations to the nearest **thousandth of an acre (0.001)**.
- **Permanent Impacts** are broadly defined in the ECCC HCP/NCCP to include all areas removed from an undeveloped or habitat-providing state and includes land in the same parcel or project that is not developed, graded, physically altered, or directly affected in any way but is isolated from natural areas by the covered activity. Unless such undeveloped land is dedicated to the Preserve System or is a deed-restricted creek setback, the development mitigation fee will apply (if proposed, would require Conservancy approval).
- **Temporary Impacts** are broadly defined in the ECCC HCP/NCCP as any impact on vegetation or habitat that does not result in permanent habitat removal (i.e. vegetation can eventually recover).
- If **wetland (riparian woodland/scrub, wetland, or aquatic)** land cover types are present on the parcel but will not be impacted please discuss in the following section 4) Jurisdictional Wetlands and Waters. Wetland impact fees will only be charged if wetland features are impacted. However, development fees will apply to the entire parcel.
- **Stream** land cover type is considered a linear feature where impacts are calculated based on length impacted. The acreage within a stream, below Top of Bank (TOB), must be assigned to the adjacent land cover type(s). Insert area of impact to stream below TOB in parentheses after the Land Cover acreage number (e.g., Riparian Woodland/Scrub: 10 (0.036) – where 10 is the total impacted acreage including 0.036 acre, which is the acreage within stream TOB). Complete following supplemental **Stream Feature Detail** table to provide information for linear feet.
- **Total Impacts** acreage should be the total parcel acreage (development project) or project footprint acreage (rural infrastructure or utility project).

Table 1: Land Cover Types and Impacts

*Proposed for HCP/NCCP
Dedication on the Parcel
(Requires Conservancy Approval)*

Land Cover Type	Permanent Impacts	Temporary Impacts	Stream Setback	Preserve System Dedication
<i>Grassland</i>				
Annual Grassland				
Alkali Grassland				
Ruderal	1.22 acres			
<i>Shrubland</i>				
Chaparral and Scrub				
<i>Woodland</i>				
Oak Savannah				
Oak Woodland				
<i>Riparian</i>				
Riparian Woodland/Scrub				
<i>Wetland</i>				
Permanent Wetland				
Seasonal Wetland				
Alkali Wetland				
<i>Aquatic</i>				
Aquatic (Reservoir/Open Water)				
Slough/Channel				
Pond				
Stream (in linear feet)	-	-	-	-
<i>Irrigated Agriculture</i>				
Pasture				
Cropland				
Orchard				
Vineyard				
<i>Other</i>				
Nonnative woodland				
Wind turbines				
<i>Developed (not counted toward Fees)</i>				
Urban				
Aqueduct				
Turf				
Landfill				
TOTAL IMPACTS	1.22 acres			

Identify any uncommon vegetation and uncommon landscape features³:

Supplemental to Table 1: Uncommon Vegetation and Landscape Features

	Permanent Impacts	Temporary Impacts
<i>Uncommon Grassland Alliances</i>		
Purple Needlegrass Grassland		
Blue Wildrye Grassland		
Creeping Ryegrass Grassland		
Wildflower Fields		
Squirreltail Grassland		
One-sided Bluegrass Grassland		
Serpentine Bunchgrass Grassland		
Saltgrass Grassland		
Alkali Sacaton Bunchgrass Grassland		
☐ Other		
<i>Uncommon Landscape Features</i>		
Rock Outcrops		
Caves		
Springs and seeps		
Scalds		
Sand Deposits		
☐ Mines ⁴		
☐ Buildings (bat roosts) ³		
☐ Potential nest sites (trees or cliffs) ³		

Please provide details of impacts to stream features:

Stream Name: N/A

Watershed:

Supplemental to Table 1: Stream Feature Detail⁵

Stream Width	Stream Type ⁶	Permanent Impacts (linear feet) ⁷	Temporary Impacts (linear feet) ⁷
☐ ≤ 25 feet wide	☐ Perennial		
☐ > 25 feet wide	☐ Intermittent		
	☐ Ephemeral, 3rd or higher order		
	☐ Ephemeral, 1st or 2nd order		
☐ ≤ 25 feet wide	☐ Perennial		
☐ > 25 feet wide	☐ Intermittent		
	☐ Ephemeral, 3rd or higher order		
	☐ Ephemeral, 1st or 2nd order		
☐ ≤ 25 feet wide	☐ Perennial		
☐ > 25 feet wide	☐ Intermittent		
	☐ Ephemeral, 3rd or higher order		
	☐ Ephemeral, 1st or 2nd order		

³ These acreages are for Conservancy tracking purposes. Impacts to these uncommon vegetation and landscape features should be accounted for within the land cover types in Table 1 (e.g., x acres of purple needlegrass in this supplemental table should be accounted for within annual grassland in Table 1).

⁴ Insert amount/number, not acreage. Provide additional information on these features in Attachment A: Project Description.

⁵ Use more than 1 row as necessary to describe impacts to streams on site.

⁶ See glossary (Appendix A) for definition of stream type and order.

⁷ Stream length is measured along stream centerline, based on length of impact to any part of the stream channel, TOB to TOB.

4) Summary of Land Cover Types

Please provide a written summary of descriptions for land cover types found on site including characteristic vegetation.

ONSITE INVESTIGATIONS CONFIRMED THE LAND COVER TYPE AS RUDERAL

5) Jurisdictional Wetlands and Waters

If wetlands and waters are present on the project site, project proponents must conduct a delineation of jurisdictional wetlands and waters. Jurisdictional wetlands and waters are defined on pages 1-18 and 1-19 of the ECCC HCP/NCCP as the following land cover types: permanent wetland, seasonal wetland, alkali wetland, aquatic, pond, slough/channel, and stream. It should be noted that these features differ for federal and state jurisdictions. If you have identified any of these land cover types in Table 1, complete the section below.

- a) Attach the wetland delineation report as **Attachment E: Wetland Delineation**. If a wetland delineation has not been completed, please explain below in section 4c.
- b) Please check the following permits the project may require. Please submit copies of these permits to the Conservancy prior to the start of construction:
- | | |
|--|--|
| ☐ CWA Section 404 Permit ⁸ | ☐ CWA Section 401 Water Quality Certification |
| ☐ Waste Discharge Requirements | ☐ Lake and Streambed Alteration Agreement |
- c) Provide any additional information on impacts to jurisdictional wetland and waters below, including status of the permit(s):

N/A

⁸ The USACE Sacramento District issued a Regional General Permit 1 (RGP) related to ECCC HCP/NCCP covered activities. The RGP is designed to streamline wetland permitting in the entire ECCC HCP/NCCP Plan Area by coordinating the avoidance, minimization, and mitigation measures in the Plan with the Corps' wetland permitting requirement. Applicants seeking authorization under this RGP shall notify the Corps in accordance with RGP general condition number 18 (Notification).

6) Species-Specific Planning Survey Requirements

Based on the land cover types found on-site and identified in Table 1, check the applicable boxes in Table 2a.

Table 2a. Species –Specific Planning Survey Requirements

Land Cover Type in Project Area	Required Survey Species	Habitat Element in Project Area	Planning Survey Requirement ⁹	Info in HCP
☒ Grasslands, oak savannah, agriculture, or ruderal	☐ San Joaquin kit fox	Assumed if within modeled range of species	If within modeled range of species, identify and map potential breeding or denning habitat within the project site and a 250-ft radius around the project footprint.	pp. 6-37 to 6-38
	☒ Western burrowing owl	Assumed	Identify and map potential breeding habitat within the project site and a 500-ft radius around the project footprint. Please note the HCP requires buffers for occupied burrows. Surveys may need to encompass an area larger than the project footprint.	pp. 6-39 to 6-41
☐ Aquatic (ponds, wetlands, streams, sloughs, channels, and marshes)	☐ Giant garter snake	Aquatic habitat accessible from the San Joaquin River	Identify and map potential habitat.	pp. 6-43 to 6-45
	☐ California tiger salamander	Ponds and wetlands Vernal pools Reservoirs Small lakes	Identify and map potential breeding habitat. Document habitat quality and features. Provide the Conservancy with photo-documentation and report.	pp. 6-45
	☐ California red-legged frog	Slow-moving streams, ponds and wetlands	Identify and map potential breeding habitat. Document habitat quality and features. Provide the Conservancy with photo-documentation and report.	p. 6-46
	☐ Covered shrimp	Seasonal wetlands Vernal pools Sandstone rock outcrops Sandstone depressions	Identify and map potential habitat. Please note the HCP requires a 50 foot non-disturbance buffer from seasonal wetlands that may be occupied by covered shrimp. Surveys may need to encompass an area larger than the project footprint.	pp. 6-46 to 6-48
☐ Any	☐ Townsend's big-eared bat	Rock formations with caves Mines Abandoned buildings outside urban area	Map and document potential breeding or roosting habitat.	pp. 6-36 to 6-37
	☒ Swainson's hawk	Potential nest sites within 1,000 feet of project	Inspect large trees for presence of nest sites. Document and map.	pp. 6-41 to 6-43
	☐ Golden Eagle	Potential nest sites with ½ mile of project	Inspect large trees for presence of nest sites. Document and map.	pp. 6-38 to 6-39

Surveys for all covered species must be conducted by a qualified biologist (USFWS/CDFW project-specific approved). Please submit biologist approval request to the East Contra Costa County Habitat Conservancy.

Surveys for all covered species must be conducted according to the respective USFWS or CDFW survey protocols, as identified in Chapter 6.4.3 in the HCP/NCCP.

7) Planning Survey Species Habitat Maps

Provide Planning Survey Species Habitat Maps as required in Table 2a, attach as **Figure 5 in Attachment B: Figures**.

⁹ The planning survey requirements in this table are not comprehensive. Please refer to Chapter 6.4.3 in the ECCC HCP/NCCP for more detail.

8) Results of Species Specific Surveys

Provide a written summary describing the results of the planning surveys. Please discuss the location, quantity, and quality of suitable habitat for specified covered wildlife species on the project site.

SEE ATTACHMENT C: Burrowing Owl & Tree Nesting Raptor Surveys for the Pittsburg Sonic, 1600 North Park Blvd, APN 088-151-041, A 1.22-Acre Parcel Located in the City of Pittsburg, Contra Costa County, California 94565-4196. MHBA File: 0708-2016-3437. Onsite surveys did not identify the habitat or presence of the Burrowing Owl or nesting raptors.

9) Covered and No-Take Plants

Please check the applicable boxes in Table 2b based on the land cover types found in the project area. If suitable land cover types are present on site, surveys must be conducted using approved CDFW/USFWS methods during the appropriate season for identification of covered and no-take species (see page 6-9 of the ECCC HCP/NCCP). Reference populations of covered and no-take plants should be visited, where possible, prior to conducting surveys to confirm that the plant species is visible and detectable at the time surveys are conducted. In order to complete all the necessary covered and no-take plant surveys, spring, summer, and fall surveys may be required.

Table 2b. Covered and No-Take Plant Species

Plant Species	Covered (C) or No-Take (N)	Associated Land Cover Type	Typical Habitat or Physical Conditions, if Known	Typical Blooming Period	Suitable Land Cover Type Present
Adobe navarretia (<i>Navarretia nigelliformis</i> ssp. <i>radicans</i>) ^a	C	Annual Grassland	Generally found on clay barrens in Annual Grassland ^b	Apr–Jun	☐ Yes ☐ No
Alkali milkvetch (<i>Astragalus tener</i> ssp. <i>tener</i>)	N	Alkali grassland Alkali wetland Annual grassland Seasonal wetland	Generally found in vernal moist habitat in soils with a slight to strongly elevated pH	Mar–Jun	☐ Yes ☐ No
Big tarplant (<i>Blepharizonia plumosa</i>)	C	Annual grassland	Elevation below 1500 feet ^d most often on Altamont Series or Complex soils	Jul–Oct	☐ Yes ☐ No
Brewer's dwarf flax (<i>Hesperolinon breweri</i>)	C	Annual grassland Chaparral and scrub Oak savanna Oak woodland	Generally, restricted to grassland areas within a 500+ buffer from oak woodland and/or chaparral/scrub ^d	May–Jul	☐ Yes ☐ No
Brittlescale (<i>Atriplex depressa</i>)	C	Alkali grassland Alkali wetland	Restricted to soils of the Pescadero or Solano soil series; generally found in southeastern region of plan area ^d	May–Oct	☐ Yes ☐ No
Caper-fruited tropidocarpum (<i>Tropidocarpum capparideum</i>)	N	Alkali grassland		Mar–Apr	☐ Yes ☐ No
Contra Costa goldfields (<i>Lasthenia conjugens</i>)	N	Alkali grassland Alkali wetland Annual grassland Seasonal wetland	Generally found in vernal pools	Mar–Jun	☐ Yes ☐ No
Diablo Helianthella (<i>Helianthella castanea</i>)	C	Chaparral and scrub Oak savanna Oak woodland	Elevations generally above 650 feet ^d	Mar–Jun	☐ Yes ☐ No
Diamond-petaled poppy (<i>Eschscholzia rhombipetala</i>)	N	Annual grassland		Mar–Apr	☐ Yes ☐ No
Large-flowered fiddleneck (<i>Amsinckia grandiflora</i>)	N	Annual grassland	Generally on clay soil	Apr–May	☐ Yes ☐ No
Mount Diablo buckwheat (<i>Eriogonum truncatum</i>)	N	Annual grassland Chaparral and scrub	Ecotone of grassland and chaparral/scrub	Apr–Sep	☐ Yes ☐ No
Mount Diablo fairy-lantern (<i>Calochortus pulchellus</i>)	C	Annual grassland Chaparral and scrub Oak savanna Oak woodland	Elevations generally between 650 and 2,600 ^d	Apr–Jun	☐ Yes ☐ No
Mount Diablo Manzanita (<i>Arctostaphylos auriculata</i>)	C	Chaparral and scrub	Elevations generally between 700 and 1,860 feet; restricted to the eastern and northern flanks of Mt. Diablo ^d and the vicinity of Black Diamond Mines	Jan–Mar	☐ Yes ☐ No
Recurved larkspur (<i>Delphinium recurvatum</i>)	C	Alkali grassland Alkali wetland		Mar–Jun	☐ Yes ☐ No
Round-leaved filaree (<i>California macrophylla</i>) ^c	C	Annual grassland		Mar–May	☐ Yes ☐ No
San Joaquin spearscale (<i>Extriplex joaquiniana</i>) ^e	C	Alkali grassland Alkali wetland		Apr–Oct	☐ Yes ☐ No
Showy madia (<i>Madia radiata</i>)	C	Annual grassland Oak savanna Oak woodland	Primarily occupies open grassland or grassland on edge of oak woodland	Mar–May	☐ Yes ☐ No

^a The species *Navarretia nigelliformis* subsp. *nigelliformis* is no longer considered to occur within Contra Costa County based on specimen annotations at the UC and Jepson Herbaria at the University of California Berkeley as well as the opinions of experts in the genus. This taxon is now recognized as *Navarretia nigelliformis* subsp. *radicans*. Any subspecies of *Navarretia nigelliformis* encountered as a part of botanical surveys in support of a PSR should be considered as covered under this HCP/NCCP.

^b Habitat for the *Navarretia nigelliformis* subspecies that occurs within the inventory are inaccurately described in the HCP/NCCP as vernal pools. The entity within the Inventory generally occupies clay barrens within Annual Grassland habitat, which is an upland habitat type.

^c From California Native Plant Society. 2007. *Inventory of Rare and Endangered Plants* (online edition, v7-07d). Sacramento, CA. Species may be identifiable outside of the typical blooming period; a professional botanist shall determine if a covered or no take plant occurs on the project site. Reference population of covered and no-take plants should be visited, where possible, prior to conducting surveys to confirm that the plant is visible and detectable at the time surveys are conducted.

^d See Species Profiles in Appendix D of the Final HCP/NCCP. Reference populations of covered and no-take plants should be visited, where possible, prior to conducting surveys to confirm that the plant species is visible and detectable at the time surveys are conducted.

^e In the recent update to the Jepson eflora (JFP 2013) *Atriplex joaquiniana* has been circumscribed and segregated into a new genus called *Extriplex* based on the work of Elizabeth Zacharias and Bruce Baldwin (2010). The etymology of the genus *Extriplex* means, "beyond or outside Atriplex".

10) Results of Covered and No-Take Plant Species

Provide a written summary describing the results of the planning surveys conducted as required in Table 2b. Describe the methods used to survey the site for all covered and no-take plants, including the dates and times of all surveys conducted (see Tables 3-8 and 6-5 of the ECCC HCP/NCCP for covered and no-take plants), including reference populations visited prior to conducting surveys.

If any covered or no-take plant species were found, include the following information in the results summary:

- Description and number of occurrences and their rough population size.
- Description of the "health" of each occurrence, as defined on pages 5-49 and 5-50 of the HCP/NCCP.
- A map of all the occurrences.
- Justification of surveying time window, if outside of the plant's blooming period.
- The CNDDDB form(s) submitted to CDFW (if this is a new occurrence).
- A description of the anticipated impacts that the covered activity will have on the occurrence and how the project will avoid impacts to all covered and no-take plant species. If impacts to covered plant species cannot be avoided and plants will be removed by covered activity, the Conservancy must be notified and has the option to salvage the covered plants. All projects must demonstrate avoidance of all six no-take plants (see table 6-5 of the HCP/NCCP).

Property is a vacant lot, ruderal grasses and forb only, no Covered or No-Take Plant Species present.

IV. SPECIES-SPECIFIC AVOIDANCE AND MINIMIZATION REQUIREMENTS

Please complete and/or provide the following attachments:

1) Species-Specific Avoidance and Minimization for Selected Covered Wildlife

Complete the following table and check the applicable box for covered species determined by the planning surveys.

Table 3. Summary of Applicable Preconstruction Surveys, Avoidance and Minimization, and Construction Monitoring Requirements¹⁰

Species	Preconstruction Survey Requirements	Avoidance and Minimization Requirements	Construction Monitoring Required	Info in HCP
☐ San Joaquin kit fox	- On project footprint and 250-ft radius, map all dens (>5 in. diameter) and determine status - Provide written survey results to USFWS within 5 working days after surveying	- Monitor dens - Destroy unoccupied dens - Discourage use of occupied (non-natal) dens	- Establish exclusion zones (>50 ft for potential dens, and >100 ft for known dens) - Notify USFWS of occupied natal dens	pp. 6-37 to 6-38
☐ Western burrowing owl	- On project footprint and 500-ft radius, identify and map all owls and burrows, and determine status - Document use of habitat (e.g. breeding, foraging)	- Avoid occupied nests during breeding season (Feb-Sep) - Avoid occupied burrows during nonbreeding season (Sep – Feb) - Install one-way doors in occupied burrow (if avoidance not possible) - Monitor burrows with doors installed	- Establish buffer zones (250 ft around nests) - Establish buffer zones (160 ft around burrows)	pp. 6-39 to 6-41
☐ Giant garter snake	- Delineate aquatic habitat up to 200 ft from water's edge on each side - Document any occurrences	- Limit construction to Oct-May - Dewater habitat April 15 – Sep 30 prior to construction - Minimize clearing for construction	- Delineate 200 ft buffer around potential habitat near construction - Provide field report on monitoring efforts - Stop construction activities if snake is encountered; allow snake to passively relocate - Remove temporary fill or debris from construction site - Mandatory training for construction personnel	pp. 6-43 to 6-45
☐ California tiger salamander	Provide written notification to USFWS and CDFW regarding timing of construction and likelihood of occurrence on site	Allow agency staff to translocate species, if requested	None	p. 6-45
☐ California red-legged frog	Provide written notification to USFWS and CDFW regarding timing of construction and likelihood of occurrence on site	Allow agency staff to translocate species, if requested	None	p. 6-46
☐ Covered shrimp	- Establish presence/absence - Document and evaluate use of all habitat features (e.g. vernal pools, rock outcrops)	- Establish buffer near construction activities - Prohibit incompatible activities	- Establish buffer around outer edge of all hydric vegetation associated with habitat (50 ft or immediate watershed, whichever is larger) - Mandatory training for construction personnel	pp. 6-46 to 6-48
☐ Townsend's big-eared bat	- Establish presence/absence - Determine if potential sites were recently occupied (guano)	- Seal hibernacula before Nov - Seal nursery sites before April - Delay construction near occupied sites until hibernation or nursery seasons are over	None	pp. 6-36 to 6-37
☐ Swainson's hawk	Determine whether potential nests are occupied	- No construction within 1,000 ft of occupied nests within breeding season (March 15 - Sep 15) - If necessary, remove active nest tree after nesting season to prevent occupancy in second year.	Establish 1,000 ft buffer around active nest and monitor compliance (no activity within established buffer)	pp. 6-41 to 6-43
☐ Golden Eagle	Establish presence/absence of nesting eagles	No construction within ½ mile near active nests (most activity late Jan – Aug)	Establish ½ mile buffer around active nest and monitor compliance with buffer	pp. 6-38 to 6-39

¹⁰ The requirements in this table are not comprehensive; they are detailed in the next section on the following page.

2) Required Preconstruction Surveys, Avoidance and Minimization, and Construction Monitoring

All preconstruction surveys shall be conducted in accordance with the requirements set forth in Section 6.4.3, Species-Level Measures, and Table 6-1 of the ECCC HCP/NCCP. Detailed descriptions of preconstruction surveys, avoidance and minimization, and construction monitoring applicable to each of the wildlife species in Table 3 are located below. Please remove the species-specific measures that do not apply to your project (highlight entire section and delete).

SAN JOAQUIN KIT FOX

Preconstruction Surveys

Prior to any ground disturbance related to covered activities, a USFWS/CDFW– approved biologist will conduct a preconstruction survey in areas identified in the planning surveys as supporting suitable breeding or denning habitat for San Joaquin kit fox. The surveys will establish the presence or absence of San Joaquin kit foxes and/or suitable dens and evaluate use by kit foxes in accordance with USFWS survey guidelines (U.S. Fish and Wildlife Service 1999). Preconstruction surveys will be conducted within 30 days of ground disturbance. On the parcel where the activity is proposed, the biologist will survey the proposed disturbance footprint and a 250-foot radius from the perimeter of the proposed footprint to identify San Joaquin kit foxes and/or suitable dens. Adjacent parcels under different land ownership will not be surveyed. The status of all dens will be determined and mapped. Written results of preconstruction surveys will be submitted to USFWS within 5 working days after survey completion and before the start of ground disturbance. Concurrence is not required prior to initiation of covered activities.

If San Joaquin kit foxes and/or suitable dens are identified in the survey area, the measures described below will be implemented.

Avoidance and Minimization Requirements

- If a San Joaquin kit fox den is discovered in the proposed development footprint, the den will be monitored for 3 days by a USFWS/CDFW– approved biologist using a tracking medium or an infrared beam camera to determine if the den is currently being used.
- Unoccupied dens should be destroyed immediately to prevent subsequent use.
- If a natal or pupping den is found, USFWS and CDFW will be notified immediately. The den will not be destroyed until the pups and adults have vacated and then only after further consultation with USFWS and CDFW.
- If kit fox activity is observed at the den during the initial monitoring period, the den will be monitored for an additional 5 consecutive days from the time of the first observation to allow any resident animals to move to another den while den use is actively discouraged. For dens other than natal or pupping dens, use of the den can be discouraged by partially plugging the entrance with soil such that any resident animal can easily escape. Once the den is determined to be unoccupied it may be excavated under the direction of the biologist. Alternatively, if the animal is still present after 5 or more consecutive days of plugging and monitoring, the den may have to be excavated when, in the judgment of a biologist, it is temporarily vacant (i.e., during the animal's normal foraging activities).

Construction Monitoring

If dens are identified in the survey area outside the proposed disturbance footprint, exclusion zones around each den entrance or cluster of entrances will be demarcated. The configuration of exclusion zones should be circular, with a radius measured outward from the den entrance(s). No covered activities will occur within the exclusion zones. Exclusion zone radii for potential dens will be at least 50 feet and will be demarcated with four to five flagged stakes. Exclusion zone radii for known dens will be at least 100 feet and will be demarcated with staking and flagging that encircles each den or cluster of dens but does not prevent access to the den by kit fox.

WESTERN BURROWING OWL

Preconstruction Surveys

Prior to any ground disturbance related to covered activities, a USFWS/CDFW- approved biologist will conduct a preconstruction survey in areas identified in the planning surveys as having potential burrowing owl habitat. The surveys will establish the presence or absence of western burrowing owl and/or habitat features and evaluate use by owls in accordance with CDFW survey guidelines (California Department of Fish and Game 1995).

On the parcel where the activity is proposed, the biologist will survey the proposed disturbance footprint and a 500-foot radius from the perimeter of the proposed footprint to identify burrows and owls. Adjacent parcels under different land ownership will not be surveyed. Surveys should take place near sunrise or sunset in accordance with CDFW guidelines. All burrows or burrowing owls will be identified and mapped. Surveys will take place no more than 30 days prior to construction. During the breeding season (February 1– August 31), surveys will document whether burrowing owls are nesting in or directly adjacent to disturbance areas. During the nonbreeding season (September 1–January 31), surveys will document whether burrowing owls are using habitat in or directly adjacent to any disturbance area. Survey results will be valid only for the season (breeding or nonbreeding) during which the survey is conducted.

Avoidance and Minimization and Construction Monitoring

This measure incorporates avoidance and minimization guidelines from CDFW's *Staff Report on Burrowing Owl Mitigation* (California Department of Fish and Game 1995).

If burrowing owls are found during the breeding season (February 1 – August 31), the project proponent will avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young. Avoidance will include establishment of a non-disturbance buffer zone (described below). Construction may occur during the breeding season if a qualified biologist monitors the nest and determines that the birds have not begun egg-laying and incubation or that the juveniles from the occupied burrows have fledged. During the nonbreeding season (September 1 – January 31), the project proponent should avoid the owls and the burrows they are using, if possible. Avoidance will include the establishment of a buffer zone (described below).

During the breeding season, buffer zones of at least 250 feet in which no construction activities can occur will be established around each occupied burrow (nest site). Buffer zones of 160 feet will be established around each burrow being used during the nonbreeding season. The buffers will be delineated by highly visible, temporary construction fencing.

If occupied burrows for burrowing owls are not avoided, passive relocation will be implemented. Owls should be excluded from burrows in the immediate impact zone and within a 160-foot buffer zone by installing one-way doors in burrow entrances. These doors should be in place for 48 hours prior to excavation. The project area should be monitored daily for 1 week to confirm that the owl has abandoned the burrow. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation (California Department of Fish and Game 1995). Plastic tubing or a similar structure should be inserted in the tunnels during excavation to maintain an escape route for any owls inside the burrow.

CALIFORNIA TIGER SALAMANDER

Minimization

Written notification to USFWS, CDFW, and the Implementing Entity, including photos and breeding habitat assessment, is required prior to disturbance of any suitable breeding habitat. The project proponent will also notify these parties of the approximate date of removal of the breeding habitat at least 30 days prior to this removal to allow USFWS or CDFW staff to translocate individuals, if requested. USFWS or CDFW must notify the project proponent of their intent to translocate California tiger salamanders within 14 days of receiving notice from the project proponent. The applicant must allow USFWS or CDFW access to the site prior to construction if they request it.

There are no restrictions under this Plan on the nature of the disturbance or the date of the disturbance unless CDFW or USFWS notify the project proponent of their intent to translocate individuals within the required time period. In this case, the project proponent must coordinate the timing of disturbance of the breeding habitat to allow USFWS or CDFW to translocate the individuals. USFWS and CDFW shall be allowed 45 days to translocate individuals from the date the first written notification was submitted by the project proponent (or a longer period agreed to by the project proponent, USFWS, and CDFW).

CALIFORNIA RED-LEGGED FROG

Minimization

Written notification to USFWS, CDFW, and the Implementing Entity, including photos and habitat assessment, is required prior to disturbance of any suitable breeding habitat. The project proponent will also notify these parties of the approximate date of removal of the breeding habitat at least 30 days prior to this removal to allow USFWS or CDFW staff to translocate individuals, if requested. USFWS or CDFW must notify the project proponent of their intent to translocate California red-legged frog within 14 days of receiving notice from the project proponent. The applicant must allow USFWS or CDFW access to the site prior to construction if they request it.

There are no restrictions under this Plan on the nature of the disturbance or the date of the disturbance unless CDFW or USFWS notify the project proponent of their intent to translocate individuals within the required time period. In this case, the project proponent must coordinate the timing of disturbance of the breeding habitat to allow USFWS or CDFW to translocate the individuals. USFWS and CDFW shall be allowed 45 days to translocate individuals from the date the first written notification was submitted by the project proponent (or a longer period agreed to by the project proponent, USFWS, and CDFW).

SWAINSON'S HAWK

Preconstruction Survey

Prior to any ground disturbance related to covered activities that occurs during the nesting season (March 15–September 15), a qualified biologist will conduct a preconstruction survey no more than 1 month prior to construction to establish whether Swainson's hawk nests within 1,000 feet of the project site are occupied. If potentially occupied nests within 1,000 feet are off the project site, then their occupancy will be determined by observation from public roads or by observations of Swainson's hawk activity (e.g., foraging) near the project site. If nests are occupied, minimization measures and construction monitoring are required (see below).

Avoidance and Minimization and Construction Monitoring

During the nesting season (March 15–September 15), covered activities within 1,000 feet of occupied nests or nests under construction will be prohibited to prevent nest abandonment. If site-specific conditions or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be used, the Implementing Entity will coordinate with CDFW/USFWS to determine the appropriate buffer size.

If young fledge prior to September 15, covered activities can proceed normally. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the Implementing Entity for a waiver of this avoidance measure. Any waiver must also be approved by USFWS and CDFW. While the nest is occupied, activities outside the buffer can take place.

All active nest trees will be preserved on site, if feasible. Nest trees, including non-native trees, lost to covered activities will be mitigated by the project proponent according to the requirements below.

Mitigation for Loss of Nest Trees

The loss of non-riparian Swainson's hawk nest trees will be mitigated by the project proponent by:

- If feasible on-site, planting 15 saplings for every tree lost with the objective of having at least 5 mature trees established for every tree lost according to the requirements listed below.

AND either

- 1) Pay the Implementing Entity an additional fee to purchase, plant, maintain, and monitor 15 saplings on the HCP/NCCP Preserve System for every tree lost according to the requirements listed below, OR
- 2) The project proponent will plant, maintain, and monitor 15 saplings for every tree lost at a site to be approved by the Implementing Entity (e.g., within an HCP/NCCP Preserve or existing open space linked to HCP/NCCP preserves), according to the requirements listed below.

The following requirements will be met for all planting options:

- Tree survival shall be monitored at least annually for 5 years, then every other year until year 12. All trees lost during the first 5 years will be replaced. Success will be reached at the end of 12 years if at least 5 trees per tree lost survive without supplemental irrigation or protection from herbivory. Trees must also survive for at least three years without irrigation.
- Irrigation and fencing to protect from deer and other herbivores may be needed for the first several years to ensure maximum tree survival.
- Native trees suitable for this site should be planted. When site conditions permit, a variety of native trees will be planted for each tree lost to provide trees with different growth rates, maturation, and life span, and to provide a variety of tree canopy structures for Swainson's hawk. This variety will help to ensure that nest trees will be available in the short term (5-10 years for cottonwoods and willows) and in the long term (e.g., Valley oak, sycamore). This will also minimize the temporal loss of nest trees.
- Riparian woodland restoration conducted as a result of covered activities (i.e., loss of riparian woodland) can be used to offset the nest tree planting requirement above, if the nest trees are riparian species.
- Whenever feasible and when site conditions permit, trees should be planted in clumps together or with existing trees to provide larger areas of suitable nesting habitat and to create a natural buffer between nest trees and adjacent development (if plantings occur on the development site).
- Whenever feasible, plantings on the site should occur closest to suitable foraging habitat outside the UDA.
- Trees planted in the HCP/NCCP preserves or other approved offsite location will occur within the known range of Swainson's hawk in the inventory area and as close as possible to high-quality foraging habitat.

GOLDEN EAGLE

Preconstruction Survey

Prior to implementation of covered activities, a qualified biologist will conduct a preconstruction survey to establish whether nests of golden eagles are occupied (see Section 6.3.1, *Planning Surveys*). If nests are occupied, minimization requirements and construction monitoring will be required.

Avoidance and Minimization

Covered activities will be prohibited within 0.5 mile of active nests. Nests can be built and active at almost any time of the year, although mating and egg incubation occurs late January through August, with peak activity in March through July. If site-specific conditions or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be appropriate or that a larger buffer should be implemented, the Implementing Entity will coordinate with CDFW/USFWS to determine the appropriate buffer size.

Construction Monitoring

Construction monitoring will focus on ensuring that no covered activities occur within the buffer zone established around an active nest. Although no known golden eagle nest sites occur within or near the ULL, covered activities inside and outside of the Preserve System have the potential to disturb golden eagle nest sites. Construction monitoring will ensure that direct effects to golden eagles are minimized.

COVERED SHRIMP

Preconstruction Survey

Prior to any ground disturbance related to covered activities, a USFWS-approved biologist will conduct a preconstruction survey in areas identified in the planning surveys as having suitable shrimp habitat. The surveys will establish the presence or absence of covered shrimp and/or habitat features and evaluate use by listed shrimp in accordance with modified USFWS survey guidelines (U.S. Fish and Wildlife Service 1996b). Project proponents are required to conduct USFWS protocol surveys in one year (rather than two) to determine presence or absence of listed shrimp species. If covered shrimp are absent from the site, there are no further requirements related to covered shrimp. If covered shrimp are present, the following avoidance and minimization and construction monitoring measures are required.

Avoidance and Minimization Requirements

To the maximum extent practicable, impacts on occupied habitat of covered shrimp will be avoided by implementing the following measures based on existing mitigation standards (U.S. Fish and Wildlife Service 1996a).

- If suitable habitat for covered shrimp will be retained on site, establish a buffer (described below) from the outer edge of all hydric vegetation associated with seasonal wetlands occupied by covered shrimp. Alternatively, at the request of the project proponent, representatives of the Implementing Entity and USFWS may conduct site visits to inspect the particular characteristics of specific project sites and may approve reductions of the buffer. Buffer reductions may be approved for all or portions of the site whenever reduced setbacks will maintain the hydrology of the seasonal wetland and achieve the same or greater habitat values as would be achieved by the original buffer.
- Activities inconsistent with the maintenance of seasonal wetlands within the buffers and disturbance of the onsite watershed will be prohibited. Inconsistent activities include altering existing topography; placing new structures within the buffers; dumping, burning, and/or burying garbage or any other wastes or fill materials; building new roads or trails; removing or disturbing existing native vegetation; installing storm drains; and using pesticides or other toxic chemicals.
- Filling of seasonal wetlands, if unavoidable, will be delayed until pools are dry and samples from the top 4 inches of wetland soils are collected. Soil collection will be sufficient to include a representative sample of plant and animal life present in the wetland by incorporating seeds, cysts, eggs, spores, and similar inocula. The amount of soil collected will be determined by the size of the wetland filled and the variation in physical and biological conditions within the wetland. The number and size of samples will be sufficient to capture this variation. For very small wetlands it may be most cost effective to simply collect all topsoil. These samples will be provided to the Implementing Entity so that the soil can be translocated to suitable habitat within the inventory area unoccupied by covered shrimp or used to inoculate newly created seasonal wetlands on preserve lands.
- Seasonal wetlands occupied by covered shrimp that are filled will be offset by preserving or acquiring seasonal wetlands occupied by the covered shrimp species and restoring habitat suitable for the covered shrimp species in accordance with Conservation Measure 3.8. Such mitigation will supercede requirements for mitigation of impacts on wetland habitat when covered species are present.

Construction Monitoring

If suitable habitat for covered shrimp will be retained on site, project proponents will establish a buffer from the outer edge of all hydric vegetation associated with seasonal wetlands occupied (or assumed to be occupied) by covered shrimp. This buffer zone will be determined in the field by the biologists as the immediate watershed feeding the seasonal wetland or a minimum of 50 feet, whichever is greater. Buffers will be marked by brightly colored fencing or flagging throughout the construction process. Activities will be prohibited within this buffer in accordance with the minimization measure above.

Construction personnel will be trained to avoid affecting shrimp. A qualified biologist approved by USFWS will inform all construction personnel about the life history of covered shrimp, the importance of avoiding their habitat, and the terms and conditions of the HCP/NCCP related to avoiding and minimizing impacts on covered shrimp.

TOWNSEND'S BIG-EARED BAT

Preconstruction Surveys

If the project does not avoid impacts to suitable habitat for Townsend's big-eared bat, a preconstruction survey is required to determine whether the sites are occupied immediately prior to construction or whether they show signs of recent previous occupation. Preconstruction surveys are used to determine what avoidance and minimization requirements are triggered before construction and whether construction monitoring is necessary.

Avoidance and Minimization

If the species is discovered or if evidence of recent prior occupation is established, construction will be scheduled such that it minimizes impacts on Townsend's big-eared bat. Hibernation sites with evidence of prior occupation will be sealed before the hibernation season (November–March), and nursery sites will be sealed before the nursery season (April–August). If the site is occupied, then the action will occur either prior to or after the hibernation season for hibernacula and after August 15 for nursery colonies. Construction will not take place as long as the site is occupied.

The locations of all suitable or occupied microhabitat within the inventory area are not known due to survey and mapping limitations. Hibernacula or nursery sites may be located during planning or preconstruction surveys. Avoiding impacts on occupied sites during sensitive periods will minimize disturbance or direct mortality as a result of covered activities, and sealing sites prior to construction will allow bats to reestablish elsewhere.

GIANT GARTER SNAKE

Preconstruction Surveys

Prior to any ground disturbance related to covered activities, a USFWS/CDFW– approved biologist will conduct a preconstruction survey in areas identified in the planning surveys as having suitable garter snake habitat and 200 feet of adjacent uplands, measured from the outer edge of each bank. The surveys will delineate suitable habitat and document any sightings of giant garter snake.

Avoidance and Minimization Requirements

To the maximum extent practicable, impacts on giant garter snake habitat as a result of covered activities will be avoided. If feasible, in areas near construction activities, a buffer of 200 feet from suitable habitat will be delineated within which vegetation disturbance or use of heavy equipment is prohibited.

If impacts on giant garter snake habitat as a result of covered activities are not avoided, the following measures will be implemented. These measures are based on USFWS's *Standard Avoidance and Minimization Measures during Construction Activities in Giant Garter Snake Habitat* (U.S. Fish and Wildlife Service 1999).

- Limit construction activity that disturbs habitat to the period between May 1 and September 30. This is the active period for giant garter snake, and direct mortality is minimized because snakes are more likely to independently move away from disturbed area. If activities are necessary in giant garter snake habitat between October 1 and April 30, the USFWS Sacramento Field Office will be contacted to determine if additional measures beyond those described below are necessary to minimize and avoid take.
- In areas where construction is to take place, dewater all irrigation ditches, canals or other aquatic habitat between April 15 and September 30 to remove habitat of garter snakes. Dewatered areas must remain dry, with no puddled water remaining, for at least 15 consecutive days prior to the excavation or filling of that habitat. If a site cannot be completely dewatered, netting and salvage of prey items may be necessary.

Construction Monitoring

If suitable habitat for giant garter snake cannot be avoided between October 1 and April 30 the USFWS Sacramento Field Office will be contacted to determine if additional measures beyond those described below are necessary, and the following actions will be performed. A USFWS-approved biologist will conduct a construction survey no more than 24 hours before construction in suitable habitat and will be on site during construction activities in potential

aquatic and upland habitat to ensure that individuals of giant garter snake encountered during construction will be avoided. The biologist will provide USFWS with a field report form documenting the monitoring efforts within 24 hours of commencement of construction activities. The monitor will be available thereafter. If a snake is encountered during construction activities, the monitor will have the authority to stop construction activities until appropriate corrective measures have been completed or it is determined that the snake will not be harmed. Giant garter snakes encountered during construction activities should be allowed to move away from the construction area on their own. Only personnel with a USFWS recovery permit pursuant to Section 10(a)(1)(A) of the ESA will have the authority to capture and/or relocate giant garter snakes that are encountered in the construction area. The project area will be reinspected whenever a lapse in construction activity of 2 weeks or more has occurred.

To ensure that construction equipment and personnel do not affect nearby aquatic habitat for giant garter snake outside construction areas, silt fencing will be erected to clearly define the aquatic habitat to be avoided; restrict working areas, spoils, and equipment storage and other project activities to areas outside of aquatic or wetland habitat; and maintain water quality and limit construction runoff into wetland areas through the use of fiber bales, filter fences, vegetation buffer strips, or other appropriate methods.

Fill or construction debris may be used by giant garter snakes as over-wintering sites. Therefore, upon completion of construction activities, any temporary fill or construction debris must be removed from the site.

Construction personnel will be trained to avoid harming giant garter snakes. A qualified biologist approved by USFWS will inform all construction personnel about the life history of giant garter snakes; the importance of irrigation canals, marshes/wetlands, and seasonally flooded areas such as rice fields to giant garter snakes; and the terms and conditions of the Plan related to avoiding and minimizing impacts on giant garter snake.

3) Construction Monitoring Plan

Before implementing a covered activity, the applicant will develop and submit a construction monitoring plan to the planning department of the local land use jurisdiction and the East Contra Costa County Habitat Conservancy for review and approval. Elements of a brief construction monitoring plan will include the following:

- Results of planning and preconstruction surveys.¹¹
- Description of avoidance and minimization measures to be implemented, including a description of project-specific refinements to the measures or additional measures not included in the HCP/NCCP.
- Description of monitoring activities, including monitoring frequency and duration, and specific activities to be monitored.
- Description of the onsite authority of the construction monitor to modify implementation of the activity.

☐ Check box to acknowledge this requirement.

¹¹ If the preconstruction surveys do not trigger construction monitoring, results of preconstruction surveys should still be submitted to the local jurisdiction and the East Contra Costa County Habitat Conservancy.

V. SPECIFIC CONDITIONS ON COVERED ACTIVITIES

1) Check off the HCP conservation measures that apply to the project.

APPLIES TO ALL PROJECTS

☒ **Conservation Measure 1.11. Avoid Direct Impacts on Extremely Rare Plants, Fully Protected Wildlife Species, or Migratory Birds.** This conservation measure applies to all projects. All projects will avoid all impacts on extremely rare plants and fully protected species listed in Table 6-5 of the ECCC HCP/NCCP. See HCP pp. 6-23 to 6-25, and Table 6-5.

APPLIES TO PROJECTS THAT IMPACT COVERED PLANT SPECIES

☐ **Conservation Measure 3.10. Plant Salvage when Impacts are Unavoidable.** This condition applies to projects that cannot avoid impacts on covered plants and help protect covered plants by prescribing salvage whenever avoidance of impacts is not feasible. Project proponents wishing to remove populations of covered plants must notify the Conservancy of their construction schedule to allow the Conservancy the option of salvaging the populations. See HCP pp. 6-48 to 6-50.

APPLIES TO PROJECTS THAT INCLUDE ARE ADJACENT TO STREAMS, PONDS, OR WETLANDS

☐ **Conservation Measure 2.12. Wetland, Pond, and Stream Avoidance and Minimization.** All projects will implement measures described in the HCP to avoid and minimize impacts on wetlands, ponds, streams, and riparian woodland/scrub. See HCP pp. 6-33 to 6-35.

APPLIES TO NEW DEVELOPMENT PROJECTS

☐ **Conservation Measure 1.10. Maintain Hydrologic Conditions and Minimize Erosion.** All new development must avoid or minimize direct and indirect impacts on local hydrological conditions and erosion by incorporating the applicable Provision C.3 Amendments of the Contra Costa County Clean Water Program's (CCCCWP's) amended NPDES Permit (order no. R2-2003-0022; permit no. CAS002912). The overall goal of this measure is to ensure that new development covered under the HCP has no or minimal adverse effects on downstream fisheries to avoid take of fish listed under ESA or CESA. See HCP pp. 6-21 to 6-22.

APPLIES TO NEW DEVELOPMENT PROJECTS THAT INCLUDE OR ARE ADJACENT TO STREAMS, PONDS, OR WETLANDS

☐ **Conservation Measure 1.7. Establish Stream Setbacks.** A stream setback will be applied to all development projects covered by the HCP according to the stream types listed in Table 6-2 of the HCP. See HCP pp. 6-15 to 6-18 and Table 6-2.

APPLIES TO NEW DEVELOPMENT PROJECTS ADJACENT TO EXISTING PUBLIC OPEN SPACE, HCP PRESERVES, OR LIKELY HCP ACQUISITION SITES

☐ **Conservation Measure 1.6. Minimize Development Footprint Adjacent to Open Space.** Project applicants are encouraged to minimize their development footprint and set aside portions of their land to contribute to the HCP Preserve System. Land set aside that contributes to the HCP biological goals and objectives may be credited against development fees. See HCP pages 6-14 to 6-15.

☐ **Conservation Measure 1.8. Establish Fuel Management Buffer to Protect Preserves and Property.** Buffer zones will provide a buffer between development and wildlands that allows adequate fuel management to minimize the risk of wildlife damage to property or to the preserve. The minimum buffer zone for new development is 100 feet. See HCP pages 6-18 to 6-19.

☐ **Conservation Measure 1.9. Incorporate Urban-Wildlife Interface Design Elements.** These projects will incorporate design elements at the urban-wildlife interface to minimize the indirect impacts of development on the adjacent preserve. See HCP pp. 6-20 to 6-21.

APPLIES TO ROAD MAINTENANCE PROJECTS OUTSIDE THE UDA

☐ **Conservation Measure 1.12. Implement Best Management Practices for Rural Road Maintenance.** Road maintenance activities have the potential to affect covered species by introducing sediment and other pollutants into downstream waterways, spreading invasive weeds, and disturbing breeding wildlife. In order to avoid and minimize these impacts, BMPs described in the HCP will be used where appropriate and feasible. See HCP pp. 6-25 to 6-26.

APPLIES TO NEW ROADS OR ROAD IMPROVEMENTS OUTSIDE THE UDA

☐ **Conservation Measure 1.14. Design Requirements for Covered Roads Outside the Urban Development Area (UDA).** New roads or road improvements outside the UDA have impacts on many covered species far beyond the direct impacts of their project footprints. To minimize the impacts of new, expanded, and improved roads in agricultural and natural areas of the inventory area, road and bridge construction projects will adopt siting, design, and construction requirements described in the HCP and listed in Table 6-6. See HCP pp. 6-27 to 6-33 and Table 6-6.

APPLIES TO FLOOD CONTROL MAINTENANCE ACTIVITIES

☐ **Conservation Measure 1.13. Implement Best Management Practices for Flood Control Facility Maintenance.** Flood control maintenance activities have the potential to affect covered species by introducing sediment and other pollutants into downstream waterways and disturbing breeding wildlife. In order to avoid and minimize these impacts, BMPs described in the HCP will be used where appropriate and feasible. See HCP pp. 6-26 to 6-27.

- 2) For all checked conservation measures, describe how the project will comply with each measure.
Attach as Attachment C: Project Compliance to HCP Conditions.

VI. MITIGATION MEASURES _____

- 1) **Mitigation Fee Calculator(s)**

Complete and attach the fee calculator (use permanent and/or temporary impact fee calculator as appropriate), and attach as **Attachment D: Fee Calculator(s)**.

- 2) **Briefly describe the amount of fees to be paid and when applicant plans to submit payment.**

SEE ATTACHMENT C: FEE CALCULATOR, Development Fee Total = \$7,885.00

ATTACHMENT A: PROJECT DESCRIPTION



Milestone Associates

Imagineering
A California Corporation

Date: September 19, 2016

To: Christine Gregory
City of Pittsburg, Planning Division
65 Civic Avenue
Pittsburg, CA 94565

From: Julio Tinajero
Milestone Associates

RE: **Project Narrative for the proposed
Sonic Drive-In Restaurant located at
1600 North Park Blvd., Pittsburg, CA
APN: 088-151-014**

PROPOSED COMMERCIAL DEVELOPMENT

This project will consist of a restaurant with drive-thru service. The proposed building will be one single-story, 2,308 square feet.

EXISTING PARCEL

The proposed commercial development is proposed on one parcel of land, approximately 1.22 acres in size. The parcel is located in the City of Pittsburg. Said parcel is currently vacant and undeveloped. The existing parcels are zoned CC – Community Commercial, and has a General Plan designation of commercial.

Said proposed project is consistent with the existing General Plan designation.

EXTERIOR BUILDING DESIGN

The proposed exterior materials and colors are designed to conform with the architectural and design review criteria set forth in the City of Pittsburg's Design Guidelines. The building will provide a contemporary architectural style that incorporates various material finishes, varying roof lines, and enhancements to the entrances to the building. Stucco texture and color, stone wainscot, roofing, and window canopies have all been incorporated to achieve this design.

SITE IMPROVEMENTS

The proposed development will provide for 32 vehicles, including two accessible parking spaces. The proposed parking lot will be asphalt pavement with concrete paving at drive through lane. All striping and signage will be installed per ADA/city requirements. The proposed landscaping and irrigation will meet current water conservation requirements and city shading requirements.

1000 LINCOLN ROAD
SUITE H202
YUBA CITY, CA 95991

TEL: 530-755-4700
FAX: 530-755-4567

ATTACHMENT B: FIGURES



FIGURE 3: LAND COVER MAP

SHADED AREA

ONSITE IDENTIFIED AS RUDERAL
GRASSES AND FORBS

SOILS IDENTIFIED AS
GRADED CUT & FILL



MARCUS H. BOLE & ASSOCIATES
104 Brock Drive, Wheatland, CA 95692
(530) 633-0117, email: mbole@aol.com

SITE: 1600 North Park Blvd, Pittsburg, CA
ITEM: FIGURE 4 SITE PHOTOS
DATE: July 9, 2016 **PLATE: 1**



MARCUS H. BOLE & ASSOCIATES
104 Brock Drive, Wheatland, CA 95692
(530) 633-0117, email: mbole@aol.com

SITE: 1600 North Park Blvd, Pittsburg, CA
ITEM: FIGURE 4 SITE PHOTOS
DATE: July 9, 2016 **PLATE: 2**

ATTACHMENT C: PROJECT COMPLIANCE TO HCP CONDITIONS
REPORT BY MARCUS H. BOLE & ASSOCIATES



Marcus H. Bole & Associates
An Environmental Consulting Firm

August 12, 2016

Norcal Cajun Foods II
Attn: S. Mann
2190 Meridian Park Blvd., Ste. G
Concord, CA 94520

BURROWING OWL & TREE NESTING RAPTOR SURVEYS FOR THE PITTSBURG SONIC, 1600 NORTHPARK BLVD, APN 088-151-041-6, A 1.22-ACRE PARCEL LOCATED IN THE CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA 94565-4196. MHBA FILE: 0708-2016-3437.

INTRODUCTION

Surveys were conducted on and within 500 feet of the property located at 1600 Northpark Blvd, City of Pittsburg, California (Study Area) to fulfill requirements set forth by the *East Contra Costa County Habitat Conservation Plan and Natural Community Conservation Plan (HCP/NCCP)*. The property is a 1.22-acre infill vacant lot, surrounded on all sides by development as identified in the HCP/NCCP as:

Small vacant lots, which are defined and mapped in Chapter 9 as being parcels less than 10 acres in size and surrounded on four sides by development (See Zone III Fee Zone described in Section 9.3.1) are required to conduct a very limited number of surveys described in this chapter:¹

- 1) Western burrowing owl survey and direct take avoidance measures, if applicable;*
- 2) Swainson's hawk nest survey and direct take avoidance measures, if applicable;*
- 3) San Joaquin kit fox den survey and direct take avoidance measures, if applicable, and;*
- 4) Land cover mapping*

Based upon field surveys conducted by USFWS approved Senior Wildlife Biologist Marcus H. Bole, M.S., and Senior Ornithologist (Wildlife Biologist) Charlene J. Bole, M.S.², as well as NCP/NCCP Modelled Habitat Distribution Maps, the Study Area is outside the Suitable Core and Low Use Habitat for the San Joaquin kit fox, *Vulpes macrotus mutica*. No suitable denning habitat was revealed with the property boundaries or within 500 feet of the property (a 30-acre Study Area) that would support the San Joaquin kit fox. Although the Study Area is outside the Modelled Habitat Distribution for the Swainson's hawk, *Buteo swainsoni*, field studies were conducted of all trees within the study area for evidence of "stick nests" capable of supporting nesting raptors, including the Swainson's hawk. The Study Area is within the normal and

¹ *East Contra Costa County HCP/NCCP*, Chapter 6 Surveys for Covered Activities, page 6-6

² Marcus H. Bole & Associates is a Service approved Biological Consulting firm with over thirty years of experience in conducting Burrowing Owl and Raptor Surveys in Northern California and the Contra Costa County area.

Modelled Habitat Distribution range for the Western burrowing owl, *Athene cunicularia hypugaea*. Land cover type for the entire property was confirmed as Grassland - Ruderal as described in Chapter 3, page 3-11 of the HCP/NCCP. Additionally, the property appears to have been graded with cut & fill materials with little evidence of native soils (Capay Clay 0 to 2 Percent Slopes) as identified by the Soil Conservation Service.

METHODS AND FINDINGS

This report outlines the methods employed and the findings of protocol-level burrowing owl (*Athene cunicularia hypugaea*) surveys and nesting raptor surveys conducted during the breeding season: February 1 – August 31, 2016, on property located at 1600 Northpark Blvd, City of Pittsburg, California (see Enclosure A, Figure 1). The 1.22-acre property is located within Township 3 North, Range 1 East, Los Medanos Land Grant, Antioch North 7.5' USGS Quadrangle. Center of the study is approximately 38.012101° North, -121.864763° West. Burrowing owl surveys were conducted in accordance with the *Staff Report on Burrowing Owl Mitigation, State of California, Natural Resources Agency, Department of Fish & Wildlife Guidelines* (March 7, 2012)³. The guidelines recommend Habitat Assessments (*Staff Report Appendix C*), and breeding season surveys (*Staff Report Appendix D*). Surveys for nesting raptors, including the State of California Threatened Swainson's hawk, *Buteo swainsoni*, were conducted in accordance with the *Swainson's Hawk Survey Protocols, Impact Avoidance, and Minimization Measures*, Department of Fish & Game, June 2, 2010.

Burrow surveys were conducted on July 9, 2016. In accordance with the recommended survey protocol outlined in the *Staff Report on Burrowing Owl Mitigation, State of California, Natural Resources Agency, Department of Fish & Wildlife Guidelines*, onsite surveys were spaced approximately three weeks apart. Breeding season surveys were conducted during morning and evening hours on July 9, July 23, and August 11, 2016. All surveys were conducted by Senior Wildlife Biologist Marcus H. Bole, M.S., and Senior Ornithologist (Wildlife Biologist) Charlene J. Bole, M.S., Marcus H. Bole & Associates' (MHBA), Wheatland, California.⁴ The results of the habitat assessment and surveys are presented below.

OWL & HAWK ASSESSMENT RESULTS:

During habitat (burrow) assessments in July, 2016, physical and biological characteristics of the Study Area were compared to burrowing owl habitat requirements in an effort to determine whether the Study Area is suitable for this species. Additionally, all trees capable of supporting stick nests used by raptors were surveyed within the Study Area. The Study Area is within the geographic range of the burrowing owl, as depicted on current range maps, and onsite elevations are within the range occupied by the species (Haug et al. 1993). Vegetation onsite is composed of ruderal non-native upland grasses and forbs supported by very poor quality cut & fill soils. The California Department of Fish & Wildlife Natural Diversity Database (CNDDB) has identified the past presence of burrowing owls within 4.5 miles of the property. One sighting from 2012 is listed as "along Southern Pacific Rail Line, about 0.25 mile WNW of HWY 4 –

³ These guidelines replace the Department of Fish and Game 1995 *Staff Report on Burrowing Owl Mitigation*.

⁴ Marcus H. Bole & Associates is a Service approved Biological Consulting firm with over thirty years of experience in conducting Burrowing Owl and Raptor Surveys in the Contra Costa County area.

*Hillcrest Ave Intersection, Antioch*⁵. Extensive development within the last ten years in the City of Pittsburg has eliminated much of the open fields and farmlands that support burrowing owls. Burrows constructed by the California ground squirrel, *Otospermophilus beecheyi*, are a primary habitat requirement for the burrowing owl. Transects were conducted throughout 100% the Study Area. The burrow survey revealed a few small diameter burrows, most likely those of the house mouse, *Mus musculus*, within the eastern portion of the property near the Big-O-Tire® business. The following describes the observations and surveys for the burrowing owl:

BURROWING OWL CENSUS AND OBSERVATIONS (Breeding Season)

The entire Study Area was monitored for approximately two hours at dawn and dusk/evenings on three separate days. Specific emphasis was placed on the northern portion of the study area, along the tree line adjacent to Loveridge Road. Observation dates, time and weather conditions were as follows:

Date	Survey Number	Start/End Time	Temperature (Start/End [°F])	Wind Speed (mph)	% Cloud Cover	Surveyor
7/9/2016	#1 Morning	0530–0730	62–65	5–10	0	M. Bole, C. Bole
7/9/2016	#1 Evening	1930–2145	69–63	8–10	0	M. Bole, C. Bole
7/23/2016	#2 Morning	0545–0750	60–67	0–5	0	M. Bole, C. Bole
7/23/2016	#2 Evening	2000–2200	90–75	5–10	0	M. Bole, C. Bole
8/11/2016	#3 Morning	0600–0800	55–59	5–10	0	M. Bole, C. Bole
8/11/2016	#3 Evening	2000–2200	73–66	5–10	0	M. Bole, C. Bole

BURROWING OWL SURVEY RESULTS:

No burrowing owls were detected within the Study Area during the surveys. The small diameter burrows in the eastern portion of the Study Area did not reveal evidence of burrowing owl use (feathers, excrement, white wash, tracks, prey remains or pellets). No other burrows, culverts, or excavations were observed within the Study Area that revealed evidence of burrowing owl use. The information gathered during the breeding season burrowing owl surveys within the Study Area suggest that the Study Area does not support burrowing owls.

SWAINSON'S HAWK AND OTHER TREE NESTING RAPTOR SURVEY RESULTS

Concurrent with the observations for the burrowing owls, a comprehensive stick nest survey was conducted of the trees along Loveridge Road and California Avenue, the only trees within the

⁵ California Natural Diversity Data Base, July 31, 2016, Occurrence No. 1879. T02N, R02E, Sec.29, NW (M).
Owl and Hawk Surveys July–August, 2016

Study Area. One historic sighting (2012) of a Swainson's hawk nest was listed in the CNDDDB as being in a dead redwood tree approximately 6.5 miles east of the Study Area described as "*Dupont property NE of Oakley, in the vicinity of Bridgehead Road and Wilber Ave Intersection*". The nest tree was removed in 2012⁶. No "stick nests" or nesting activity was observed within the Study Area during a time when such activity would be readily evident.

EVALUATION OF POTENTIAL PROJECT IMPACTS

Known potential biological constraints within the Study Area include:

1) No potential biological constraints were identified within the Study Area. The Study Area does not support habitat for the San Joaquin kit fox, Western burrowing owl or the Swainson's hawk.

Recommendations:

1) Burrowing Owl and nesting raptor surveys were conducted within the recognized breeding season (February 1 – August 31, 2016) for these species. No ground or tree nesting raptors were found within the Study Area. These surveys serve as a 30-day pre-construction survey for tree-nesting and ground-nesting birds. No further surveys would be required for this site unless construction is delayed until the 2017 breeding season (February 1 – August 31, 2017).

This concludes our onsite surveys of the 30-acre Study Area identified as Contra Costa County APN 088-151-041-6 (and 500 feet surrounding the parcel), City of Pittsburg, California. An infill, vacant lot located at 1600 Northpark Blvd. If you have any questions concerning our methods, findings or recommendations, please feel free to contact me directly at: Marcus H. Bole & Associates, Attn: Marcus Bole, 104 Brock Drive, Wheatland, CA 95692, phone 530-633-0117, cell 916-747-8501, fax 530-633-0119, and email: mbole@aol.com.

Respectfully Submitted:



Marcus H. Bole, Principal
Senior Wildlife Biologist

LIST OF ATTACHMENTS

Enclosure A: Figure 1: Vicinity Map

Enclosure B: Land Cover Maps

Enclosure C: Site Photos

⁶ California Natural Diversity Data Base, May 1, 2016, Occurrence No. 1799. T02N, R02E, Sec.15 (M).
Owl and Hawk Surveys
July-August, 2016

LITERATURE CITED

California Department of Fish & Wildlife. 2012. *Staff Report on Burrowing Owl Mitigation*. Burrowing Owl Consortium (CBOC). 1993. Burrowing Owl Survey Protocol and Mitigation Guidelines.

California Department of Fish and Wildlife (CDFG). 2016. *California Natural Diversity Database*. California Department of Fish and Game Wildlife & Habitat Data Analysis Branch. Rare Find. Visited May 2016.

California Department of Fish and Wildlife (CDFG). 2010. *Swainson's Hawk Survey Protocols, Impact Avoidance, Minimization Measures for Renewable Energy Projects, State of California Energy Commission and Department of Fish & Game, June 2, 2010*.

California Natural Diversity Database. California Department of Fish and Game Wildlife & Habitat Data Analysis Branch. Rare Find. Visited July 2016.

East Contra Costa County Habitat Conservancy, *East Contra County Habitat Conservation Plan and Natural Community Conservation Plan (October 2007)*. As updated by *Exhibit B: Corrections and Updates to the HCP/NCCP, December 19, 2006*.
http://www.co.contra-costa.ca.us/depart/cd/water/HCP/archive/final-hcp-rev/final_hcp_nccp.html

Haug, E.A., Millsap, B.A., and Martell, M.S. 1993. Burrowing owl (*Athene cunicularia*). The Birds of North America Online. A. Poole, ed. Ithaca, NY: Cornell Laboratory of Ornithology. Available at <http://bna.birds.cornell.edu/bna/species/061>.

ENCLOSURE A: FIGURE 1, VICINITY MAP

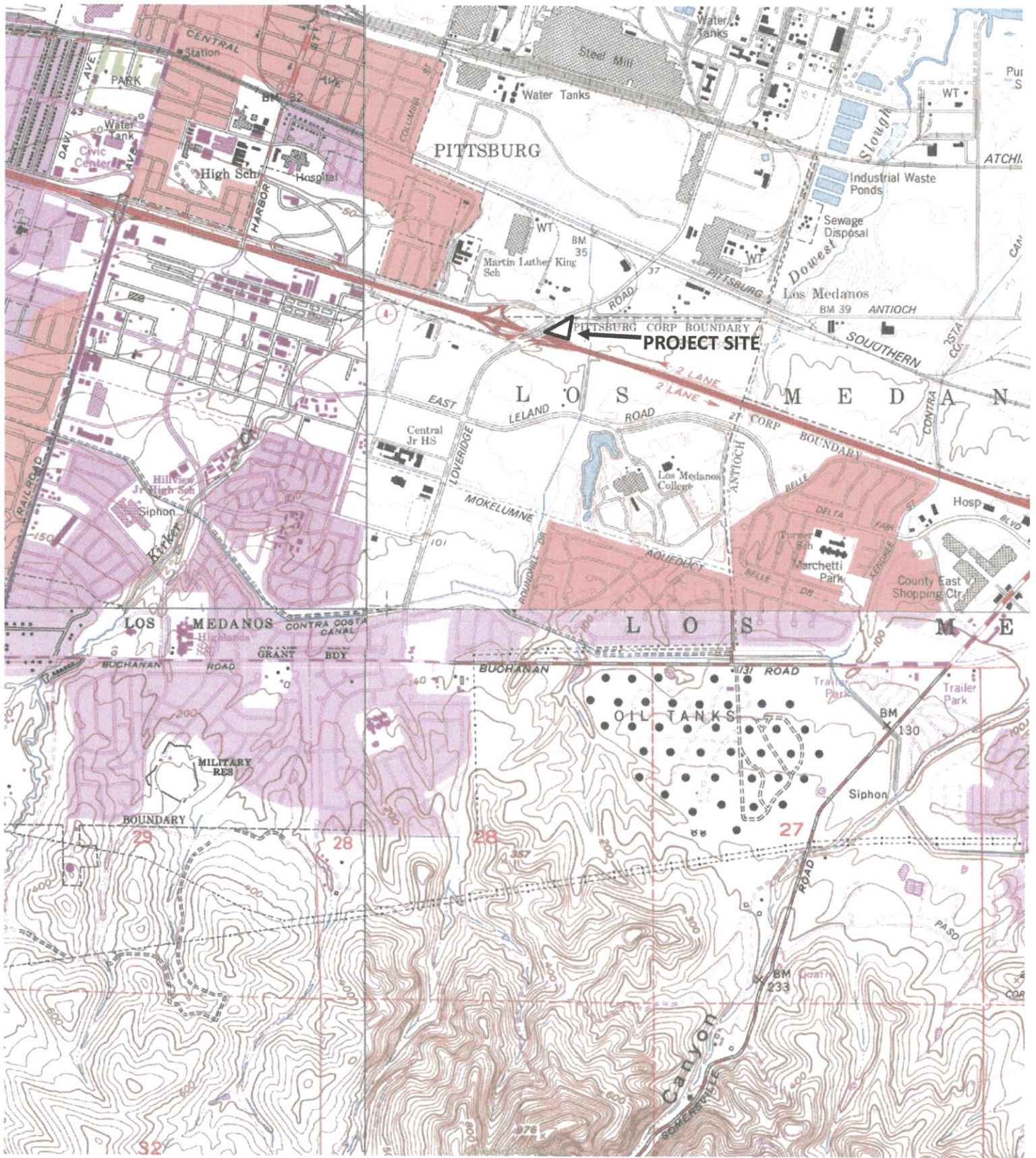


Figure 1: Vicinity Map, Norcal Cajun Foods II, Sonic, 1600 Northpark Blvd, Pittsburg, California 94565. APN 088-151-041-6, a 1.22-acre parcel located with Township 3 North, Range 1 East, Los Medanos Land Grant, Antioch North 7.5' USGS Quadrangle, City of Pittsburg, Contra Costa County, CA. Approximately 38.012101N, -121.864763W. Parcel shown east of the intersection of Northpark Blvd and Loveridge Road.

ENCLOSURE B: LAND COVER MAPS

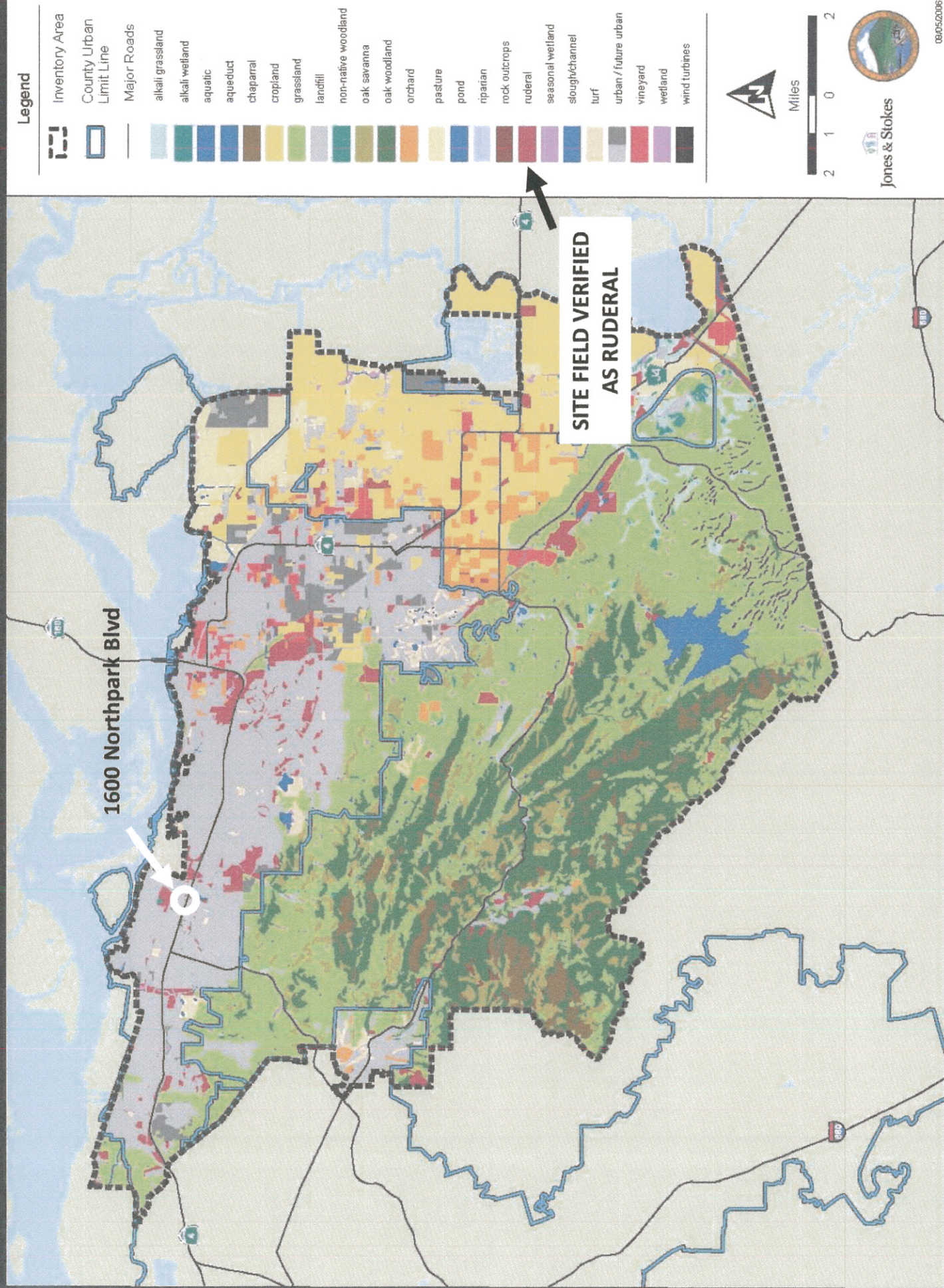


FIGURE 2: LAND COVER MAP

SHADED AREA
**ONSITE IDENTIFIED AS RUDERAL
GRASSES AND FORBS**

**SOILS IDENTIFIED AS
GRADED CUT & FILL**

Figure 3-3 : Landcover in the Inventory Area



ENCLOSURE C: SITE PHOTOS



MARCUS H. BOLE & ASSOCIATES
104 Brock Drive, Wheatland, CA 95692
(530) 633-0117, email: mbole@aol.com

SITE: 1600 Northpark Blvd, Pittsburg, CA
ITEM: Onsite Ruderal Land Cover
DATE: July 9, 2016 **PLATE:** 1



MARCUS H. BOLE & ASSOCIATES
104 Brock Drive, Wheatland, CA 95692
(530) 633-0117, email: mbole@aol.com

SITE: 1600 Northpark Blvd, Pittsburg, CA
ITEM: Trees, off-property to the north
DATE: July 9, 2016 **PLATE:** 2

ATTACHMENT D: FEE CALCULATOR(S)

ECCC HCP/NCCP Fee Calculator Worksheet

Permanent Impacts

PROJECT APPLICANT: Surina Mann, Norcal Cajun Foods II

PROJECT NAME: Pittsburg Sonic Project; 1600 North Park Blvd

APN(s): 088-151-041

JURISDICTION: City of Pittsburg

DATE: 8/25/2016

DEVELOPMENT FEE	ACREAGE		FEE PER ACRE	
	PERMANENTLY IMPACTED (TABLE 1) ¹		(SUBJECT TO CHANGE 3/15/16 ²)	
See appropriate ordinance or HCP/NCCP Figure 9-1 to determine Fee Zone	Fee Zone 1	x	\$12,926.75	= \$0.00
	Fee Zone 2	x	\$25,853.51	= \$0.00
	Fee Zone 3	1.22 x	\$6,463.92	= \$7,885.98
	Fee Zone 4 ³	x	\$19,390.13	= \$0.00
	Development Fee Total			= \$7,885.98

WETLAND MITIGATION FEE	ACREAGE		FEE PER ACRE	
	PERMANENTLY IMPACTED (TABLE 1) ¹		(SUBJECT TO CHANGE 3/15/16 ²)	
	Riparian woodland / scrub	x	\$71,551.82	= \$0.00
	Perennial Wetland	x	\$97,913.01	= \$0.00
	Seasonal Wetland	x	\$212,144.86	= \$0.00
	Alkali Wetland	x	\$200,847.21	= \$0.00
	Ponds	x	\$106,700.08	= \$0.00
	Aquatic (open water)	x	\$53,977.69	= \$0.00
	Slough / Channel	x	\$121,763.62	= \$0.00
STREAMS	FEE PER LINEAR FOOT			
	LINEAR FEET		(SUBJECT TO CHANGE 3/15/16 ²)	
	Streams 25 feet wide or less	x	\$583.34	= \$0.00
	Streams greater than 25 feet wide	x	\$878.71	= \$0.00
	Wetland Mitigation Fee Total			= \$0.00

FEE REDUCTION ⁴		
	Development Fee reduction for land in lieu of fee	=
	Development Fee reduction (up to 33%) for permanent assessments	=
	Wetland Mitigation Fee reduction for wetland restoration/creation performed by applicant	=
	Reduction Total	= \$0.00

FINAL FEE CALCULATION	Development Fee Total	
		\$7,885.98
	Wetland Mitigation Fee Total +	\$0.00
	Fee Subtotal =	\$7,885.98
	Contribution to Recovery +	
	TOTAL AMOUNT TO BE PAID =	\$7,885.98

¹ City/County planning staff will consult the land cover map in the Final HCP/NCCP and will reduce the acreage subject to the Development Fee by the acreage of the subject property that was identified in the Final HCP/NCCP as urban, turf, landfill or aqueduct land cover.

² The Conservancy conducted the 2012 periodic fee audit required by the HCP/NCCP. Action by the County and participating cities is pending, which could result in adjustments to some or all fees in 2015.

³ "Fee Zone 4" is not shown on Figure 9-1 of the HCP/NCCP but refers to the fee applicable to those few covered activities located in northeastern Antioch (p. 9-21).

⁴ Fee reductions must be reviewed and approved by the Conservancy.

ATTACHMENT E: WETLAND DELINEATION (if applicable)

NOT APPLICABLE



City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF PUBLIC HEARING

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

DATE: March 28, 2017
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Sonic Drive-In Restaurant, AP-16-1190 (UP, DR).

This is an application by Norcal Cajun Foods II requesting use permit and design review approval of plans to construct 2,720-square-foot, full-service restaurant with drive-in service on a 0.86-acre property located at 1600 North Park Boulevard in the CC (Community Commercial) District. Assessor's Parcel No. 088-151-041.

PROJECT PLANNER: Hector Rojas, (925) 252-4043 or hrojas@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?

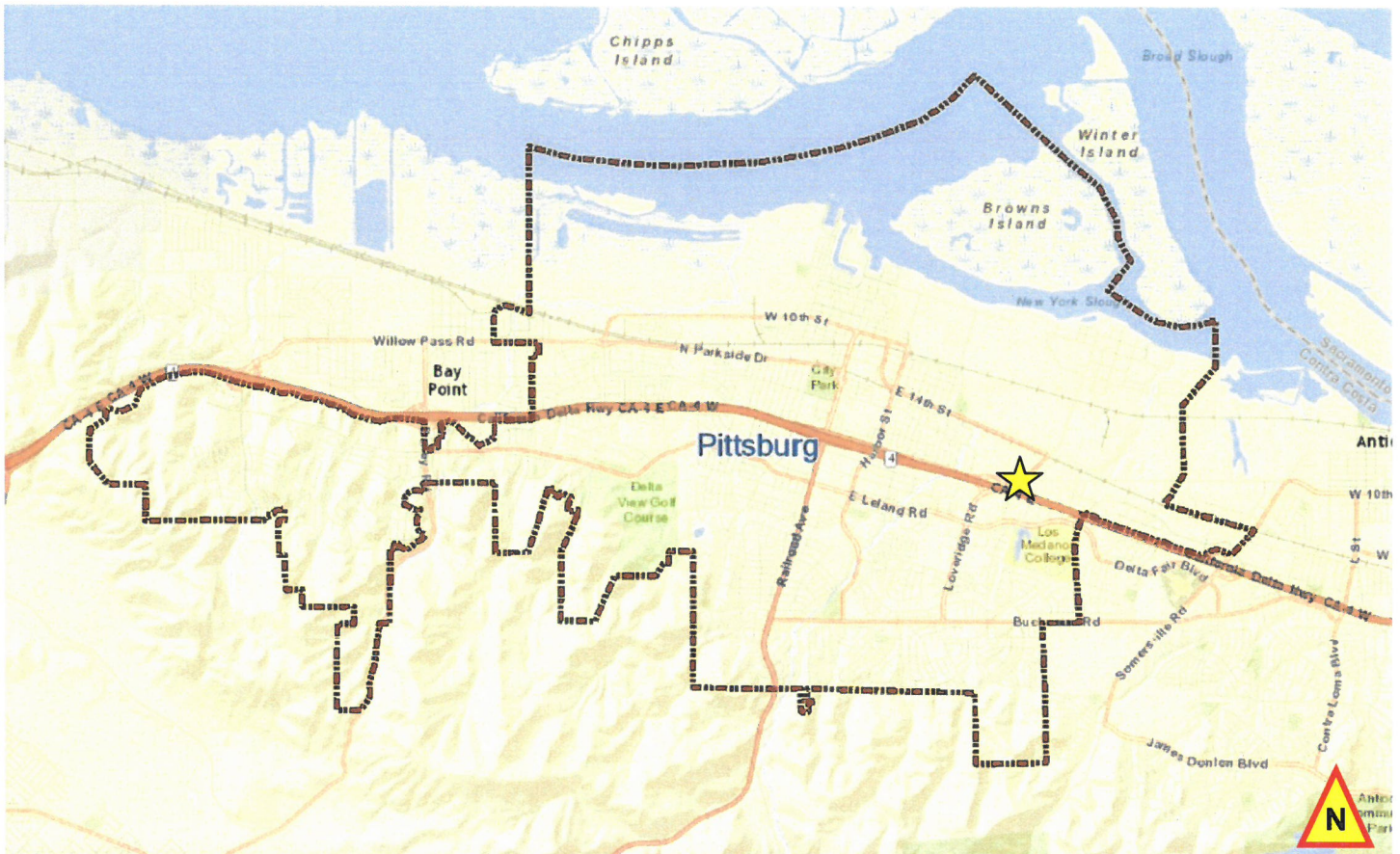
The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

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

Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public hearing on the date and time listed above.

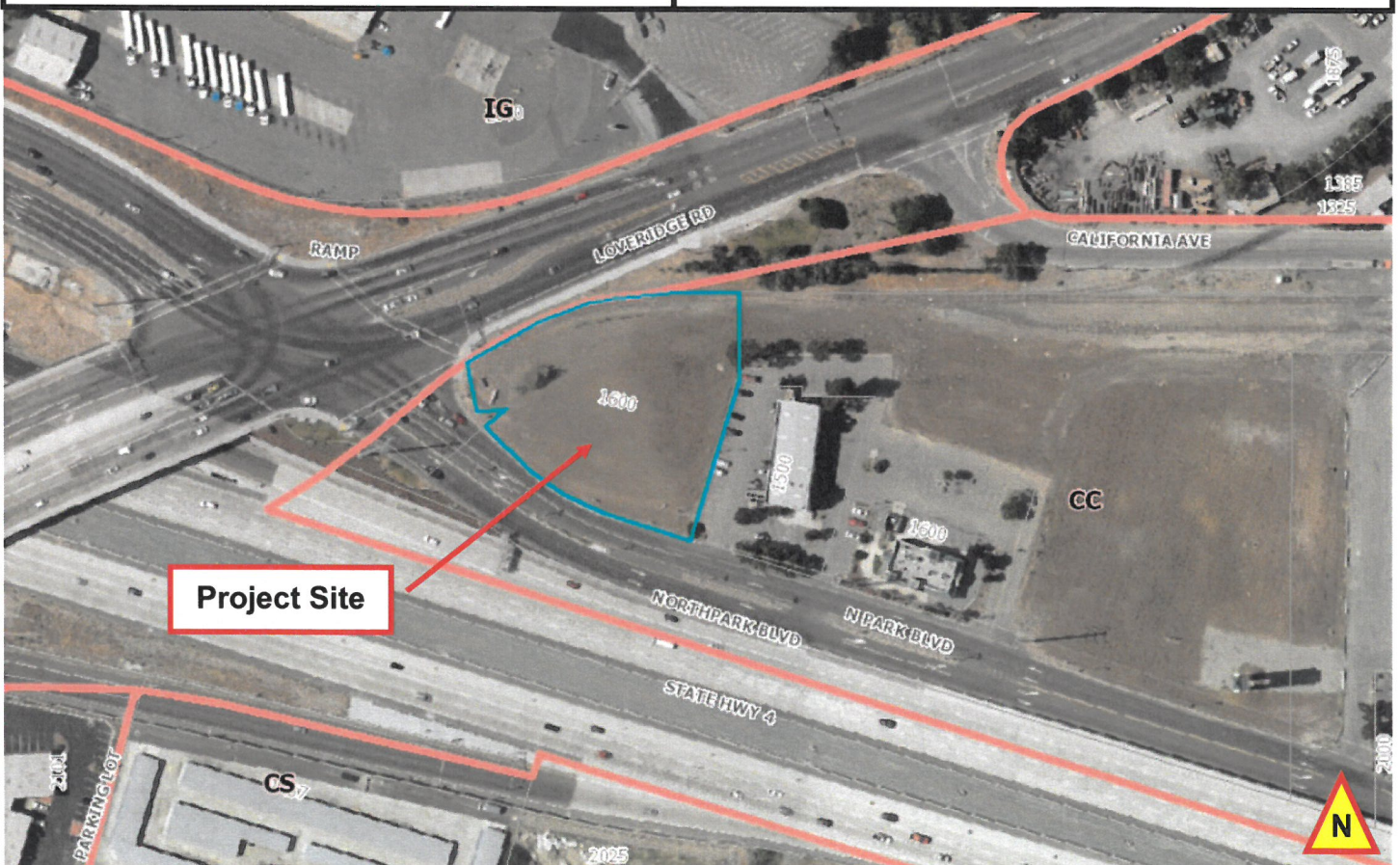
Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public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

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION



Project Title: Sonic Drive-In Restaurant
AP-16-1190 (UP, DR)

Location: 1600 North Park Boulevard
APN: 088-151-041



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: No. 3 – HHI Community Garden and Urban Farm, AP-16-1211 (UP, DR).

ORIGINATED BY: Ray Harts on behalf of Healthy Hearts Institute, 875 El Pueblo Avenue, Pittsburg, CA. 94565

SUBJECT: This is a public hearing on a request for use permit and design review approval to allow a community garden and urban farm on an approximately two-acre site located within the El Pueblo Housing Development at 875 El Pueblo Avenue in the RH (High-Density Residential) District. Assessor's Parcel No. 073-150-003. The garden and farm would grow fruits and vegetables and would also include beehives and chicken coops to produce honey and eggs. A substantial portion of the crops produced would be put up for sale to local businesses and/or organizations as part of a 'market garden' concept.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10059, approving Planning Application No. 16-1211, subject to conditions.

BACKGROUND:

Healthy Hearts Institute (HHI) is a health and wellness non-profit organization founded in 2014 by Heracio (Ray) Harts, a former Pittsburg resident who grew up near the El Pueblo Housing Development – a community of 171 apartments and duplexes operated by the Contra Costa Housing Authority. Part of HHI's mission is to help improve the health and wellbeing of communities by increasing their access to healthful, affordable food. On July 21, 2016, HHI entered into a three-year license agreement with the Contra Costa Housing Authority to repurpose a defunct, two-acre ballfield, located behind their El Pueblo offices, as a community garden and urban farm. HHI's project partners include Contra Costa Health Services, the University of California's Master Gardner Program, The Last Mile (a business and tech training program preparing incarcerated individuals for reentry), and Planting Justice. HHI has received a \$10,000 grant from Los Medanos Community Healthcare District and a \$5,000 sponsorship from Kaiser Permanente. They also recently launched a project website (www.healhtyhearts.co) and were featured in the East Bay Times (see Attachment 7).

PROJECT DESCRIPTION:

Existing Conditions: The project site is an approximately two-acre plot of land located behind the Contra Costa Housing Authority's offices at 875 El Pueblo Avenue. It is part of a larger 18.59-acre parcel containing the El Pueblo Housing Development (El Pubelo). The site is currently covered with grass and there is an old baseball backstop

Planning Commission Staff Report

near its southwest corner. The site's perimeter is enclosed by a chain-link fence. Over 250 feet of on-street parking (or approximately 10 spaces) is available along El Pueblo Avenue. The site was undeveloped land prior to its current use.

See Attachment 2 for photos of the project site.

Surrounding Land Uses:

North: Single-family homes

West: El Pueblo Housing Development

South: Basketball court, playground, Contra Costa Housing Authority offices

East: Single-family homes

See Attachment 3 for a map of surrounding uses.

Proposed Project: The proposed project consists of two components: 1) a community garden for the cultivation of fruits, herbs, and vegetables by community residents; and 2) an urban farm for the cultivation, production, sale, and distribution of fruits, herbs, vegetables, eggs, and honey by HHI. The community garden would be located along western edge of the site and would occupy approximately one-quarter of the site. It would include approximately 60 raised garden beds, an outdoor kitchen and patio, a demonstration garden, and a composting area. The farm would be located east of the community garden, taking up the remainder of the site. It would consist of a substantially-sized area for crops, a greenhouse, an orchard, chicken coops and runs, and a number of beehives. The community garden and farm areas would be separated by a living fence that could support grapes, berries, passionfruit or other plants. An exercise track would wrap around the community garden and farm areas.

The community garden and urban farm would be built in phases as funding allows, so many of the facility's design details have yet to be fully fleshed out. At full build out, HHI expects its community garden and urban farm would produce enough organic food to support the Pittsburg Unified School District, local restaurants, corner stores, a weekly farm stand, and a community-supported agriculture program. As part of its mission, HHI will provide El Pueblo and other local residents with on-site classes focused on gardening, cooking, nutrition, fitness, and mindfulness. A map showing the target area for the community garden and urban farm is provided as Attachment 8.

Under HHI's license agreement, Contra Costa Housing Authority would not collect a fee for usage of the site and would provide HHI with water free of charge. The agreement also requires HHI to carry a liability insurance coverage in the minimum amount of one million dollars.

See Attachment 4 for the conceptual project plan and Attachment 5 for a copy of the HHI's license agreement.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the 'East Central Subarea' of the General Plan and has a land use designation of 'High Density Residential'. The proposed community garden and urban farm would be consistent with the general plan, more specifically, Policy 8-P-2, which calls for the development of park and recreation facilities within walking distance of all homes, and Goal 8-G-8, which calls for a diversity of recreational opportunities, facilities, and programs targeted toward local youth and seniors. The community garden and urban farm would reinvigorate a defunct open space located within walking distance of El Pueblo and provide educational programs for youth, seniors, and other residents to learn about gardening, cooking, nutrition, and fitness.

Zoning: The project site is located within the RH (High-Density Residential) District, and community gardens and urban farms, which are similar to a park and recreation facility (as defined by PMC section 18.08.060(P)), are conditionally permitted within this district. Although there are currently no property development regulations for community gardens or urban farms PMC chapter 7.08 does set forth standards for the keeping of livestock, animals, fowl and bees. These include not allowing livestock, fowl or bees to be kept within 50 feet of a dwelling unit or within 25 feet of any property line (PMC section 7.08.050) and not allowing the slaughtering of animals anywhere within city limits.

Design Guidelines: In 2010, the Planning Commission adopted Resolution No. 9864 amending the City's Development Review Design Guidelines (DRDGs). The DRDGs serve as a framework for the design review of residential, commercial, and industrial projects, but do not provide specific guidance for community gardens or urban farms. It should be noted, however, that DRDG VI.C.2 encourages new multi-housing projects to provide community gardens for its residents.

Required Design Review Findings: 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 will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable.
- C. The exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value.
- D. The structure is in harmony with proposed developments on land in the general area.

Planning Commission Staff Report

E. The application conforms with the criteria set forth in any applicable City adopted Design Guidelines.

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

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

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

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

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

E. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;

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

G. will not encourage marginal development within the neighborhood;

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

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

Environmental: This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 4, 'Minor Alterations to Land' of the state CEQA Guidelines, section 15304(b). The project qualifies for this CEQA exemption because it involves a use that would require an insignificant amount of ground disturbance.

Public Notice: On or prior to March 17, 2017, notice of the March 28, 2017, public hearing was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the 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.

ANALYSIS:

Planning Commission Staff Report

Staff believes that the Planning Commission can make the required findings to approve the requested design review and use permit application, subject to conditions. The proposed project would beautify and fully reutilize a former ballfield that is considered by many to be an eyesore within the El Pueblo development and it would help increase property values by making the neighborhood safer and more amenity-rich. The community garden and urban farm would bring more people into the area, therefore heightening natural surveillance, and it would provide an additional open space amenity for the neighborhood to enjoy. The garden would also provide educational programs for youth, seniors, and other residents to learn about gardening, cooking, nutrition, fitness, and mindfulness.

The proposed community garden and urban farm would not be detrimental to the health, safety, and general welfare of the City if a condition of approval is adopted requiring the project to meet health and safety requirements of the Pittsburg Community Development Department, the Contra Costa County Fire Protection District, and the Environmental Health Division of Contra Costa Health Services.

Lastly, the proposed use would not create a nuisance or enforcement problem within the neighborhood, in that it would be required to meet performance standards, as set forth by PMC chapter 18.82, which are intended to address ongoing safety, noise, odor, and maintenance concerns; and if conditions of approval are adopted requiring: a) the submittal of design details for all project components prior to construction or installation; b) perimeter fencing to be repaired or replaced as needed; c) access walkways and bicycle racks to be installed within a year of the community and market garden's operation; d) hours of operation and on-site sales to be generally limited to 7:00 AM and 9:00 PM; e) the hiring of a professional farm manager to provide oversight of the facility; f) no more than 25 chickens and seven beehives be kept on premises; g) chicken coops and beehives not to be kept within 50 feet of any dwelling or within 25 feet of any property line; and h) the slaughter of chickens to be prohibited.

ACTION REQUIRED:

Move to adopt Resolution No. 10059 approving Planning Application No. 16-1211, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10058
2. Site Photos
3. Map of Surrounding Uses
4. Conceptual Project Plan, dated March 20, 2017
5. HHI License Agreement, executed July 21, 2016
6. Public Hearing Notice & Vicinity Map
7. East Bay Times Article, published March 13, 2017

Planning Commission Staff Report

Prepared by: Hector J. Rojas, AICP, Senior Planner

Attachment 1

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Use Permit and	)	
Design Review Approval to Allow a	)	
Community Garden and Urban Farm on	)	
an approximately Two-Acre Site Located	)	Resolution No. 10059
within the El Pueblo Housing Development	)	
at 875 El Pueblo Avenue, for "HHI	)	
Community Garden and Urban Farm", AP	)	
16-1211 (UP, DR).")	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On January 17, 2017, Healthy Hearts Institute (HHI) filed Planning Application No. AP-16-1211, requesting use permit and design review approval to allow a community garden and urban farm on an approximately two-acre site located within the El Pueblo Housing Development at 875 El Pueblo Avenue in the High-Density Residential (RH) District. Assessor's Parcel No. 073-150-003.
- B. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 4, 'Minor Alterations to Land' of the state CEQA Guidelines, section 15304(b). The project qualifies for this CEQA exemption because it involves a use that would require an insignificant amount of ground disturbance.
- C. On or prior to March 17, 2016, notice of the March 28, 2017, public hearing was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the 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.
- D. PMC section 18.36.220(B) specifies that the following findings must be made before granting design review approval. The Planning Commission may grant design review approval if it finds that:
 - 1. the structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
 - 2. the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;

3. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
 4. the structure is in harmony with proposed developments on land in the general area; and
 5. the application conforms with the criteria set forth in any applicable city-adopted design guidelines.
- E. PMC section 18.16.040 specifies that the following findings must be made before approval of a use permit. The Planning Commission may grant approval of a use permit if the proposed use:
1. 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;
 2. is not detrimental to the health, safety, and general welfare of the City;
 3. will not adversely affect the orderly development of property within the City;
 4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
 5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
 6. will not create a nuisance or enforcement problem within the neighborhood;
 7. will not encourage marginal development within the neighborhood;
 8. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law; and,
 9. is consistent with the City's approved funding priorities.
- F. On March 28, 2017, the Planning Commission held a public hearing on Planning Application No. 16-1211, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "HHI Community Garden and Urban Farm, AP-16-1211 (UP, DR)," 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.

Design Review

2. The project will 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, in that it will beautify and fully reutilize a former ballfield that is considered by many to be an eyesore within the El Pueblo housing development.
3. The project will not require protection against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that it will not include any structures meant for habitation. Additionally, noise, vibrations, and other factors are considerably low due to the neighborhood's residential character.
4. The exterior design and appearance of the project will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the project will include an array of colorful crops that, if well-maintained, will appear more attractive than the former ballfield left in its current state of underutilization.
5. The proposed project will be in harmony with proposed developments on land in the general area, if a condition of approval is adopted requiring improvement plans to include specific details for the design of project components, including raised planter beds, trellises, compost bins, outdoor patios, greenhouses, chicken coops, chicken runs, and beekeeping equipment.
6. The proposed project will conform to the criteria set forth in the City's adopted Development Review Design Guidelines (DRDGs), in that it will establish a community garden, consistent with the intent of DRDG VI.C.2.

Use Permit

7. The proposed use will 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 the site is located within the RH District, and community gardens and urban farms, which are similar to a park and recreation facility (as defined by PMC section 18.08.060(P)), are conditionally permitted within this district.
8. The proposed community garden and urban farm will not be detrimental to the health, safety, and general welfare of the City, if a condition of approval is adopted requiring that the project meet health and safety requirements of the Pittsburgh Community Development Department, the Contra Costa County Fire Protection District, and the Environmental Health Division of Contra Costa Health Services.
9. The proposed community garden and urban farm will not adversely affect the orderly development of property within the City, in that it will beautify and fully

reutilize a former ballfield that is considered by many to be an eyesore within the El Pueblo Housing Development.

10. The proposed community garden and urban farm will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City; rather, it will have the effect of increasing property values by making the neighborhood safer and more amenity-rich. The community and market garden will bring more people into the area, therefore heightening natural surveillance, and it will provide an open space amenity for the neighborhood to enjoy.
 11. The proposed community garden and urban farm will be consistent with the general plan, more specifically, Policy 8-P-2, which calls for the development of park and recreation facilities within walking distance of all homes, and Goal 8-G-8, which calls for a diversity of recreational opportunities, facilities, and programs targeted toward local youth and seniors. The community garden and urban farm will reinvigorate a defunct open space located within walking distance of the El Pueblo Housing Development and provide educational programs for youth, seniors, and other residents to learn about gardening, cooking, nutrition, and fitness.
 12. The proposed use will not create a nuisance or enforcement problem within the neighborhood, in that it will be required to meet performance standards, as set forth by PMC chapter 18.82, which are intended to address ongoing safety, noise, odor, and maintenance concerns; and, if conditions of approval are adopted requiring: a) submittal of design details for all project components prior to construction or installation; b) perimeter fencing to be repaired or replaced as needed; c) access walkways and bicycle racks to be installed within a year of the community and market garden's operation; d) hours of operation and on-site sales to be generally limited to 7:00 AM and 9:00 PM; e) the hiring of a professional farm manager to provide oversight; f) no more than 25 chickens and seven beehives be kept on premises; g) chicken coops and beehives not to be kept within 50 feet of any dwelling or within 25 feet of any property line; and h) the slaughter of chickens to be prohibited.
 13. The proposed use will not encourage marginal development within the neighborhood; instead, it will beautify and fully reutilize a former ballfield that is considered by many to be an eyesore within the El Pueblo Housing Development.
 14. The proposed use will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that it will be established on a plot of land that can take full advantage of existing infrastructure, including fire, police, and water.
 15. Lastly, the proposed use will not be inconsistent with the City's approved funding priorities, in that the use will not require any City funding.
- B. The staff report entitled, "HHI Community and Market Garden, AP-16-1211 (UP, DR)," dated March, 28, 2017, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves Planning Application No. 16-1211, subject to the following conditions:

Planning Conditions:

1. **Conformity with Project Plan:** The project shall be constructed in substantial conformity with the project plan date stamped March 19, 2017, 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. **Project Operation:** Operation of the use 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).
3. **Design Details:** The applicant shall submit specific details for the design of all project components, including, but not limited to walks, raised planter beds, trellises, compost bins, outdoor patios, greenhouses, chicken coops, chicken runs, and beekeeping equipment. These details shall be incorporated into any construction drawings for the project and shall be reviewed and approved by the Community Development Services Department prior construction or installation.
4. **Perimeter Fencing:** The City Planner shall inspect the perimeter to determine if any fencing is in need of repair or replacement. If any such fencing is identified by the City Planner, the fencing shall be repaired or replaced prior to operation of the community and market garden.
5. **Phased Improvements:** The following improvements shall be provided within one (1) year of the community and market garden's operation:
 - a) **Walkway:** A four-foot-wide (minimum) concrete or gravel walkway to provide walking access from the El Pueblo Housing Development, the Contra Costa Housing Authority, and El Pueblo Avenue.
 - b) **Bicycle Racks:** At least five (5) bicycle racks for community garden users.
6. **Hours of Operation:** Operation of the community and market garden may begin at sunrise or 7:00 AM, whichever is earlier, and must end at sunset or 9:00 PM, whichever is earlier. The community and market garden shall be considered operating if people are on the site. Automatic equipment functioning, such as irrigation, is not considered operation.
7. **Maximum Area:** The maximum area of the urban farm shall be limited to 21,000 square feet. The area of the farm shall consist of the area under cultivation, any on-site sales operation, and the area covered by any structures associated with the market garden.

8. Farm Manager: Prior to operation, the applicant shall hire a professional farm manager to provide oversight of the community and market garden. The manager shall ensure that the facility is kept and maintained in a neat and orderly fashion and that any potential ongoing complaints from neighbors are promptly resolved.
9. Sales: On-site sales shall be allowed during the community garden's and urban farm's general hours of operation, but shall only be allowed up to 70 days in each calendar year. Records of sales days shall be kept on-site and be made available for inspection by city staff upon request in order to ensure that the 70 day limit is not exceeded. Only food and value-added products made from produce grown on site shall be sold and exterior display is allowed.
10. Prohibitions: No livestock, fowl or bees shall be kept on the premises unless otherwise specified herein.
11. Chicken Keeping:
 - a) Maximum Number: No more than twenty-five (25) chickens shall be kept on the premises (1 per 840 square-feet of market garden area). Roosters shall not be kept on the premises.
 - b) Chicken Coops: Chickens shall be kept in coops meeting the requirements of PMC section 7.08.070
 - c) Setbacks: Chicken coops and runs shall not be kept within 50 feet of any dwelling unit or within 25 feet of any property line (PMC section 7.08.050).
 - d) Slaughtering: Slaughtering shall be prohibited.
12. Beekeeping:
 - a) Maximum Number: No more than seven (7) beehives shall be kept on the premises (1 per 3,000 square-feet of market garden area).
 - b) Beehives: No beehive shall exceed five (5) feet in height and twenty (20) cubic feet in size.
 - c) Water Supply: A supply of fresh water shall be maintained in a location readily accessible to all bee colonies on the premises throughout the day to prevent bees from congregating at neighboring sources of water on adjacent properties.
 - d) Setbacks: Beehives shall not be kept within 50 feet of any dwelling unit or within 25 feet of any property line (PMC section 7.08.050).
13. Nuisance Prohibited: Pursuant to PMC section 7.08.060, chickens and bees shall not be kept in a manner that creates a nuisance or disturbs residents in the neighborhood by noise, odor or damage to nearby property or interference with the enjoyment of property by its owners or residents.

Standard Conditions

14. **Standard Conditions of Development:** The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
15. **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.
16. **Indemnification:** Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
17. **Expiration of Approval:** Design review approval will expire on March 28, 2018, 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 28th day of March 2017, 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. 10059 was adopted by the Planning Commission of the city of Pittsburg on March 28, 2017.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment2
Site Photos

HHI Community Garden and Urban Farm, AP-16-1211 (UP, DR)



Above: View of project site (in distance) looking north from El Pueblo Ave.
Below: Aerial view of 2-acre site.

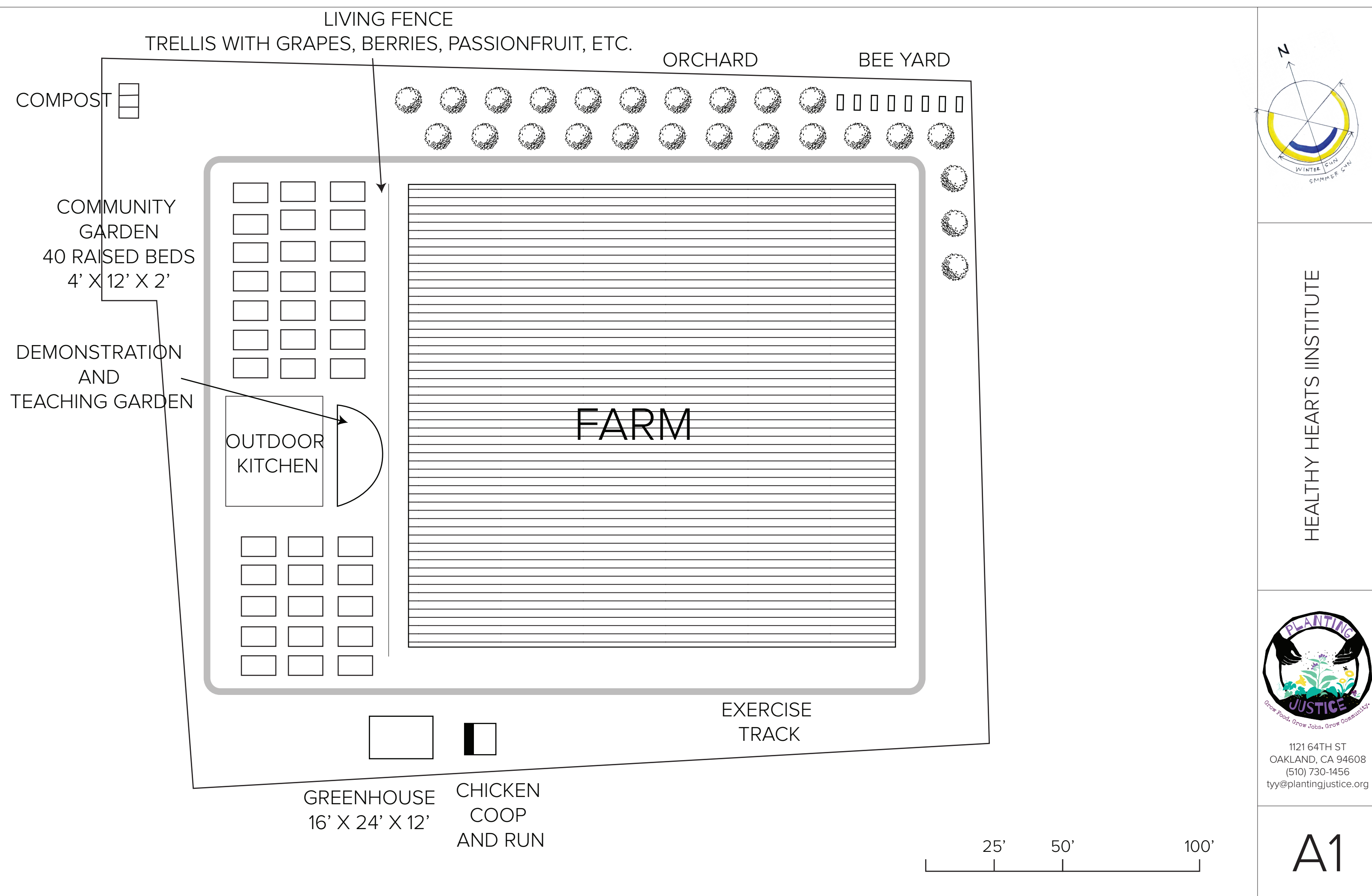


Attachment3

Map of Surrounding Uses

HHI Community Garden and Urban Farm, AP-16-1211 (UP, DR)







LICENSE AGREEMENT

This License Agreement ("**Agreement**") is entered into as of July 21, 2016, ("**Effective Date**") by and between Healthy Hearts Institute ("**Healthy Hearts**"; together with its personnel, guests and invitees, the "**Licensee**") and the Housing Authority of the County of Contra Costa, a public agency ("**HACCC**"). Licensee wants to use space designated in the El Pueblo Development located at 875 El Pueblo Avenue in Pittsburg, as more particularly described on the attached **Exhibit A** (the "**Property**"), for the purpose of implementing a community garden for the benefit of local residents ("**Program**").

Licensee and HACCC hereby agree as follows:

1. Use of Property. HACCC hereby grants Licensee a right to access the Property for the purpose of planting, growing, and maintaining legal plants on the Property and otherwise operating the Program (defined below).

Healthy Hearts will provide qualified staff to plan, conduct and supervise the Program. Healthy Hearts will maintain the cleanliness of the Property and will secure the Property at the end of each business day. Licensee and its guests/invitees will comply with HACCC's rules and regulations while using its Property.

2. Duration. The term of this Agreement shall commence on July 21, 2016 (the "**Commencement Date**") and shall terminate on June 30, 2019¹ (the "**Expiration Date**"). HACCC agrees that Healthy Hearts may utilize the Property consistent with this License from the Commencement Date to the Expiration Date; provided, however, that if Healthy Hearts breaches this Agreement or defaults hereunder, HACCC may terminate this Agreement before the Expiration Date, on thirty (30) days' written notice to Healthy Hearts, if such breach or default is not cured within five (5) business days after Healthy Hearts' receipt of written notice specifying the nature of the breach from HACCC.

3. Fees. There shall be no fee associated with this Agreement.

4. Description of the "Program". The "**Program**" permitted by this Agreement shall include: a community "production" garden, with separate plots or raised beds within the Property to be licensed to community members for their use in growing plants and crops. Community members will have the right to sell anything produced consistent with this use to third parties.

Licensee may access the Property seven days a week, from sunrise to sunset, provided such access does not cause a nuisance or a substantial safety issue for the users, surrounding residents or the general public.

5. Utilities. HACCC will, at its cost, supply water to the Property with its existing watering system. HACCC will not install a new watering system for Licensee. Licensee is responsible for all other utilities.

¹ NTD: Term is to be 3 years.

6. Damage. Healthy Hearts will be responsible for and use reasonable care to maintain HACCC's Property in a reasonable and satisfactory condition during the time it is being utilized by Licensee, and Healthy Hearts shall reimburse HACCC for any damage to the Property caused by Health Hearts or its guests/invitees.

7. Indemnification.

(a) Healthy Hearts shall defend, indemnify and save harmless HACCC, its officers, agents, and employees from all claims, suits or actions of every name, kind and description brought by or on account of injuries to or death of any person or damage to property resulting from anything done or omitted to be done by Healthy Hearts, its officers, agents or employees, under or in connection with this Agreement. Healthy Heart's obligations under this Section shall not apply to any claim, cost or liability caused by the sole negligence or willful misconduct of HACCC.

(b) HACCC shall defend, indemnify and save harmless Healthy Hearts its officers, agents, and employees from all claims, suits or actions of every name, kind and description brought by or on account of injuries to or death of any person or damage to property resulting from anything done or omitted to be done by HACCC, its officers, agents or employees, under or in connection with this Agreement. HACCC's obligations under this Section shall not apply to any claim, cost or liability caused by the sole negligence or willful misconduct of Healthy Hearts.

8. Insurance. Healthy Hearts agrees to provide HACCC with a Certificate of Insurance showing single-limit liability insurance coverage in the minimum amount of One Million Dollars (\$1,000,000), covering Healthy Heart's use of the Property and naming HACCC, its officers, employees, and agents as additional insureds.

9. Delivery. Use of the Property is subject to the execution and approval of this Agreement which should be delivered to HACCC, 3133 Estudillo Street, Martinez, CA 94553.

10. Property rights. This Agreement does not represent or give Licensee any interest of title in or to the Property, but only represents a right to use the Property as described herein.

11. Applicable Laws. Healthy Hearts agrees to observe and comply with all applicable laws, ordinances, codes and regulations of governmental agencies, including federal, state, municipal and local governing bodies, having jurisdiction over the scope of services or any part hereof and all applicable federal, state, municipal and local safety regulations. To the extent permitted by federal law, Healthy Hearts shall defend, and hold harmless the HACCC from any and all liability, fines, penalties and consequences from any noncompliance or violation by Healthy Hearts, its personnel, agents and/or assigns of any such law, ordinance, code or regulation.

[Signature page to follow]

Healthy Hearts and HACCC have executed this agreement as of the date first set forth above.

HEALTHY HEARTS INSTITUTE,
California public benefit corporation

By: [Signature]
Name: Heracio H. Harts
Its: July 21, 2016

a **HOUSING AUTHORITY OF THE
COUNTY OF CONTRA COSTA,** a public
agency

By: [Signature]
Name: Sharon L. Anderson
Its: July 21, 2016

ATTEST:

By: _____
Cheryl Morse

Clerk

APPROVED AS TO FORM:

By: _____

Attorney

APPROVED AS TO FORM:
SHARON L. ANDERSON, County Counsel

By: _____
Keiko Kobayashi
Deputy County Counsel



City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF PUBLIC HEARING

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

DATE: March 28, 2017
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

HHI Community Garden and Urban Farm, AP-16-1211 (UP, DR).

This is an application by the Healthy Hearts Institute (HHI) requesting use permit and design review approval to allow a community garden and urban farm on an approximately two-acre site located within the El Pueblo Housing Development at 875 El Pueblo Avenue in the RH (High-Density Residential) District. Assessor's Parcel No. 073-150-003. The garden and farm would grow fruits and vegetables and would also include beehives and a chicken coop to produce honey and eggs.

PROJECT PLANNER: Hector Rojas, (925) 252-4043 or hrojas@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?

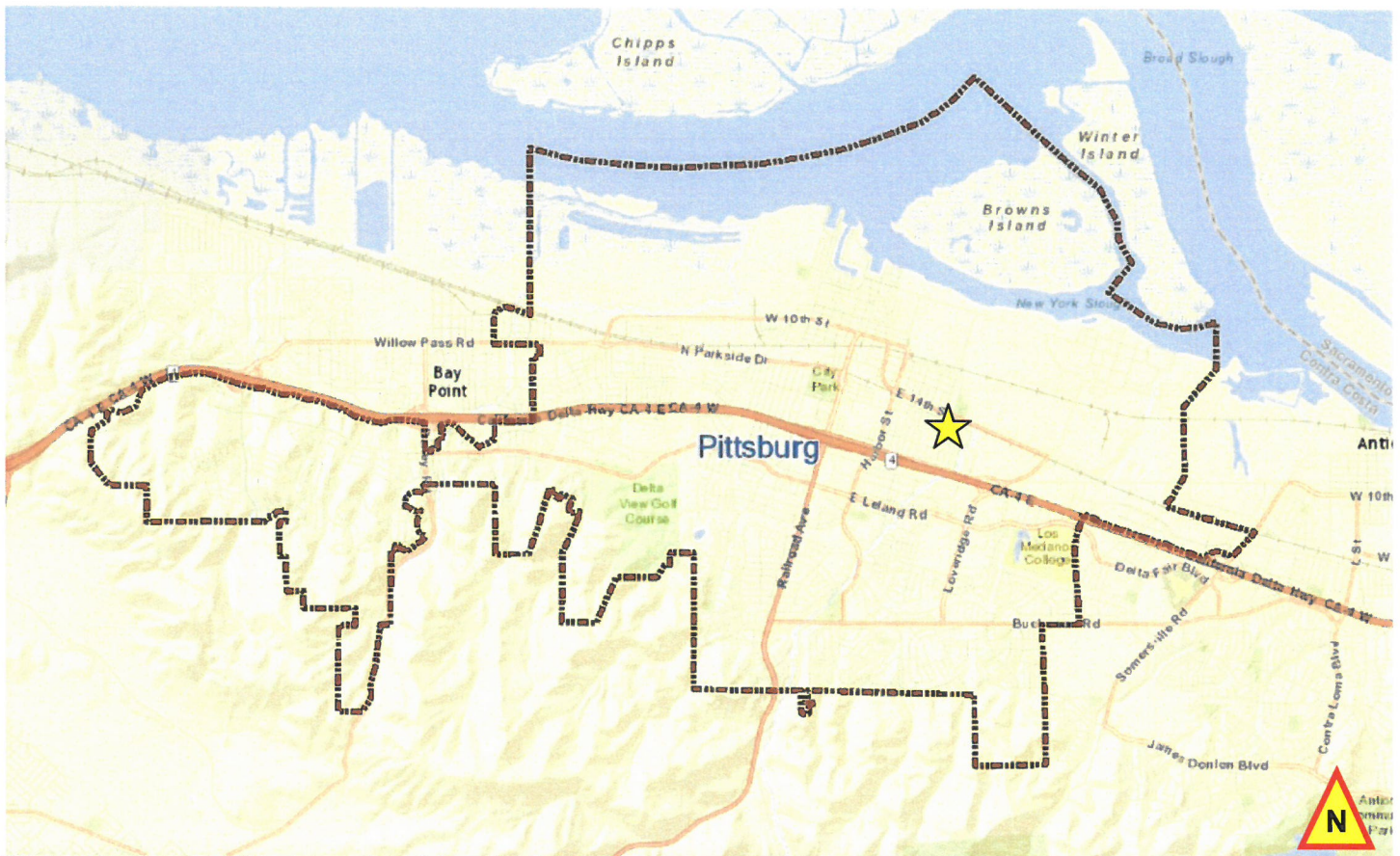
The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

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

Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public hearing on the date and time listed above.

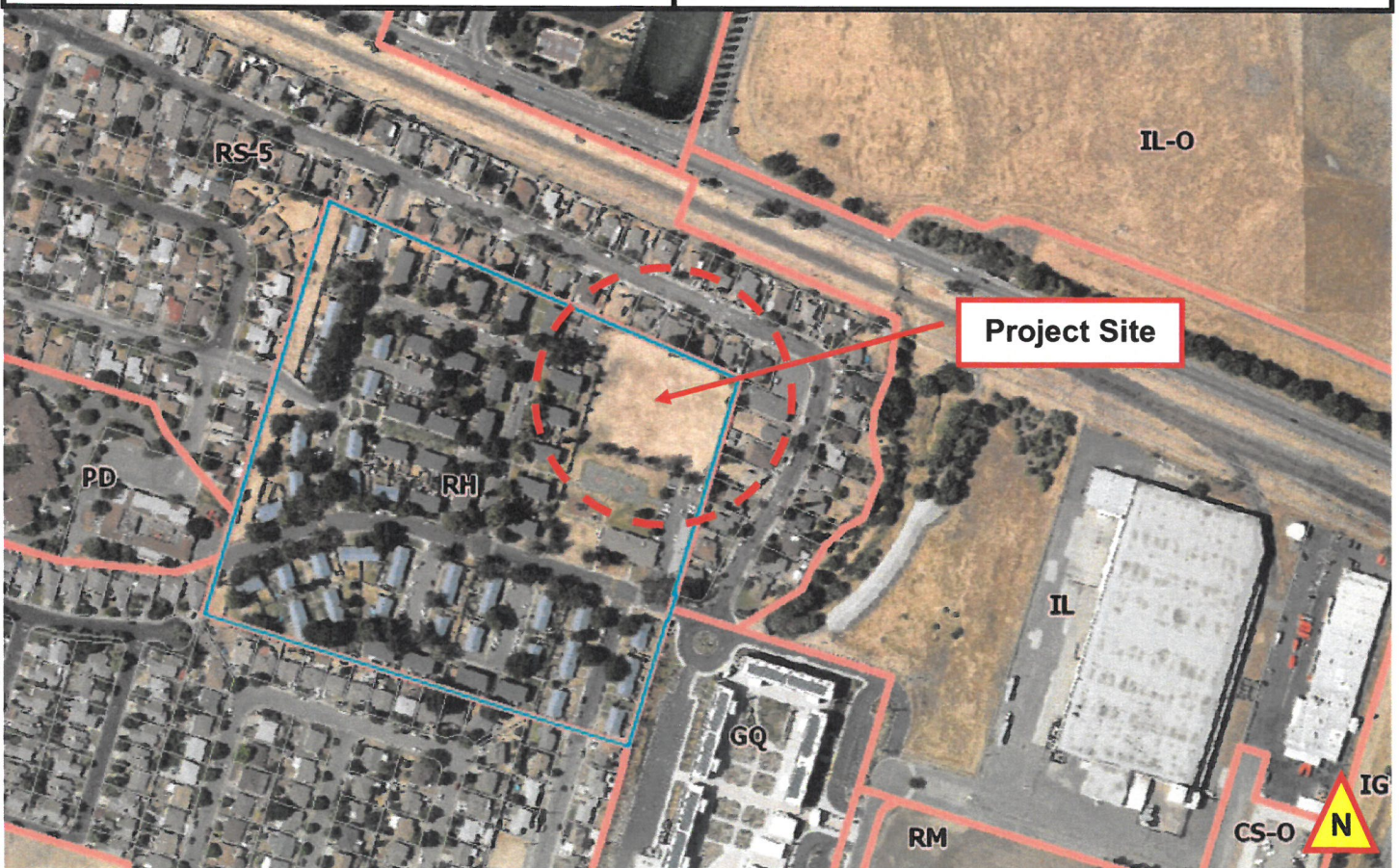
Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public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

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION



Project Title: HHI Community Garden and Urban Farm, AP-16-1211 (UP, DR)

Location: 875 El Pueblo Avenue.
APN: 073-150-003



BREAKING NEWS 49ers legend Dwight Clark announces ALS diagnosis

News



Pittsburg: Coming home to help feed the community



Heracio "Ray" Harts, 43, of Dublin, grew up playing in this area of El Pueblo and now he has big plans to grow food on the nearly 2 acre lot where he once ran around as a boy in Pittsburg, Calif., on Thursday, March 2, 2017. Healthy Hearts Institute, a nonprofit designed to bring health and wellness programs to the poor in Contra Costa County's subsidized-housing communities, is rolling out a new website and starting a large community garden and urban farm at here. Harts has plans to start with 10 raised garden beds, a 500 square foot shade structure and an urban farm where crops would be sold to local restaurants. (Susan Tripp Pollard/Bay Area News Group)

By **SAM RICHARDS** | srichards@bayareanewsgroup.com |

PUBLISHED: March 13, 2017 at 10:28 am | UPDATED: March 13, 2017 at 1:24 pm

PITTSBURG — Heracio Harts grew up near the El Pueblo housing project, and now he's come back to grow vegetables there.

Harts, known by most as "Ray," stands on a 2-acre plot, thick with tall grass fed by recent rains. That rain has also added a layer of rust to an old baseball backstop he said he'll tear out to make room for a community garden behind the El Pueblo main office. It's a main component of the Healthy Hearts Institute, a nonprofit Harts started in 2014 to operate both a community garden and an urban farm to help pay for the enterprise. The urban farm, Harts said, would sell produce — to the school district or restaurants, for instance — to help pay for the garden. The Housing Authority will pay for the water.

Harts hopes that, on April 29, he and a dozen or so other people will be planting the first crops in this garden.

"I didn't see this lot as where I'd end up, but I wanted to be back in the community," he said. "I wanted to help people."

Founded in 2014, Healthy Hearts Institute's mission is to help improve the health and well-being of the residents of the El Pueblo, a community of 171 apartments and duplexes operated by the Housing Authority of the County of Contra Costa.

A large part of HHI's mission is helping eliminate "food deserts" with few choices for healthy eating by transforming empty lots into community gardens and urban farms. On its raised-bed individual garden plots, El Pueblo residents will be able to grow the fruits and vegetables they want.

In this age of big food stores, the idea of "food deserts" in the Bay Area might be hard to imagine. But if you don't have a car, or easy access to public transportation, your circle of options shrinks.

"The access issue is difficult to tackle when there aren't supermarkets near where these people live; they end up eating what they can get at small, corner stores," said Tracey Rattray, director of Health Services' Community Wellness and Prevention Program, which partners with Harts' program, as well as other similar groups. "There is a lot of need for it."

Harts' community service bent is in direct contrast to his teen and young adult years Harts he spent in and near El Pueblo, getting into various forms of trouble in a neighborhood for more wracked with crime in the 1980s than it is today. He spent 8½ years in prison after being convicted of voluntary manslaughter.

"I was knee deep in it," said Harts, now 43. "I sold drugs, did other things ..."

But even before he got out of prison in March 2013, he was plotting his next move, and it involved farming and growing food. "I didn't think anyone was going to have me, so I wanted to start my own business."

HHI joins existing Contra Costa groups, including First Generation Farmers, a nonprofit community farm outside Brentwood near Knightsen, and Urban Tilth, which operates a small North Richmond urban farm and helps with several school gardens.

First Generation Farmers has, for the past three years, operated a 12-acre organic farm near Knightsen in rural eastern Contra Costa County. It brings its programs to area schools, and its produce (and recipes, including those veggies) to farmers markets from Pleasanton to Martinez to Brentwood. Alli Cecchini, founder and executive director of FGF, said the group also runs a produce booth along Delta Road at its farm, open (but not staffed) 24/7, where people can leave what they consider a fair price for produce.

Be it a 12-acre farm or a 2-acre garden plot, successful community growing operations have some common needs, Cecchini said.

"The people have to take ownership of their vegetables," said Cecchini, who comes from a farming family. "They have to have input and they have to make it fun; make it a social thing as well as a food thing."

That's exactly how Aqeel Sabir sees the Pittsburg garden playing out. He lives in the area Harts expects the garden to serve, which goes several blocks beyond El Pueblo in all directions. He expects to be working one of the first 10 4-by-12-foot plots.

Reading this on your phone or tablet? Stay up to date on East Bay news with our new, free mobile app. Get it from the [Apple app store](#) or the [Google Play store](#).

"This garden will produce unity — it will bring people together, even if it's just for the vegetables," Aqeel said.

As for physical activities beyond the gardening work, Harts said he wants to restore a running track that existed decades ago on the parcel, where people could walk and run around the gardening activities.

Harts is getting technical help from the University of California Master gardener's program, and monetary help, including a \$10,000 grant from the Los Medanos Community Healthcare District. He'll seek others, he said. "We're trying to get as much support for this as we can," he said.

Healthy Hearts Institute also recently launched a new website (<https://www.healthyhearts.co/>).

Tags: [Food](#), [gardens](#)



Sam Richards Sam Richards has been a newspaper reporter/editor since 1982, when he got his first job as a weekend police reporter in Missoula, Mont. He later worked in Belgrade, Mont. and Tracy, Calif. before joining in 1992 what became the Bay Area News Group. He works out of Walnut Creek, covering a variety of stories, with a focus on City Hall news.

[Follow Sam Richards @samrichardswc](#)

SUBSCRIBE TODAY!
ALL ACCESS DIGITAL OFFER FOR JUST 99 CENTS!

RELATED CONTENT

SPONSORED CONTENT

The Clarity Fuel Cell Has a 366-Mile Range Rating, It's Eligible For HOV-Lane Access,...

By  HONDA

The Clarity Fuel Cell has a 366-mile range rating, it's eligible for HOV-lane access, and it's fun-to-drive. It is a Honda, afterall.

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: No. 4 – Edgewater Apartments, AP-17-1228 (PPR).

ORIGINATED BY: Kris Kamerzell on behalf of Discovery Builders, Inc., 4061 Port Chicago Highway, Suite H, Concord, CA 94520

SUBJECT: This is a preliminary plan review of a proposal by Discovery Builders, Inc. to construct a 62-unit, multi-family development on a 4.4-acre site located along the east side of Carion Court, across from Martin Luther King Jr. Junior High School, within the RM (Medium Density Residential) District. APN: 073-190-033.

RECOMMENDATION:

Staff recommends that the Planning Commission review the initial plans submitted for the Edgewater Apartments project and provide comments regarding site layout and architectural design.

BACKGROUND:

The project site was originally envisioned by the General Plan as a location for future 'Business Commercial' development; however, in 2013, upon request by the property owner/developer, the City Council amended the General Plan and zoning designations on site to allow for medium density residential development (7 to 14 units per acre), in place of the previously envisioned business commercial land use.

At the time, the developer was working on a development plan that included 33 single family homes; however, they have since abandoned that proposal and would like to now move forward with a request for 62 apartment rental units, which is within the allowable density range of the 'Medium Density Residential' land use designation for the site.

PROJECT DESCRIPTION:

Existing Conditions: The project site includes 4.4 acres of mostly undeveloped, flat land along the east side of Carion Court, across from Martin Luther King Jr. Junior High School. While a majority of the site is bare dirt, there is an approximately 28-foot-wide paved drive aisle running along the southern boundary of the property, and a smaller, 21-foot -wide drive aisle along the eastern property line; these easements provide an alternative access off of Carion Court to the surrounding commercial and light industrial buildings.

Surrounding Land Uses: See Attachment 1, "Project Location Map and Existing Conditions," for an overview of surrounding uses.

Planning Commission Staff Report

Proposed Project: The applicant, Discovery Builders, Inc., has requested a preliminary plan review of a proposal to construct a 62-unit, multi-family development at the site. The proposed project consists of four, two-story 'garden-style,' walk-up apartment buildings, as well as related site improvements including drive aisles, parking, landscaping, walkways, lighting, and trash enclosures. The project proposes two different building types, including three 16-unit buildings (Type A), and one 14-unit building (Type B). In total, the project proposes 32 one-bedroom, one-bathroom units, and 30 two-bedroom, two-bathroom units, ranging in size from 741-939 s.f. in size. All units would include a kitchen, dining area, living room, in-unit washer and dryer, private patio, one walk-in closet, and a private storage area (separate from interior closet space). Three garages available to residents would be located along the eastern side of the development.

The complex's sole vehicular entrance would be located along Carion Court. Two automatic security gates would be located at the end of the entry drive within the interior of the project site, and would be perpendicular to the street frontage, reducing the visual impact of these gates. A total of 171 parking spaces would be distributed throughout the project site, including 18 garage spaces, 62 carport spaces, and 91 uncovered spaces.

The project includes an approximately 1,323 s.f. clubhouse with a fitness area. The center of the development, behind the clubhouse, would include a spa and BBQ area for residents. A total of 0.94 acres (21 percent) of the project area would be landscaped. Landscaping would include large shade trees located throughout the parking area and along Carion Court at the project entrance, decorative accent trees around the perimeter of the apartment buildings and clubhouse, and a 5,740 s.f. open lawn area.

GENERAL PLAN/CODE COMPLIANCE:

The proposed multifamily residential project is consistent with the uses and density envisioned by the General Plan for the Medium Density Residential land use designation, and is a permitted use within the RM (Medium Density Residential) District.

Attachments 4-6 of this report identify General Plan goals and policies, property development standards, and Design Review and Development Guidelines staff will use to evaluate the proposed project's consistency with adopted land use plans. The Commission may use these tables as a basis to provide the applicant with comments on the initial plans submitted.

ANALYSIS:

Not applicable at this time.

ACTION REQUIRED:

Review the initial plans submitted for the Edgewater Apartment Project and provide comments with regard to site layout and architectural design.

Planning Commission Staff Report

ATTACHMENTS:

1. Project Location Map and Existing Conditions
2. Architectural Plans, dated February 13, 2017
3. Landscape Plans, dated February 22, 2017
4. General Plan Goals and Policies Table
5. Development Standards Table
6. Development Review Design Guidelines Table
7. Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program

Prepared by: Jordan Davis, AICP, Associate Planner

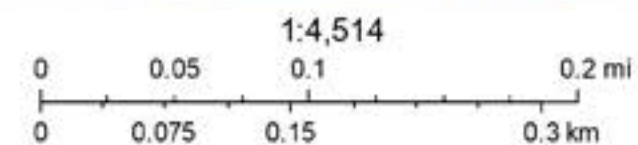
Project Location Map



March 16, 2017

- Existing Bicycle Facilities
- Proposed Bicycle Facilities

- Bus Stop
- Zoning
- Parcel



CCC

Existing Conditions

[View Map](#)



View 1: MLK Jr. Junior High School entry facing south/southeast



View 2: South-end of property facing hills



View 3: North-end of property west/MLK Jr. Junior High



View 4: Panoramic photo from south property line facing north



1 TYPICAL COLOR ELEVATION

EDGEWATER APARTMENTS

PITTSBURG, CALIFORNIA

VICINITY MAP

NOT TO SCALE



SHEET INDEX

- A1 CONCEPTUAL SITE PLAN
- A2.1 BLDG TYPE 'A' – MASSING & ROOF PLANS
- A2.2 BLDG TYPES 'B' – MASSING & ROOF PLANS
- A3.1 BLDG TYPE 'A' – ELEVATIONS
- A3.2 BLDG TYPE 'B' – ELEVATIONS
- A4.1 CLUBHOUSE – MASSING & ROOF PLANS
- A4.2 CLUBHOUSE & TRASH ENCLOSURE – ELEVATIONS
- A4.3 TYPICAL GARAGE – PLANS & ELEVATIONS
- A5.1 UNIT TYPE 'A' – FLOOR PLANS
- A5.2 UNIT TYPE 'B' – FLOOR PLANS
- A6 DESIGN ELEMENTS



EDGEWATER APARTMENTS
CARION COURT, PITTSBURG, CALIFORNIA

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LCA ARCHITECTS. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND/OR CONCEPT CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO VERIFICATION AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR OF INFORMATION SUPPLIED BY OTHERS.

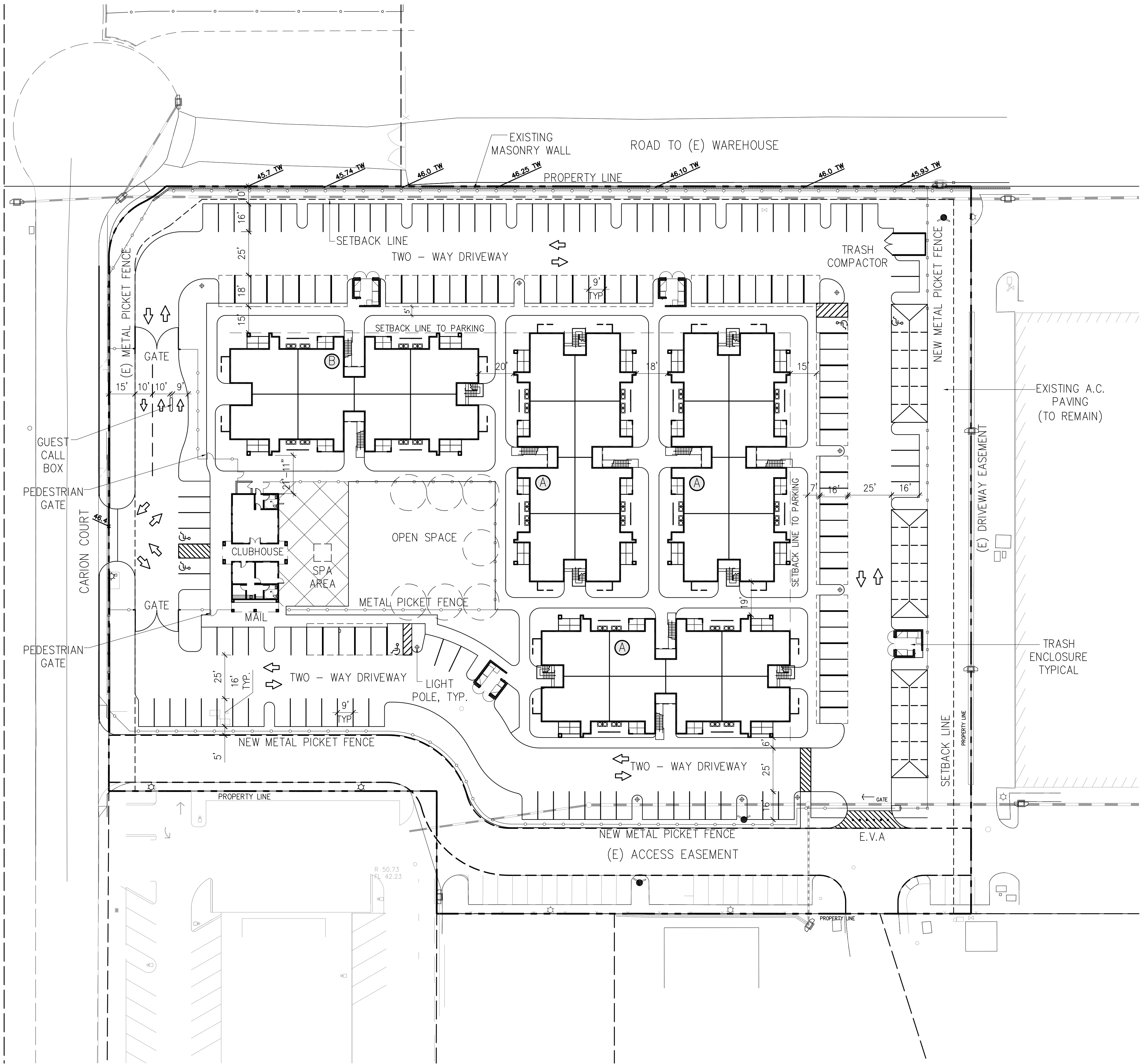
COVER SHEET

SCALE: N.T.S.
DATE: 2 / 13 / 2017

REVISIONS:

PROJECT NO. 10011

A0
SHEET OF



PROJECT DATA

TOTAL GROSS PROJECT SITE AREA

4.418

AC

192,448

S.F.

MEDIUM DENSITY RESIDENTIAL (RM)

4.418 ACRES X 14 UNITS/ACRE = 62 UNITS ALLOWED

LOT COUNT

NO. OF BLDGS

NO. OF UNITS/BLDG

BLDG TYPE A

7152 S.F.

3

X

16

=

48

BLDG TYPE B

7152 S.F.

1

X

14

=

14

TOTAL

UNITS

62

1 BR

32

UNITS

51.61%

2 BR

30

UNITS

48.39%

PARKING REQUIRED

PARKING REQUIRED BY CITY STANDARDS:

1 BR (2 SPACES PER UNIT)

64

SPACES

2 BR (2.5 SPACES PER UNIT)

75

SPACES

TOTAL

139

SPACES

PARKING PROVIDED

CARPORT SPACES (1 SPACE/UNIT)

62

SPACES

GARAGE SPACES

18

SPACES

STANDARD OPEN SPACES

91

SPACES

TOTAL SPACES PROVIDED

171

SPACES

ACCESSIBLE SPACES INCLUDED

5

SPACES

ACCESSIBLE PARKING REQUIRED

COVERED UNITS (GROUND FLOOR)

32

UNITS

REQUIRED PARKING FOR COVERED UNITS

72

SPACES

ACCESSIBLE PARKING FOR COVERED UNITS (2%)

2

SPACES

GUEST PARKING SPACES AVAILABLE (SURPLUS ABOVE REQUIRED)

32

SPACES

ACCESSIBLE PARKING FOR GUESTS (5%)

2

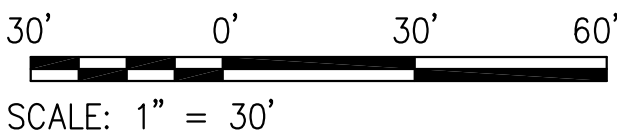
SPACES

TOTAL ACCESSIBLE PARKING

4

SPACES

CONCEPTUAL SITE PLAN



EDGEWATER APARTMENTS
CARION COURT, PITTSBURG, CALIFORNIA

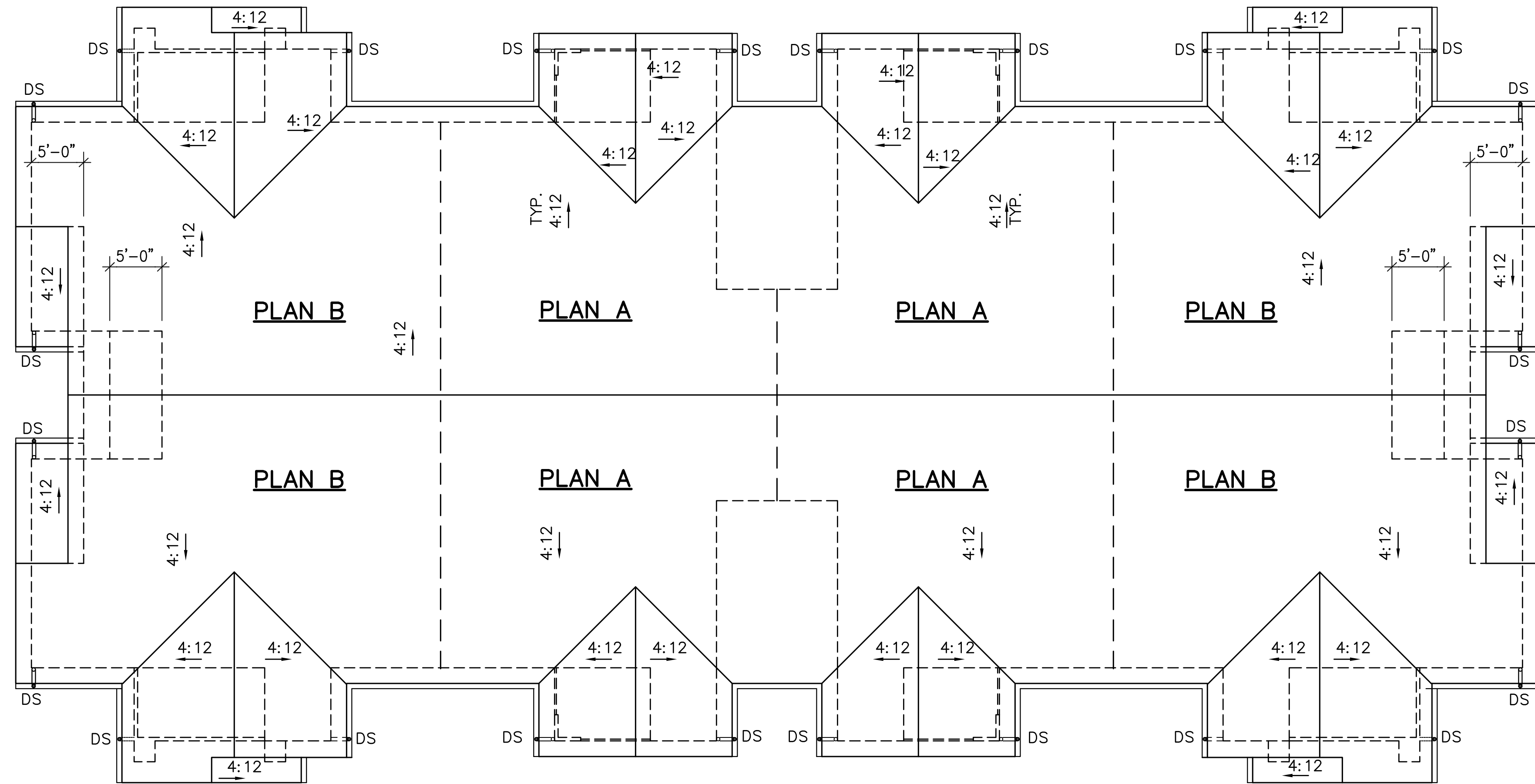
LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LCA ARCHITECTS. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND/OR CONCEPT CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO VERIFICATION AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR OF INFORMATION SUPPLIED BY OTHERS.

CONCEPTUAL SITE PLAN, PROJECT DATA

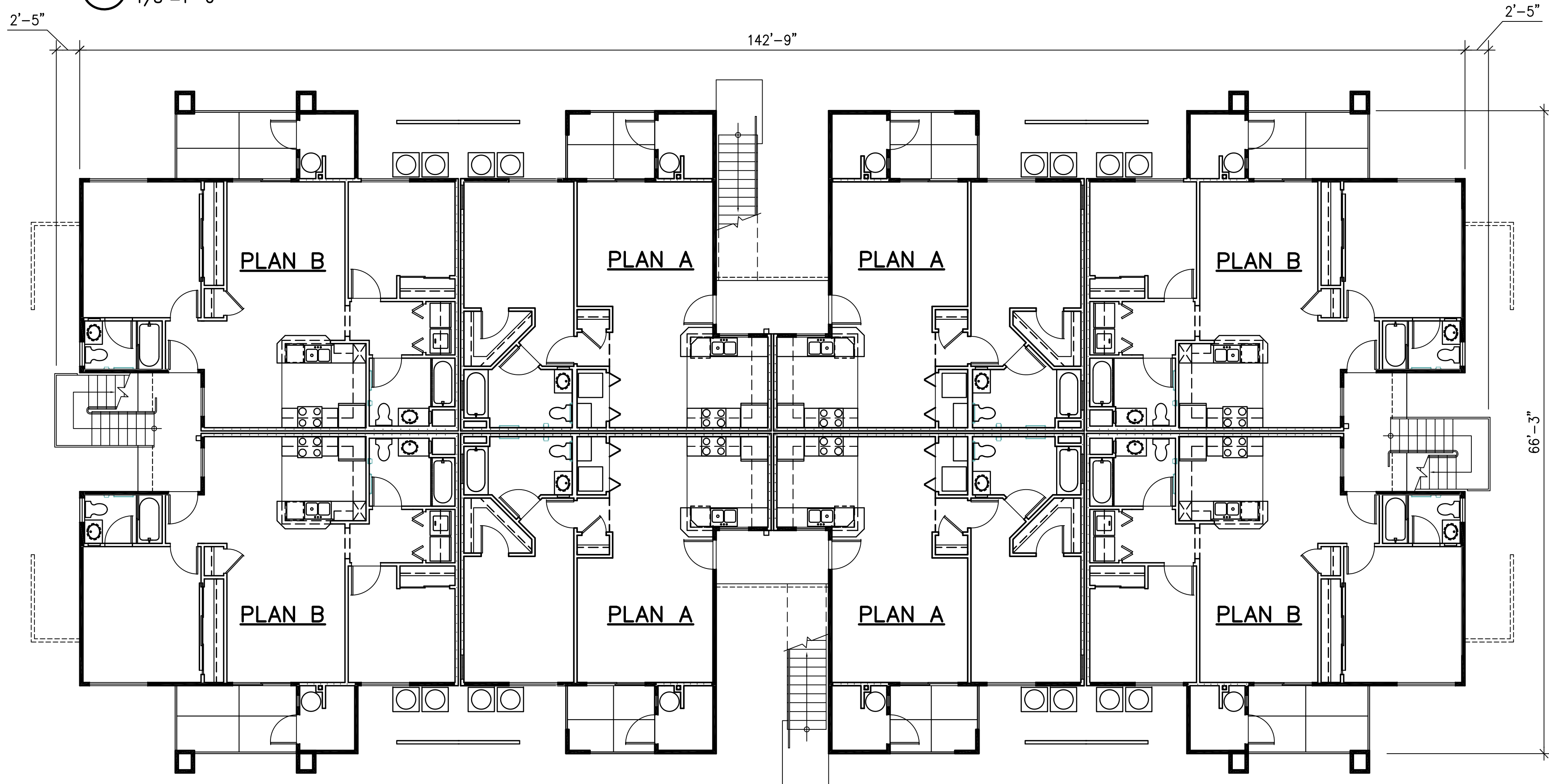
SCALE: AS SHOWN
DATE: 2 / 13 / 2017

REVISIONS:

PROJECT NO. 10011

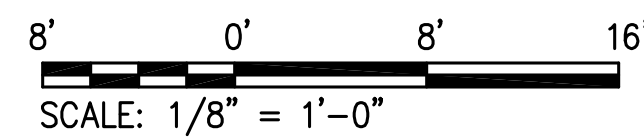


1 ROOF PLAN – BUILDING TYPE A
1/8"=1'-0"



2 MASSING PLAN BUILDING TYPE A – 1ST FLOOR
1/8"=1'-0"

PLAN A: 1 BR, 1 BATH
PLAN B: 2 BR, 2 BATH



EDGEWATER APARTMENTS
CARION COURT, PITTSBURG, CALIFORNIA

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LCA ARCHITECTS. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND/OR CONCEPT CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO VERIFICATION AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR OF INFORMATION SUPPLIED BY OTHERS.

MASSING & ROOF PLAN
TYPE A
16 UNITS

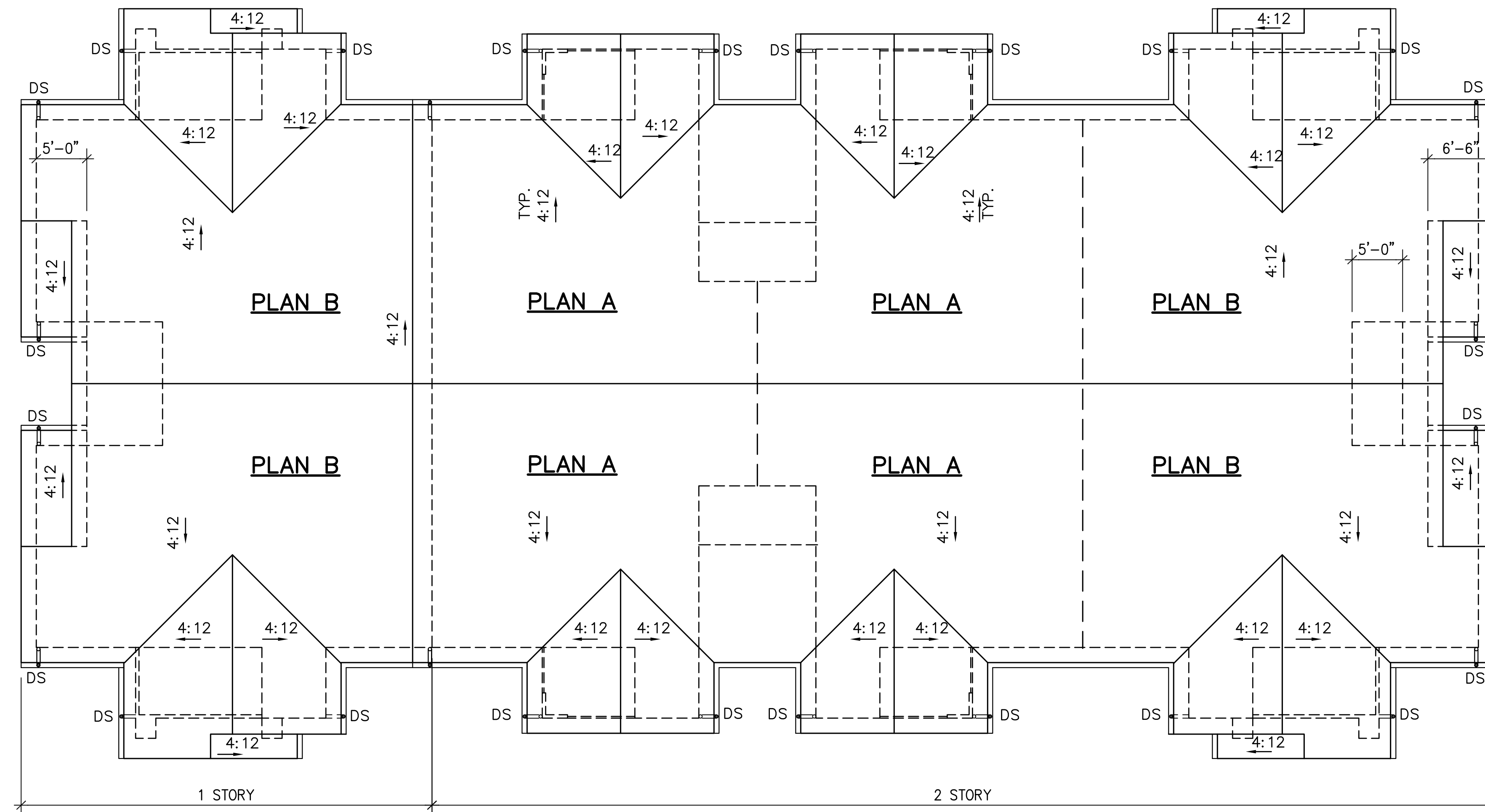
SCALE:
DATE: 2 / 13 / 2017

REVISIONS:

PROJECT NO. 10011

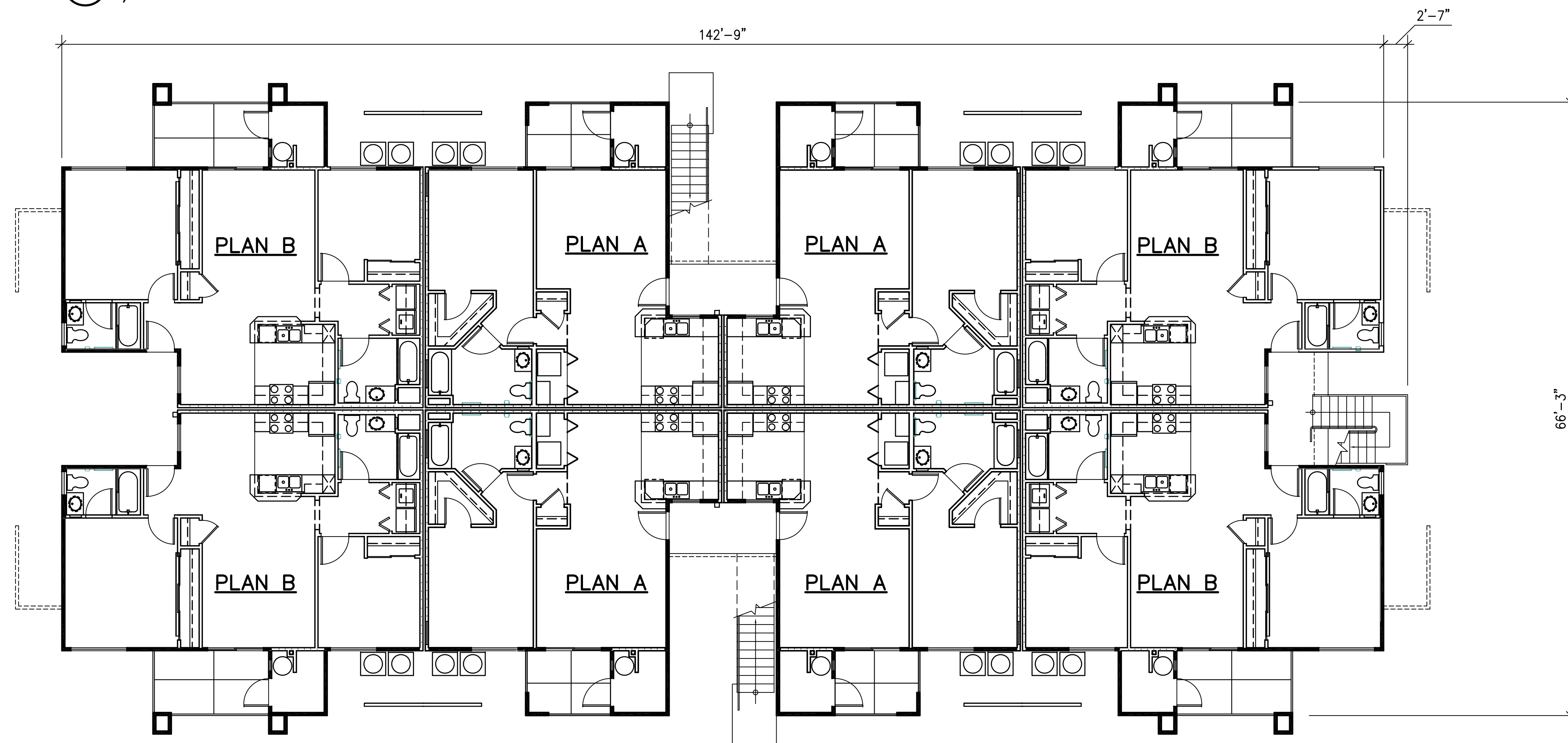
A2.1

SHEET OF



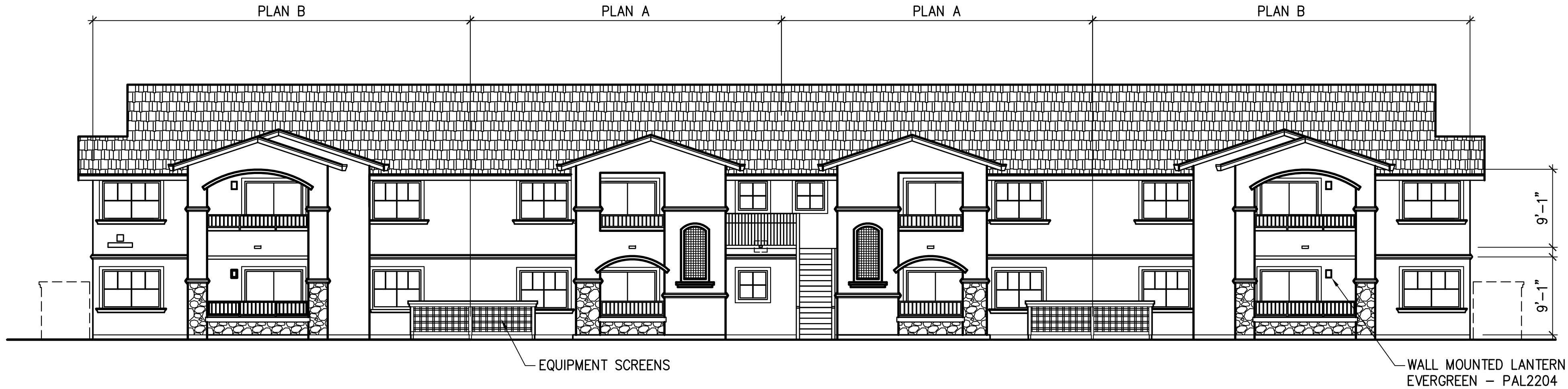
1 ROOF PLAN – BUILDING TYPE B
1/8"=1'-0"

PLAN A: 1 BR, 1 BATH
PLAN B: 2 BR, 2 BATH

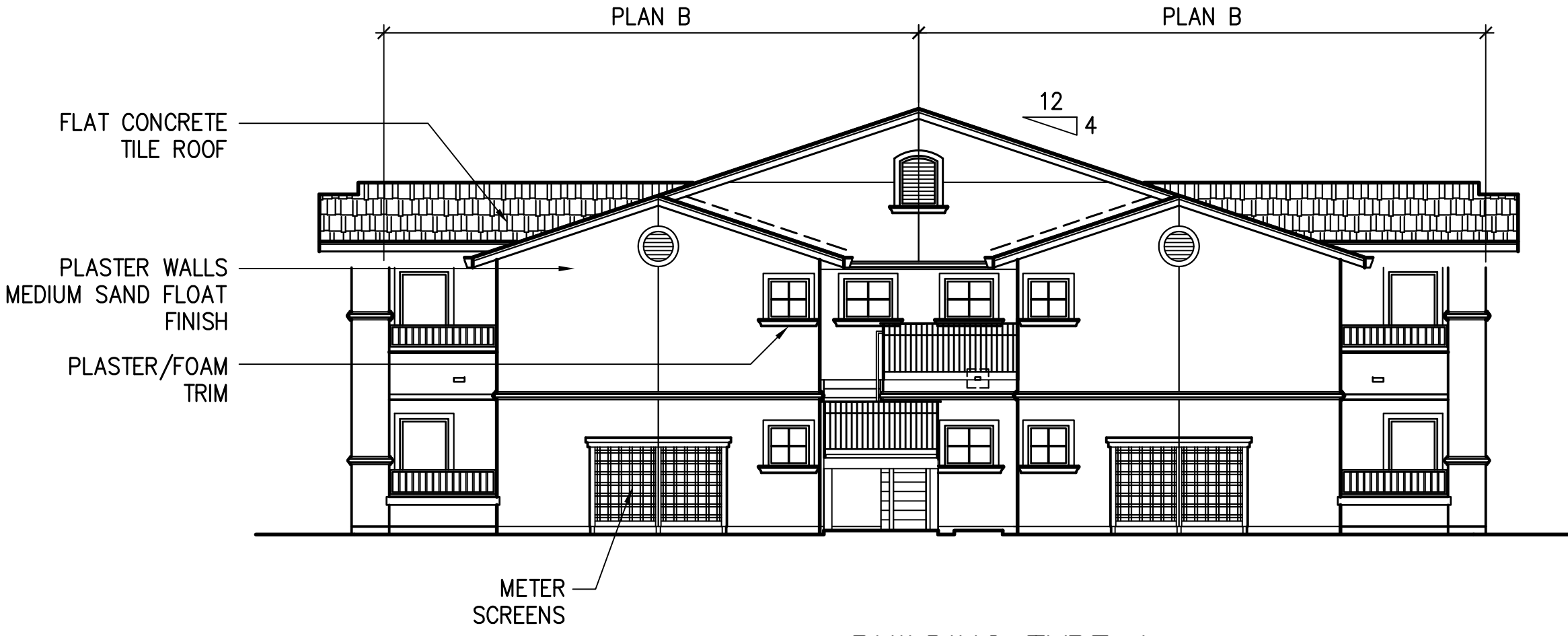


2 MASSING PLAN BUILDING TYPE B – 1ST FLOOR
1/8"=1'-0"

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



**BUILDING TYPE A –
EXTERIOR ELEVATION**
1
1/8"=1'-0"



**BUILDING TYPE A –
SIDE ELEVATION**
2
1/8"=1'-0"

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

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LCA ARCHITECTS. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND/OR CONCEPT CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO VERIFICATION AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR OF INFORMATION SUPPLIED BY OTHERS.

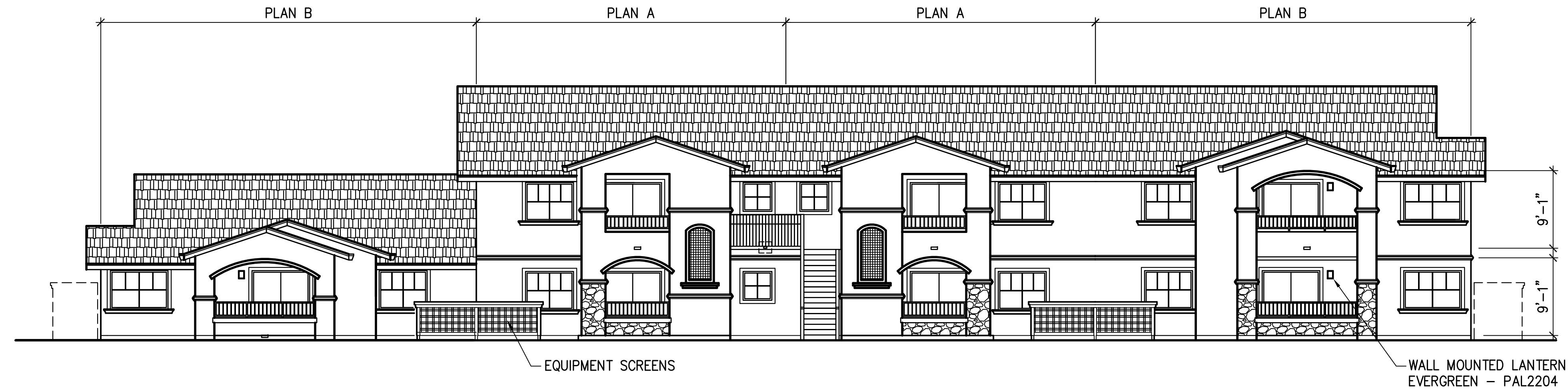
**EXTERIOR
ELEVATIONS
BLDG. TYPE A
16 UNIT**

SCALE:
DATE: 2 / 13 / 2017

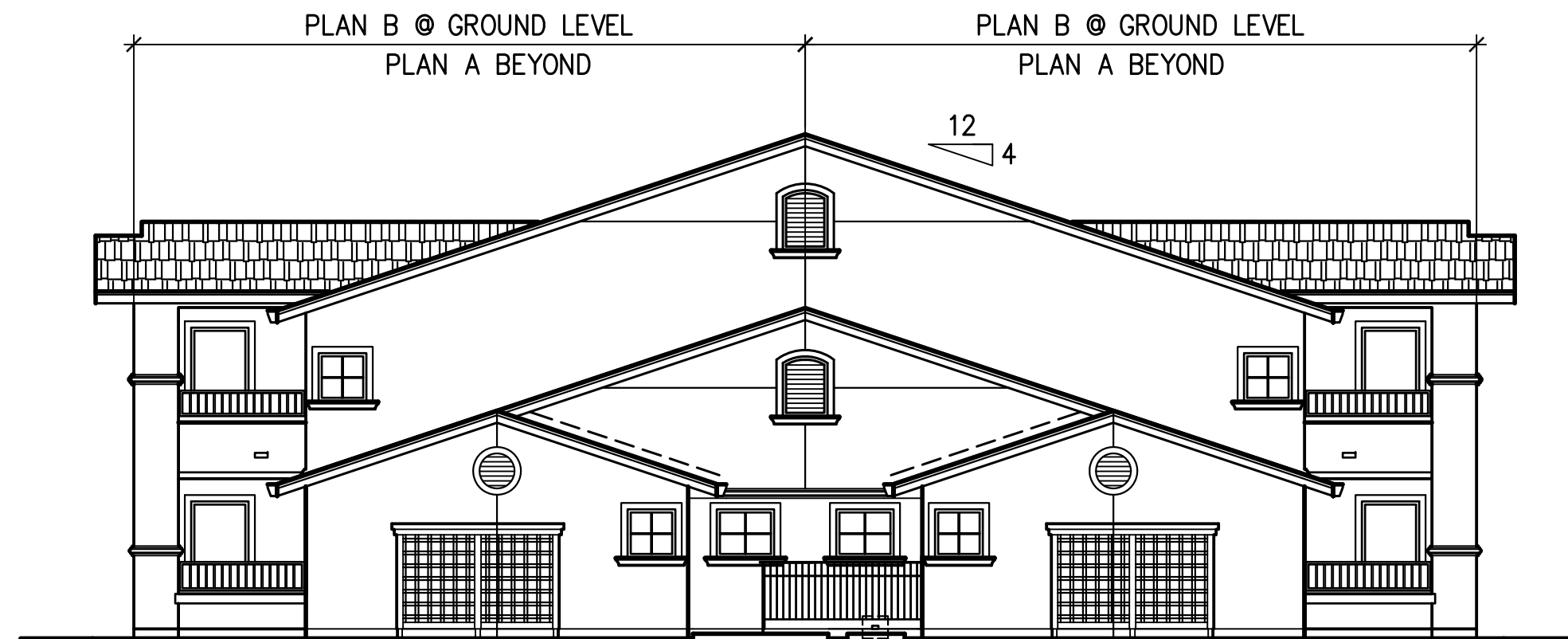
REVISIONS:

PROJECT NO. 10011

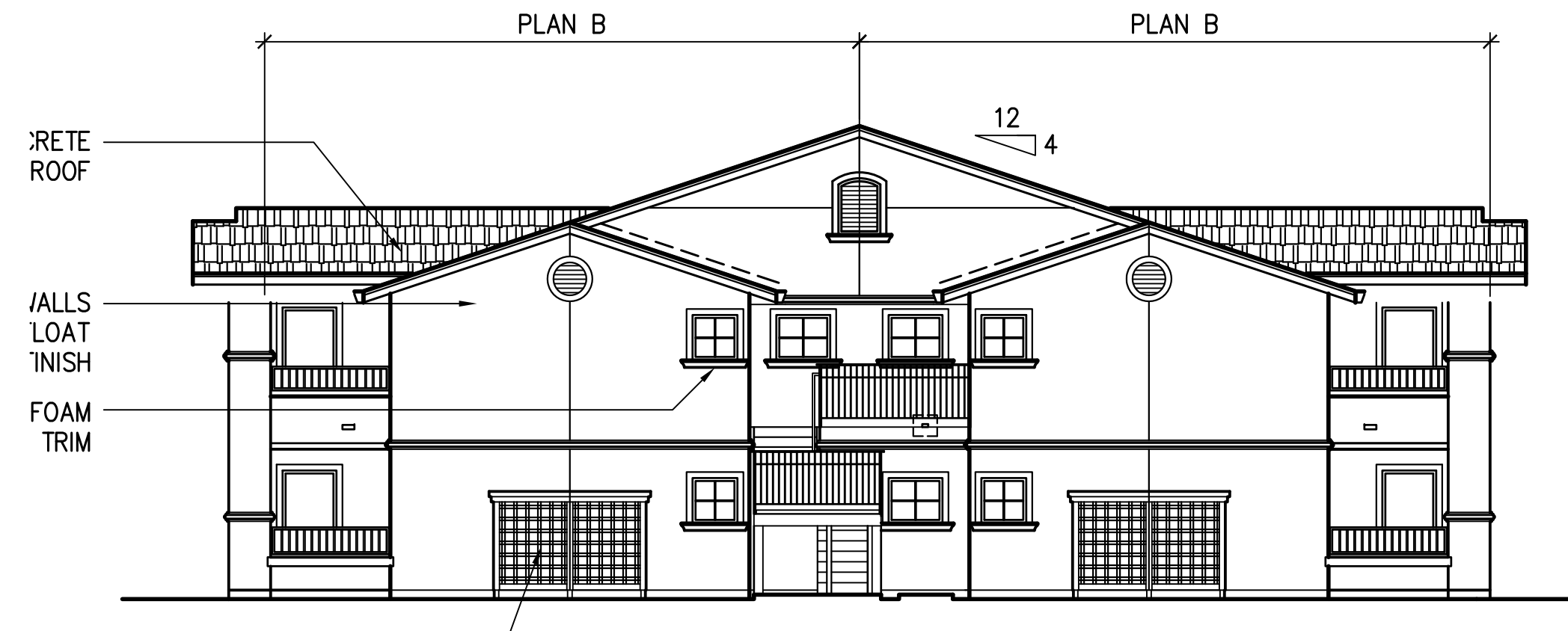
A3.1
SHEET OF



1
BUILDING TYPE B –
EXTERIOR ELEVATION
1/8"=1'-0"



3
BUILDING TYPE B –
SIDE ELEVATION @ PLAN B UNITS
1/8"=1'-0"



2
BUILDING TYPE B –
SIDE ELEVATION @ PLAN C UNIT
1/8"=1'-0"

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

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND
ARRANGEMENTS SHOWN ON THIS DRAWING ARE
CONFIDENTIAL AND MAY NOT BE REPRODUCED
IN WHOLE OR IN PART WITHOUT THE EXPRESSED
WRITTEN PERMISSION OF LCA ARCHITECTS.
DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
AND/OR CONCEPT CONTAIN INFORMATION THAT
IS CONCEPTUAL AND SUBJECT TO VERIFICATION
AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
FOR ACCURACY OF CONCEPTUAL INFORMATION
OR OF INFORMATION SUPPLIED BY OTHERS.

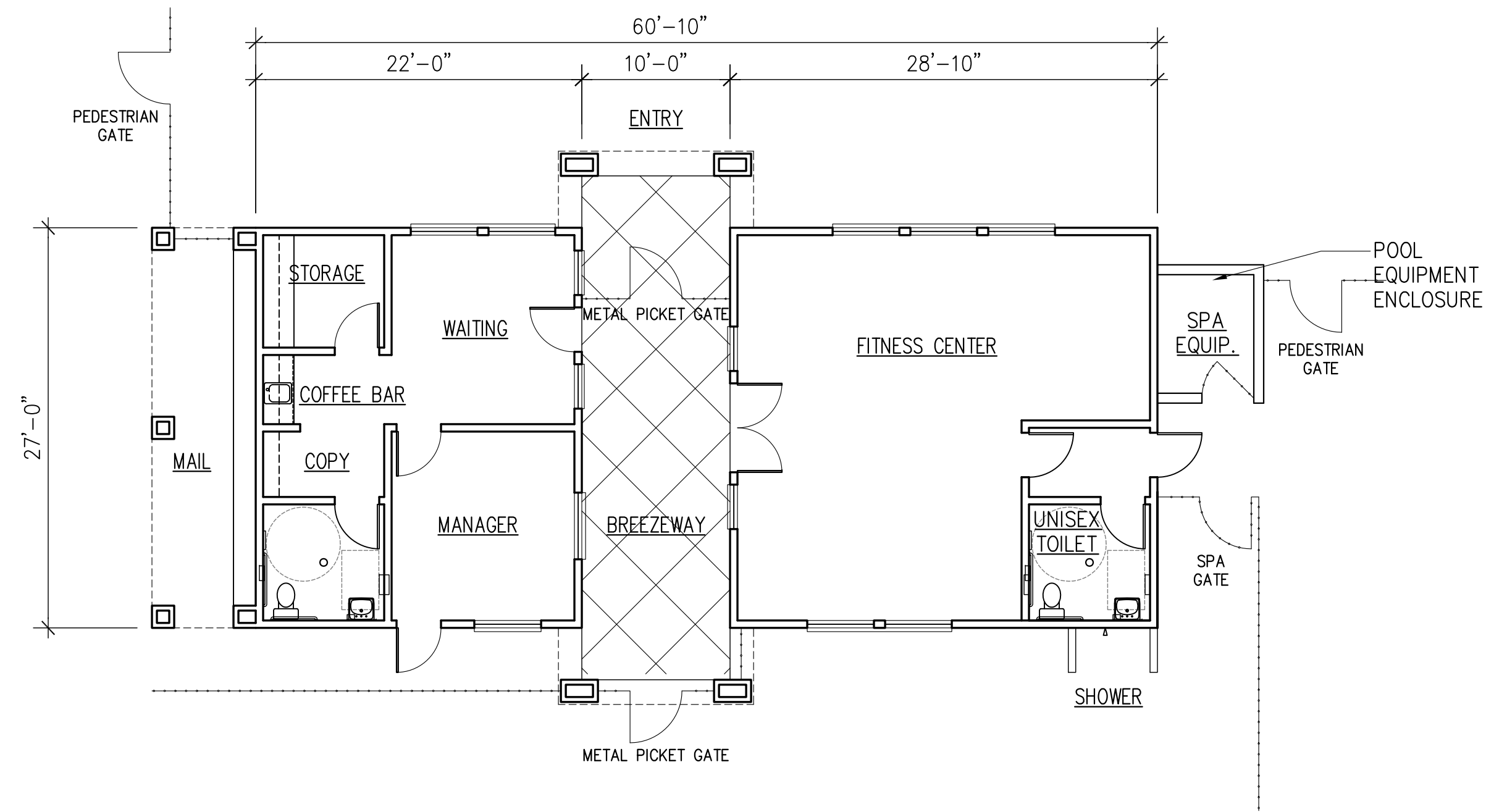
EXTERIOR
ELEVATIONS
BLDG. TYPES 2&3
16 UNIT

SCALE:
DATE: 2 / 13 / 2017

REVISIONS:

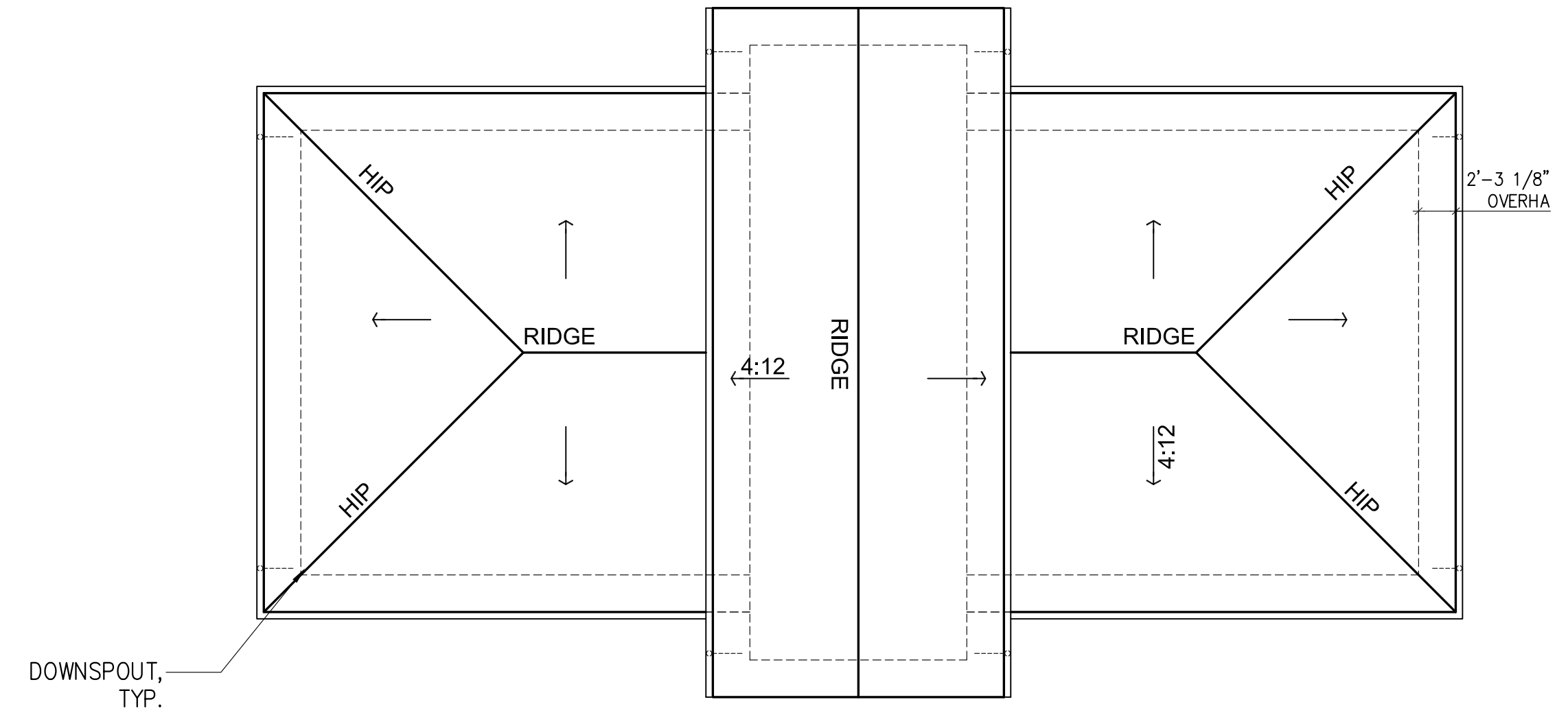
PROJECT NO. 10011

A3.2
SHEET OF

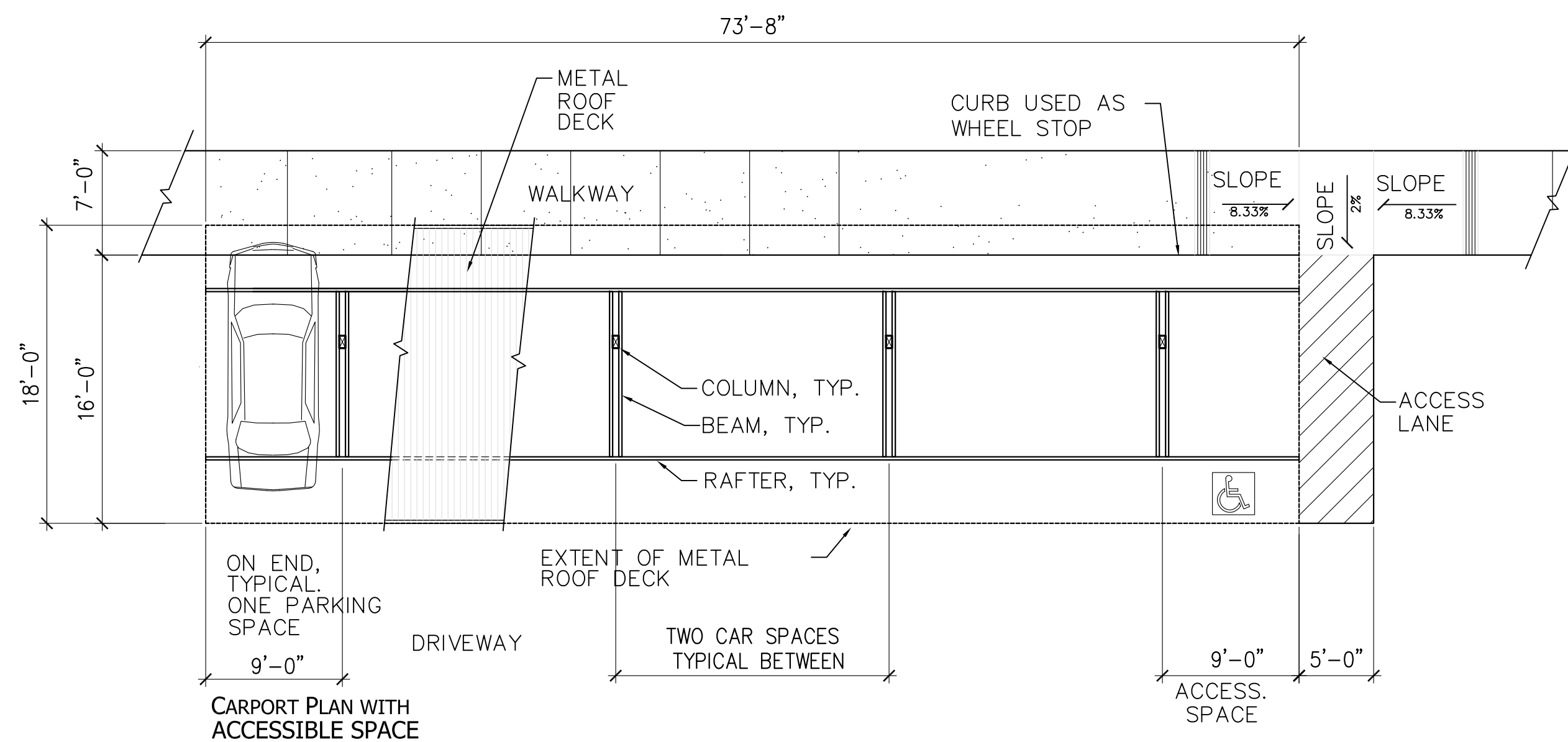


2 CLUBHOUSE FLOOR PLAN
1/8"=1'-0"

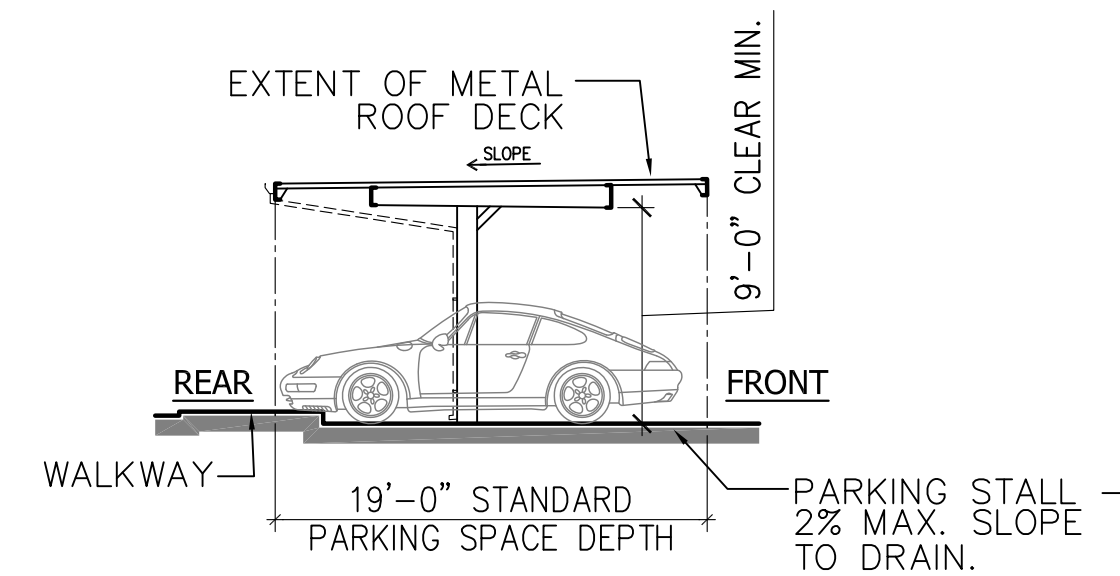
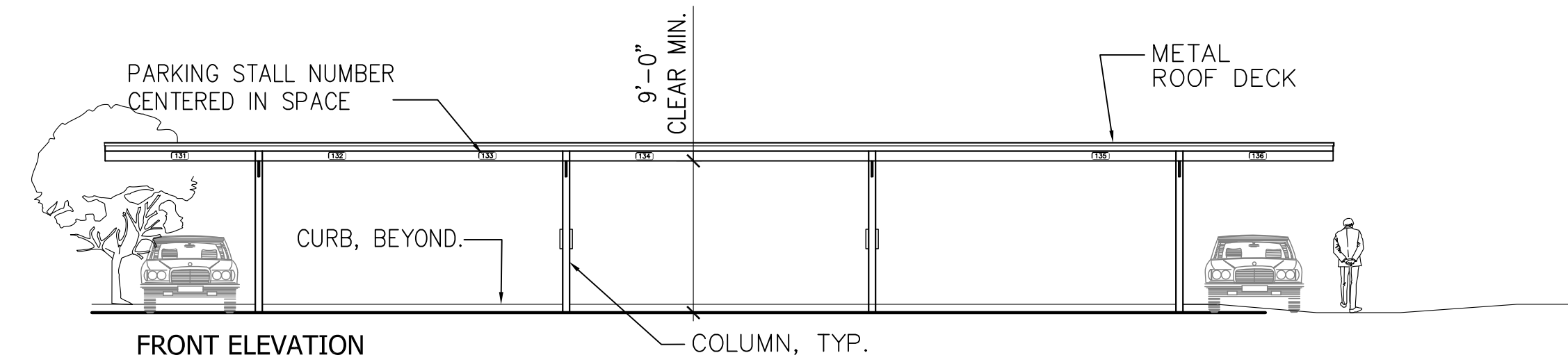
AREA CALC.
1,323 SF



1 CLUBHOUSE ROOF PLAN
1/8"=1'-0"

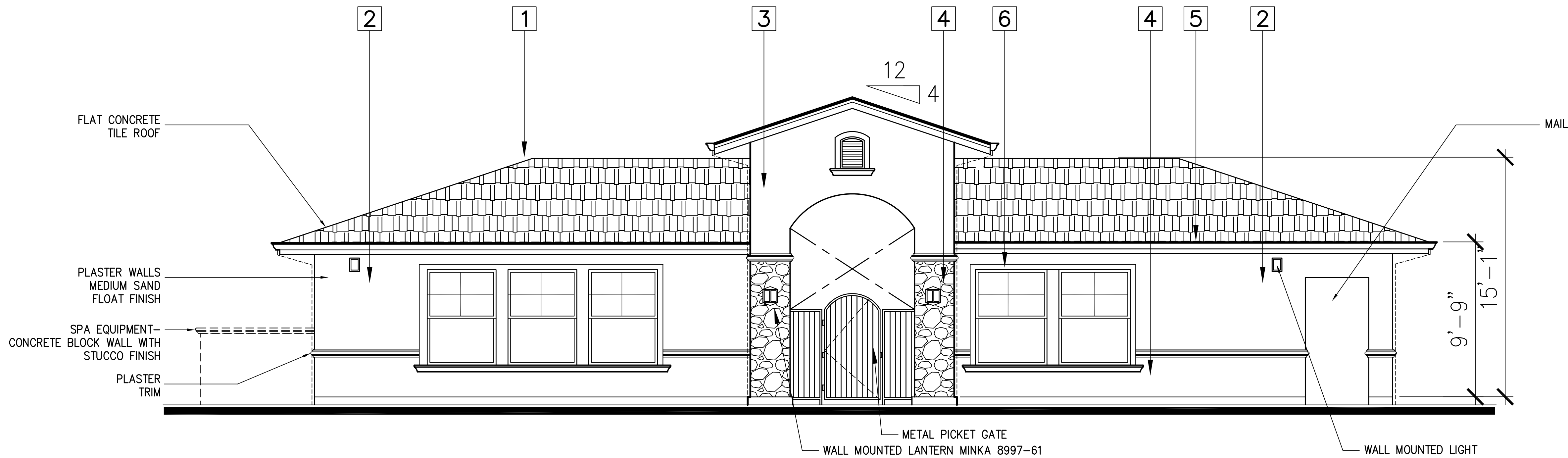


3 CARPORT PLAN
1/8"=1'-0"

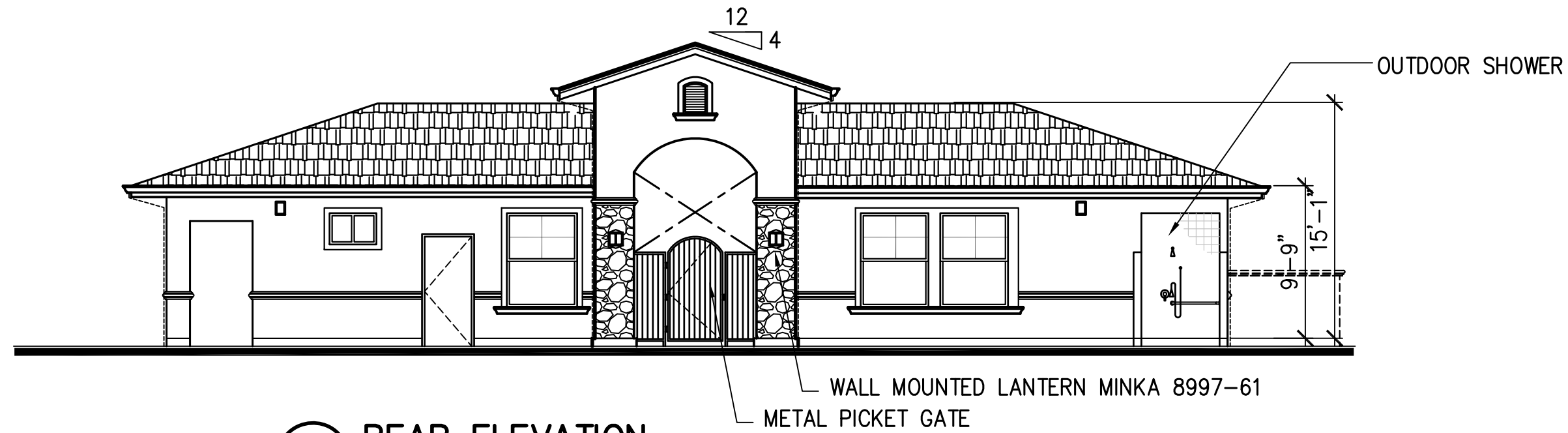


4 CARPORT ELEVATIONS
1/8"=1'-0"

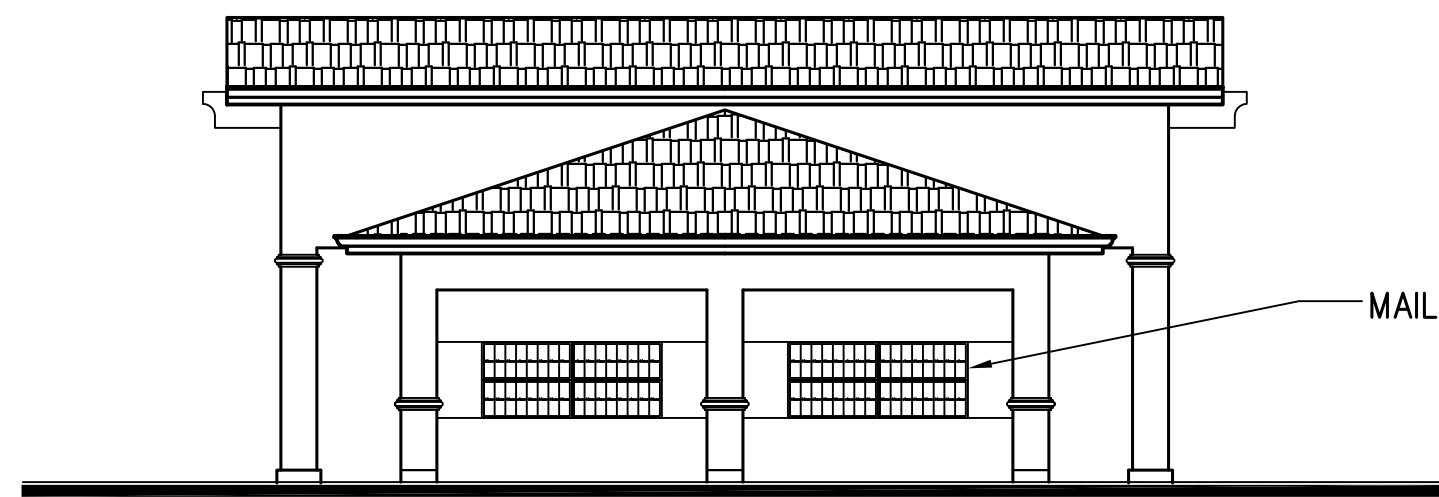
8' 0' 8' 16'
SCALE: 1/8" = 1'-0"



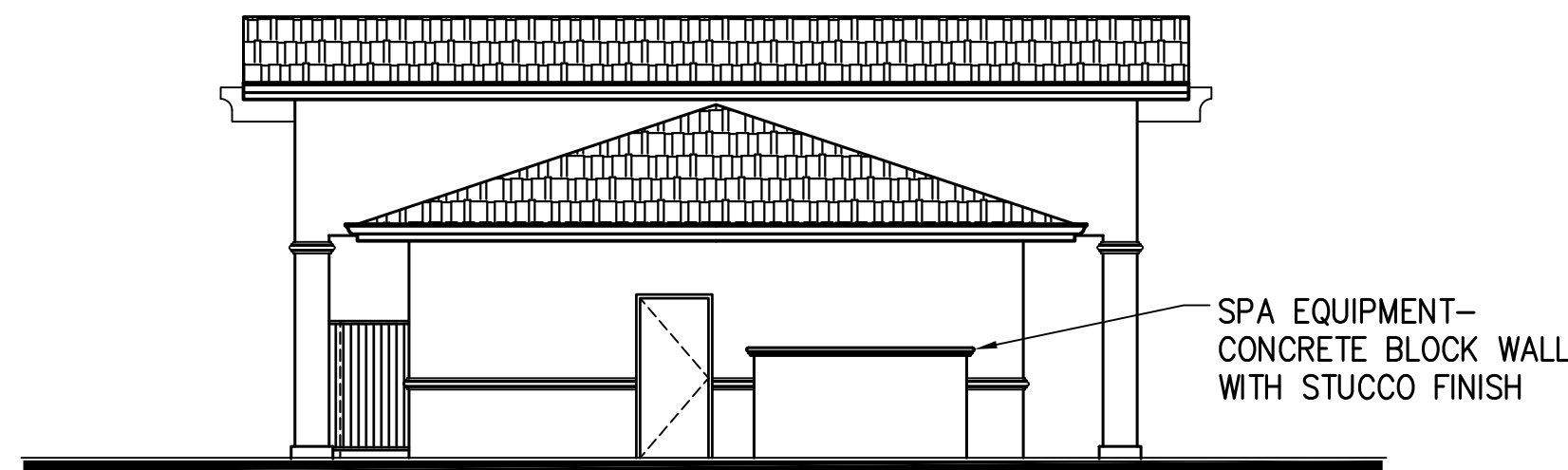
1 FRONT ELEVATION
1/4"=1'-0"



2 REAR ELEVATION
1/8"=1'-0"



3 RIGHT SIDE ELEVATION
1/8"=1'-0"

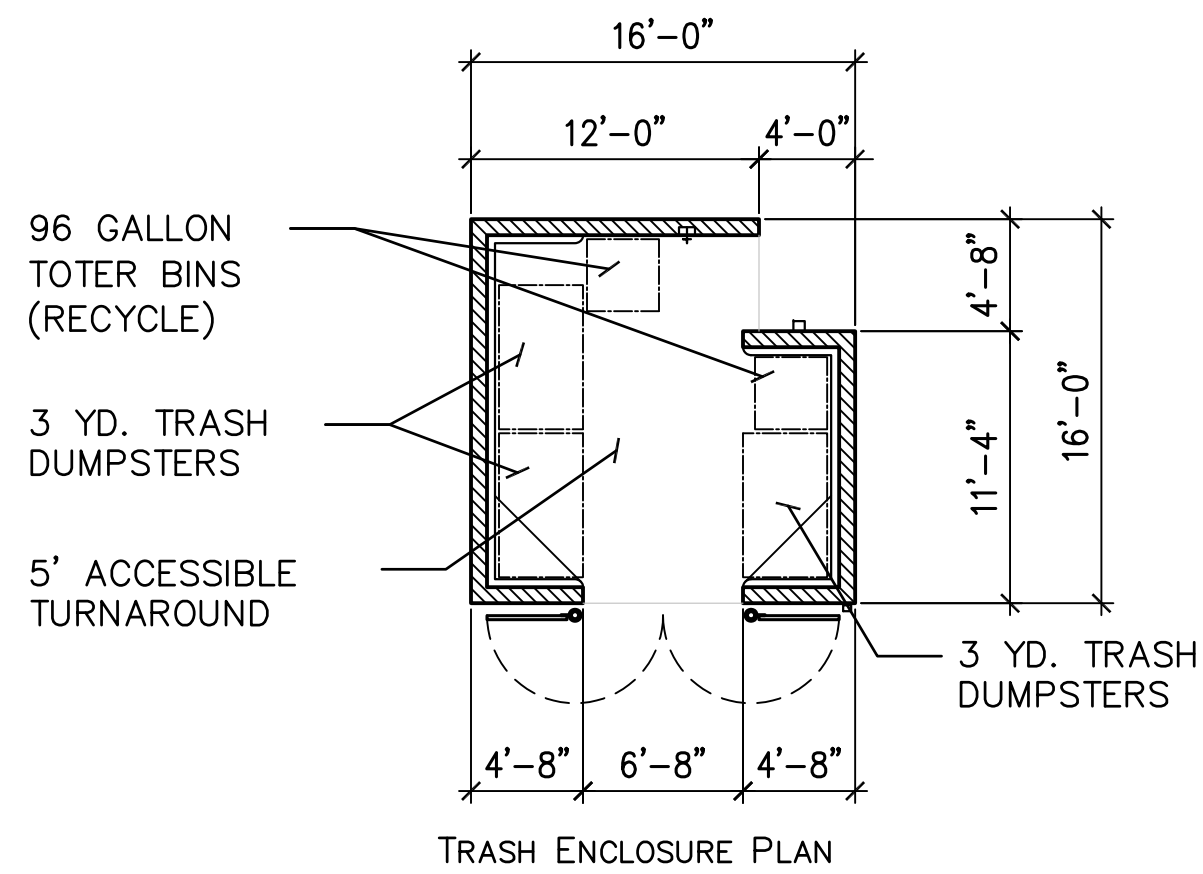


4 LEFT SIDE ELEVATION
1/8"=1'-0"

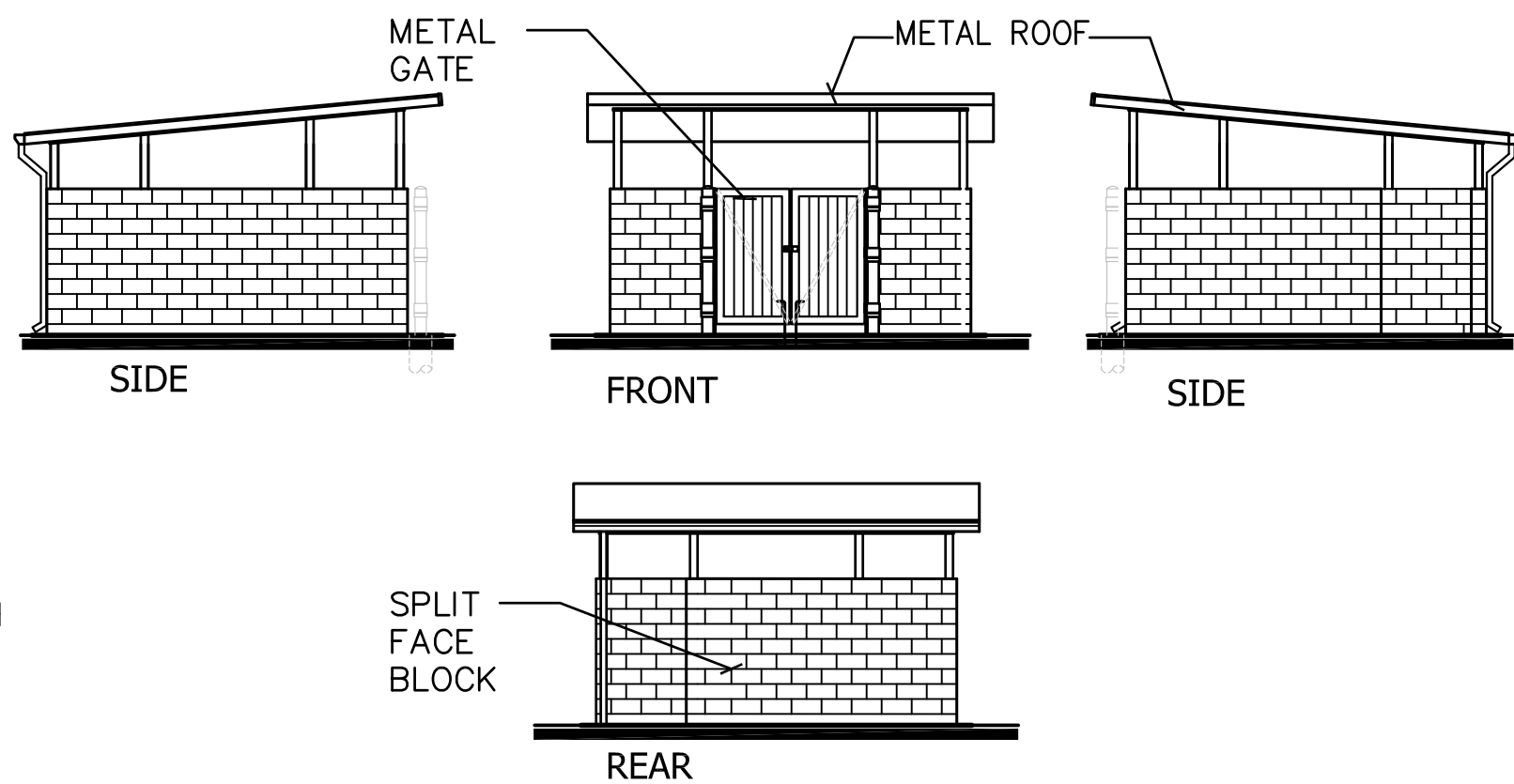
MATERIAL LEGEND

DESCRIPTION

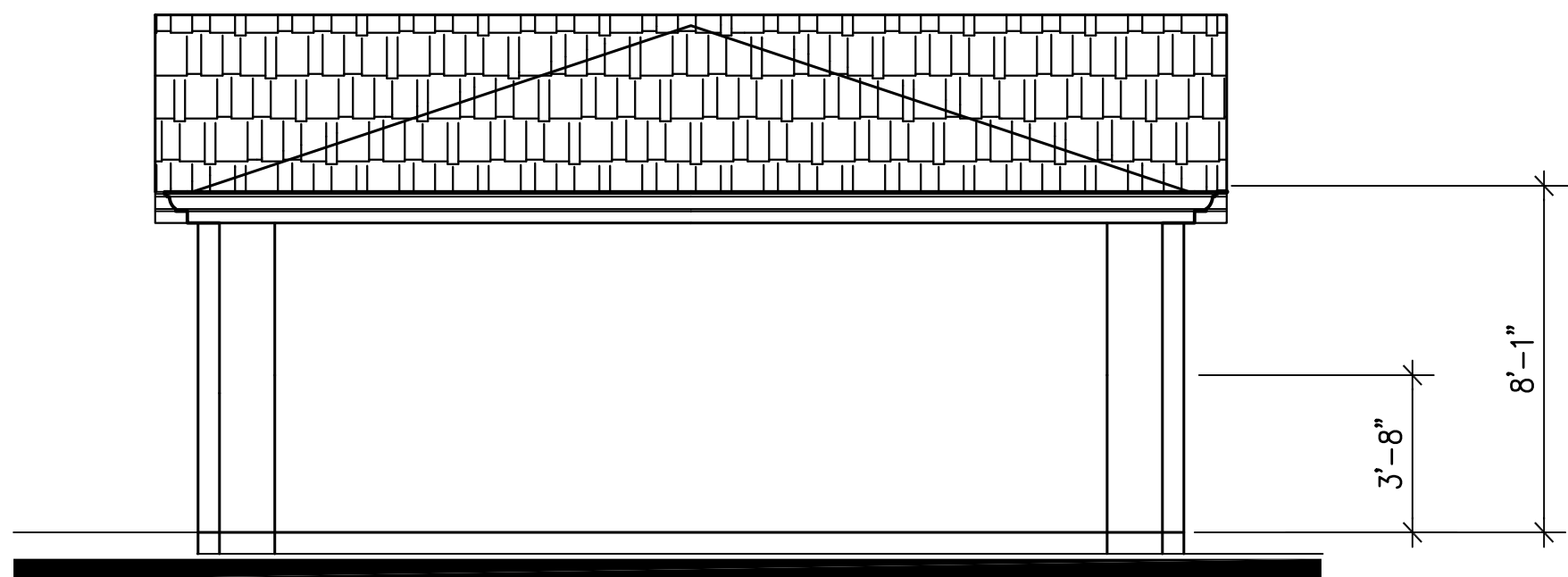
- 1 ROOF - HANSON ROOF TILE - SLATE SERIES - CABRILLO BLEND
2 BODY COLOR #1 - KELLY MOORE "CHARRO" #228
3 BODY COLOR #2 - KELLY MOORE "GRAYSTONE" #230
4 BASE FINISH - FIELDSTONE
5 FASCIA - KELLY MOORE "CARGO" #412
6 TRIM - KELLY MOORE "SOFT WHITE" #22



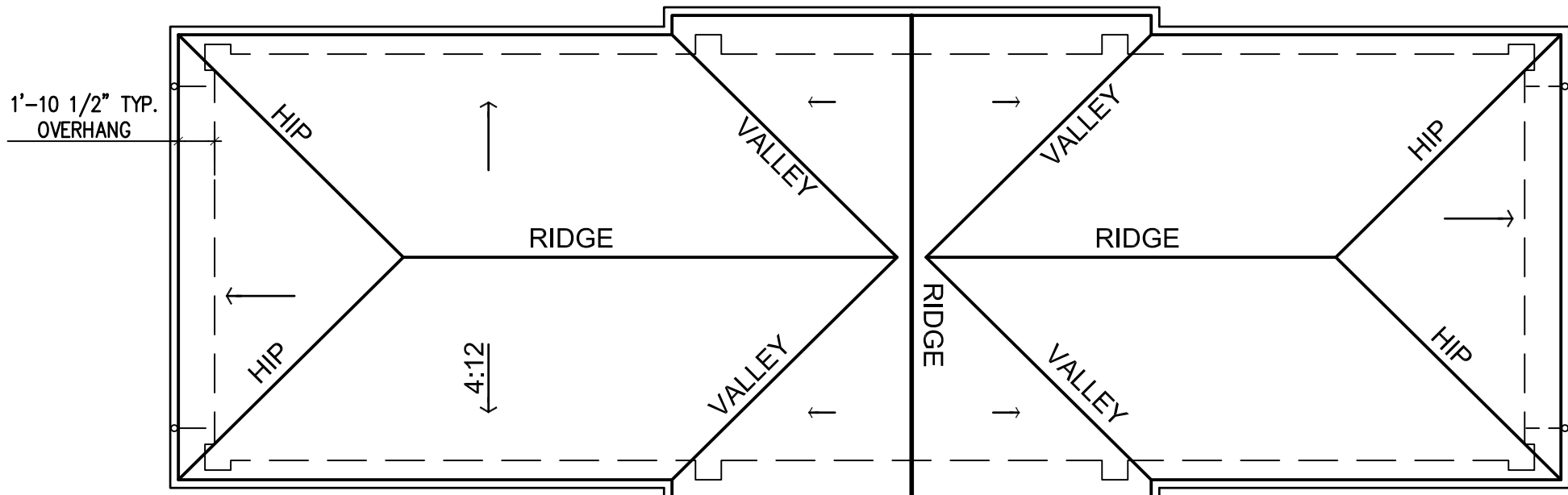
TRASH ENCLOSURE PLAN



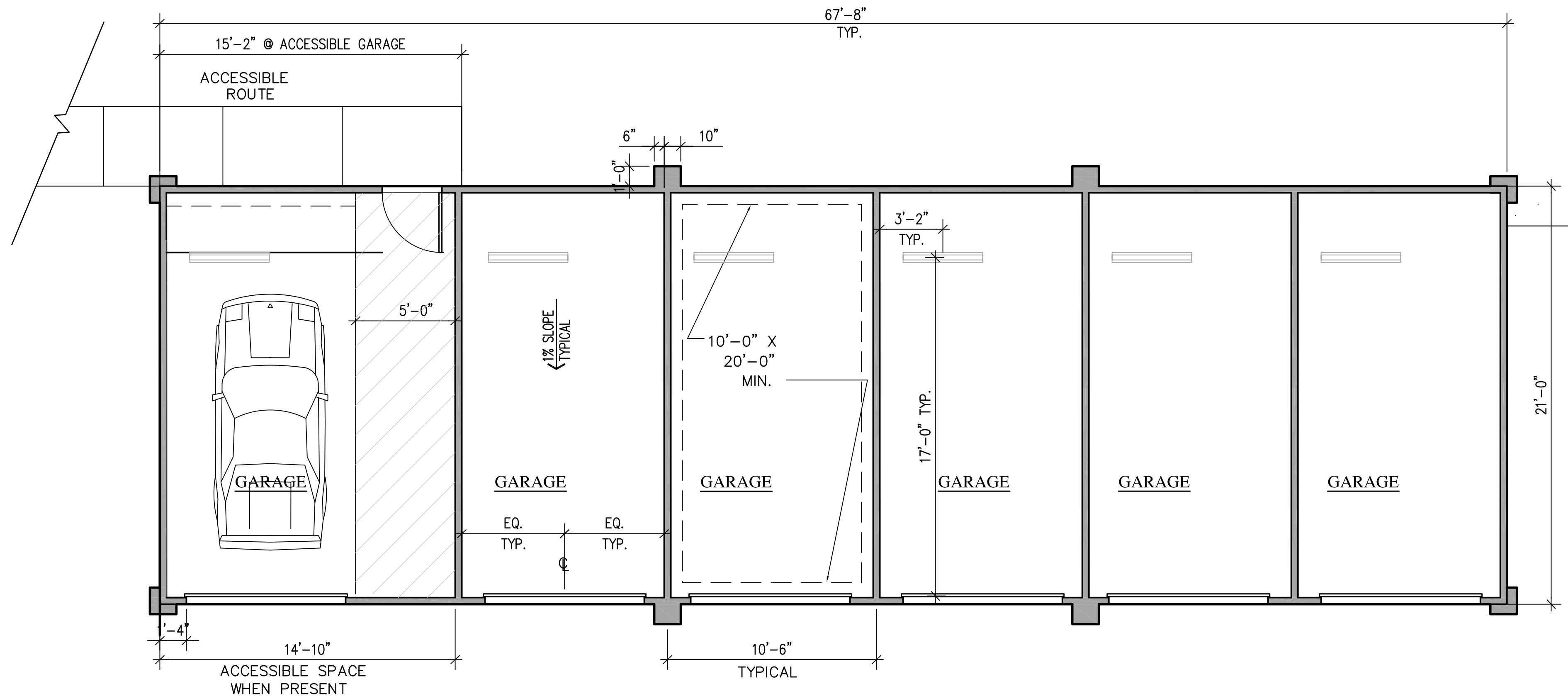
5 TRASH ENCLOSURE PLAN & ELEVATION
1/8"=1'-0"



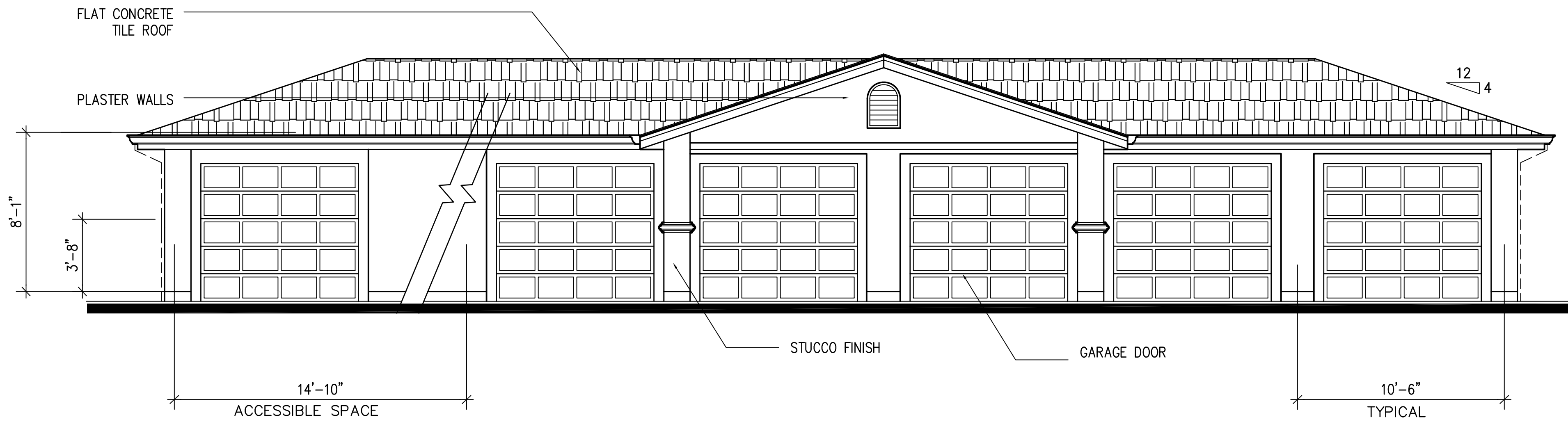
3 SIDE ELEVATION
1/4"=1'-0"



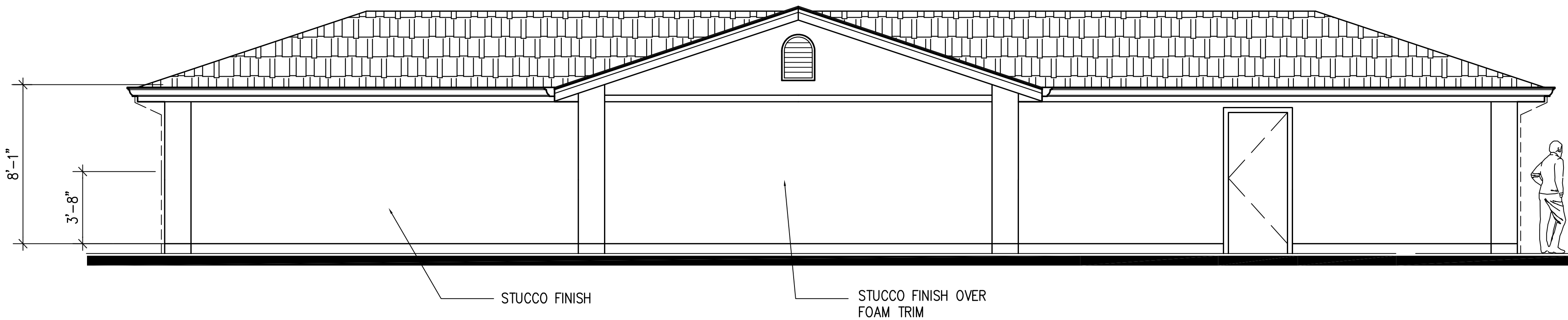
5 ROOF PLAN
1/8"=1'-0"



1 FLOOR PLAN
1/4"=1'-0"

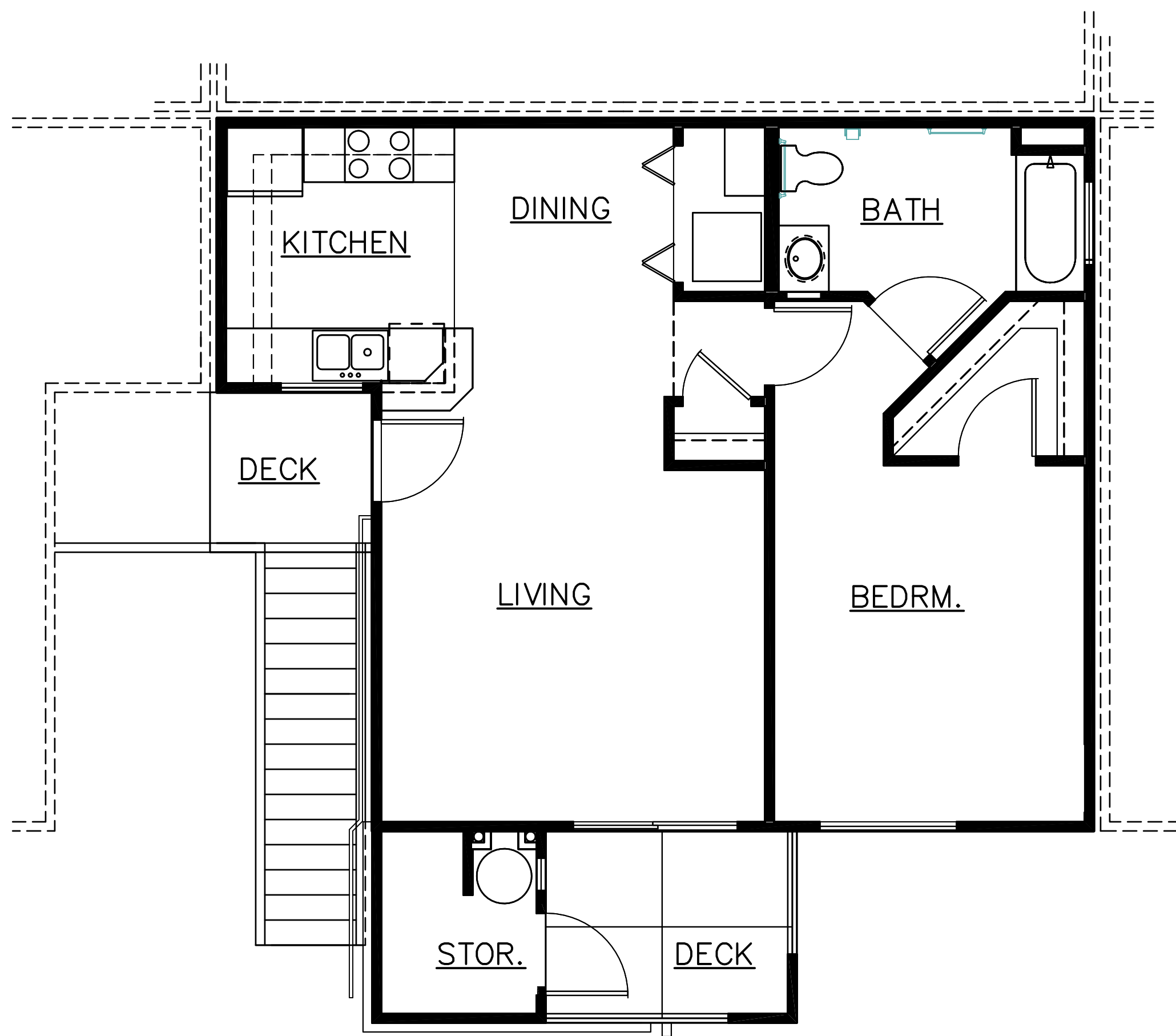


2 FRONT ELEVATION
1/4"=1'-0"

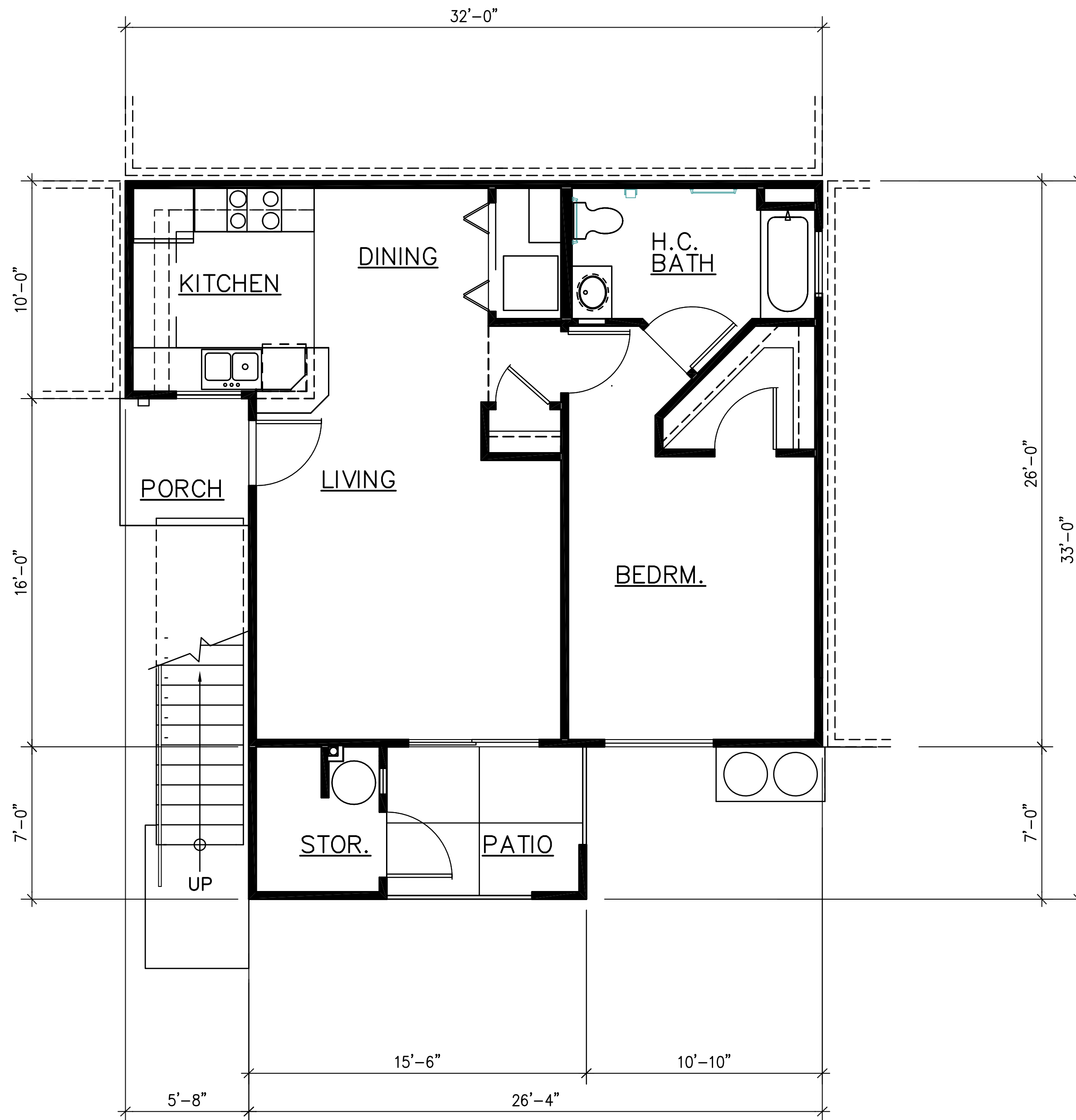


4 REAR ELEVATION
1/4"=1'-0"

4' 0' 4' 8'
SCALE: 1/4" = 1'-0"



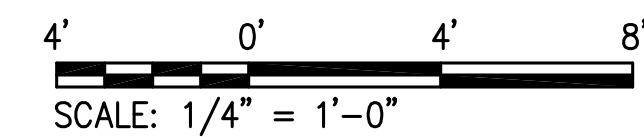
2 UPPER FLOOR PLAN
1/4"=1'-0"



1 LOWER FLOOR PLAN (H/C UNIT)
1/4"=1'-0"

UNIT AREA CALC.

1. UNIT	741 S.F.
2. STORAGE	42
3. PATIO	88
4. ENTRANCE PORCH	31
5. DECK	69
6. STAIR	60



EDGEWATER APARTMENTS
CARION COURT, PITTSBURG, CALIFORNIA

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LCA ARCHITECTS. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND/OR CONCEPT CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO VERIFICATION AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR OF INFORMATION SUPPLIED BY OTHERS.

FLOOR PLANS
UNIT A

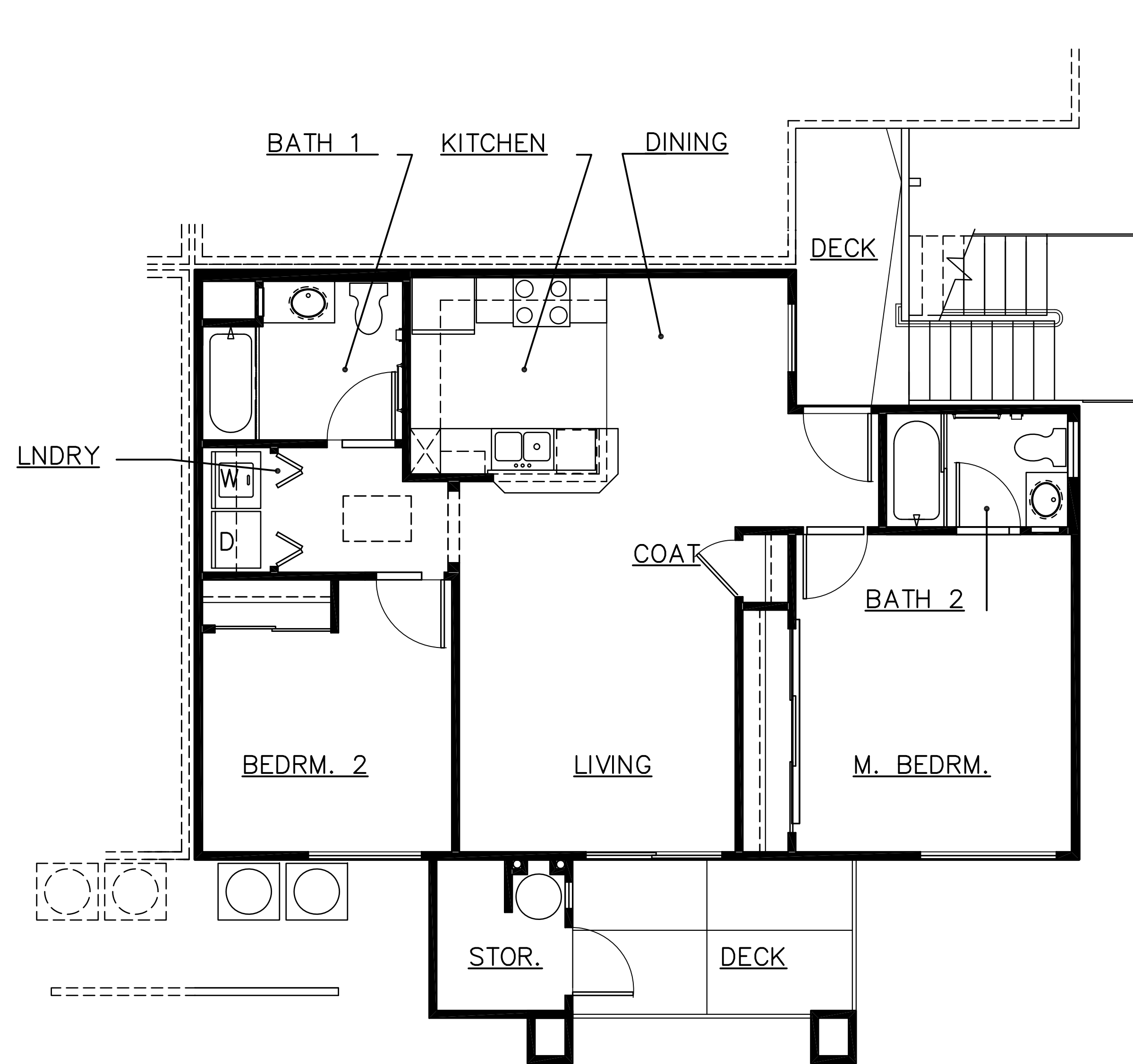
SCALE:
DATE: 2 / 13 / 2017

REVISIONS:

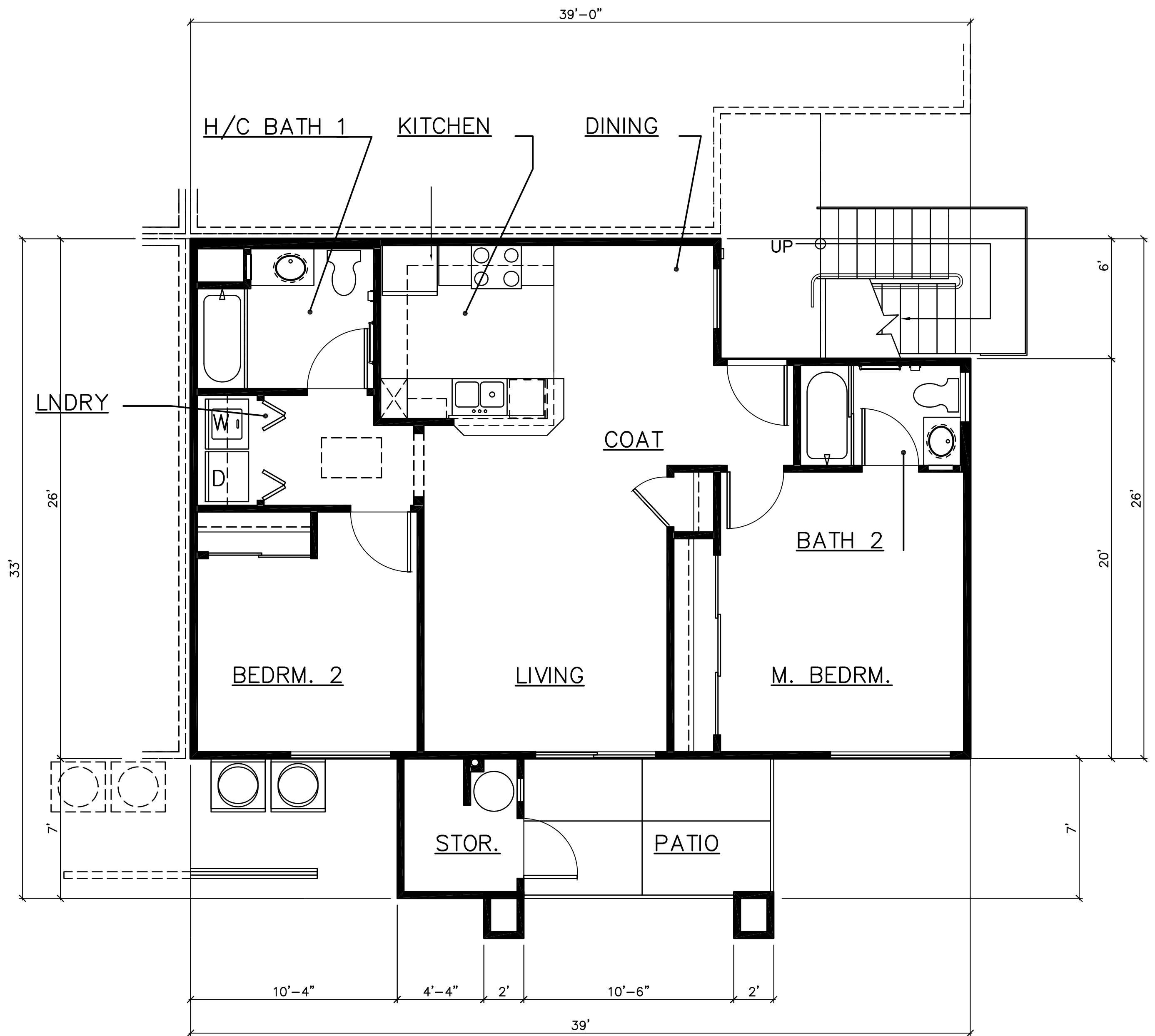
PROJECT NO. 10011

A5.1

SHEET OF



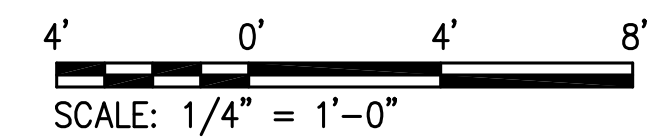
2 UPPER FLOOR PLAN
1/4"=1'-0"

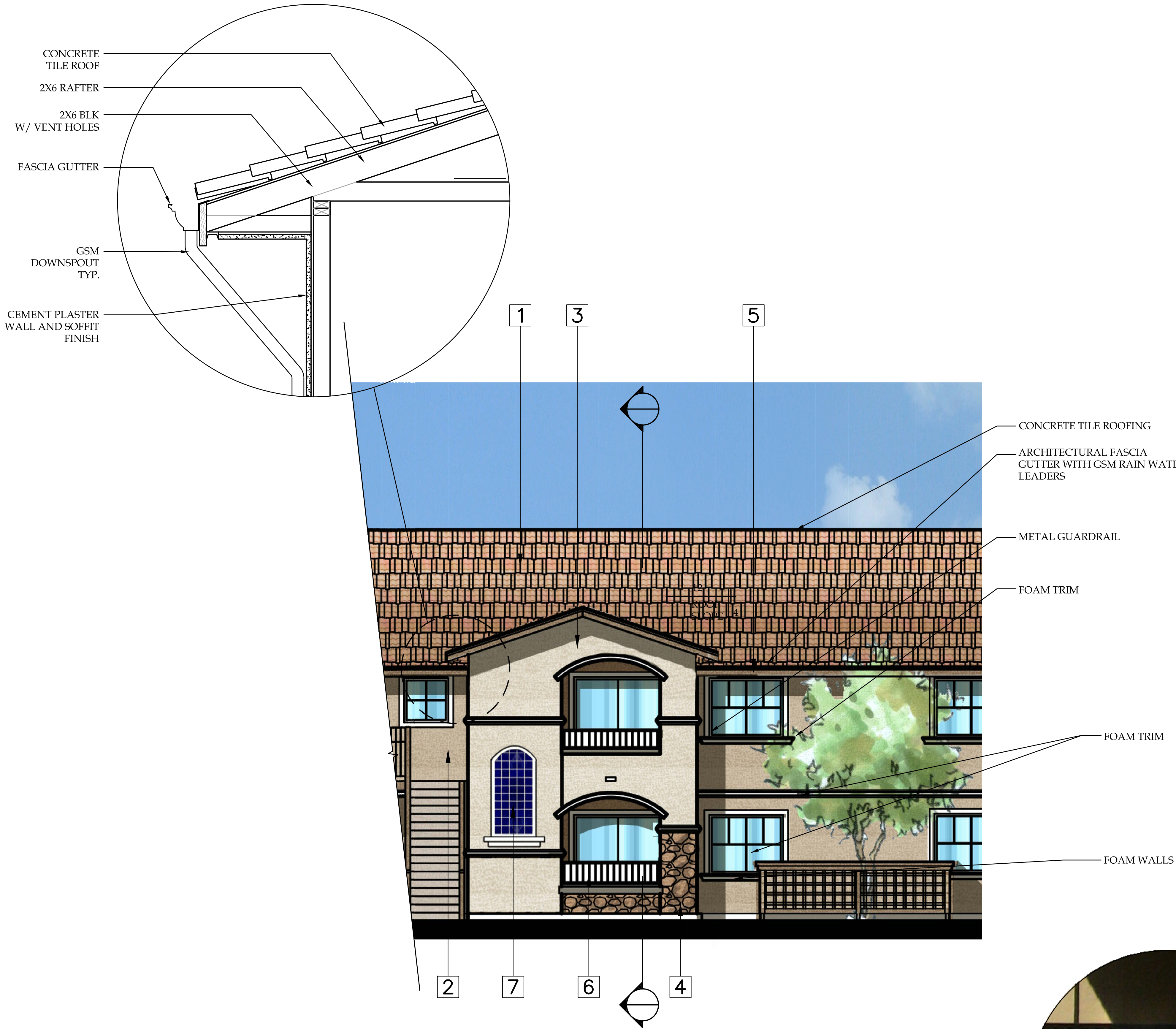


1 LOWER FLOOR PLAN (H/C UNIT)
1/4"=1'-0"

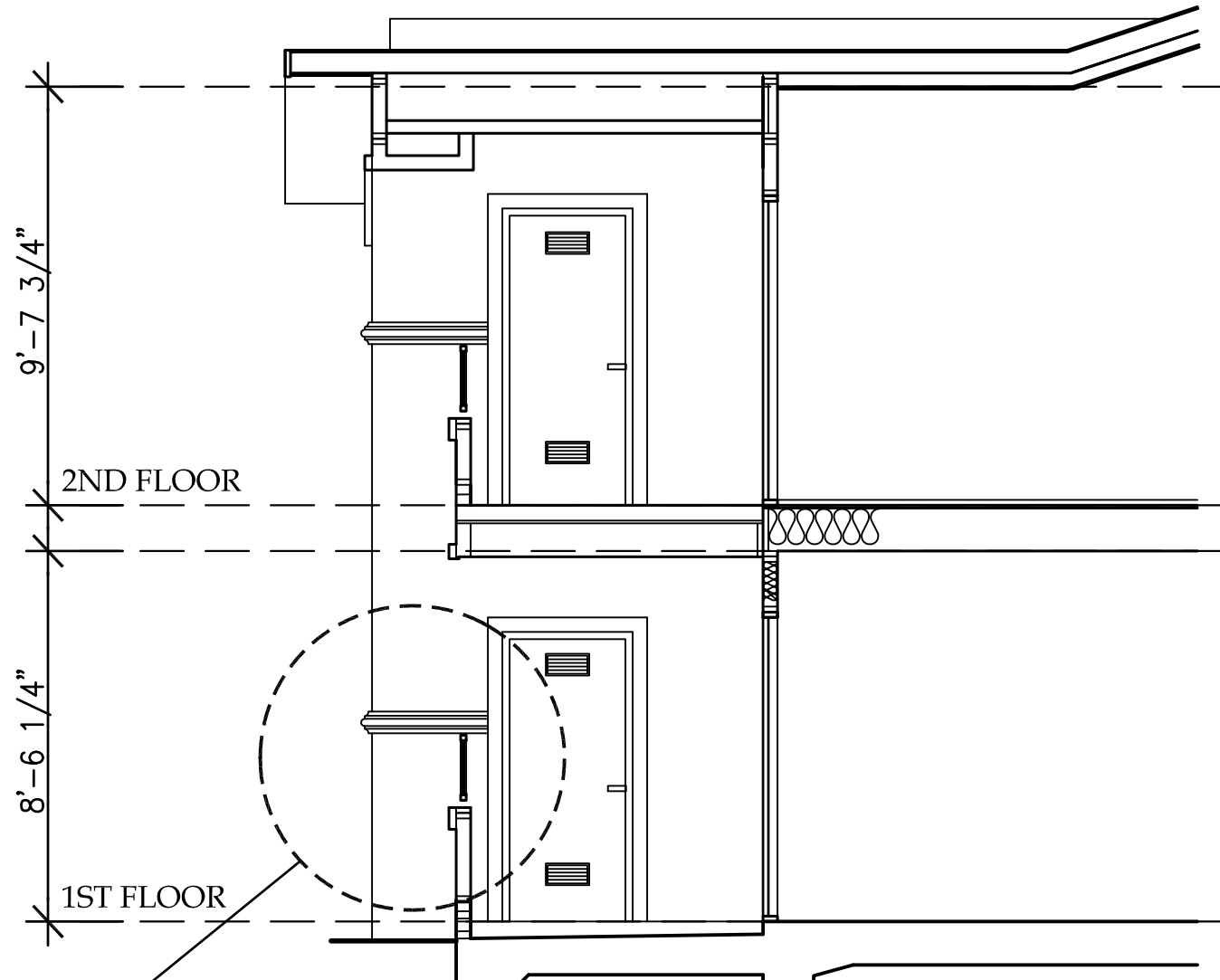
UNIT AREA CALC.

1. UNIT	939 S.F.
2. STORAGE	44
3. PATIO - 1ST FLOOR	80.5
4. ENTRANCE PORCH	30
5. DECK - 2ND FLOOR	80.5





MATERIAL LEGEND	
DESCRIPTION	
1 ROOF - HANSON ROOF TILE - SLATE SERIES - CABRILLO BLEND	
2 BODY COLOR #1 - KELLY MOORE "CHARRO" #228	
3 BODY COLOR #2 - KELLY MOORE "GRAYSTONE" #230	
4 BASE FINISH - FIELDSTONE	
5 FASCIA - KELLY MOORE "CARGO" #412	
6 TRIM - KELLY MOORE "SOFT WHITE" #22	
7 ACCENT TILE - DAL TILE DM 14 COBALT	



CONCEPTUAL ELEVATION DESIGN ELEMENTS & SECTION

4' 0' 4' 8'
SCALE: 1/4" = 1'-0"

EDGEWATER APARTMENTS CARION COURT, PITTSBURG, CALIFORNIA

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND
ARRANGEMENTS SHOWN ON THIS DRAWING ARE
CONFIDENTIAL AND MAY NOT BE REPRODUCED
IN WHOLE OR IN PART WITHOUT THE EXPRESSED
WRITTEN PERMISSION OF LCA ARCHITECTS.
DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
AND/OR CONCEPT CONTAIN INFORMATION THAT
IS CONCEPTUAL AND SUBJECT TO VERIFICATION
AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
FOR ACCURACY OF CONCEPTUAL INFORMATION
OR OF INFORMATION SUPPLIED BY OTHERS.

ELEVATION DESIGN ELEMENTS & SECTION

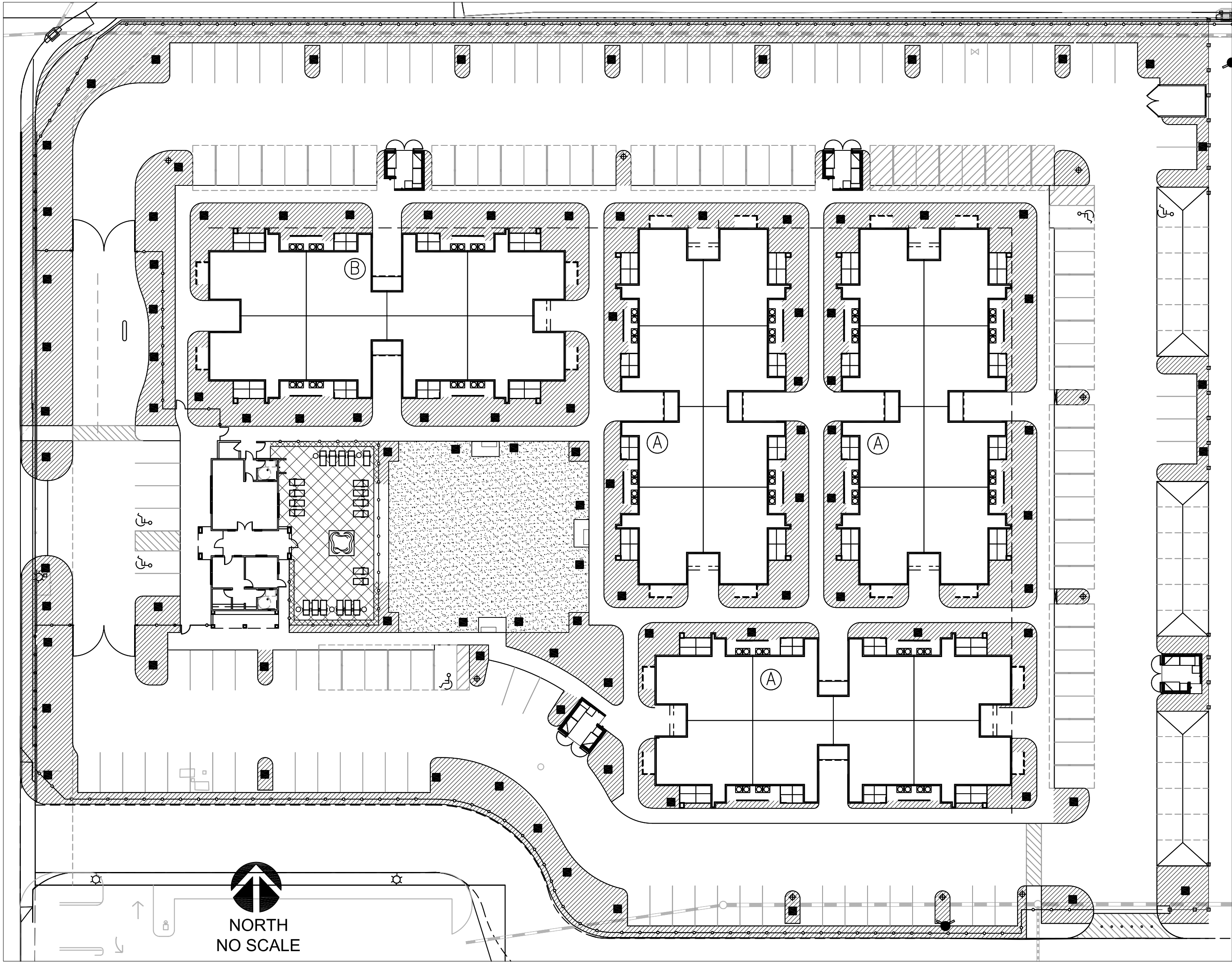
SCALE: AS SHOWN
DATE: 3-16-2017

REVISIONS:

PROJECT NO. 10011

A6
SHEET OF





WATER EFFICIENT LANDSCAPE WORKSHEET							
REFERENCE EVAPOTRANSPIRATION (ETo):			45.4				
HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	34020	12599.99761	354664.7
MEDIUM WATER USE	0.5	DRIP	0.81	0.6172839	350	216.049365	6081.4
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	873	538.8888447	15168.6
HIGH WATER USE	0.7	ROTOR	0.75	0.9333333	5740	5357.333142	150798.2
				TOTALS:	40983	13355	
SPECIAL LANDSCAPE AREAS:							
SPA				1	101	101	2842.948
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
				TOTALS:	101	101	
						ETWU TOTAL:	529.556
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):							635.754
ETAF CALCULATIONS:							
REGULAR LANDSCAPE AREAS:							
TOTAL ETAF x AREA		13.355		NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.			
TOTAL LANDSCAPE AREA		40,983					
AVERAGE ETAF		0.33					
ALL LANDSCAPE AREAS:							
TOTAL ETAF x AREA		13.456					
TOTAL LANDSCAPE AREA		41,084					
SITEWIDE ETAF		0.33					

LEGEND

MEDIUM WATER USE PLANTING

LOW WATER USE PLANTING

MEDIUM WATER USE TREE BUBBLERS

HIGH WATER USE LAWN AREA



6' LONG DECORATIVE METAL BENCH (3 TOTAL); #94-60-S-2, COLOR TO BE 'FOREST GREEN'. SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS. AVAILABLE FROM DUMOR SITE FURNISHINGS www.dumor.com 800-598-4018 (OR OWNER APPROVED EQUAL)

RECOMMENDED PRELIMINARY PLANT LIST:

- LARGE CANOPY SHADE TREES: 15 GALLON SIZE**
ACER RUBRUM (SCARLET MAPLE)
PISTACIA CHINENSIS (CHINESE PISTACHE)
PLATANUS ACERIFOLIA 'COLUMBIA' (PLANETREE)
QUERCUS COCCINEA (SCARLET OAK)
ULMUS PARVIFOLIA (CHINESE ELM)

BROADLEAF EVERGREEN TREES: 15 GALLON SIZE
ARBUTUS 'MARINA' (MARINA)
LAURUS NOBILIS (SWEET BAY)

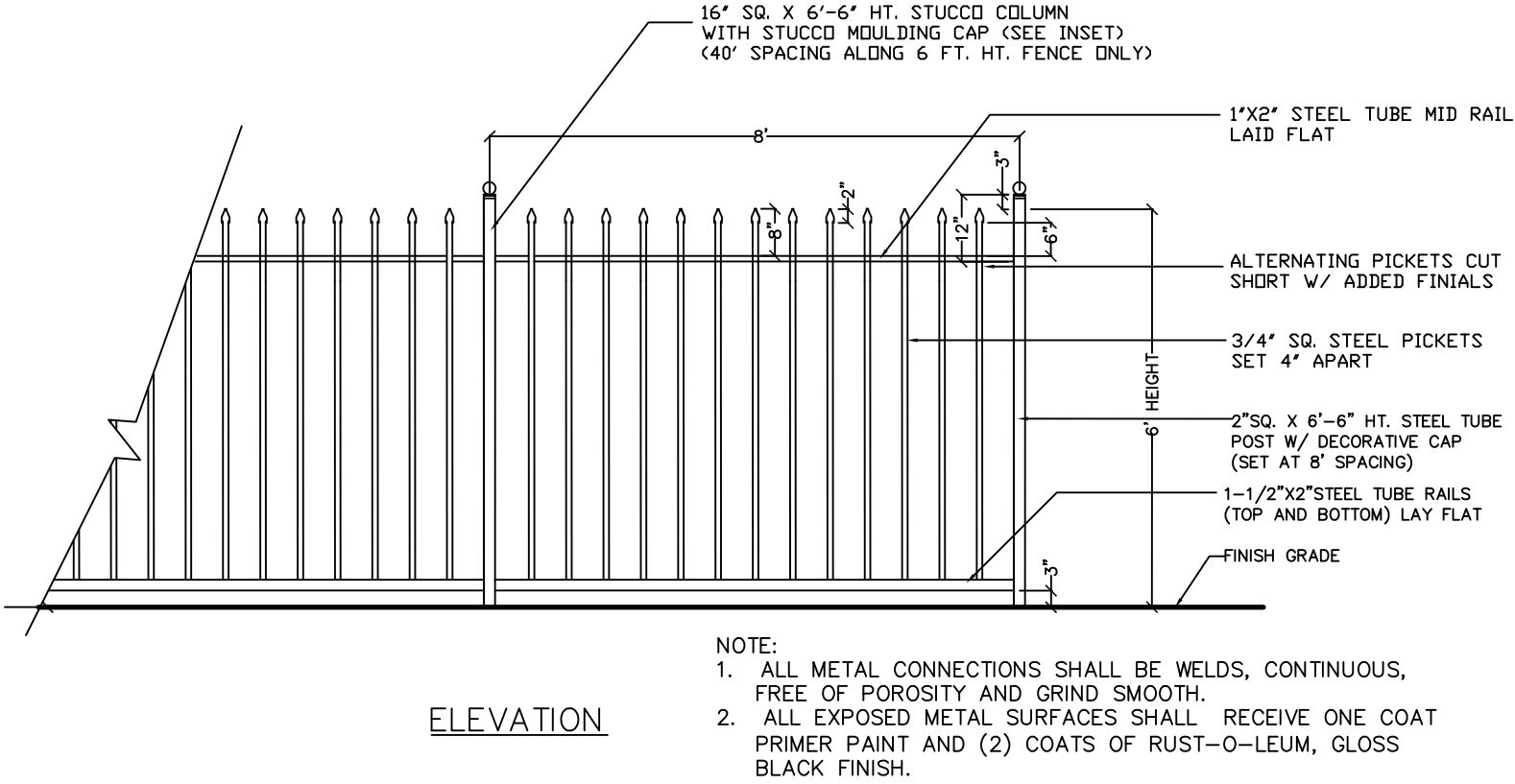
ACCENT TREES: 15 GALLON SIZE
CERCIS OCCIDENTALIS (REDBUD)
CRATAEGEUS LAEVIGATA (FLOWERING CRABAPPLE)
LAGERSTROEMIA SPECIES (CRAPE MYRTLE)
PRUNUS CERASIFERA (PURPLE-LEAF PLUM)

ACCENT PERENNIALS/GRASSES: ONE GALLON SIZE
AGAPANTHUS AFRICANUS (LILY-OF-THE-NILE)
ANTHEMIS TINCTORIA (CHAMOMILE)
CAREX SPECIES (SEDGE)
DIETES VEGETA (FORTNIGHT LILY)
ERIGERON KARVINSKIANUS (SANTA BARBARA DAISY)
HEMEROCALLIS SPECIES (DAYLILY)
JUNCAS SPECIES (RUSH)
LAVANDULA AUGUSTIFOLIA (ENGLISH LAVENDER)
PENNISETUM SPECIES (FOUNTAIN GRASS)
PHORMIUM SPECIES (FLAX)

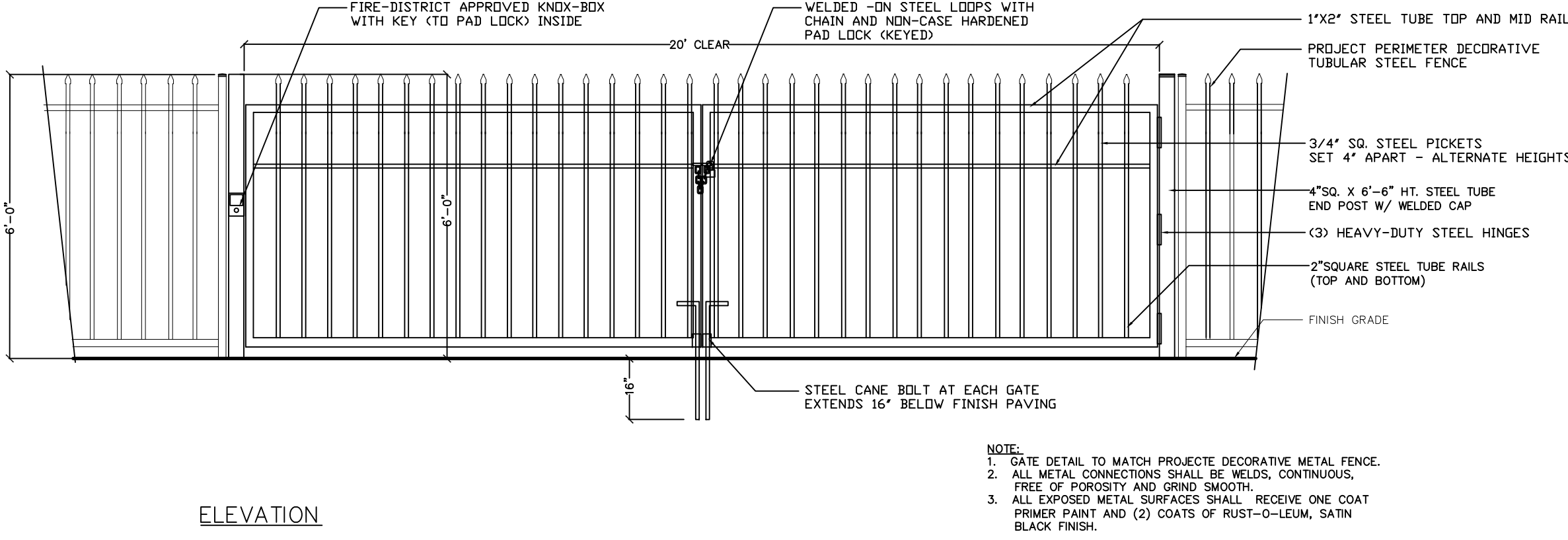
SHRUBS: 5 GALLON SIZE
ABELIA SPECIES (ABELIA)
ARCTOSTAPHYLOS 'HOWARD MCMINN' (MANZANITA)
AZALEA SPECIES (AZALEA)
BERBERIS THUNBERGII (BARBERRY)
BUXUS JAPONICA (BOXWOOD)
CAMELLIA SPECIES (CAMELLIA)
CEANOTHUS SPECIES (WILD LILAC)
ESCALLONIA SPECIES (ESCALLONIA)
HETEROMELES ARBUTIFOLIA (TOYON)
LIGUSTRUM TEXANUM (PRIVET)
MYRTUS COMMUNIS (DWARF MYRTLE)
PHOTINIA FRASERI (PHOTINIA)
PITTIOSPORUM SPECIES (MOCK ORANGE)
PLUMBAGO AURICULATA (CAPE PLUMBAGO)
RHAMNUS CALIFORNICA 'EVE CASE' (COFFEEBERRY)
RHAPHIOLEPIS INDICA (INDIA HAWTHORN)
ROSMARINUS 'TUSCAN BLUE' (TUSCAN ROSEMARY)
TEUCHORIUM FRUTICANS (GERMANDER)
VIBURNUM TINUS 'SPRING BOUQUET' (LAURUSTINUS)
XYLOSMA CONGESTUM (SHINY XYLOSMA)

GROUNDCOVERS: ONE GALLON (SPACING NOTED)
ARCTOSTAPHYLOS 'POINT REYES' (MANZANITA) - 36" O.C.
COTONEASTER 'LOWFAST' (COTONEASTER) - 42" O.C.
GAZANIA SPECIES (GAZANIA) - 24" O.C.
ROSMARINUS PROSTRATUS (ROSEMARY) - 36" O.C.
TRACHELOSPERMUM JASMINOIDES (STAR JASMINE) - 36" O.C.
VINCA MINOR (DWARF PERIWINKLE) - 24" O.C.L

LAWN: DWARF TALL FESCUE BLEND
- GENERAL NOTES:**
1. ALL PLANTING SHALL BE WATERED BY A FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
2. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.



DECORATIVE METAL FENCE DETAIL



EMERGENCY VEHICLE ACCESS GATE DETAIL

REVISIONS

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

EDGEWATER APARTMENTS
CARION COURT
PITTSBURG, CALIFORNIA

PRELIMINARY PLANT LIST, DETAILS AND CALCS

DESIGNED: RS
DRAWN: KD
CHECKED: JOB NO:
DATE: 02-22-17
SCALE: NOTED

SHEET
L2
OF 2 SHEETS

Attachment 4
Applicable General Plan Goals and Policies
Edgewater Apartments, AP-17-1228 (PPR)

General Plan Goal/Policy	Preliminary Analysis
Land Use Element:	
2-G-1: Maintain a compact urban form within the City's projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	No conflict. The proposed project would be constructed on an infill site within the existing municipal boundary, helping the City maintain a compact urban form. No Hillside land would be disturbed.
2-G-5: Promote a diversity of housing types, including opportunities for hillside estate development, as well as smaller lot, infill, and high-density housing.	No conflict. The proposed project would be developed at approximately 14 d.u./ac. on an infill site. While the proposed project is similar in density to other infill projects recently approved within the City (e.g. Belle Harbor), Edgewater is a for-rent project, rather than a for-sale project.
2-P-15: Ensure minimum residential densities, in accordance with the ranges stipulated in this Plan.	Consistent. The proposed project has a density of approximately 14 d.u./ac, which conforms to the Medium Density land use designation and RM (Medium Density Residential) District.
2-P-18: Limit all new multi-family housing to 20 units or more. Update the Zoning Ordinance to ensure that new multi-family projects are developed as large-scale, professionally maintained, high-density housing.	Consistent. The project, as proposed, includes 62 apartment units.
Growth Management:	
3-G-3: Provide a range of development intensities, with the highest intensities in Downtown and in areas approximate to transit and services, and lower intensities in hillsides and at the City's southern edge.	No conflict. The proposed project is not within the downtown area or adjacent to transit services. However, the project site is adjacent to a school site, and near large employment centers such as Dow and Posco, and smaller employers such as the surrounding commercial and light industrial developments.
3-G-5: Ensure that new residential, commercial and industrial growth within the Voter-Approved Urban Limit Line pays its share of the costs for the construction of facilities needed to serve that growth.	No conflict. The proposed project would be required to install necessary utility and stormwater infrastructure or pay in lieu fees prior to construction. The developer would also be required to pay all building permit and impact fees associated with residential development.

3-G-9: Encourage the provision of new and improved pedestrian, bicycle and transit facilities to serve all users of new development projects.	Potential conflict.The current proposal does not include any improved pedestrian, bicycle, or transit facilities. Traffic Mitigation Measure 1, identified within the Initial Study prepared June 24, 2013, requires installation of a high-visibility crosswalk with flashing beacons between the project site and Martin Luther King Jr. Junior High School.
3-P-1: Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	Consistent. The proposed project site is located in an area where public facilities and infrastructure are available or can be provided.
3-P-2: Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.	Consistent.The Initial Study prepared June 24, 2013, determined the existing and planned transportation system would have adequate capacity to accommodate a rezoning of the site to RM District, and potential residential development within the RM District density range. Correspondence from TriDelta Transit confirmed the public transportation system can adequately serve the proposed project site.
3-P-16: Preserve options for future transit use when designing improvements for roadways. Ensure that developers provide bus turnouts and/or shelters, where appropriate, as part of projects. (Transportation Policy 7-P-29)	Potential conflict. The nearest existing transit stop is approximately ¼ mile from the project site. The project is not proposing additional transit facilities at this time.
3-P-17: As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development. (Transportation Policy 7-P-34)	Potential conflict.The current proposal does not include any improved pedestrian, bicycle, or transit facilities. Traffic Mitigation Measure 1, identified within the Initial Study prepared June 24, 2013, requires installation of a high-visibility crosswalk with flashing beacons between the project site and Martin Luther King Jr. Junior High School.
Urban Design	
4-G-17: Encourage development of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and provide a sense of connection with surrounding uses.	Potential conflict. The project site is located within an area of the City that does not maintain a singular defining architectural character or defining natural landscape feature. Staff believes the proposed project should incorporate high-quality materials which create a architectural character for future redevelopment in the area, and colors which correspond to existing development in the area.

4-P-82: Develop and implement development standards in the City's Zoning Ordinance and Subdivision Regulations that minimize the visual dominance of garages in residential units.	Consistent. The proposed project includes 3 detached garages, each housing 6 vehicles. These garages are proposed to be located at the rear of the property and would not be visible from Carion Court, and minimally visible from the Loveridge Commercial Center. Additionally, no carports or resident parking would be located along the project frontage, reducing the visual impact of parked cars.
4-P-83: Ensure that new developments provide an integrated pattern of streets and pedestrian paths that provide connections between neighborhoods.	Potential conflict. The current proposal does not include any improved pedestrian, bicycle, or transit facilities. Traffic Mitigation Measure 1, identified within the Initial Study prepared June 24, 2013, requires installation of a high-visibility crosswalk with flashing beacons between the project site and Martin Luther King Jr. Junior High School.
Transportation Element	
7-G-15: Encourage walking as a regular means of transportation for people who live within a half-mile walk of school, work, or routine shopping destinations.	No conflict. The current proposal does not include any improved pedestrian, bicycle, or transit facilities. Traffic Mitigation Measure 1, identified within the Initial Study prepared June 24, 2013, requires installation of a high-visibility crosswalk with flashing beacons between the project site and Martin Luther King Jr. Junior High School.
7-P-39: Ensure that residential and commercial developments provide pedestrian pathways between lots for direct routes to commercial centers, schools, and transit facilities.	Potential conflict. The current proposal includes a pedestrian gate along Carion Court, but does not include a pedestrian gate adjacent to the commercial development which residents may frequent.
7-P-42: Improve pedestrian crossing safety at heavily used intersections by installing crossing controls that provides adequate time for pedestrians to cross the street.	No conflict. Traffic Mitigation Measure 1, identified within the Initial Study prepared June 24, 2013, requires installation of a high-visibility crosswalk with flashing beacons between the project site and Martin Luther King Jr. Junior High School.
Resource Conservation Element	
9-G-11: Reduce the number of motor vehicle trips and emissions accounted to Pittsburg residents and encourage land use and transportation strategies that promote use of alternatives to the automobile for transportation, including bicycling, bus transit, and carpooling.	Potential conflict. The current proposal does not include any improved pedestrian, bicycle, or transit facilities. The current proposal includes a pedestrian gate along Carion Court, but does not include a pedestrian gate adjacent to the commercial development which residents may frequent.

9-P-22: Continue working with the Regional Water Quality Control Board in the implementation of the National Pollutant Discharge Elimination System (NPDES), with specific requirements established in each NPDES permit.	No conflict. The developer would be required to adhere to all requirements of the City's NPDES permit. This is likely to be addressed during staff's review of the project and as a condition of approval.
9-P-23: Require new urban development to use Best Management Practices to minimize creek bank instability, runoff of construction sediment, and flooding.	No conflict. The developer would be required to adhere to all Best Management Practices during construction. This is likely to be addressed during staff's review of the project and as a condition of approval.
Health and Safety Element	
10-P-39: Strive to maintain a ratio of 1.8 sworn police officers per 1,000 residents.	No conflict. The City may require the annex the property into the City's public safety CFD.
Public Facilities Element	
11-P-18: Ensure that new residential, commercial, and industrial development equitably share costs associated with providing wastewater services to areas of urban expansion within the Planning Area.	No conflict. The proposed project would be required to install necessary utility and stormwater infrastructure or pay in lieu fees prior to construction. The developer would also be required to pay all building permit and impact fees associated with residential development.
11-P-23: Encourage builders to incorporate interior and exterior storage areas for recyclables into new or remodeled residential, commercial, and industrial structures.	Consistent. The proposal includes four shared refuse areas that have been designed to accommodate trash and recycling facilities.
11-P-29: Ensure adequate road widths in new development for fire response trucks, per the subdivision regulations.	No conflict. The applicant would be required to adhere to all CCCFPD requirements prior to issuance of a building or grading permit.
11-P-33: As a condition of approval, ensure that all new and redevelopment projects underground utility lines on and adjacent to the site.	No conflict. This would be included as a condition of approval as applicable.

Attachment5
Property Development Regulations
Edgewater Apartments, AP-17-1228 (PPR)

Development Regulations: <i>RMDistrict</i>	Requirement:	Proposed Project:
Max. Density (min. lot area per unit):	3,000s.f. (allowable range of 31 to 62 total units on site)	3,000 s.f. (62 total units)
Maximum Height:	35 ft.	approx. 26 ft.
Maximum Coverage:	50%	< 50%
Minimum Yards:	-	-
Front:	15 ft.	44 ft.
Side	7.5 ft.	41 ft.
Corner:	15 ft.	n/a
Rear:	10 ft.	25 ft.
Minimum Site Landscaping:	25%	21%
Minimum Private Storage Area:	200 c.f.	approx. 350 c.f.
Minimum Private Open Space:	60 s.f.	87.5 s.f.
Parking Required (PMC Chapter 18.78):	139 spaces (62 covered)	171 spaces (80 covered)

Attachment6
Development Review Design Guidelines
 Edgewater Apartments, AP-17-1228 (PPR)

Design Review Guideline	Preliminarily Meets Guideline?
I.a: Reliefs and architectural treatments should be provided on all building elevations (360 degree architecture), i.e. 2"x4" (wood or styrofoam/stucco) window and door reveal treatment on all building elevations.	Partially. Staff would like to recommend additional architectural features, such as stone veneer or decorative ornaments, be added to the side elevations of all buildings.
I.b: Provide concrete and/or tile roof material. Architectural grade composition material may be used if rake treatment is included or roof pitch, greater than 4:12 is used.	Yes. However, staff would like to recommend the proposed flat concrete tile roof material be substituted with curved, Spanish-style roof tiles to create a cohesive architectural style.
I.c: Each dwelling unit should be provided with complete front yard and corner-side yardxerophytic landscaping and automaticirrigation (Section 18.84.300 PMC).	Yes. The proposed landscape plans contain a water efficient landscape worksheet which to show the total estimated water use for the landscaped areas, and notes that all planting areas shall be water by a fully automatic irrigation system.
I.d: Required front yards should vary in depth unless otherwise stated for a proposed PD (Planned Development) district.	Not applicable. The proposed project is not within a PD District and does not proposed multiple lots with separate yards or residences.
I.e: Decorative masonry walls should be provided between all arterial streets andfuture homes.	Not applicable. The applicant has proposed installing a wrought-iron gate along the street frontage.
I.f: Roof slopes should be considered greater than 4:12 unless inappropriate forarchitectural style (i.e. Ranch Style, etc.).	Yes. The proposed 12:4 roof slope is appropriate for the architectural style.
I.g: Provide articulated garage doors on all garages.	Yes. All proposed garage doors contain architectural reliefs appropriate for their location along the rear of the development.
I.h: Garage doors designs should not be duplicated. Not less than four styles shouldbe used in a subdivision.	Not applicable. All garage doors should be of a common style as this is a single development.
I.i: Side-on garages are recommended intermittently through-out the subdivision (70' wide lots or greater).	Not applicable. All garages are located along the rear property line, and will not be visible from the public right-of-way.

I.j: Garage frontage should not occupy more than 60% of allowable lot frontage.	Yes. All garages are located along the rear of the property, behind the main residential buildings.
I.k: Provide board-on-board fencing on all side yards and rear yards (excluding side yards and rear yards adjacent to major thoroughfares), unless a view corridor is to be maintained.	Not applicable. The proposed project does not include board-on-board fencing.
I.l: The architectural treatments (such as sidings, shingles, window and door trims) established on the front facades of each of the approved house designs shall be carried around to the sides and rear elevations of the buildings, except that masonry veneer treatments at the base of a structure need be carried only partly around the side elevations, to either the adjoining fence line or the closest interior right angle joint.	Partially. Staff would like to recommend additional architectural features, such as stone veneer or decorative ornaments, be added to the side elevations of all buildings.
II.a: Subdivision entry monuments should be provided on new major subdivisions, neighborhoods or villages, if appropriate	No. The proposed project does not propose an entry sign at this time. Staff would like to recommend inclusion of a monument sign on either side of the entry off Carion Court.
II.b: Perimeter wall and/or sound wall pilasters should not be greater than 50' on-center.	No. The existing masonry soundwall along the northern property line does not include decorative pilasters at this time. Staff would like to recommend inclusion of decorative pilasters along all existing or proposed sound walls or other masonry walls.
II.c: Sound walls exceeding 6' in height and visible from the public right-of-way should be treated with decorative features consistent with the neighborhood design.	No. The existing masonry soundwall along the northern property line does not include decorative pilasters at this time. Staff would like to recommend inclusion of decorative pilasters along all existing or proposed sound walls or other masonry walls.
II.d: All masonry walls should include a wall cap.	No. The existing masonry soundwall along the northern property line does not include a decorative wall cap at this time. Staff would like to recommend inclusion of a decorative wall cap along all existing or proposed sound walls or other masonry walls.
II.e: Retaining walls, exceeding 3 feet tall, adjacent to a public right-of-way should be constructed with the same materials as used for the sound wall.	Not applicable. The project does not propose any retaining walls.

II.f: Masonry or sound walls should be staggered when adjacent to public right-of-ways.	Not applicable. The proposed project does not include a masonry or soundwall along the public right-of-way.
II.g: Single story units should be located on corner lots whenever possible.	Yes. Though the proposed project is not located on a true corner lot and does not proposed single-family detached units, the portion of Building 1 nearest the public right-of-way is proposed to be single-story, which will ease the transition of building heights along the street frontage.
II.h: Developer should select, at least, one of the schemes provided in Appendix #1 for screening all utility boxes, transformers, backflow preventers, meters and junction boxes.	No. The proposed project plans do not show the proposed method for screening utility infrastructure.
II.i: Construct fence/walls at top of down slope banks. Design fence at top of slope to take advantage of potential views.	Not applicable. The proposed project site is flat, and development would not impact any scenic vistas or other views.
II.j: Dwelling unit driveways should align with on-coming street at three-way intersections when possible.	Partially. As shown in Attachment 2, the proposed entry drive does not align with the driveway entry of Martin Luther King Jr. Junior High School. However, Traffic Mitigation Measure 1, identified within the Initial Study prepared June 24, 2013, requires installation of a high-visibility crosswalk with flashing beacons between the project site and Martin Luther King Jr. Junior High School. Staff would like to recommend this crosswalk be located parallel to the existing school entry.
II.k: Existing trees which have greater than a nine (9) inch trunk caliper should be incorporated into the design of project.	Not applicable. There are no existing trees on site.
II.l: Landscaped portions of set-backs, excluding sidewalk along public streets, should not be less than the height of the fence or sound wall.	Yes. The proposed fence height along the right-of-way is six feet, while the landscaped portion of this setback is 15 feet. However, staff would like to recommend the fence be relocated to the eastern side of the landscaped setback area.
II.m: Landscaping areas shall not be less than three feet wide, between the curbs.	Yes. All new landscaped areas are proposed to be three feet or greater in width.
II.n: Subdivision perimeter walls should be minimized. Install wrought iron fencing at open end of cul-de-sacs, parks and open space.	Yes. Wrought iron fencing is proposed along all property lines visible from the public right-of-way or surrounding public parking lots.

III.a: A/C units should be substantially screened from view by way of a permanent screen or appropriately sized plant material.	Yes. The proposed project identifies locations for a/c unit screening.
III.b: Detached carports and/or garages should have the same roof material and roof pitch as the main dwelling units.	Partially. All garages are proposed to have a roof pitch and materials similar to that of the main dwelling units. Proposed car ports do not.
III.c: Projects with many buildings (greater than three) should provide a variety of building sizes and masses resulting in varying elevations from a streetscape perspective.	Yes. The proposed project includes a clubhouse and four apartment buildings. The streetscape along Carion Court would be defined by the clubhouse, as well as one apartment building, which is highlighted by single-story portion nearest the right-of-way, and a taller two-story portion behind.
III.d: Bus stops should share the same architectural theme as that of the dwelling units.	Not applicable. The proposed project does not propose additional bus stops.
III.e: Parking lots should not dominate area adjacent to public streets. Structures and parking should be interspersed creating pockets of parking and variety from a streetscape point of view.	Yes. In order to reduce the visual impact of parking lots, the developer has located all resident parking along the sides and rear of the property. Five parking spots will be located in front of the proposed clubhouse, but are required for prospective tenant parking.
Green Building Design Guideline	Preliminarily Meets Guideline?
VI.C.1: For residential buildings without solar energy systems, roof surface should be covered with a green/living roof (> 50% of roof surface) or with a cool roof.	No. The applicant has not proposed a solar energy system or green roof.
VI.C.2: Uncovered rooftop expanses greater than 200 s.f. should be designed to be strong enough to support green roofs, community gardens, raised beds, and be accessible to occupants for gardening purposes.	Not applicable. The proposed project includes sloped roofs which do not provide space for community gardens.
VI.C.3: Roofs should have solar hot water systems (panels), solar photovoltaicpanels or low-profile wind energygeneration turbines and shouldinclude a sustainable plan formaintenance of such systems. Roofsshould be covered with a cool roofunder the energy generationstructures. Roof segments that areuncovered by energy systems shouldhost raised bed garden space orgreenhouses, a green/living roof, orcool roof surfaces.	No. The applicant has not proposed a solar hot water heaters, green energy systems, or green roof.The proposed project includes sloped roofs which do not provide space for community gardens.

VI.C.4: Parking lot impacts should be minimized. Outdoor parking lots with more than 20 spaces and solar access over 75% or more of its surface area should install renewable energy systems on carport structures. Urban heat island impacts should be minimized through the use of shading (parking lot trees) or paving material design choices. Recommended choices include renewable energy systems on carport structures, shade trees, underground parking, and open-grid pavement systems.	Partially. The applicant has proposed adequate parking lot trees, but does not propose solar energy systems on carport roofs.
VI.C.5:Electric vehicle charging units should be made available to tenants with electric vehicles. The parking spaces with charging units should be clearly marked with signs designating them for assigned tenants or electric vehicle use only.	No. The applicant has not proposed electric vehicle charging stations at this time.
VI.C.6:Pedestrian and bicycle paths should provide safe, visible, and unobstructed bicycle and pedestrian access between facilities, from facility entrances to bicycle and pedestrian routes (sidewalks and bicycle lanes), through parking lots, and between facilities and existing or planned bicycle and pedestrian routes.	Partially.The current proposal does not include any improved pedestrian, bicycle, or transit facilities. Traffic Mitigation Measure 1, identified within the Initial Study prepared June 24, 2013, requires installation of a high-visibility crosswalk with flashing beacons between the project site and Martin Luther King Jr. Junior High School.
VI.C.7:Convenient, visible, and secure bicycle storage facilities should be available on site, sufficient to accommodate demand of residents and guests.	No. The proposed project does not identify the locations of bicycle parking facilities.
VI.C.8:Outdoor design and features should maximize landscaping water conservation.	Yes. The proposed landscape plans contain a water efficient landscape worksheet which to show the total estimated water use for the landscaped areas.



City of Pittsburg

Engineering Department
65 Civic Avenue
Pittsburg, CA 94565-3814

CITY OF PITTSBURG MITIGATED NEGATIVE DECLARATION SUNNYSIDE ESTATES (GP, RZ, SUB) AP-11-810

Adopted by the Pittsburg City Council on: _____

Notice is hereby given that the City of Pittsburg finds that no significant effect on the environment, as prescribed by the California Environmental Quality Act of 1970 (CEQA), as amended, will occur for the following proposed project:

Project Proponent: Jackie Seeno, Discovery Builders, 4061 Port Chicago Highway, Suite H, Concord, CA 94520

Project Description: The proposed project consists of a request for a General Plan amendment from Business Commercial to Medium Density Residential, re-zoning from CS-O (Service Commercial with an Overlay, Ord. 1284) District to RM (Medium Density Residential) District and a request for approval of a vesting tentative map to accommodate a new small lot, single family residential development. The proposed tentative map would subdivide the 4.4-acre site into 33 single-family lots.

Project Location: The subject site is located at the northeastern terminus of Carion Court, just north of Loveridge Road in Pittsburg, Contra Costa County. Assessor Parcel No. 073-190-033.

Findings: The project described above will not have a significant effect on the environment for the reasons stated below.

Statement of Reasons to Support the Findings:

Potentially Significant Impacts: The Initial Study prepared for the project identified potentially significant, project-related impacts in the categories of Air Quality, Noise, Transportation/Traffic, Utilities/Service Systems and Mandatory Findings of Significance. However, no significant effects upon the environment would occur as a result of this project because mitigation measures identified in the Initial Study would be incorporated as conditions of approval of the project, if approved, in order to reduce the potentially significant impacts of the project to a less than significant level.

Other: Impacts resulting from this project were found to be less than significant in the areas of Aesthetics, Agriculture and Forest Resources, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, and Recreation.

Attachments: Mitigation Monitoring Plan and Initial Study

SUNNYSIDE ESTATES GENERAL PLAN AMENDMENT, REZONING AND SUBD 9288

Mitigation and Monitoring Plan (CEQA)

Impact	Mitigation	Monitoring
AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:		
d) Expose sensitive receptors to substantial pollutant concentrations? Air Quality Impact 1: On-site construction activities created by construction of the Sunnyside Estates project would release varying levels and sizes of fugitive dust which could result in a significant environmental impact and could result in a net increase of PM, a criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards. Incorporation of Basic Construction Mitigation Measures Recommended for all Proposed Project as described in Table 8-2 of the BAAQMD CEQA Air Quality Guidelines would reduce the project construction emissions to a level of less than significant.	Air Quality Mitigation Measure 1: The project shall comply with the following (Bay Area Air Quality Management District) BAAQMD basic construction mitigation measures: A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. D. All vehicle speeds on unpaved roads shall be limited to 15 mph.	Air Quality Monitoring Measure 1: Engineering/Building permit application plans shall have the BAAQMD basic construction mitigation measures listed in AQ MM1 printed on the cover sheet of engineering/building permit plans prior to issuance of permits for the project. The construction site shall be inspected and monitored on a regular basis by Engineering staff to ensure compliance with the printed specifications throughout the course of project construction.

SUNNYSIDE ESTATES GENERAL PLAN AMENDMENT, REZONING AND SUBD 9288

Mitigation and Monitoring Plan (CEQA)

	E. Building pads shall be laid immediately after grading unless seeding or soil binders are used. F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage informing workers of this provision shall be provided for construction workers at all access points. G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. H. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.	
--	---	--

SUNNYSIDE ESTATES GENERAL PLAN AMENDMENT, REZONING AND SUBD 9288

Mitigation and Monitoring Plan (CEQA)

Air Quality Impact 2: State Route 4, a source of TAC emissions located within 500 feet of the project site was identified as potentially resulting in a lifetime cancer risk of 14.7 in one million to the sensitive receptors that would be housed within the proposed project, exceeding the BAAQMD's cancer risk significance threshold of 10 in one million and posing a significant health risk impact from a nearby source of TAC.	Air Quality Mitigation Measure 2: High efficiency panel filters shall be installed in the HVAC systems in all of the residential units located within the proposed subdivision. Specifically, ASHRE Standard 52.2-certified air filters with a Minimum Efficiency Reporting Value (MERV) of 13 shall be installed to capture a significant portion of the diesel particulate matter thus minimizing the concentration of particulate matter and other air contaminants from inside the building. The developer shall also provide documentation to all buyers on the necessity for proper maintenance in changing the filters in accordance with manufacturer's recommendations. Installation and regular maintenance of these filtration systems will reduce the maximum cancer risk to approximately 7.4 in one million which is below the significance threshold of 10 in one million.	Air Quality Monitoring Measure 2: Prior to issuance of a building permit for the first house in the development, the developer shall submit detailed architectural plans for the houses. The architectural plans shall include specifications for the installation of the high efficiency HVAC systems/panel filters described in AQ MM 2, and those specified HVAC systems/filters shall be built in all houses within the subdivision. The developer shall provide documentation on maintenance of the units to all homebuyers, and the developer shall provide a copy of that documentation to the Planning and Building Departments to keep on file.
NOISE - Would the project result in:		
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Noise Impact 1: Long and short-term noise measurements taken at various locations around the proposed project site	Noise Mitigation Measure 1: The good neighbor fence along the western property line (along Carion Court) and on the northern property line from lot five westward to Carion Court shall be a minimum of six feet tall, rising in height to eight feet tall along lots 6 through 10. The fence along the northern and western property boundaries should be airtight	Noise Monitoring Measure 1: Engineering and Building permit applications shall include fence details such as height, materials and base fill materials to ensure compliance with Noise MM 1. Planning staff shall ensure that the details are included on the permit plans prior to the issuance of Engineering/Building Permits, as

SUNNYSIDE ESTATES GENERAL PLAN AMENDMENT, REZONING AND SUBD 9288

Mitigation and Monitoring Plan (CEQA)

indicate that exterior noise levels would reach and exceed the conditionally acceptable range of 65 dBA CNEL for new construction of single family residential development, resulting in a potentially significant impact.	construction with a minimum surface weight of three pounds per square foot, and should be sealed at the base by backfilling dirt or drain rock against the base of the barrier. At the southern boundary of the project site, the fence should continue south along the property line of Lot 20 and extend to the proposed emergency vehicle access.	applicable.
Noise Impact 2: Long and short-term noise measurements taken at various locations around the proposed project site indicate that interior noise levels could exceed the City's established 45 dBA threshold for interior noise levels on the second stories of all homes located on lots along the north, south, east and western property boundaries resulting in a potentially significant impact.	Noise Mitigation Measure 2: All units developed as part of this project shall be provided with heating and air conditioning so that windows may be kept closed at the discretion of occupants (see also AQ MM 2 above). In addition, the walls and windows for second story elements shall be designed to provide at least 33 dBA of noise reduction for Lots 8 and 9, and at least at least 30 dBA of noise reduction for second stories of buildings on lots along the north, east, south and western property boundaries (lots 24 through 33 are excluded from this mitigation measure). Reductions shall be achieved with standard wall construction and windows and doors with Sound Transmission Class (STC) ratings in the 30-35 STC range, and shall be applied to all rear and side elevations of all homes on the all lots, excluding lots 24 through 33. Installation of these building elements will	Noise Monitoring Measure 2: Prior to issuance of a Building Permit for construction of the first house, plans shall be reviewed for indication of installation of appropriate HVAC systems (see AQ Monitoring Measure 2 above). Additionally, prior to issuance of a Building Permit for construction of the first house, the developer shall submit to the City architectural plans for the houses to be built in the subdivision. The architectural plans shall incorporate the wall and window details and specifications that comply with the requirements set forth in Noise MM 2 for specified lots. Planning staff shall ensure that the details are included in the architectural plans, prior to the issuance of the Building Permits for the applicable housing units.

SUNNYSIDE ESTATES GENERAL PLAN AMENDMENT, REZONING AND SUBD 9288

Mitigation and Monitoring Plan (CEQA)

	reduce interior noise levels on second stories of homes to less than 45 dBA thereby reducing interior noise impacts to a level of less than significant.	
TRANSPORTATION/TRAFFIC - Would the project:		
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Traffic Impact 1: The lack of adequate pedestrian facilities between the proposed subdivision driveway and the Martin Luther King Jr. Junior High School could result in hazardous conditions for pedestrians, particular school children, crossing Carion Court from the new subdivision.	Traffic Mitigation Measure 1: To mitigate the potential hazards related to pedestrian crossing and in accordance with recommendations set forth in the Safe Routes to Schools, a high visibility crosswalk and overhead pedestrian crossing sign with flashing beacons that shall be pedestrian-activated by an automatic detector or push button shall be installed at the intersection of the driveway to the proposed subdivision and Carion Court. Installation of the improvements will provide increased visibility for school children and others crossing Carion Court and will reduce the impacts to a level of less than significant by increasing driver awareness of pedestrians using the mid-block crossing.	Traffic Monitoring Measure 1: Improvement Plans shall include details related to the pedestrian crossing sign described in Traffic MM 1. Improvement Plans shall be reviewed and approved by the Traffic Engineer prior to issuance of engineering permits. The pedestrian crossing equipment shall be installed and be operational prior to occupancy of the first house in the subdivision.
UTILITIES AND SERVICE SYSTEMS - Would the project:		
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Utilities and Service Systems Mitigation Measure 1: The applicant shall pay for the City's Consultant (MWH) to prepare a model run/study analyzing the capacity of the downstream collection facilities and	Utilities and Service Systems Monitoring Measure 1: Prior to the issuance of the first Engineering or Grading Permit for the project, the developer shall submit payment for the

SUNNYSIDE ESTATES GENERAL PLAN AMENDMENT, REZONING AND SUBD 9288

Mitigation and Monitoring Plan (CEQA)

Utilities and Service Systems Impact 1: The proposed General Plan amendment and rezoning request from Business Commercial and CS-O District to Medium Density Residential and RMD District, respectively, and the resultant development of a 33-unit single family residential subdivision, could result in higher flows of wastewater from the project site than was anticipated in the City of Pittsburg Wastewater Master Plan, Amendment 2 and could impact downstream facilities.	shall increase the pipe size(s) if required to accommodate the increased flows. The study shall be submitted to and approved by the City of Pittsburg Engineering Department all upgrades and utility improvements shall be included on the Improvements Plans for the project, and shall be built by the developer prior to occupancy of the first house in the project.	City's consultant to prepare a model run/study analyzing the capacity of the downstream collection facilities with the proposed project. If it is determined through that model run that the downstream collection systems are inadequate due to the proposed project, the developer shall increase the pipe size(s) required to accommodate the increased flows. All upgrades and utility improvements shall be included on the Improvement Plans for the project and shall be reviewed and approved by City Engineering and Water Department staff prior to the issuance of the first Engineering Permit or Grading Permit for the project. All improvements shall be constructed prior to occupancy of the first house in the project.
--	---	---



LEAD AGENCY:
CITY OF PITTSBURG
Civic Center, 65 Civic Avenue
Pittsburg, CA 94565
Telephone: (925) 252-4920 • FAX: (925) 252-4814

CEQA INITIAL STUDY CHECKLIST

1. **Project title:** Sunnyside Estates; AP-11-810 (General Plan Amendment, Rezoning and Vesting Tentative Map)
2. **Lead agency name and address:** City of Pittsburg, 65 Civic Avenue, Pittsburg, CA 94565
3. **Contact person and phone number:** Leigha Schmidt, Associate Planner, 925-252-4920
4. **Project location:** The subject site is located at the northeastern terminus of Carion Court, just north of Loveridge Road in Pittsburg, Contra Costa County. Assessor Parcel No. 073-190-033.
5. **Project sponsor's name and address:** Jackie Seeno, Discovery Builders, 4061 Port Chicago Highway, Suite H, Concord, CA 94520
6. **General plan designation:** Business Commercial 6. **Zoning:** Service Commercial with an Overlay (Ordinance No. 1284)
7. **Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**

The proposed project consists of a request for a General Plan amendment from Business Commercial to Medium Density Residential, re-zoning from CS-O (Service Commercial with an Overlay, Ord. 1284) District to RM (Medium Density Residential) District and a request for approval of a vesting tentative map to accommodate a new small lot, single family residential development.

The project site is a 4.4-acre vacant parcel located on the east side of Carion Court, approximately 500 feet north of California Avenue, approximately 500 feet west of the State Route 4 westbound on-ramp, and approximately one-quarter mile west of the Loveridge Road/California Avenue/State Route 4 intersection. The roughly rectangular site measures approximately 460 feet on the north, approximately 495 feet on the south, approximately 307 feet on the west and approximately 417 feet on the east. The site appears generally flat, but there is an approximate four-foot grade differential sloping from the south up to the north with a retaining wall along the northern property line. The site is vacant except for an existing 27-foot wide paved access easement/driveway that runs along the southern boundary of the site to provide access from Carion Court to the Loveridge Commercial Center, located east of the project site.

The proposed tentative map would subdivide the 4.4-acre site into 33 single-family lots. The subdivision would have an overall residential density of 7.5 units per gross acre with lots ranging in size from 2,874 square feet (lot 10) to 5,394 square feet (lot 1). In addition to the single family lots, the subdivision would include three additional parcels labeled A, B and C that would be divided into an AC paving/access area (0.27 acres), a tot lot (0.11 acres), and the existing access easement along the southern boundary (0.73 acres), respectively. The development would be accessed from a single, approximately 42-foot wide entrance driveway from Carion Court connected to a 42-foot wide circular roadway composed of two ten foot travel lanes, eight foot parking lanes on both sides of the street, and a five foot sidewalk on one side of the street. The development would include several small remainder parcels between the single family lots to accommodate circulation and utility easements, and a 20-foot wide emergency vehicle access at the southwestern corner of the subdivision. Maintenance for the private roadways would be provided by a homeowners' association.

Other site improvements include construction of a six foot tall masonry wall along the rear property lines of the eastern and southern single family lots. The existing six foot tall masonry wall existing along the northern property line would remain in place and there would be an approximately 10-foot wide gap to accommodate utility easements between the rear yard wall and the retaining wall on the northern property line; the 10 foot wide parcel would be accessed by gates on the east and west sides. An existing six foot tall wrought iron fence along the western property line would be removed and replaced with a good neighbor fence. Utilities to serve the development would be connected to existing utilities that run along Carion Court and at the eastern site boundary, with new utilities located under the proposed street system. Swales for C.3 purposes would be located just behind the right-of-way along the front property lines of the single family lots.

8. Surrounding land uses and setting (briefly describe the project's surroundings):

Surrounding land uses include vacant land and heavy and light industrial uses to the north and east (Praxair, Quad Graphics, G&K Services, Loveridge Center light industrial multi-tenant building, and Public Storage); commercial uses to the south (Hampton Inn & Suites, Jack and the Box, the Chevron gas station/convenience store, a commercial multi-tenant building); and, the recently constructed Martin Luther King Jr. Junior High School to the west.

10. Discretionary approval authority and other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

Necessary project action and approvals are anticipated to include consideration of the following by the City Council and/or Planning Commission:

- General Plan amendment from Business Commercial to Medium Density Residential
- Rezoning from CS-O District to RM District
- Approval of a Vesting Tentative Map (Subdivision No. 9288)

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

- Design Review approval
- Development Agreement

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. Check marks are indicated by the following symbol: ☒

☐ Aesthetics	☐ Agriculture and Forest Resources	☒ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials	☐ Hydrology and Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☒ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☒ Transportation/Traffic	☒ Utilities/Service Systems	☒ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: Leigha Schmidt, Project Planner

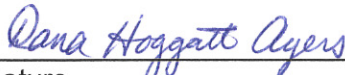


Signature

6/24/13

Date

Reviewed By: Dana Hoggatt Ayers, Planning Manager



Signature

6/24/13

Date

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
The General Plan identifies the Southern Hills as one of the identifying features of Pittsburg and notes that views of the hills are important to the visual quality of the community (City of Pittsburg General Plan, Figures 4-1 and 4-2). The proposed project site is not identified in the Viewshed Analysis as having any importance as a scenic vista or as the site from which to view a scenic vista; and would therefore have no impact related to adverse effects on a scenic vista.				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
There are no rock outcroppings and no historic buildings in the vicinity of the project site (Site Visit, East Contra Costa Habitat Conservation Plan, Figure 3-3 and City of Pittsburg General Plan, Figure 9-3). In addition, according to the California Department of Transportation, State Route 4 is not considered a state scenic highway in the vicinity of the project site (California Scenic Highway Mapping System, www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm , accessed April 30, 2013).				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
The proposed project would be surrounded by existing development including the recently constructed Martin Luther King Jr. Junior High School to the west, the four-story tall Hampton Inn and Suites Hotel and Loveridge Commercial Center to the north and large scale industrial uses to the south and east (Site Visit, and Google Earth). The proposed project would consist of 33 one and two story single family homes and site improvements on a currently vacant and unimproved lot. Development of the currently vacant and unimproved land would not substantially degrade but would modify the existing visual character of the site and its surroundings and signal increased investment in the area.				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
The proposed project would involve development of 33 single family homes and site improvements on a currently vacant lot resulting in the introduction of new on-site lighting. However, the potential for spillover lighting from the proposed residential neighborhood into nearby commercial, industrial and public/institutional uses would likely not have a significant adverse impact on those uses because those uses typically operate during the day (Staff Determination). Furthermore, Pittsburg Municipal Code (PMC) Section 18.82.030 (G) contains performance standards requiring that all security lighting such as that which might be placed outside of single family homes be indirect or diffuse and shielded or directed away from residences. Compliance with the municipal code would reduce any potential impacts related to spillover lighting to a level of less than significant.				
II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
The proposed site is urban infill with development on all sides (Site Visit and Google Earth). There are no agricultural or farmlands on or in the vicinity of the project site (East Contra Costa County Habitat Conservation Plan, Figure 2-1 and City of Pittsburg General Plan, Figure 2-2).				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
See IIa above. There are no properties with Williamson Act contracts on or in the vicinity of the project site (City of Pittsburg General Plan, 9-4).				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?	☐	☐	☐	☒
See IIa above. There is no land identified as forest or timberland on or in the vicinity of the project site (City of Pittsburg General Plan, Figure 2-2); therefore, changes to the physical environment associated with the proposed project would have no impact related to those land uses.				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
See IIa and IIc above.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒
See IIa above. There is no land set aside for agricultural uses on or in the vicinity of the proposed project site; therefore, changes to the physical environment associated with the proposed project would not result in a conversion of farmland to a non-agricultural use (General Plan, Figure 2-2).				
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
The Bay Area Air Quality Management District (BAAQMD) is charged with developing regional air quality management plans for the Bay Area. Air quality management plans are based on air emissions inventories that are in turn based on data for existing and foreseeable future land uses from local general plans. The most recent plan adopted by the BAAQMD is the 2010 Clean Air Plan (CAP) and is based on assumptions and forecasts contained in the Metropolitan Transportation Commission (MTC) Regional Transportation Plan 2030 (RTP				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2030) for traffic growth and on population growth projections found in the Association of Bay Area Government (ABAG) growth projections. The proposed project contains a requested General Plan amendment and rezoning from commercial to residential uses to allow for the development of a small-lot single family neighborhood consisting of 33 new single family homes. Because the proposed project involves a land use change, it was not considered, as it is proposed, in MTC's RTP 2030 or ABAG's projections on which the RTP is based, and would therefore not be reflected in BAAQMD's 2010 CAP. Despite the fact that the BAAQMD 2010 CAP did not account for the proposed land use change and subdivision, it is essential to note that the City of Pittsburg General Plan and zoning ordinance allows residential uses above ground floor office and retail uses (mixed use development) in all commercial land use designations with a density bonus of up to 0.25 FAR over the density permitted in the base district (City of Pittsburg General Plan, 2-19; and PMC section 18.52.010). At full build-out under the General Plan and zoning ordinance, the project site would be permitted to 0.75 FAR (or up to a 143,748 square feet of development) with between 25% and 75% of that square footage devoted to residential uses potentially resulting in between 40 and 108 residential units (assuming 1,000 square foot units) (PMC Table 18.52.115 and Staff Determination). Therefore, if the BAAQMD 2010 CAP was based on the City's General Plan and zoning, the operational and construction-related emissions associated with the proposed 33-unit single family subdivision on an infill 4.4 acre lot would result in fewer emissions than that which would be permitted under current regulations and the proposed project would result in a less than significant impact related to the conflicts with or obstruction of the BAAQMD 2010 CAP. See also Section III.b below.				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
On June 2, 2010, the BAAQMD's Board of Directors unanimously adopted thresholds of significance to assist local jurisdictions during the review of projects that are subject to CEQA. These thresholds of significance were designed to establish the level at which the BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA. On March 5, 2012, the Alameda County Superior Court issued a judgment finding that the BAAQMD had failed to comply with CEQA when it adopted the thresholds. The court did not				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
determine whether the thresholds were valid on the merits, but found that the adoption of the thresholds was a project under CEQA. The court issued a writ of mandate ordering the BAAQMD to set aside the thresholds and cease dissemination of them until the BAAQMD had complied with CEQA. The BAAQMD has appealed the Alameda County Superior Court's decision. The appeal is currently pending in the Court of Appeal of the State of California, First Appellate District (Bay Area Air Quality Management District Updated CEQA Guidelines, http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Updated-CEQA-Guidelines.aspx, accessed on May 13, 2013). In view of the court's order, the BAAQMD is no longer recommending that the 2010 significance thresholds be used as a generally applicable measure of a project's significant air quality impacts. Lead agencies must determine appropriate air quality thresholds of significance based on substantial evidence in the record. Given that the court's judgment does not pertain to the scientific soundness of the significance thresholds contained in the BAAQMD 2010 CEQA Guidelines and given that these thresholds are supported by substantial evidence, as provided by the BAAQMD in Appendix D of the Air Quality Guidelines, these thresholds are used in this initial study for the evaluation of air quality impacts of the proposed land use change from commercial to residential use and for the proposed subdivision and subsequent construction of 33 single family homes at the project site (Staff Determination). Section 3, Screening Criteria, provides a conservative indication of whether the proposed project could result in potentially significant air quality impacts and is representative of new development on greenfield sites without any form of mitigation measure taken into consideration (BAAQMD 2010 CEQA Air Quality Guidelines, 3-1). If the Screening Criteria are met by a proposed project, then it is not necessary to perform a detailed air quality assessment of the proposed project's air pollutant emissions. According to Table 3-1, Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes, the proposed project to construct up to 33 single family homes would fall well under the operational screening criteria for nitrogen oxide (NOX, up to 325 single family residential dwelling units) and greenhouse gases (GHG, up to 56 single family residential dwelling units) and for the construction related screening size for reactive organic gases (ROG, up to 114 single family residential dwelling units). The Screening Criteria does not provide a level at which particulate matter (PM2.5 and PM10) can be released at less than significant levels. Because the region is in non-attainment for PM 2.5 and PM10 at the state and federal levels, construction-related activity could result in a significant impact therefore any measures available to reduce construction related emissions				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
should be incorporated into the project (Bay Area Air Quality Management District, Air Quality Standards and Attainment Status, http://hank.baaqmd.gov/pln/air_quality/ambient_air_quality.htm, accessed on May 13, 2013). Air Quality Impact 1: On-site construction activities created by construction of the Sunnyside Estates project would release varying levels and sizes of fugitive dust which could result in a significant environmental impact and could result in a net increase of PM, a criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards. Incorporation of Basic Construction Mitigation Measures Recommended for all Proposed Project as described in Table 8-2 of the BAAQMD CEQA Air Quality Guidelines would reduce the project construction emissions to a level of less than significant. Air Quality Mitigation Measure 1: The project shall comply with the following BAAQMD basic construction mitigation measures: A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. D. All vehicle speeds on unpaved roads shall be limited to 15 mph. E. Building pads shall be laid immediately after grading unless seeding or soil binders are used. F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage informing workers of this provision shall be provided for construction workers at all access points. G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
H. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
The BAAQMD measures several criteria pollutants that are found in the air. Ozone is formed in the atmosphere via chemical reactions of reactive organic gases (ROG) and Nitrogen Dioxide (NO₂) in sunlight. Emissions of ROG are generated from combustion engines, such as those used in motor vehicles and construction equipment, and from architectural coatings and the use of solvents and cleaners. Emissions of NO₂ are generated principally from combustion engines such as those used in motor vehicles and construction equipment. Particulate Matter (PM) can be divided into several size fractions. PM 10 microns in diameter arise primarily from natural processes, such as wind-blown dust or soil. Fine particles (PM_{2.5}) are less than 2.5 microns in diameter and are produced mostly from combustion or burning activities. Fuel burned in cars and trucks, power plants, factories, fireplaces, and woodstoves produces fine particles. The San Francisco Bay Area Air Basin is in nonattainment of state and federal standards for ozone and Particulate Matter (PM) 2.5, and in nonattainment of the state standard for PM₁₀ (Bay Area Air Quality Management District, Air Quality Standards and Attainment Status, http://hank.baaqmd.gov/pln/air_quality/ambient_air_quality.htm, accessed on May 13, 2013). The BAAQMD 2010 CEQA Air Quality Guidelines state that BAAQMD emissions thresholds were developed such that emissions from an individual project that exceed the threshold would result in a cumulatively considerable net increase of that criteria pollutant for which the project region is nonattainment. As noted in III.b above, the proposed project falls under the Screening Criteria set forth in the 2010 BAAQMD CEQA Air Quality Guidelines for criteria pollutant for which the area is in non-attainment, and implementation of AQ MM 1 will reduce				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the emissions of PM to levels of less than significant. Therefore, no further analysis is required and no additional mitigation measures are required beyond the basic construction mitigation measure previously discussed.				
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
A Community Health Risk and Hazards Assessment Report for Sunnnyside Estates was prepared to evaluate whether the estimated toxic air contaminant (TACs) emitted from nearby emissions sources would significant impact sensitive receptors within the proposed project (Michael Brandman Associates, January 2013). Sensitive receptors are defined as facilities (schools, hospitals) or land uses (residential neighborhoods) that include members of the population (children, the elderly, and people with illnesses) that are particularly sensitive to the effects of air pollutants. The BAAQMD recommends identifying all sources of TAC emissions within 1,000 feet of a new source of TAC or a new sensitive receptor; and, has set the health risk and hazards significance threshold at the following: the probability of contracting cancer for the maximally exposed individual (MEI) exceeds 10 in one million, and, ground-level concentrations of non-carcinogenic toxic air contaminants would result in a Hazard Index greater than one for the MEI (Community Health Risk and Hazards Assessment Report for Sunnnyside Estates, 10). The Health Risk and Hazards Assessment Report found multiple stationary source and mobile source emissions within 1,000 feet of the project area. Stationary source emissions sources include Chevron gas station, Praxair, ARB, Inc, and World Color Printing Services in addition to several others just outside the 1,000 foot boundary (Community Health Risk and Hazards Assessment Report for Sunnnyside Estates, Exhibit 4 and Table 2). Mobile emissions sources impacting the project include State Route 4 which is within 500 feet of the project area, three roadways that exceed the 10,000 vehicle per day threshold, and Union-Pacific Railroad Company line located 950 feet north of the project site (Community Health Risk and Hazards Assessment Report, 13 through 17). Roadways exceeding the 10,000 vehicle per day threshold include Loveridge Road (17,676 vehicles/day), California Avenue (24,600 vehicles/day, and Pittsburg-Antioch Highway (10,700 vehicles/day) (Community Health Risk and Hazards Assessment Report, 13 and 14). The Report developed estimates of potential health risk impacts using various air dispersion modeling tools based on these source emissions (Community Health Risk and Hazards Assessment Report for Sunnnyside Estates, Table 6). The results of the community health and hazards assessment found that none of the				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
permitted stationary sources, nearby roadways or rail line would exceed the BAAQMD threshold for cancer risk; however, the emissions from State Route 4 were calculated at 14.7 in one million cancer risk, exceeding the BAAQMD threshold of 10 in one million cancer risk over two-thirds of the project site (Community Health Risk and Hazards Assessment Report for Sunnyside Estates, Table 9 and 20). Air Quality Impact 2: State Route 4, a source of TAC emissions located within 500 feet of the project site was identified as potentially resulting in a lifetime cancer risk of 14.7 in one million to the sensitive receptors that would be housed within the proposed project, exceeding the BAAQMD's cancer risk significance threshold of 10 in one million and posing a significant health risk impact from a nearby source of TAC. Air Quality Mitigation Measure 2: High efficiency panel filters shall be installed in the HVAC systems in all of the residential units located within the proposed subdivision. Specifically, ASHRE Standard 52.2-certified air filters with a Minimum Efficiency Reporting Value (MERV) of 13 shall be installed to capture a significant portion of the diesel particulate matter thus minimizing the concentration of particulate matter and other air contaminants from inside the building. The developer shall also provide documentation to all buyers on the necessity for proper maintenance in changing the filters in accordance with manufacturer's recommendations. Installation and regular maintenance of these filtration systems will reduce the maximum cancer risk to approximately 7.4 in one million which is below the significance threshold of 10 in one million (Community Health Risk and Hazards Assessment Report for Sunnyside Estates, 23).				
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
Land uses primarily associated with odorous emissions include waste transfer and recycling stations, wastewater treatment plants, landfills, composting operations, petroleum operations, food and byproduct processes, factories, and agricultural activities, such as livestock operations. The proposed project does not include any of these types of land uses (Sunnyside Estates Vesting Tentative Map and Preliminary Grading Plan, March 2012). The residential land use associated with the proposed project is not expected to be a source of persistent odors. Construction of the project is temporary and is not expected to cause an odor nuisance. Refuse associated with operation of the proposed project would be disposed				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of in accordance with applicable regulations. Further, PMC section 18.82.045 prohibits any activity or process from producing an unreasonable, disturbing or unnecessary emission of odors beyond the property lines of the site on which it is located, therefore, no additional project specific mitigation is necessary.				
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
The proposed 4.4-acre in-fill site is surrounded by development on the east (commercial/light industrial), west (school), south (commercial) and northeast sides (industrial). Northwest of the project site and separated by a driveway is a vacant lot through which the Kirker Creek watershed runs partially through a culvert and which is identified in the General Plan as a seasonal wetland that could potentially support candidate, sensitive, or special status species (Google Earth, City of Pittsburg General Plan Figure 9-1 and Table 9-1). Despite its proximity to a site that could support species, the project site is identified as "Developed/Landscaped" in the adopted East Contra Costa County Habitat Conservation Plan (ECCHCP) and is envisioned as part of the future urban area (Figure 3-3). A field inspection conducted by Planning staff resulted in no visual evidence of riparian habitat, sensitive natural community or wetland on-site; therefore, it is unlikely that the infill project site would support any species identified as a candidate, sensitive, or special status, and the proposed project would have a less than significant impact in this area.				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and	☐	☐	☐	☒

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Game or US Fish and Wildlife Service?				
There are no water features on the site which is designated "Developed/Landscaped" in the General Plan; therefore, no riparian habitat or sensitive natural community has been identified in the area (City of Pittsburg General Plan, Figure 9-1 and Table 9-1). Further, the ECCHCP defines the area as part of the urban development area with no suitable land cover to support a riparian habitat or other sensitive natural community (Figures 3-3 and 9-1). Therefore, the project would have no impact related to riparian habitat or sensitive natural community.				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
There are no water features on the project site, which is designated "Developed/Landscaped" in the General Plan (Figure 9-1, and Site Visit). Therefore, the project would have no impact on federally protected wetlands as a result of the proposed development (Contra Costa County Watershed Atlas, page 101).				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
See IV.a above. The project site is surrounded on almost all sides by urban development (Google Earth, and Site Visit). There is potential that some species could access the site from the currently vacant seasonal wetland site located northwest of the project site (City of Pittsburg General Plan, Figure 9-1); however, the project site would not serve as a wildlife corridor and development of the site would not impede access to native wildlife nursery sites because does not connect to any other vacant sites that are identified in the General Plan or in the ECCHCP as appropriate for species habitat (ECCHCP, Figure 3-3; and Google Earth). Therefore, the proposed project would have a less than significant impact related to the				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
movement of any native resident or migratory fish or wildlife species.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
The City of Pittsburg does not have a tree preservation policy or ordinance (General Plan, Chapter 9), and there are no trees existing on the site that would be removed as a result of the project (Site Visit). Further, the proposed project would have no impact related to the adopted ECCHCP because the project site is identified as Developed/Landscaped (Figure 9-1). Therefore, the project would have no impact.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
See IV.e above.				
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	☐	☐	☐	☒
The project site is currently vacant with no extant buildings, structures or foundations; therefore, the proposed project will have no impact related to historic resources (Site Visit).				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	☐	☐	☒	☐
The proposed project site is flat and has been extensively graded and is not within a mile of				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
any of the five recorded archeological resource sites identified in the City of Pittsburg (Google Earth; Site Visit; and, Pittsburg General Plan Update: Existing Conditions and Planning Issues, 178 and Figure 8-2). Although there are no known or recorded archeological resources in the project area, the Pittsburg General Plan Update: Existing Conditions and Planning Issues Report identifies the entire Planning Area extending from the shoreline to State Route 4 as a potentially archeologically sensitive area (Pittsburg General Plan Update: Existing Conditions and Planning Issues, 179 and Figure 8-2). In the unlikely event that archeological resources are found, the Pittsburg General Plan contains policies to halt construction immediately, conduct an archeological investigation and to retain a professional archeologist to develop a resource mitigation plan and monitoring program (General Plan, Policy No. 9-P-40 and 9-P-41). These policies are supported by federal regulations set forth in Title 36 of the Code of Federal Regulations, Part 800.6 (c)(6). In accordance with Federal Law, if archeological resources were found on-site during construction, work would be halted immediately, a State Historic Preservation Officer (SHPO) be would be consulted, and implementing actions would be incorporated into the project based upon the comments of the SHPO. With these policies and regulations in place, the potential impacts associated with project would be less than significant and no additional project specific mitigation is necessary.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
As noted in V.b above, there are no known or recorded paleontological or unique geologic resources in the vicinity of the project site making it highly unlikely that development of the site would result in the discovery of paleontological or unique geologic features (City of Pittsburg General Plan, Chapter 9). However, as noted above, in the unlikely event that paleontological or unique geologic resources are uncovered on-site federal law and City policy contain provisions to halt construction immediately, conduct an archeological investigation and to retain a professional archeologist to develop a resource mitigation plan and monitoring program in the event that archeological resources are uncovered (City of Pittsburg General Plan, Policy No. 9-P-40 and 9-P-41 and Title 36 of the Code of Federal Regulations, Part 800.6 (c)(6)). Therefore, no project specific mitigation is necessary.				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
As noted in sections V.b and c above, there are no known or recorded archeological sites in the vicinity of the project site, and the site is flat and has been previously disturbed (Pittsburg General Plan, Chapter 9; Google Earth; and, Site Visit). In the unlikely event that human remains including those interred outside of formal cemeteries are uncovered on-site, federal law and city policy include provisions to halt construction immediately, conduct an archeological investigation and to retain a professional archeologist to develop a resource mitigation plan and monitoring program in the event that archeological resources are uncovered (City of Pittsburg General Plan, Policy No. 9-P-40 and 9-P-41 and Title 36 of the Code of Federal Regulations, Part 800.6 (c)(6)). The project would also comply with state law (California Health and Safety Code Section 7505.5 and Public Resources Code Section 5097.98) to cease construction activities immediately and halt all activity until the County Coroner determines the origin and disposition of the remains and appropriate consultation and treatment are conducted. With these policies and regulations in place, the potential impacts associated with project would be less than significant and no additional project specific mitigation measures are warranted.				
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐
There are no Alquist-Priolo Earthquake Fault Zones located in the City of Pittsburg; however the project site is located within a seismically active region. See VI.a.ii below for further				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
discussion on this topic in general (California Department of Conservation, California Geological Survey, Alquist-Priolo Earthquake Fault Zones, http://www.consrv.ca.gov/cgs/rghm/ap/affected.htm , accessed on May 1, 2013). Therefore, potential impacts associated with the proposed development would be less than significant.				
ii) Strong seismic ground shaking?	☐	☐	☒	☐
As noted above, the project site is located within a seismically active region. The nearest active faults are the Clayton-Greenville fault and the Concord-Green Valley fault, located approximately three and six miles from Pittsburg city limits, respectively (City of Pittsburg General Plan, Figure 10-2 and Table 10-1). While there are no known faults passing through the site, an earthquake of moderate to high magnitude generated within the San Francisco Bay Region could cause considerable ground shaking within Pittsburg (California Department of Conservation, Earthquake Shaking Potential Map, http://www.consrv.ca.gov/cgs/rghm/psha/Pages/index.aspx, accessed May 1, 2013). A Preliminary Soil Report was prepared for the Loveridge Business Park development, a portion of which was to be located on the subject site, finding the site appropriate for a development of a light industrial business park (Preliminary Soil Exploration for Loveridge Business Park, Engco Incorporated, 1984). In February 2012, a supplemental Geotechnical Report was prepared for the proposed project, and found that the site would be appropriate for the proposed development if the recommendations within the supplemental report were followed (Supplemental Geotechnical Recommendations for Sunnyside Estates Residential Development, TRC Solutions, 2012). The standard design recommendations would be submitted to and reviewed by the City of Pittsburg Engineering Division in the Soils Report as part of the standard engineering submittals and review. In addition to following all required recommendations for site preparation, the proposed structures would comply with all current Uniform Building Code (UBC) requirements intended to provide a sufficient level of seismic safety to reduce these hazards to less than significant. With these requirements, regulations and procedures are in place, no additional project specific mitigation is deemed necessary.				
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
According to the General Plan, alluvial fan and terrace deposits that underlie most of Pittsburg have a low liquefaction potential and the project site is not near the lowland areas adjacent to				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Suisun Bay that are highly susceptible to liquefaction (City of Pittsburg General Plan, 10-9, and Figure 10-1). As noted above, a supplemental soil study was prepared for the site where the engineering firm found that the site consisted of silty to sandy clay and clayey silt extending to depths of 25 feet with the plasticity index values indicating moderate plasticity and expansion potential (Supplemental Geotechnical Recommendations for Sunnyside Estates Residential Development, TRC Solutions, 2012, 1). Submittal of a soil study and compliance with the findings contained therein is required pursuant to the PMC Section 15.88, through the standard development review process; therefore, no additional project specific mitigation is necessary.				
iv) Landslides?	☐	☐	☐	☒
The project site is flat and is not located in an area identified as susceptible to landslides; therefore, it will have no impact related to landslides (City of Pittsburg General Plan, Figure 10-1).				
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
Construction of the proposed project would require limited grading activities, which could subject exposed soils to erosion by water or wind. The disturbance footprint would exceed the one-acre threshold that triggers the National Pollutant Discharge Elimination System (NPDES) requirement to prepare and implement a storm water pollution prevention plan (SWPPP) (PMC section 15.88). In compliance with the NPDES requirements and the Pittsburg Municipal Code, appropriate erosion-control measures would be incorporated into the SWPPP and implemented during site grading and construction. Upon completion of construction, erosion potential would be low because all disturbed areas would be covered by buildings, pavement, and landscaping (Sunnyside Estates Vesting Tentative Map and Preliminary Drainage Plan, March 2012). Therefore, the impact related to erosion and sedimentation would be less than significant.				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and	☐	☐	☒	☐

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				
As noted above, the project site is generally flat, surrounded by development, and is not located within a potential liquefaction zone nor on a geologic unit or soil that is unstable (City of Pittsburg General Plan, Figure 10-1). As noted above, a recent supplemental soil study prepared for the project found that the site consisted of silty to sandy clay and clayey silt extending to depths of 25 feet with the plasticity index values indicating moderate plasticity and expansion potential (Supplemental Geotechnical Recommendations for Sunnyside Estates Residential Development, TRC Solutions, February 17, 2012, 1). The supplemental study provides design recommendations to mitigate any potential soils issues at the site. Submittal of a soil study and compliance with the findings contained therein is required pursuant to the PMC Section 15.88, through the standard development review process; therefore, no additional project specific mitigation is necessary.				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
See VI.c above.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
The proposed project would not involve the installation of septic tanks or alternative wastewater disposal systems; therefore, the project would have no impact in this area.				
VII. GREENHOUSE GAS EMISSIONS – Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
The BAAQMD has developed thresholds of significance and methodologies for assessing greenhouse gas (GHG) emissions impacts in its CEQA Air Quality Guidelines (2010). According to the BAAQMD, the significance thresholds are designed to enable the Bay Area to meet its emissions reduction goals to comply with AB 32, the California Global Warming Solutions Act of 2006. As described in Air Quality Section III.b above, although the BAAQMD CEQA thresholds are effectively set aside pursuant to a legal challenge, the thresholds have been used to evaluate the potential impacts of this project because they are supported by substantial evidence and because they represent the best information available to measure potential impacts related to Air Quality and GHG. The BAAQMD 2010 CEQA Air Quality Guidelines recommend only quantifying and reporting GHG emissions from construction activities, and do not provide significance thresholds. Operational emissions may be compared to an absolute threshold of 1,100 metric tons of carbon dioxide equivalents per year (MTCO₂e/yr) or an efficiency standard of 4.6 MTCO₂e/SP/year, where SP refers to service persons (residents plus employees) associated with the proposed project. CO₂e refers to carbon dioxide equivalents, which standardize the various contributions of different greenhouse gases (e.g., methane, nitrous oxide, and sulfur hexafluoride) to global warming based on their global warming potentials (BAAQMD CEQA Air Quality Guidelines, 2-4). A third option suggested by the BAAQMD, which is compliance with a qualified GHG reduction strategy, was disregarded as there is currently no qualified strategy applicable to the proposed project. As described in Section III.b above, the Air Quality Guidelines contain Screening Criteria (Section 3). If the Screening Criteria are met by a proposed project, then it is not necessary to perform a detailed air quality assessment of the proposed project's air pollutant emissions. According to Table 3-1, Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes, the proposed project to construct up to 33 single family homes would fall under the operational screening criteria for greenhouse gases (GHG, up to 56 single family residential dwelling units). Following the Guidelines' recommendations for quantifying and reporting GHG emissions, the City calculated emissions for the proposed land use change and project using URBEMIS2007 input files and the BAAQMD Greenhouse Gas Model (BGM), which models GHG emissions				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact																				
based on the URBEMIS2007 input files. Because the project is small, construction was assumed to occur over the course of one year (2014), with all other assumptions following the default settings provided in the URBEMIS2007 program. The estimated GHG emissions associated with construction of the proposed project total approximately 291.47 tons of CO₂ per year; however, these emissions would be reduced by the implementation of AQMM 1, implementation of Basic Construction Mitigation Measures Recommended for all Proposed Project as described in Table 8-2 of the BAAQMD CEQA Air Quality Guidelines. Operational GHG direct and indirect emissions were calculated using BGM using default assumptions. Direct emissions of GHGs emitted from operation of the proposed project would be primarily due to natural gas combustion, hearth (fireplace) emissions, landscaping equipment, and mobile source emissions. Indirect GHG emissions would be generated by electricity demand, water consumption, wastewater treatment, and solid waste generation, all of which are provided as default values found in the BGM. The annual direct and indirect GHG emissions associated with the operation of the proposed project are detailed in Table 1. <table border="1"> <caption>Estimates Operational GHG Emissions for Sunnyside Estates</caption> <thead> <tr> <th>GHG Emission Source</th> <th>Emissions (Metric Tons CO₂e per year)</th> </tr> </thead> <tbody> <tr> <td>Mobile Sources</td> <td>352.84</td> </tr> <tr> <td>Area Sources</td> <td>0.43</td> </tr> <tr> <td>Electricity</td> <td>72.96</td> </tr> <tr> <td>Natural Gas</td> <td>86.91</td> </tr> <tr> <td>Solid Waste</td> <td>6.4</td> </tr> <tr> <td>Water and Wastewater</td> <td>47.49</td> </tr> <tr> <td>Total Annual Emissions</td> <td>567.04</td> </tr> <tr> <td>Significance Threshold</td> <td>1,100</td> </tr> <tr> <td>Exceeds Threshold?</td> <td>No</td> </tr> </tbody> </table> Source: City of Pittsburgh, 2013. The estimated direct and indirect operational GHG emissions for the proposed project would not exceed the BAAQMD CEQA thresholds established for new developments; therefore, the proposed project would have a less than significant impact on GHG emissions.	GHG Emission Source	Emissions (Metric Tons CO ₂ e per year)	Mobile Sources	352.84	Area Sources	0.43	Electricity	72.96	Natural Gas	86.91	Solid Waste	6.4	Water and Wastewater	47.49	Total Annual Emissions	567.04	Significance Threshold	1,100	Exceeds Threshold?	No				
GHG Emission Source	Emissions (Metric Tons CO ₂ e per year)																							
Mobile Sources	352.84																							
Area Sources	0.43																							
Electricity	72.96																							
Natural Gas	86.91																							
Solid Waste	6.4																							
Water and Wastewater	47.49																							
Total Annual Emissions	567.04																							
Significance Threshold	1,100																							
Exceeds Threshold?	No																							
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the	☐	☐	☒	☐																				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
emissions of greenhouse gases?				
The BAAQMD GHG significance thresholds were designed to ensure compliance with AB 32, the State's GHG reduction legislation. Therefore, if a proposed project's emissions are below the significance threshold, it can be assumed to comply with AB 32 within the BAAQMD jurisdiction. As shown in Section VII.a (Table 1) above, the project's impact would be under the threshold and therefore result in a less than significant impact related to GHG. Therefore, the proposed project would not conflict the BAAQMD's effort to comply with AB 32.				
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
Although hazardous materials, including fuel, lubricants, and cleaning products, would be used on-site during project construction, compliance with local, state, and federal regulations would minimize risks associated with the routine transport, use, or disposal of hazardous materials during project construction. The operation of the proposed residential subdivision would not involve the routine transport, use, or disposal of hazardous materials (Sunnyside Estates Vesting Tentative Map and Preliminary Drainage Plan, March 2012). Impacts with regard to the routine transport, use, or disposal of hazardous materials are expected to be less than significant.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
See VIII.a above. The site is currently vacant and does not involve any demolition activities or proposed long-term uses that would create a significant hazard to the public or environment				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
through the release of hazardous materials into the environment (Sunnyside Estates Vesting Tentative Map and Preliminary Drainage Plan, March 2012). Compliance with local, state, and federal regulations would minimize construction related impacts to a level of less than significant.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
See VIII.a above. The proposed project is located within one-quarter mile of the Martin Luther King Jr. Junior High School (Google Map, and Site Visit). However, the site is currently vacant and does not involve any demolition activities or proposed long-term uses that would create a significant hazard to the public or environment through the release of hazardous materials into the environment (Sunnyside Estates Vesting Tentative Map and Preliminary Drainage Plan, March 2012). Compliance with local, state, and federal regulations would minimize construction related impacts to a level of less than significant.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
A Phase 1 environmental site assessment was not prepared for the project site; however, no leaking underground storage tanks have been reported at the project site, and the site is not listed on the Spills, Leaks, Investigations, and Clean-up Sites list (Pittsburg General Plan Update: Existing Conditions and Planning Issues, Tables 13-6 and 13-7). In addition, the project site is not included on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control (California Department of Toxic Substances Control Map Locator, www.envirostor.dtsc.ca.gov/public/, accessed on May 2, 2013). It is important to note that the project site is located within 600 feet of Praxair (Union Carbide), which produces oxygen, nitrogen, and argon through reduction of atmospheric air that is				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
compressed, liquefied and separated on site. Praxair is a small quantity generator operating under the oversight of the Contra Costa County Environmental Health Department, Hazardous Materials Program, and is currently operating without any violations (California Department of Toxic Substances Control Report on Union Carbide, http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=07290042, accessed on May 2, 2013). Despite the close proximity of Praxair and other limited and general industrial uses in the area, the projects site is not listed on databases as being exposed to hazardous materials; therefore, the impact is considered to be less than significant.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
The project site is not located within an airport land use plan nor is it located within two miles of an airport; therefore, it would have no impact (Contra Costa County Airports, http://www.co.contra-costa.ca.us/depart/pw/airport/, accessed on May 2, 2013).				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
The project site is not located within an airport land use plan nor is it located within two miles of an airport; therefore, it would have no impact (Contra Costa County Airports, http://www.co.contra-costa.ca.us/depart/pw/airport/, accessed on May 2, 2013).				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The City of Pittsburg Emergency Operations Plan (EOP) was last updated in 2005 (Resolution No. 05-10223). The EOP outlines procedures for educating the public about emergency preparedness and also establishes procedures for responding to emergency situations, including management of communication systems, provision of medical assistance, and maintenance of local financing structures and government leadership roles in the aftermath of a significant emergency event. The proposed project would not modify any provision of the EOP. Further, no existing or planned emergency shelter or evacuation facilities would be affected by the proposed project (Google Earth, and Sunnyside Estates Vesting Tentative Map and Preliminary Drainage Plan, March 2012). Therefore, there would be no impact with regard to the emergency evacuation or response plan.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐
The proposed project site is an infill site and is substantially surrounded by development (Google Earth). Further, the site is not located in close proximity to large open spaces where wildland fires would likely occur (City of Pittsburg General Plan, 11-17). In addition, the project site is located within the 1.5 mile response radius for fire services (General Plan Figure 11-2); therefore, there is a less than significant impact related to wildland fires and no project specific mitigation is necessary.				
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
The greatest potential sources of surface water pollutants associated with the proposed development would be during the construction-phase erosion of the project site and urban runoff pollutants generated from impervious surfaces on-site following the completion of construction. Pursuant to NPDES requirements, a SWPPP, including control measures and Best Management Practices to control erosion from the site would be developed and				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
implemented as discussed in Section VI.b above. Stormwater runoff from the new impervious surfaces created onsite from the new subdivision would be accomplished through a combination of pervious asphalt for the proposed private access road, and a series of depressed, landscaped self-retaining areas throughout the development where stormwater would be retained and released at a rate that does not exceed the current rate at which site runoff is discharged into receiving waters as required by provision C.3 of the Contra Costa County municipal stormwater NPDES permit (Sunnyside Estates Stormwater Control Plan, October 2, 2012, 2). The retention and slow release of water would allow pollutants, especially sediment to settle in the detention basins and not be discharged into the receiving waters. Therefore the site runoff would not exceed any water quality standards and this impact is considered less than significant.				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
The proposed project site is a vacant infill site located in a developed area that does not substantially contribute to the recharge of groundwater supplies, which are taken from groundwater wells in City Park and at Dover/Frontage (Pittsburg General Plan: Existing Conditions and Planning Issues, 208). Therefore the proposed project would have a less than significant impact on aquifer volume or groundwater supplies.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
There are no streams or rivers on or within the boundaries of the project site (General Plan, Figure 2-2). The infill site is substantially surrounded by development and water drains into existing storm water drainage facilities (Sunnyside Estates Vesting Tentative Map and Preliminary Drainage Plan, March 2012). In addition, the proposed project would be covered under a SWPPP and Stormwater Control Plan, which must specify how stormwater run-off from the site during and post-construction would be treated and minimized (Sunnyside Estates Stormwater Control Plan, October 2012). Therefore, development of the project site as proposed would not substantially change existing drainage patterns or alter existing rivers or streams on site or in the vicinity resulting in substantial erosion.				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐
See IX. c above.				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
See IX. c above.				
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
See IX.a above.				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
The project site is located outside of the 100-year flood hazard area; therefore, the project would result in no impact (Flood and Insurance Rate Map, Panel 138, Map No. 06013C0138F, June 16, 2009).				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
See IX.g above.				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
There are no levees or dams located upstream of the project site with the potential to inundate the site as the result of failure, resulting in no impact (Bay Area Dam Failure Inundation Maps, Association of Bay Area Governments, http://www.abag.ca.gov/bayarea/eqmaps/damfailure/dfpickc.html , accessed on May 9, 2013).				
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
The project site is not vulnerable to inundation by a seiche or tsunami in that the project site is approximately one and a quarter miles from the Suisun Bay where there is only a slight possibility of small events (Pittsburg General Plan Update: Existing Conditions and Planning Issues, 285). In addition, the project site is flat and generally surrounded by development and would therefore not be subject to mudflow (Pittsburg General Plan Update: Existing				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conditions and Planning Issues, 285). Therefore, the project would result in no impact.				
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
The proposed project includes development of a single family subdivision on a currently vacant, 4.4-acre infill lot (Google Earth, and Sunnyside Estates Vesting Tentative Map and Preliminary Drainage Plan, March 2012). Despite the fact that the project would introduce a single family development in an area that was intended for commercial development purposes, the proposed project would result in no impact related to physically dividing an established community.				
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
The project site has a General Plan land use designation of <i>Business Commercial</i>, which is intended to provide sites for commercial development such as administrative, financial, business, professional, medical, research and development, and public offices as well as light industrial uses such as custom manufacturing, limited assembly, light manufacturing, warehousing and distribution (Pittsburg General Plan, 2-20). Multiple General Plan goals and policies call for the retention of <i>Business Commercial</i> land for economic and job development purposes within the City (General Plan Goal 2-G-2; Policy 2-P-10; Policy 2-P-11; and, Policy 2-P-48). It is important to note that residential uses above or adjacent ground floor office and retail uses on the same site (mixed use development) are permitted in all commercial land use designations (Pittsburg General Plan, 2-19). The property is located in CS-O (Service Commercial with a Limited Overlay, Ord. 07-1284)				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
District which was initially established in 1992 and amended thereafter. Single family residential is not a permitted use in the CS-O District; however, as noted in the General Plan section above, residential uses are permitted in all commercial General Plan land use designations as part of a mixed use development. The applicant is seeking a General Plan amendment and rezoning to allow development of a single family residential subdivision at a density of approximately 7.5 dwelling units per acre (Sunnyside Estates Vesting Tentative Map and Preliminary Drainage Plan, March 2012). The commercial designation for this site is generally intended for economic and job development purposes rather than for the purpose of avoiding or mitigating an environmental effect. However, the current commercial land use designation and zoning does serve as a buffer between the school and residential uses to the west and the heavy and light industrial uses to the north and east (such as Praxair, commercial printers and laundry). The current land use designation and zoning does allow high density residential development as part of a mixed use development; therefore, although it is not consistent with General Plan policies, the proposed project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
See IV.e above.				
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
There are no known mineral resources or deposits identified in the vicinity of the project site; therefore, the proposed project would have no impact (Pittsburg General Plan Update: Existing Conditions and Planning Issues, Figure 12-3).				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
There are no known mineral resources or deposits identified in the vicinity of the project site; therefore, the proposed project would have no impact (Pittsburg General Plan Update: Existing Conditions and Planning Issues, Figure 12-3).				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
Noise levels are typically described in terms of decibels. A decibel (dB) is a unit of measurement which indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a tenfold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, and so on. There is a relationship between the subjective noisiness or loudness of a sound and its decibel level, and each 10-decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. There are several methods of characterizing sound. The most common in California is the A-Weighted Sound Level (dB(A)), which gives greater weight to frequencies of sound to which the human ear is most sensitive. Because sound levels can change significantly over time, a method for describing either the average character of the sound or the statistical behavior of the variations is utilized. Typically, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called L_{eq}. Since the sensitivity to noise increases in the evening and at night, 24-hour descriptors have been developed that incorporate artificial noise penalties added to the quiet-time noise				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
events. The Community Noise Equivalent Level (CNEL), is a measure of the cumulative noise exposure in a community with a 5dB penalty added to the evening (7 p.m. to 10 p.m.) and a 10 dB addition to nocturnal (10:00 p.m. to 7:00 a.m.) noise levels. These measurements are shown as Day/Night Average Sound Level (L_{dn}). According to the City of Pittsburg General Plan Noise Element, noise levels in exterior use areas associated with new single-family residences are considered normally acceptable if noise levels are 60 dB(A) L_{dn} or less, conditionally acceptable if noise levels range from 55 to 70 dB(A) L_{dn}, normally unacceptable if noise levels range from 70 to 75 dB(A) L_{dn}, and clearly unacceptable if noise levels exceed 75 dB(A) L_{dn} (City of Pittsburg General Plan, Figure 12-3). The proposed project consists of a General Plan amendment and rezoning request to convert commercially zoned land to residential land use to allow for construction of a 33-unit single family neighborhood. An Environmental Noise Assessment was prepared for the proposed project by Illingworth and Rodkin (January 2013) due to the fact that the proposed project site is surrounded by existing commercial, light and heavy industrial uses and is located within 500 feet of State Route 4 and other heavily traveled roadways as well as railway tracks approximately 900 feet north of the project site. Noise monitoring surveys consisted of two long-term measurements at the southeast and northeast corners of the site; and four short-term measurements at the four corners of the proposed site (Sunnyside Estates Environmental Noise Assessment, Figure 1). The measurements were taken in areas close to known noise generators near the site such as a 24-hour car wash, located along the southern property boundary closest to State Route 4, at the north east closest to industrial noises, and northwest closest to driveway providing truck access to a warehouse north of the project site. Long term Measurements: At long-term measurement location LT-1, on the southern property line adjacent to the exit to the carwash tunnel, hourly average noise levels range from 55 to 65 DBA L_{eq}. The CNEL at LT-1 averaged about 66 dBA, with intermittent noise intervals increasing to approximately 98 dBA L_{max} at least two times during the measuring period and hovering near 80 dBA L_{max} several other times during the measurement period (Sunnyside Estates Environmental Noise Assessment, 6 and Figures 2 through Figure 7). At long-term measurement location LT-2, noise levels ranged from 62 to 65 dBA L_{eq}, with intermittent vehicular traffic causing spikes in noise from approximately 70 to 75 dBA L_{max} and up to 95 dBA L_{max} on one occasion (Sunnyside Estates Environmental Noise Assessment, 6 and Figures 8 through 13).				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact																												
Short-Term Measurements: At short-term measurement location ST-1, noise measurements reached 66 dBA CNEL and up to 76 dBA L_{max} which was caused by the 24-hour carwash blower/dryer which operated for up to 90 seconds at a time. At short-term measurement location ST-2, noise measurements reached 67 dBA CNEL and up to 77 dBA L_{max} which was likely caused by vehicular and truck traffic on SR-4. At short-term measurement location ST-3, noise measurements reached 72 dBA CNEL with a steady noise level resulting from the equipment, heating, ventilation and air conditioning equipment, and truck circulation at the industrial site east of the site. At short-term measurement location ST-4, noise measurements reached 66 dBA CNEL and 75 dBA L_{max} and was caused by industrial equipment as well as truck traffic. Noise Impact 1: Long and short-term noise measurements taken at various locations around the proposed project site indicate that exterior noise levels would reach and exceed the conditionally acceptable range of 65 dBA CNEL for new construction of single family residential development, resulting in a potentially significant impact. Noise Mitigation Measure 1: The good neighbor fence along the western property line (along Carion Court) and on the northern property line from lot five westward to Carion Court shall be a minimum of six feet tall, rising in height to eight feet tall along lots 6 through 10. The fence along the northern and western property boundaries should be airtight construction with a minimum surface weight of three pounds per square foot, and should be sealed at the base by backfilling dirt or drain rock against the base of the barrier. At the southern boundary of the project site, the fence should continue south along the property line of Lot 20 and extend to the proposed emergency vehicle access. Table 2 below shows the future noise exposure levels for each single family lot as identified on the proposed Sunnyside Estates Vesting Tentative Map.																																
<table><tr><th colspan="4">Table 2: Future Noise Exposure Levels Before and After Mitigation</th></tr><tr><th>Lot No.</th><th>CNEL</th><th>CNEL Mitigated</th><th>Significant Noise Sources</th></tr><tr><td>1</td><td>66</td><td>61</td><td>Industrial and SR-4</td></tr><tr><td>2,3</td><td>67</td><td>62</td><td>Industrial</td></tr><tr><td>4,5</td><td>68</td><td>63</td><td>Industrial</td></tr><tr><td>6,7</td><td>70</td><td>62</td><td>Industrial</td></tr><tr><td>8,9</td><td>72</td><td>64</td><td>Industrial</td></tr></table>					Table 2: Future Noise Exposure Levels Before and After Mitigation				Lot No.	CNEL	CNEL Mitigated	Significant Noise Sources	1	66	61	Industrial and SR-4	2,3	67	62	Industrial	4,5	68	63	Industrial	6,7	70	62	Industrial	8,9	72	64	Industrial
Table 2: Future Noise Exposure Levels Before and After Mitigation																																
Lot No.	CNEL	CNEL Mitigated	Significant Noise Sources																													
1	66	61	Industrial and SR-4																													
2,3	67	62	Industrial																													
4,5	68	63	Industrial																													
6,7	70	62	Industrial																													
8,9	72	64	Industrial																													

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

				Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10	70	62	Industrial				
11,12	68	63	Industrial, Commercial, SR-4				
13,14	66	61	Industrial, Commercial, SR-4				
15-19	66	61	SR-4, Commercial, Local Traffic				
20-22	67	62	SR-4, Local Traffic				
23	66	61	SR-4, Local Traffic				
24-33	<65	<65	Industrial, Commercial, SR-4				
Source: Sunnyside Estates Environmental Noise Assessment, Illingworth and Rodkin, January 2013, Table 4.							
Noise Impact 2: Long and short-term noise measurements taken at various locations around the proposed project site indicate that interior noise levels could exceed the City's established 45 dBA threshold for interior noise levels on the second stories of all homes located on lots along the north, south, east and western property boundaries resulting in a potentially significant impact. Noise Mitigation Measure 2: All units developed as part of this project shall be provided with heating and air conditioning so that windows may be kept closed at the discretion of occupants (see also AQ MM 2 above). In addition, the walls and windows for second story elements shall be designed to provide at least 33 dBA of noise reduction for Lots 8 and 9, and at least at least 30 dBA of noise reduction for second stories of buildings on lots along the north, east, south and western property boundaries (lots 24 through 33 are excluded from this mitigation measure). Reductions shall be achieved with standard wall construction and windows and doors with Sound Transmission Class (STC) ratings in the 30-35 STC range, and shall be applied to all rear and side elevations of all homes on the all lots, excluding lots 24 through 33. Installation of these building elements will reduce interior noise levels on second stories of homes to less than 45 dBA thereby reducing interior noise impacts to a level of less than significant.							
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				☐	☐	☒	☐
As noted above, the project site is adjacent to industrial land uses that use heavy equipment and generate traffic from large trucks that are a source of potential ground vibration. The amplitude of groundborne vibration is a function of travel speed and distance between the truck and residential structure. According to the findings included in the Sunnyside Estates Environmental Noise Assessment, there is no industrial equipment used in the area that is expected to generate perceptible groundborne vibration outside of the property boundary (10). With regard to vehicular traffic, trucks were observed to circulate on adjacent roadways							

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and properties at speeds ranging from five to 20 miles per hour with the nearest distance to a future residence at more than 25 feet. At these speeds and distance, trucks would generate imperceptible ground vibration levels below 65 VdB (Sunnyside Estates Environmental Noise Assessment, 10). Another source of groundborne vibration includes the railway tracks located north of the project site which would not be perceptible at 900 feet away which is the approximate distance of the proposed project site to the tracks (Google Earth, and Sunnyside Estates Environmental Noise Assessment, 10). The proposed project is not expected to produce excessive construction-related groundborne vibration or noise which is typically caused by blasting, pile driving, demolition and drilling and excavation in close proximity to sensitive structures. The primary and most intensive vibration source associated with the development of the project would be the use of construction equipment during grading operations, which would be minimal due to the fact that the site is generally level and graded (Google Earth). Grading activity would occur approximately 200 feet from a noise-sensitive school (Martin Luther King Jr. Junior High School) and approximately 500 feet from single family residential land uses (Google Earth). Construction of the project would involve the temporary use of construction equipment, such as bulldozer, skip loader, motor grader and compactors, none of which are considered "impact devices" (Jackie Seeno, Email dated May 17, 2013 and Construction Noise Handbook, US Department of Transportation, Federal Highway Administration, www.fhwa.dot.gov/environment/noise/construction_noise/handbook/handbook09.cfm, accessed on May 17, 2013). The Federal Railroad Administration (FRA) identifies a maximum acceptable level threshold ranging from 75 VdB to 83 VdB for institutional uses such as schools depending on the frequency of the events (High Speed Ground Transportation Noise and Vibration Assessment, Federal Railroad Administration, September 2012, Table 7-1). The closest point of grading and construction activity between the proposed project site and the school is approximately 200 feet with the majority of the site further away from the school. As noted in XII.d below, noise and vibration impacts diminish with increased distance from the source. This coupled with the fact that the equipment is non-impact and would occur at infrequent intervals for a short period of time, vibration from grading activities would not result in a significant impact.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the	☐	☐	☒	☐

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
project?				
The proposed Sunnyside Estates project would result in the development of a currently vacant site with up to 33-single family residential homes resulting in an increase in ambient noise levels in the area through increased traffic and pedestrian activity. However, the project is buffered by industrial and commercial developments that generate higher levels of noise than a single family neighborhood on the north, south and east (Google Earth). The Martin Luther King Jr. Junior High School is a sensitive use that is located approximately 200 feet west of the project site; however, the noise generated from the single family neighborhood would be buffered by the existing noise levels on Carion Court which runs between the proposed development and the school (Google Earth, and Sunnyside Estates Environmental Noise Assessment, able 3). Therefore, the proposed project would not be expected to result in a substantial permanent increase in ambient noise levels above the existing conditions.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
Construction of the project would involve the temporary use of non-impact construction equipment, such as bulldozer, skip loader, motor grader and compactors would be used (Jackie Seeno, Email dated May 17, 2013). Noise levels generated by such equipment can range from approximately up to 85 dBA when measured 50 feet from the noise source (https://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/handbook09.cfm, accessed on May 17, 2013). However, noise diminishes at a rate of 6 dBA per doubling of distance between the source and the sensitive receptor (Montreaux Initial Study, Impact Sciences, March 29, 2013). Grading and construction activity would occur as close as 200 feet from Martin Luther King Jr. Junior High School, the nearest noise-sensitive land use situated to the west of the project site. At this distance, and assuming uninterrupted line of sight, noise from construction equipment on the project site could reach up to 61 dBA at the closest point between the source and the receptor, which is less than 70 dBA the established range of normally acceptable noise levels for Schools (General Plan, Figure 12-3). Therefore, the project would not be expected to have a significant impact in temporary or periodic ambient noise levels in the project vicinity.				
e) For a project located within an airport				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
The project site is not located within an airport land use plan nor is it located within two miles of an airport; therefore, it would have no impact (http://www.co.contra-costa.ca.us/depart/pw/airport/ , accessed on May 2, 2013).				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
The project site is not located within an airport land use plan nor is it located within two miles of an airport; therefore, it would have no impact (http://www.co.contra-costa.ca.us/depart/pw/airport/ accessed on May 2, 2013).				
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
The proposed project would result in development of a new residential subdivision consisting of 33 single family homes. The most recent Census estimates for family size are 3.64 persons per household (U.S. Census 2010 Demographic Profile Data, http://www.census.gov/ , accessed on May 2, 2013). Thus, the proposed 33 new residential lots have the potential to increase the population of Pittsburg by approximately 120 people. The total population for the City of Pittsburg was 63,264; thus, the proposed project would increase the City's population				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
by less than one percent. As discussed under Land Use above, the proposed single family residential development is not permitted under the current General Plan/zoning; however, the multi-family residential portion of an allowable mixed use development would be permitted well above the proposed project's density of 7.5 units per acre under the current land use regulations. Specifically, at maximum build out under current zoning regulations, a developer would be permitted to develop a 143,748 square foot mixed use building (0.75 FAR on a 4.4-acre site) with a residential portion between 35,937 square feet and 107,811 square feet (or approximately 25 units per acre). Therefore, the proposed population increase would be considered to be less than significant considering that a higher density was planned for and considered in the General Plan.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
There are no residential uses that would be displaced as a result of construction on the project site; therefore, the project would not result in the need for construction of replacement housing elsewhere (Google Earth).				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
See XII.b above.				
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	☐	☐	☒	☐
The proposed project is located within the 1.5 mile response radii of the newly constructed Fire Station 85 located at 2331 Loveridge Road (General Plan, Figure 11-2). While development of the vacant site could result in increased risk of fire in the area due to the construction of new structures and additional people residing on the site, the proximity of the site to the fire station would ensure that the project would not cause an increase in response times and would not significantly impact acceptable service ratios for the surrounding fire stations (Staff Determination).				
b. Police protection?	☐	☐	☒	☐
The proposed project site is within the jurisdiction of the Pittsburgh Police Department and will result in a need for increased police protection above current demand due to the added human presence, increased traffic and real property at the currently vacant site. However, these impacts would be reduced to a less than significant level in that a standard condition of approval is added to all development projects requiring that the site be annexed into and contribute a fair share to Community Facilities District (CFD) 2005-1 for Public Safety Services to contribute to added police protection for new development (City Council Resolution No. 06-10611). This fee is already included in City regulations and no additional project specific mitigation is necessary.				
c. Schools?	☐	☐	☒	☐
Development under the proposed project would be required to pay school development fees, as dictated by state law, prior to the issuance of building permits. The maximum developer fees that the Pittsburgh Unified School District currently collects are \$2.97 per square foot for				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
new residential construction and \$0.47 per square foot for new commercial and industrial construction. According to Government Code Section 65996, payment of such fees constitutes full mitigation of any school impacts under CEQA. Therefore, any resulting increase in school enrollment would be offset by the required payment of the PUSD's development fees. This impact is considered less than significant.				
d. Parks?	☐	☐	☒	☐
Development of the project site with residential uses would result in additional people living in the City, thereby increasing demand for park services. PMC Chapter 17.32, Dedication and Reservations, sets forth detailed requirements for land dedication or fee in lieu of dedication. This code also describes the criteria for combining fee and dedication as well as credits for private open space. Developer compliance mandated by these requirements is adequate to mitigate impacts relative to provision of parks, and this impact is considered less than significant.				
e. Other public facilities?	☐	☐	☐	☒
There are no other foreseeable governmental services that would be necessary to serve the project; therefore, there would be no impact related to the project to other public facilities.				
XV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
As noted in XIV.d, development of the project site with residential uses would result in additional people living in the City, thereby increasing demand for park services; however, compliance with the PMC Chapter 17.32 would ensure that impacts to City parks from additional usage are adequately addressed and no additional project specific mitigation is necessary.				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
The proposed subdivision includes construction of an approximately 0.11 acre tot lot/mini-park at the southwestern corner of the project site for use by residents of the subdivision (Sunnyside Estates Vesting Tentative Map and Preliminary Drainage Plan, March 2012). Due to its small size, rather than resulting in an adverse physical effect on the environment, installation of the mini-park is proposed in an effort to enhance the neighborhood.				
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
A Traffic Impact Memo was prepared to evaluate the impacts of the proposed project on the street system within and adjacent to the project site and focused on changes in Level of Service (LOS) due to the traffic added by the project at intersections in the immediate vicinity of the project site (Sunnyside Estates Traffic Impact Study, Abrams Associates, February 19, 2013). Existing operational conditions at the project study intersections have been evaluated according to the requirements set forth by the Contra Costa Transportation Authority (CCTA) using the methodology set forth in the Technical Procedures Update (July 19, 2006).				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Additional analysis of traffic operations was conducted using the 2010 Highway Capacity Manual (HCM) level of service (LOS) methodology with Synchro 8 software. LOS is an expression, in the form of a scale, of the relationship between the capacities of intersection (roadway segment) to accommodate the movement of traffic moving through it at any given time. The LOS of an intersection is used to describe operational conditions and ranges from A (best), representing minimal delay, to F (worst), representing heavy delay and a facility that is operating at or over its functional capacity. For signalized intersections, CCTA standards are based on LOS and the volume to capacity ratio (V/C) for the entire intersection. The HCM methodology determines the capacity of each lane group approaching the intersection. The LOS is then based on average control delay (in seconds per vehicle) for the various movements within the intersection. A combined weighted average control delay and LOS are presented for the intersection. Project-related operational impacts on the City of Pittsburg’s signalized study intersections are considered significant if project-related traffic causes the Level of Service (LOS) rating to deteriorate from mid LOS D or better to high LOS D, LOS E or F, or from LOS E to LOS F. For unsignalized (all-way stop controlled and two-way stop controlled) intersections, the average control delay and LOS operating conditions are calculated by approach (i.e. northbound) and movement (i.e. northbound left-turn) for those movements that are subject to delay. In general, the operating conditions for unsignalized intersections are presented for the worst approach. Project-related operational impacts on unsignalized intersections are considered significant if project generated traffic causes the worst-case movement (or average of all movements for all-way stop-controlled intersections and roundabouts) to deteriorate from LOS D or better to LOS E or F. The proposed project consists of a General Plan amendment and rezoning from commercial uses to residential uses to allow for development of a 33-unit single family residential neighborhood. According to the Institute of Transportation Engineers (ITE) Trip Generation (9th Edition), the proposed development is expected to generate up to 316 average daily trips, with a total of 25 AM peak hour trips, and a total of 33 PM peak hour trips. To determine the potential impact of the proposed project on each study intersection, proposed traffic volumes were added to baseline traffic volumes. Table 2 below summarizes the LOS results for the Existing Plus Project weekday AM and PM peak hour conditions.				

Table 3: Existing Plus Project Intersection LOS Conditions						
Intersection	Control	Peak Hour	Existing		Existing Plus Project	
			Delay	LOS	Delay	LOS

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

				Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1	Carion Ct. at project entrance	Stop Sign	AM PM	N/A N/A	N/A N/A	0.5 (12.2) 2.3 (8.7)	A (B) A (A)
2	California Ave. at Carion Ct.	Stop Sign	AM PM	5.4 (18.9) 0.7 (16.5)	A (C) A (C)	6.0 (20.9) 1.0 (18.3)	A (C) A (C)
3	California Ave. at State Route 4 Westbound Ramps	Traffic Signal	AM PM	19.0 29.1	B C	19.3 30.3	B C
Source: Sunnyside Estates Traffic Impact Study, Abrams & Associates, February 19, 2013.							
All study intersections would continue to have acceptable conditions (LOS D or better) during the weekday AM and PM peak commute hours; therefore, impacts with regard to intersection capacity and LOS would be less than significant.							
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards standard established by the county congestion management agency for designated roads or highways?				☐	☐	☒	☐
As discussed in Section XVI.a above, all study intersections in the vicinity of the project would operate at acceptable LOS conditions under baseline plus project conditions. Therefore, a conflict with the applicable congestion management plan would not occur and this impact is less than significant.							
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				☐	☐	☐	☒
The project site is not located within an airport land use plan nor is it located within two miles of an airport; therefore, it would have no impact (http://www.co.contra costa.ca.us/depart/pw/airport/, accessed May 2, 2013).							
d) Substantially increase hazards due to a design feature (e.g., sharp curves or				☐	☒	☐	☐

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
dangerous intersections) or incompatible uses (e.g., farm equipment)?				
The proposed project would be required to comply with the City's design standards and the design standards in the Uniform Fire Code. Required compliance with these existing standards would prevent hazardous design features and would ensure adequate and safe access. According to the traffic study, no internal site circulation or access issues have been identified that would cause a traffic safety problem or any unusual traffic congestion or delay (Sunnyside Estates Traffic Impact Study, 11). Further, volumes on the internal roadways would be light enough so that no significant conflicts would be expected with through traffic and vehicles backing out of the driveways and/or garages within the project (Sunnyside Estates Traffic Impact Study, 11). At the main project entrance on Carion Court, no capacity problems were identified with the proposed project driveway configuration (Sunnyside Estates Traffic Impact Study, 13). However, the lack of a pedestrian crosswalk and other high visibility signage and markings between the school and the proposed subdivision could result in conflicts and hazards for pedestrians, particularly school children, crossing Carion Court to access the school across the street, resulting in a potentially significant impact (Google Earth). The City of Pittsburg General Plan contains policy 7-P-39, to ensure that residential developments provide pedestrian pathways between lots for direct routes to commercial centers, schools and transit facilities. According to Safe Routes to Schools, there is no proven reduction in pedestrian crashes resulting from marking crosswalks without adding other more substantial crossing treatments such as raised medians, traffic and pedestrian or improved lighting (Email from Paul Reinders, City of Pittsburg Traffic Engineer, May 22, 2013 and Safe Routes to Schools, Marking and Signing Crosswalks, http://guide.saferoutesinfo.org/engineering/marked_crosswalks.cfm#high accessed on May 23, 2013). Traffic Impact 1: The lack of adequate pedestrian facilities between the proposed subdivision driveway and the Martin Luther King Jr. Junior High School could result in hazardous conditions for pedestrians, particular school children, crossing Carion Court from the new subdivision. Traffic Mitigation Measure 1: To mitigate the potential hazards related to pedestrian crossing and in accordance with recommendations set forth in the Safe Routes to Schools, a high visibility crosswalk and overhead pedestrian crossing sign with flashing beacons that shall be pedestrian-activated by an automatic detector or push button shall be installed at the intersection of the driveway to the proposed subdivision and Carion Court.				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Installation of the improvements will provide increased visibility for school children and others crossing Carion Court and will reduce the impacts to a level of less than significant by increasing driver awareness of pedestrians using the mid-block crossing.				
e) Result in inadequate emergency access?	☐	☐	☐	☒
The proposed project must comply with all building, fire, and safety codes and would be subject to review and approval by the City of Pittsburgh Engineering Division, Public works Department, and the CCCFPD. Required review by these departments would ensure that the proposed circulation system for the project site would provide adequate emergency access. In addition, the proposed project would not cause any permanent or temporary closures to any roadway. There would be no impact with respect to this criterion.				
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐
The proposed project is located along Carion Court, near the intersection of Loveridge Road and California Avenue. There are two Tri-Delta Transit lines that pass in the vicinity of the project; Route 388 and Route 392 run north/south along Loveridge Road (Tri-Delta Transit System Map, http://www.trideltatransit.com/local_bus.aspx, accessed on May 23, 2013). Development of the proposed project would not conflict with existing bus transit. The proposed project does not include plans for bicycle lanes along Carion Court or California Avenue because installation of bicycle lanes would require Caltrans-owned right-of-way which has not been granted to date (Conversation with Paul Reinders, City of Pittsburgh Traffic Engineer, May 23, 2013). Despite the lack of bicycle connectivity, the proposed project does not conflict with the adopted Bicycle and Pedestrian Plan, which does not show bicycle lanes in the vicinity of the project site (Contra Costa Countywide Bicycle and Pedestrian Plan, Fehr and Peers/Eisen I Letunic, October 2009, Figure D-14). As noted in Section XVI.d, there are potential impacts related to pedestrian movement from the proposed subdivision to the school that is located across Carion Court; however implementation of Traffic MM 1 would reduce those impacts to a level of less than significant.				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
Wastewater generated by the proposed project would be conveyed to and treated at the Delta Diablo Sanitation District (DDSD) wastewater treatment plant, located north of the Pittsburg-Antioch Highway in the City of Antioch (City of Pittsburg General Plan, 11-9). Wastewater from the proposed project would include sanitary flow and would not include flows from industrial or manufacturing operations that generate large flows of wastewater (Sunnyside Estates Vesting Tentative Map and Preliminary Drainage Plan, March 2012). Therefore, flows from the proposed project are not anticipated to result in the treatment plant exceeding its treatment requirements of the applicable Regional Water Quality Control Board (RWQCB). In addition, as noted in Section IX (Hydrology/Water) above, the proposed project would be covered under a Stormwater Control Plan to provide treatment and source control measures (Sunnyside Estates Stormwater Control Plan).				
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐
Raw (untreated) water supplies for the City of Pittsburg are provided by the Contra Costa Water District (CCWD) and supplemented by two municipal wells (City of Pittsburg General Plan, 11-3). Raw water supplies are treated at the City's Water Treatment Plant. The most recent Pittsburg Water System Master Plan (2010) considered development of the site under the Business Commercial General Plan land use classification and determined that the existing treatment plant has the capacity to serve the project site (Water System Master Plan, Akel Engineering Group, 2010, Figure 3.1, General Plan Land Use). The land use change from Business Commercial which would allow commercial, some light industrial and residential uses as part of a mixed use project, to Medium Density Residential to accommodate a 33-unit single family subdivision could result in slightly more water demand				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
than was anticipated under the Water System Master Plan; however, the minor increase in demand would be balanced by the commercial demand for fire suppression water which is significantly higher for commercial development than residential development (Walter Pease, Conversation on May 7, 2013). Therefore, the proposed land use change and subdivision would have a less than significant impact related to the expansion of water facilities. Wastewater generated in the City of Pittsburg is conveyed to and treated at DDSD's wastewater treatment plant, which has an average dry weather flow capacity of 16.5 million gallons per day (mgd). DDSD collects Capital Facility Capacity Charges to build capacity as new connections are added to its conveyance system. Capacity is provided through facilities constructed by DDSD as prescribed in the Conveyance and Treatment Master Plans, which use General Plan land use data for the communities in the DDSD service area. The project site is identified in the Pittsburg sewer collection system planning documents as sewer basin DP419 in the City of Pittsburg 2007 Wastewater Collection System Master Plan (Amendment No. 2). According to that document, the land use projections for the site are a combination of commercial (16.2 acres) and industrial (24 acres) (Appendix C). The proposed project would result in a change in a General Plan and zoning map amendment from Business Commercial General Plan land use designation and CS-O District zoning to Medium Density Residential General Plan land use designation with RMD District zoning to allow for the development of 33, small-lot single family homes. Specifically, the anticipated sewer flow from commercial development is 1,000 gallons per day per acre (gpd/ac) for a total of 8,800 gpd/ac, and it is 220 gallons per day per unit for a total of 14,520 gpd/unit. (General Plan, Table 11-2, Wastewater Flow Projections, Pittsburg). However, the increase in flows from the proposed land use change for 33 single family homes is well within planning parameters for the DDSD-owned downstream wastewater facilities and there will not be an impact on the wastewater treatment plant (Patricia Chapman, Delta Diablo Sanitation District, Email dated May 8, 2013). Wastewater from the proposed project would be conveyed by public sanitary sewer lines underground, to the DDSD plant for treatment (General Plan, 11-9). As described above, the proposed change in land use would result in increases in wastewater discharges above what was anticipated in the latest amendment to the Wastewater Collection System Master Plan, and the increased flows could impact downstream facilities used to convey wastewater resulting in a potentially significant impact (Walter Pease, Conversation on May 7, 2013). To reduce this potential impact to a less than significant level, the applicant shall fund analysis of the capacity of the downstream collection system and increase the pipe size pursuant to the findings of the study. Utilities and Service Systems Impact 1: The proposed General Plan amendment and				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
rezoning request from Business Commercial and CS-O District to Medium Density Residential and RMD District, respectively, and the resultant development of a 33-unit single family residential subdivision, could result in higher flows of wastewater from the project site than was anticipated in the City of Pittsburg Wastewater Master Plan, Amendment 2 and could impact downstream facilities. Utilities and Service Systems Mitigation Measure 1: The applicant shall pay for the City's Consultant (MWH) to prepare a model run/study analyzing the capacity of the downstream collection facilities and shall increase the pipe size(s) if required to accommodate the increased flows. The study shall be submitted to and approved by the City of Pittsburg Engineering Department all upgrades and utility improvements shall be included on the Improvements Plans for the project, and shall be built by the developer prior to occupancy of the first house in the project.				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
As noted in Section IX (Hydrology/Water) above, the proposed project would be covered under a Stormwater Control Plan to provide treatment and source control measures (Sunnyside Estates Stormwater Control Plan). Therefore, the proposed project will not result in significant environmental effects necessitating the expansion of or construction of new wastewater facilities.				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
See XVII.b above.				
e) Result in a determination by the wastewater treatment provider which	☐	☐	☒	☐

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
See XVII.b above.				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
The proposed project would be served by Pittsburg Disposal Service, which provides solid waste pick-up and disposal services to most of Pittsburg. Solid waste generated within the City of Pittsburg is disposed of at the Potrero Hills landfill (General Plan, 11-12). The Potrero Hills landfill has a permitted capacity of 83.1 million cubic yards, with 69.2 million cubic yards (83 percent) used and 13.9 million cubic yards (65 percent) remaining (CalRecycle, Facility and Site Summary Details , http://www.calrecycle.ca.gov/SWFacilities/Directory/48-AA-0075/Detail/ accessed on May 8, 2013). The proposed project has the potential to increase the population of Pittsburg by approximately 106 to 120 people. Based on a solid waste generation rate of 12 pounds per person per day, the proposed project would generate approximately 1,440 pounds of solid waste per day or 263 tons of solid waste per year representing a very small fraction of the remaining capacity of the Potrero Hill landfill (CalRecycle, Residential Development: Estimated Solid Waste Generation Rates http://www.calrecycle.ca.gov/wastechar/wastegenrates/Residential.htm, accessed on May 8, 2013). Thus, solid waste generated by the proposed project could be accommodated by the remaining capacity at the Potrero Hills landfill. This impact is considered less than significant.				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
The proposed project is not of a class of project that is generally recognized as having a potential to violate applicable statutes and regulations related to solid waste; therefore, there would be no impact.				

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
The proposed project would involve a land use change from commercial to residential land uses to accommodate a 33-unit single family residential subdivision on an infill site that has previously been graded and disturbed (Google Earth). The site is identified as part of the urban development area (East Contra Costa County Habitat Conservation Plan, Figure 3-3), and is not located on potential infill development sites that could potentially support wildlife (East Contra Costa County Habitat Conservation Plan, Figure 9-1). In addition, there are no species identified as candidate, sensitive or special status are known to occur in the immediate area (City of Pittsburg General Plan, Figure 9-1 and Table 9-1). Finally, there is no evidence that there are important examples of major periods of California history occurred on the proposed site; however, in the unlikely event that remains or resources are found, the developers would be required to follow federal and state law and General Plan policies that require construction be halted and the materials be investigated prior to continuance of construction. Therefore, overall environmental impacts associated with the proposed project would be less than significant.				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection	☐	☒	☐	☐

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
Temporary construction related impacts would be minimized through the implementation of Best Management Practices outlined in AQ MM 1. The proposed project site is surrounded by existing development and would not require expansion of existing utilities beyond the boundaries of existing urbanized areas; however, the project would be required to provide updates to the adopted Wastewater Master Plan to account for the land use change and the increase in wastewater through City-owned and maintained pipes pursuant to Utility and Service Systems MM 1. The proposed project is not anticipated to contribute to cumulative traffic impacts in the vicinity of the site; would mitigate any stormwater related impacts from development of the currently vacant site as outlined in the proposed Stormwater Control Plan; and, would not be expected to contribute significantly to Air Quality or Greenhouse Gas emissions due to the small size of the project. The project would not require an expansion of emergency response service areas or contribute to an incremental decrease in an agricultural or mineral resource; therefore, these cumulative impacts related to the project would be mitigated to a level of less than significant.				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐
As explained in the responses above, the proposed project would not generate Hazardous Materials, would not emit odors, would not interfere with approved emergency services response times and would not be located in an area that is susceptible to floods, landslides or earthquakes. Impacts related to noise that could have an adverse impact on future residents of the subdivision were identified due to nearby industrial uses and truck traffic. Noise MM 1 and Noise MM 2 were identified to reduce those exterior and interior noise impacts a level of less than significant. A potential impact to pedestrian safety for students and others crossing Carion Court at the entrance to the subdivision could be mitigated to a level of less than significant with the addition of a high visibility crosswalk and overhead flashing signs as				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
required by Traffic MM 1 . Finally, a Community Health Risk Assessment for the project did identify potential health impacts to the southern half of the project site due to its proximity to State Route 4; however, with Air Quality MM 2 , requiring the installation of high efficiency panel filters in 14 of the units located within the southern two-thirds of the project area would reduce that impact to the interiors of homes to a level of less than significant. No other impacts were identified due to the project that would have a substantial adverse effect on human beings.				

References/Sources Cited

1. Bay Area Air Quality Management District, 2010 Clean Air Plan, September, 2010.
2. Bay Area Air Quality Management District CEQA Air Quality Guidelines, 2010.
3. Bay Area Air Quality Management District Updated CEQA Guidelines, www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Updated-CEQA-Guidelines.aspx, accessed on May 13, 2013.
4. Bay Area Air Quality Management District, Air Quality Standards and Attainment Status, hank.baaqmd.gov/pln/air_quality/ambient_air_quality.htm, accessed on May 13, 2013.
5. Bay Area Dam Failure Inundation Maps, Association of Bay Area Governments, www.abag.ca.gov/bayarea/eqmaps/damfailure/dfpickc.html, accessed on May 9, 2013.
6. California Scenic Highway Mapping System. www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm, accessed April 30, 2013.
7. California Department of Conservation, California Geological Survey, Alquist-Priolo Earthquake Fault Zones (2010), www.consrv.ca.gov/cgs/rghm/ap/affected.htm, accessed on May 1, 2013.
8. California Department of Conservation, Earthquake Shaking Potential Map, (2008), www.consrv.ca.gov/cgs/rghm/psha/Pages/index.aspx, accessed May 1, 2013.
9. California Department of Toxic Substances Control, Map Locator, www.envirostor.dtsc.ca.gov/public/, accessed on May 2, 2013

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

10. California Department of Toxic Substances Control, Report on Union Carbide, http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=07290042, accessed on May 2, 2013
11. CalRecycle, Facility and Site Summary Details, www.calrecycle.ca.gov/SWFacilities/Directory/48-AA-0075/Detail/ accessed on May 8, 2013.
12. CalRecycle, Residential Development: Estimated Solid Waste Generation Rates, <http://www.calrecycle.ca.gov/wastechar/wastegenrates/Residential.htm>, accessed on May 8, 2013.
13. City of Pittsburg, Estimates Operational GHG Emissions for Sunnyside Estates, URBEMIS2007 and BAAQMD Greenhouse Gas Model (BGM), assessed on May, 16, 2013.
14. City of Pittsburg General Plan, 2004.
15. City of Pittsburg Municipal Code (PMC) and Zoning Map.
16. City of Pittsburg Emergency Operations Plan (EOP), City Council Resolution No. 05-10223.
17. City of Pittsburg Standard Conditions of Approval.
18. City of Pittsburg 2007 Wastewater Collection System Master Plan (Amendment No. 2), MWH, February 2007.
19. Community Facilities District (CFD) 2005-1 for Public Safety Services, City Council Resolution No. 06-10611.
20. Community Health Risk and Hazards Assessment Report for Sunnyside Estates, Michael Brandman Associates, January 2013.
21. Construction Noise Handbook, US Department of Transportation, Federal Highway Administration, www.fhwa.dot.gov/environment/noise/construction_noise/handbook/handbook09.cfm, accessed on May 17, 2013.
22. Contra Costa Countywide Bicycle and Pedestrian Plan, Fehr and Peers/Eisen I Letunic, October 2009.
23. Contra Costa County Watershed Atlas, Contra Costa County Community Development Department, January 2004.

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

24. Contra Costa County Environmental Health Department, Hazardous Materials Program, www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=07290042, accessed on May 2, 2013
25. Contra Costa County Airports, www.co.contra-costa.ca.us/depart/pw/airport/, accessed on May 2, 2013.
26. East Contra Costa Habitat Conservation Plan, December 2006.
27. Environmental Noise Assessment for Sunnyside Estates, Illingsworth and Rodkin, Inc., January 2013.
28. Flood and Insurance Rate Map, Panel 138, Map No. 06013C0138F, June 16, 2009.
29. Google Earth.
30. Jackie Seeno, Discovery Builders, Email dated May 17, 2013.
31. Montreaux Initial Study, Impact Sciences, March 29, 2013
32. Patricia Chapman, Delta Diablo Sanitation District, Associate Engineer, Email dated May 8, 2013.
33. Paul Reinders, City of Pittsburg Traffic Engineer, Conversation on May 23, 2013 and Email dated May 23, 2013.
34. Pittsburg General Plan Update: Existing Conditions and Planning Issues, Dyett and Bhatia, June 1998.
35. Preliminary Soil Exploration for Loveridge Business Park, Engeo Incorporated, May 1984.
36. Safe Routes to Schools, Marking and Signing Crosswalks, http://guide.saferoutesinfo.org/engineering/marked_crosswalks.cfm#high, assessed May 23, 2013.
37. Site Visit.
38. Soil and Foundation Investigation for Storage and R&D Buildings on California Avenue, Engeotech, Inc. March 2002.
39. Stormwater Control Plan for Sunnyside Estates, Isakson and Associates, October 2012.
40. Sunnyside Estates Vesting Tentative Map and Preliminary Drainage Plan, Discovery Builders, March 14, 2012.

CEQA Initial Study Checklist
Sunnyside Estates
June 24, 2013

41. Supplemental Geotechnical Recommendations for Sunnyside Estates Residential Development, TRC Solutions, February 2012.
42. Tri-Delta Transit System Map, http://www.trideltatransit.com/local_bus.aspx, accessed on May 23, 2013.
43. U.S. Census 2010 Demographic Profile Data, www.census.gov/, accessed on May 2, 2013.
44. Walter Pease, Director of Water Utilities, Conversation on May 7, 2013.
45. Water System Master Plan, Akel Engineering Group, October 2010.

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: No. 5 - Notice of Intent to Exercise Delegated Design Review Authority, and Submittal of Adopted Zoning Administrator Resolutions.

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

SUBJECT: The Zoning Administrator submits one notice of intent to exercise delegated design review authority for a minor remodel of the Jack in the Box restaurant at 2135 Railroad Avenue, and two resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

RECOMMENDATION:

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

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.

Planning Commission Staff Report

7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.
8. Ancillary Structures: Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in the Industrial Districts.

The intent of the delegation is to allow a more efficient approval process for non-controversial design review applications, without compromising the integrity of the design review process or removing from public scrutiny those projects that would be most visible or of high interest to the general public. Prior to approving any delegated design review application, the Zoning Administrator must notify the Commission of his or 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 or more of the nine categories of delegated authority established by Resolution No. 9918:

1. Jack in the Box Remodel, AP-17-1231 (AD) – Delegated Design Review Category 3.

This is an application filed by Greg Borchardt, of PM Design Group, requesting administrative design review approval to remove the existing metal banding strips on the exterior of the building, install a metal weather canopy over the menu order board, and apply new paint colors to the exterior facades for the existing Jack in the Box Restaurant, located at 2135 Railroad Avenue in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. Assessor's Parcel Number 088-171-012.

The Zoning Administrator has also adopted two resolutions approving delegated design review applications, as follows:

1. Resolution No. 295: Walmart Remodel, AP-16-1203 (AD)
2. Resolution No. 296: Empire Business Park Ancillary Storage Structure, AP-15-1097 (AD)

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

Planning Commission Staff Report

Administrator to act. Resolution No. 9918, and PMC section 18.10.100, direct staff to notify the Planning Commission of intent to exercise delegated design review authority on any application that falls within one of those nine categories, prior to approving the application. Upon receiving such notification, a majority of the Commission may direct that the matter be scheduled for future consideration by the entire Commission. Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

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

ATTACHMENTS:

1. Notice of Intent: Jack in the Box Remodel, AP-17-1231 (AD)
2. Zoning Administrator Resolution No. 295
3. Zoning Administrator Resolution No. 296

Prepared by: Kristin Pollot, AICP, Zoning Administrator

NOTICE OF INTENT

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

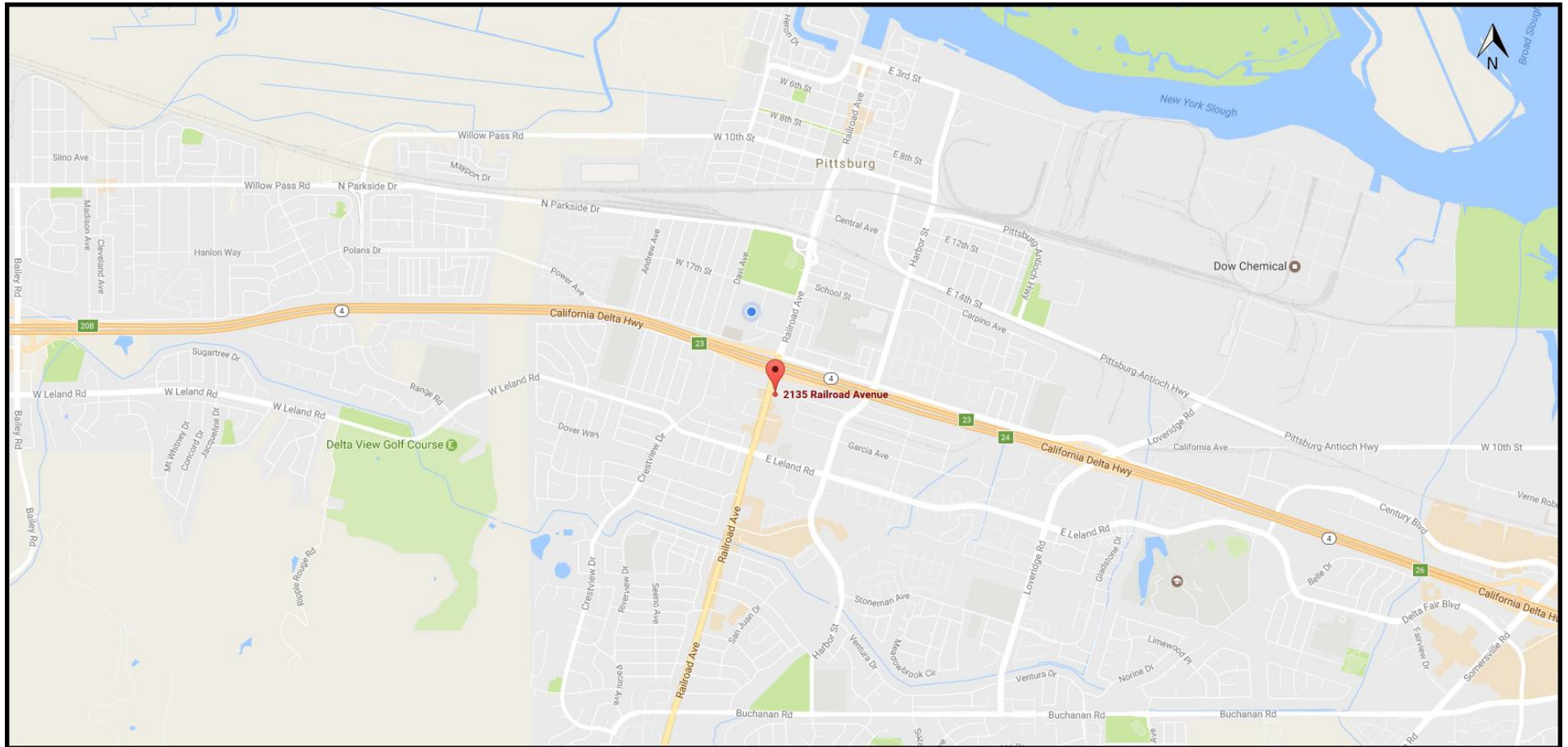
Jack in the Box Remodel, AP-17-1231 (AD).

This is an application filed by Greg Borchardt, of PM Design Group, requesting administrative design review approval to remove the existing metal banding strips on the exterior of the building, install a metal weather canopy over the menu order board, and apply new paint colors to the exterior facades for the existing Jack in the Box Restaurant, located at 2135 Railroad Avenue in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. Assessor's Parcel Number 088-171-012.

This project is delegated to staff under Category 3 (Minor Building Remodels, limited to changes in building colors, awnings, fenestration, and finishes) of Planning Commission Resolution No. 9918.

Jack in the Box Remodel – Vicinity Map

AP-17-1231	2135 Railroad Avenue
Administrative Design Review	APN: 088-171-012



Jack in the Box Remodel – Aerial Map

AP-17-1231	2135 Railroad Avenue
Administrative Design Review	APN: 088-171-012





STORE #0510
MARK 5F 48P
EXTERIOR REFRESH UPGRADE & INTERIOR REMODEL
2135 RAILROAD AVE.
PITTSBURG, CA 94555

LEGEND & ABBREVIATIONS		GENERAL NOTES		PROJECT DESCRIPTION	
ALSO REFER TO LEGEND & ABBREVIATIONS ON CIVIL, SITE, PLUMBING, MECHANICAL, ELECTRICAL & KITCHEN DRAWINGS.		1. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWINGS OR SPECIFICATIONS, IN THIS PACKAGE, NOTIFY ARCHITECT IMMEDIATELY.		JACK IN THE BOX IS PROPOSING TO REMODEL AN EXISTING 2196 S.F. BUILDING WITH AN EXISTING DRIVE THRU. PROJECT IS MAINTAINING EXISTING OCCUPANCY AND CURRENT USE.	
BATT INSULATION		2. ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER ACTS OR OMISSIONS, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS & PROGRAMS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING WORK ON THE PROJECT.		THE PROJECT CONSISTS OF NEW EXTERIOR PAINT UPGRADE OF THE EXISTING "JACK IN THE BOX", NEW EXTERIOR WALL LIGHTING WILL BE ADDED TO NEW PARAPET. STRUCTURAL RETROFIT AND NEW ROOF.	
RIGID INSULATION		3. ARCHITECT HAS NOT BEEN RETAINED FOR REVIEW, SUPERVISION OR ADMINISTRATION OF THE CONTRACT, NOR CERTIFICATION OF PAYMENTS, CONSTRUCTION COORDINATION SHALL BE OWNER'S REPRESENTATIVE DURING CONSTRUCTION & UNTIL FINAL PAYMENT IS MADE. THE OWNER'S REPRESENTATIVE WILL REVIEW THE PROJECT & RENDER NECESSARY DECISIONS FOR THE PROGRESS OF THE PROJECT.		THE PROJECT ALSO CONSISTS OF IN INTERIOR REMODEL: ADA COMPLIANT RESTROOMS, NEW DINING ROOM SEATING AND FINISHES, NEW FINISHES IN RESTROOMS, NEW LED LIGHTING THROUGHOUT BUILDING.	
GYPSUM BOARD		4. CONTRACTOR IS RESPONSIBLE TO SEE THAT WORK IN THE FIELD IS DONE IN ACCORDANCE WITH ALL CURRENT APPLICABLE NATIONAL, STATE, AND LOCAL CODES, ORDINANCES, AND REQUIREMENTS BY THE GOVERNING AGENCIES, WHETHER OR NOT SAID CODES, ORDINANCES, REQUIREMENTS, ETC ARE SPECIFICALLY SHOWN ON THE DRAWINGS AND/OR CALLED FOR IN THE SPECIFICATIONS.		HOURS OF OPERATION ARE 6:30AM-2:00AM FOR THE DINING ROOM, AND 24 HR. OPERATION FOR THE DRIVE-THRU.	
CERAMIC AND QUARRY TILE		5. CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS AND FACILITIES TO REMAIN THROUGHOUT CONSTRUCTION, CONTRACTOR SHALL REPAIR AND/OR REPLACE, AT CONTRACTOR'S EXPENSE, ANY EXISTING ITEMS AND FACILITIES TO REMAIN THAT ARE DAMAGED BY CONTRACTOR'S OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.		TOTAL NUMBER OF EMPLOYEES: 445 TOTAL NUMBER OF EMPLOYEES ON LARGEST SHIFT: 8	
PLYWOOD		6. GENERAL CONTRACTOR SHALL COORDINATE THE DELIVERY OF ALL OWNER SUPPLIED EQUIPMENT. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EQUIPMENT AT THE TIME OF DELIVERY AND SHALL NOTIFY EQUIPMENT SUPPLIER OR ANY DEFICIENCIES OR DAMAGED EQUIPMENT AND ARRANGE FOR REPLACEMENT.		UNDER SEPARATE PERMIT	
CONCRETE		7. PRIOR TO EXCAVATION, DETERMINE AND VERIFY LOCATION OF UTILITY SERVICES IN ALL AREAS TO BE EXCAVATED.		1. EXISTING OCCUPANCY AND CURRENT USE WILL BE MAINTAINED. 2. ALL NEW BUILDING SIGNAGE.	
MASONRY		8. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT LAWS, CODES, REGULATIONS, GOVERNING AGENCIES AND MANUFACTURE SPECIFICATION, UNLESS GREATER REQUIREMENTS ARE INDICATED, OR ARE NECESSARY FOR SAFE WORKING CONDITIONS.		CONSULTANT INFORMATION	
ASPHALTIC CONCRETE PAVING		9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING JURISDICTIONS AS REQUIRED FOR INSPECTIONS AND SHALL PAY INSPECTION FEES ASSOCIATED WITH THE WORK.		ARCHITECT: PM DESIGN GROUP, INC. ROY PEDRO, ARCHITECT 6930 DESTINY DR., SUITE 100 ROCKLIN, CA 95677 PHONE: (916) 226-5487 CONTACT: DAVID LUNDY dlundy@pmdginc.com	
EARTH GRADE		10. ARCHITECT SHALL APPLY FOR ELECTRICAL, HVAC MECHANICAL, AND PLUMBING PERMITS.		BUILDING OWNER: JACK IN THE BOX MIKE HOGENBOOM 6008 EQUESTRIAN TERRACE ROCKLIN, CA 95677 PHONE: (916) 206-3024	
SAND BASE		11. ARCHITECT SHALL APPLY FOR ALL PERMITS WHICH INVOLVE DRAWING SUBMITTAL AND PROCESSING, BUILDING, FIRE, AND ENVIRONMENTAL HEALTH.		STRUCTURAL ENGINEER: CULLUMBER ENGINEERING WESLEY CULLUMBER, S.E. 6930 DESTINY DR., SUITE 300 ROCKLIN, CA 95677 PHONE: (916) 251-9798	
KITCHEN 110		12. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER'S ENGINEER WITH A CONSTRUCTION SCHEDULE PRIOR TO STARTING THE WORK, SHALL PROVIDE A QUALIFIED JOB SUPERINTENDENT THROUGHOUT THE WORK, AND PROVIDE THE OWNER WITH PHOTOS SHOWING PILING AND ELECTRICAL TRENCHES PRIOR TO BACK FILL, AND SHALL PROVIDE A SET OF "AS BUILT" MARKUPS AT COMPLETION.		MEP ENGINEER: ROBINSON ENGINEERING PAUL ROBINSON, PRINCIPAL 20300 19TH AVENUE NE SHORELINE, WA 98155 PHONE: (206) 364-3343 FAX: (206) 364-3363	
128 FINISHES & EQUIPMENT SEE ID DRAWINGS		13. THE GENERAL CONTRACTOR SHALL PROVIDE BARRICADES AND SAFETY SIGN PER OSHA REQUIREMENTS.		SPECIFICATIONS	
100 EQUIPMENT, SEE KITCHEN DRAWING		14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OVERALL CONSTRUCTION SITE CLEANLINESS, INCLUDING PROVISIONS OF A DERRIS BOX WITH REGULAR SERVICING, REMOVAL OF ALL CONTRACTOR REFUSE AND DEBRIS, AND SWEEPING OF THE ENTIRE YARD AREA AT COMPLETION OF THE WORK.		SP1.0 GENERAL SP1.1 GENERAL SP1.2 GENERAL SP1.3 GENERAL SP2.0 STRUCTURAL SP3.0 PLUMBING SP4.0 MECHANICAL SP5.0 ELECTRICAL SP6.0 WEATHER BARRIER SPECIFICATIONS SP6.1 WEATHER BARRIER SPECIFICATIONS SP6.2 WEATHER BARRIER SPECIFICATIONS SP6.3 WEATHER BARRIER SPECIFICATIONS	
00 AA EXTERIOR MATERIAL / FINISH		15. ALL PROCEDURES, TESTING, MATERIALS, LABOR, AND EQUIPMENT SHOWN ON THE PLANS SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE IN THESE PLANS. EQUIPMENT OR MATERIALS NOTED ONLY AS "FURNISHED BY OWNER" SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.		SP7.0 WEATHER BARRIER SPECIFICATIONS	
470 2 INTERIOR ELEVATION		16. CONTRACTORS SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES, IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE ARCHITECT.		SP8.0 WEATHER BARRIER SPECIFICATIONS	
101 DOOR SYMBOL		17. ERRORS AND/OR OMISSIONS IN THE SCHEDULES DOES NOT RELIEVE THE CONTRACTOR FROM EXECUTING THE WORK SHOWN ON THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS.		SP9.0 WEATHER BARRIER SPECIFICATIONS	
X KEY NOTES		18. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH WILL EXCEED THE QUANTITIES LISTED IN THE CBC TABLE 307.1 (1) AND 307.1(2).		SP10.0 WEATHER BARRIER SPECIFICATIONS	
A SHEARWALL / ANCHOR BOLT SYMBOL		VICINITY MAP		SP11.0 WEATHER BARRIER SPECIFICATIONS	
1 FOOTING SYMBOL				SP12.0 WEATHER BARRIER SPECIFICATIONS	
2 DETAIL NUMBER				SP13.0 WEATHER BARRIER SPECIFICATIONS	
470 SHEET NUMBER				SP14.0 WEATHER BARRIER SPECIFICATIONS	
1 WALL SECTION NUMBER / ELEV. NUMBER				SP15.0 WEATHER BARRIER SPECIFICATIONS	
SS.0 SHEET NUMBER				SP16.0 WEATHER BARRIER SPECIFICATIONS	
A6.0 BUILDING SECTION NUMBER				SP17.0 WEATHER BARRIER SPECIFICATIONS	
REVISION SYMBOL				SP18.0 WEATHER BARRIER SPECIFICATIONS	
ELEVATION/DATUM MARK				SP19.0 WEATHER BARRIER SPECIFICATIONS	
DIMENSION TO EDGE / FACE OF OBJECT				SP20.0 WEATHER BARRIER SPECIFICATIONS	
DIMENSION TO CENTER LINE OF OBJECT				SP21.0 WEATHER BARRIER SPECIFICATIONS	

SHEET INDEX (TOTAL OF 48 SHEETS)	
TS1.0	TITLE SHEET
AS1.0	EXTERIOR ACCESSIBILITY SHEET
AS2.0	INTERIOR ACCESSIBILITY SHEET
AS3.0	RESTROOM ACCESSIBILITY SHEET
SITE	
SD1.0	SITE PLAN
SD2.0	DETAILS
ARCHITECTURAL	
A1.0	FLOOR PLAN
A2.0	REFLECTED CEILING PLAN
A3.0	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
A6.0	WALL SECTIONS
A7.0	RESTROOM PLAN & INTERIOR ELEVATIONS
A8.0	SCHEDULES
A9.0	DETAILS
A9.1	DETAILS
A9.2	DETAILS
INTERIOR DESIGN	
ID1.0	FURNITURE PLAN
ID1.1	FLOORING LAYOUT PLAN
ID2.0	INTERIOR ELEVATIONS
ID3.0	DETAILS
ID3.1	DETAILS
ID4.0	SCHEDULE
ID4.1	SCHEDULE
ID4.2	SCHEDULE
STRUCTURAL	
SN1	STRUCTURAL NOTES AND SPECIFICATIONS
S1.0	ROOF FRAMING PLAN
S2.0	STRUCTURAL DETAILS
ELECTRICAL	
E0.0	GENERAL ELECTRICAL SPECIFICATIONS
E1.0	LIGHTING PLAN
E1.1	LIGHTING CONTROL PLAN
E1.3	ROOF PLAN
E2.0A	BUILDING LIGHTING COMCHECK
E2.0B	BUILDING LIGHTING COMCHECK
MECHANICAL	
MP1.0	GENERAL
MP1.1	GENERAL
MP1.2	GENERAL
MP1.3	GENERAL
MP2.0	STRUCTURAL
MP3.0	PLUMBING
MP4.0	MECHANICAL
MP5.0	ELECTRICAL
MP6.0	WEATHER BARRIER SPECIFICATIONS
MP6.1	WEATHER BARRIER SPECIFICATIONS
MP6.2	WEATHER BARRIER SPECIFICATIONS
MP6.3	WEATHER BARRIER SPECIFICATIONS

SHEET INDEX (TOTAL OF 48 SHEETS)	
TS1.0	TITLE SHEET
AS1.0	EXTERIOR ACCESSIBILITY SHEET
AS2.0	INTERIOR ACCESSIBILITY SHEET
AS3.0	RESTROOM ACCESSIBILITY SHEET
SITE	
SD1.0	SITE PLAN
SD2.0	DETAILS
ARCHITECTURAL	
A1.0	FLOOR PLAN
A2.0	REFLECTED CEILING PLAN
A3.0	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
A6.0	WALL SECTIONS
A7.0	RESTROOM PLAN & INTERIOR ELEVATIONS
A8.0	SCHEDULES
A9.0	DETAILS
A9.1	DETAILS
A9.2	DETAILS
INTERIOR DESIGN	
ID1.0	FURNITURE PLAN
ID1.1	FLOORING LAYOUT PLAN
ID2.0	INTERIOR ELEVATIONS
ID3.0	DETAILS
ID3.1	DETAILS
ID4.0	SCHEDULE
ID4.1	SCHEDULE
ID4.2	SCHEDULE
STRUCTURAL	
SN1	STRUCTURAL NOTES AND SPECIFICATIONS
S1.0	ROOF FRAMING PLAN
S2.0	STRUCTURAL DETAILS
ELECTRICAL	
E0.0	GENERAL ELECTRICAL SPECIFICATIONS
E1.0	LIGHTING PLAN
E1.1	LIGHTING CONTROL PLAN
E1.3	ROOF PLAN
E2.0A	BUILDING LIGHTING COMCHECK
E2.0B	BUILDING LIGHTING COMCHECK
MECHANICAL	
MP1.0	GENERAL
MP1.1	GENERAL
MP1.2	GENERAL
MP1.3	GENERAL
MP2.0	STRUCTURAL
MP3.0	PLUMBING
MP4.0	MECHANICAL
MP5.0	ELECTRICAL
MP6.0	WEATHER BARRIER SPECIFICATIONS
MP6.1	WEATHER BARRIER SPECIFICATIONS
MP6.2	WEATHER BARRIER SPECIFICATIONS
MP6.3	WEATHER BARRIER SPECIFICATIONS

SHEET INDEX (TOTAL OF 48 SHEETS)	
TS1.0	TITLE SHEET
AS1.0	EXTERIOR ACCESSIBILITY SHEET
AS2.0	INTERIOR ACCESSIBILITY SHEET
AS3.0	RESTROOM ACCESSIBILITY SHEET
SITE	
SD1.0	SITE PLAN
SD2.0	DETAILS
ARCHITECTURAL	
A1.0	FLOOR PLAN
A2.0	REFLECTED CEILING PLAN
A3.0	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
A6.0	WALL SECTIONS
A7.0	RESTROOM PLAN & INTERIOR ELEVATIONS
A8.0	SCHEDULES
A9.0	DETAILS
A9.1	DETAILS
A9.2	DETAILS
INTERIOR DESIGN	
ID1.0	FURNITURE PLAN
ID1.1	FLOORING LAYOUT PLAN
ID2.0	INTERIOR ELEVATIONS
ID3.0	DETAILS
ID3.1	DETAILS
ID4.0	SCHEDULE
ID4.1	SCHEDULE
ID4.2	SCHEDULE
STRUCTURAL	
SN1	STRUCTURAL NOTES AND SPECIFICATIONS
S1.0	ROOF FRAMING PLAN
S2.0	STRUCTURAL DETAILS
ELECTRICAL	
E0.0	GENERAL ELECTRICAL SPECIFICATIONS
E1.0	LIGHTING PLAN
E1.1	LIGHTING CONTROL PLAN
E1.3	ROOF PLAN
E2.0A	BUILDING LIGHTING COMCHECK
E2.0B	BUILDING LIGHTING COMCHECK
MECHANICAL	
MP1.0	GENERAL
MP1.1	GENERAL
MP1.2	GENERAL
MP1.3	GENERAL
MP2.0	STRUCTURAL
MP3.0	PLUMBING
MP4.0	MECHANICAL
MP5.0	ELECTRICAL
MP6.0	WEATHER BARRIER SPECIFICATIONS
MP6.1	WEATHER BARRIER SPECIFICATIONS
MP6.2	WEATHER BARRIER SPECIFICATIONS
MP6.3	WEATHER BARRIER SPECIFICATIONS

SHEET INDEX (TOTAL OF 48 SHEETS)	
TS1.0	TITLE SHEET
AS1.0	EXTERIOR ACCESSIBILITY SHEET
AS2.0	INTERIOR ACCESSIBILITY SHEET
AS3.0	RESTROOM ACCESSIBILITY SHEET
SITE	
SD1.0	SITE PLAN
SD2.0	DETAILS
ARCHITECTURAL	
A1.0	FLOOR PLAN
A2.0	REFLECTED CEILING PLAN
A3.0	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
A6.0	WALL SECTIONS
A7.0	RESTROOM PLAN & INTERIOR ELEVATIONS
A8.0	SCHEDULES
A9.0	DETAILS
A9.1	DETAILS
A9.2	DETAILS
INTERIOR DESIGN	
ID1.0	FURNITURE PLAN
ID1.1	FLOORING LAYOUT PLAN
ID2.0	INTERIOR ELEVATIONS
ID3.0	DETAILS
ID3.1	DETAILS
ID4.0	SCHEDULE
ID4.1	SCHEDULE
ID4.2	SCHEDULE
STRUCTURAL	
SN1	STRUCTURAL NOTES AND SPECIFICATIONS
S1.0	ROOF FRAMING PLAN
S2.0	STRUCTURAL DETAILS
ELECTRICAL	
E0.0	GENERAL ELECTRICAL SPECIFICATIONS
E1.0	LIGHTING PLAN
E1.1	LIGHTING CONTROL PLAN
E1.3	ROOF PLAN
E2.0A	BUILDING LIGHTING COMCHECK
E2.0B	BUILDING LIGHTING COMCHECK
MECHANICAL	
MP1.0	GENERAL
MP1.1	GENERAL
MP1.2	GENERAL
MP1.3	GENERAL
MP2.0	STRUCTURAL
MP3.0	PLUMBING
MP4.0	MECHANICAL
MP5.0	ELECTRICAL
MP6.0	WEATHER BARRIER SPECIFICATIONS
MP6.1	WEATHER BARRIER SPECIFICATIONS
MP6.2	WEATHER BARRIER SPECIFICATIONS
MP6.3	WEATHER BARRIER SPECIFICATIONS

SHEET INDEX (TOTAL OF 48 SHEETS)	
TS1.0	TITLE SHEET
AS1.0	EXTERIOR ACCESSIBILITY SHEET
AS2.0	INTERIOR ACCESSIBILITY SHEET
AS3.0	RESTROOM ACCESSIBILITY SHEET
SITE	
SD1.0	SITE PLAN
SD2.0	DETAILS
ARCHITECTURAL	
A1.0	FLOOR PLAN
A2.0	REFLECTED CEILING PLAN
A3.0	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
A6.0	WALL SECTIONS
A7.0	RESTROOM PLAN & INTERIOR ELEVATIONS
A8.0	SCHEDULES
A9.0	DETAILS
A9.1	DETAILS
A9.2	DETAILS
INTERIOR DESIGN	
ID1.0	FURNITURE PLAN
ID1.1	FLOORING LAYOUT PLAN
ID2.0	INTERIOR ELEVATIONS
ID3.0	DETAILS
ID3.1	DETAILS
ID4.0	SCHEDULE
ID4.1	SCHEDULE
ID4.2	SCHEDULE
STRUCTURAL	
SN1	STRUCTURAL NOTES AND SPECIFICATIONS
S1.0	ROOF FRAMING PLAN
S2.0	STRUCTURAL DETAILS
ELECTRICAL	
E0.0	GENERAL ELECTRICAL SPECIFICATIONS
E1.0	LIGHTING PLAN
E1.1	LIGHTING CONTROL PLAN
E1.3	ROOF PLAN
E2.0A	BUILDING LIGHTING COMCHECK
E2.0B	BUILDING LIGHTING COMCHECK
MECHANICAL	
MP1.0	GENERAL
MP1.1	GENERAL
MP1.2	GENERAL
MP1.3	GENERAL
MP2.0	STRUCTURAL
MP3.0	PLUMBING
MP4.0	MECHANICAL
MP5.0	ELECTRICAL
MP6.0	WEATHER BARRIER SPECIFICATIONS
MP6.1	WEATHER BARRIER SPECIFICATIONS
MP6.2	WEATHER BARRIER SPECIFICATIONS
MP6.3	WEATHER BARRIER SPECIFICATIONS

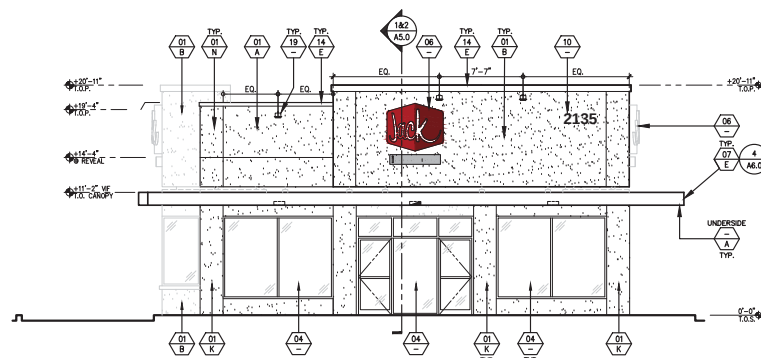
SHEET INDEX (TOTAL OF 48 SHEETS)	
TS1.0	TITLE SHEET
AS1.0	EXTERIOR ACCESSIBILITY SHEET
AS2.0	INTERIOR ACCESSIBILITY SHEET
AS3.0	RESTROOM ACCESSIBILITY SHEET
SITE	
SD1.0	SITE PLAN
SD2.0	DETAILS
ARCHITECTURAL	
A1.0	FLOOR PLAN
A2.0	REFLECTED CEILING PLAN
A3.0	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
A6.0	WALL SECTIONS
A7.0	RESTROOM PLAN & INTERIOR ELEVATIONS
A8.0	SCHEDULES
A9.0	DETAILS
A9.1	DETAILS
A9.2	DETAILS
INTERIOR DESIGN	
ID1.0	FURNITURE PLAN
ID1.1	FLOORING LAYOUT PLAN
ID2.0	INTERIOR ELEVATIONS
ID3.0	DETAILS
ID3.1	DETAILS
ID4.0	SCHEDULE
ID4.1	SCHEDULE
ID4.2	SCHEDULE
STRUCTURAL	
SN1	STRUCTURAL NOTES AND SPECIFICATIONS
S1.0	ROOF FRAMING PLAN
S2.0	STRUCTURAL DETAILS
ELECTRICAL	
E0.0	GENERAL ELECTRICAL SPECIFICATIONS
E1.0	LIGHTING PLAN
E1.1	LIGHTING CONTROL PLAN
E1.3	ROOF PLAN
E2.0A	BUILDING LIGHTING COMCHECK
E2.0B	BUILDING LIGHTING COMCHECK
MECHANICAL	
MP1.0	GENERAL
MP1.1	GENERAL
MP1.2	GENERAL
MP1.3	GENERAL
MP2.0	STRUCTURAL
MP3.0	PLUMBING
MP4.0	MECHANICAL
MP5.0	ELECTRICAL
MP6.0	WEATHER BARRIER SPECIFICATIONS
MP6.1	WEATHER BARRIER SPECIFICATIONS
MP6.2	WEATHER BARRIER SPECIFICATIONS
MP6.3	WEATHER BARRIER SPECIFICATIONS

SHEET INDEX (TOTAL OF 48 SHEETS)	
TS1.0	TITLE SHEET
AS1.0	EXTERIOR ACCESSIBILITY SHEET
AS2.0	INTERIOR ACCESSIBILITY SHEET
AS3.0	RESTROOM ACCESSIBILITY SHEET
SITE	
SD1.0	SITE PLAN
SD2.0	DETAILS
ARCHITECTURAL	
A1.0	FLOOR PLAN
A2.0	REFLECTED CEILING PLAN
A3.0	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
A6.0	WALL SECTIONS
A7.0	RESTROOM PLAN & INTERIOR ELEVATIONS
A8.0	SCHEDULES
A9.0	DETAILS
A9.1	DETAILS
A9.2	DETAILS
INTERIOR DESIGN	
ID1.0	FURNITURE PLAN
ID1.1	FLOORING LAYOUT PLAN
ID2.0	INTERIOR ELEVATIONS
ID3.0	DETAILS
ID3.1	DETAILS
ID4.0	SCHEDULE
ID4.1	SCHEDULE
ID4.2	SCHEDULE
STRUCTURAL	
SN1	STRUCTURAL NOTES AND SPECIFICATIONS
S1.0	ROOF FRAMING PLAN
S2.0	STRUCTURAL DETAILS
ELECTRICAL	
E0.0	GENERAL ELECTRICAL SPECIFICATIONS
E1.0	LIGHTING PLAN
E1.1	LIGHTING CONTROL PLAN
E1.3	ROOF PLAN
E2.0A	BUILDING LIGHTING COMCHECK
E2.0B	BUILDING LIGHTING COMCHECK
MECHANICAL	
MP1.0	GENERAL
MP1.1	GENERAL
MP1.2	GENERAL
MP1.3	GENERAL
MP2.0	STRUCTURAL
MP3.0	PLUMBING
MP4.0	MECHANICAL
MP5.0	ELECTRICAL
MP6.0	WEATHER BARRIER SPECIFICATIONS
MP6.1	WEATHER BARRIER SPECIFICATIONS
MP6.2	WEATHER BARRIER SPECIFICATIONS
MP6.3	WEATHER BARRIER SPECIFICATIONS

SHEET INDEX (TOTAL OF 48 SHEETS)	
TS1.0	TITLE SHEET
AS1.0	EXTERIOR ACCESSIBILITY SHEET
AS2.0	INTERIOR ACCESSIBILITY SHEET
AS3.0	RESTROOM ACCESSIBILITY SHEET
SITE	
SD1.0	SITE PLAN
SD2.0	DETAILS
ARCHITECTURAL	
A1.0	FLOOR PLAN
A2.0	REFLECTED CEILING PLAN
A3.0	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
A6.0	WALL SECTIONS
A7.0	RESTROOM PLAN & INTERIOR ELEVATIONS
A8.0	SCHEDULES
A9.0	DETAILS
A9.1	DETAILS
A9.2	DETAILS
INTERIOR DESIGN	
ID1.0	FURNITURE PLAN
ID1.1	FLOORING LAYOUT PLAN
ID2.0	INTERIOR ELEVATIONS
ID3.0	DETAILS
ID3.1	DETAILS
ID4.0	SCHEDULE
ID4.1	SCHEDULE
ID4.2	SCHEDULE
STRUCTURAL	
SN1	STRUCTURAL NOTES AND SPECIFICATIONS
S1.0	ROOF FRAMING PLAN
S2.0	STRUCTURAL DETAILS
ELECTRICAL	
E0.0	GENERAL ELECTRICAL SPECIFICATIONS
E1.0	LIGHTING PLAN
E1.1	LIGHTING CONTROL PLAN
E1.3	ROOF PLAN
E2.0A	BUILDING LIGHTING COMCHECK
E2.0B	BUILDING LIGHTING COMCHECK
MECHANICAL	
MP1.0	GENERAL
MP1.1	GENERAL
MP1.2	GENERAL
MP1.3	GENERAL
MP2.0	STRUCTURAL
MP3.0	PLUMBING
MP4.0	MECHANICAL
MP5.0	ELECTRICAL
MP6.0	WEATHER BARRIER SPECIFICATIONS
MP6.1	WEATHER BARRIER SPECIFICATIONS
MP6.2	WEATHER BARRIER SPECIFICATIONS
MP6.3	WEATHER BARRIER SPECIFICATIONS

SHEET INDEX (TOTAL OF 48 SHEETS)	
TS1.0	TITLE SHEET
AS1.0	EXTERIOR ACCESSIBILITY SHEET

- 1 REMOVE EXISTING DECORATIVE BANDING STRIPS, ALL PARAPET WALLS AND REINSTALL LATER AT EXISTING LOCATIONS. PATCH AND REPAIR STUCCO FINISH AS NEEDED, TYP.
- 2 REMOVE EXISTING SIGNAGE TO REINSTALL LATER AT EXISTING LOCATIONS, SEE NEW ELEVATIONS, TYP.
- 3 REMOVE EXISTING STRIP LIGHTING, WALL LIGHT FIXTURES AND REINSTALL LATER AT EXISTING LOCATIONS. SEE PROPOSED ELEVATIONS, TYP.



NEW FRONT ELEVATION - WEST

SCALE: 3/16" = 1'-0"



MATERIAL/FINISH:

01 EXTERIOR CEMENT PLASTER- SAND FLOAT FINISH (SEE SPECIFICATIONS)

☐ INTEGRAL COLOR

☐ SHERWIN WILLIAMS SHERLASTIC 100% ACRYLIC ELASTOMERIC COATING

☒ EXTERIOR INSULATION FINISHING SYSTEM (EIFS)

AS ALTERNATE, CONTRACTOR TO SUBSTITUTE EIFS
IN LIEU OF EXTERIOR CEMENT PLASTER

02 AWNING/CANOPY & SUPPORT (BY SIGN CONTRACTOR)

03 NOT USED

04 (E) ALUMINUM STOREFRONT SYSTEM

☐ 1" CLEAR INSULATED GLASS

☐ 1" CLEAR INSULATED GLASS

☐ W/ SOLARBAN 70XL COATING

☐ W/ SOLARBAN 60 COATING

☐ ANTI-GRAFFITI FILM

05 NOT USED
06 INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)
07 NEW PRE-FINISHED METAL FASCIA
08 NEW WALL WASH FLOOD LIGHT, REF ELECTRICAL
09 NOT USED
10 12" HIGH BUILDING ADDRESS LETTERS (AS REQUIRED PER LOCAL JURISDICTION)
11 MAIN ELECTRICAL SERVICE
12 NOT USED
13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
14 ALUMINUM COPING
15 CO2 FLI BOX METAL COVER
16 (C) BRICK VENEER SLUMPSTONE
17 NOT USED
18 MOUNT LIGHT FIXTURE WITHIN CANOPY
19 WALL MOUNTED LIGHT FIXTURE, SEE DETAIL 16/A9.0
20 NOT USED
21 DISPLAY POSTER PANEL AND SURROUND, SEE DETAIL 2/A9.0, 3/A9.0 (OF-E018) (OF-E019)
22 NOT USED
23 ENTRANCE DISPLAY HOURS PANEL <---(F-1422)
24 DRIVE -THRU WINDOW TREATMENT AND DISPLAY PANEL
25 FEATURE WINDOW OP. OUT W/ ALUMINUM BREAK METAL PANELS & ILLUMINATED LIGHT BOX

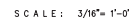
COLOR:

A	SHERWIN WILLIAMS: SW 7015 "REPOSE GRAY"
B	SHERWIN WILLIAMS: SW 6321 "RED BAY"
C	STANDARD STOREFRONT: CLEAR ANODIZED
D	WHITE TEXT ON RED BACKGROUND
E	CLEAR ANODIZED
F	COLOR/FINISH TO MATCH ADJACENT SURFACE
G	WILLIAMS: SW 6990 "CAVARI"
H	POWDERCOATED ANODIZED SILVER
J	MAFIC, AV294
K	SHERWIN WILLIAMS: SW 7020 "BLACK FOX"
L	NATURAL CONCRETE, GRAY
M	STAINLESS STEEL
N	SHERWIN WILLIAMS: SW 7018 "DOVETAIL"
O	NOT USED
P	PAINT TO MATCH CLEAR ANODIZED ALUMINUM, TIGER DRYLAC 38/91020
R	PRE-FINISHED DARK BRONZE.

GENERAL NOTES:

1. ALL SIGNAGE IS UNDER SEPARATE SUBMITTAL AND PERMIT (N.I.C.).
2. C.J. = PLASTER CONTROL JOINT
3. ALL PLASTER ACCESSORIES, FLASHINGS ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES. (U.O.N.).
4. ALL EXTERIOR WALL OPENINGS FOR RECEPTACLES, HOSE BIBBS, ETC. SHALL BE SEALED. SEE FLOOR PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.

SCALE: 3/16" = 1'-0"



NEW LEFT ELEVATION - NORTH



9330 BALBOA AVENUE
SAN DIEGO, CA 92123
© 2007 Jack in the Box Inc.

These designs, drawings and specifications are the property of Jack in the Box Inc. and shall not be copied or reproduced without its previous written consent.

These drawings attached are intended to assist the architect in preparing site-visit construction documents. The drawings are not to be used for any other purpose and shall not be used to resolve any construction problems in the state where the work is to be performed. They will need to be modified to comply with all applicable codes and site-specific conditions.

DATES

RELEASE: AUG. 24, 2015
P.M. UPDATES: SEPT. 22, 2016
SUBMITTAL DATE:
1: _____
2: _____
3: _____
BID: _____
CONSTRUCTION: _____

REVISIONS

ISSUED FOR PLAN CHECK REVIEW 3/9/17



6930 DESTINY DRIVE
SUITE 100
ROCKLIN, CA 95677

(916) 415-5358
rpedro@pmdqinc.com

Roy W. Pedro, Architect

SITE INFORMATION	
------------------	--

MK TYPE: MK5K_48P
JIB #: 0510
ADDRESS:
2135 RAILROAD AVENUE
PITTSBURG, CA 94555

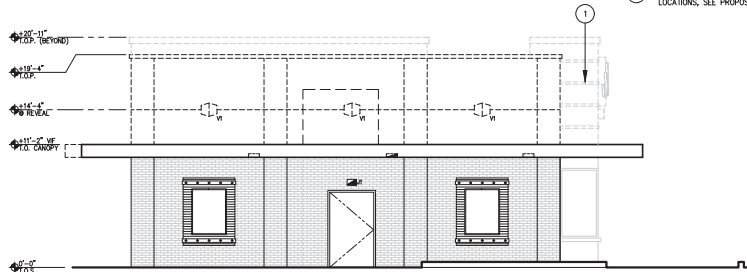
DRAWN BY: _____
PROJECT #: JIB17004.0
SCALE: AS NOTED

EXTERIOR ELEVATIONS

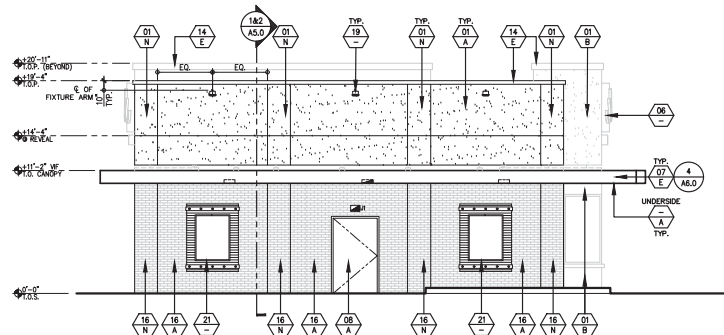
A4.0

DEMO KEY NOTES

- 1 REMOVE EXISTING DECORATIVE BANDING STRIPS. ALL PARAPET WALLS AND REINSTALL LATER AT EXISTING LOCATIONS. PATCH AND REPAIR STUCCO FINISH AS NEEDED. TYP.
- 2 REMOVE EXISTING SIGNAGE TO REINSTALL LATER AT EXISTING LOCATIONS. SEE NEW ELEVATIONS. TYP.
- 3 REMOVE EXISTING STRIP LIGHTING, WALL LIGHT FIXTURES AND REINSTALL LATER AT EXISTING LOCATIONS. SEE PROPOSED ELEVATIONS. TYP.



EXISTING REAR ELEVATION - EAST



NEW REAR ELEVATION - EAST

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

USE CHECKED BOX ONLY

01 MATERIAL/FINISH COLOR
02 ANTI-GRAFFITI COATING: DUMOND CPU647 GRAFFITI BARRIER COAT BY DUMOND CHEMICALS INC. (212) 869-6350
03 COLOR: CLEAR

MATERIAL/FINISH:

- 01 EXTERIOR CEMENT PLASTER- SAND FLOAT FINISH (SEE SPECIFICATIONS)
 - ☐ INTEGRAL COLOR
 - ☐ SHERWIN WILLIAMS SHERLASTIC 100% ACRYLIC ELASTOMERIC COATING
 - ☒ EXTERIOR INSULATION FINISHING SYSTEM (EIFS) AS ALTERNATE, CONTRACTOR TO SUBSTITUTE EIFS IN LIEU OF EXTERIOR CEMENT PLASTER
- 02 AWNING/CANOPY & SUPPORT (BY SIGN CONTRACTOR)
- 03 NOT USED
- 04 (E) ALUMINUM STOREFRONT SYSTEM
 - ☐ 1" CLEAR INSULATED GLASS
 - ☐ 1" CLEAR INSULATED GLASS W/ SOLARBAN 70XL COATING
 - ☐ 1" CLEAR INSULATED GLASS W/ SOLARBAN 60 COATING
 - ☐ ANTI-GRAFFITI FILM
- 05 NOT USED
- 06 INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)
- 07 NEW PRE-FINISHED METAL FASCIA
- 08 NEW WALL WASH FLOOD LIGHT, REF ELECTRICAL
- 09 NOT USED
- 10 12" HIGH BUILDING ADDRESS LETTERS (AS REQUIRED PER LOCAL JURISDICTION)
- 11 MAIN ELECTRICAL SERVICE
- 12 NOT USED
- 13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
- 14 ALUMINUM COPING
- 15 CO2 FILL BOX METAL COVER
- 16 (E) BRICK VENEER SLUMPSTONE
- 17 NOT USED
- 18 MOUNT LIGHT FIXTURE WITHIN CANOPY
- 19 WALL MOUNTED LIGHT FIXTURE, SEE DETAIL 16/A9.0
- 20 NOT USED
- 21 DISPLAY POSTER PANEL AND SURROUND, SEE DETAIL 2/A9.0, 3/A9.0 (F-E018) (F-E019)
- 22 NOT USED
- 23 ENTRANCE DISPLAY HOURS PANEL <---(F-E022)---
- 24 DRIVE-THRU WINDOW TREATMENT AND DISPLAY PANEL
- 25 FEATURE WINDOW POP OUT W/ ALUMINUM BREAK METAL PANELS & ILLUMINATED LIGHT BOX

COLOR:

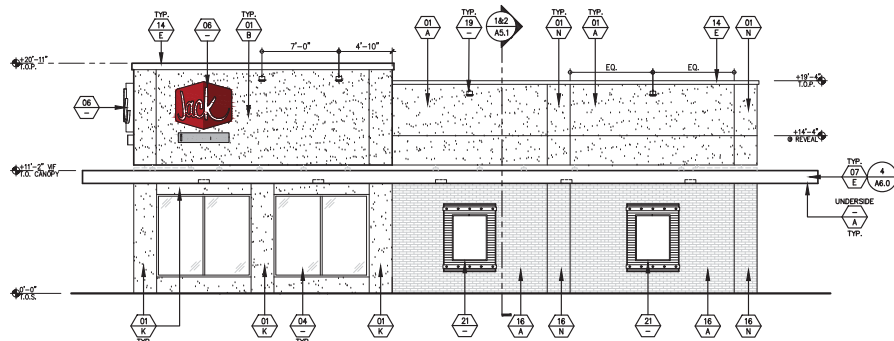
- A SHERWIN WILLIAMS: SW 7015 "REPOSE GRAY"
- B SHERWIN WILLIAMS: SW 6321 "RED BAY"
- C STANDARD STOREFRONT: CLEAR ANODIZED
- D WHITE TEXT ON RED BACKGROUND
- E CLEAR ANODIZED
- F COLOR/FINISH TO MATCH ADJACENT SURFACE
- G SHERWIN WILLIAMS: SW 6990 "CAVARR"
- H POWDERCOATED ANODIZED SILVER
- I MAFIC, AV294
- K SHERWIN WILLIAMS: SW 7020 "BLACK FOX"
- L NATURAL CONCRETE, GRAY
- M STAINLESS STEEL
- N SHERWIN WILLIAMS: SW 7018 "DOVETAIL"
- O NOT USED
- P PAINT TO MATCH CLEAR ANODIZED ALUMINUM, TIGER DRYLAC 38/91020
- R PRE-FINISHED "DARK BRONZE"

GENERAL NOTES:

1. ALL SIGNAGE IS UNDER SEPARATE SUBMITTAL AND PERMIT (N.I.C.).
2. C.J. = PLASTER CONTROL JOINT
3. ALL PLASTER ACCESSORIES, FLASHINGS ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES. (U.O.N.).
4. ALL EXTERIOR WALL OPENINGS FOR RECEPTACLES, HOSE BIBBS, ETC. SHALL BE SEALED. SEE FLOOR PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.

EXISTING RIGHT ELEVATION - SOUTH

SCALE: 3/16" = 1'-0"



NEW RIGHT ELEVATION - SOUTH

SCALE: 3/16" = 1'-0"



9330 BALBOA AVENUE
SAN DIEGO, CA 92123
© 2007 Jack in the Box Inc.
These designs, drawings and specifications are the property of Jack in the Box Inc. and shall not be copied or reproduced without the expressed written consent. These drawings are intended to assist the architect in preparing the final construction documents. The architect shall be responsible for verifying all information in the field when the work is to be performed. No effort shall be made to comply with all applicable codes and all applicable conditions.

DATES
RELEASE: AUG. 24, 2015
P.M. UPDATES: SEPT. 22, 2016
SUBMITTAL DATE:
1:
2:
3:
BID:
CONSTRUCTION:

REVISIONS
△ ISSUED FOR PLAN CHECK REVIEW 3/9/17
△
△
△
△
△



SITE INFORMATION

MK TYPE: MK5K_48P
JOB #: 0510
ADDRESS:
2135 RAILROAD AVENUE
PITTSBURG, CA 94555

DRAWN BY:
PROJECT #: JIB17004.0
SCALE: AS NOTED

EXTERIOR ELEVATIONS

A4.1

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving Design Review of a)
Limited Remodel for the Pittsburg Walmart)
Store at 2203 Loveridge Road, for)
"Walmart Remodel, AP-16-1203 (AD).")

Resolution No. 295

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On November 9, 2016, Teresa Jones of BRR Architecture, filed Administrative Design Review Application No. 16-1230, requesting approval of a limited remodel for the Pittsburg Walmart Store located at 2203 Loveridge Road in the CC (Community Commercial) District. APN 088-630-009. The remodel is limited to a change in exterior building colors and replacement of the existing storefront system, signage, and landscaping throughout the parking lot.
- B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning) and 19 (Sign Regulations), and the City 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 3, "Minor Building Remodels" of Planning Commission Resolution No. 9918.
- D. On December 20, 2016, 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 a determination is made 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 1, "Existing Facilities" of the state CEQA Guidelines section 15301.

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 Pittsburg, and based on evidence presented to the Zoning Administrator on March 17, 2017, the Zoning Administrator finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The proposed project conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that it will provide a more updated appearance with new building colors, a new storefront system, new signage, and new landscaping throughout the store parking lot.
 3. The structure will be protected against exterior and interior noise, vibrations, and other factors that may tend to make the environment less desirable, in that the building is an existing structure with no new additions proposed.
 4. The exterior design and appearance of the structure would not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that it will provide a more updated appearance with new building colors, a new storefront system, new signage, and new landscaping throughout the store parking lot.
 5. There are no proposed developments on land in the general area; however, the proposed project will improve the appearance of the store and overall shopping center making it more consistent with other newer developments in the immediate vicinity.
 6. The proposed project conforms with the applicable Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864) for commercial development including DRDG sections IV.g, and IV.p in that it: a) utilizes darker colors to create a focal point at the store's entry; and b) utilizes neutral colors that are compatible with adjacent development.

Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. AP-16-1203, subject to the following conditions:

1. **Conformity with Project Plans:** The project shall be constructed in substantial conformity with the project plans in Exhibit A date stamped March 7, 2017, except as modified below.
2. **Trash Capture Devices:** Prior to final inspection of the store remodel, full trash capture devices shall be installed in the storm drain inlets located in the parking lot that ultimately drain to the City's storm drain conveyance system. Continuous maintenance of these devices shall be the responsibility of the property owner. A list of approved vendors with devices meeting the requirements of the City's NPDES Stormwater permit for trash load reduction is available from the Engineering Division.
3. **Water Mains:** Prior to final inspection of the store remodel, the property owner shall remove the existing connections made to the 6-inch PVC (Facility ID 14113) pipe located behind the building at 2137 Loveridge Road.
4. **Standard Conditions of Development:** The Standard Conditions of Development as adopted by the Pittsburgh Planning Commission by Resolution No. 8931 shall apply as condition of approval for this project as applicable. Where there is a conflict between the conditions of approval of Resolution No. 8931 and the specific conditions identified herein, the specific conditions of this resolution shall apply.
5. **Other Agency Requirements:** The applicant shall comply with all the requirements of the City's Community Development Department 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.
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. 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

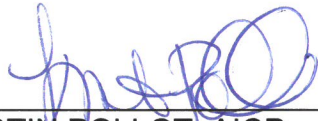
City Attorney time spent responding to and defending the claim, action or proceeding.

7. Expiration of Approval: This approval will expire on March 17, 2018, 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 17th day of March 2017, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

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 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.

Walmart

2017 GENERAL REMODEL

PITTSBURG, CA
STORE NO.: 1615

REMODELED SQ FT: 20,000
EXISTING SQ FT: 125,999
DATE: 10/21/16
PROTO: 116 DIV 1

DRAWING INDEX

- GENERAL
C1 COVER SHEET
N1 GENERAL INFORMATION
N2 CAL GREEN
N3 DOOR DETAILS
LS1 LIFE SAFETY PLAN

- ARCHITECTURAL
SP1 SITE PLAN
SP2 LANDSCAPE PLAN
D1 DEMOLITION PLAN
A1 FLOOR PLAN
A1.1 FLOOR FINISH PLAN
A2 EXTERIOR ELEVATIONS
A2.1 EXTERIOR SIGNAGE
A4 ROOF PLAN AND DETAILS
A5 ENLARGED PLANS ELEVATIONS AND DETAILS
A5.1 RESTROOM PLANS AND DETAILS
A5.2 RESTROOM PLANS AND DETAILS
A5.3 REAR OFFICE PLAN
A6 PARTITION TYPES AND WALL DETAILS
A8 DOOR SCHEDULE/ FINISHES
A9 CASEWORK
AC1 AUTO CENTER PLANS AND DETAILS
BR1 BREAKROOM
BR2 BREAKROOM CASEWORK DETAILS
MC1 MONEY CENTER PLAN AND DETAILS
RXPFC PAINT FIX CLEAN (PFC) PLAN AND DETAILS
VCREP REFRESH VMVC PLAN AND DETAILS

- FIRE
FP1 OVERALL FIRE SPRINKLER PLAN
- MECHANICAL
M1 OVERALL MECHANICAL PLAN
M1.1 ENLARGED MECHANICAL PLANS, DETAILS AND SCHEDULES
- PLUMBING
P1 OVERALL PLUMBING PLAN
P1.1 ENLARGED PLUMBING PLANS
P2 PLUMBING DETAILS
P3 PLUMBING SCHEDULES
P3.1 PLUMBING SCHEDULES
P4 TITLE 24
P4.1 TITLE 24
- ELECTRICAL
E1 LIGHTING PLAN
E1.1 ENLARGED LIGHTING PLANS
E1.2 TITLE 24 INDOOR LIGHTING COMPLIANCE
E1.3 TITLE 24 INDOOR LIGHTING CONTROLS COMPLIANCE
E1.4 TITLE 24 INDOOR LIGHTING POWER ALLOWANCE COMPLIANCE
E1.5 TITLE 24 OUTDOOR LIGHTING COMPLIANCE
E1.6 TITLE 24 OUTDOOR LIGHTING CONTROL COMPLIANCE
E1.7 TITLE 24 OUTDOOR LIGHTING POWER ALLOWANCE COMPLIANCE
E1.8 TITLE 24 SIGN LIGHTING COMPLIANCE
E2 POWER PLAN
E2.1 POWER DROP PLAN

- E2.2 ENLARGED POWER PLANS
E3 ELECTRICAL DETAILS
E4 ELECTRICAL ONE-LINE DETAILS AND SCHEDULES
E4.1 PANELBOARD SCHEDULES
E4.2 PANELBOARD SCHEDULES
- RACKING
FXS1 RACK AND SHELVING ANCHORAGE PLAN AND GENERAL NOTES
FXS2 RACK AND SHELVING ANCHORAGE DETAILS
FXS3 RACK AND SHELVING FRAMING DETAILS
- CIVIL
C1.0 ADA IMPROVEMENTS 1
C2.0 ADA IMPROVEMENTS 2
C3.0 ADA IMPROVEMENTS 3
C4.0 ADA IMPROVEMENTS 4
C5.0 ADA IMPROVEMENTS 5
C6.0 ADA IMPROVEMENTS 6
C7.0 ADA IMPROVEMENTS 7
C8.0 DETAIL SHEET

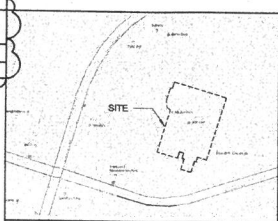
BUILDING CODE SUMMARY

NAME OF PROJECT	PITTSBURG, CA
STREET ADDRESS	2203 LOVERIDGE ROAD
PROPOSED USE	RETAIL
CODES	2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA FIRE CODE 2013 CALIFORNIA BUILDING CODE, CHAPTER 11B 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA GREEN BUILDING STANDARD CODE
OCCUPANCY	M - MERCANTILE, WHOLESALE OR RETAIL STORE (MAIN USE) S1 - STORAGE AREA, MOTOR VEHICLE STATION AND RECEIVING AND STOCKROOMS (MIXED USE) A2 - ASSEMBLY USE, BREAKROOM AND FOOD TENANT (ACCESSORY TO MAIN USE) B - BUSINESS, NON FOOD TENANT (ACCESSORY TO MAIN USE)
TYPE OF CONSTRUCTION	Y-8 UNPROTECTED (SPRINKLERED)
ALLOWABLE AREA	UNLIMITED
FIRE PROTECTION	BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND IS SURROUNDED ON ALL SIDES BY 60 FEET MINIMUM OF PERMANENT OPEN SPACE. UNLIMITED AREA CRITERIA IS APPLICABLE.
AP#	088-630-008-4
OWNER	RETAIL TRUST II (WALMART)

PLUMBING OCCUPANT LOAD TABLE

OCCUPANCY TYPE	OCCUPANCY LOAD FACTORY	OCCUPANCY LOAD	WATER CLOSETS		URINALS		LAVATORIES		DRINKING FOUNTAINS
			MEN	WOMEN	MEN	WOMEN	MEN	WOMEN	
MERCANTILE (M)	200	830	3	6	1	---	2	3	3
TOTAL REQUIRED			3	6	1	---	2	3	3
TOTAL PROVIDED			5	7	2	---	5	5	5

VICINITY MAP



GENERAL NOTES

- BUILDING WILL BE FULLY SPRINKLERED AS REQUIRED BY CONTRACT DOCUMENTS. SUBMIT FIRE SPRINKLER SYSTEM DRAWINGS AND CALCULATIONS TO AUTHORITIES HAVING JURISDICTION (FIRE DEPARTMENT, FIRE MARSHAL, ETC.) OBTAIN ALL APPROVALS PRIOR TO FABRICATION OR INSTALLATION.
- OWNER WILL PROVIDE, OR HAS ALREADY PROVIDED, FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10. AUTHORITY HAVING JURISDICTION WILL APPROVE FINAL FIRE EXTINGUISHER LOCATIONS.
- WAL-MART'S ALARM CENTRALS ENGINEERING TEAM HAS CONTACTED THE AUTHORITY HAVING JURISDICTION FOR PRE-PLAN DATA ABOUT STATE AND LOCAL REQUIREMENTS THAT DIFFER FROM THE NATIONALLY PUBLISHED CODES AND STANDARDS. A COMPLETE SITE SPECIFIC SUBMITTAL IS BEING MADE DIRECTLY TO THE AUTHORITY HAVING JURISDICTION. QUESTIONS SHOULD BE DIRECTED TO: 1-800-530-9624, OPTION 3.
- THE MAXIMUM STORAGE HEIGHT IS TWELVE FEET EXCEPT IN THE GENERAL MERCHANDISE RECEIVING AREA IMMEDIATELY ADJACENT TO THE DOCK DOORS. THE STOCKROOM WILL HAVE A STACKING HEIGHT OF 15 FEET OF CLASS-IV COMMODITIES IN FIXED, SINGLE AND DOUBLE ROW RACKS. THE STACKING HEIGHT OF THE ROLLING RACK AREA WILL NOT EXCEED 12 FEET.
- REFER TO SPECIFICATION SECTIONS 01600 - PRODUCT REQUIREMENTS AND SECTION 01640 - OWNER FURNISHED EQUIPMENT. THESE SECTIONS INCLUDE SPECIFIC INFORMATION REGARDING ITEMS AND SERVICES TO BE FURNISHED AND INSTALLED BY INDIVIDUALS OTHER THAN THE GENERAL CONTRACTOR.
- REINSTALL ALL FIRE EXTINGUISHERS IMMEDIATELY FOLLOWING COMPLETION OF FINAL FINISH TO MOUNTING SURFACE.
- INSTALL 5" DIA. 48" LONG PVC TUBE WITH SCREW CAP FOR REMODEL PLAN STORAGE. MOUNT INSIDE ELECTRICAL. THIS WILL BE IN ADDITION TO EXISTING TUBES.
- REFER TO GENERAL CONTRACTOR PERMIT, REGISTRATION, NOTIFICATION INSPECTION & INSTALLER CERTIFICATION (CPRI) REPORT LOCATED IN GC PERMIT INFORMATION FOLDER ON OWNER'S DOCUMENT DELIVERY WEBSITE.

GENERAL SCOPE OF WORK

- EXTERIOR SURFACES: CLEAN, PREP AND PAINT.
- REPLACE DAMAGED FENCE.
- INTERIOR WALLS: CLEAN, PREP AND PAINT.
- PHARMACY: PAINT, FIX AND CLEAN AS NOTED.
- RELOCATE REFRIGERATOR.
- PHOTO LAB: EXISTING TO REMAIN.
- GARDEN CENTER: CLEAN, FIX AND PAINT.
- RESTROOMS: REFURBISH AS NOTED, ADD NEW VARIOUS OFFICES: EXISTING TO REMAIN.
- BREAK ROOM: REMODEL.
- CUSTOMER SERVICE: REMODEL.
- DOORS: REPAIR/REPLACE AS NOTED.
- FLOOR TILE: REPAIR/REPLACE AS NOTED.
- ENTRY VESTIBULE: REPLACE AUTOMATIC DOORS.
- ROOF: REPAIR/REPLACE AS NOTED.
- SIGNAGE: INSTALL AS NOTED.
- AUTO CENTER: REFURBISH AS NOTED.
- VISION CENTER: PAINT, FIX AND CLEAN AS NOTED.

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
X Zoning Administrator
Planning Commission
City Council

App. No. AP-16-1203 (PD)
Reso. No. 295
Date Approved: 3/17/17
Signature: [Signature]

ARCHITECTURAL	STRUCTURAL/RACKING	FIRE PROTECTION	MECHANICAL / PLUMBING / ELECTRICAL	CIVIL	BUILDING OFFICIAL
BRR ARCHITECTURE JAMES A. HALEY 8700 ANTONIO PLAZA, SUITE 300 MERRIAM, KS 66664	JOHNSTON BURKHOLDER ASSOCIATES JOSEPH H. FLANAGAN 830 CENTRAL STREET KANSAS CITY, MO 64105	HENDERSON ENGINEERS, INC. DARRELL E. STEIN II 8345 LENEXA DRIVE SUITE 300 LENEXA, KS 66214	HENDERSON ENGINEERS, INC. DAVID D. HANZ 8345 LENEXA DRIVE SUITE 300 LENEXA, KS 66214	KIMLEY-HORN AND ASSOCIATES, INC. DAVID LUZURIGA 785 THE CITY DRIVE, SUITE 200 ORANGE, CA 92668	CITY OF PITTSBURG CALIFORNIA BUILDING DIVISION 165 CIVIC AVENUE PITTSBURG, CA 94505

Walmart
GENERAL REMODEL

B | R | R

STIPULATION FOR REUSE
THIS DOCUMENT AND ITS CONTENTS ARE THE PROPERTY OF BRR ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, 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 BRR ARCHITECTURE.

CONSULTANTS

Walmart
PITTSBURG, CA
2203 LOVERIDGE ROAD
STORE NO: 1615
JOB NUMBER: 190402135
GENERAL REMODEL PROTO

ISSUE BLOCK		
1	01/04/17	PR#2
2	02/06/17	CCD#1
3	02/17/17	CCD#2

CHECKED BY: [Signature]
DRAWN BY: SEW
PROTO: 116 DIV 1
PROTO CYCLE: 082616
DOCUMENT DATE: 10/21/16

REGISTERED ARCHITECT
JAMES A. HALEY
C-30870
10-31-2017
STATE OF CALIFORNIA

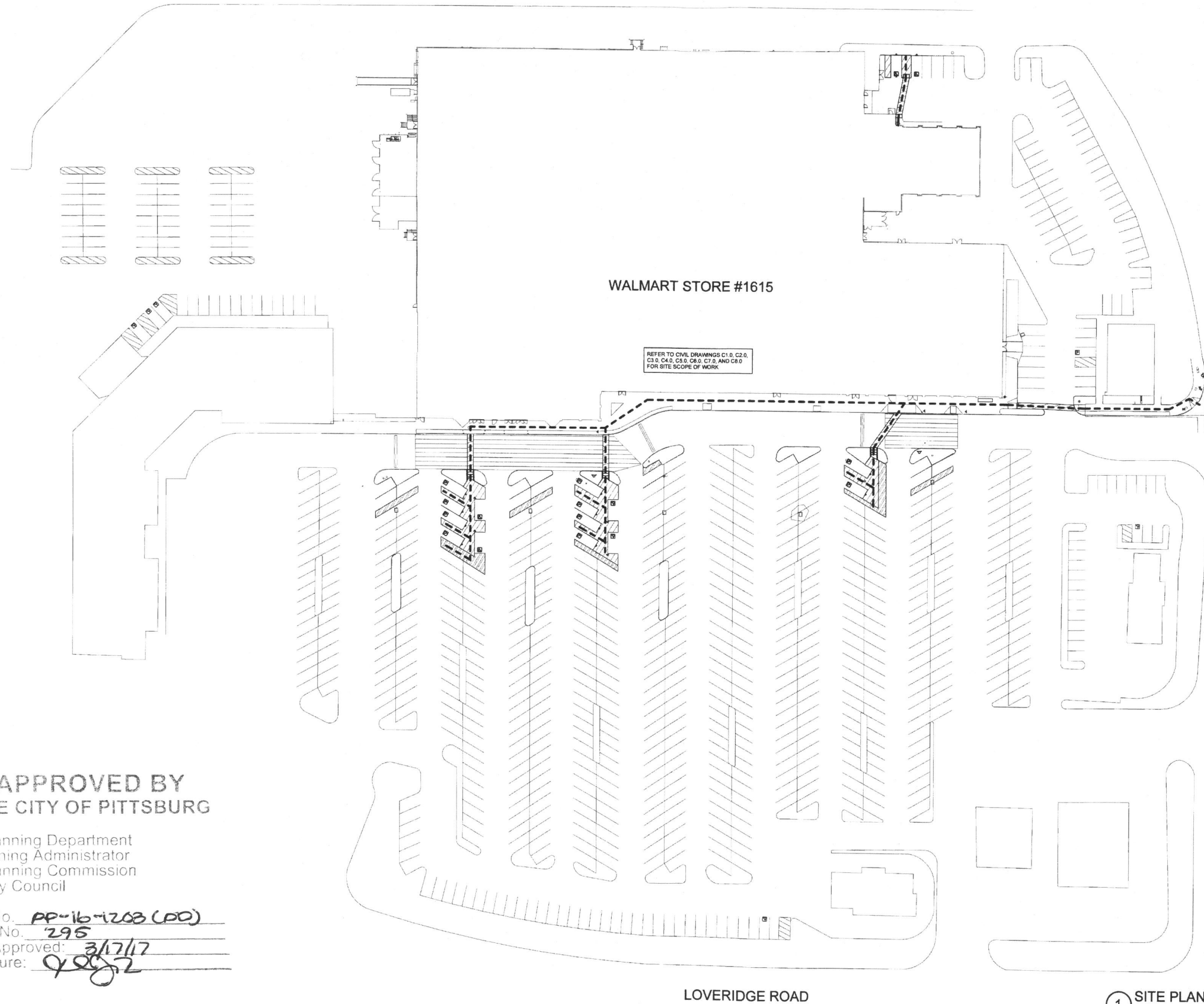
COVER SHEET

SHEET
C1

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
☒ Zoning Administrator
Planning Commission
City Council

App. No. PP-16-1203 (PD)
Reso. No. 295
Date Approved: 3/17/17
Signature: [Signature]



LEGEND
ACCESSIBLE PATH OF TRAVEL
NOTE: THIS SHEET IS A COPY OF THE CIVIL SITE PLAN FOR THIS PROJECT. PLEASE REFER TO THE CIVIL DRAWINGS, C1.0, C2.0, C3.0, C4.0, C5.0, C6.0, C7.0, AND C8.0 IN THIS SET FOR SITE ACCESSIBILITY COMPLIANCE SCOPE OF WORK. SEE SHEET A1 FOR SITE SHEET NOTES.
ARCHITECTURAL FINISH FLOOR = 100.00'
NOTE:
FINISH FLOOR ELEVATION AT ALL EXTERIOR DOORS = 100.00'
UNLESS NOTED OTHERWISE
REFER TO SPEC SECTION 01600 FOR DETAILS AND REQUIREMENTS FOR STORMWATER POLLUTION CONTROLS AND SITE STORAGE OF MATERIALS AND EQUIPMENT. DEVIATIONS FROM DETAILS SHOWN MUST BE SUBMITTED FOR APPROVAL IN ACCORDANCE WITH SPEC SECTION 01330.

B | R | R

STIPULATION FOR REUSE
THIS DRAWING IS THE PROPERTY OF B | R | R. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE DRAWING. IT IS NOT TO BE REPRODUCED, COPIED, 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 B | R | R.

CONSULTANTS

Walmart
PITTSBURG, CA
2203 LOVERIDGE ROAD
STORE NO. 1615
JOB NUMBER: 00002130 | GENERAL REMODEL PHOTO

ISSUE BLOCK

CHECKED BY: [Signature]
DRAWN BY: SEW
PROTO: 116 DIV 1
PROTO CYCLE: 062616
DOCUMENT DATE: 10/21/16

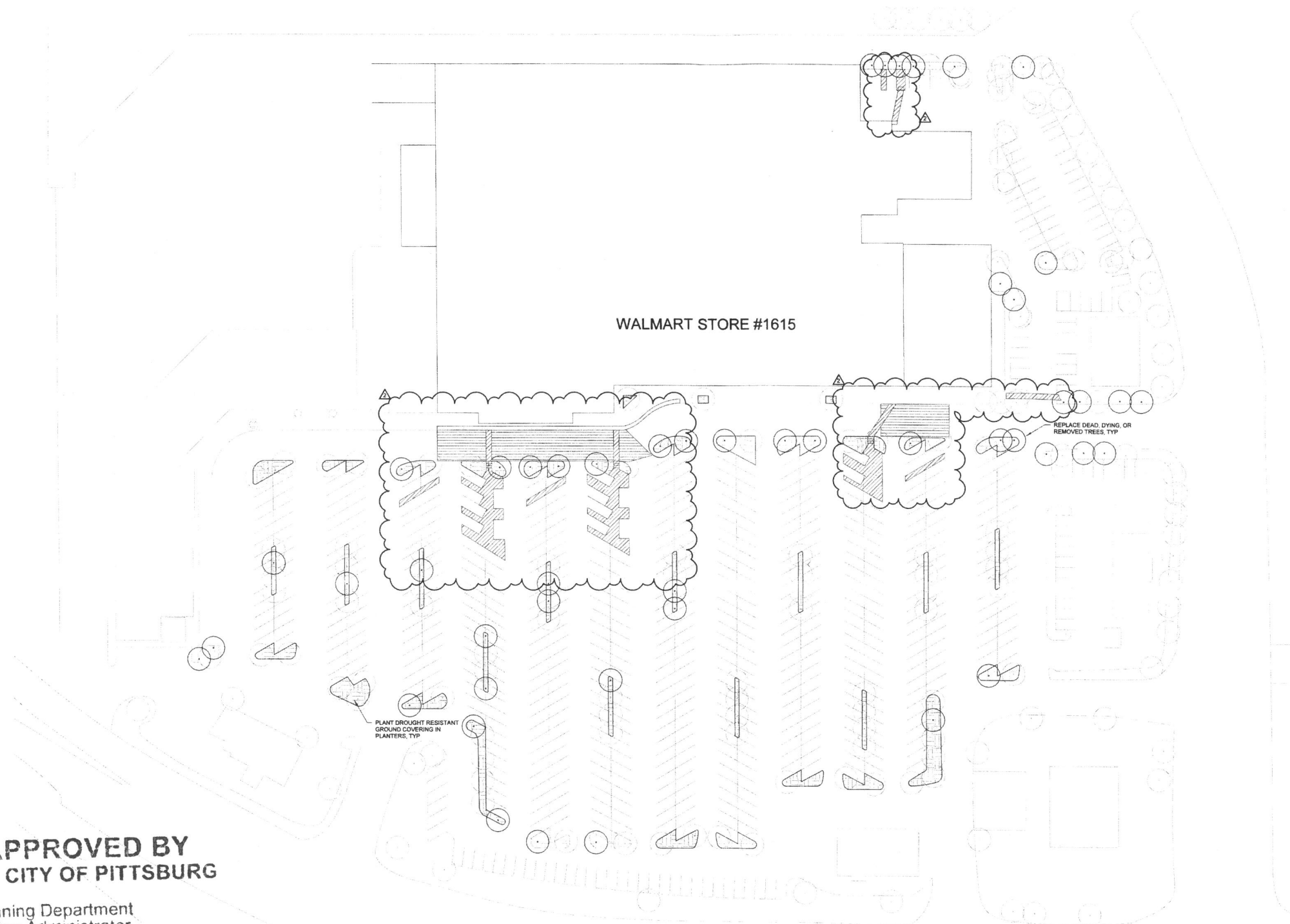
FOR
REFERENCE
ONLY

SITE PLAN

SHEET
SP1

1 SITE PLAN
NTS





APPROVED BY
THE CITY OF PITTSBURG

☐ Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. PP-16-1703 (AD)
 Reso. No. 295
 Date Approved: 3/12/17
 Signature: [Signature]

1 LANDSCAPE PLAN
1" = 40'-0"

LEGEND

EXISTING TREES

NEW DROUGHT RESISTANT TREES

EXISTING UNDERGROWTH

NEW DROUGHT RESISTANT UNDERGROWTH

SHEET INCLUDED FOR INFORMATION ONLY:

NOTE: THIS SHEET IS A COPY OF THE AVAILABLE AS-BUILT LANDSCAPE PLAN FOR THIS PROJECT. THIS SHEET IS PROVIDED FOR ADDITIONAL INFORMATION ON THE ASSUMED EXISTING CONDITIONS AT THE PROJECT. MISSING, DEAD, AND DYING VEGETATION, AS INDICATED ON PLANS TO BE REPLACED BY OWNER. LANDSCAPING TO BE UPDATED TO ACHIEVE COMPLIANCE WITH THE ORIGINAL APPROVED LANDSCAPE PLAN.

DROUGHT RESISTANT PLANTS TO BE SELECTED
AND INSTALLED BY LANDSCAPE CONTRACTOR
UPON REVIEW AND APPROVAL OF THE CITY OF
PITTSBURGH COMMUNITY DEVELOPMENT
DIRECTOR

NOTE: ACCESSIBLE INFORMATION INCLUDED ON THIS SHEET IS FOR REFERENCE PURPOSES ONLY. PLEASE REFER THE CIVIL DRAWINGS, C1.0, C2.0, C3.0, C4.0, C5.0, C6.0, C7.0, C8.0 IN THIS SET FOR SITE ACCESSIBILITY COMPLIANCE SCOPE OF WORK. SEE SHEET A1 FOR SITE SHEET NOTES.

B|R|R

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT [ADDRESS, CITY, STATE, ZIP CODE]. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT MAY BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ARCHITECT AND MAY BE SUBJECT TO LEGAL ACTION.

CONSULTANTS

Walmart*
PITTSBURG, CA
2203 LOVERIDGE ROAD

ISSUE BLOCK

1	02/06/17	CCD#1
---	----------	-------

2	02/17/17	CCD#2
---	----------	-------

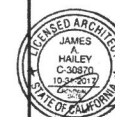
CHECKED BY:

DRAWN BY: SEW

DRYING ST.	SEW
PROTO:	115 25/1

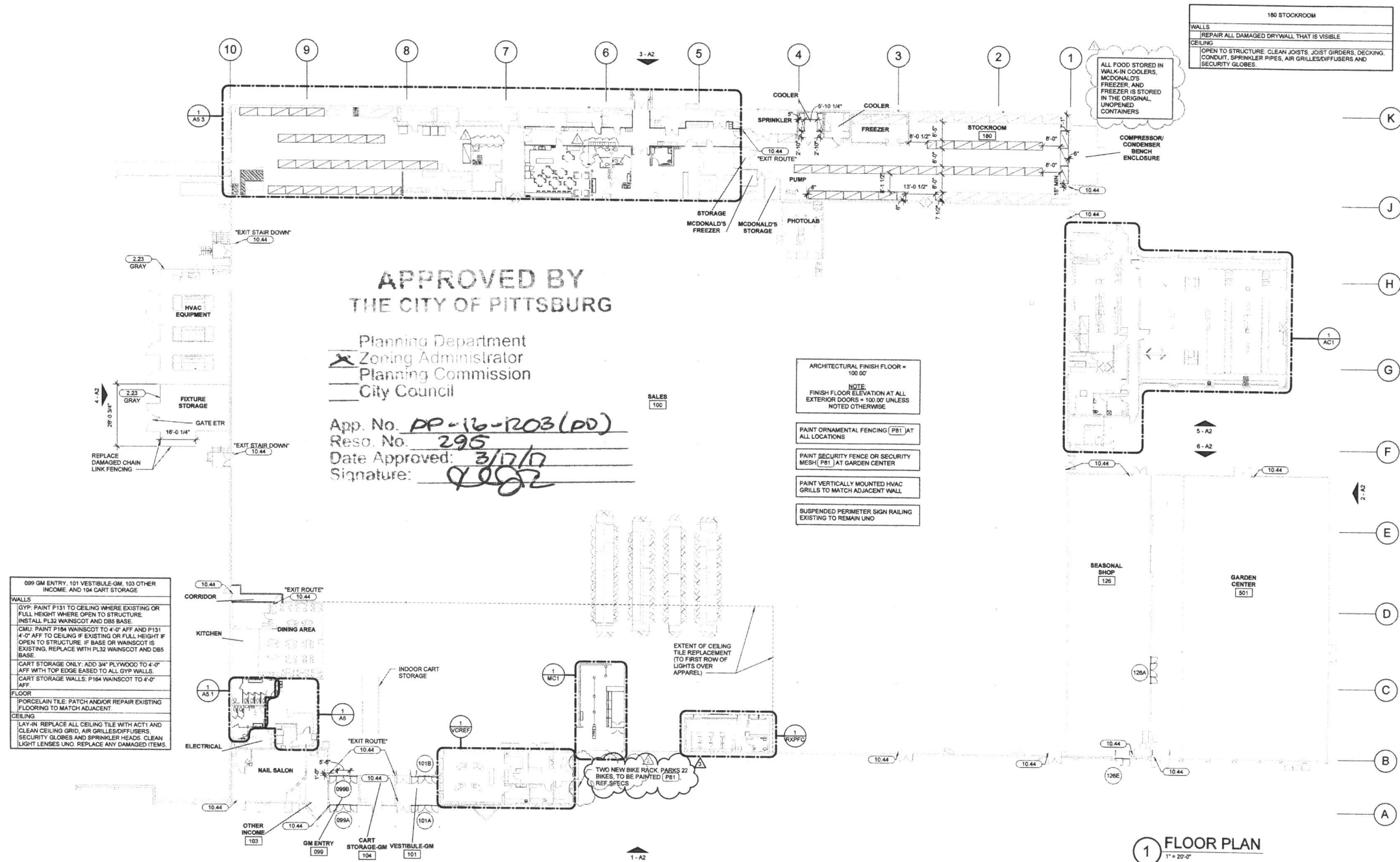
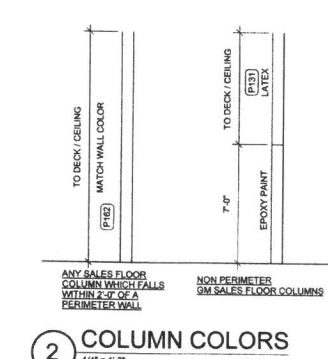
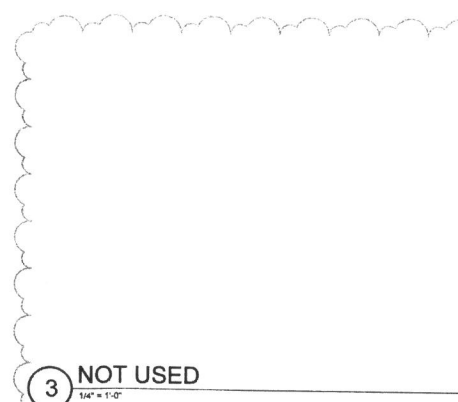
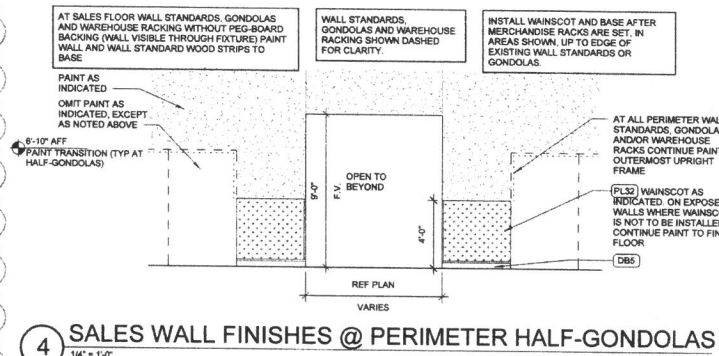
PROTO:	118 DIV 1
PROTO SNGL:	000010

PROTO CYCLE:	052616
PLANT USE DATE:	10/25/16



LANDSCAPE
PLAN

SHEET: **SP2**



	KEYNOTES
2.23	INSTALL NEW PLASTIC SLATS
10.44	PROVIDE TACTILE "EXIT" SIGN, REF N1.
	COLOR LEGEND
P81	TRICORN BLACK SWM6258
P162	PEPPER CORN SWM7674

SHEET NOTES

1.	ENSURE ALL EXISTING WALL STANDARDS AND HALF GONDOLAS TO REMAIN ARE SECURE TO WALL
2.	NOT USED
3.	REFER TO RACK ANCHORAGE PLAN FOR STEEL RACK AND ANCHOR GONDOLA SHEETING FIXTURE ANCHORING REQUIREMENTS
4.	REMOVE ALL EXISTING ADJUSTABLE TUBE COUNTER SUPPORTS THROUGHOUT THE STORE, REF. 1- AB FOR NEW SUPPORTS AND SPACING
5.	REMOVE EXISTING CONCRETE SLOP SINKS AND RE-CALLK PER MANUFACTURER'S RECOMMENDATION
6.	NOT USED
7.	REF TO SPEC SECTION 01500 FOR DETAILS AND REQUIREMENTS FOR STORMWATER POLLUTION PREVENTION AND SITE STORAGE OF MATERIALS AND EQUIPMENT DEVIATION FROM DETAILS SHOWN MUST BE SUBMITTED FOR APPROVAL IN COMPLIANCE WITH SECTION 01530
8.	NOT USED
9.	RELOCATION AND SETUP OF GONDOLAS AND/OR RACKING AS INDICATED ON T&S SHEETS WILL BE PERFORMED BY OTHERS. ANCHORING OF UPRIGHTS TO RAISEMENTS BY GENERAL CONTRACTOR
10.	PAINT ALL UNSPAVED STEEL BOLLARDS THROUGHOUT THE STORE P.S.
11.	INSTALL ALUMINUM CORNER GUARDS AT ALL OUTSIDE CORNERS WITH PLASTIC LAMINATE WAINSCOT LOCATIONS SHOWN IN PLAN AND ELEVATION ARE NOT INDICATIVE OF ALL LOCATIONS WHERE CORNER GUARDS ARE TO BE INSTALLED.

SITE SHEET NOTES

1.	POWER SWAGE SIDEWALK AROUND THE ENTIRE PERIMETER OF SIDEWALK
2.	REMOVE SEALANT AND BACKER MATERIAL FROM JOINT BETWEEN BUILDING AND SIDEWALK. FILL AND SEAL JOINTS. REF. SPEC SECTION 05000
3.	REPAINT PERIMETER SIDEWALK AND FIRE LANE CURB. REF. SPEC SECTION 05000
4.	REMOVE ALL SITE SIGNS AND REMOVE PROXIMITY TO STRUCTURE TO 7'-0" ABOVE GRADE
5.	REPLACE ALL DAMAGED, MISSING, OR FADED SITE SIGNS WITHIN CLOSE PROXIMITY TO STRUCTURE
6.	INSTALL ALL SITE SIGNS AT BUILDING SIDE OF DRIVE LANE IN BOLLARDS. REF. S-1 AT 

[illegible][illegible]

100 SALES	
WALLS	1.07YB PAINT P131 TO CEILING WHERE EXISTING OR FULL HEIGHT WHERE OPEN TO STRUCTURE. INSTALL PL36 WAINSCOT AND DBS BASE TO EXTEND WAINSCOT AND BASE AT EXPOSED WALL TO NEAREST MERCHANDISE RACK REF 6.A. CMU: PAINT P131 TO CEILING IF EXISTING OR FULL HEIGHT IF OPEN TO STRUCTURE. WHERE BASE IS EXISTING, REPLACE WITH DBS BASE VIEWED DAMAGED. SOFPHITS AND BULKHEADS: P131 FULL HEIGHT UNO
FLOOR	PL-2 AND VCT: REFER TO A1 FOR SCHE
CEILING	LAY-IN: REPLACE ACoustICAL CEILING TILE WITH ACT1 IN EXISTING SHOWN IN PHOTO. REMOVE ALL DAMAGED OR DISCOLORED CEILING TILES TO MATCH EXISTING. CLEAN REMAINING CEILING TILES. GRID, AIR GRILLES/SUPPLERS, SECURITY GLOBES AND SPRINKLER HEADS: CLEAN LIGHT LENSES UNO. REPLACE ANY DAMAGED ITEMS.
COLUMNS	REF. DETAILS 2-A1, 3-A1 P131 PART OTHER STRUCTURAL ELEMENTS ADJACENT TO WALLS
126 SEASONAL SHOP	
WALLS	1.07YB PAINT P131 TO CEILING WHERE EXISTING, FULL HEIGHT WHERE OPEN TO STRUCTURE. INSTALL PL36 WAINSCOT AND DBS BASE TO EXPOSED WALLS NOT COVERED BY MERCHANDISE RACKS. REF 6.A3 CMU: PAINT P131 TO CEILING WHERE EXISTING, FULL HEIGHT WHERE OPEN TO STRUCTURE.
FLOOR	EC ETR
CEILING	1.07YB PAINT TO STRUCTURE: CLEAN AND PAINT EXPOSED HVAC DUCT WORK AND PLENUMS TO MATCH PAINTED STRUCTURE, UNO GALLEZED OR UNPAINTED. CLEAN JOISTS, JOIST ORDERS, DECKING, CONDUIT, SPRINKLER PIPE AND AIR GRILLES/SUPPLERS AND SECURITY GLOBES.

501 GARDEN CENTER
FENCING
REPLACE INTERMEDIATE AND BOTTOM RAILS IF DAMAGED.
SECURE FENCE TO NEW RAILING.
PAINT ORNAMENTAL FENCE P81
CEILING
METAL CANOPY: POWER WASH AND REPAINT. REF A2
METAL CANOPY: REPLACE ALL DAMAGED OR MISSING PRE-MOLDED CLOSURE STRIPS INCLUDING CLOSURE STRIPS

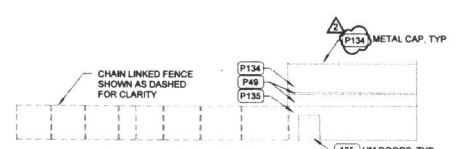


APPROVED BY
THE CITY OF PITTSBURG

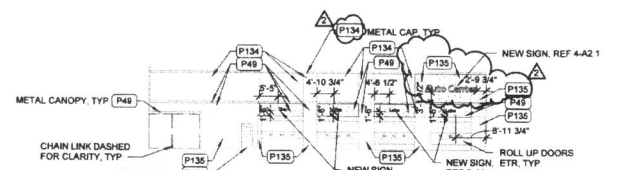
Planning Department
X Zoning Administrator
Planning Commission
City Council

App. No. PP-16-1203 (PD)
Reso. No. 295
Date Approved: 2/12/12
Signature: [Signature]

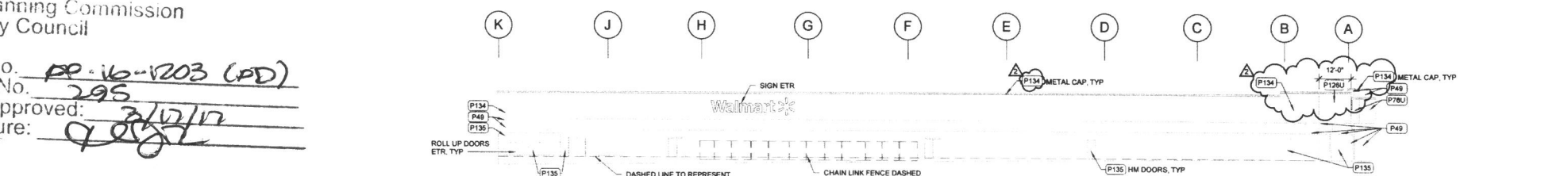
6 REAR GARDEN CENTER ELEVATION
1" = 20'-0"



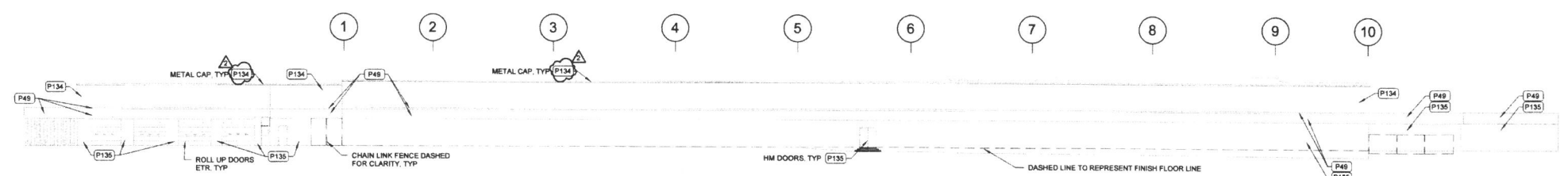
5 AUTO CENTER ELEVATION
1" = 20'-0"



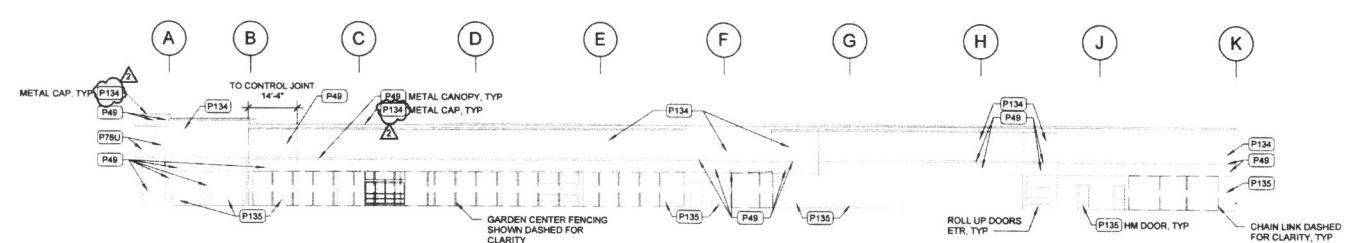
4 LEFT SIDE ELEVATION
1" = 20'-0"



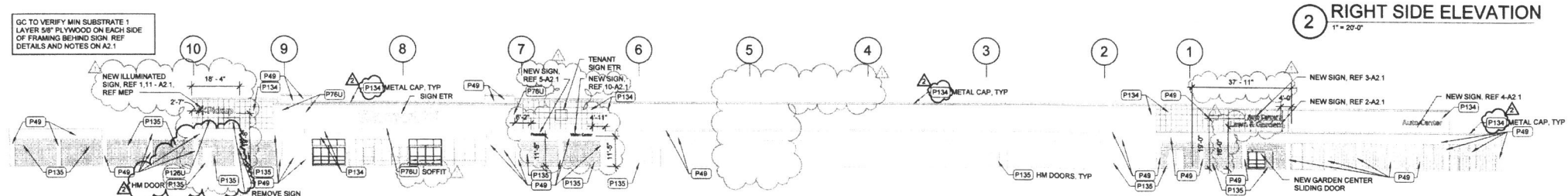
3 REAR ELEVATION
1" = 20'-0"



2 RIGHT SIDE ELEVATION
1" = 20'-0"



1 FRONT ELEVATION
1" = 20'-0"



HATCH LEGEND	
[Hatch Pattern]	EFS AREA TO BE RESURFACED (REF SPEC)
COLOR LEGEND	
P5	OSHA STANDARD "SAFETY YELLOW"
P21	SAFETY RED SW6001
P36	DOMINO SW6069
P49	GAUNTLET GRAY SW7019
P78U	MEDIUM WALMART BLUE (URETHANE)
P81	TRICORN BLACK SW6024
P126U	KNOCKOUT ORANGE (URETHANE) SW6085
P134	REPOSE GRAY SW7015
P135	DORIAN GRAY SW7017
P140	SNOWBOUND SW7004

- SHEET NOTES**
- POWER WASH 100% OF EXTERIOR WALLS PRIOR TO PAINTING
 - PATCH AND REPAIR EXTERIOR WALL SURFACES DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS. TO MATCH ADJACENT AS REQUIRED.
 - REMOVE SEALANT AND BACKER MATERIAL FROM ALL BUILDING CONTROL JOINTS AND EXPANSION JOINTS. FILL AND SEAL JOINTS. REF SPEC 0760
 - REFER TO DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS
 - RESURFACE EXISTING EIFS WHERE SHOWN (HATCHED AREA)
 - PAINT EXTERIOR OF BUILDING AS SHOWN. AT WALL(S) WITH LIT ID LOGO SIGN(S) MASK AND PAINT AROUND SIGN CHARACTER(S)
 - NOT USED
 - REF PAINT TRANSITION DETAIL THIS SHEET WHERE VERTICAL COLOR TRANSITION AT FRONT WALL DOES NOT ALIGN WITH EXISTING MASONRY CONTROL JOINT
 - PAINT DOOR HOODS, HOLLOW METAL STEEL DOORS AND FRAMES, GUTTERS AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, GAS LINES, AND EXPOSED MISCELLANEOUS STEEL TO MATCH ADJACENT BUILDING COLOR UNLESS NOTED
 - PAINT ALL GAS PIPES ON ROOF P5. EXTEND PAINTING OF GAS PIPE DOWN SIDE WALLS TO GRADE OR METER. DO NOT PAINT METER OR VALVES
 - PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL
 - WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK (P140) DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED
 - PAINT JIB CRANE (P36) ON JIB BOOM (P5) ON HANDRAILS
 - PAINT SPRINKLER VALVES (P21) DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL
 - PAINT ALL EXTERIOR BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE
 - PAINT SECURITY WALL PACK HOUSINGS TO MATCH ADJACENT WALL. REMOVE PAINT OVERSPRAY FROM LENSES
 - DO NOT PAINT LED WALL PACK HOUSINGS
 - PAINT GARDEN CENTER STEEL DOORS AND FRAMES (P81)
 - NOT USED
 - NOT USED
- DEMOLITION NOTES**
- REMOVE ALL UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING. COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.

BRB

CONSULTANTS

Walmart
PITTSBURG, CA
2203 LOVERIDGE ROAD
STORE NO. 1515
JOB NUMBER: 9642535 GENERAL REMODEL PHOTO

ISSUE BLOCK

1	01/04/17	PR#2
2	02/06/17	CCD#1

CHECKED BY: [Signature]
DRAWN BY: SEW
PROTO: 116 DIV 1
PROTO CYCLE: 082616
DOCUMENT DATE: 10/21/16

LICENSED ARCHITECT
JAMES HARLEY
C-31870
STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

SHEET
A2

RECEIVED

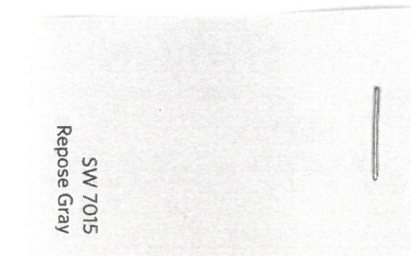
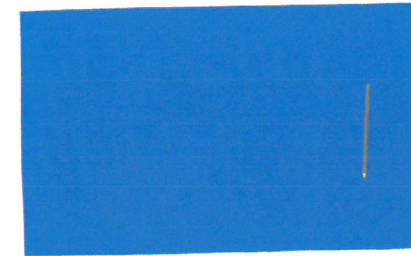
NOV 09 2016

PLANNING DIVISION

APPROVED BY
THE CITY OF PITTSBURG

☐ Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. PP-16-1203 (P0)
Reso. No. 295
Date Approved: 3/17/17
Signature: [Signature]



BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving Design Review for	)	Resolution No. 296
the Placement of a 320 Square Foot	)	
Ancillary Storage Structure at 701 Willow	)	
Pass Road, for "Empire Business Park	)	
Ancillary Storage Structure, AP-15-1097	)	
(AD)"	)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On October 28, 2015, Marc Chacon, on behalf of Empire Business Park LLC, filed Administrative Design Review Application No. 15-1097, requesting approval to install a 320 square foot ancillary storage structure to be used exclusively by the property manager for storage of miscellaneous building maintenance supplies. The project site is located at 701 Willow Pass Road, in the IP-O (Industrial Park with a Limited Overlay, Ordinance No. 07-1284) District. APN: 085-280-010.
- 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 February 28, 2017, a Notice of Intent to exercise staff-delegated authority for this project was provided to the Planning Commission.
- E. Design review approval can be granted by the Zoning Administrator only after a determination is made 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 3, "New Construction or Conversion of Small Structures" of the state CEQA Guidelines, section 15303.

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 Pittsburg, and based on evidence presented to the Zoning Administrator on March 22, 2017, the Zoning Administrator finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. The installation of the storage structure will conform with good taste, good design and in general contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, if a condition of approval is added to require a landscape screen be installed along the north side of the storage structure, screening views of the project from the right-of-way along Willow Pass Road. The proposed storage structure will be painted to match the existing industrial buildings on site, and will house miscellaneous building and maintenance supplies, allowing the property manager to quickly and efficiently replace or repair damaged portions of the existing industrial building in site, helping to ensure the site as a whole is properly maintained.
3. The structure 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 not be occupied for any purpose other than equipment storage and it will be required to comply with current building code standards that are intended to provide adequate protection against noise and vibrations, as applicable.
4. The exterior design and appearance of the proposed storage structure is not of inferior quality as to cause the nature of the site to materially depreciate in appearance and value, if a condition of approval is added to require a landscape screen be installed along the north side of the storage structure, screening views of the project area from the right-of-way along Willow Pass Road. As such, visual impacts will be minimal, or non-existent. Further, the proposed storage structure will be painted to match the existing industrial buildings on site, and it will house miscellaneous building and maintenance supplies, allowing the property manager to quickly and efficiently replace or repair damaged portions of the existing industrial building in site, helping to ensure the site as a whole is properly maintained.
5. The proposed storage structure will be in harmony with existing development on land in the general area, in that the structures will be painted to match the existing industrial buildings on site. Additionally, visual impacts to surrounding uses would be minimal or non-existent due to the structures being setback more than 350 feet from the nearest right-of-way, and more than 1,400 feet from the nearest residence. Additionally, as noted above, a condition of approval will require a landscape screen be installed along the north side of the storage structure, screening views of the project from the right-of-way along Willow Pass Road.

6. The application conforms with the criteria set forth in the City of Pittsburgh Development Review Design Guidelines, in that the structure will be painted to match the existing industrial buildings on site, and a condition of approval, as noted above, will require a landscape screen be installed along the north side of the storage structure, screening views of the project from the right-of-way along Willow Pass Road (DRDG IV.q).

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. 15-1097, subject to the following conditions.
 1. The project shall be constructed and operated in substantial conformity with the project plans dated October 28, 2015, and December 6, 2016, and attached to this resolution as "Exhibit A," except as hereinafter modified.
 2. The applicant shall install a landscape screen along the north side of the storage unit. The landscape screen may include latticework, trees, decorative shrubs, or a combination thereof, and shall, at a minimum, extend to the top of the storage unit upon installation. The final design of the landscape screen shall be approved by the Planning Division prior to installation.
 3. All portions of the storage structure shall be painted "light grey" as identified on the plans, or a similar light colored finish to coordinate with other structures on the site.
 4. No hazardous materials or hazardous substances, as defined by PMC section 18.84.275, shall be stored within the storage unit.
 5. Detergents/degreasers shall never be used in the process of outdoor cleaning. Employees shall utilize dry cleanup methods whenever possible.
 6. This resolution does not approve any building modifications or construction activities affecting existing buildings on-site.
 7. All landscaped areas shall be maintained so as to remain in a healthy, thriving and weed free condition. Any dead or unhealthy plants shall be replaced with a similar species.
 8. 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 the standard

conditions and the specific conditions identified herein, the specific conditions of this resolution shall govern.

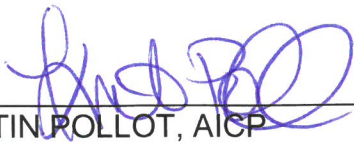
9. The applicant shall comply with all the requirements of the Planning Division, Engineering Division, CCCFPD, Delta Diablo, and all other applicable local, state and federal agencies.
10. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the PMC as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.
11. The applicant or their subcontractor(s) shall record with the California Board of Equalization a nexus or additional location within the City of Pittsburg to ensure any and all sales tax paid shall be recorded and paid to the City of Pittsburg. Applicant or subcontractors shall add a new location to an existing account or ensure the seller of goods and materials subject to sales tax have registered a location within the City of Pittsburg with the Board of Equalization.
12. The applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent Applicant's interests at Applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
13. This approval will expire on March 22, 2018, 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 22nd day of March, 2017, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN ROLLET, AICP
ZONING ADMINISTRATOR

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-Builts) at the discretion of the Planning and Building Director.

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

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

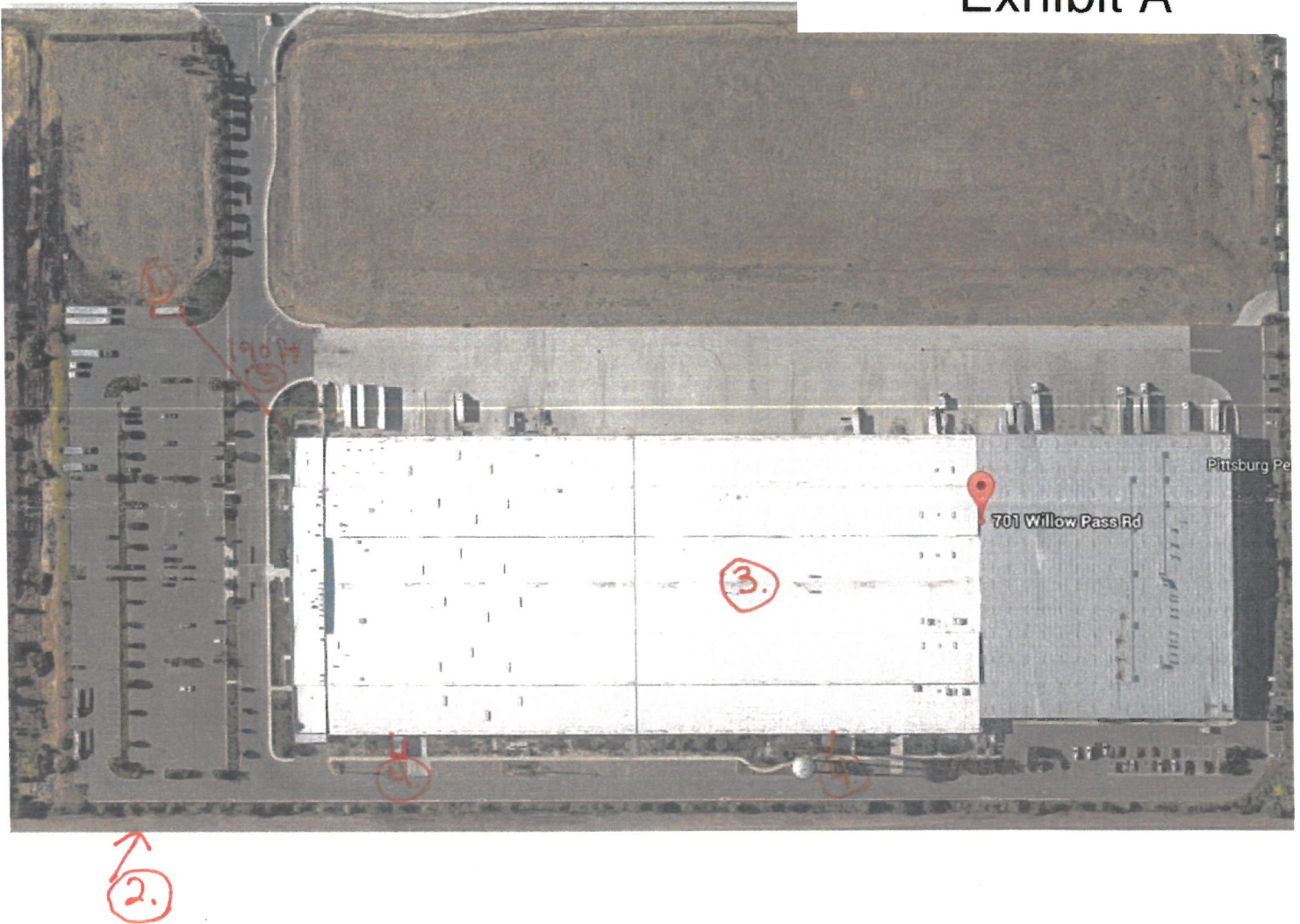
handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm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

or

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

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

Exhibit A



RECEIVED

OCT 28 2015

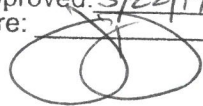
PLANNING DIVISION

KEY:

1. General location of storage structure.
2. Property boundary.
3. Location of main business.
4. Locations of trash disposal areas.
5. Distance between existing business and proposed storage structure.

APPROVED BY THE CITY OF PITTSBURG

☐ Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. 15-1097Reso. No. 296Date Approved: 3/22/17Signature: 



STORAGE CONTAINERS

RECEIVED

OCT 28 2015

PLANNING DIVISION

**APPROVED BY
THE CITY OF PITTSBURG**

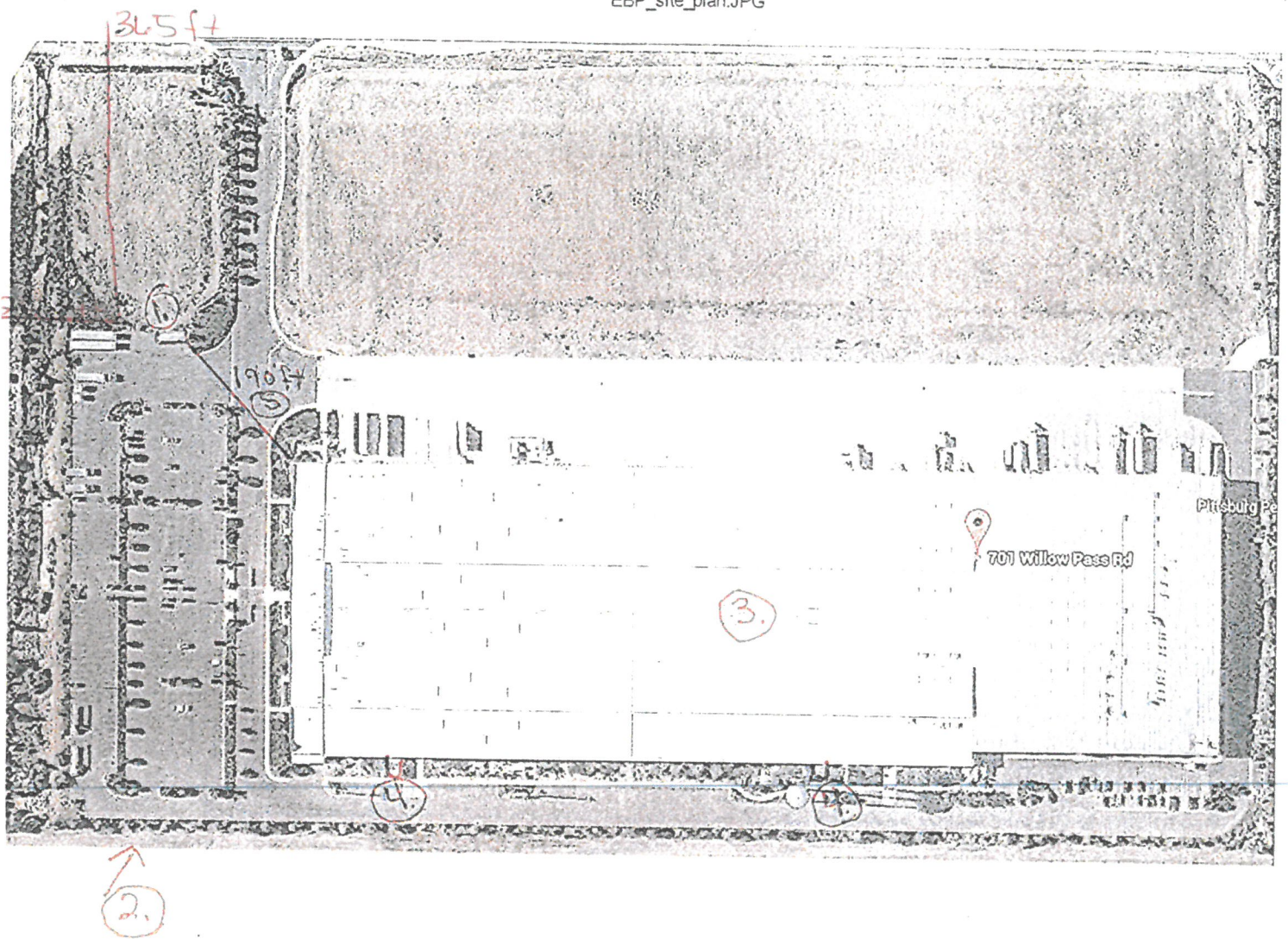
☐ Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. 15-1097

Reso. No. 296

Date Approved: 3/22/17

Signature: _____



RECEIVED

DEC 06 2016

PLANNING DIVISION

1. General location of structure;
2. Property boundaries;
3. Locations of all existing structures;
4. Locations and dimensions of trash disposal areas;
5. Distances between existing buildings and new structure and from building/new structure walls to property lines;

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. 15-10917

Reso. No. 296

Date Approved: 3/22/17

Signature: 