

City of Pittsburgh Planning Commission Agenda

April 24, 2018

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

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

Planning Commission Members

**Mark Gargalikis, Chair
James Coniglio, Vice-Chair
Wolfgang Croskey, Commissioner
Jeremy Ward, Commissioner
Durie Foster, Commissioner
Elissa Robinson, Commissioner
Mark Linde, 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.)

1. Minutes

Meeting Minutes of March 27, 2018

PUBLIC HEARINGS

2. Hazard Mitigation Plan General Plan Amendment, AP-18-1332 (GP)

This is a public hearing on a request for a recommendation for City Council approval of a General Plan amendment to add a new policy to the Health and Safety Element to incorporate the recently adopted 2017 Hazard Mitigation Plan ("HMP") by reference. This amendment would apply citywide.

3. Diablo Energy Storage Project, AP-17-1270 (RZ, UP, DR, DA).

This is a continued public hearing on a request for a recommendation to City Council for: 1) adoption of an amendment to the existing 'Empire Business Park' Overlay Zoning District (Ord. No's. 07-1284 and 04-1214) to allow a "Major Utility" use subject to a use permit; 2) approval of a development agreement; 3) approval of a use permit for a Major Utility; and 4) design review approval of plans to install an energy storage project in three 60,000 sq. ft. buildings with related accessory equipment and tie-line to an existing PG&E substation. The project site covers a 12-acre portion of the 35-acre Empire Business Park parcel located at 701 Willow Pass Road in the IP-O (Industrial Park Overlay) District. Assessor's Parcel No. 085-280-010.

COMMISSION CONSIDERATIONS

4. Alturas Triplexes, AP-17-1276 (DR)

This is a request for design review approval of plans to construct five, three-unit apartment buildings and related site improvements on five vacant parcels (ranging in size from 9,652 and 10,025 square feet) located at 6, 14, 45, 70, and 78 Alturas Avenue, in the RM (Medium Density Residential) District. Assessor's Parcel Nos.: 087-114-012; 087-114-011; 087-114-014; 087-114-004; and 087-114-003.

5. Public Storage at 1275 California Avenue, AP-17-1288 (DR).

This is an application by Public Storage, Inc., requesting design review approval to construct a new, approximately 42,776 square foot, two-story self-storage building within the existing Public Storage facility and repaint the exterior of the existing storage and office buildings. The newly proposed building would occupy a portion of the property currently used for RV and boat storage. The project site is located at 1275 California Avenue, in the CS-O (Service Commercial with an Overlay, Ordinance No. 07-1284) District. APN: 073-190-031.

STUDY SESSION

6. Liberty Residential Subdivision Trash Collection Plan

This is a study session concerning garbage collection options for 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. Staff is requesting the Commission consider two trash collection approaches and provide feedback as to which option would be preferable moving forward.

7. Galloway Mutiplexes Update

This is a study session to review concept plans for construction of three, three-unit apartment buildings on three separate parcels located at 345 W. 10th Street, 172 W. 10th Street, and 463 W. 10th Street in the M (Mixed Use) District. Assessor's Parcel Nos. 085-211-004, 085-226-014, and 085-241-003. Staff is requesting the Commission provide comments before complete plans are brought back for formal consideration.

ZONING ADMINISTRATOR REPORTS

8. 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 the construction of a new 1,050

square-foot, two cell cooling water tower that replace an existing cooling tower and would utilize existing pipe racks at the Dow chemical Company facility at 901 Loveridge Road. The Zoning Administrator also submits four resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

STAFF COMMUNICATIONS

9. Tentative Schedule

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 27, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Gargalikis at 7:00 p.m. on Tuesday, March 27, 2018, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Gargalikis, Commissioner Coniglio, Croskey, Foster, Linde, Robinson, Ward

Staff: Community Development Director Jill Hecht, Planning Manager/Secretary Kristin Pollot, Senior Civil Engineer Richard Abono, Deputy City Clerk Amanda McVey, Senior Planner Jordan Davis

PLEDGE OF ALLEGIANCE

Commissioner Croskey led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Item 2 from the Public Hearings calendar, Diablo Energy Storage Project, Ap-17-1270 (RZ, UP, DR, DA), was continued to the next regularly scheduled meeting of April 10, 2018.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience

PRESENTATIONS

There were no presentations

CONSENT

1. Minutes of March 13, 2018

On motion by Commissioner Coniglio seconded by Commissioner Ward to approve the consent calendar and carried unanimously.

PUBLIC HEARINGS

2. Diablo Energy Storage Project, AP-17-1270 (RZ, UP, DR, DA).

A public hearing on a recommendation to City Council for adoption of an amendment to an existing 'Empire Business Park' Overlay Zoning District (Ord. No's.

07-1284 and 04-1214) to allow a “Major Utility” use subject to a Use Permit, approval of a Use Permit for a Major Utility limited overlay, Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Development Agreement and design review approval of plans to install an energy storage project in three buildings with related accessory equipment and tie-line to an existing PG&E Substation. The project site covers a 12-acre portion of the 35-acre Empire Business Park site located at 701 Willow Pass Road in the IP-O (Industrial Park Overlay) District. Assessor’s Parcel No. 096-y100-031.

Item 2 was continued to the meeting of April 10, 2018.

3. Recommendation on Amendments to Pittsburg Municipal Code Title 18 Related to Cannabis Regulations, AP-18-1308 (RZ).

A public hearing on a proposal to consider recommending amendments to Title 18, “Zoning,” of the Pittsburg Municipal Code (PMC) in order to allow for use of cannabis within medical and nonmedical product manufacturing. On March 19, 2018, the City Council adopted amendments to PMC Title 5 in order to allow for use of cannabis within medical and nonmedical product manufacturing and establish procedures for issuing medical and nonmedical commercial cannabis permits.

Acting Secretary / Senior Planner Jordan Davis gave a presentation.

Chair Gargalikis opened the public hearing.

There being no one to speak to the item, Chair Gargalikis closed the public hearing.

On motion by Commissioner Croskey seconded by Commissioner Ward to approve the proposed amendments and failed by the following vote:

AYES:	Coniglio, Robinson, Ward
NOES:	Croskey, Foster, Gargalikis, Linde
ABSTAIN:	None
ABSENT:	None

On motion by Commissioner Croskey seconded by Commissioner Foster to reject the proposed amendments and carried by the following vote:

AYES:	Croskey, Foster, Gargalikis, Linde
NOES:	Coniglio, Robinson, Ward
ABSTAIN:	None
ABSENT:	None

ZONING ADMINISTRATOR REPORTS

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

The Zoning Administrator submit two notices of intent to exercise delegated design review authority for: 1) a revision to the San Marco Village D House Plans; and 2) an extension of approval for the Burlessas Building Remodel at 14 East 4th Street. The Zoning Administrator also submits two resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

The Commissioners acknowledged receipt of notices and resolution.

STAFF COMMUNICATIONS

There were no staff communications.

COMMITTEE REPORTS

Commissioner Croskey reported the Land Use Subcommittee meets Wednesday, March 28, 2018.

Commissioner Robinson reported Pittsburg Recognition Committee met on Thursday, March 15, 2018, and reviewed two applications. More information to come.

ADJOURNMENT

The meeting was adjourned at 7:21p.m. to April 10, 2018.

Jordan Davis, AICP, Acting Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: Hazard Mitigation Plan General Plan Amendment, AP-18-1332 (GP)

ORIGINATED BY: City of Pittsburg, Planning Division, 65 Civic Avenue, Pittsburg, CA 94565

SUBJECT: This is a public hearing on a request for a recommendation for City Council approval of a General Plan amendment to add a new policy to the Health and Safety Element to incorporate the recently adopted 2017 Hazard Mitigation Plan ("HMP") by reference. This amendment would apply citywide.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the attached Resolution No. 10097, recommending City Council adoption of the proposed General Plan amendment for the 2017 Hazard Mitigation Plan.

BACKGROUND:

The Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended by the Disaster Mitigation and Cost Reduction Act of 2000 (DMA 2000), requires local governments to reduce risks from natural hazards and other disasters through mitigation planning. The National Flood Insurance Act of 1968 ("Act") reinforced the need and requirement for mitigation plans. The Federal Emergency Management Agency (FEMA) has various hazard mitigation planning provisions throughout its regulations. The HMP is a requirement of eligibility to apply for and receive pre- and post-disaster assistance and other FEMA assistance.

As part of the DMA 2000, FEMA is responsible for coordinating the implementation of the Act requiring local government, state, and special jurisdictions to develop hazard mitigation plans. To qualify for any future hazard mitigation grant awards, particularly FEMA funds to support hazard mitigation projects, each jurisdiction must prepare, and have approved by FEMA, a local hazard mitigation plan.

In 2017, the City prepared its own HMP through a collaborative process that involved input from a variety of stakeholders including representatives from City departments, the Pittsburg Unified School District, County of Contra Costa Office of Emergency Services, and the general public. The plan was reviewed by the California State Office of Emergency Services and FEMA Region IX, and both agencies have found the plan to meet the requirements of DMA 2000.

On November 6, 2017, the City Council adopted Resolution No. 17-13388, approving the 2017 Hazard Mitigation Plan which identifies and assesses potential natural hazards

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to meet the requirements of the DMA 2000 as it relates to lessening the impact of future disasters.

Pursuant to Assembly Bill (AB) 2140, in order to be eligible for the maximum amount of hazard mitigation funding/reimbursements, a City must also incorporate the HMP into the Safety Element of their General Plan. Assembly Bill (AB) 2140 otherwise limits the amount of additional state funding for certain disaster recovery projects funded by the California Disaster Assistance Act (CDAA). Specifically, California Government Code Section 8685.9 states, "...the state share shall not exceed 75 percent of total state eligible costs unless the local agency is located within a city, county, or city and county that has adopted a local hazard mitigation plan in accordance with the Federal Disaster Act of 2000 as part of the safety element of its general plan.' Though compliance with AB 2140 is optional, non-compliance limits the City in obtaining additional funding for certain disaster recovery projects.

The City's adopted HMP assumes that it would be incorporated into the General Plan Health and Safety Element and as such would meet the requirements of State Assembly Bill 2140, as stated in California Code Section 8685.9.

PROJECT DESCRIPTION:

The proposed project consists of a General Plan amendment to update Chapter 10 (Health and Safety Element) of the City of Pittsburg General Plan in order to add a new policy to incorporate the 2017 HMP by reference. The new policy proposed would read as follows:

10-P-40 Ensure continued compliance with the adopted Pittsburg Hazard Mitigation Plan, as required by the Federal Emergency Management Agency and the Disaster Mitigation and Cost Reduction Act of 2000.

GENERAL PLAN/CODE COMPLIANCE:

Required Findings: The California Government Code (Government Code) and Pittsburg Municipal Code (PMC) identify the Planning Commission as the advisory body to the City Council on amendments to the General Plan. Government Code section 65353(a), and PMC section 18.48.030 require that the Commission conduct at least one public hearing prior to making its recommendation on a General Plan amendment.

Under Government Code section 65358, the legislative body (City Council) of a local government may amend its General Plan, in whole or in part, if it finds that the amendment would be in the public interest. No more than four General Plan amendments to each element may be adopted within one calendar year. During this calendar year, the City Council has not yet adopted any amendments to the General Plan.

Environmental: Amendments to the General Plan are subject to the California Environmental Quality Act (CEQA). On November 6, 2017, the City Council determined that adoption of the 2017 HMP was exempt from the requirements of CEQA per CEQA Guidelines Sections 15262 (Feasibility and Planning Studies), as the adopted HMP identifies, analyzes and addresses hazards that could occur in Pittsburg and identifies goals and actions to reduce the effects of identified hazards, prepare for and respond to these hazards over a five-year period. Some of the mitigation actions include studies and/or collaboration with other agencies (where Pittsburg may not be the Lead Agency as defined by CEQA), and other mitigation actions would require their own CEQA review as part of their implementation, once a full project scope is prepared and funding is sought.

Accordingly, staff has made a determination that adoption of a General Plan amendment to incorporate the HMP into the General Plan would also be exempt from the requirements of CEQA under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendment proposed is procedural in nature and would not result in any direct impacts to the environment. As mentioned above, future subsequent studies and/or collaboration with other agencies in accordance with the HMP would be subject to their own project specific CEQA review at the time of implementation.

Public Notice: On or before April 14, 2018, in accordance with PMC section 18.14.010, a "Notice of Public Hearing" for the April 24, 2018, public hearing on this item was published as a 1/8-page legal advertisement in the East County Times; was delivered for posting at the Pittsburg Library; was posted at City Hall and on the "Public Notices" section of the City's website; and was mailed via first class or electronic mail to individuals and organizations who previously filed written request for such notice, or otherwise expressed interest in the project in accordance with Government Code section 65090.

ANALYSIS:

Staff believes that the Planning Commission can make the findings to recommend approval of the proposed General Plan amendment. The amendment would be in the public interest as it would further compliance with the HMP, which is intended to reduce the negative impacts of future disasters in order to save lives and reduce injuries, minimize damage to buildings and infrastructure, and minimize economic losses, and ensure the City is eligible for the maximum amount of hazard mitigation funding/reimbursements from CDAA. The Pittsburg HMP outlines mitigation actions, which may be short-term strategies or long-term strategies, to protect citizens, critical facilities, infrastructure, private property and the environment from natural hazards. The Pittsburg Hazard Mitigation Plan is an educational and planning document, not a regulatory document, and as such, it is hoped that the HMP increases public awareness

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in identifying resources for risk assessment, risk reduction and loss reduction, and identifying specific activities to help make Pittsburg more disaster resistant and disaster resilient.

ACTION REQUIRED:

The Commission should open the public hearing, accept testimony, close the public hearing, then adopt Resolution No. 10097, recommending that the City Council adopt the proposed General Plan amendment regarding the 2017 Hazard Mitigation Plan.

ATTACHMENTS:

1. Resolution No. 10097
2. Adopted City Council Resolution No. 17-13388
3. Adopted 2017 Hazard Mitigation Plan
4. Public Hearing Notice

Prepared by: Kristin Pollot, AICP, Planning Manager

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Recommending that the City	)	
Council Amend the Health and Safety	)	
Element of the General Plan to	)	Resolution No. 10097
Incorporate the Pittsburg Hazard	)	
Mitigation Plan.	)	

The Planning Commission DOES Resolve as follows:

Section 1. Background

- A. The Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended by the Disaster Mitigation and Cost Reduction Act of 2000 (DMA 2000), requires local governments to reduce risks from natural hazards and other disasters through mitigation planning. The National Flood Insurance Act of 1968 (“Act”) reinforced the need and requirement for mitigation plans. The Federal Emergency Management Agency (FEMA) has various hazard mitigation planning provisions throughout its regulations. The HMP is a requirement of eligibility to apply for and receive pre- and post-disaster assistance and other FEMA assistance.

- B. As part of the DMA 2000, FEMA is responsible for coordinating the implementation of the Act requiring local government, state, and special jurisdictions to develop hazard mitigation plans. To qualify for any future hazard mitigation grant awards, particularly FEMA funds to support hazard mitigation projects, each jurisdiction must prepare, and have approved by the FEMA a local hazard mitigation plan.

- C. In 2017, the City prepared its own Hazard Mitigation Plan (HMP) through a collaborative process that involved input from a variety of stakeholders including representatives from City departments, the Pittsburg Unified School District, County of Contra Costa Office of Emergency Services, and the general public. The plan was reviewed by the California State Office of Emergency Services and FEMA Region IX, and both agencies have found the plan to meet the requirements of DMA 2000.

- D. On November 6, 2017, the City Council adopted Resolution No. 17-13388, approving the 2017 Hazard Mitigation Plan which identifies and assesses potential natural hazards to meet the requirements of the DMA 2000 as it relates to lessening the impact of future disasters.

- E. Pursuant to Assembly Bill (AB) 2140, in order to be eligible for the maximum amount of hazard mitigation funding/reimbursements, a City must also incorporate their HMP into the Safety Element of their General Plan. Assembly Bill (AB) 2140 otherwise limits the amount of additional state funding for certain disaster recovery projects funded by the California Disaster Assistance Act (CDAA) Specifically, California Government Code Section 8685.9 states, " ...the state share shall not exceed 75 percent of total state eligible costs unless the local agency is located within a city, county, or city and county that has adopted a local hazard mitigation plan in accordance with the Federal Disaster Act of 2000 as part of the safety element of its general plan.' Though compliance with AB2140 is optional, non-compliance limits the City in obtaining additional funding for certain disaster recovery projects.
- F. The City's adopted HMP assumes that it would be incorporated into the General Plan Health and Safety Element and as such would meet the requirements of State Assembly Bill 2140, as stated in California Code Section 8685.9.
- G. Amendments to the General Plan are subject to the California Environmental Quality Act (CEQA). On November 6, 2017, the City Council determined that adoption of the 2017 HMP was exempt from the requirements of CEQA per CEQA Guidelines Sections 15262 (Feasibility and Planning Studies), as the adopted HMP identifies, analyzes and addresses hazards that could occur in Pittsburg and identifies goals and actions to reduce the effects of identified hazards, prepare for and respond to these hazards over a five-year period. Some of the mitigation actions include studies and/or collaboration with other agencies (where Pittsburg may not be the Lead Agency as defined by CEQA), and other mitigation actions would require their own CEQA review as part of their implementation, once a full project scope is prepared and funding is sought.
- H. Accordingly, staff has made a determination that adoption of a General Plan amendment to incorporate the HMP into the General Plan would also be exempt from the requirements of CEQA under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendment proposed is procedural in nature and would not result in any direct impacts to the environment. As mentioned above, future subsequent studies and/or collaboration with other agencies in accordance with the HMP would be subject to their own project specific CEQA review at the time of implementation.
- I. Under Government Code section 65358, the legislative body (City Council) of a local government agency may amend its general plan, in whole or in part, if it finds that the amendment would be in the public interest. No more than four General Plan amendments to each element may be adopted within one calendar

year. During this calendar year, the City Council has not yet adopted any amendments to the General Plan.

- J. California Government Code and the Pittsburg Municipal Code identify the Planning Commission as the advisory body to the City Council on amendments to the general plan. Government Code section 65353(a) and PMC section 18.48.030, require that the Commission conduct at least one public hearing prior to making its recommendation on a general plan amendment.
- K. On or before April 14, 2018, in accordance with PMC section 18.14.010, a "Notice of Public Hearing" for the April 24, 2018, public hearing on this item was published as a 1/8-page legal advertisement in the East County Times; was delivered for posting at the Pittsburg Library; was posted at City Hall and on the "Public Notices" section of the City's website; and was mailed via first class or electronic mail to individuals and organizations who previously filed written request for such notice, or otherwise expressed interest in the project in accordance with Government Code section 65090.
- L. On April 24, 2018, the Planning Commission held a public hearing on this project, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Hazard Mitigation Plan General Plan Amendment, AP-18-1332 (GPA)," dated April 24, 2018, and based on all the information contained in the Planning Division files on the project, adopted and incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
 - 1. All recitals above are true and correct and incorporated herein by reference.
 - 2. Amending the General Plan to incorporate the previously adopted 2017 Pittsburg Hazard Mitigation Plan into the Health & Safety Element is in the public interest in that it would further compliance with the HMP, which is intended to reduce the negative impacts of future disasters in order to save lives and reduce injuries, minimize damage to buildings and infrastructure, and minimize economic losses, and ensure the City is eligible for the maximum amount of hazard mitigation funding/reimbursements from CDAA. The Pittsburg HMP outlines mitigation actions, which may be short-term strategies or long-term strategies, to protect citizens, critical facilities, infrastructure, private property and the environment from natural hazards. The Pittsburg Hazard Mitigation Plan is an educational and planning document, not a regulatory document, and as such, it is hoped that the HMP increases public awareness in identifying resources for risk

assessment, risk reduction and loss reduction, and identifying specific activities to help make Pittsburg more disaster resistant and disaster resilient.

Section 3. Recommendation

- A. Based on the findings set forth above, the Commission hereby recommends that the City Council amend the Health & Safety Element of the General Plan to add a new policy to read as follows:

“10-P-40 Ensure continued compliance with the adopted Pittsburg Hazard Mitigation Plan, as required by the Federal Emergency Management Agency and the Disaster Mitigation and Cost Reduction Act of 2000.”

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 24th day of April, 2018, 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. 10097 was adopted by the Planning Commission of the City of Pittsburg on April 24, 2018.

JORDAN DAVIS, AICP, ACTING SECRETARY
PITTSBURG PLANNING COMMISSION

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution)
Authorizing the City of Pittsburg Hazard)
Mitigation Plan 2017)

RESOLUTION NO. 17-13388

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, the Disaster Mitigation and Cost Reduction Act of 2000 (DMA 2000) was adopted by the Federal government and, among other things, requires authorities to prepare a local Natural Hazards Mitigation Plan which will be utilized to protect citizens, critical facilities, infrastructure, private property and the environment from natural hazards through varying means, including increasing public awareness and identifying resources available for risk reduction and loss prevention; and

WHEREAS, the Federal Emergency Management Agency (FEMA) requires all State and local governments to prepare local hazard mitigation plan (LHMP) as a condition to pre- and post-disaster assistance; and

WHEREAS, the City is concerned about mitigating damage to buildings and infrastructure, and minimizing economic losses from natural disasters before they occur, and

WHEREAS, Federal law and the State of California's requirements for hazard mitigation plans require coverage of only natural hazards, however the Planning Team included technological and human-caused hazards as identified in the City's Emergency Operations Plan; and

WHEREAS, this LHMP was prepared through a process which included a Planning Team consisting of representatives from City departments, the Pittsburg Unified School District and County of Contra Costa Office of Emergency Services as well as public participation review and comments; and

WHEREAS, the California State Office of Emergency Services and FEMA Region IX have reviewed the plan and found it meets the requirements of DMA 2000; and

WHEREAS, formal adoption of the LHMP by the City Council is required before final approval of the plan can be obtained from the Federal Emergency Management Agency; and

WHEREAS, formal adoption of the LHMP by the City and final approval of the LHMP is needed for the City's grant application to FEMA for pre-mitigation funding.

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

Section 1. Findings and Determinations

- A. The City Council hereby finds and determines that the above recitals are true and correct and have served as the basis, in part, for the findings and actions of the City set forth below.

Section 2. Authorization and Direction

- A. The City Council of the City of Pittsburg hereby approves and adopts the City of Pittsburg Hazard Mitigation Plan 2017 that identifies and assesses potential natural hazards to meet the requirements of the Disaster Mitigation and Cost Reduction Act of 2000 and as it relates to lessening the impact of future disasters.
- B. The City of Pittsburg will utilize the City of Pittsburg Hazard Mitigation Plan 2017 to implement goals and strategies outlined to avert and mitigate damage to property and infrastructure, and engage in assistance from California State Office of Emergency Services and Federal Emergency Management Agency.
- C. The City Council authorizes the City Manager or his designee to oversee plan implementation, updates, and make minor, non-substance modifications to the plan.

Section 3. California Environmental Quality Act

The City Council hereby finds that adoption of this Resolution of the City of Pittsburg Hazard Mitigation Plan 2017 is exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15262 (Feasibility and Planning Studies). The HMP identifies, analyzes and addresses hazards that could occur in Pittsburg and identifies goals and actions to reduce the effects of identified hazards, prepare for and respond to these hazards over a five-year period. Some of the mitigation actions include studies and/or collaboration with other agencies (where Pittsburg may not be the Lead Agency as defined by CEQA), and other mitigation actions would require their own CEQA review as part of their implementation, once a full project scope is prepared and funding is sought.

Section 4. Effective Date

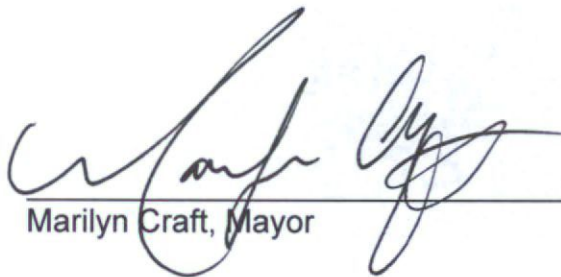
This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg, at a regular meeting on the sixth day of November 2017, by the following vote:

AYES:	Banales, Evola, Killings, Longmire, Craft
NOES:	None
ABSTAINED:	None
ABSENT:	None

ATTEST:


Alice E. Evenson, City Clerk


Marilyn Craft, Mayor



HAZARD MITIGATION PLAN

CITY OF PITTSBURG

February 2017





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SECTION 1: INTRODUCTION

The City of Pittsburg has prepared the 2017 Hazard Mitigation Plan (HMP) in order to assess the natural, technological, and human-caused risks to Pittsburg so as to reduce the potential impact of the hazards by creating mitigation strategies. The 2017 HMP represents the City of Pittsburg's commitment to create a safer, more resilient, community by taking actions to reduce risk and by committing resources to lessen the effects of hazards on the people and property of Pittsburg.

This plan complies with the Federal Disaster Mitigation Act (2000), Federal Register 44 CFR Parts 201 and 206, which modified the Robert T. Stafford Disaster Relief and Emergency Assistance Act by adding a new section, 322 - Mitigation Planning. This law, as of November 1, 2004, requires local governments to develop and submit hazard mitigation plans as a condition of receiving Hazard Mitigation Grant Program (HMGP) and other mitigation project grants. The Pittsburg City Manager's Office and Police Department has coordinated preparation of the HMP in cooperation with other Pittsburg departments, community stakeholders, partner agencies, and members of the public.

This introduction to the HMP provides a brief description of hazard mitigation planning, local mitigation plan requirements, and an outline of the 2017 HMP. There is also an overview of Federal Emergency Management Agency (FEMA) programs and grants related to hazard mitigation.

1.1 HAZARD MITIGATION PLANNING

Hazard mitigation is any sustained action taken to reduce or eliminate the long-term risk to human life and property from hazards. In general, hazard mitigation is work done to minimize the impact of a hazard event before it occurs, with the goal of reducing losses from future disasters. 44 CFR § 201.1(b) describes the purpose of mitigation planning is for local governments to identify the hazards that impact them, to identify actions and activities to reduce losses from those hazards, and to establish a coordinated process to implement the plan, taking advantage of a wide range of resources.

For the City of Pittsburg, hazard mitigation planning is a process in which the City will:

- Identify and profile hazards that affect the local area;
- Analyze the population and facilities at risk from those hazards;
- Develop a mitigation strategy and actions to lessen or reduce the impact of the profiled hazards.
- Implement the strategy and actions that may involve planning, policy changes, programs, projects, and other activities.

The City's implementation of mitigation actions, which may be short-term or long-term strategies, is the primary objective of the planning process. This type of planning will supplement the City's comprehensive emergency management program.



1.2 LOCAL MITIGATION PLANNING REQUIREMENTS

Hazard mitigation planning is governed by the Stafford Act, as amended by the Disaster Mitigation Act of 2000 (DMA 2000), and by federal regulations implementing the Stafford Act. DMA 2000 revised the Stafford Act to require state, local, and tribal governments to develop and submit to FEMA a mitigation plan that outlines processes for identifying the natural hazards, risks, and vulnerabilities of the jurisdiction. Plan approval by FEMA is a prerequisite to receiving federal hazard mitigation grant funds. (See 42 USC § 5165(a).)

To implement the mitigation planning requirements of the Stafford Act, FEMA promulgated 44 CFR Part 201, the federal regulations governing the planning process, plan content, and the process for obtaining approval of the plan from FEMA. The planning requirements set forth in the CFR are identified throughout this plan mirroring the order of the FEMA Regulation Checklist in the Local Mitigation Plan Review Tool.

Federal law and the State of California's requirements for hazard mitigation plans require coverage of only natural hazards; however, Pittsburg's 2014 Emergency Operations Plan included technological and human-caused hazards as well as natural hazards. The planning team decided to cover natural, technological, and human-caused hazards for the HMP, including a description and analysis of each hazard.

FEMA has produced a *Local Mitigation Plan Review Tool*, an appendix to the *Local Mitigation Planning Handbook (2013)*, to demonstrate how the mitigation plan meets the regulation in 44 CFR § 201.6, and offers State and FEMA Mitigation Planners an opportunity to provide feedback to the jurisdiction. The Plan Review Tool has a regulation checklist that provides a summary of FEMA's evaluation of whether the plan has addressed all requirements. Local planners can also use the checklist prior to submitting the plan for approval to ensure they have addressed all the requirements. The Local Mitigation Plan Review Tool Regulation Checklist is provided in Appendix A of this document.



1.3 HAZARD MITIGATION PLAN DESCRIPTION

The 2017 HMP consists of the sections and appendices described below:

Table 1-1: Plan Sections, Appendices, and Descriptions

Section 1: Plan Introduction	Section 1 includes an introduction to hazard mitigation planning, lists the HMP planning requirements, provides a description of the plan, and discusses grants related to hazard mitigation.
Section 2: Planning Process	Section 2 describes the planning process for the 2017 HMP, including an overview of how the HMP was prepared, identification of the HMP planning team, involvement of outside agencies and communities, the inclusion of related plans, reports and information, and stakeholder and public outreach activities.
Section 3: Hazard Identification and Risk Assessment	Section 3 provides a list of the hazards identified in the 2017 HMP, a profile of each hazard and hazard summary, and a risk assessment of the planning area.
Section 4: Capability Assessment and Mitigation Strategy	Section 4 identifies and evaluates the resources available for hazard mitigation within Pittsburg, the current, ongoing, and completed mitigation projects and programs in Pittsburg, and lists mitigation strategies for reducing potential losses.
Section 5: Plan Adoption by Local Government	Section 5 includes documentation of adoption of the HMP by the Pittsburg City Council.
Section 6: Acronyms and Abbreviations	Section 6 lists acronyms and abbreviations used in the 2017 HMP.
Section 7: References	Section 7 lists reference materials used to prepare the 2017 HMP.
Appendix A	Appendix A contains the FEMA <i>Local Mitigation Plan Review Tool</i> , which documents Pittsburg's compliance with the local hazard mitigation plan requirements of 44 CFR Part 201.
Appendix B	Appendix B contains documentation of the planning process for the planning team, including meetings, presentations, emails, etc.
Appendix C	Appendix C contains documentation of the planning process including meetings, presentations held for the stakeholders and public, and other stakeholder/public outreach efforts.
Appendix D	Appendix D contains the local hazard mitigation plan for the Pittsburg Unified School District

1.4 ASSEMBLY BILL 2140

The California Disaster Assistance Act limits the state share for any eligible project to no more than 75% of total state eligible costs, except that the state share shall be up to 100% of total state eligible costs connected with certain events. AB 2140 prohibits the state share for any eligible project from exceeding 75% of total state eligible costs unless the local agency is located within a city, county, or city and county that has adopted a local hazard mitigation plan in accordance



with the federal DMA 2000 as part of the safety element of its general plan, in which case the Legislature may provide for a state share of local costs that exceeds 75% of total state eligible costs.

The California Government Code, Sections 8685.9 and 65302.6, allow for the State Legislature to provide for a state share of local costs that exceeds 75 percent of total state eligible costs where the local agency is located within a city, county, or city and county that has adopted a local hazard mitigation plan in accordance with the federal Disaster Mitigation Act of 2000 (P.L.106-390) as part of the safety element of its general plan adopted pursuant to subdivision (g) of Section 65302.

1.5 GRANT PROGRAMS WITH MITIGATION PLAN REQUIREMENTS

Currently, five FEMA grant programs provide funding to local entities that have a FEMA- approved local mitigation plan meeting federal hazard mitigation plan requirements. Two of the grant programs are authorized under the Stafford Act. The remaining three programs are authorized under the National Flood Insurance Act and the Bunning-Bereuter-Blumenauer Flood Insurance Reform Act.

1.5.1 STAFFORD ACT GRANT PROGRAMS

Funding is provided to state, local, and tribal governments that have an approved Hazard Mitigation Plan through the following programs.

Hazard Mitigation Grant Program (HMGP)

The HMGP provides grants to implement long-term hazard mitigation measures after declaration of a major disaster. The purpose of the HMGP is to reduce the loss of life and property due to natural disasters, and to enable mitigation measures to be implemented during the immediate recovery from a disaster. To qualify for HMGP funding, projects must provide a long-term solution to a problem, and the project's potential savings must exceed the cost of implementing the project.

HMGP Funds may be used to protect either public or private property, or to purchase property that has been subjected to, or is in danger of, repetitive damage. The amount of funding available for the HMGP under a particular disaster declaration is limited. Under the program, the federal government may provide a state or tribe with up to 20 percent of the total disaster grants awarded by FEMA, and may provide up to 75 percent of the cost of projects approved under the program.



The Pre-Disaster Mitigation (PDM) Program

The PDM provides funds to state, local, and tribal entities for hazard mitigation planning and mitigation projects before a disaster event. PDM grants are awarded on a nationally competitive basis. The cost benefit of a PDM project must be more than the cost of implementing the project. Funds may be used to protect either public or private property or to purchase property that has been subjected to repetitive damage. In April of 2014, FEMA announced \$112 million in funding available through two Hazard Mitigation Assistance (HMA) grant programs: Flood Mitigation Assistance (FMA) and Pre-Disaster Mitigation (PDM). Congress originally appropriated \$23 million for PDM grants, but increased the allotment to \$63 million. The Federal government provides up to 75 percent of the cost of projects approved under the program.

1.5.2 NATIONAL FLOOD INSURANCE ACT GRANT PROGRAMS

Flood Mitigation Assistance Grant Program

The goal of the Flood Mitigation Assistance (FMA) Grant Program is to reduce or eliminate flood insurance claims under the National Flood Insurance Program (NFIP). This program places emphasis on mitigating repetitive loss (RL) properties. The primary source of funding for the FMA program is the National Flood Insurance Fund. Grant funding is available for planning, project, and technical assistance. Project grants are awarded to local entities to apply mitigation measures to reduce flood losses to properties insured under the NFIP. In FY 2014, FMA funding totaled \$89 million. The cost-share for this grant is 75 percent federal and 25 percent nonfederal. However, a cost-share of 90 percent federal and 10 percent nonfederal is available in certain situations to mitigate severe repetitive loss (SRL) properties.

Repetitive Flood Claims Program

The Repetitive Flood Claims (RFC) Program provides funding to reduce or eliminate the long-term risk of flood damage to residential and non-residential structures insured under the NFIP. Structures considered for mitigation must have had one or more claim payments for flood damages. All RFC grants are eligible for up to 100 percent federal assistance.

Severe Repetitive Loss Program

The Severe Repetitive Loss (SRL) Program provides funding to reduce or eliminate the long-term risk of flood damage to residential structures insured under the NFIP. Structures considered for mitigation must have had at least four NFIP claim payments over \$5,000 each, with a cumulative amount of such claims payments exceeds \$20,000; or for which at least two separate claims payments have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building, and at least two of the referenced claims must have occurred within any ten-year period, and must be greater than 10 days apart. The cost-share for this grant is 75 percent federal, 25 percent nonfederal. There is a cost-share of 90 percent federal,



10 percent nonfederal, available to mitigate SRL properties when the state or tribal plan addresses ways to mitigate SRL properties.

1.6 PLANNING AREA DESCRIPTION

The following description of the planning area includes its location, geography, history, government, economy, and demographics.

The planning area for the HMP includes the City of Pittsburg, which is an industrial city in eastern Contra Costa County, California in the East Bay region of the San Francisco Bay Area. Pittsburg was incorporated on June 25, 1903 as a general law city. The City of Pittsburg encompasses approximately 19.25 square miles (United States Census Bureau) and lies at Latitude: 38.03° Nord Longitude: 121.88° West. The elevation ranges from 30 feet Mean Sea Level (MSL) in the northern portion of the City along the Sacramento River, then increases in elevation to 1,900 feet MSL at the City's southernmost ridge in the hills of the Diablo Range. The City, operating as Island Energy, owns, manages, and runs the utility on Mare Island in Vallejo but this entity shall not be covered by this HMP.

1.6.1 LOCATION

San Francisco is approximately 40 miles west of the City, while Sacramento is approximately 44 miles northeast of Pittsburg. The surrounding jurisdictions include the unincorporated area known as Bay Point and the cities of Antioch, Oakley, Brentwood, Martinez, Pleasant Hill, Concord and Walnut Creek. Pittsburg is located at the confluence of the Sacramento and San Joaquin rivers just east of where the rivers enter Suisun Bay. The region is known as the Sacramento-San Joaquin Delta. Freshwater from the two rivers mingles with saltwater from the Pacific Ocean, creating the West Coast's largest estuary. Browns Island and Winter Island are just off the shoreline of Pittsburg, along with the New York Slough and Broad Slough.



Figure 1-1: Aerial View, City of Pittsburg



1.6.2 GEOLOGY

The Health and Safety Element of the Pittsburg General Plan describes two general topographic zones within the City: the lowland zone and the hillside zone.

Lowland Zone

The Estuarine (coastal) areas are underlain by Bay Mud, which consists of unconsolidated silt and clay with abundant organic material, local peat, sand, and gravel lenses or discontinuous beds (USGS, 1973). There is artificial fill occur along the edges of the Suisun Bay, particularly around the power plant and in filled channels. Old fill (pre-1950's) typically consists of mixed material including weak compressible soils with a risk of liquefaction. The Flatland areas of Pittsburg are



underlain by alluvial deposits, unconsolidated flood-plain deposits, sand, silt, gravel, and clay, layered irregularly.

Hillside Zone

The Hillside areas of the City consist primarily of tilted marine sedimentary and volcanic rocks that range in age from Paleocene to Pliocene. Hillside areas in the western and southern portions of the planning area contain steep slopes, weak bedrock, and local landslide deposits. The hillside zone is vulnerable to landslides, soil creep, debris flow, and other hazards due to historic coal mining.

1.6.3 CLIMATE

The climate of the larger East Contra Costa County region is characterized as Mediterranean with warm, dry summers and mild, wet winters. The region's rainy season extends from November 1st to March 31st, with relatively dry conditions for the remainder of the year. Average annual rainfall in the vicinity of the planning area is 14 inches. Temperatures are generally moderate with a comparatively small range of temperatures between the winter low and summer high. Average low temperatures in January are 38 degrees Fahrenheit with highs averaging 53 degrees. In July the average lows are 58 degrees with highs averaging 91 degrees Fahrenheit. (<http://www.intellicast.com/Local/History>).

1.6.4 HISTORY OF PITTSBURG

Pittsburg began along the Suisun Bay/Delta shoreline as a 10,000-acre land grant from the government of Mexico in 1839, and grew into a settlement along the banks of the Sacramento River. The land grant was awarded to Jose Antone Mesa and Miguel Jose Garcia. Shortly thereafter the little town was named New York of the Pacific, possibly because the man who laid out the town, Colonel J.D. Stevenson, was a native of New York. This area soon became known as New York Landing and thrived on fishing and canning industries. Following the discovery of coal in the hills three miles south of town, the town was renamed Black Diamond in 1868. In 1906 Columbia Geneva Steel opened for business, and by popular vote on February 11, 1911, the name was changed to Pittsburg, after the eastern birthplace of the steel industry (the "h" was removed to simplify the spelling).

In 1942 Camp Stoneman was built. This had a tremendous impact on the City and its growth. Forty-five thousand servicemen were stationed at Camp Stoneman during the Asiatic-Pacific operations in World War II. In 1954, the Camp was closed and the property was added to the City of Pittsburg for commercial and residential development.

1.6.5 GOVERNMENT

The City of Pittsburg is a general law city with a Council/Manager form of government. City government is divided into 23 functional areas and operates with 11 City Departments plus five



specialized services. City Departments include the City Manager's Office; City Clerk's Office; Human Resources Department; Finance Department; Economic Development Department; Planning Department; Public Works Department; Engineering Department; Recreation Department; Police Department; and Community Access Department. Specialized Services include the City Attorney, the Successor Agency, the Environmental Affairs Division, the Pittsburg Power Company, the City Golf Course, and the City Marina.

1.6.6 ECONOMY

Pittsburg has grown from its days as primarily an industrial center for steel and commercial fishing into a community with a blend of commercial, retail, and office businesses. There are still large industrial employers such as USS-POSCO and Dow Chemical Company, a variety of smaller commercial employers, such as Ramar Foods International and Walmart, and educational employers such as Pittsburg Unified School District and Los Medanos College to name a few.

The California Delta Highway, State Highway 4, runs primarily east-west through the City. Other major transportation corridors include the Burlington Northern, Union Pacific, Santa Fe (BNSF) railroad, and the Pittsburg/Bay Point Bay Area Rapid Transit (BART) station is in Pittsburg. The East Contra Costa BART extension project is currently in progress and will add a station near Hillcrest Avenue in Antioch and a station at Railroad Avenue in Pittsburg. Tri-Delta Transit is a bus operator serving the communities in the eastern section of the county. East Bay Para-Transit is a bus service for persons with disabilities and others with access and functional needs throughout the county.

The following table shows the principal employers in the City of Pittsburg (source: City of Pittsburg Comprehensive Annual Financial Report, FY June 2014).

Table 1-2: 2014 Principal Employers in Pittsburg

	Employer	# of Employees
1.	Pittsburg Unified School District	1,172
2.	USS - Posco Industries	700
3.	Los Medanos Community College	472
4.	Dow Chemical Company	350
5.	Walmart	250
6.	City of Pittsburg	222
7.	Angelica Corporation (Laundry)	185
8.	Mi Pueblo Foods	137
9.	WinCo Foods	134
10.	Ramar Foods International	132



1.6.7 DEMOGRAPHICS

According to the State of California Department of Finance E-1 Population Estimates for 2014-2016, Pittsburg's estimated population in 2016 was 67,628. According to the Census Bureau, Pittsburg is the 131st most populated city in the state of California out of 482 incorporated cities.

According to the 2010 Census, 8.0 percent of Pittsburg's population was under five years of age; 25.4 percent between 6 and 19 years of age; 58.3 percent was between 20 and 64 years of age; and 8.3 percent were 65 years old or older.

The 2010 Census also indicates that Pittsburg's racial composition is as follows: 43.5 percent White, 12.6 percent Asian, 23.1 percent Hispanic or Latino, 18.9 percent Black or African American, 0.7 percent American Indian and Alaska Native, 0.9 percent Native Hawaiian and other Pacific Islander, and 1.64 other races.

In addition, the Census estimates in 2013 that 32,849 Pittsburg residents, 16 years and older, were part of the labor force. Of that number, an estimated 28,766 were employed and 4,022 were unemployed, for an approximate unemployment rate of 5.9 percent. The median household income in Pittsburg in 2013 was estimated at \$58,866; the 2013 per capita income was estimated at \$23,972. An estimated 78.7 percent of the residents in Pittsburg graduated with a high school diploma and 17.4 percent graduated with a bachelor's degree or higher.

The total estimated number of people living in Pittsburg with a disability in a non-institutional setting is 13.6 percent, or 8,782 people. Of those 8,782 people, 4.2 percent or 701 persons are under the age of 18; 13 percent or 5,426 persons are aged 18-64, and 45.6 percent or 2,655 are 65 years and older.



SECTION 2: PLANNING PROCESS

The requirements for documentation of the HMP planning process are described below. This section summarizes the planning area's hazard mitigation planning efforts in 2016. In addition, the section describes public and stakeholder outreach efforts as part of the HMP planning process. The section also summarizes the review and incorporation of existing plans, studies, and reports used to develop the HMP. Documentation of the 2017 HMP planning process for the Hazard Mitigation Planning Team is provided in Appendix B, and documentation of the planning process for the Public and Stakeholders is found in Appendix C. These appendices document the planning meetings and outreach and include meeting agendas, presentation, materials and other documentation to conduct the planning process.

FEMA REGULATION CHECKLIST: PLANNING PROCESS

Documentation of the Planning Process

44 CFR § 201.6(c)(1): The plan shall include documentation of the planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.

Elements

A1. Does the Plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? 44 CFR § 201.6(c)(1).

A2. Does the Plan document an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, agencies that have the authority to regulate development as well as other interests to be involved in the planning process? 44 CFR 201.6(b)(2)

A3. Does the Plan document how the public was involved in the planning process during the drafting stage? 44 CFR 201.6(b)(1) and 201.6(c)(1)

A4. Does the Plan document the review and incorporation of existing plans, studies, reports, and technical information? 44 CFR 201.6(b)(3)

A5. Is there discussion on how the community will continue public participation in the plan maintenance process? 44 CFR 201.6(c)(4)(iii)

A6. Is there a description of the method and schedule for keeping the plan current (monitoring, evaluating and updating the mitigation plan within a 5-year cycle)? 44 CFR 201.6(c)(4)(i)

Source: FEMA, *Local Mitigation Planning Handbook Review Tool*, March 2013.

2.1 PLANNING PROCESS

In April 2015, the planning process for the 2017 HMP began. Select staff from various City departments were invited to the hazard mitigation planning team for the purpose of developing



the 2017 HMP. Solicitation was also sent to neighboring cities and other interested agencies through an email sent by Contra Costa County to the roster of Operational Area member agencies. Members of the HMP planning team are listed in Table 2-1, below.

Table 2-1: HMP Planning Team

Department or Agency	Member Name	Key Role
City Manager's Office; Environmental Affairs	Laura Wright	<i>Co-chair of Planning Team, Primary Point of Contact, Provide Input and guidance from the City Manager's Office</i>
Police Department	Steve Albanese	<i>Co-Chair of Planning Team, Primary Point of Contact, Provide input for the Police Department</i>
Successor Agency - Redevelopment Agency	Melaine Venenciano	<i>Pittsburg capabilities, facilities, and mitigation strategy and projects</i>
Finance	Susan Winkelbauer	<i>Pittsburg capabilities, facilities, and mitigation strategy and projects</i>
City Engineer	Fritz McKinley	<i>Pittsburg building inventory, land use, regulate development, planning capabilities, strategy and mitigation projects, Pittsburg assets</i>
Engineering	Richard Abono	<i>Pittsburg building inventory, land use, regulate development, planning capabilities, strategy and mitigation projects, Pittsburg assets</i>
Building Official	Curtis Smith	<i>Pittsburg assets and planning projects, land use and regulate development</i>
Planning	Kristin Pollot	<i>Pittsburg building inventory, regulate development, planning capabilities and mitigation strategy and projects, Pittsburg assets</i>
Planning	Hector Rojas	<i>Pittsburg building inventory, regulate development, planning capabilities and mitigation strategy and projects, Pittsburg assets</i>
Public Works	Robert Joaquin	<i>Pittsburg capabilities, facilities, mitigation strategy and projects and regulate development</i>
Public Works	Hilario Mata	<i>ES capabilities, facilities, mitigation strategy and projects and regulate development</i>
Parks and Recreation	Don Buchanan	<i>Pittsburg capabilities, assets, facilities, and mitigation strategy</i>



Contra Costa County Office of Emergency Services	Marcelle Indelicato	<i>County Hazard Mitigation Plan, County capabilities, assets, mitigation strategy, risk assessment and hazards</i>
Pittsburg Unified School District	Steve Ahonen	<i>PUSD capabilities, facilities, assets, risks, mitigation strategy</i>

Four meetings were held with the planning team: May 18, 2015, August 17, 2015, February 8, and April 28, 2016. Representatives from the City Manager's Office and the Police Department shared the responsibility of chairing the planning team. The City Manager's Office also copied documents for review and sent out meeting notices. At the project kick-off meeting, held May 18, 2015, a description of the planning process was provided through a presentation. Information from other Pittsburg plans, the 2013 Emergency Operations Plan (EOP), and the Pittsburg 2020 Health and Safety Element was presented. The planning team also reviewed the local mitigation plan requirements under the Stafford Act regulations and the October 2011 Local Mitigation Plan Review Guide in an effort to assist the planning team in understanding the scope of the planning process. A presentation was developed to facilitate the meeting.

The initial planning team meeting included an overview of what is required to be in a hazard mitigation plan and what would be required of them while serving on the plan team. At this meeting the hazards that were identified in the Health and Safety Element and the 2014 Emergency Operations Plan (EOP) along with other hazards were presented for the team's consideration. The planning team provided their recommendations for the hazards that should be profiled in the HMP. The process established was for the City Manager's Office to compile the recommendations and send them back out to the planning team for a final review prior to incorporating them into the 2017 plan.

The planning team members agreed upon the compiled list of hazards and the critical facilities to be included in the plan. The planning team also reviewed and made recommendations on the public-stakeholder outreach plan and efforts.

The consultant developed portions of the plan and sent or presented draft items to the planning team for review, recommendations, and approval was established and worked very well. Once the drafts were complete and presented to the planning team, all comments and edits were incorporated into the plan.

A second planning team meeting was held on August 17, 2015. At this meeting, planning team members were given an update of the public outreach survey, an introduction of the risk assessment, a description of critical facilities, and an overview of a mitigation strategy, goals, and actions. Lists of potential critical facilities were presented and the planning team came to a consensus of what facilities should be listed in the HMP. Planning Team members also rated the



hazards according to the Calculated Priority Risk Index tool. The mitigation strategy was explained and then discussed, along with goals, objectives, and actions to be included in the plan. Example goals, objectives, and actions were provided to the planning team. Staff was also briefed on the requirement to list City assets such as personnel, fiscal resources, authorities and policies, legal and regulatory resources for the capabilities assessment.

Drafts of Sections three and four of the plan were developed according to the input given by the Planning Team and survey results. The draft plan was sent to the Chair of the Planning Team and distributed to team members for review. Again, recommendations were incorporated into the plan.

Departmental budget reports from 2009 through 2015 were reviewed to provide material for the completed mitigation actions and new actions for the mitigation strategy. Departments that had current and ongoing projects provided project information, such as a timeline, project funding, and project administration to include in the action plan.

A third meeting was held on February 8, 2016 with Laura Wright, (Environmental Affairs Manager), Steve Albanese (Pittsburg Police Department), Steve Ahonen (PUSD), Lee Rosenberg (NPA), Mike Hooper (WHS). The group discussed including the Pittsburg Unified School District in the Plan, building out the hazard profiles and risk assessments, as well as creating appendices to highlight planning team meetings and public outreach efforts.

The fourth team meeting was held on April 28, 2016. At this meeting, the entire planning team reviewed the initial draft HMP. They discussed:

- The HMP's mitigation actions.
- How the HMP hazard mitigation actions may support plans for developing funding priorities to aid implementation by departments.
- Previous public outreach efforts (survey) and future outreach effort(s). Future outreach efforts will include putting the HMP on the City of Pittsburg website, providing a copy of the HMP to the library and potentially having a public meeting.

Documentation of the planning process for the planning team is shown in Appendix C: Planning Process Documentation.

The following efforts were made to receive comments and recommendations about the final draft 2017 HMP:



- A draft version of the HMP was made available on the City website for a 15-day public comment review period on March 2, 2017. Information advertising the availability of the draft HMP for review.
- The draft HMP was distributed to members of the Red Cross and the Emergency Management Group for a 2-week review period.

On April 17, 2017, the City Manager's Office sent the public comment draft of the 2017 HMP to Cal OES and FEMA for preliminary review.

On November 6, 2017, the 2017 HMP was presented to City Council for adoption at a regularly scheduled City Council meeting. The City Council Meeting Agenda was posted at City Hall and the City Council Meeting agenda packet was posted on the City's website. The local community access cable television channels carried the City Council meeting announcement. At the council meeting, City Council voted unanimously to adopt the 2017 Hazard Mitigation Plan.

2.2 STAKEHOLDER AND PUBLIC OUTREACH

A requirement is that the HMP must document an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, agencies that have the authority to regulate development as well as other interests to be involved in the planning process (44 CFR § 201.6(b)(2)). The plan must also document how the public was involved in the planning process during the drafting stage (44 CFR § 201.6(b)(3)).

At the May 18, 2015 kick-off meeting, the planning team provided recommendations for the public and stakeholder outreach process. The discussion included a two-pronged strategy for reaching out to the public, focused on efforts during the drafting phase and prior to plan adoption. The recommendations were to utilize existing groups in the City such as civic organizations, City commissions, the business community, school district, and social media to conduct outreach for public input.

Public Outreach Strategy

To reach out to the general public about the 2017 HMP, a survey was created which provided information on the hazards in the City, on preparedness of the public, on the value of community wide projects, actions and activities, and on issues related to hazard mitigation through policies and the effectiveness of receiving information regarding emergencies and disasters from the City. In June of 2015, a survey was placed on the City's web site located at www.ci.pittsburg.ca.us and was advertised on the City e-news to subscribers, Health Services email subscriber announcement, the Living Green Facebook page, and on the City website. To invite stakeholders from other jurisdictions, Contra Costa County Office of Emergency Services



sent out an email to the emergency management coordinators in the cities in the county inviting them to participate in the HMP development process.

During this process, the City Manager's Office received 70 public comments about the 2017 HMP. Information on how members of the public like to receive information about hazards in Pittsburg, and on how they would use that information to better prepare for disasters was also received. The favored method of receiving information from the City was via the Internet (71.64%). Some participants asked specific questions about what to do when certain issues arise, such as having no water or electricity after an earthquake. Screenshots of the survey invitation, survey, and results can be found in [Appendix B](#) of the HMP.

Prior to the approval and adoption of the 2017 HMP, a copy of the plan will be placed on the City's website. The Planning Team will review any comments and consider changes to the HMP for those suggestions that would benefit the plan. The City website page will provide an e-mail address and phone number to which people can direct further comments or concerns.

For documentation of the above HMP public outreach efforts, see Appendix B, Stakeholder and Public Outreach

2.2.1 STAKEHOLDER OUTREACH

To facilitate stakeholder involvement for the development of the HMP, the City provided an overview of the HMP, gave presentations of information, provided a survey for input, and answered questions regarding the planning process. The meeting facilitation materials and attendance sheets are included in Appendix B.

The Planning Team conducted the following stakeholder outreach activities:

- A health services announcement about the hazard mitigation plan and request to complete the survey was emailed by Contra Costa County Health Services Division to 36 affiliated community organizations, public health stakeholders and their clients, and hospital districts, such as The Food Bank, Pittsburg Unified School District, and the Center for Human Development.
- Emergency management/disaster coordinators of the surrounding cities were sent the draft 2017 HMP for review to provide input.
- The Contra Costa County Office of Emergency Management was sent the draft HMP for review to provide comments and recommendations.
- The Contra Costa County Health Services Division Hazardous Materials Division was sent the draft HMP for review to provide comments and recommendations
- The American Red Cross Bay Area Chapter was sent the 2017 HMP for review and comment.



2.2.2 PUBLIC OUTREACH

The following activities were undertaken as part of outreach to members of the community regarding the 2017 HMP:

- In June of 2015, a notice was placed on the City website about the 2017 HMP requesting residents and employees of businesses in Pittsburg to complete the hazard mitigation plan development survey. The results of the survey are contained in Appendix B. They were used to provide input to the analysis of hazards and in developing the mitigation goals and activities.
- An advertisement about the hazard mitigation plan and the request to participate in the survey was placed on the Living Green Facebook page.
- An advertisement requesting community members to participate in the hazard mitigation survey was distributed to subscribers via the City's e-news blast.
- The complete draft version of the 2017 HMP was posted on the City website on and on the Living Green Facebook page from March 2, 2017 through March 17, 2017 with a request for public comments.

2.3 INCORPORATION OF EXISTING PLANS AND OTHER TECHNICAL INFORMATION

The requirements for review and incorporation of existing plans, studies, reports, and technical information (44 CFR §201.6(b)(3)), as described in the federal regulations are described below.

During the planning process, members of the planning team reviewed and incorporated information into the 2017 HMP information from several existing plans, studies, and reports. These reports are listed below:

- The 2014 Pittsburg Emergency Operations Plan. The hazard section of the EOP provided a basis for the hazards identified in the HMP.
- Pittsburg General Plan, Health and Safety Element. The hazards identified in the Health and Safety Element provided natural hazard information for the seismic hazard profile, including ground shaking and ground failure, and for flooding and fires.
- Pittsburg General Plan. The land use and development trends identified in the General Plan provided guidance for development trends identified in the HMP vulnerability analysis.
- Adopted Annual Budget, Fiscal Year 2015-16
- Comprehensive Annual Financial Report, Fiscal Year Ended June 30, 2014
- Pittsburg Sewer System Management Plan, February 2014
- Climate Central Sea Level Rise and Coastal Flood Risk: Summary for Pittsburg, CA
- Contra Costa Hazard Mitigation Plan, May 2011



- California Climate Adaptation Planning Guide (APG): The 2012 APG provides information on the effects of climate change on California, and provided adaptation planning guidance used in the development of the climate change hazard profile.
- 2013 State of California Multi-Hazard Mitigation Plan. The State HMP was reviewed to ensure the alignment of the Pittsburg HMP with the state's current hazard profiles and mitigation strategy.

Additionally, a resolution to the City Council will be forwarded upon approval of the HMP adopting the HMP as a part of the General Plan Health and Safety Element. This incorporates the mitigation actions contained in the HMP into the General Plan and provides commonality between the plans. This action meets the requirements of State Assembly Bill 2140 as stated in California Code Section 8685.9.

2.4 CONTINUED PUBLIC PARTICIPATION IN PLAN MAINTENANCE

The overall success of the HMP is through implementation of the plan's hazard mitigation strategy and activities to reduce the effects of hazards, protect people and property, and improve the City's efforts to respond to and recover from disasters. Members of the public in Pittsburg and the City will ultimately benefit from the implementation of the HMP and must be given the opportunity to provide input to the continuous cycle of HMP planning.

Pittsburg will strive to keep the public aware of hazard mitigation projects that take place as a result of the HMP. Public information will be released through press releases, City website announcements, public hearings, council and commission meetings, and the City e-news blast to subscribers.

Projects that mitigate hazards are included in the City's annual budget planning process. City workshops are held and meetings are convened, and the public is made aware of the planning through council meetings, open workshop sessions, and press releases during this time. The budget planning process will serve as an annual opportunity to conduct outreach to the public on updates to the hazard mitigation planning process. A survey can be developed to gather input on how the community feels about the progress being made on HMP activities. The City will also provide press releases and information about hazard mitigation projects to the public on a regular basis, but at a minimum, the public will be engaged to learn about current HMP activities, and given the opportunity to provide comments and information on an annual basis to update and maintain the HMP. The City Manager's Office will be responsible to ensure the public is included and involved in the annual public plan update and outreach.

When the time comes to begin revising the 2017 HMP, the plan update process will be implemented, which will include continued public involvement and input through attendance at



designated public meetings, web postings, through press releases to local media, community fairs and events, and surveys. As part of this effort, a series of public meetings will be held and public comments will be solicited on the revisions to the HMP according to the five-year cycle.

2.5 PLAN MAINTENANCE METHOD AND SCHEDULE

Implementation and maintenance of the plan is critical to the overall success of hazard mitigation planning. This section details the process that Pittsburg will use to monitor, update, and evaluate the plan within the five-year cycle of the plan's revision to ensure the HMP remains an active and relevant document. The format of the plan aligns with the regulation checklist and is divided into sections of information. When it is time to maintain or revise the HMP, data can be easily located and incorporated, resulting in an easy method to keep the plan current and relevant.

2.5.1 PLAN IMPLEMENTATION

The hazard mitigation plan includes a range of action items to reduce losses from hazard events. Together, the action items provide a framework for activities that the City can choose to implement over the next five years. The effectiveness of the plan depends on the incorporation of the action items into existing City plans, policies, and programs. Although the City Manager's Office will have primary department responsibility for the HMP's continual review, coordination, and promotion, plan implementation and evaluation will be a shared responsibility among all departments and agencies that contributed to the mitigation action plan. The Pittsburg City Manager and Department Directors will be jointly responsible for the plan's implementation and maintenance through existing City programs. Division Managers will be responsible for implementing mitigation strategies and actions specific to their department operations. The Environmental Affairs Manager in the City Manager's Office will assume the lead responsibility for facilitating plan maintenance and coordinating the planning team.

2.5.2 HAZARD MITIGATION PLANNING TEAM

The planning team represents City staff from each department and other stakeholders that contributed to the development of the 2017 plan. The planning team oversaw the development of the plan, and made recommendations on key elements of the plan, including the maintenance strategy.

It was important to the City that each department be represented in the planning team and given the opportunity to provide input during the plan development. This philosophy will be continued for future plan revisions through evaluations, maintenance, and updates of data, processes, and programs. The planning team will convene annually to perform annual reviews of the HMP and its implementation. The planning team will include representation from residents, citizen groups, and stakeholders within the planning area.



If planning team members can no longer serve on the planning team, the Department Director will assign another staff person to be on the planning team so that every City department is represented.

2.5.3 ANNUAL PROGRESS REPORT

Each April, the planning team will begin the process of reviewing the HMP and the implementation of mitigation actions to develop an annual progress report. This process can also assist the budget review process by providing information on mitigation projects and activities that have been completed or implemented. The annual progress report process will serve to align annual reviews of the hazard mitigation plan to incorporate information. As updates to the HMP are completed, the public will be made aware of the changes to the HMP and make recommendations or comments.

The planning team will monitor the hazard mitigation strategies during the year and at a meeting held in January of each year, team members will provide information for the evaluation of the progress of the 2017 HMP. This evaluation will include:

- A summary of any hazard events that occurred during the prior year and their impact on the planning area
- A review of successful mitigation initiatives identified in the 2017 plan
- A brief discussion about the targeted strategies that were not completed
- A re-evaluation of the action plan to determine if the timeline for identified projects needs to be amended, and the reason for the amendment, e.g., funding issues
- Any recommendations for new projects
- Any changes in or potential for new funding options (grant opportunities)
- Any impacts of other planning programs or initiatives in the City that involve hazard mitigation

The planning team will write a progress report that will be provided to the City's budget planning team for review and incorporation in the budget process as mitigation projects are completed or implemented. The hazard mitigation plan progress report will also be posted on the City website on the page dedicated to the hazard mitigation plan, provided to the local media through a press release, and presented in the form of a report to the Pittsburgh City Council. The planning team will strive to complete the progress report process by March of each year.

2.5.4 FUTURE PLAN REVISIONS

Section 201.6.d.3 of 44CFR requires that local hazard mitigation plans be reviewed, revised as appropriate, and resubmitted for approval in order to remain eligible for benefits awarded under the Disaster Mitigation Act. The City of Pittsburgh intends to update its hazard mitigation plan on a 5-year cycle.



Based on needs identified by the planning team the update will, at a minimum, include the following elements:

- The hazard risk assessment will be reviewed and updated using the most recent information and technologies.
- The action plan will be reviewed and revised to account for any initiatives completed, dropped, or changed and to account for changes in the risk assessment.
- Any new City policies identified under other planning mechanisms, as appropriate.
- The draft HMP update will be sent to appropriate agencies and organizations for comment.
- The public will be given an opportunity to comment on the updated version prior to adoption.
- The Pittsburg City Council will adopt the updated plan.

At a minimum of six months prior to the expiration date of the 2017 HMP, the planning team will implement a plan revision schedule to formally update the 2017 plan. The plan will be revised using the latest FEMA hazard mitigation guidance documents, such as the Mitigation Planning Tool and Regulation Checklist to ensure compliance with current hazard mitigation planning regulations.



SECTION 3: HAZARD IDENTIFICATION AND RISK ASSESSMENT

This section of the HMP includes requirements for hazard profiles and a risk assessment, as provided in the Code of Federal Regulations.

FEMA REGULATION CHECKLIST: RISK ASSESSMENT

Hazard Identification

44 CFR § 201.6(c)(2)(i): The risk assessment shall include a description of the type of all natural hazards that can affect the jurisdiction.

Elements

B1. Does the Plan include a description of the type, location, and extent of all natural hazards that can affect the jurisdiction? Requirement § 201.6(c)(2)(i).

B2. Does the Plan include information on previous occurrences of hazard events and on the probability of future hazard events for the jurisdiction? See 44 CFR § 201.6(c)(2)(i).

B3. Is there a description of each identified hazard's impact on the community as well as an overall summary of the community's vulnerability for each jurisdiction? Requirement § 201.6(c)(2)(ii).

B4. Does the Plan address NFIP insured structures within the jurisdiction that have been repetitively damaged by floods? Requirement § 201.6(c)(2)(ii).

Source: FEMA, *Local Mitigation Planning Handbook Review Tool*, March 2013.

3.1 HAZARD IDENTIFICATION

The goal of mitigation is to reduce the future impacts of hazards, including loss of life, property damage, disruption to the local economy, and the expenditure of public and private funds for recovery.

Hazard Identification

A list of all hazards that had the potential to occur in Pittsburg was presented to stakeholders in a meeting and to the general public through a survey. The list of hazards was derived from the General Plan - Pittsburg 2020 A Vision for the 21st Century, the 2014 Emergency Operations Plan, the 2011 Contra Costa Multi-Hazard Mitigation Plan, and the California State Hazard Mitigation Plan. Considering the results of the public survey and recommendations from the stakeholders, the planning team decided to include technological and human-caused hazards to the Plan to thoroughly represent the total threat in Pittsburg. The following table lists the hazards described in the HMP:



Table 3-1: Hazard Identification Table

2017 HMP Hazards
1. Flooding – Localized Storms, Seiches
2. Hazardous Materials – Chemical Storage
3. Earthquake – Seismic Hazards
4. Drought
5. Transportation – Air, Rail, Highway, and Water
6. Civil Unrest
7. Public Health – Epidemic, Pandemic
8. Severe Weather – Wind, Tornados, Heat
9. Wildland and Urban Fires
10. Terrorism – Nuclear, Cybersecurity
11. Pipeline – Oil Spills
12. Climate Change – Air Pollution, Rising Tides

The 2017 HMP lists 12 hazards that affect the planning area based on historical information, the presence of the hazard, and the likelihood of future occurrences of the hazard. The hazard profiles serve as the basis of the hazard assessment.

3.1.1 PITTSBURG DISASTER PROCLAMATION HISTORY

The planning team reviewed historical information and more recent past events to identify hazards where an emergency or disaster was proclaimed within the City. The following table shows the emergency or disaster proclamation history for the City of Pittsburg:

Table 3-2: Pittsburg Emergency or Disaster Proclamations

Year	Resolution Number	Emergency/Disaster Type
1998	98-8573	Local Emergency based on Winter Storm Activity commencing on February 3, 1998
1997	97-8415	Local Emergency based on Winter Storm Activity commencing on January 22, 1997

3.1.2 DISASTER PROCLAMATION PROCESS

When there is a condition of extreme peril or potential peril to the safety of persons and property, and the condition is beyond the capability of the local jurisdiction to control effectively, the local governing body (city council, board of supervisors or a person authorized by ordinance) may proclaim that a local emergency exists. The local government may request the California Office of Emergency Services (Cal OES) Director to concur in their proclamation of a local emergency and to provide assistance under the California Disaster Assistance Act (CDAA). A copy of the resolution must be provided to Contra Costa Operational Area as soon as possible for



transmission of the resolution to Cal OES. When a county proclaims a local emergency pursuant to Section 8630 of the Government Code, based upon conditions which include both incorporated and unincorporated territory of the county, it is not necessary for the cities to also proclaim the existence of a local emergency independently. If sufficient conditions occur, the State may proclaim a state of emergency to fully commit state and mutual aid assistance and provide resources to assist local government. Following the proclamation of a state of emergency, the California OES Director may recommend that the Governor request a Presidential declaration of a major disaster under the authority of Public Law 93-288. The Governor's request to the president is submitted through the Federal Emergency Management Agency (FEMA).

The table below lists the State and Federal disaster declarations affecting Contra Costa County, which encompass the cities within the County. Disaster proclamations for hazards that are not present in Pittsburg (dam failure, landslides, fruit fly infestations, etc.) were excluded from the table:

Table 3-3: Contra Costa County Disaster Proclamation History

Year	Disaster #	Hazard	Declaration
04/28/2009		H1N1 Swine flu	State
2/27/2009		Drought	State
11/9/2007		Oil spill – Cosco Busan	State
05/10/2006	DR 1646	Winter storms	State
12/15/2005	DR1628	Winter storms/flooding	Federal/State
02/02/1998	DR 1203	Severe flooding/landslides	Federal/State
01/10/1995	DR1046	Severe winter storms	Federal/State
01/13/1995	DR1044	Severe winter storms	Federal/State
01/15/1993	DR979	Winter storms (snow, rain, high winds)	Federal/State
11/17/1989	DR845	Earthquake (Loma Prieta)	Federal/State
02/18/1986	DR758	Winter storms (rain, wind, flooding, landslides)	Federal/State
02/09/1983	DR677	Winter storms	Federal/State
01/07/1982	DR651	Winter storms	Federal/State
01/23/1980	0378-EM-CA	Delta levee break	State
1/26/1969	DR253	Winter storms	Federal/State
10/24/1962	DR138	Flood/rainstorms	Federal/State
04/04/1958	DR82	Winter storm/ flood damage	Federal/State
12/23/1955	DR47	Floods	Federal/State

This disaster history (combined federal and state) suggests that Contra Costa County, including the City of Pittsburg, could experience a major incident worthy of a disaster declaration every 3.3 years, and 13 out of the 18 disaster declarations were the result of severe weather. Similarly, most disaster-related injuries to people and damage to property resulted from severe weather.



3.2 HAZARD PROFILES

The hazards that exist in Pittsburg are profiled below. Each hazard profile includes a description of the type, location, extent, previous occurrences, and probability of future events within the description. Maps and graphs are used in this plan to display hazard identification data. Except for the future earthquake probability, which was taken from the third Uniform California Earthquake Rupture Forecast (UCERF3), the probability of future hazard events was calculated based on existing data. Probability was determined by dividing the number of events observed by the number of years on record and multiplying by 100. This gives the percent chance of an event happening in any given year (e.g., three tornados over a 30-year period equates to a 10 percent chance of a tornado in any given year). The likelihood of future occurrences is categorized into one of the following classifications:

- Highly Likely—Near 100 percent chance of occurrence in the next year, or happens every year.
- Likely—Between 10 and 100 percent chance of occurrence in the next year, or has a recurrence interval of 10 years or less.
- Occasional—Between 1 and 10 percent chance of occurrence in the next year, or has a recurrence interval of 11 to 100 years.
- Unlikely—Less than 1 percent chance of occurrence in the next 100 years, or has a recurrence interval of greater than every 100 years.

3.2.1 FLOODING – LOCALIZED STORMS AND SEICHES

Type

Rain that falls in the Central Valley of California and in most of the Sierra Nevada Mountains ultimately flows to the Pacific Ocean through the San Joaquin-Sacramento River Delta along the water's edge of Pittsburg and the shoreline of Contra Costa County. The shoreline of Pittsburg is within the 100-year flood zone which may cause localized flooding in and around watershed areas. This threat has been mitigated in some degree by improvements in the water runoff infrastructure within the City. Pittsburg is not in the line of any flooding from dam or reservoir inundation.

Location

In Pittsburg, low lying areas are subject to flood conditions. Urban development in flood plain areas are often subject to seasonal inundation. The flood plain is a natural extension of any waterway, although infrequently used. Storm water runoff, when exceeding the capabilities of the physical channel characteristics of a stream, results in the natural flooding of a localized area, inundating vehicles and causing considerable damage to residential and industrial properties located near stream and drainage channels.



The Federal Emergency Management Agency (FEMA) is performing detailed coastal engineering analyses and mapping of the San Francisco Bay shoreline within the nine San Francisco Bay Area counties. The analysis and mapping will revise and update the flood and wave data for the Contra Costa County Flood Insurance Study report and Flood Insurance Rate Map panels along the San Francisco Bay shoreline.

Extent

The potential for flooding in Pittsburg is generally in response to a series of heavy winter rainstorms, typically occurring in early November through late March delta rising. If drainage basins became flooded due to several storms within a short period of time, the floodplain management and response capability could be overwhelmed and major roads could be blocked, preventing access for many residents and critical response functions.

Previous Occurrences

Flooding associated with severe storms has been among the most common disaster in the Bay Area during the period from 1950 to 2015, occurring on average 1.3 times a year over the past 60 years. Often heavy rainfall brings many areas of localized flooding, especially in low-lying areas of the region. Many other locally significant floods have occurred during this time period.

Extensive flooding occurred in 1950, 1957, 1958, 1959, 1962, 1963, 1964, 1965, 1966, 1969, 1970, 1973, 1980, 1982, 1983, 1992, 1995, 1996, 1997, 1998, 2005, 2006, and 2008, 2009, 2012 and 2014.

The City of Pittsburg has had two resolutions declaring a local disaster. On January 22, 1997, a severe winter storm front impacted the City of Pittsburg causing widespread flooding which impacted both public and private structures and facilities. During the storm, substantial localized flooding was experienced in many areas of the City.

On February 3, 1998, a winter storm impacted the City of Pittsburg and led to significant and catastrophic public and private losses due to storm-related flooding.

Although there have been several severe storms, there have been no Stafford Act declarations in Contra Costa County for flooding since 2006.



Table 3-4 Contra Costa County Flood Events

Date	Declaration #	Type of event	Estimated Damage ^a
1/1/2006	DR 1628	Flooding	22,000,000 property/8,710,359 crop
2/14/2000	N/A	Flash flood	\$100,000 property
2/9/1998	DR 1203	Severe winter storms and flooding	—
1/1997	DR 1155	Severe storms/flooding	—
3/12/1995	DR 1046	Flooding	\$11.2 million
1/10/1995	DR 1044	Severe winter storms, flooding, landslides, mud flows	
1/13/1993	DR 979	Flooding (flash flood)	\$5.5 million property/crop
12/11/1992	N/A	Flooding/severe weather	\$131,579 property
2/14/1992	N/A	Flooding- severe weather	\$20,718 property
5/28/1990	N/A	Flooding (flash flood)	\$500,000 property
2/17/1986	DR 758	Flooding (flash flood)	\$5,000,000 property
12/9/1983	N/A	Levee failure, high winds, high tides, floods, storm, wind driven water	public-7,240,785; private- 2,669 million; agriculture 1 million
2/9/1983	DR 677	Flood- severe weather	\$384,165 property
3/3/1982	N/A	Flooding	\$166,667 property
1/3/1982	DR 651	Flood- severe weather	7,142,857 property
1/23/1980	N/A	Delta levee break Holland & Webb levee breaks	Public-11,158,700; private-1,479,500; agriculture-3,887,195; total-17,388,013
1/16/1973	N/A	Flood- severe storm/thunder	\$86,206 property
1/18/1969	DR 253	Flood- severe storm/thunder	\$862,068 property
1/1978	N/A		—
12/1955	N/A	Severe winter storms, flooding	\$22 million
a. Data obtained from Spatial Hazard Events and Losses Database for the United States (SHELDUS) N/A = Information is not available			

Although no emergency declarations for flooding have been proclaimed since 2006, the event described below occurred on January 19, 2010.



Storm Event Data Base: Event Details

Event	Flood
-- Flood Cause	Heavy Rain
State	CALIFORNIA
County/Area	CONTRA COSTA
WFO	MTR
Report Source	Newspaper
NCEI Data Source	CSV
Begin Date	2010-01-19 06:00:00.0 PST-8
Begin Location	0N PITTSBURG
Begin Lat/Lon	38.0271/-121.8812
End Date	2010-01-19 08:00:00.0 PST-8
End Location	0N PITTSBURG
End Lat/Lon	38.0268/-121.8812
Deaths Direct/Indirect	0/0 (fatality details below, when available...)
Injuries Direct/Indirect	0/0
Property Damage	0.00K
Crop Damage	0.00K
Episode Narrative	The second in a series of significant storms brought strong winds and heavy rain to the San Francisco and Monterey Bay area. This storm developed over the Pacific Ocean with a strong parent low pressure based in the Gulf of Alaska. Around 137,000 customers lost power across the San Francisco Bay area. Numerous power lines and trees were knocked down when strong wind combined with saturated soil.
Event Narrative	Heavy rain led to flooding at and the closure of the Solari Street underpass of Tenth Street. Also, flooding was reported at Beacon Street between Eighth and Tenth Streets.

Source: NOAA, National Centers for Environmental Information



Repetitive Loss

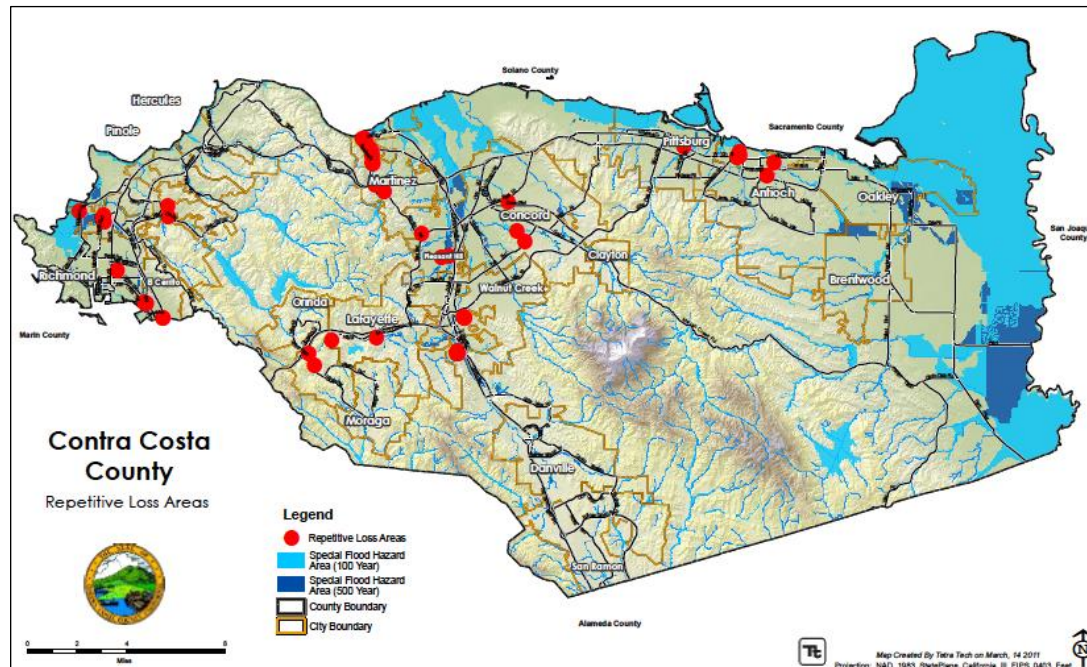
A repetitive loss property is defined by FEMA as an NFIP-insured property that has experienced any of the following since 1978, regardless of any changes in ownership:

- Four or more paid losses in excess of \$1,000
- Two paid losses in excess of \$1,000 within any rolling 10-year period
- Three or more paid losses that equal or exceed the current value of the insured property.

Repetitive loss properties make up only 1 to 2 percent of flood insurance policies in force nationally, yet they account for 40 percent of the nation's flood insurance claim payments. In 1998, FEMA reported that the NFIP's 75,000 repetitive loss structures have already cost \$2.8 billion in flood insurance payments and that numerous other flood-prone structures remain in the floodplain at high risk. The government has instituted programs encouraging communities to identify and mitigate the causes of repetitive losses. A recent report on repetitive losses by the National Wildlife Federation found that 20 percent of these properties are outside any mapped 100-year floodplain. The key identifiers for repetitive loss properties are the existence of flood insurance policies and claims paid by the policies. FEMA-sponsored programs, such as the Community Rating System (CRS), require participating communities to identify repetitive loss areas. A repetitive loss area is the portion of a floodplain holding structures that FEMA has identified as meeting the definition of repetitive loss. Identifying repetitive loss areas helps to identify structures that are at risk but are not on FEMA's list of repetitive loss structures because no flood insurance policy was in force at the time of loss. The following map shows the repetitive loss areas in Contra Costa County. There was one case of repetitive loss in Pittsburg. Figure 3-1 displays repetitive loss areas for Contra Costa County.



Figure 3-2: Repetitive Loss Areas in Contra Costa County

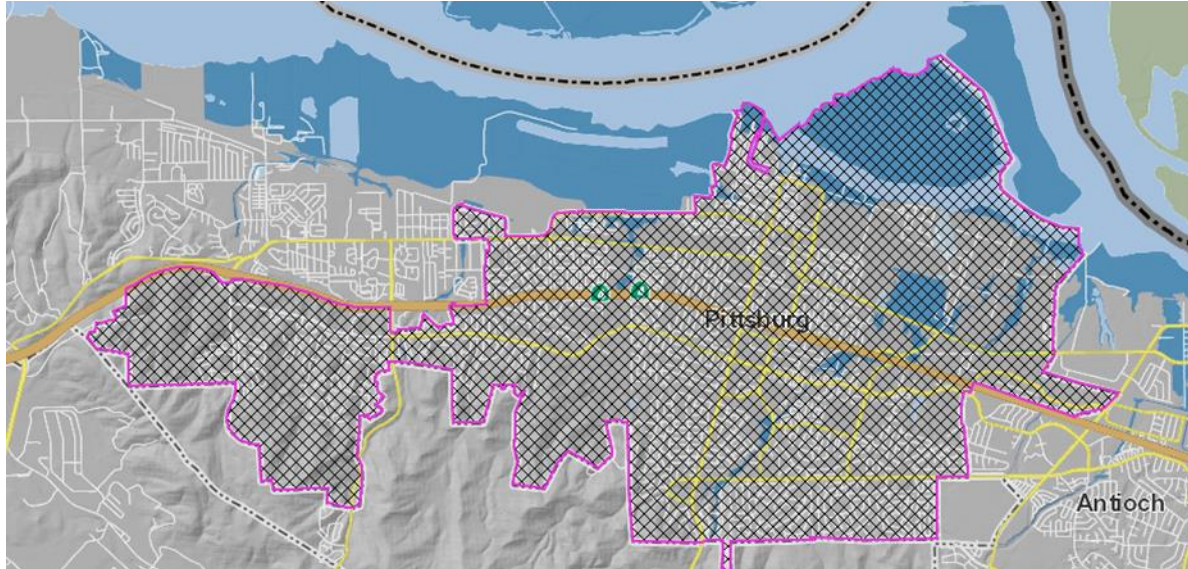


Probability of Future Events

The primary water courses in Contra Costa County have the potential to flood at irregular intervals, generally in response to a succession of intense winter rainstorms. Storm patterns of warm, moist air usually occur between early November and late March. A series of such weather events can cause severe flooding in the planning area. The worst-case scenario is a series of storms that flood numerous drainage basins in a short time. This could overwhelm the response and floodplain management capability within the planning area. Major roads could be blocked, preventing critical access for many residents and critical functions. High in-channel flows could cause water courses to scour, possibly washing out roads and creating more isolation problems. In the case of multi-basin flooding, the County would not be able to make repairs quickly enough to restore critical facilities and infrastructure. Figure 3-2 depicts the FEMA 100 and 500-year flood zones with respect to the City boundaries.



Figure 3-3: FEMA Flood Zones, 100 and 500 year floods. (Source: ABAG Resilience Program)



3.2.2 HAZARDOUS MATERIALS INCIDENT – REFINERIES AND CHEMICAL PLANTS

Type

The northern section of Contra Costa County is home to a large number of industrial sites including refineries and other chemical processing plants. Major operators of the industrial sites include:

- Air Products and Chemicals, Inc.
- Chevron Refinery
- Criterion Catalyst Company L.P.
- Dow Chemical
- NRG Energy
- Pacific Gas and Electric
- Phillips 66
- Praxair, Inc.
- Shell Martinez Catalyst Plant
- Shell Oil Products, U.S.
- Tesoro Petroleum Company
- USS POSCO Industries
- Valero Refining Co



Location

Industrial facilities are located throughout northern Contra Costa County with a concentration in the cities of Richmond and Martinez. USS POSCO Industries' steel production plant is located in Pittsburg as is Dow's chemical plant. This plant is the largest integrated chemical manufacturing complex of its kind on the west coast. The plant has the capacity to produce several million pounds of the highly toxic pesticide, sulfurlyl fluoride.

Extent

All the facilities have the potential to produce hazardous releases. The details of the type and extent of the potential releases are maintained by the plant operators and the State Department of Toxic Substances Control (DTSC). The facilities are required to notify the County Hazardous Materials Incident Response Team when there is an incident. The County's Board of Supervisors have approved the Hazardous Materials Incident Notification Policy (PDF) detailing when and how this should be done

Previous Occurrences

Table 3-5: Major Accidents at Chemical/Refineries in Contra Costa County

Company		
Date Accident Occurred	Accident Description	Offsite Impact
K2 Pure Solutions Dec 4, 2013	K2 Pure Solutions stopped production After an equipment malfunction caused two small releases of chlorine gas and a brief public health advisory from the County Officials reported the releases were contained to the plant's property and no injuries were reported.	Public health advisory.
Chevron August 6, 2012	# 4 Crude Unit Fire. An 8" line from the atmospheric distillation column with hot diesel like material leaked and caught fire.	More than 15,000 people sought medical attention.



Phillips 66 June 15, 2012	A sour water tank (T-294) was over pressured resulting in a split in the top seam of the fixed roof tank. Vapors left the tank through the opening until it could be sealed. Chemicals involved included H ₂ S, other sulfur compounds, natural gas, light hydrocarbons	Strong sulfur odors were detected by Hazmat IR personnel on Friday in areas from I-80 and the surrounding communities. The highest readings were approximately 1 ppm (as H ₂ S) on I-80, which is a few hundred feet from the storage tank. Readings from 5-20 pp
Tesoro Golden Eagle Refinery December 9, 2010	Partial Power outage due to damage at substation led to excess flaring and some unit shut down. CWS 2 activated at 10:31. CCHMP monitored the surrounding area and no hazardous substance was detected. Incident downgraded to CWS 0 at 13:18.	Significant flaring due to loss of power to multiple units.
Tesoro Golden Eagle Refinery November 10, 2010	Power outage from 3rd party power and steam supplier led to excess flaring and refinery-wide shutdown, very dark smoky plume. At 16:14, CWS 2 and at 16:45 upgraded to CWS 3. CCHMP monitored the surrounding area and took air samples. No hazardous substance was detected.	Visible smoke and reports of burnt grass smell in N. Concord.
Conoco Phillips October 22, 2010	Third party (Air Liquide) hydrogen plant tripped resulting in elevated pressure in the Refinery's fuel gas system, and decreases in available hydrogen and steam to the Refinery. One turbine at the Refinery power plant immediately tripped further reducing a	The BAAQMD received a number of complaints of visible smoke and odor in the area. No contaminants were found in community air samples taken by Refinery personnel. No activity was seen on the Refinery's fence line monitor.
Tesoro Golden Eagle Refinery October 10, 2010	At 12:20, fire on Tank 650 (foul water), contractor was replacing seal. Tank has a 3' diesel to layer for odor control. One Contractor treated for smoke inhalation, released same day. No odor reported. All clear at 16:10.	Visible smoke plume, but air monitoring by Tesoro industrial hygiene yielded non-detect levels.



Reactions Products May 5, 2008	A brass valve was removed from a bottom of a storage tank partially filled with toluene. The removal looked to be a theft of the valve over a weekend when no one was at the facility. Over 3,000 gallons of toluene was released. The spill went offsite into a ditch that run through the wetlands between Parchester Village and the Bay. The release was found on Monday morning and the US Coast Guard responded and requested that a shelter-in-place be called. The Parchester siren was sounded and information went out over the media to notify the residents of the shelter-in-place. When Health Services Hazardous Materials Response Team arrived onsite and took measurements of the amount of toluene in the air, the shelter-in-place was lifted. Health Hazardous Materials Programs is classifying this incident as a Community Warning System Level II and a Major Chemical Accident or Release Severity Level II, because if the toluene ignited the damage and consequences of the incident would be major.	Toluene went offsite into the wetlands. The toluene was in a ditch that runs along the border of Parchester Village. Toluene odors were noticeable in the Parchester Village. Siren was sounded and the residents of Parchester Village were requested to shelter-in-place.
Calpine Los Medanos Energy Center May 24, 2007	While overseeing the unloading of a bulk delivery of corrosion inhibitor, approximately 300 gallons of Nalco Trasar 3DT177 (phosphoric acid) was inadvertently unloaded into a storage tank containing about 378 gallons of 12.5% Sodium Hypochlorite solution. The chemical reaction of the two products resulted in a chlorine gas release in which the Field Operator and two other plant	Shelter-in-place was declared for the area north of the Los Medanos Energy Center for about an hour. No offsite complaints were received. CCHS Hazardous Materials Response Team conducted air monitoring outside of the affected building with the highest level of chlorine at 0.15 ppm. Air sampling conducted at various locations of the plant perimeter indicated non-detect.



	employees were exposed to. The three employees were transported via ambulance to the Mt. Diablo Medical Center for observation. Time of injury was reported to be 8:30 a.m.	
ConocoPhillips March 18, 2007	Sulphur plant shutdown due to electrical failure. XS sulfur to flare.	No complaints were received from the community.
Chevron Richmond Refinery January 15, 2007	"At 5:33 Chevron upgrades incident to Level 3 and sent message that there was a fire at the #4 Crude unit. Initial notification was 5:23 for a Level 2. Operators were in the process of shutting down the plant in preparation for scheduled maintenance. - Information About the Chevron January 15 Fire	Sirens were sounded and TENS Zone 3 & 4 was activated. Unknown amount of hydrocarbons was combusted, resulting in a release of sulfur dioxide. Air monitoring did not indicate adverse air quality impacts.
General Chemical - Richmond June 23, 2006	The main turbine tripped and the shutdown interlock on the combustion air blower did not work correctly, so the blower pressured up the upstream side of the system which is normally under a vacuum.	Four Chevron employees were exposed. No other public appears to be affected. Wind at the time of the release was blowing towards Chevron.

Probability of Future Events

While safety programs aim to prevent hazardous material releases, accidents occur due to equipment failures or human error. Additionally, a large earthquake could rupture piping and other containment systems and derange controls, causing releases, fires and public health incidents. There is a high probability of future hazardous releases from refineries and chemical plants that could affect Pittsburg.

3.2.3 EARTHQUAKE AND SEISMIC HAZARD PROFILE

Type

The City of Pittsburg is located in a high seismic risk zone. This region is one of the most seismically active in the world, marked by the number of large, damaging earthquakes that have occurred in



the past. Major earthquakes have occurred on the San Andreas and Hayward faults in 1836, 1838, 1868, and 1906 (California Geological Survey).

The following geologic hazards are associated with earthquakes and may be caused by seismic activity, increasing the resulting damage.

Ground Shaking: Ground shaking caused by a strong earthquake is probably the most important seismic hazard that can be expected anywhere in the Pittsburg and larger San Francisco Bay Area. The amount of earthquake shaking at a site is associated with the earthquake magnitude; the type of earthquake fault; the distance from the site and the earthquake source; the geology of the site; and how the earthquake waves decrease or increase as they travel from their source to the site in question. Shaking from the earthquake intensifies with a greater magnitude and closer distance to the epicenter. Softer soils and topographic ridges can also amplify seismic ground motions.

The shaking of the ground is caused by the sudden breaking and movement of tectonic plates (large sections) of the earth's rocky outermost crust. Movements within the Earth's crust cause stress to build up at points of weakness, and can cause deformation of rocks in the earth's crust. Stored energy builds up and when the stress finally exceeds the strength of the rock, the rock fractures along a fault, often at a zone of existing weakness within the rock. The stored energy is suddenly released as an earthquake. Intense vibrations, or seismic waves, radiate outward from the initial point of rupture, or focus, where the earthquake begins. These seismic waves are what makes the ground shake and can travel large distances in all directions. Near the focus, the waves can be very large, making them extremely destructive. The epicenter is the point on the Earth's surface located directly above the focus of an earthquake.

Liquefaction: Soil liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other rapid loading. Liquefaction and related phenomena have been responsible for tremendous amounts of damage in historical earthquakes around the world. Liquefaction can result in the settling and compacting of unconsolidated sediment in the event of a major earthquake. Liquefaction may increase as the ground acceleration and duration of shaking increase.

The vast majority of liquefaction hazards are associated with sandy soils and soils of low plasticity, such as silt. The composition of the soil must be saturated or nearly saturated to be susceptible to liquefaction. When an earthquake occurs, the soil particles can no longer support the water weight, and the groundwater pressure begins to rise. The soil particles become entrained in the water and begin to flow. Liquefied soil will force open ground cracks in order to escape to the surface. The ejected material often results in flooding and may leave cavities in the soil.



Liquefaction has resulted in substantial loss of life, injury, and damage to property. In addition, liquefaction increases the hazards of fires because of explosions induced when underground gas lines break, and because the breakage of water mains substantially reduces fire suppression capability. Liquefaction hazard in Pittsburg ranges from very low to high. ABAG has identified most of the lowland areas adjacent to Suisun Bay as being highly susceptible to liquefaction hazards. Alluvial fan and terrace deposits that underlie most of Pittsburg have low liquefaction potential, and upland areas that are underlain by bedrock have very low liquefaction potential

Surface Fault Rupture: Surface rupture is an offset of the ground surface when fault rupture extends to the Earth's surface. Fault rupture almost always follows preexisting faults, which are zones of weakness. Any structure built across the fault is at risk of being torn apart as the two sides of the fault slip past each other. Normal and reverse surface fault ruptures have vertical motion while strike-slip surface fault ruptures produce lateral offsets. Many earthquake surface ruptures are combinations of both. Structures that span a surface fault are likely to suffer great damage. The San Andreas, Hayward, Calaveras, and Greenville faults have all experienced surface rupture associated with large, damaging earthquakes during historical time.

Subsidence: Land subsidence is defined as the lowering of the land surface. Many different factors can cause the land surface to subside, such as a sinkhole or underground mine collapse, or during a major earthquake. Land subsidence can also occur when large amounts of groundwater have been excessively withdrawn from an aquifer. The clay layers within the aquifer compact and settle, resulting in lowering the ground surface in the area from which the groundwater is being pumped. Over time, as more water is removed from the area, the ground drops and creates a cone. Once the water has been removed from the sediment, it cannot be replaced.

Land subsidence can occur in various ways during an earthquake. Movement that occurs along faults can be horizontal or vertical or have a component of both. As a result, a large area of land can subside drastically during an earthquake. Land subsidence can also be caused during liquefaction. Liquefaction can result in the settling and compacting of unconsolidated sediment in an event of a major earthquake. This can result in the lowering of the land surface.

Expansive Soils: Expansive soils contain mixed-layer clay minerals that increase and decrease in volume upon wetting and drying, respectively. Expansive soils are common throughout California and can cause damage to foundations and slabs unless properly treated during construction. Most fine-grained deposits along the margins of San Francisco Bay contain clay layers and exhibit expansive or potentially expansive behavior. However, the hazard for expansive behavior is considered a low risk for coastal locations in and around the Bay Area because these areas are permanently saturated.



Landslides: Some soil materials, such as clay minerals, have the capacity to absorb water, resulting in a reduction of shear strength. The force of gravity can cause landslides when the shear strength of saturated clay is reduced below its minimum stability threshold. Earthquake induced landslides of steep slopes can occur in either bedrock or soils. Firm bedrock can usually stand in steeper, more stable slopes than soils. Rock type, grain size, degree of consolidation and angle of the beds all contribute to the strength or weakness of a bedrock hillside. Shale and deeply weathered rocks are very susceptible to slope failures. The presence of excessive amounts of water, or the lack of shear strength in the soil or at the soil-rock interface can also contribute to unstable soil conditions. Landslides can occur in the slope areas within the City. Areas at risk from landslides typically have steep slopes (15% or greater), unstable rock or soil characteristics, or other geologic evidence of instability. The mountainous areas of Pittsburg have slopes greater than 30%.

Earthquake Measurement: There are two scales that are used to measure the severity and intensity of an earthquake. The Modified Mercalli Intensity (MMI) Scale measures the ground shaking intensity in terms of acceleration, velocity, and displacement. The Moment Magnitude (Mw) Scale measures the severity of the earthquake by the amount of energy released at the source of the earthquake. The Mw scale, based on the concept of seismic moment, is uniformly applicable to all sizes of earthquakes. The extent of damage from an earthquake is determined by the magnitude of the earthquake, distance from the epicenter, and characteristics of surface geology. Table 3-5 shows an approximate correlation between the Moment Magnitude (Mw) and the Modified Mercalli Intensity (MMI) Scale and its effects.

Table 3-6: Severity (Mw) and Intensity (MMI) Comparison

Magnitude (Mw)	MMI Scale: Intensity	Abbreviated MMI Scale: Effects	
1.0-3.0	I	I. Not felt except by a very few under especially favorable conditions.	
3.0 - 3.9	II – III	II. Felt only by a few persons at rest, especially on upper floors of buildings.	III. Felt quite noticeably by persons indoors, especially on upper floors of buildings. Many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibrations similar to the passing of a truck. Duration estimated.



Magnitude (Mw)	MMI Scale: Intensity	Abbreviated MMI Scale: Effects	
4.0 - 4.9	IV – V	IV. Felt indoors by many, outdoors by few during the day. At night, some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked	V. Felt by nearly everyone; many awakened. Some dishes, windows broken. Unstable objects overturned. Pendulum clocks may stop.
5.0 - 5.9	VI – VII	VI. Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster. Damage slight.	VII. Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built or badly designed structures; some chimneys broken.
6.0 - 6.9	VIII – IX	VIII. Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.	IX. Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb. Damage great in substantial buildings, with partial collapse. Buildings shifted off foundations.
7.0 and higher	X - XI	X. Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.	XI. Few, if any (masonry) structures remain standing. Bridges destroyed. Rails bent greatly.
	XII	XII. Damage total. Lines of sight and level are distorted. Objects thrown into the air.	

Source: US Geological Survey (USGS): http://earthquake.usgs.gov/learn/topics/mag_vs_int.php

Location

The faults in the proximity of Pittsburg are as follows:



San Andreas Fault: West of Pittsburg, the San Andreas Fault (the largest fault in California) is the major tectonic boundary between the Pacific and North American plates. The Pacific plate is moving northwest relative to North America while the North American plate is moving southward. The San Andreas Fault has a Maximum Earthquake Potential (M_w) of 7.1.

Hayward Fault: The Hayward Fault runs along the western portion of Contra Costa County and is divided into southern and northern segments. This Hayward Fault is considered to be the most likely source of the next major earthquake in the San Francisco Bay Area. The Hayward Fault was assigned a M_w 6.9 for both the northern and southern segments.

Rodgers Creek Fault: The Rodgers Creek Fault lies in the northern central portion of Contra Costa County and is a right-lateral strike-slip fault. The Rodgers Creek Fault has a predicted earthquake recurrence interval of 230 years with a M_w 7.0.

Calaveras Fault: The Calaveras Fault represents a significant seismic source in the southern and eastern San Francisco Bay region. It runs east of San Jose, and along the Pleasanton-Dublin-San Ramon urban corridor, including Highway 680. Seismologic evidence suggests that the southern and central sections of this fault may produce earthquakes as large as M_w 6.2, while the northern section of the fault may produce earthquakes as large as M_w 7.0.

Concord-Green Valley Fault Zone: The Concord-Green Valley Fault is a right-lateral strike-slip fault zone that extends from the Walnut Creek area across Suisun Bay and continues to the north. The Concord fault extends approximately 12 miles, from the northern slopes of Mt. Diablo to Suisun Bay. North of Suisun Bay, the Green Valley fault continues to the north about 28 miles. It is estimated that the recurrence interval for these faults is approximately 180 years and a rupture of both faults would produce a maximum earthquake of about M_w 6.9.

Greenville-Marsh Creek Fault: The Greenville-Marsh Creek Fault is a strike-slip fault of the San Andreas system extending from Bear Valley to the east side of Mount Diablo. It is estimated this fault has a maximum earthquake of M_w 6.9 to the Greenville portion of the fault with a recurrence interval of about 550 years.

Pittsburg-Kirby Hills Fault: The Pittsburg-Kirby Hills fault extends some distance from the Kirby Hills north of the Sacramento River, to the eastern side of Mount Diablo, south of Pittsburg. The fault is believed to be a right-lateral strike-slip capable of generating a M_w 6.75. In the vicinity of Pittsburg, the fault is defined as the Pittsburg-Kirby Hills Fault Zone and is located approximately 1.1 miles to the west of the Standard Oil site. A study (Terrasearch, 2005) however, found no evidence that the fault is active.



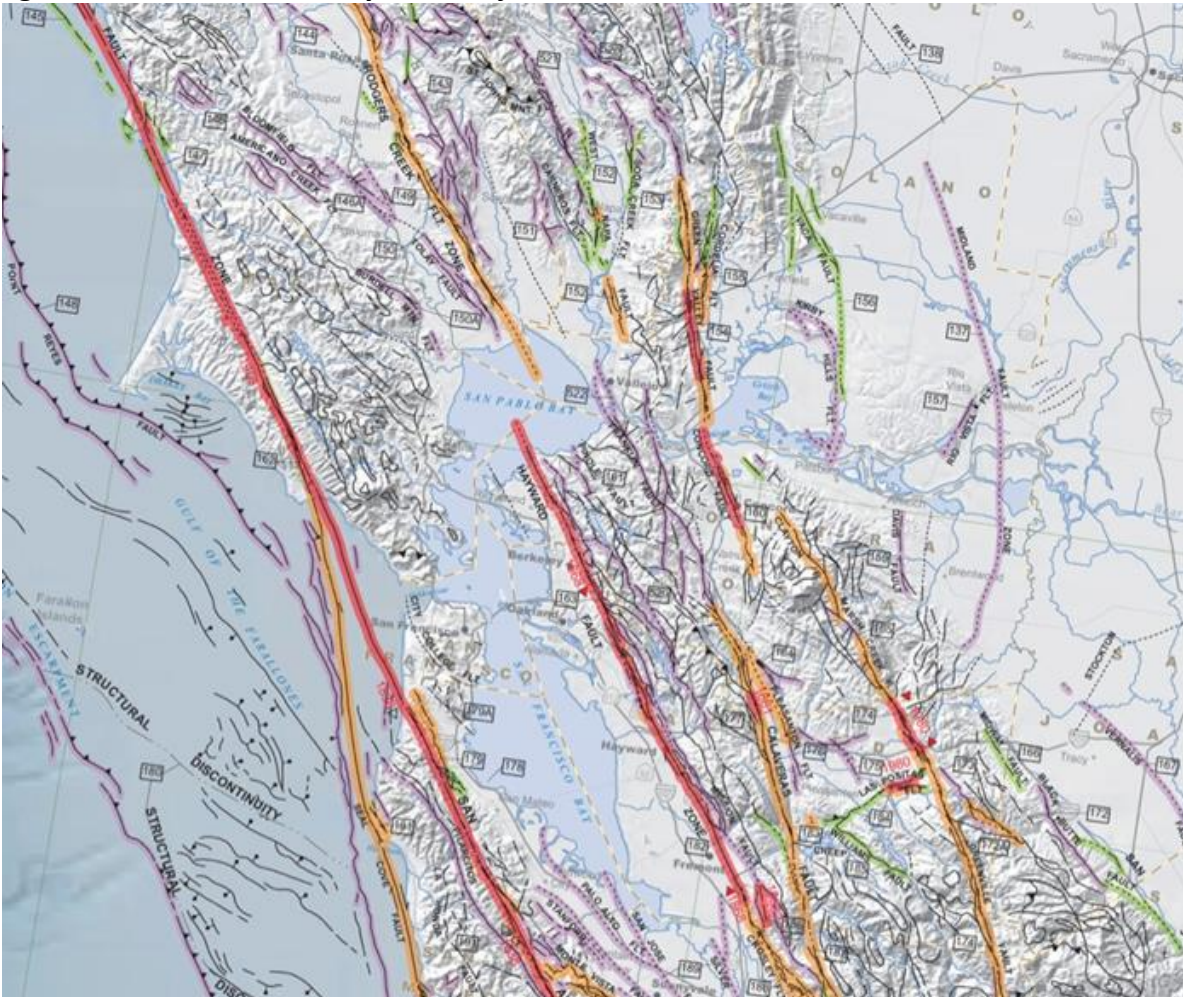
Mount Diablo Thrust Fault: The Mount Diablo thrust fault is a northeast-dipping structure located beneath the Mount Diablo anticline. This blind thrust fault is considered capable of generating a maximum earthquake of M_w 6.25.



Extent

Pittsburg has no known earthquake faults within its boundaries, but due to the close proximity of several faults, the entire City is equally subject to the earthquake hazard as shown on the Figure 3-3 San Francisco Bay Area Major Seismic Faults.

Figure 3-4: San Francisco Bay Area Major Seismic Faults



Source: CA Department of Conservation, 2010 Fault Activity Map, <http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html>

The City of Pittsburg could be affected in varying degrees by several earthquake faults that are close to the City. Structural damage, as well as damage to infrastructure systems such as water, power, gas, communication, and transportation, is largely dependent upon the location of the earthquake's epicenter, the time of day, and season of the year.



Previous Occurrences

Northern California is one of the most seismically active areas in the U.S. The region has experienced at least 43 earthquakes since 1836.

Table 3-7: Historical Earthquakes Recorded in the Bay Area Region

Date	Magnitude	Fault Name
6-10-1836	6.5	South San Francisco Bay Region
6-1838	6.8	San Francisco area
10-8-1865	6.5	Santa Cruz Mountains
10-21-1868	6.8	Hayward -30 Fatalities
4-19-1892	6.4	Vacaville - 1 Fatality
6-10-1897	6.3	Calaveras Fault
3-31-1898	6.3	Mare Island
4-18-1906	7.8	San Francisco - 3000 Fatalities
7-1-1911	6.5	Calaveras Fault
10-24-1955	5.4	Concord -1 Fatality
3-22-1957	5.3	Daly City -1 Fatality
10-2-1969	5.7	Santa Rosa - 1 Fatality
8-1-1975	5.8	Oroville
8-6-1979	5.7	Coyote Lake
1-24-1980	5.8	Livermore Valley
11-1-1980	7.2	Humboldt County
4-24-1984	6.2	Morgan Hill
8-8-1989	5.4	Santa Cruz County - 1 Fatality
10-18-1989	6.9	San Francisco (Loma Prieta) - 63 Fatalities
9-3-2000	5.0	Napa
6-15-2005	7.2	Off the Coast of Northern California
6-17-2005	6.6	Off the Coast of Northern California
1-10-2010	6.5	Offshore Northern California
8-27-2014	6.0	Napa

Source: United States Geological Survey; http://earthquake.usgs.gov/earthquakes/states/historical_state.php#california

Probability of Future Events

Earthquake probabilities are calculated by projecting earthquake rates based on earthquake history and fault slip rates (not simply the number of occurrences within a span of years). The result is expressed as the probability that an earthquake of a specified magnitude will occur on a fault or within an area.

There is a strong likelihood that Pittsburg will experience a significant earthquake from one of the known major faults in the next 30 years. In 2015, the Working Group on California Earthquake



Probabilities (WGCEP) issued its third Uniform California Earthquake Rupture Forecast (UCERF3) which determined the likelihood for magnitude 6.7 and larger earthquakes somewhere in the region remains near certainty (greater than 99 percent).

3.2.4 DROUGHT

Type

Drought is an extended period of years when a region is deficient in its water supply, or consistently receives below average precipitation. Drought patterns in the West are related to large-scale climate patterns in the Pacific and Atlantic oceans, such as the El Niño–Southern Oscillation in the Pacific, and the Atlantic Multidecadal Oscillation in the Atlantic. As these large-scale ocean climate patterns vary in relation to each other, drought conditions in the U.S. shift from region to region. Drought produces a variety of impacts that span many sectors of the economy such as reduced crops, rangeland, and forest productivity; increased fire hazard; reduced water levels; increased livestock and wildlife mortality; and rationing are a few examples of direct impacts. These problems can result in reduced income for farmers and agribusiness, increased prices for food and lumber, unemployment, reduced tax revenues, increased crime, and foreclosures on bank loans to farmers and businesses, and migration.

Drought is a lack of adequate water, whether atmospheric, surface or ground water. Drought occurs over a prolonged period of time – typically more than one year, or lasting several years. Drought impacts most the populations that rely on or are affected by a lack of water or annual rainfall. A drought negatively impacts forests and wildland fires, the economy of the agricultural industry, growth of feed and sufficient grazing for livestock, and rural residents that use wells or small water systems for their water source. The California Department of Water Resources (DWR) tracks water supply conditions across the state. Indicators include the annual snowpack, precipitation, runoff, and reservoir storage. There are ten major hydrologic regions in the state. By tracking the indicators in the hydrologic regions, the DWR can continually monitor drought conditions and forecast potential drought or dry years in the 58 counties across the state.

In Pittsburg, drought impacts are more related to social, economic, and environmental uses. The City of Pittsburg is primarily a suburban city; water usage is typically related to municipal, tourism, commerce, and recreation, all of which require a constant steady supply of water.

Location

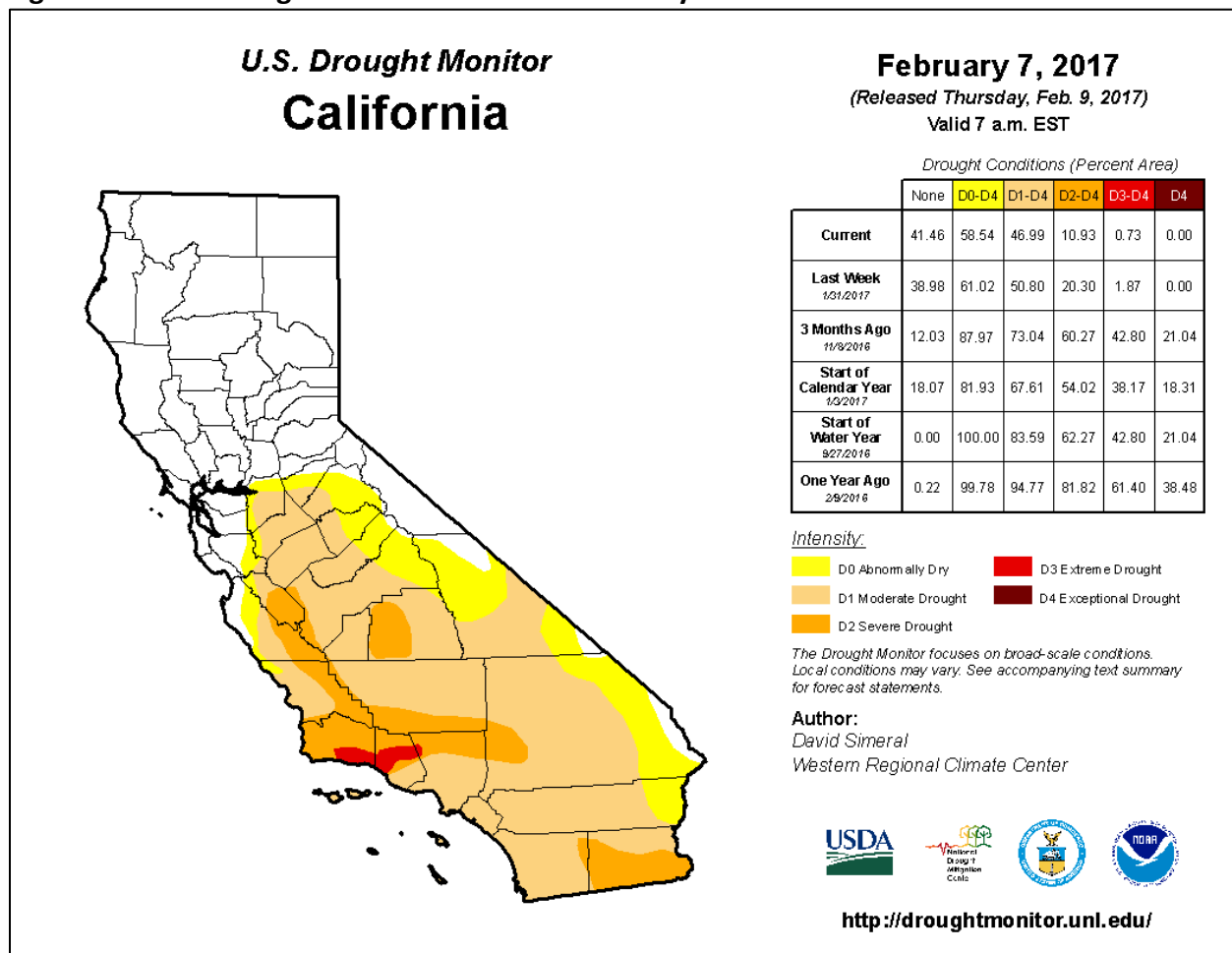
When a drought is in effect, the entire City is affected by the drought.

Extent The State of California recently experienced an unprecedented drought beginning in 2012. This is the longest drought in over a century. The drought currently encompasses over 98% of the state of California. More than 44% of California is in “exceptional” drought — the worst level of



drought. On January 17, 2014 Governor Edmund G. Brown Jr. declared a drought state of emergency. Reservoirs, groundwater basins and ecosystems are at half-capacity or less, and are stressed. The wildfire risk is extremely high. 2014 is the state's third driest in 119 years of record, based on statewide precipitation. In late July 2015, the U.S. Drought Monitor classified 58 percent of California in "exceptional" drought, the most severe on the U.S. Drought Monitor's five-point scale, and that percentage remained unchanged through September. More than 80 percent was in "extreme" drought (CA Department of Water Resources). Figure 3-4 display draught conditions as of February 2017,. On July 15, 2014, the California State Water Resources Control Board approved an emergency regulation to ensure agencies and state residents increase water conservation allowing local agencies to ask courts to fine water users up to \$500 per day for failure to implement conservation requirements.

Figure 3-5: U.S. Drought Monitor California February 2017





The City has a Water Treatment Plant with staff that is responsible for the maintenance and 24-hour/day operation of the City's 32 million gallon-per-day water treatment plant, 7 pump stations and 8 drinking water storage reservoirs. The Water Treatment Plant ensures that the water distributed by the City is of the highest quality possible and meets or exceeds all State and Federal health standards. Each year a report is published on the quality of water delivered by Contra Costa Water District to the cities of Antioch, Pittsburg, Martinez and Diablo Water District in Oakley per the direction of the Department of Public Health and the U.S. Environmental Protection Agency.

The Pittsburg Water Department is responsible for the repair and maintenance of the water distribution system needed to provide reliable service to the City of Pittsburg and meet all State of California Department of Public Health's water distribution system regulations and the following tasks:

- Maintain and perform scheduled and emergency repairs to maintain system reliability. Distribution system includes 215 miles of water mains, 3,600 distribution system valves, 17,500 customer service lines and meters, and 1,300 fire hydrants to maintain system reliability.
- Manage Hydrant Flushing/Valve Exercising Program, Backflow Prevention Program (State Mandated): Provide record keeping, enforcement, repairs, testing and installations of 1,259 backflow prevention devices.
- Provide monthly water meter reading for customer billing, meter replacement and repairs, service turn-on/shut-off, and respond to customer service complaints and service emergencies.

The City of Pittsburg maintains the collection system that transports the sewage to the treatment plant at Delta Diablo Sanitation District. The monthly sewer charge for a single family is a flat fee. The non-single family fee is based on the type of facility.

Previous Occurrence

Historical drought data for the Contra Costa County region indicate there have been four significant droughts in the last 79 years. This equates to a drought every 19.8 years on average, or a 5.1 percent chance of a drought in any given year. In the past, Pittsburg has experienced a drought. The State of California declared a proclamation of emergency in February 2014 and again in April 2014 for a drought that began in 2011. An el Nino weather pattern for the winter of 2015 – 2016 partially alleviated the drought. However, the drought remains in place.

Probability

An extreme multiyear drought more intense than the 1977 drought could impact the region with little warning. Combinations of low precipitation and unusually high temperatures could occur



over several consecutive years. Intensified by such conditions, extreme wildfires could break out throughout Contra Costa County, increasing the need for water. Surrounding communities, also in drought conditions, could increase their demand for water supplies relied upon by the planning partnership, causing social and political conflicts. If such conditions persisted for several years, the economy of Contra Costa County could experience setbacks, especially in water dependent industries.

Climate change is likely to increase the number and severity of future droughts. The cumulative impact of climate change impacts will result in drier conditions, and will alter the timing and efficiency of the Bay Area water supply. An increase in temperature and a reduction in snow pack are the two most direct effects of climate change that will result in a drier state with fewer natural water resources than historically have been available.

In the Bay Area temperatures are projected to increase between 3 degrees (low emission scenario) and 6 degrees Fahrenheit (high emission scenario).¹ In the eastern regions of the state the increase is 4 to 9 degrees. The reduction in snowpack does not have direct impacts in the Bay Area as the region does not accumulate meaningful levels of snow. The Bay Area is adversely impacted by the severe reduction in snow pack in the Sierras, the source of two-thirds of the regions water. By the end of the century the spring snow pack in the Sierra could be reduced by as much as 70 to 90 percent the historic average.²

3.2.5 TRANSPORTATION INCIDENTS – AIR, RAIL, HIGHWAY, AND WATER

Type

The City of Pittsburg is vulnerable to transportation incidents involving airplanes, rail (freight and passenger), vehicles, or seafaring vessels on the Delta.

Location

The Burlington Northern Santa Fe Railroad runs through the City. These trains may carry both cargo and/or passengers. The most recent train derailments that occurred in Pittsburg include a train vs. truck accident on July 14, 2009, an 11-car derailment that occurred on November 10, 2009, and a locomotive derailment that occurred on January 29, 2010. Many of these trains carry hazardous materials that if spilled could cause mass evacuation of surrounding neighborhoods, or order to shelter in place, depending on the chemical involved. There are schools and homes near the train tracks that would need to be evacuated if a hazardous materials spill occurred as a result of a train derailment.

¹ Cayan, D., et al. (2009)

² Scripps Institute of Oceanography (2012)



The Bay Area Rapid Transit (BART) rail runs through Pittsburg. The heavy rail for current BART service runs to the Pittsburg-Bay Point station (and a bit beyond) west of Bailey Road. The eastern Contra Costa County BART extension scheduled for completion by 2017 will continue the service line through Pittsburg approximately parallel to Highway 4 to Hillcrest Avenue in Antioch. A derailment of a BART train could be devastating for passengers and shut down commuter rail traffic for considerable periods of time. Alternate transportation would have to be provided while the train was cleared and tracks repaired.

The airports closest to the City of Pittsburg are Buchanan Field Airport, Byron Airport, Oakland International Airport, Rio Vista Municipal Airport, Livermore Municipal Airport, Napa County Airport, Nut Tree Airport, and San Francisco International Airport. The county lies along the West Coast air corridor and traffic patterns for Bay Area and Sacramento airports traverse the area. Many smaller private aircraft often fly in and out of Contra Costa County. The primary risk facing the City regarding airplane accidents would be the crashing of a light aircraft or helicopter. Although the incident would be traumatic for the immediate impact area, it is not expected that this would have a long term impact on service operations within the City. The crash of a major airliner in the City would be catastrophic. A large area would be affected with plane wreckage, burning fuel, destroyed buildings, and casualties beyond the capability of local fire and emergency medical services personnel. Media attention would be overwhelming. Any air accident will involve coordination among federal, state, and local agencies to provide the necessary resources to manage such an event. Mass casualty transportation accidents typically require these agencies to establish a unified command post; disaster mortuary teams; set up medical aid stations; and develop a plan for moving patients and resources.

Highway 4, which runs through the City, is a designated route for transporting hazardous materials. A trucking incident on a main transportation artery could result in considerable loss of life and property and hamper traffic through the county. The primary highways through Contra Costa County are Interstate 680, State Route 24, and State Route 4, which runs through Pittsburg. These routes are used heavily during most hours of the day and the control of vehicular traffic in and around the affected area of a multi-casualty or hazardous materials incident will be a considerable problem.

Casualty transportation resources will be in great demand; therefore, it is vital that casualties be transported on the basis of medical triage priorities. Patient tracking will begin at the scene using a Patient Tracking Tag which will be attached to the patient during triage operations. This tag will remain with the patient until the final medical treatment facility is reached.

Trucks and buses will be used to transport the evacuated casualties. However, ambulances from unaffected areas will be primarily needed for the transport of casualties from the receiving sites in reception areas to definitive care facilities. Regional Disaster Medical Health Coordinators



(RDMHCs) have the responsibility to support the mutual aid requests of the Medical Health Operational Area Coordinator (MHOAC) for disaster response within the region and provide mutual aid support to other areas of the state in support of the state medical response system. The RDMHC also serves as an information source to the state medical and health response system.

Military aircraft also travel through the air space above the City. Although the occurrence of an aircraft accident is rare, such an incident can result in extensive casualties, both in the aircraft and on the ground.

Extent

Both air and rail hazards encompass many threats, such as hazardous materials incident, fire, explosion, severe damage to rail lines, roadways, adjacent buildings, or vehicles, roadway closures, evacuations, and loss of life if pedestrians or those in either the adjacent buildings or vehicles are affected by the incident.

Any air accident will involve coordination among federal, state and local agencies. The Contra Costa Fire Protection District will coordinate with the Federal Aviation Administration, and agencies from Contra Costa County, and State of California to provide the necessary resources to manage such an event. The nature of an air mass casualty transportation accident will require these agencies to establish a unified command post; disaster mortuary teams; set up medical aid stations; and develop a plan for moving patients and resources.

A rail accident would be less devastating and typically involve vehicles driving on the city streets at a train crossing. A railcar accident would most likely also be a hazardous materials incident. The railroad crosses major streets in the commercial zone of the City. The tankers leaving or enroute to the refinery are typically loaded with crude oil or other refined oil products. When a rail car is involved in an accident or derailment, a combination of products and materials that are extremely hazardous and/or flammable may be released and cause a rupture or burst into flames.

Previous Occurrence

A query of the National Transportation Safety Board Aviation Accident Database indicates there has been one aircraft accident in the City of Pittsburg. See Table 3-7 for the list of air accidents closest to Pittsburg:

Table 3-8: Air, Rail, Highway, and Water Incidents in or near the City of Pittsburg

Year	Event
1992	A CESSNA 150-L crashed in Pittsburg on July 15, 1992. Two passengers were uninjured but the aircraft sustained a total loss.

<http://www.nts.gov/aviationquery/>



3.2.6 PUBLIC HEALTH EMERGENCIES – EPIDEMIC AND PANDEMIC

Type

An influenza pandemic is a worldwide outbreak that occurs when a new influenza virus appears or “emerges” in the human population that may cause serious illness or death and spreads easily from person to person worldwide. Pandemics may be categorized from mild to severe depending upon the number of people who become ill or die from the disease.

Pandemics are different from seasonal outbreaks of influenza that are caused by subtypes of influenza viruses that already circulate among people. Pandemic outbreaks are caused by entirely new subtypes to which the population has no immunity because the subtype has either never circulated among people, or has not circulated for a long time. Seasonal influenza occurs routinely worldwide each year, causing an average of 36,000 deaths annually in the United States.

Location

Currently, the potential exists for an influenza pandemic to cause serious illness and death to a large number of people throughout the world, Contra Costa County and the City of Pittsburg are of no exception.

Extent

Several characteristics of an influenza pandemic differentiate it from other public health emergencies. Foremost, it has the potential to cause illness in a very large number of people, overwhelming the health care system throughout the nation. A pandemic outbreak could also jeopardize essential community services by causing high levels of absenteeism in critical positions in every workforce. Basic services, such as health care, law enforcement, fire, emergency response, communications, transportation, and utilities could be disrupted during a pandemic. Finally, a pandemic, unlike many other emergency events, will last for months rather than days or weeks, disrupting supply chains for essential items such as food, water, and other essential provisions.

Previous Occurrences

Nearly 40 years have passed since the last influenza pandemic. During the last century, there have been three influenza pandemics. The influenza pandemic of 1918 was especially severe, killing a large number of young, otherwise healthy adults. That pandemic caused more than 500,000 deaths in the United States and an estimated 40 million deaths around the world. Subsequent pandemics in 1957-58 and 1968-69 caused far fewer fatalities in the U.S., 70,000 and 34,000 deaths respectively, but caused significant illness and death around the world.



Contra Costa County was part of a statewide Presidential Disaster Declaration on April 28, 2009 for a Swine Flu outbreak. Highlands Elementary School in the Pittsburg Unified School District reported the first large outbreak in the Nation. On April 28, 2009, a number of students from the same fourth grade classroom were sent home from school suffering from the same symptoms. A total of 13 students over a three-day period of time had been absent or sent home for flu-like illness. Highlands Elementary was closed from April 29 through May 4 at the order of Contra Costa County Public Health Department. Losses from the closure included:

- Loss of daily ADA funds (for approximately 625 students) for four days
- Overtime costs paid to employees that provided services for miscellaneous tasks related to the school closure
- Loss of about 20% of ADA for those students that did not return to school on Tuesday May 5th
- Clean-up crews that were sent in by the County Health Department

Probability of Future Events

The Centers for Disease Control and Prevention (CDC) estimates that a severe influenza pandemic could infect up to 200 million people in the U.S. and cause between 100,000 and 200,000 deaths. Scientists and health officials throughout the world predict that more influenza pandemics will occur in the 21st century.

3.2.7 SEVERE WEATHER – TORNADOS, WIND, AND EXCESSIVE HEAT

Severe weather refers to any dangerous meteorological phenomena with the potential to cause damage, serious social disruption, or loss of human life. It includes thunderstorms, downbursts, tornadoes, waterspouts, snowstorms, ice storms, severe heat and dust storms. Severe weather can be categorized into two groups: those that form over wide geographic areas are classified as general severe weather; those with a more limited geographic area are classified as localized severe weather. Severe weather, technically, is not the same as extreme weather, which refers to unusual weather events which are at the extremes of the historical distribution for a given area.

Several types of severe weather events typically impact Contra Costa County: thunderstorms with damaging winds, tornados, severe heat and flooding. Flooding is discussed in detail in section 3.2.1. Tornados, damaging winds and severe heat occurring in Contra Costa County are described in detail in the following sections.



Tornado

Type

A tornado is a rapidly rotating column of air that is in contact with both the surface of the earth and a cumulonimbus cloud or, in rare cases, the base of a cumulus cloud. They are often referred to as twisters, whirlwinds or cyclones. Tornadoes come in many shapes and sizes, and are often visible in the form of a condensation funnel originating from the base of a cumulonimbus cloud, with a cloud of rotating debris and dust beneath it. Most tornadoes have wind speeds less than 110 miles per hour are about 250 feet across, and travel a few miles before dissipating. The most extreme tornadoes can attain wind speeds of more than 300 miles per hour are more than two miles in diameter, and stay on the ground for dozens of miles.

Location

The entire City is susceptible to tornados.

Extent

The Fujita scale and the Enhanced Fujita Scale rate tornadoes by damage caused. The Enhanced Fujita (EF) Scale was an update to the older Fujita scale, by expert elicitation, using engineered wind estimates and better damage descriptions. The EF Scale was designed so that a tornado rated on the Fujita scale would receive the same numerical rating, and was implemented starting in the United States in 2007. **Table 3.9** provides a description of the Fujita scale and associated damage.



Table 3.9: Fujita Scale and Damage

Damage f scale	Little Damage Minor Damage Roof Gone Walls Collapse Blown Down Blown Away						
	f0	f1	f2	f3	f4	f5	
Windspeed F scale	17 m/s	32	50	70	92	116	142
	F0	F1	F2	F3	F4	F5	
	40 mph	73	113	158	207	261	319
↓ To convert f scale into F scale, add the appropriate number							
Weak Outbuilding	-3	f3	f4	f5	f5	f5	f5
Strong Outbuilding	-2	f2	f3	f4	f5	f5	f5
Weak Framehouse	-1	f1	f2	f3	f4	f5	f5
Strong Framehouse	0	F0	F1	F2	F3	F4	F5
Brick Structure	+1	-	f0	f1	f2	f3	f4
Concrete Building	+2	-	-	f0	f1	f2	f3

Fig. 2.4-1 The Fujita tornado scale (F scale) pegged to damage-causing windspeeds. The extent of damage expressed by the damage scale (f scale) varies with both windspeed and the strength of structures.

Previous Occurrence

There have been two recorded tornado/funnel cloud events with Contra Costa County since 1950. Both were F0-rated events that caused little damage. On January 23, 2010, an F1 tornado occurred in Brentwood. The tornado crossed power lines and destroyed a utility pole. Fifty-five customers lost power. Generally, tornadoes are not considered a high risk for the County.

Probability of Future Events

The likelihood of a tornado in the City is small with a less than one in fifty probability in any year.

Damaging Winds

Type

The hazard of severe wind encompasses all climatic events that produce damaging winds. For the City, severe winds usually result from either extreme pressure gradients that usually occur in the spring and early summer months, or from thunderstorms. Thunderstorms can occur year-



round and are usually associated with cold fronts in the winter and monsoon activity in the summer.

Three types of damaging wind related features typically accompany a thunderstorm; 1) downbursts, 2) straight line winds, and infrequently. Tornadoes are discussed separately.

- Downbursts are columns of air moving rapidly downward through a thunderstorm. When the air reaches the ground, it spreads out in all directions, creating horizontal wind gusts of 80 mph or higher. Downburst winds have been measured as high as 140 mph. Some of the air curls back upward with the potential to generate a new thunderstorm cell. Downbursts are called macrobursts when the diameter is greater than 2.5 miles, and microbursts when the diameter is 2.5 miles or less. They can be either dry or wet downbursts, where the wet downburst contains precipitation that continues all the way down to the ground, while the precipitation in a dry downburst evaporates on the way to the ground, decreasing the air temperature and increasing the air speed. In a microburst the wind speeds are highest near the location where the downdraft reached the surface, and are reduced as they move outward due to the friction of objects at the surface. Typical damage from downbursts includes uprooted trees, downed power lines, mobile homes knocked off their foundations, block walls and fences blown down, and porches and awnings blown off homes.
- Straight line winds are developed similar to downbursts, but are usually sustained for greater periods as thunderstorms reaches the mature stage, traveling parallel to the ground surface at speeds of 75 mph or higher. These winds are frequently responsible for generating dust storms and sand storms, reducing visibility and creating hazardous driving conditions.

Location

All of the City is vulnerable to the effects of winter storms and high winds. Vegetation, debris, and electrical infrastructure knocked down or blown by severe weather has the potential to cause damage or additional hazards.

Extent

The Beaufort scale is a scale for measuring wind speeds. It is based on observation rather than accurate measurement. It is the most widely used system to measure wind speed today. The scale was developed in 1805 by Francis Beaufort, an officer of the Royal Navy and first officially used by HMS Beagle. There are twelve levels, plus 0 for "no wind".



Table 3.10: Beaufort Scale

Force	Wind (Knots)	WMO Classification	Appearance of Wind Effects
			On Land
0	Less than 1	Calm	Calm, smoke rises vertically
1	1-3	Light Air	Smoke drift indicates wind direction, still wind vanes
2	4-6	Light Breeze	Wind felt on face, leaves rustle, vanes begin to move
3	7-10	Gentle Breeze	Leaves and small twigs constantly moving, light flags extended
4	11-16	Moderate Breeze	Dust, leaves, and loose paper lifted, small tree branches move
5	17-21	Fresh Breeze	Small trees in leaf begin to sway
6	22-27	Strong Breeze	Larger tree branches moving, whistling in wires
7	28-33	Near Gale	Whole trees moving, resistance felt walking against wind
8	34-40	Gale	Twigs breaking off trees, generally impedes progress
9	41-47	Strong Gale	Slight structural damage occurs, slate blows off roofs
10	48-55	Storm	Seldom experienced on land except during hurricane landfall, trees broken or uprooted, "considerable structural damage"
11	56-63	Violent Storm	
12	64+	Hurricane	

Previous Occurrence

Between 2000 and 2017, high winds occurred on 12 days in the San Francisco Bay Area East Bay Interior Valleys. No damage, injuries or deaths were reported. On one occasion winds speeds reached in excess of 75 knots.³

Probability of Future Events

Based upon past occurrences, high and potentially damaging winds are likely to occur slightly less than one day a year.

³ NOAA Storm Events Data Base



Excessive Heat

Type

According to the National Weather Service (NWS), extreme heat occurs when the temperature reaches high levels or when the combination of heat and humidity causes the air to become oppressive and stifling. The NWS will issue advisories or warnings when the heat index is expected to have a significant impact on public safety. The common guidelines for the issuance of excessive heat warnings are when the maximum daytime index is expected to reach 105°F and the nighttime low temperature does not fall below 75°F. ⁴

Location

All of the City is susceptible to severe heat conditions.

Extent

Excessive Heat Outlook occurs when the potential exists for an excessive-heat event in the next three to seven days. The NWS will provide an indication of areas where people and animals may need to take precautions. The outlook is based on a combination of temperature and humidity, Heat Index,⁵ over a certain number of days. An outlook is used to indicate that a heat event may develop. It is intended to provide information to those who need lead time to prepare for the event, such as public utilities, emergency management personnel, and public health officials.

Table 5-9 provides a description of heat- related public notifications.

⁴ NWS <http://www.nws.noaa.gov/om/heat/ww.shtml>

⁵ NWS http://www.nws.noaa.gov/om/heat/heat_index.shtml for a detailed description



Table 3.11: Heat Advisories, Warnings and Watches

Heat Advisories	The Heat Index has to remain at or above 100°F for a minimum of two hours. Heat advisories are issued by zone when any location within that zone is expected to reach criteria. For example: If you expected the heat index to reach 100°F in Visalia, a heat advisory would be issued for that county. A heat advisory means that people can be affected by heat if precautions are not taken. The issuance of a heat advisory is important to raise public awareness that these precautions need to be taken. Heat advisories are also used to trigger other actions and regulations such as no evictions, no turning off of power, changing outdoor work requirements, etc.
Excessive Heat Watches	Issued when Heat Warning criteria is possible (50-79%) 1 to 2 days in advance.
Excessive Heat Warnings	Criteria for an Excessive Heat Warning is a Heat Index of 105°F or greater that will last for two hours or more. Heat Warnings are issued by zone when any location within that zone is expected to reach criteria. For example: If you expected the Heat Index to reach 105°F in Visalia an Excessive Heat Warning would be issued for that zone. A heat warning means that some people can be seriously affected by heat if precautions are not taken. Studies in Canada, Europe, and the U.S. have indicated that mortality begins to increase exponentially as the heat increases or stays above a Heat Index of 104°F. Note: In addition to raising public awareness, the issuance of a heat warning will alert hospitals and officials to take certain actions to prepare and respond to an increase in emergency calls, and activate programs to check on elderly and the home-bound. In some cases, cooling centers can be open or designated and donation programs activated for fans and air conditioners. As in the case of an advisory, certain regulations may change such as turning off people's electricity, evictions, and outside work requirements.

Previous Occurrences

Between 2000 and 2017, excessive heat has occurred on 26 days in California resulting in 10 injuries or deaths. There was a major heat wave in California from mid- to late July 2006, with 10 days of record-breaking temperatures. Across the state, researchers estimate the heat wave resulted in 16,166 more emergency department visits than average⁶.

⁶ Kim Knowlton et al., "The 2006 California Heat Wave: Impacts on Hospitalizations and Emergency Department Visits," *Environmental Health Perspectives* 117, no. 1 (January 2009)



Probability of Future Events

Depending on low and high emission scenarios, and the location within the region, in the future the City may experience an average of anywhere from 20 to 80 extreme heat days in a year. Cal-Adapt, California's database of climate data and visualization tools provides five different ways to define the extreme heat hazard: (1) number of extreme heat days by year, (2) number of warm nights by year, (3) number of heat waves by year (heat wave is defined as 5 consecutive extreme heat days), (4) timing of extreme heat days by year (i.e. which months do extreme heat hazards occur), (5) the maximum duration of heat wave by year. These metrics are projecting both the intensity and the temporal nature of extreme heat.

Climate change is expected to generate an increase in ambient average air temperature, particularly in the summer. The outer Bay Area will likely experience greater temperature increases than coastal or bayside jurisdictions, though likely not as great as in the eastern-most inland communities. The frequency, intensity, and duration of extreme heat events and heat waves are also expected as regional climate impacts.⁷

According to California Climate Change Center, by mid-century, extreme heat in urban centers could cause two to three times more heat-related deaths than occur today.⁸ Statewide, temperatures could increase anywhere from 3 to 10.5° depending on CO₂ emission levels, leading to more frequent, hotter days throughout the year.

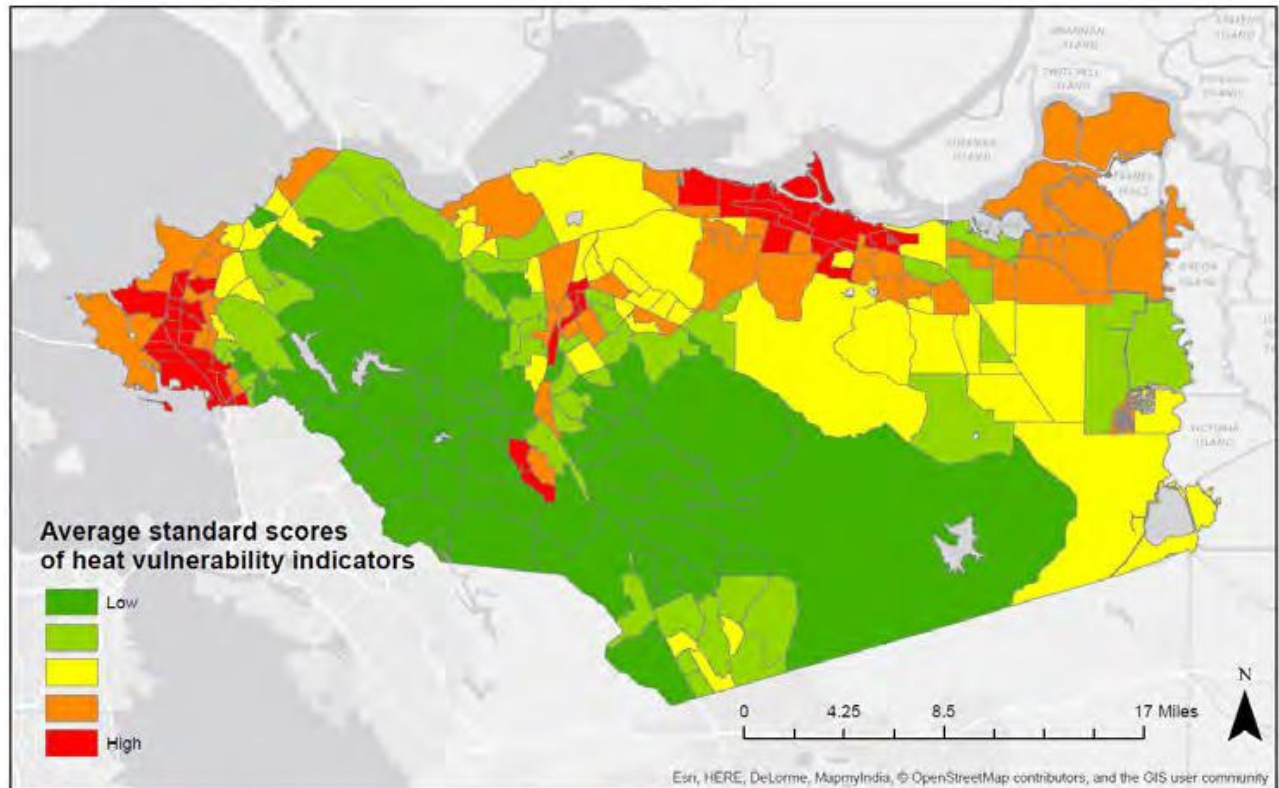
Due to climate change, an increasing the number of days of extreme heat may be expected to occur. Since Pittsburg is in a high heat vulnerability area, future heat events are likely to have a more severe impact. Figure 3.7 depicts the Heat Vulnerability Indicators for Contra Costa County based on demographic and climate conditions.

⁷ Drechsler D. M., et al, (2006)

⁸ California Climate Change Center (2006)



Figure 3.13: Scores on Heat Vulnerability Indicators





3.2.8 WILDLAND AND URBAN FIRES

Type

A wildfire is any uncontrolled fire occurring on undeveloped land that requires fire suppression. Wildfires can be ignited by lightning or by human activity such as smoking, campfires, equipment use, and arson. Fire hazards present a considerable risk to vegetation and wildlife habitats throughout Contra Costa County. Short-term loss caused by a wildfire can include the destruction of timber, wildlife habitat, scenic vistas, and watersheds. Long-term effects include smaller timber harvests, reduced access to affected recreational areas, and destruction of cultural and economic resources and community infrastructure. Vulnerability to flooding increases due to the destruction of watersheds. The potential for significant damage to life and property exists in areas designated as “wildland urban interface (WUI) areas,” where development is adjacent to densely vegetated areas.

While the primary fire threat in the Bay Area is from wildfire, urban conflagration, or a large disastrous fire in an urban area, as a major hazard that can occur due to many causes such as wildfires, earthquakes, gas leaks, chemical explosions, or arson. The urban fire conflagration that followed the 1906 San Francisco Earthquake did more damage than the earthquake itself. A source of danger to cities throughout human history, urban conflagration has been reduced as a general source of risk to life and property through improvements in community design, construction materials, and fire protection systems.

Although the frequency of urban conflagration fires has been reduced, they remain a risk to human safety. One reason is the current trend toward increased urban density and infill in areas adjacent to the wildland-urban interface. In an effort to keep housing close to urban jobs, areas previously left as open space due to steep slopes and high wildland fire risk may be potentially considered as infill areas for high-density housing.

The Contra Costa County Fire Protection District (CCCYPD) provides fire prevention, suppression, and emergency medical response for advanced and basic life support to nine cities and much of the unincorporated territory in the central and western portions of Contra Costa County, including the City of Pittsburg and the project site. The CCCYPD operates 23 stations throughout its jurisdictional area and has a staff of 262 uniformed personnel (Leach 2013b). Within the Pittsburg Planning Area, there are four CCCYPD fire stations.

Location

In Contra Costa County, 118,509 acres are located in WUI areas and approximately 37,721 acres are in a high, very high or extreme Fire Hazard Severity Zone (FHSZ). The geography, weather patterns and vegetation in the East Bay area provide ideal conditions for recurring wildfires. Especially vulnerable are the East Bay Hills in Lamorinda (which includes Lafayette, Moraga, and Orinda). Parts of Walnut Creek, including the area surrounding Rossmoor, are vulnerable to WUI



fires, as are Clayton, the Danville/San Ramon area, and the San Pablo - El Cerrito, El Sobrante area. Pittsburg is not mentioned in the Contra Costa Hazard Mitigation Plan.

Figure 3.9 Historic Wildfire Perimeter (1950-2014) (Source: ABAG Resilience Program)

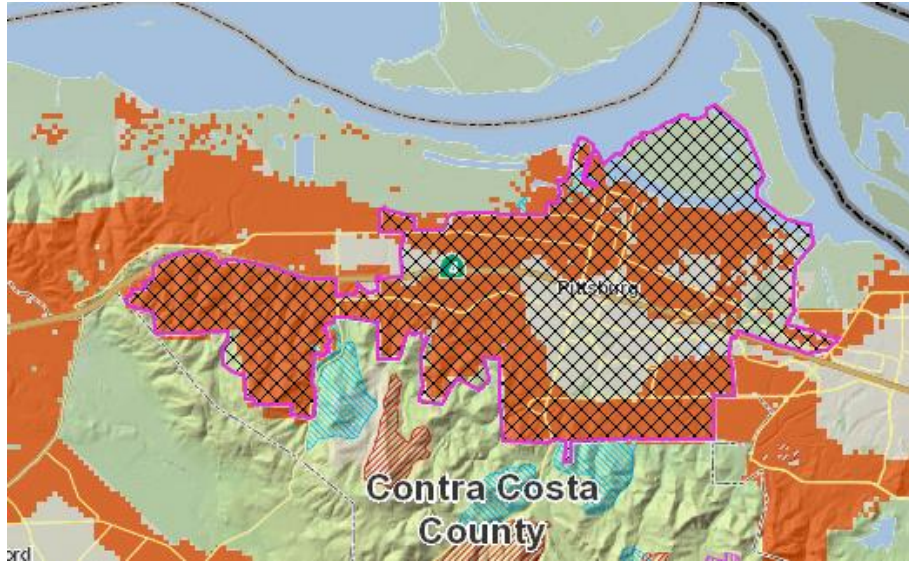


Figure 3.10 Contra Costa County Wildfire History

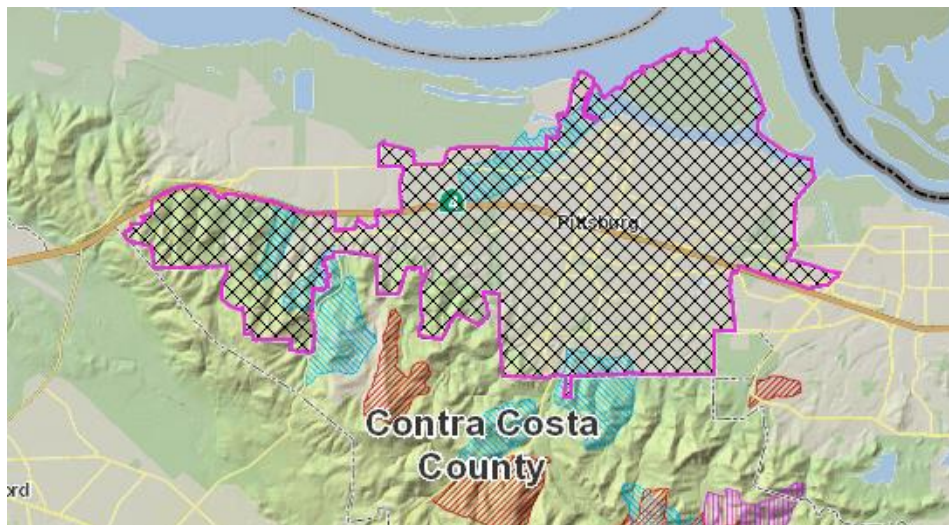




Figure 3.11 Contra Costa County Wildfire Hazard Boundaries

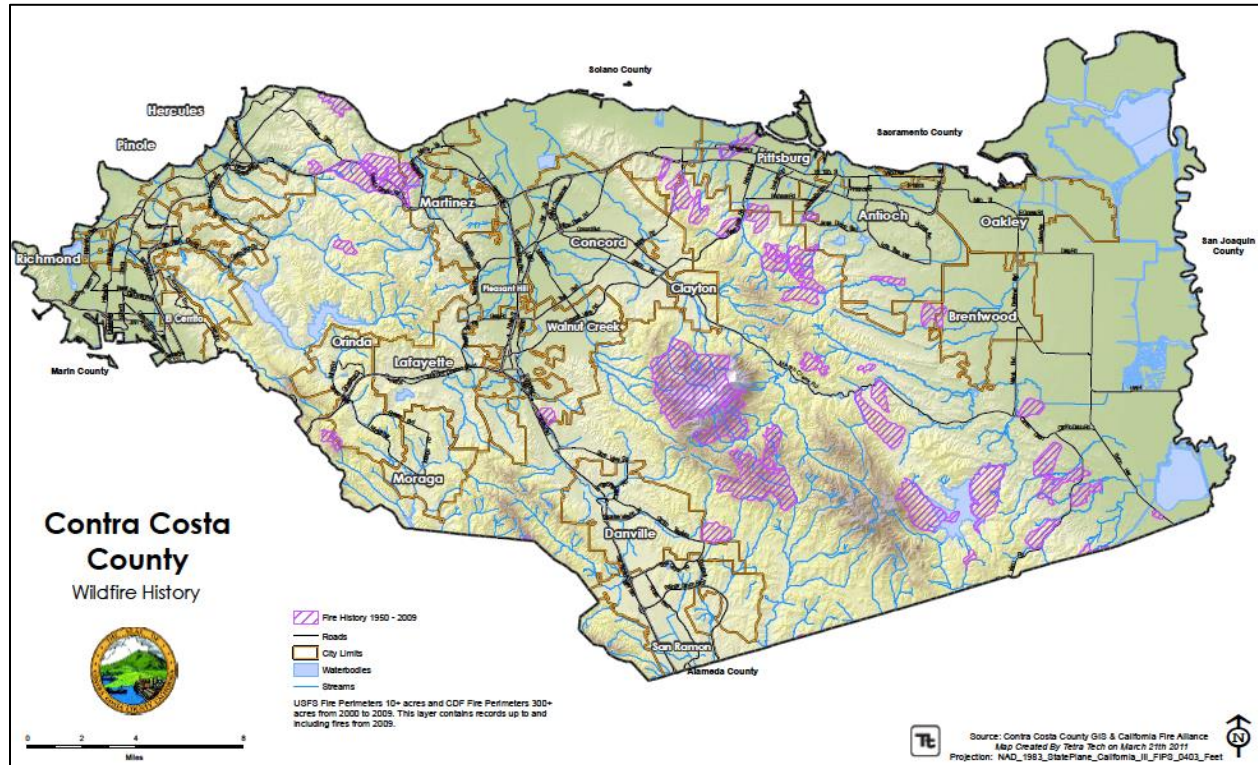
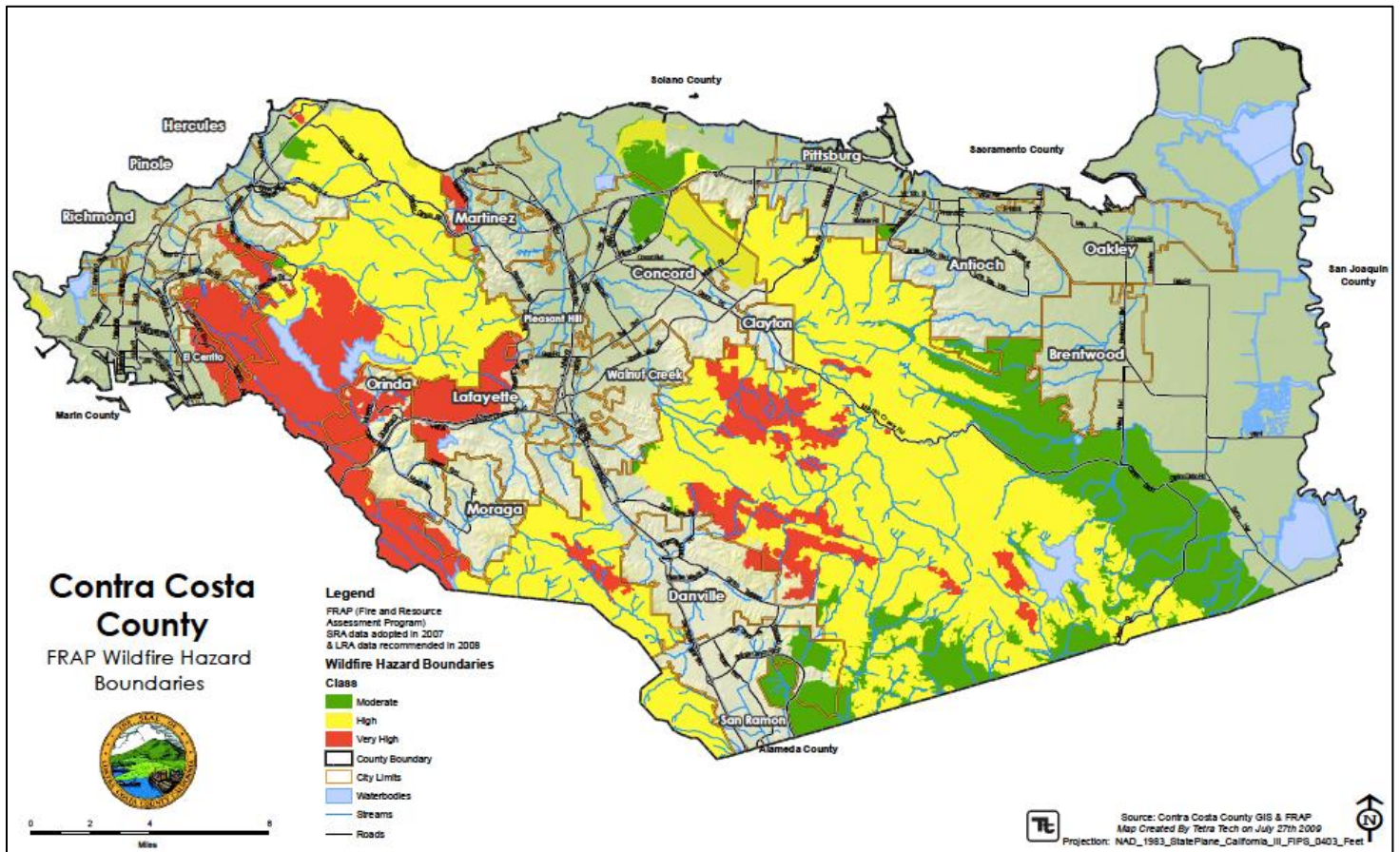




Figure 3.12: FRAP Wildfire Hazard Boundaries



Extent

The impacts of a fire are felt long after the fire is extinguished. In addition to the loss of property in fires, the loss in vegetation and changes in surface soils alters the environment. When all supporting vegetation is burned away, hillsides become destabilized and prone to erosion. The burnt surface soils are harder and absorb less water. When winter rains come, this leads to increased runoff, erosion, and landslides in hilly areas.

Previous Occurrences

Contra Costa County has received no state or federal disaster declarations related to fire between 1950 and 2017. There are no reported wildfire associated injuries or deaths, or property damage during the same period.⁹

⁹ NOAA National Center for Environmental Information



Probability of Future Fire – Climate Change

Wildfire risk increases due to climate change because of higher temperatures and longer dry periods over a longer fire seasons. Additionally, wildfire risk will also be influenced by potential changes in vegetation.¹⁰

Research produced by UC Merced has projected the future fire risk, impacted by climate change, compared to existing fire risk. In the Bay Area the results are mixed. The research projects some locations in the East Bay and South Bay to exhibit decreased fire risk, while areas on the Peninsula and North Bay exhibit a 150 percent increase in fire risk by 2085. Generally, across the Bay Area there is fairly limited change in fire risk in the year 2050, with the greatest change in occurring between 2050 and 2085, especially in the high emission scenario. The Cal Adapt data suggests that some jurisdictions might have to adapt more aggressively compared to others Figure 1 shows the projected fire risk increase for the Bay Area with the greatest increase and decrease areas highlighted.

The future fire risk model analyzes two primary variables: fuel availability and flammability of fuel. In California, the change in fire risk is a result of either a densely forested ecosystem becoming drier, or a dry climate experiencing large vegetation growth after a year of above average precipitation. In the first scenario the suite of climate impacts (higher temperatures, less snowpack, earlier springs) result in previously wet dense fuel ecosystems becoming dry – increasing the fire risk. In the second ecosystem, dominated by grass and low density shrubs, the risk is often unchanged or decreased because the availability of fuel is the governing variable for fire risk, which remains unchanged or decreases as a result of projected precipitation.¹¹ These modeling characteristics are reflected in the Bay Area's future fire risk map.

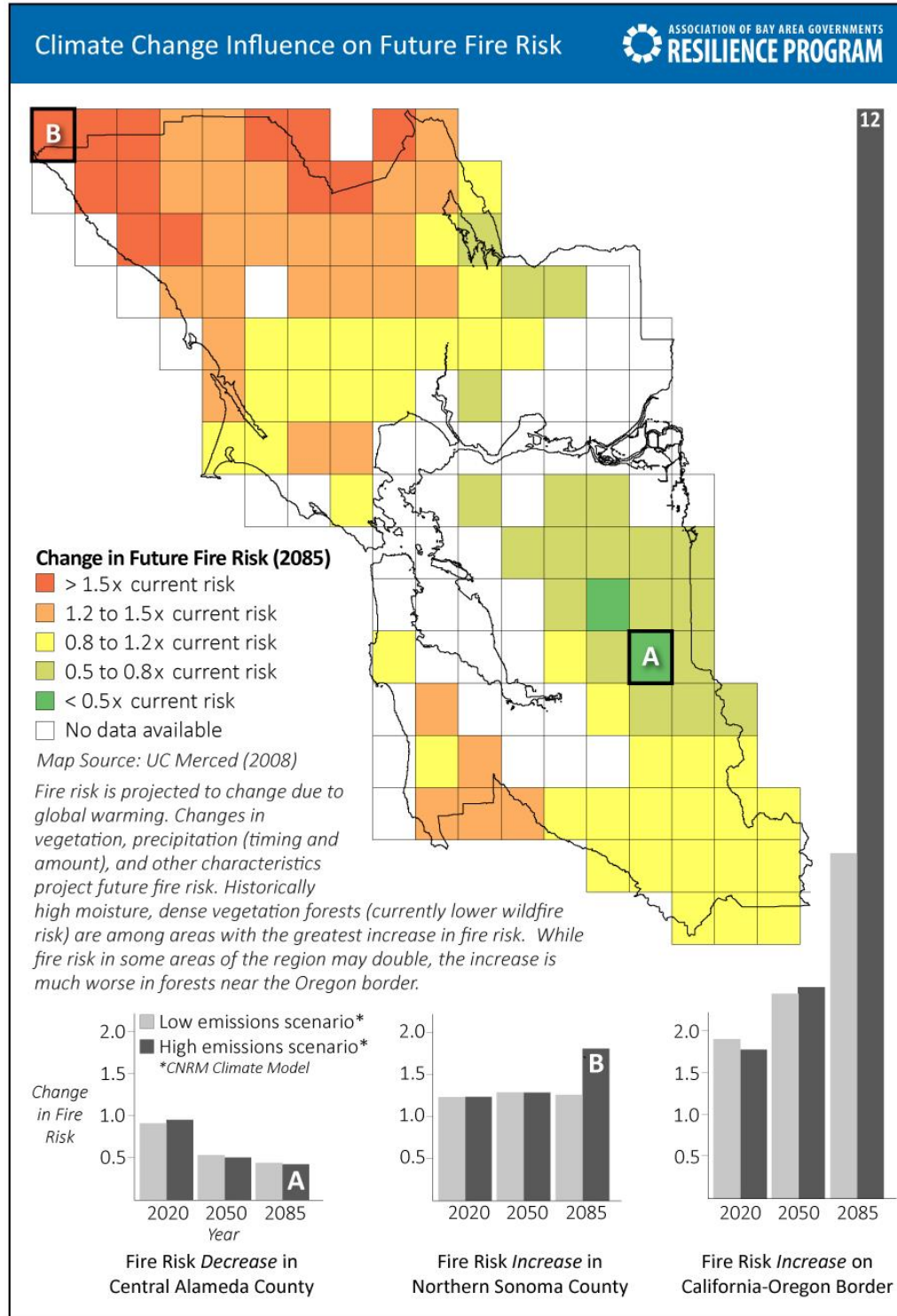
The Bay Area, compared with other portions of California, especially those near the Oregon border, have a much lower projected increase in fire risk due to climate change. Near the Oregon border, many areas are expecting a 500 percent increase in fire risk by 2085, with some areas projected to see their fire risk increase more than 10 times.

¹⁰ California Climate Change Center, (2012)

¹¹ Westerling, A.L., Bryant, B.P. (2008)



Figure 3.13 Climate Change Influence on Fire Risk





3.2.9 CIVIL UNREST

Type

Civil unrest is defined as civil disorder, a broad term that is typically used by law enforcement to describe disruption of typical social order; it may involve a strike or protest, and it can be peaceful or involve violence. Both riots and rebellions are forms of civil unrest. Incidents of civil unrest often occur after national or local events incite anger in the populace and may be triggered by various causes such as political protests, racial strife or sporting events. Civil disorders and disturbances are human-caused events with potential for endangering life and damaging property.

The Bay Area experienced past episodes of civil unrest. Civil disturbances may be mitigated through planning. Mitigation activities for civil disturbance are not solely a police function but are a shared responsibility of elected officials, community leaders, business leaders, service organizations and community residents.

While basic constitutional rights guarantee free assembly, civil unrest associated with such events has the potential to result in injuries, loss of life, and destruction of property. Heightened vigilance and strategic organization, and training on the part of law enforcement can mitigate damage and casualties from civil disturbances.

Location

The entire San Francisco Bay Area region is vulnerable to civil unrest. While there are no specific hazard zones that can be identified or predicted for civil unrest, dense population centers located in highly urban areas such as Oakland and San Francisco are more likely to experience this hazard.

Extent

Civil unrest may result from a wide variety of causes, ranging from local to international. All regional assets are susceptible to being at risk from civil disturbances. Local government facilities including San Francisco and Oakland City Halls as well as the San Francisco-Oakland Bay Bridge are considered most at risk since several demonstrations or rallies have originated in these locations in the past. Other police and fire facilities have also been targeted during past events. Previous experience indicates that Critical Response (police stations, fire stations) also are at risk during periods of civil unrest. In addition, Critical Operating Facilities, such as regional ports and ferry landings, etc. are at risk of damage or destruction and may be rendered temporarily inoperative for some period of time. Depending upon the nature of the event, however, any assets owned by local government organizations/agencies may be considered vulnerable to damage or destruction as a result of civil unrest.

Frequency/Probability of Future Occurrences



Previous Occurrences

City police departments in the San Francisco Bay Area region have dealt with civil unrest on many occasions. Recent examples include the October 2014 Major League Baseball San Francisco Giants World Series victory riots, November 2014 unrest in Oakland following the Ferguson verdict, and Black Lives Matter protestors blocking traffic on the San Francisco-Oakland Bay Bridge on Martin Luther King Jr. Day 2016. Today the combination of professional protestors, anarchists, demonstrations, and counter demonstrations at many public gatherings has created the potential for civil unrest. Often events deemed to be celebrations can cause civil disturbances and create loss. When dealing with events that have the potential to become incidents of civil unrest, the police departments' most important goal is safeguarding citizens and property.

Major League Baseball San Francisco Giants World Series Victory Riots 2014: A celebration in San Francisco's streets as a result of the Giants' World Series victory on October 29, 2014 turned violent in some areas with people injured by gunfire, officers hurt by bottles thrown by revelers, and police making arrests. Violence left three people injured, two by gunshots and one in a stabbing.

Ferguson Verdict Civil Unrest 2014: Hundreds of people marched through downtown Oakland, blocked traffic on Interstate-580, broke windows, and set small fires during a night of protests on November 24, 2014 over a grand jury's decision not to indict Ferguson, Missouri police Officer Darren Wilson in the fatal shooting of Michael Brown. More than 40 people were arrested.

Black Lives Matter Protestors Block Bay Bridge 2016: Protesters linked with the Black Lives Matter movement chained themselves together on the busy San Francisco-Oakland Bay Bridge on Monday, January 18th, 2016, blocking rush-hour traffic traveling toward San Francisco. Bridge traffic was stopped for more than 30 minutes before California Highway Patrol officers partially reopened the five westbound lanes later on in afternoon.

Probability of Future Events

While it is not possible to make long term predictions of civil unrest events, it is highly probable that such events will occur in Bay Area jurisdictions from time to time. Because of the extreme unpredictability of civil unrest events, no specific estimates can be made concerning potential losses.

3.2.10 TERRORISM AND NUCLEAR INCIDENTS

Type

Pittsburg is home to businesses and government agencies, transportation infrastructure, tourist attractions, historic sites, and cultural facilities that are vulnerable to terrorist attack. Terrorism



is a continuing threat throughout the world and within the United States. A variety of political, social, religious, cultural, and economic factors underlie terrorist activities. Terrorists typically target civilians with a goal of instilling fear to advance their agenda. The media interest generated by terrorist attacks makes this a high visibility threat. Although the City of Pittsburgh is not likely to be the target of extreme terrorism, the threat of such an attack will continue to be evaluated by the Pittsburgh Police Department in collaboration with state and federal agencies to mitigate this threat to the extent possible.

Incidents generating significant mass casualties make preparedness and the mechanisms for effective response essential. Terrorists typically use one or more of the following types of weapons: chemical biological, incendiary, radiological, or explosive. In addition to large-scale attacks, a full range of assault styles must be considered, including simple bombings, assassinations with small arms, major bombings, and others. Use of explosive devices remains the weapon of choice for terrorist activity. Related activities include bomb threats which disrupt the normal operations of transit systems, government or corporate facilities. Primary locations likely to be targets include airports, mass transit targets, government facilities, and high population density locations, although so-called “soft targets” such as schools, local entertainment facilities, etc. are at risk. The potential for nuclear, biological or chemical terrorism is also a concern. These types of emergencies would necessitate detailed contingency planning and preparation of emergency responders to protect their communities.

The City of Pittsburgh Police Department has anti-terrorism programs in place, which include continually gathering intelligence; monitoring events to assess credible threat potential; and issuing warnings to the participating agencies and to the citizenry. The Federal Bureau of Investigation is the lead federal agency for all terrorist activities within the United States, and coordinates this activity with local law enforcement through the Joint Regional Intelligence Center.

Type

The definition of terrorism by the Federal Bureau of Investigation is “the unlawful use of force or violence against persons or property to intimidate or coerce a government, the civilian population, or any segment thereof, in furtherance of political or social objectives.”

The formal definition of Weapons of Mass Destruction (Title 18 USC section 2332a) is: (1) Any weapon or device that is intended, or has the capability, to cause death or serious bodily injury to a significant number of people through the release, dissemination, or impact of toxic or poisonous chemicals or their precursors; a disease organism; or radiation or radioactivity; (2)(a) any explosive, incendiary, or poison gas, bomb, grenade, or rocket having a propellant charge of more than four ounces, or a missile having an explosive or incendiary charge of more than one quarter ounce, or mine or device similar to the above; (b) poison gas; (c) any weapon involving a



disease organism; or (d) any weapon that is designed to release radiation or radioactivity at a level dangerous to human life.

Weapons of mass destruction (WMD) typically used by terrorists are categorized by an acronym that lists the types of materials/weapons: CBRNE stands for chemical, biological, radiological, nuclear, and explosives – BNICE stands for biological, nuclear, incendiary, chemical, and explosives. The nature of each category of weapon is described briefly below:

Chemical: chemical weapons include blood and choking agents, nerve agents, blister agents, and toxic industrial chemicals. The advantages of using chemical weapons for a terrorist include they are easy to make, readily available, inexpensive, have an immediate effect, and are easily spread. The disadvantages are they require significant quantities for a mass effect, and the production and deployment are potentially hazardous to the terrorist. Some chemical agents are odorless and tasteless and are difficult to detect, while others have distinct odors. They can have an immediate effect (a few seconds to a few minutes) or a delayed effect (several hours to several days). Routes of exposure for chemical weapons are inhalation, ingestion, absorption, and injection. Unlike many of the biological weapons, first responders can take self-protective measures by wearing personal protective equipment, first aid measures and effective medical interventions are available, and chemical agent exposures can be decontaminated and agents neutralized.

Biological: biological weapons are defined as bacteria, viruses, or toxins used to produce illness or death in people, animals, or plants. The advantages of biological weapons are that they are easy to make, readily available, and relatively inexpensive. The disadvantages include delayed effects and potential deployment hazards to the terrorist. Routes of exposure for biological weapons are inhalation, ingestion, absorption, and injection. Biological agents can be dispersed as airborne particles or aerosols on food items or in water, or through an injection. Terrorists may use biological weapons because the agents odorless, tasteless, and extremely difficult to detect.

Radiological / Nuclear: radioactive or nuclear weapons are typically in the form of a traditional fission device such as an atom bomb, a radiological dispersal device, often called a dirty bomb, or a conventional explosion at a nuclear facility. The advantages of radiological or nuclear weapons are that the materials are available, cause devastating effects and a great psychological impact on the population. The disadvantages include delayed effects, deployment is hazardous to the terrorists, and they are extremely expensive – in the millions of dollars for a nuclear weapon. Radiation cannot be detected by human senses. Consequences may include death, severe health risks to the public, damage to the environment, and extraordinary loss of, or damage to, property. The health effects of radiological or nuclear materials include radiation



burns, fragmentation wounds, acute radiological poisoning, and long term effects, such as cancers and birth defects.

Explosives: explosive weapons are most terrorist's weapon of choice. 86% of domestic terrorist incidents involve the use of explosives. Explosives are readily available and have dramatic results, are low risk, require few skills to build and use, are easy to execute, allow for remote attacks, and don't require many people to execute. There are low explosives and high explosives. The effects include blast pressure, both positive and negative, fragmentation, and thermal. There are pipe bombs or bombs that can be easily concealed into a backpack, box, vehicles, or virtually any type of container, with numerous trigger mechanisms to set off the bomb. Bombings account for up to 50% of worldwide terrorist attack patterns.

Cyber-terrorism: according to the U.S. Federal Bureau of Investigation, cyber terrorism is any "premeditated, politically motivated attack against information, computer systems, computer programs, and data which results in violence against non-combatant targets by sub-national groups or clandestine agents." As nations and critical infrastructure became more dependent on computer networks for their operations, new vulnerabilities are created. A cyber terrorist attack is designed to cause physical violence or extreme financial harm. Possible cyber terrorist targets include the banking industry, military installations, power plants, air traffic control centers, and water systems, but could be against any facility that relies on computers, computer systems and programs for their operations.

Active Shooter: The United States Department of Homeland Security¹² defines the active shooter as "an individual actively engaged in killing or attempting to kill people in a confined and populated area; in most cases, active shooters use firearms and there is no pattern or method to their selection of victims." Active shooters may also use explosive devices during assaults to increase the likelihood of casualties or to commit suicide. Most incidents occur at locations in which the killers find little impediment in pressing their attack. Locations are generally described as soft targets that have limited security measures to protect members of the public. In most instances, shooters commit suicide, are shot by police, or surrender when confrontation with responding law enforcement becomes unavoidable.

Location

There is a wide range of motivations for terrorist attacks. They can be for or against almost any issue, religious belief, political position, or group of people of one national origin or another. Because of the tremendous variety of causes supported by terrorists and the wide variety of potential targets, there is no place that is truly safe from terrorism. Primary locations likely to be targets include airports, mass transit targets, government facilities, and high population density

¹² DHS Active Shooter Threat Handbook



locations, although so-called “soft targets” such as schools, local entertainments facilities, etc. are also at risk. The potential for nuclear, biological or chemical terrorism is also a concern. The entire Bay Area is considered at risk for a nuclear event. These types of emergencies could be devastating to any community and would necessitate detailed contingency planning and preparation of emergency responders prior to such an attack.

Pittsburg is home to power plants, water utilities, refineries, rail stations, colleges, and chemical manufacturers, all of which could be a target for terrorism.

The City of Pittsburg is not within a planned range of a Nuclear Generating Station. There are no known businesses or educational facilities that have a nuclear reactor on their premises within the City.

Extent

As outlined in the 2010 National Security Strategy, there is no greater danger to the Nation than a terrorist attack with a weapon of mass destruction. Terrorist acts may cause casualties, extensive property damage, fires, flooding, and other subsequent hazards. Incidents generating significant mass casualties make preparedness and the mechanisms for effective response essential. In addition to large-scale attacks, a full range of terrorism tactics must be considered, including simple bombings, chemical or biological incidents, explosions and cyber-attacks, bomb threats, and the use of radiological and nuclear materials. Use of explosive devices remains the weapon of choice for terrorist activity. The possibility exists that a terrorist organization might acquire the capability of creating a small nuclear detonation. A single nuclear detonation in the United States would likely produce fallout affecting an area many times greater than that of the blast itself, certainly the entire Bay Area region.

The damage caused by a terror attack is dependent on the method of attack. Large bomb attacks could destroy major infrastructure, kill many people and disrupt regional functioning for a significant time. Cyber-terrorism would cause very different types of damage, possibly severely hampering local government operations and local business with no direct injuries or loss of life. In addition to direct physical damage, terrorist attacks breed fear. Even an unsuccessful attempt to attack the region would seriously impact the comfort level of residents and could affect local business.

Terrorism cannot be forecast with any accuracy. There is, therefore, some potential for most, if not all, types of terrorist acts to occur anywhere and at any time. Terrorism can strike not just large cities, but in any community of any size. While no amount of planning and mitigation can remove 100 - percent of the risk from terrorism, hazard mitigation and preparedness can help reduce the risk. Given the lack of information on observed historical damages, frequency of



occurrence, intensity and damage parameters, no estimate is available for the probability of a future occurrence of a terrorist event.

It is not possible to estimate the probability of a terrorist attack. The approach experts use to prioritize mitigation and preparedness efforts is to identify critical sites and assess the vulnerability of these sites to terrorist attack. Vulnerability of these sites is determined subjectively by considering factors such as visibility (e.g., does the public know this facility exists in this location?), accessibility (e.g., is it easy for the public to access this site?) and occupancy (e.g., is there a potential for mass casualties at this site?).

Buildings and other structures constructed to resist earthquakes and fires usually have qualities that also limit damage from blasts and resist fire spread and spread of noxious fumes. Efforts to retrofit buildings to resist earthquakes often provide cost-effective opportunities to incorporate measures to mitigate against attacks using bombs, chemical and biological agents.

Previous Occurrence

Although the City of Pittsburg has not had a terrorist attack, there have been many incidents within Contra Costa County. The following table shows the terrorism related incidents that have occurred in Contra Costa County:

Table 3-11: Terrorists Incidents within Contra Costa County and Bay Area

Date	Type	Affiliation
April 2013	An unknown person with technical knowledge of utility systems entered an underground utility vault in San Jose and cut fiber optic cables to knock out 911 and cell phone service. Within half an hour, sniper/s opened fire on a nearby electrical substation. Within 20 minutes, 17 large transformers that funnel power to Silicon Valley were destroyed from bullet damage to their cooling units. A minute before a police car arrived, the shooters disappeared into the night. To avoid a blackout, electric-grid officials rerouted power around the site. It took utility workers 27 days to make repairs and restore the substation. No one has been arrested in connection with the attack.	Domestic terrorism



November 1978	Shortly before he was to hold a news conference, Mayor George Moscone was shot to death in his office; moments later, Supervisor Harvey Milk, a leader of San Francisco's homosexual community, was shot and killed down the hall. A former member of the Board of Supervisors, Dan White, surrendered to police and was charged with murder.	Domestic terrorism
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Information derived from: Local news sources.

Probability

While terrorism is a serious concern, there is a low probability of a terrorist event in the City of Pittsburg due to its low population density and distance from the larger cities of San Francisco and Oakland.

3.2.11 PIPELINE EMERGENCIES

Although pipelines are the safest and most reliable way to transport natural gas, crude oil, liquid petroleum products, and chemical products, there is still an inherent risk due to the nature of the hazardous materials. Crude oil is a complex mixture of thousands of different hydrocarbons and varying amounts of other compounds containing sulfur, nitrogen, and oxygen as well as salts, trace metals, and water. Crude oils can vary from a clear liquid, similar to gasoline, to a thick tar-like material needing to be heated to flow through a pipeline. A petroleum refinery's main job is to split crude oil into its many parts (or fractions) which are then reprocessed into useful products. The type, number, and size of process units required at a particular refinery depends on a variety of factors including the type of crude oil and the products required. The interconnected units making up a refinery are tanks, furnaces, distillation towers (fractionating columns), reactors, heat exchangers, pumps, pipes, fittings, and valves. Products of crude oil refineries include:

- Fuels such as gasoline, diesel fuel, heating oil, kerosene, jet fuel, bunker fuel oil, and liquefied petroleum gas
- Petroleum solvents including benzene, toluene, xylene, hexane, and heptane, which are used in paint thinners, dry-cleaning solvents, degreasers, and pesticide solvents
- Lubricating oils produced for a variety of purposes, and insulating, hydraulic, and medicinal oils
- Petroleum wax
- Greases, which are primarily a mixture of various fillers
- Asphalt



These products can be hazardous not only in their final state but as they are being processed and refined. The principal hazards at refineries are fire and explosion. Refineries process a multitude of products with low flash points. Although systems and operating practices are designed to prevent such catastrophes, they can occur. In a refinery, hazardous chemicals can come from many sources and in many forms. In crude oil, there are not only the components sought for processing, but impurities such as sulfur, vanadium, and arsenic compounds. The oil is split into many component streams that are further altered and refined to produce the final product range. Most, if not all, of these component stream chemicals are inherently hazardous to humans, as are the other chemicals added during processing. Hazards include fire, explosion, toxicity, corrosiveness, and asphyxiation.

Location

Pipelines owned and operated by Shell Oil, Chevron, Kinder Morgan, and PG&E companies run beneath the City's streets. Pipelines are primarily underground, which keeps them away from public contact and accidental damage. Despite safety and efficiency statistics, increases in energy consumption and population growth near pipelines present the potential for a pipeline emergency incident.

While pipelines are generally the safest method of transporting hazardous chemicals, they are not failsafe. Pipeline product releases, whether in the form of a slow leak or violent rupture, are a risk in any community.

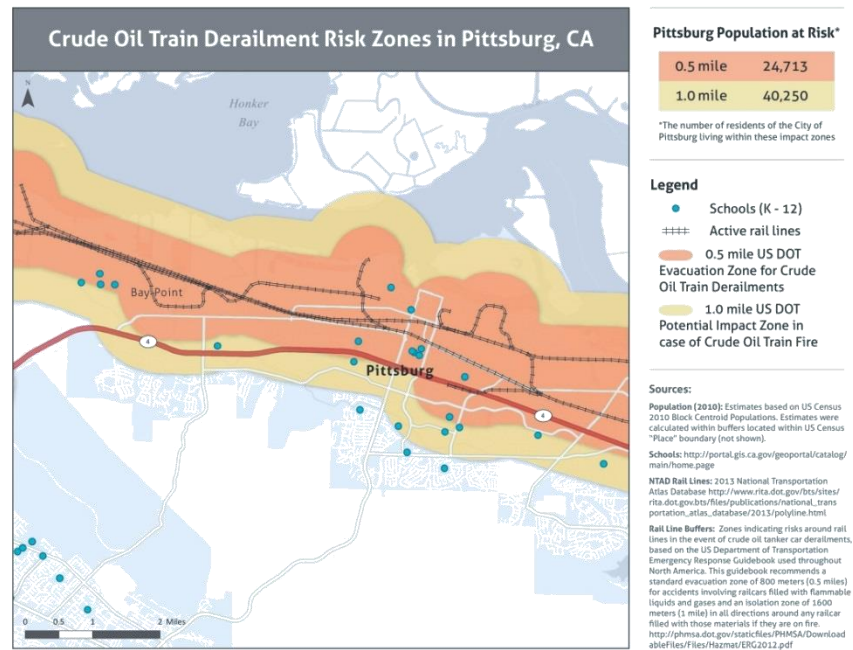
Extent

Most fires, explosions, or pipeline spill incidents occurring at a refinery are isolated on the site. Pipelines running through the City are unlikely to burst or combust; jet fuel pipelines are filled with oxygen-free liquid, and without oxygen, combustion cannot occur. Pipelines are regulated by the Office of the State Fire Marshall Pipeline Safety Division. Pipelines are also monitored by a complex data web called System Control and Data Acquisition (SCADA) measuring the flow rate, temperature and pressure. The network transfers real-time data via satellite from the pipelines to a control center where the valves, pumps and motors are remotely operated. If any tampering with the pipeline occurs, an alarm sounds. The ensuing valve reaction is instantaneous, with the alarm system isolating any rupture and setting off a chain reaction that shuts down pipeline pumps and alerts pipeline operators within seconds.



Most jet fuel pipelines run underground, and in populated areas, must be over three feet below the asphalt. The pipes are at least one-inch-thick steel. If the pipe did rupture, valves would cut off and operators would receive an automatic alarm.

Oil spills are considered to be a significant impact along the railways for BSNF and Union Pacific. Small spills can be mitigated and are classified as less than significant. Large oil spills (greater than 50 barrels) may not be completely contained and, therefore, would be considered significant impacts. Significant adverse impacts on biological resources would occur from a major oil spill.





Previous Occurrence

Although there have been no pipeline failure incidents that have affect communities in Pittsburg, several incidents have occurred in the region. Some of the more significant events include:

- Moraga, California – March 3, 2016, heavy rains resulted in runoff that created a sinkhole at the corner of Rheem Boulevard and Center Street near Moraga Road. The pavement collapsed swallowing a signal light and pavement which punctured a four-inch natural gas pipeline. Rapid reaction by Pacific Gas and Electric Company (PG&E) to shut down the line prevented ignition. Over 2000 Moraga residents were without gas for 24-36 hours.
- San Bruno, California – September 9, 2010, a 30-inch-diameter segment of an intrastate natural gas transmission pipeline known as Line 132, owned and operated by PG&E ruptured in a residential area in San Bruno, California. The rupture occurred at the intersection of Earl Avenue and Glenview Drive. The rupture produced a crater about 72 feet long by 26 feet wide. PG&E estimated that 47.6 million standard cubic feet of natural gas was released. The released natural gas ignited, resulting in a fire that destroyed 38 homes and damaged 70. Eight people were killed, many were injured, and many more were evacuated from the area.
- Walnut Creek, California – November 9, 2004, 9 November 2004, excavation equipment operated by Mountain Cascade, Inc., struck Kinder Morgan's LS-16 pipeline, a 51.4-mile-long intrastate products pipeline that travels from Concord to San Jose. The excavator was working on a large-diameter water supply expansion project in Walnut Creek, CA for the East Bay Municipal Utility District (EBMUD). Several seconds after the line was hit, the gasoline streaming out of the line was ignited by welders employed by Matamoros Pipelines, Inc. who were also working on the new water supply pipeline. The ensuing explosion and fire resulted in the deaths of five workers and significant injury to four others. One nearby two-story structure was burned and other property was damaged.

Probability

While there are numerous flammable fluid pipelines that run underneath the City of Pittsburg, incidents are rare based upon past occurrence. There is a low probability of a severe pipeline emergency.



3.2.12 CLIMATE CHANGE – AIR POLLUTION, DROUGHT, AND RISING TIDES

Type

The U.S. Environmental Protection Agency (EPA) describes climate change as “any significant change in the measures of climate lasting for an extended period of time. In other words, climate change includes major changes in temperature, precipitation, or wind patterns, among other effects, that occur over several decades or longer.” Many people confuse climate change with global warming, the recent and ongoing rise in global average temperatures near Earth’s surface, however, global warming represents only one aspect of climate change. The Earth’s average temperature has risen by 1.4°F over the past century, and is projected to rise another 2 to 11.5°F over the next hundred years. Rising global temperatures have been accompanied by changes in weather and climate. Many places have seen changes in rainfall, resulting in more floods, droughts, or intense rain, as well as more frequent and severe heat waves. The planet’s oceans and glaciers have also experienced changes - oceans are warming and becoming more acidic, ice caps are melting, and sea levels are rising.

Location

Climate change is occurring around the entire world, but the effects of climate change are enhanced in cities along the coast or a waterfront, like Pittsburgh. As greenhouse gases trap more energy from the sun, the oceans are absorbing more heat, resulting in an increase in sea surface temperatures and rising sea level. Changes in ocean temperatures and currents brought about by climate change will lead to alterations in climate patterns around the world. For example, warmer waters may promote the development of stronger storms in the tropics, which can cause property damage and loss of life. The impacts associated with sea level rise and stronger storms are especially relevant to coastal and waterfront communities. Climate change will affect the City equally by geography, aside from the aspect of sea level rise, which will affect the businesses directly on the coast. Sea level rise can cause inundation or long-term waterline change, extreme high tides, coastal erosion, and salt water intrusion.

Extent

The EPA works with other organizations to observe, collect and communicate data about climate change. The indicators that are tracked correlate to long-term trends related to the causes and effects of climate change, although some indicators show trends that can be more directly linked to human-induced climate change than others.



Table 3-10: Climate Change Indicators

Climate Change Indicators					
Greenhouse Gases	Weather and Climate	Oceans	Snow and Ice	Health and Society	Ecosystems
U.S. Greenhouse Gas Emissions	U.S. and Global Temperature	Ocean Heat	Arctic Sea Ice	Heating and Cooling Degree Days	Wildfires
Global Greenhouse Gas Emissions	High and Low Temperatures	Sea Surface Temperature	Glaciers	Heat-Related Deaths	Streamflow
Atmospheric Concentrations of Greenhouse Gases	U.S. and Global Precipitation	Sea Level	Lake Ice	Lyme Disease	Great Lakes Water Levels and Temperatures
Climate Forcing	Heavy Precipitation	Ocean Acidity	Snowfall	Length of Growing Season	Bird Wintering Ranges
	Drought	Ocean Heat	Snow Cover	Ragweed Pollen Season	Leaf and Bloom Dates
	Tropical Cyclone Activity		Snowpack		

The effects of these indicators include:

- **Greenhouse Gases:** human activities have increased the emissions of greenhouse gases. As a result of the increase in emissions, average concentrations of heat-trapping gases in the atmosphere are also increasing.
- **Weather and Climate:** average U.S. and global temperatures are increasing, while attributes of weather and climate, such as precipitation, drought, and tropical cyclone activity, are changing.
- **Oceans:** the oceans are getting warmer, causing thermal expansion. Sea levels are rising around the world, and the oceans are becoming more acidic.
- **Snow and Ice:** glaciers in the United States and around the world are generally shrinking, while snowfall and snow cover in the United States have decreased overall. The extent of Arctic sea ice is declining.
- **Health and Society:** warmer temperatures and later fall frosts allow ragweed plants to produce pollen later into the year, potentially prolonging allergy season. The length of Ragweed pollen season has increased at 10 out of 11 locations studied in the central United States and Canada since 1995. The change becomes more pronounced from south to north.



- **Ecosystems:** many areas are experiencing earlier spring events, such as peak stream runoff and flower blooms. Bird migration patterns are changing, and wildfire size has increased.

The California Adaptation Planning Guide (APG): Planning for Adaptive Communities identifies climate change impacts statewide as:

- Increases in the frequency, intensity, and duration of extreme heat events and heat waves in California, which are likely to increase heat –related illness and the risk of mortality and morbidity for the elderly, individuals with chronic conditions such as heart and lung disease, diabetes, and mental illnesses, infants, the socially or economically disadvantaged, and those who work outdoors.
- A decrease in water supplies to California users due to higher temperatures melting the Sierra snowpack earlier and driving the snowline higher, resulting in less snowpack.
- Intense rainfall events, periodically ones with larger than historical runoff, with more frequent and extensive flooding.
- More frequent and persistent droughts in the 21st century.
- Increased snowmelt producing higher winter runoff from the landward side.

The APG: Understanding Regional Characteristics identifies regional impacts for the North Coast Region to include sea level rise, reduced water supply, and public health issues – both heat and air pollution. Cal-Adapt (www.Cal-Adapt.org) projects the following climate projections for the North Coast Region, which includes Pittsburg:

Effect	Ranges
Temperature 1990 to 2100:	Winter temperature increase: 1°F to 2.5°F by 2050 and 5°F to 6°F Summer temperature increase: 3°F to 4°F by 2050 and 5°F to 10°F
Precipitation:	Low-lying coastal areas will lose up to 2 inches by 2050 and 3 to 5 inches by 2090
Sea Level Rise:	By 2100, sea levels may rise 55 inches resulting in 45 percent more land in Contra Costa County to be more vulnerable to 100-year floods.
Heat Wave:	Along the coast, a heat wave is five days over temperature in the 80s. All areas can expect 3 to 5 more heat waves by 2050 and 12 to 14 by 2100.

According to *Climate Change Vulnerability in Contra Costa County: A Focus on Heat*, changes to the climate also present significant health risks, including heat-related illness and death, respiratory disease, poorer water quality, and vector-borne disease.

- Contra Costa County suffers from some of the worst air pollution in the country, which is worsened by climate change. Hotter temperatures speed up the chemical reactions that



create ground-level ozone, the main component of smog. Ground-level ozone is linked to asthma, bronchitis, heart attack, and premature death.

- Increasing temperatures also lead to heat-related illnesses and death. The human body operates best within a narrow range of core body temperature, around 98.6°F. As core body temperature rises, the body cools itself by sweating and increasing blood circulation close to the skin's surface. When this cooling system is unable to keep up with a prolonged heat wave or a drastic change in temperature, the individual is at greater risk of heat-related illness.
- Water quality is affected by heat-caused evaporation of bodies of water and reduced snowfall, which may lead to more demand for water. When water resources dwindle, the county is affected not only by the lack of water, but also by the quality of water. Pollutants already existing in the water supply become more concentrated in smaller bodies of water, increasing the risk of water-borne illnesses like diarrheal diseases.
- Hotter temperatures can cause vector-borne diseases. Vectors are living things, such as insects or rodents that transmit disease to humans. Vectors like mosquitoes are an increasing concern in the Bay Area region. Mosquitos can carry diseases like Dengue fever and West Nile virus (WNV). In 2013, mosquitoes that carried WNV contributed to 9 deaths and 165 infections in the County.

Previous Occurrence

Climate change was first observed and documented in the late 1800s. It has been an increasingly constant hazard since that time, with more significant effects during the past three decades than any other time in recorded history.

Probability

Since climate change has been constantly occurring since the late 19th century, the probability of occurrence cannot be calculated using the described standard as with the previous hazards. Climate change will continue to occur and gradually increase in severity through the year 2100 and into the next century.



3.3 RISK ASSESSMENT

A risk assessment involves evaluating vulnerable assets, describing potential impacts, and estimating losses for each hazard. The intention of a risk assessment is to help the community understand the greatest risks facing the City. The risk assessment defines and quantifies vulnerable populations, buildings, critical facilities, and other assets at risk from hazards, and is based on the best available data and the significance of the hazard. The risk assessment further examines the impact of the identified hazards on the City, determines which areas of the City are most vulnerable to each hazard, and estimates potential losses to City facilities for each hazard.

3.3.1 HAZARD RISK RATING

For the 2017 HMP the risk for each hazard was rated using the Calculated Priority Risk Index (CPRI). The CPRI examines four criteria for each hazard (probability, magnitude/severity, warning time, and duration (Table 3-13). For each hazard, an index value is assigned for each CPRI category from 0 to 4 with “0” being the least hazardous and “4” being the most hazardous situation. This value is then assigned a weighting factor and the result is a hazard ranking score (Table 3-14). Table 3-15 is an overall summary of the hazard evaluations for the City.

Table 3-12: Calculated Priority Risk Index

CPRI Category	Degree of Risk Chart			Assigned Weight
	Level ID	Description	Index Value	
Probability	Unlikely	Extremely rare with no documented history of occurrences or events. Annual probability of less than 0.001.	1	45%
	Possible	Rare occurrences with at least one documented or anecdotal historic event. Annual probability of between 0.01 and 0.001.	2	
	Likely	Occasional occurrence with at least two or more documented historic events. Annual probability of between 0.1 and 0.01.	3	
	Highly Likely	Frequent events with a well-documented history of occurrence. Annual probability of greater than 0.1.	4	
Magnitude-Severity	Negligible	Negligible property damages (less than 5% of critical and non-critical facilities and infrastructure). Injuries or illnesses are treatable with first aid and there are no deaths.	1	30%



		Negligible quality of life lost. Shut down of critical facilities for less than 24 hours.		
	Limited	Slight property damages (greater than 5% and less than 25% of critical and non-critical facilities and infrastructure). Injuries and illnesses do not result in permanent disability and there are no deaths. Moderate quality of life lost. Shut down of critical facilities for more than 1 day and less than 1 week.	2	
	Critical	Moderate property damages (greater than 25% and less than 50% of critical and non-critical facilities and infrastructures). Injuries or illnesses result in permanent disability and at least one death. Shut down of critical facilities for more than 1 week and less than 1 month.	3	
	Catastrophic	Severe property damages (greater than 50% of critical and non-critical facilities and infrastructure). Injuries or illnesses result in permanent disability and multiple deaths. Shut down of critical facilities for more than 1 month.	4	
Warning Time	< than 6 hours	Population receives less than 6 hours of warning.	4	15%
	6 to 12 hours	Population receives between 6-12 hours of warning.	3	
	12 to 24 hours	Population receives between 12-24 hours of warning.	2	
	> than 24 hours	Population receives greater than 24 hours of warning.	1	
Duration	< than 6 hours	Disaster event will last less than 6 hours.	1	10%
	6 to 24 hours	Disaster event will last between 6-24 hours.	2	
	24 hrs. to 1 week	Disaster event will last between 24 hours and 1 week.	3	



	> than 1 week	Disaster event will last more than 1 week.	4	
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Table 3-13: Calculated Priority Risk Index Summary

Hazard	Probability	Weighted 45%	Magnitude Severity	Weighted 30%	Warning Time	Weighted 15%	Duration	Weighted 10%	CPRI Ranking
Flooding – Localized Storms, Seiches	4	1.80	3	0.90	2	0.30	3	0.30	3.30
Hazardous Materials – Chemical Storage	4	1.80	1	0.30	4	0.60	3	0.30	3.00
Earthquake – Seismic Hazards	3	1.35	2	0.60	4	0.60	4	0.40	2.95
Drought	4	1.80	2	0.60	1	0.15	4	0.40	2.95
Transportation Incidents – Air, Rail, Highway, and Water	4	1.80	1	0.30	4	0.60	2	0.20	2.90
Public Health – Epidemic, Pandemic	3	1.35	1	0.30	1	0.15	4	0.40	2.20
Severe Weather – Wind, Tornadoes, Heat	3	1.35	1	0.30	2	0.30	2	0.20	2.15
Wildland and Urban Fires	2	0.90	1	0.30	4	0.60	2	0.20	2.00
Civil Unrest	2	0.90	1	0.30	4	0.60	2	0.20	2.00
Terrorism – Nuclear, Cybersecurity	1	0.45	1	0.30	4	0.60	4	0.40	1.75
Pipeline – Oil Spills	1	0.45	1	0.30	4	0.60	2	0.20	1.55
Climate Change – Air Pollution, Rising Tides	1	0.45	1	0.30	1	0.15	4	0.40	1.30

CPRI Hazard Risk Scoring

Risk Level	Severe	High	Moderate	Low
Rank Score	4	3 – 3.9	2 – 2.9	1 – 1.9



Table 3-14: Overall Summary of Hazard Evaluations

Hazard	Probability	Magnitude -Severity	Warning Time	Duration	CPRI Ranking
Flooding – Storms, Seiches	Highly Likely	Critical	12-24 hrs.	24 hrs. – 1 week	3.30
Hazardous Materials	Highly Likely	Negligible	< 6 hours	24 hrs. – 1 week	3.00
Earthquake	Likely	Limited	< 6 hours	> 1 week	2.95
Drought	Highly Likely	Limited	> 24 hrs.	> 1 week	2.95
Transportation Incidents	Highly Likely	Negligible	< 6 hours	6-24 hrs.	2.90
Public Health	Likely	Negligible	> 24 hrs.	> 1 week	2.20
Severe Weather	Likely	Negligible	12-24 hrs.	6-24 hrs.	2.15
Wildland, Urban Fires	Possible	Negligible	< 6 hours	6-24 hrs.	2.00
Civil Unrest	Possible	Negligible	< 6 hours	6-24 hrs.	2.00
Terrorism – Nuclear, Cyber	Unlikely	Negligible	< 6 hours	> 1 week	1.75
Pipeline – Oil Spills	Unlikely	Negligible	< 6 hours	6-24 hrs.	1.55
Climate Change	Unlikely	Negligible	> 24 hrs.	> 1 week	1.30

3.3.2 POPULATIONS AND BUSINESSES AT RISK

Residential population data for Pittsburg was obtained from the State of California Department of Finance E-1 Population Estimates for Cities, Counties, and the State — January 1, 2014/2015. The population is estimated to be 67,628. The 2010 Census Data lists the building inventory in Pittsburg to have 21,126 residential buildings and 3,386 commercial-industrial buildings. The zoning district map below shows the distribution of residential and business districts throughout the city.

3.3.3 IDENTIFICATION OF CRITICAL FACILITIES AND ASSETS

The location and operations of high-risk facilities such as critical infrastructures and key assets in or near the City of Pittsburg are a significant concern with respect to a disaster. The planning team used FEMA's "Public Assistance Guide" (FEMA 322) that defines critical facilities as shelters, hospitals EOCs, data centers, utility plants or high hazardous materials facilities, as well as the



FEMA Hazard Mitigation Handbook that described three categories of facilities for analysis to revise the list: critical facilities such as City operations and public safety; high potential loss facilities such as businesses, churches, schools, and facilities with hazardous materials; and critical infrastructure such as streets and bridges, airports, and oil refineries. Table 3-16 lists the critical facilities for the 2017 HMP.

Table 3-15: Pittsburg Critical Facilities

Facility Name	Category	Site Purpose
Pittsburg Public Library	Critical Infrastructure	Shelter Location
Pittsburg City Hall	Critical Facility	Public Safety/Continuity of Operations
Pittsburg Corporation Yard	Critical Facility	Public Safety
Pittsburg Power Company	Critical Facility	Public Safety
Pittsburg Marina Waterfront	Critical Facility	Public Safety
Pittsburg Senior Community Center	Critical Facility	Shelter Location
City Park Facility	Critical Facility	Evacuation Site
Buchanan Community Center	Critical Facility	Evacuation Site
Buchanan Swim Center	Critical Facility	Evacuation Site
Delta View Golf Course Facilities	Critical Facility	Evacuation/Shelter Site
Pittsburg Water Treatment Plant	Critical Infrastructure	Water Services
Reservoir 1	Critical Infrastructure	Water Services
Reservoir 2	Critical Infrastructure	Water Services
Reservoir 3	Critical Infrastructure	Water Services
Reservoir 4	Critical Infrastructure	Water Services
Reservoir 5	Critical Infrastructure	Water Services
Reservoir 6	Critical Infrastructure	Water Services
Reservoir 7	Critical Infrastructure	Water Services
Pump Station 1	Critical Infrastructure	Water Services
Wastewater Collection System	Critical Infrastructure	Sanitation Services
Non-City Owned Critical Infrastructure and High Potential Loss Facilities		
Contra Costa Fire Protection District: - Station 84 - 1903 Railroad Ave. - Station 85 - 2331 Loveridge Rd. - Station 87 - 800 W Leland Rd.	Critical Infrastructure	Public Safety
Contra Costa County Superior Court	Critical Infrastructure	Continuity of Operations
Los Medanos College	Critical Facility	High Population / Target Site



Contra Costa Community College District	Critical Facility	High Population / Target Site
Pittsburg Unified School District	Critical Facility	Shelter/Evacuation Center
Chamber of Commerce	Critical Facility	Business Coordination
Dow Chemical Corporation	High Potential Loss Facility	High Hazard Site
USS-POSCO Industries	High Potential Loss Facility	High Hazard Site
Pittsburg Power Plant - Marant	High Potential Loss Facility	Power Plant
Delta Diablo Sanitation District	High Potential Loss Facility	Sanitation Utility
Contra Costa Water	High Potential Loss Facility	Water Resource Utility
Kinder Morgan, Concord	High Potential Loss Facility	High Hazard Site
Shell Oil, Martinez	High Potential Loss Facility	High Hazard Site
Chevron, Richmond	High Potential Loss Facility	High Hazard Site
Bay Area Rapid Transit	High Potential Loss Facility	Mass Transportation
Railway – BSNF / Union Pacific	High Potential Loss Facility	High Hazard Site

3.3.4 EXISTING LAND USE

The City of Pittsburg has an ambitious goal to redefine the City's land use approach, with a goal of 52% Parks and Open Spaces by the year 2020. The General Plan Land Use Element describes land use classification system, projects build-out of various land uses through 2020, and provides both City-wide and sub-area specific policies to guide land use decisions.

Table 3-16: Land Use

City of Pittsburg and Southern Hills		
Land Use Category	Acreage	Percent of Total
Residential	4,257	24%
Mixed-Use	186	1%
Commercial	772	4%
Industrial	1,589	9%
Parks	2,773	13%
Open Space	7,367	39%
Public / Institutional	419	5%
Utility ROW	865	5%
Total Planning Area	26,960	100%

There is limited availability of vacant land within the City limits. Single-family homes, multi-family units, and mobile homes are the range of housing types.



The average residential density in Pittsburg, in 2000, was 7.2 housing units per net acre or 17,770 housing units on 2,450 net acres. Low density residential housing occupies 2,080 acres, which is approximately 85 percent of the land area devoted to residential uses in the City. Higher density residential sites are scattered throughout the City.

There are only 64 acres in the City currently devoted to business and office uses. The City currently does not have any large-scale office developments.

Industrial uses continue to dominate the waterfront. Large manufacturing operations such as USS-Posco and the Dow Chemical plant are located along the eastern waterfront, while the Mirant (formerly PG&E) power plant, lies on the western waterfront. There are issues related to physical and visual buffering between industrial facilities and residential neighborhoods. Pittsburg area comprises a total of 26,960 gross acres (42 square miles). Approximately 20,028 acres (33 square miles) of this will be located within the City or southern hills. More than half of this will remain in Open Space and Parks.

3.3.5 CULTURAL AND NATURAL RESOURCES INVENTORY

Development and human intervention have altered the landscape in Pittsburg, restricting natural vegetation primarily to undeveloped hillside areas. The southern third of the Planning Area is largely undeveloped open space with large expanses of rolling grassy hills, while the northern edge consists of salt and brackish marshlands at New York Slough.

Several threatened and endangered plant and animal species may find these natural areas suitable for their living, such as the Western pond turtle, California red-legged frog, San Joaquin kit fox, Berkeley kangaroo rat, Tricolored blackbird, White-tailed kite, Mt Diablo manzanita, Alkali milk-vetch, Diamond-petaled poppy, and Mason's lilaeopsis.

Areas of particular biological concern within Pittsburg include Browns Island Regional Shoreline and Black Diamond Mines Regional Preserve and environs. An extensive list (Table 9-1) of Special Status Species Known to Occur or Potentially Occurring within Pittsburg Planning Area is located in Element 9, Resource Conservation, of the Pittsburg General Plan.

3.3.6 RISK ASSESSMENT AND POTENTIAL LOSS

A risk assessment determines the vulnerability of assets within the City by evaluating the inventory of City owned existing property and the population exposed to a hazard. A quantitative vulnerability assessment is limited to the exposure of people, buildings, and infrastructures to the identified hazards. This risk assessment includes only those hazards that have the ability to cause damage to buildings and infrastructures, therefore, hazardous materials, drought, public health and climate change are not included in the assessment. More detailed assessments of risk



that would include deaths and injuries, and economic losses, are beyond the scope of this plan. Table 3-16 provides an analysis of Pittsburg’s critical infrastructure.



Table 3-17: Impacting Hazards and Total Exposure

Critical Facilities	Impacting Hazards								Facility	Contents	Total Value
	Flooding	Earthquake	Transportation	Severe Weather	Wild-Urban Fires	Civil Unrest	Terrorism	Pipeline-Oil Spills			
Pittsburg City Hall		X		X		X	X		\$25,544,919	\$1,666,673	\$27,211,592
Pittsburg Corporation Yard		X		X			X		\$1,916,892	\$1,518,280	\$3,435,172
Pittsburg Power Company		X		X			X	X	\$7,913,781	\$71,729	\$7,985,510
Pittsburg Marina Waterfront	X	X	X	X			X	X	\$50,430,484	\$14,661	\$50,445,145
Pittsburg Parks & Recreation Department		X		X	X				\$3,203,866	\$1,243,769	\$4,447,635
Pittsburg Community Center (Senior Center)		X		X					\$3,998,091	\$319,255	\$4,206,346
City Park Facility		X		X					\$520,167	\$290,846	\$811,013
Buchanan Community Center & Swimming Pool		X		X					\$1,589,883	\$81,021	\$1,670,904
Delta View Golf Course Facilities		X		X					\$2,733,271	\$677,405	\$3,410,676
Pittsburg Water Treatment Plant		X		X			X		\$43,250,814	\$5,375,174	\$48,625,988
Reservoirs		X			X		X		\$13,702,867	\$148,955	\$13,851,822
Wells		X							\$142,835	\$41,856	\$184,691
Pump Stations	X	X							\$2,556,441	\$1,871,010	\$4,327,451
Wastewater Collection System		X							\$164,701	0	\$164,701
California Theater		X		X		X	X		\$2,777,088	\$10,000	\$2,787,088
Vincent A. Davi Library		X		X		X	X		\$2,054,354	\$844,661	\$2,899,015
Marina Community Center – Law Enforcement Training Facility		X		X					\$2,883,900	\$258,629	\$3,142,529
Totals:											\$179,453,272



3.3.7 ANALYSIS OF POTENTIAL LOSSES

FEMA requires that an estimation of loss be conducted for the identified hazards to include the number of potential structures impacted by the hazards and the total potential costs. The analysis of potential losses calculated in Table 3-17 used the best data currently available to produce the estimations of loss. These estimates may be used to understand relative risk from hazards and potential losses. There are uncertainties in any loss estimation method, resulting from lack of scientific study and the exact result of hazard effects on the built environment, and from the use of approximations that are necessary for a comprehensive analysis.

In addition, this assessment does not include analysis of non-City owned facilities, even though they are deemed critical. The City does not have replacement or content values or insured values for critical infrastructure, private businesses, schools and churches. A mitigation action was developed to acquire that information so a complete analysis of critical facilities could be completed to show total potential loss in the City.

A quantitative assessment has been prepared for the critical facilities affected by each hazard assessed, and multiplied by a value of percent damage. The percent damage was determined by the geographic area at stake, previous history of damage from the type of hazard, and potential for severity from the hazard profiles.

Table 3-18: Summary of Potential Loss

Hazard Type	# of Critical facilities	Percent Damage	Replacement Value	Content Value	Estimated Replacement Loss	Estimated Content Loss	Total Estimated Loss
Flooding	2	20	\$25,544,919	\$1,826,673	\$5,108,883	\$965,335	\$6,074,218
Earthquake	17	100	\$165,384,354	\$14,433,924	\$165,384,354	\$14,433,924	\$179,818,278
Transportation	1	100	\$50,430,484	\$14,661	\$50,430,484	\$14,661	\$50,445,145
Weather	13	50	\$148,817,510	\$12,372,103	\$74,408,755	\$6,186,052	\$80,594,807
Fires	2	10	\$16,906,733	\$1,392,724	\$1,690,573	\$139,172	\$1,829,945
Civil Unrest	3	10	\$30,376,361	\$2,521,334	\$3,037,636	\$252,133	\$3,289,769
Terrorism	8	10	\$133,888,332	\$13,388,833	\$9,650,133	\$965,013	\$14,353,846
Pipeline-Oil	2	10	\$58,344,265	\$5,834,427	\$86,390	\$8,639	\$5,843,066



SECTION 4: CAPABILITY ASSESSMENT AND MITIGATION STRATEGY

The federal regulations require local mitigation plans to identify goals for reducing long-term vulnerabilities to the identified hazards in the planning area (Section 201.6(c)(3)(i)).

FEMA REGULATION CHECKLIST: CAPABILITY ASSESSMENT

44 CFR § 201.6(c)(3): – The plan must include mitigation strategies based on the jurisdiction's “existing authorities, policies, programs and resources, and its ability to expand on and improve these existing tools.”

Elements

C1. Does the plan document the jurisdiction’s existing authorities, policies, programs and resources, and its ability to expand on and improve these existing policies and programs? 44 CFR § 201.6(c)(3).

C2. Does the Plan address the jurisdiction’s participation in the NFIP and continued compliance with NFIP requirements, as appropriate? 44 CFR § 201.6(c)(3)(ii).

C3. Does the Plan include goals to reduce or avoid long-term vulnerabilities to identified hazards? 44 CFR § 201.6(c)(3)(i).

C4. Does the Plan identify and analyze a comprehensive range of specific mitigation actions and projects for the jurisdiction being considered to reduce the effects of hazards, with emphasis on new and existing buildings and infrastructure? See 44 CFR § 201.6(c)(3)(ii).

C5. Does the Plan contain an action plan that describes how the actions identified will be prioritized (including cost-benefit review), implemented, and administered by the jurisdiction? 44 CFR § 201.6(c)(3)(iii).

C6. Does the plan describe a process by which local governments will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans, when appropriate?

Source: FEMA, *Local Mitigation Planning Handbook Review Tool*, March 2013.

A hazard mitigation plan’s primary focus is the mitigation strategy. It represents the efforts selected by the City to reduce or prevent losses resulting from the hazards identified in the risk assessment. The strategy includes mitigation actions and projects to address the risk and vulnerabilities discovered in the risk assessment. The mitigation strategy consists of the following steps:

- Identify and profile hazards and risk within the City of Pittsburgh.



- Identify projects and activities that can prevent or mitigate damage and injury to the population and buildings.
- Develop a mitigation strategy to implement the mitigation actions.
- Develop an action plan to prioritize, implement, and administer the mitigation actions.
- Implement the HMP mitigation action plan.

A capability assessment was conducted of City's authorities, policies, programs, and resources. From the assessment, goals and mitigation actions were developed. The planning team also developed a plan to prioritize, implement, and administer the mitigation actions to reduce risk to existing buildings and new development. This section also includes information regarding Pittsburg's implementation of and continued participation in the National Flood Insurance Program (NFIP).

4.1 EXISTING AUTHORITIES, POLICIES, PROGRAMS, AND RESOURCES

An assessment of the City's capabilities that contribute to the reduction of long-term vulnerabilities to hazards. The capabilities include authorities and policies, such as legal and regulatory resources, staff, and fiscal resources, e.g., technical personnel such as planners/engineers with knowledge of land development and land management practices, engineers trained in construction practices related to building and infrastructure, planners and engineers with an understanding of natural or human-caused hazards, floodplain managers, surveyors, personnel with GIS skills, and staff with expertise of the hazards in the City. The planning team also considered ways to expand on and improve these existing policies and programs with the goal of integrating hazard mitigation into the day-to-day activities and programs of the City. Tables 4-1, 4-2, and 4-3 summarize the existing authorities, policies, programs, and resources to implement mitigation actions and projects.

Table 4-1: Local Legal and Regulatory Capabilities

Regulatory Tools (ordinances, plans, codes)	Lead City Department	Description
Pittsburg General Plan Element 10: Health and Safety	City Manager's Office, Police Department, Community Development/Planning, Contra Costa County Fire Protection District	Identifies and addresses mitigate risks posed by geologic and seismic conditions, prevent man-made risks stemming from use and transport of hazardous materials, and ensure that local emergency response agencies are prepared for potential disaster relief.
Pittsburg General Plan Element 9:	Community Development /Engineering	Addresses the problems and outlines policies relating to biological resources and habitat, drainage and erosion,



Regulatory Tools (ordinances, plans, codes)	Lead City Department	Description
Resource Conservation		water quality, air quality, and historical resources conservation. Regulations enacted by ordinance will establish specific regulations to protect natural features and ensure compatible project design.
Pittsburg General Plan Element 11: Public Facilities	Public Works, Water Utilities, Delta Diablo Sanitation District	Addresses the provision of public services and facilities, including water supply and distribution, wastewater collection and treatment, solid waste collection and disposal, fire protection, and public utility corridors, and major public facilities within the City.
Uniform Codes	Community Development Planning and Building Division	Adoption of the Uniform Codes (to include the Administrative Codes, Building Codes, Electrical Codes, Energy Codes, Fire Codes, Mechanical Codes, and Plumbing Codes) and incorporated into the Pittsburg Municipal Code as the means of operations for the City, and to provide sufficient and effective protection of life, health, and property.
Building Code	Community Development Planning and Building Division	Per Health and Safety Code 17958.7, adoption of the CA Building Code to regulate the general design requirements applicable to construction of all structures and portion regulated by the code for seismic strengthening and structural integrity.
Fire Code	Contra Costa County Fire Protection District, Community Development	Provides the means to ensure fire protection systems are installed and maintained; fire protection and life safety equipment is installed in new mid-rise buildings/structures; prohibits the use of fireworks; and reduces the available fire flow reduction to 50% to increase site available fire flow.
Pittsburg Water Master Plan	Water Utilities	Establishes water conservation measures to encourage efficient water use and discourage waste to avoid a water emergency related to contamination, drought, or damage to the City's potable water infrastructure.
Pittsburg Stormwater Management Plan	Community Development	Addresses the floodplain management within the City, and the City actions taken to maintain eligibility with the FEMA National Flood Insurance Program.
Pittsburg Sewer System	Water Utilities, Delta Diablo	A plan to meet the requirements established in the State Water Resources Control Board's Order



Regulatory Tools (ordinances, plans, codes)	Lead City Department	Description
Management Plan	Sanitation District	No. 2006-0003-DWQ to prevent sanitary sewer overflows (SSOs) by establishing a statewide monitoring and reporting program.
Pittsburg Collection System Master Plan	Water Utilities, Delta Diablo Sanitation District	A report that provides an assessment of the wastewater system and provides recommendations for upgrades to meet future capacities.
Pittsburg Emergency Operations Plan	City Manager's Office, Police Department,	Explains how the City will respond to a major emergency or disaster and coordinate between the Emergency Operations Center (EOC) and field level Incident Commanders; includes the hazards with a description of each; the concept of operations during a major emergency or disaster; the role of the EOC, and the coordination that occurs between the EOC and City's departments and other local, state, and federal governments in times of disaster.
Contra Costa Hazardous Materials Plan / Hazardous Material Business Plan	Contra County HazMat as the administering agency, Contra Costa County Fire Protection District	Addresses the storage, use and emergency planning for hazardous materials and extremely hazardous substances in the community and at businesses.

Table 4-2: Administrative and Technical Capabilities

Personnel Resources	Department	Relation to Hazard Mitigation
Planners/Engineers/ Building Official	Community Development Building Division	Issue building permits, review plans for new construction and improvements; conduct plan checks; work with architects, engineers, designers and building owners during pre-construction; inspect all phases of residential and commercial/industrial construction for compliance; enforce municipal code violations.
Planners/Engineers/ Analysts/General Staff	Community Development Planning Division	Plan future City land use; develop and implement the General Plan, land use regulations through zoning and subdivision codes, and environmental review of development; administer the Community Development Block Grant Program (CDBG), conduct Code Compliance program with the Building Division;



Personnel Resources	Department	Relation to Hazard Mitigation
		conduct conditional use permits, variances, land subdivision, CEQA review, public hearings, noise permits, and zoning information.
Planners/Engineers/ Analysts/General Staff	Water Utilities	Supply water to the City's customers and perform the operation, maintenance and repair of the City's water distribution system.
Planners/Engineers/ Analysts/General Staff	Community Development Engineering Division	Oversee public and private improvements in the public right-of-way; develop and implement the Capital Improvement Program by providing staff support to the Capital Improvement Program Advisory Committee (CIPAC) relative to City streets, sanitary sewer, storm drains, water system facilities, traffic signals, park and recreational facilities; maintain and upgrade public infrastructure; provide services related to traffic issues; monitors the street lighting system maintained by PG&E; keeps and maintains record drawings of City-owned infrastructure; conducts traffic committee meetings with the Police Department; and provides engineering support to other City Departments and other Divisions within the Public Works Department.
Director of Emergency Services, Administrative Officer, Police Lieutenant	City Manager's Office, Police Department	Provide for the coordinated response and recovery from major emergencies and disasters; develop, administer and coordinate the emergency planning preparedness program in conformity with local, State and Federal requirements; develop emergency management and hazard mitigation plans; provide training to City staff in emergency planning and preparedness; develop, maintain, and coordinate the City Emergency Operations Center; provide businesses and residents with emergency planning and preparedness material to help reduce the loss of life and property resulting from a disaster; coordinate with County, State, and Federal counterparts; prepare emergency management grants; coordinate the efforts of volunteer organizations.
Public Preparedness Education	City Manager's Office, Police Department	Provide free disaster preparedness and Community Emergency Response Team training to residents and businesses in Pittsburg; provide an organizing framework and support to neighborhood Community Emergency Response Team (CERT) teams, which may volunteer in the event of a serious earthquake or other



Personnel Resources	Department	Relation to Hazard Mitigation
		major disaster. General Education for people and businesses.
Code Enforcement Officer	Police Department	Investigates citizen complaints regarding the enforcement of municipal code violations, conducts inspections, notification, communication and the issuance of citations as a means of establishing a proactive response to citizens' concerns.
Fire Marshall	Contra Costa County Fire Protection District	Perform fire inspections for construction, commercial, multi-family occupancies, and high rise buildings; conduct fire prevention, emergency evacuation, and extinguisher training to businesses and the public; conduct enforcement and identify and issue notices for fire code violations; update Fire Prevention Regulations to conform with currently adopted Coeds, Regulations, and Standards; coordinate with industries for fire prevention.
Floodplain Manager	Director of Community Development	As a member of the National Flood Insurance Program (NFIP) the Floodplain Manager is responsible for working with stakeholders to ensure the Floodplain Management Ordinance is followed within the City of Pittsburg.
Public Information Officer	City Manager's Office, Police Department	Provide public and media information regarding Pittsburg's disaster response, mitigation, and recovery efforts. +
Information technology and Geographic Information System	Community Development	Provide the technical resources and support necessary to operate all of the Application Systems relating to the City's information resources; respond to the service needs to all departments based on citywide priorities as established by the City Manager; responsible for the training and effective use of all City technology computer hardware, software, and peripherals; provide internal coordination of technology efforts Citywide including substantial interface with all technology vendors to assure cost-effective, secure and reliable technologies compatible with the long-range needs of the City; provide high-quality spatial data to Pittsburg departments.
Risk Management	Human Resources Department	Provide services to assist City departments in managing their risk of injury to employees, City property, and the public at large; purchase insurance for City



Personnel Resources	Department	Relation to Hazard Mitigation
		departments and act in an advisory capacity with respect to workers' compensation, public liability, City property, and City contracts.

Table 4-3: Financial Resources

Financial Resource	Administrator	Purpose
General Fund	Department Specific	Program operations and specific projects.
Internal Services Funds	Department Specific	Funds that were created to account for the cost and revenues of services provided to other City departments for which those departments are charged.
Special Revenue Funds	Office of City Manager	Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specific purposes.
Capital Outlay Funds	Department Specific	Monies are transferred from various funds to this fund for City capital improvement projects and equipment approved by the City Council.
Building Maintenance Fund	Public Works	The Building Maintenance Division of the Department of Public Works (DPW) maintains and/or oversees maintenance and service contracts for all City owned buildings. User charges to respective City departments based on square footage provide the revenues to support the building maintenance function.
Sewer Operating Fund	Water Utilities	The City maintains the collection system that transports the sewage to the treatment plant at Delta Diablo Sanitation District. The City charges water customers who use the City's sewer system sewer fees to cover the cost to operate and maintain the system. The non-single family and non-residential fees are based on a flat fee multiplied by their water consumption. The annual operation of the Sewer Fund generates approximately \$4.7 million in gross revenue and \$2 million in operating expenses.
Water Operating Fund	Water Utilities	The City operates and maintains its own water treatment plant. The City charges water customers fees for water usage to cover the cost to procure water as well as operate and maintain the City's water system. Currently the City provides water service to approximately 18,099 customers of which 94 percent are for residential locations. The annual operation of the



Financial Resource	Administrator	Purpose
		Water Fund generates approximately \$19 million in gross revenue and \$12.8 million in operating expenses.
Water and Sewer Facility Reserve Charge Funds	Public Utilities	A Facility Reserve Charge (FRC) or development impact mitigation fee is a charge to pay for public facilities in existence at the time the charge is imposed and serve new development, or to pay for new facilities that will be of benefit to the person or property being charged. The City has separate FRC's for both the water and sewer utilities.
Kirker Creek Drainage Fund	Community Development	The City collects fees from developers of properties that are within the Kirker Creek Watershed Drainage Area. These fees are deposited into a separate special revenue fund to be expended solely for land acquisition, construction, engineering, administration, repair maintenance and operating of planned drainage facilities within the drainage area, or to reduce the principal or interest of any bonded indebtedness of the drainage area.
National Pollutant Discharge Elimination System (NPDES)	Community Development	NPDES is a joint effort of the Planning, Engineering and Public Works departments through the Contra Costa County Clean Water Program. Since 1993, the City has worked with Contra Costa County, Contra Costa County Flood Control and Water Conservation District and 15 other cities in the county to meet federal mandates for minimizing pollutants in storm water runoff. This revenue is used to fund its pro-rata share of the Clean Water Program's staffing and overhead costs as well as local level activities necessary to comply with provisions of the joint Municipal Regional Permit (MRP).
Solid Waste Fund	Environmental Affairs	Solid Waste Management creates and implements programs and services for schools, City offices, businesses and the community by promoting waste prevention, reuse and recycling to meet the state-mandated, AB 939 (50 percent waste diversion requirements leading to the eventual 'zero-waste' formula).
Fleet Maintenance Fund	Public Works	The Fleet Maintenance Division provides maintenance of the City's 250 vehicle fleet. User charges to respective City departments based on the number of vehicles provide the revenues to support this function.



Financial Resource	Administrator	Purpose
Information and Communication Fund	City Manager's Office (IT within)	Centrally budgeted for the operation, maintenance and replacement of the Citywide network infrastructure, telephone, computer equipment and other hardware and software needs. User charges to other departments provide the revenues to support this function.
Marina Fund	Pittsburg Marina	Pittsburg's Marina with a total of 649 berths is self-sufficient generating all of its revenues through the use of its berthing facilities and the sale of gasoline. The annual operation of the Marina Fund generates approximately \$2 million in gross revenue and \$2 million in operating expenses.
Pittsburg Power and Island Energy Fund	Pittsburg Power Company	The Pittsburg Power Company (PPC) is a municipal utility formed under the California Constitution. The PPC does business in the City of Pittsburg and as Island Energy on Mare Island located in Vallejo, California as an Enterprise Fund, which distributes natural gas and electricity to the industries, schools, businesses and residents on Mare Island. Island Energy's focus is to build capital asset value and income for the City of Pittsburg as Mare Island is redeveloped over time.
Community Development Block Grants (CDBG)	City Manager's Office, Economic Development	The CDBG program provides funding for eligible senior activities such as in-home care, art classes, counseling and home delivered meals. HUD also provides Disaster Recovery Assistance in the form of flexible grants to help cities, counties, and States recover from Presidentially declared disasters, especially in low-income areas, subject to availability of supplemental appropriations.
Hazard Mitigation Grant Program (HMPG)	FEMA	Provides support for post-disaster mitigation plans and projects.
Pre-Disaster Mitigation grant program (PDM)	FEMA	Provides support for pre-disaster mitigation plans and projects.
Flood Mitigation Assistance grant program (FMA)	FEMA	Mitigates structures and infrastructure that have been repetitively flooded.

4.2 NATIONAL FLOOD INSURANCE PROGRAM PARTICIPATION AND COMPLIANCE

The City of Pittsburg adopted the Model Floodplain Management Ordinance within the City in order to maintain eligibility within the National Flood Insurance Program.



Since 1968 the National Flood Insurance Program (NFIP) has provided federally funded flood insurance to homeowners, renters, and businesses in communities that adopt and enforce floodplain management ordinances to reduce future flood damage. The adoption of Ordinance 15.AO, passed in 1999, allows residents of the City to remain eligible to purchase flood insurance through the National Flood Insurance Program. The Ordinance meets the minimum standards set forth in Title 44, Section 60.3 of the Code of Federal Regulations. The City of Pittsburg participates in the Community Rating System.

The Floodplain Management Ordinance's effect is limited to requiring that any new construction or substantial improvement to existing structures will have to comply with the standards of construction identified in the Ordinance. The City's continued involvement in NFIP supports this plan. Currently, the City of Pittsburg implements a floodplain management program designed to protect the people and property of the City and implements activities such as public information and outreach activities, mapping and regulatory activities, and flood damage reduction activities as outlined in the Storm Water Management Plan.

There are only two businesses located in the Special Flood Hazard Area (SFHA), Chevron and NRG, Inc. There are also restrooms and a lifeguard tower on the beach. It is unknown if Chevron and/or NRG, Inc. have purchased a NFIP policy, or if they are self-insured for damage to the facilities.

4.3 2017 HAZARD MITIGATION PLAN GOALS

Mitigation goals are guidelines that represent what the community wants to accomplish through the mitigation plan. Goals are broad statements that represent a long-term, community-wide vision. The planning team reviewed example goals and objectives and determined which goals best met the City's objectives for mitigation. The goals also align with the hazards in the 2017 plan and input provided by stakeholders and the public. Table 4-5 lists the goals for the 2017 HMP.

Table 4-4 Hazard Mitigation Goals

2017 Goals
Goal 1: Protect life, property, and reduce potential injuries from natural, technological, and human-caused hazards.
Goal 2: Improve public understanding, support and need for hazard mitigation measures.
Goal 3: Promote disaster resistance for Pittsburg's natural, existing, and future built environment.
Goal 4: Strengthen partnerships and collaboration to implement hazard mitigation activities.
Goal 5: Enhance the City's ability to effectively and immediately respond to disasters.



4.4 MITIGATION ACTIONS

Mitigation actions are specific activities or projects that serve to meet the goals that the community has identified. Mitigation actions and projects are more specific than goals or objectives, and often include a mechanism, such as an assigned time period, to measure the success and ensure the actions are accomplished. The planning team conducted a review of the mitigation actions and strategies from the 2009 HMP. With information from the risk assessment, capability assessment, and status of the actions implemented since the 2009 HMP, the planning team developed 31 new mitigation actions and projects to reduce the effects of hazards, with emphasis on new and existing buildings and infrastructure.

Table 4-5 lists the potential mitigation actions developed by the planning team. For each mitigation action, the following information is listed: type of mitigation project; hazard(s) addressed; type of development affected by action; and the source of the mitigation project idea.

Table 4-5 2017 Mitigation Action Items and Projects

Goal	Action Item #	Action Description	Mitigation Type	Related Hazards	Implementing Department
Goal 1: Protect life, property, and reduce potential injuries from natural, technological, and human-caused hazards.	1.1	Develop a program to assess the City for soft story buildings requiring seismic retrofitting. Consider implementing a Soft Story Seismic Retrofit Ordinance.	Prevention	Seismic	Community Development
	1.2	Encourage seismic strength evaluations of critical facilities in the City to identify building integrity.	Prevention	Seismic	Public Works
	1.3	Evaluate City and non-City facilities identified as potential shelter sites for structural integrity.	Prevention	All Hazards	Public Works
	1.4	Identify and pursue funding opportunities to develop and implement local mitigation activities.	Emergency Services	All Hazards	Public Works
	1.5	There has been damage to roadway embankment due to flooding at Buchanan Rd & Kirker Creek. Provide engineering and technical services to investigate the underlying cause of the damage and provide a recommendation to repair and prevent future damage/damage.	Property Protection	Flood	City Engineer/ Public Works
	1.6	Flood damage to the Sugartree and Birchwood drainage system resulted from previous flooding which affected nearby housing and roadways. Provide engineering and technical services to investigate the underlying cause of the flooding and provide a recommendation to repair and prevent future damage/damage.	Property Protection	Flood	City Engineer/ Public Works
	1.7	Recent storms resulted in flooding along Parkside Dr. and caused damage to roadway. Provide engineering and technical services to investigate the underlying cause of the flooding and provide a recommendation to repair and prevent future damage/damage.	Property Protection	Flood	City Engineer/ Public Works

Goal	Action Item #	Action Description	Mitigation Type	Related Hazards	Implementing Department
	1.8	Recent storms resulted in flooding in Buchanan Park damaging and undermining walkways. Provide engineering and technical services to investigate the underlying cause of the flooding and provide a recommendation to repair and prevent future damage/damage.	Property Protection	Flood	City Engineer/ Public Works
	1.9	Recent winter storms resulted in damage and erosion to Riverview Breakwater due to wind and rain. Provide engineering and technical services to investigate the underlying cause of the flooding and provide a recommendation to repair and prevent future damage/damage.	Property Protection	Flood	City Engineer/ Public Works
Goal 2: Improve public understanding, support and need for hazard mitigation measures.	2.1	Develop a public outreach and awareness program about the hazards in Pittsburg and mitigation actions community members can do in their homes.	Public Education	All Hazards	City Manager's Office, Police Department
	2.2	Increase public awareness of the natural, human-caused, and technological hazards to businesses as a means to reduce the potential damage from each hazard through educational and outreach.	Public Education	All Hazards	City Manager's Office, Police Department
	2.3	Provide information on tools; partnership opportunities, and funding resources to assist in implementing mitigation activities.	Emergency Services	All Hazards	Community Development, City Manager's Office
	2.4	Develop inventories of at-risk buildings and infrastructure and prioritize mitigation projects.	Prevention	All Hazards	Community Development
	2.5	Implement activities that assist in protecting lives by making homes, businesses, infrastructure, critical facilities, and other property more resistant	Property Protection	All Hazards	Community Development

Goal	Action Item #	Action Description	Mitigation Type	Related Hazards	Implementing Department
		to losses from natural, man-made, and technological hazards.			
	2.6	Place more stress on the risks associated with natural and manmade hazards at public awareness campaigns conducted by various City departments.	Public Education	All Hazards	All Departments
Goal 3: Promote disaster resistance for Pittsburgh's natural, existing, and future built environment.	3.1	Improve hazard assessment information to make recommendations for avoiding new development in high hazard areas and encouraging preventative measures for existing development in areas vulnerable to natural, man-made, and technological hazards.	Property Protection	All Hazards	Community Development
	3.2	Seek to implement codes, standards, and policies that will protect life and property from the impacts of hazards.	Regulatory	All Hazards	Community Development
	3.3	Inventory and develop replacement values for all City-owned assets and non-city assets to help the City better understand the values of assets at risk.	Emergency Services	All Hazards	City Manager's Office
	3.4	Integrate appropriate items from the Hazard Mitigation Plan (HMP) into the Health and Safety Element of the General Plan and other regulatory documents as appropriate.	Regulatory	All Hazards	City Manager's Office, Community Development
	3.5	Establish policy to ensure mitigation projects for critical facilities, services, and infrastructure.	Prevention	All Hazards	All Departments
	3.6	Inspect and repair the City reservoirs.	Structural Project	All Hazards	Water Utilities, Community Development
	4.1	Strengthen communication and coordination with public agencies, residents, non-profit organizations,	Emergency Services	All Hazards	All Departments

Goal	Action Item #	Action Description	Mitigation Type	Related Hazards	Implementing Department
Goal 4: Strengthen partnerships and collaboration to implement hazard mitigation activities.		business and industry to create interest in the implementation of mitigation measures.			
	4.2	Increase effectiveness of City emergency services by implementing mitigation programs and projects that aid emergency responders and public safety departments during emergencies.	Prevention	All Hazards	City Manager's Office, Police Department
	4.3	Encourage leadership within the City and businesses to prioritize and implement local and regional hazard mitigation activities.	Emergency Services	All Hazards	City Manager's Office, Police Department
	4.4	Continue developing and strengthening inter-jurisdictional coordination and cooperation in the area of emergency services.	Emergency Services	All Hazards	Police Department
	4.5	Continue to develop mutual aid agreements and memorandum of understanding with agencies to serve emergency and disaster purposes.	Regulatory	All Hazards	Police Department
Goal 5: Enhance the City's ability to effectively and immediately respond to disasters.	5.1	Create a redundant data center and complete fiber to that location.	Technology	All Hazards	City Manager's Office
	5.2	Coordinate with the utility companies and vendors to strengthen, safeguard, or take other appropriate measures such as providing supplemental services, to protect and secure high-voltage lines, water, sewer, natural gas and petroleum pipelines, and trunk electrical and telephone conduits from hazards.	Prevention	All Hazards	Community Development, City Manager's Office, Police Department
	5.3	Build a cadre of committed, trained, volunteers to augment disaster response and recovery efforts in compliance with the California Disaster Service Worker program guidance, e.g., shelter workers, animal rescue and care, Community Emergency	Emergency Services	All Hazards	City Manager's Office, Police Department

Goal	Action Item #	Action Description	Mitigation Type	Related Hazards	Implementing Department
		Response Team, communications staff, medical and health, and human services, during and after a disaster.			
	5.4	Decentralize key components of the City's core network to allow the network to survive the failure of any one site from a disaster.	Technology	All Hazards	City Manager's Office
	5.5	Coordinate with Contra Costa County in hazard mitigation efforts for Pittsburg to protect two-way radio equipment from hazards by bracing antennas, securing repeaters, etc., from hazards.	Technology	Seismic	Police Department



4.5 MITIGATION ACTION PLAN

The mitigation action plan developed by the planning team includes the action items that Pittsburg intends to implement during the next five years, assuming funding availability. The action plan, shown in Table 4-6, includes the implementing department, an estimate of the timeline for implementation, and potential funding sources.

The new mitigation actions include a broad range of approaches to hazard mitigation such as retrofitting, code enforcement, development of new regulations, public education, development of redundant facilities, and others. Measures are included to mitigate risks to existing buildings and infrastructure, as well as new buildings and infrastructure. The mitigation action plan assigns primary responsibility for each of the action items to an implementing department. The implementing department is the controlling department that will assign funding and oversee activity implementation, monitoring, and evaluation.

The planning team does not presume the expertise to prescribe which projects will be implemented. The prioritization of projects in the HMP is a means to provide a basis for implementing the mitigation strategies, but all new mitigation actions and projects will be formally prioritized and selected by the implementing department. This will accommodate the project funding, schedule of the department, staff requirements, and ability to integrate the new project into existing and ongoing projects. Departments will take into account the funding source, the cost effectiveness of the project, alternative projects, the compatibility of the new project with ongoing projects, the extent to which the project addresses the risks assessed in Section 3, and the potential of economic and social damage.

Prioritization

To assist with implementing the mitigation action plan, the planning team used the following ranking process to provide a method to prioritize the projects for the Action Plan. Designations of High, Medium, and Low priorities have been assigned to each action item using the following criteria.

Does the action:	Solve the problem?
	Address vulnerability assessment?
	Reduce the exposure or vulnerability to the highest priority hazard?
	Address multiple hazards?
	Offer benefits that equal or exceed costs?
	Implement a goal, policy, or project identified in the General Plan or Capital Improvement Plan?
Can the action:	Be implemented with existing funds?
	Be implemented by existing state or federal grant programs?



Will the action:	Be completed within the five-year life cycle of the LHMP?
	Be implemented with currently available technologies?
	Be accepted by the community?
	Be supported by community leaders?
	Adversely affect segments of the population or neighborhoods?
	Require a change in local ordinances or zoning laws?
	Result in positive or neutral impact on the environment?
Is there:	Comply with all local, state, and federal environmental laws and regulations?
	Sufficient staffing to undertake the project?
	Existing authority to undertake the project?

Each positive response is equal to one point. Answers to the criteria above determined the priority according to the following scale:

1–6 = Low priority

7–12 = Medium priority

13–18 = High priority

Using the criteria above, the planning team employed the STAPLEE method to rank actions in the mitigation action plan. The results are contained in Appendix E.

Benefit-Cost Analysis

Conducting benefit/cost analysis for a mitigation activity can assist the City in determining whether a project is worth undertaking now, in order to avoid disaster related damages later. Cost-effectiveness analysis evaluates how to best spend a given amount of money to achieve a specific goal. Determining the economic feasibility of mitigating hazards can provide decision makers with an understanding of the potential benefits and costs of an activity, as well as a basis for comparing alternative projects.

Funding

The funds required to implement the mitigation action plan will come from a variety of sources including: Federal Hazard Mitigation Grants, City budget, bonds, fees and assessments, and others. Some projects are (or will be) included in capital improvement budgets, while some, especially ongoing projects, are included in department operating budgets.

Prior to beginning a project or when federal funding is involved, the implementing department will use a FEMA approved benefit/cost analysis approach to identify the actual costs and benefits of implementing these mitigation actions. For non-structural projects, implementing departments will use other appropriate methods to weigh the costs and benefits of each action item, and then develop a prioritized list.

Implementation

Mitigation projects were assigned one of three categories as a tentative schedule for implementation; short-range, mid-range, and long-range. Projects that are currently being



implemented by various departments are assigned to the ongoing category. Implementation of short-range projects will typically begin within the next three years. Mid-range projects will require some planning and likely require funding beyond what is currently allocated to the various departments in the City's general fund. Projects in the mid-range category will generally begin implementation in the next three to five years. Long range projects will require great planning and funding and will generally begin implementation within five years and beyond.

Table 4-6 Mitigation Action Plan

Action Item #	Priority	Action Description	Timeline	Funding Source	Implementing Department
1.1	High	Develop a program to assess the City for soft story buildings requiring seismic retrofitting. Consider implementing a Soft Story Seismic Retrofit Ordinance.	Long-range	General Fund or Other	Community Development
1.2	High	Encourage seismic strength evaluations of critical facilities in the City to identify building integrity.	Mid-range	General Fund	Community Development
1.3	High	Evaluate City and non-City facilities identified as potential shelter sites for structural integrity.	Long-range	General Fund	Community Development
1.4	High	Identify and pursue funding opportunities to develop and implement local mitigation activities.	Short-range	Operating Budget	City Manager's Office, Police Department, Community Development
1.5	High	There has been damage to roadway embankment due to flooding at Buchanan Rd & Kirker Creek. Provide engineering and technical services to investigate the underlying cause of the damage and provide a recommendation to repair and prevent future damage/damage.	Short-range	Grant Funding	Engineering, Public Works
1.6	High	Flood damage to the Sugartree and Birchwood drainage system resulted from previous flooding which affected nearby housing and roadways. Provide engineering and technical services to investigate the underlying cause of the flooding and provide a recommendation to repair and prevent future damage/damage.	Short-range	Grant Funding	Engineering, Public Works
1.7	High	Recent storms resulted in flooding along Parkside Dr. and caused damage to roadway. Provide engineering and technical services to investigate the underlying cause of the flooding and provide a recommendation to repair and prevent future damage/damage.	Short-range	Grant Funding	Engineering, Public Works
1.8	High	Recent storms resulted in flooding in Buchanan Park damaging and undermining walkways. Provide engineering and technical services to investigate the underlying cause of the flooding and	Short-range	Grant Funding	Engineering, Public Works

Action Item #	Priority	Action Description	Timeline	Funding Source	Implementing Department
		provide a recommendation to repair and prevent future damage/damage.			
1.9	High	Recent winter storms resulted in damage and erosion to Riverview Breakwater due to wind and rain. Provide engineering and technical services to investigate the underlying cause of the flooding and provide a recommendation to repair and prevent future damage/damage.	Short-range	Grant Funding	Engineering, Public Works
2.1	High	Develop a public outreach and awareness program about the hazards in Pittsburg and mitigation actions community members can do in their homes.	Short-range	Operating Budget	City Manager's Office, Police Department
2.2	High	Increase public awareness of the natural, human-caused, and technological hazards to businesses as a means to reduce the potential damage from each hazard through educational and outreach.	Short-range	Operating Budget	City Manager's Office, Police Department
2.3	High	Provide information on tools; partnership opportunities, and funding resources to assist in implementing mitigation activities.	Mid-range	Operating Budget	All Departments
2.4	High	Develop inventories of at-risk buildings and infrastructure and prioritize mitigation projects.	Mid-range	General Fund	Community Development
2.5	High	Implement activities that assist in protecting lives by making homes, businesses, infrastructure, critical facilities, and other property more resistant to losses from natural, man-made, and technological hazards.	Long-range	Operating Budget	Community Development
2.6	High	Place more stress on the risks associated with natural and manmade hazards at public awareness campaigns conducted by various City departments.	Short-range	Operating Budget	All Departments
3.1	High	Improve hazard assessment information to make recommendations for avoiding new development in high hazard areas and encouraging preventative measures for existing development in areas vulnerable to natural, man-made, and technological hazards.	Mid-range	General Fund	Community Development

Action Item #	Priority	Action Description	Timeline	Funding Source	Implementing Department
3.2	High	Seek to implement codes, standards, and policies that will protect life and property from the impacts of hazards.	Mid-range	Operating Budget	Community Development
3.3	High	Inventory and develop replacement values for all City-owned assets and non-City assets to help the City better understand the values of assets at risk.	Mid-range	General Fund	City Manager's Office
3.4	High	Integrate appropriate items from the Hazard Mitigation Plan (HMP) into the Health and Safety Element of the General Plan and other regulatory documents as appropriate.	Short-range	Operating Budget	City Manager's Office, Community Development
3.5	High	Establish policy to ensure mitigation projects for critical facilities, services, and infrastructure.	Mid-range	Operating Budget	All Departments
3.6	High	Inspect and repair the City reservoirs.	Ongoing	Water Utility	Water Utilities
4.1	High	Strengthen communication and coordination with public agencies, residents, non-profit organizations, business and industry to create interest in the implementation of mitigation measures.	Short-range	Operating Budget	All Departments
4.2	High	Increase effectiveness of City emergency services by implementing mitigation programs and projects that aid emergency responders and public safety departments during emergencies.	Mid-range	General Fund	Police Department
4.3	High	Encourage leadership within the City and businesses to prioritize and implement local and regional hazard mitigation activities.	Short-range	Operating Budget	City Manager's Office, Police Department
4.4	High	Continue developing and strengthening inter-jurisdictional coordination and cooperation in the area of emergency services.	Mid-range	Operating Budget	Police Department
4.5	High	Continue to develop mutual aid agreements and memorandum of understanding with agencies to serve emergency and disaster purposes.	Short-range	Operating Budget	Police Department
5.1	High	Create a redundant data center and complete fiber to that location.	Short-range	General Fund	City Manager's Office
5.2	High	Coordinate with the utility companies and vendors to strengthen, safeguard, or take other appropriate measures such as providing	Short-range	Operating Budget	Community Development,

Action Item #	Priority	Action Description	Timeline	Funding Source	Implementing Department
		supplemental services, to protect and secure high-voltage lines, water, sewer, natural gas and petroleum pipelines, and trunk electrical and telephone conduits from hazards.			City Manager's Office
5.3	High	Build a cadre of committed, trained, volunteers to augment disaster response and recovery efforts in compliance with the California Disaster Service Worker program guidance, e.g., shelter workers, animal rescue and care, Community Emergency Response Team, communications staff, medical and health, and human services, during and after a disaster.	Short-range	Operating Budget	City Manager's Office, Police Department
5.4	High	Decentralize key components of the City's core network to allow the network to survive the failure of any one site from a disaster.	Mid-range	General Fund	City Manager's Office
5.5	High	Coordinate with Contra Costa County in hazard mitigation efforts for Pittsburg to protect two-way radio equipment from hazards such as bracing antennas, securing repeaters, etc., from hazards.	Short-range	Unknown	Police Department



4.6 INCORPORATION OF HMP INTO OTHER PLANNING MECHANISMS

The HMP planning process provided the City with an opportunity to review and expand on policies contained in the general plan. The City views the general plan and the hazard mitigation plan as complementary documents that work together to reduce risk exposure to the residents of Pittsburg. Many of the ongoing recommendations identified in the HMP are programs recommended in the City General Plan Health and Safety Element.

Per California Assembly Bill 2140, the City intends on adopting the hazard mitigation plan in accordance with the federal Disaster Mitigation Act of 2000 as part of the safety element of the general plan, adopted pursuant to Section 65302 (g) of the California Government Code. Additional planning mechanisms and processes that the City will incorporate hazard mitigation hazards and risks, plan recommendations, and mitigation actions into include the following documents:

- City Emergency Operations Plans and Procedures
- Capital Improvement Planning and Programs
- Pittsburg Municipal Code
- Community Design Guidelines
- Drought and Water-efficiency Guidelines
- Stormwater Management Program
- Environmental Work Plan
- General Plan Conservation and Health and Safety Elements

Incorporation of action items and processes from the 2017 HMP into various planning documents will be completed as other plans are updated, and when new plans are developed. These efforts may coincide with the Plan Maintenance Method and Schedule activities. Additional action items may be implemented through the creation of new public educational programs, continued interagency coordination, and public input and participation.



SECTION 5: PLAN ADOPTION

FEMA REGULATION CHECKLIST: PLAN ADOPTION

Adoption by the Local Governing Body

44 CFR § 201.6(c)(5): The local hazard mitigation plan shall include documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan. 44 CFR §201.6(c)(5)

Element

E1. Does the Plan include documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval?

Source: FEMA, Local Mitigation Planning Handbook Review Tool, March 2013.

Per 44 CFR 201.6(d)(1), the Pittsburg hazard mitigation plan must be submitted to the State Hazard Mitigation Officer (SHMO) for review. The State will then send the plan to the appropriate FEMA Regional Office for formal review and approval. The State will coordinate with Pittsburg and between Pittsburg and FEMA, once the plan is sent to FEMA for the final review and approval. FEMA has the authority to conduct the final review and approve the HMP.

The 2017 Pittsburg Hazard Mitigation Plan meets all requirements on the regulation checklist and was adopted by City Council of the City of Pittsburg on [date added]. A scanned copy of the resolution is included on the following page. Accordingly, the City of Pittsburg meets the requirements of the Stafford Act, as amended, and 44 CFR § 201.6(c)(5).

5.1 LOCAL PLAN ADOPTION RESOLUTION

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution)
Authorizing the City of Pittsburg Hazard)
Mitigation Plan 2017)

RESOLUTION NO. 17-13388

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, the Disaster Mitigation and Cost Reduction Act of 2000 (DMA 2000) was adopted by the Federal government and, among other things, requires authorities to prepare a local Natural Hazards Mitigation Plan which will be utilized to protect citizens, critical facilities, infrastructure, private property and the environment from natural hazards through varying means, including increasing public awareness and identifying resources available for risk reduction and loss prevention; and

WHEREAS, the Federal Emergency Management Agency (FEMA) requires all State and local governments to prepare local hazard mitigation plan (LHMP) as a condition to pre- and post-disaster assistance; and

WHEREAS, the City is concerned about mitigating damage to buildings and infrastructure, and minimizing economic losses from natural disasters before they occur, and

WHEREAS, Federal law and the State of California's requirements for hazard mitigation plans require coverage of only natural hazards, however the Planning Team included technological and human-caused hazards as identified in the City's Emergency Operations Plan; and

WHEREAS, this LHMP was prepared through a process which included a Planning Team consisting of representatives from City departments, the Pittsburg Unified School District and County of Contra Costa Office of Emergency Services as well as public participation review and comments; and

WHEREAS, the California State Office of Emergency Services and FEMA Region IX have reviewed the plan and found it meets the requirements of DMA 2000; and

WHEREAS, formal adoption of the LHMP by the City Council is required before final approval of the plan can be obtained from the Federal Emergency Management Agency; and

WHEREAS, formal adoption of the LHMP by the City and final approval of the LHMP is needed for the City's grant application to FEMA for pre-mitigation funding.

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

Section 1. Findings and Determinations

- A. The City Council hereby finds and determines that the above recitals are true and correct and have served as the basis, in part, for the findings and actions of the City set forth below.

Section 2. Authorization and Direction

- A. The City Council of the City of Pittsburg hereby approves and adopts the City of Pittsburg Hazard Mitigation Plan 2017 that identifies and assesses potential natural hazards to meet the requirements of the Disaster Mitigation and Cost Reduction Act of 2000 and as it relates to lessening the impact of future disasters.
- B. The City of Pittsburg will utilize the City of Pittsburg Hazard Mitigation Plan 2017 to implement goals and strategies outlined to avert and mitigate damage to property and infrastructure, and engage in assistance from California State Office of Emergency Services and Federal Emergency Management Agency.
- C. The City Council authorizes the City Manager or his designee to oversee plan implementation, updates, and make minor, non-substance modifications to the plan.

Section 3. California Environmental Quality Act

The City Council hereby finds that adoption of this Resolution of the City of Pittsburg Hazard Mitigation Plan 2017 is exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15262 (Feasibility and Planning Studies). The HMP identifies, analyzes and addresses hazards that could occur in Pittsburg and identifies goals and actions to reduce the effects of identified hazards, prepare for and respond to these hazards over a five-year period. Some of the mitigation actions include studies and/or collaboration with other agencies (where Pittsburg may not be the Lead Agency as defined by CEQA), and other mitigation actions would require their own CEQA review as part of their implementation, once a full project scope is prepared and funding is sought.

Section 4. Effective Date

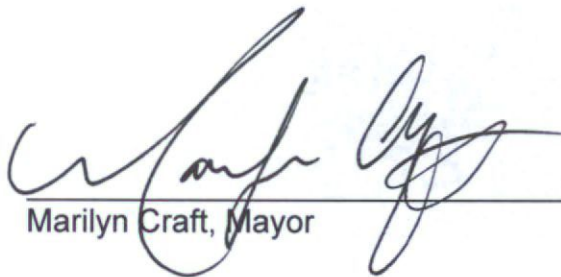
This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg, at a regular meeting on the sixth day of November 2017, by the following vote:

AYES:	Banales, Evola, Killings, Longmire, Craft
NOES:	None
ABSTAINED:	None
ABSENT:	None

ATTEST:


Alice E. Evenson, City Clerk


Marilyn Craft, Mayor



SECTION 6: ACRONYMS AND ABBREVIATIONS

2017 HMP	2017 City of Pittsburg Hazard Mitigation Plan
Cal OES	California Governor's Office of Emergency Services
CBRNE	Chemical, Biological, Radiological, Nuclear, and Explosive
CERT	Community Emergency Response Team
CFR	Code of Federal Regulations
CIP	Capital Improvement Program
CRS	Community Rating System
DMA 2000	Disaster Mitigation Act of 2000
DPH	Department of Public Health
DPW	Department of Public Works
DWR	California Department of Water Resources
EPA	United States Environmental Protection Agency
EOP	Emergency Operations Plan
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FMA	Flood Mitigation Assistance (grant program)
FY	Fiscal Year
GIS	Geographic Information System
GP	General Plan
HMGP	Hazard Mitigation Grant Program
HMP	Hazard Mitigation Plan
M	Magnitude
Mw	Moment Magnitude
MMI Scale	Modified Mercalli Intensity scale
NFIP	National Flood Insurance Program
PG&E	Pacific Gas and Electric
PDM	Pre-Disaster Mitigation
RFC	Repetitive flood claims
RL	Repetitive Loss
SFHA	Special Flood Hazard Area
SRL	Severe Repetitive Loss
Stafford Act	Robert T. Stafford Disaster Relief and Emergency Assistance Act
UCERF	Uniform California Earthquake Rupture Forecast
USC	United States Code



USGS	United States Geological Survey
WMD	Weapon of Mass Destruction
WGCEP	Working Group on California Earthquake Probabilities



SECTION 7: REFERENCES

This section lists reference materials used to prepare the 2017 City of Pittsburg LHMP:

1. City of Pittsburg General Plan 2020 <http://www.ci.pittsburg.ca.us/index.aspx?page=228>
2. ABAG. (2013). ABAG Interactive Liquefaction Susceptibility Map. Retrieved from <http://gis.abag.ca.gov/website/Hazards/?hlyr=liqSusceptibility>
3. ABAG, (2010). Taming Natural Disasters: Multi-Jurisdictional Local Hazard Mitigation Plan for the San Francisco Bay Area, <http://resilience.abag.ca.gov/2011mitigation/>
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8. California Climate Change Center, (2012). Our Changing Climate 2012: Vulnerability & Adaptation to the Increasing Risks from Climate Change in California. A Summary Report on the Third Assessment from the California Climate Change Center, <http://www.energy.ca.gov/2012publications/CEC-500-2012-007/CEC-500-2012-007.pdf>
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<http://ssi.ucsd.edu/scc/images/NRC%20SL%20rise%20W%20coast%20USA%2012.pdf>
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http://planbayarea.org/pdf/Draft_Plan_Bay_Area/00-Overview.pdf
17. United States Geological Survey. (2016, April). Earthquake hazard. Retrieved from USGS: <http://earthquake.usgs.gov/learn/glossary/?term=earthquake%20hazard>
18. United States Geological Survey. (2016, April). Liquefaction Hazards Map. Retrieved from USGS: <http://earthquake.usgs.gov/regional/nca/qmap/>
19. United States Geological Survey. (2016, June). Earthquake Hazards Program. Retrieved from <http://earthquake.usgs.gov/regional/nca/wg02/results.php>
20. United States Geological Survey. (2016)
http://earthquake.usgs.gov/learn/topics/mag_vs_int.php



APPENDIX A: LOCAL MITIGATION PLAN REVIEW TOOL

The *Local Mitigation Plan Review Tool* demonstrates how the Local Mitigation Plan meets the regulation in 44 CFR §201.6 and offers States and FEMA Mitigation Planners an opportunity to provide feedback to the community. This section was completed by the City of Pittsburg to ensure the HMP met the requirements of 44 CFR §201.6.

Jurisdiction: City of Pittsburg, California	Title of Plan: City of Pittsburg Hazard Mitigation Plan	Date of Plan: April, 2017
Local Point of Contact: Laura Wright	Address: 65 Civic Avenue Pittsburg, CA 94565	
Title: Environmental Affairs Manager		
Agency: City Manager		
Phone Number: 925-252-4114	E-Mail: lwright@ci.pittsburg.ca.us	

State Reviewer:	Title:	Date:
Date Received at State Agency		
Plan Not Approved		
Plan Approved/Sent to FEMA		

FEMA Reviewer	Title:	Date:
Date Received in FEMA Region IX		
Plan Not Approved		
Plan Approvable Pending Adoption		
Plan Approved		



1. REGULATION CHECKLIST Regulation (44 CFR 201.6 Local Mitigation Plans)	Location in Plan (section and/or page number)	Met	Not Met
ELEMENT A. PLANNING PROCESS			
A1. Does the Plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? (Requirement §201.6(c)(1))	Section 2.1, Appendix C	X	
A2. Does the Plan document an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, agencies that have the authority to regulate development as well as other interests to be involved in the planning process? (Requirement §201.6(b)(2))	Section 2.1.1 and Table 2-1, Appendix C	X	
A3. Does the Plan document how the public was involved in the planning process during the drafting stage? (Requirement §201.6(b)(1))	Section 2.2 and Appendices B and C	X	
A4. Does the Plan describe the review and incorporation of existing plans, studies, reports, and technical information? (Requirement §201.6(b)(3))	Section 2.3	X	
A5. Is there discussion of how the community(ies) will continue public participation in the plan maintenance process? (Requirement §201.6(c)(4)(iii))	Section 2.4	X	
A6. Is there a description of the method and schedule for keeping the plan current (monitoring, evaluating and updating the mitigation plan within a 5-year cycle)? (Requirement §201.6(c)(4)(i))	Section 2.5	X	
<u>ELEMENT A: REQUIRED REVISIONS</u>			



1. REGULATION CHECKLIST Regulation (44 CFR 201.6 Local Mitigation Plans)	Location in Plan (section and/or page number)	Met	Not Met
ELEMENT B. HAZARD IDENTIFICATION AND RISK ASSESSMENT			
B1. Does the Plan include a description of the type, location, and extent of all natural hazards that can affect each jurisdiction(s)? (Requirement §201.6(c)(2)(i))	Sections 3.1, 3.2, 3.3	X	
B2. Does the Plan include information on previous occurrences of hazard events and on the probability of future hazard events for each jurisdiction? (Requirement §201.6(c)(2)(i))		X	
B3. Is there a description of each identified hazard's impact on the community as well as an overall summary of the community's vulnerability for each jurisdiction? (Requirement §201.6(c)(2)(ii))		X	
B4. Does the Plan address NFIP insured structures within the jurisdiction that have been repetitively damaged by floods? (Requirement §201.6(c)(2)(ii))	Section 4.2 touches on facilities with the NFIP insurance, but it does not fully meet this requirement.	X	
<u>ELEMENT B: REQUIRED REVISIONS</u>			



1. REGULATION CHECKLIST Regulation (44 CFR 201.6 Local Mitigation Plans)	Location in Plan (section and/or page number)	Met	Not Met
ELEMENT C. MITIGATION STRATEGY			
C1. Does the plan document each jurisdiction's existing authorities, policies, programs and resources and its ability to expand on and improve these existing policies and programs? (Requirement §201.6(c)(3))	Section 4.1, Tables 4-1, 4-2, 4-3	X	
C2. Does the Plan address each jurisdiction's participation in the NFIP and continued compliance with NFIP requirements, as appropriate? (Requirement §201.6(c)(3)(ii))	Section 4.2	X	
C3. Does the Plan include goals to reduce/avoid long-term vulnerabilities to the identified hazards? (Requirement §201.6(c)(3)(i))	Sections 4.3 and 4.4	X	
C4. Does the Plan identify and analyze a comprehensive range of specific mitigation actions and projects for each jurisdiction being considered to reduce the effects of hazards, with emphasis on new and existing buildings and infrastructure? (Requirement §201.6(c)(3)(ii))	Sections 4.4 and 4.5	X	
C5. Does the Plan contain an action plan that describes how the actions identified will be prioritized (including cost benefit review), implemented, and administered by each jurisdiction? (Requirement §201.6(c)(3)(iv)); (Requirement §201.6(c)(3)(iii))	Sections 4.4 and 4.5	X	
C6. Does the Plan describe a process by which local governments will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans, when appropriate? (Requirement §201.6(c)(4)(ii))	Sections 4.5 and 4.6	X	
<u>ELEMENT C: REQUIRED REVISIONS</u>			



1. REGULATION CHECKLIST Regulation (44 CFR 201.6 Local Mitigation Plans)		Location in Plan (section and/or page number)	Met	Not Met
ELEMENT D. PLAN REVIEW, EVALUATION, AND IMPLEMENTATION (applicable to plan updates only)				
D1. Was the plan revised to reflect changes in development? (Requirement §201.6(d)(3))	N/A			
D2. Was the plan revised to reflect progress in local mitigation efforts? (Requirement §201.6(d)(3))	N/A			
D3. Was the plan revised to reflect changes in priorities? (Requirement §201.6(d)(3))	N/A			
<u>ELEMENT D: REQUIRED REVISIONS</u> <u>This section shall be filled out following subsequent revisions to the Plan.</u>				
ELEMENT E. PLAN ADOPTION				
E1. Does the Plan include documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval? (Requirement §201.6(c)(5))	Section 5, (placeholder pending adoption approval/resolution.)			
E2. For multi-jurisdictional plans, has each jurisdiction requesting approval of the plan documented formal plan adoption? (Requirement §201.6(c)(5))				
<u>ELEMENT E: REQUIRED REVISIONS</u> Will be adopted when 'Approvable Pending Adoption' by FEMA				
ELEMENT F. ADDITIONAL STATE REQUIREMENTS (optional for State reviewers only; not to be completed by FEMA)				
F1. Plan must discuss climate change and its potential effect on the jurisdictions' hazards and the potential to create new hazards for the area.	Section 3.2.12			
<u>ELEMENT F: REQUIRED REVISION</u>				



APPENDIX B: STAKEHOLDER & PUBLIC OUTREACH DOCUMENTATION

Appendix B contains documentation of the planning process including meetings, presentations held for the stakeholders and public, and other stakeholder/public outreach efforts.

Meeting Date	Meeting Audience/ Activity	Documentation
5/18/2015 Kickoff Meeting Team Meeting #1	HMP Planning Team/Stakeholders	- Email to stakeholders - Kickoff meeting read-ahead - What is Hazard Mitigation Planning? - HMP content outline - Kickoff meeting slideshow - Meeting notes
June 2015	Social Media Campaign	- Posting on City Website - Posting on Pittsburgh LivingGreen Facebook Page
June 2015	Survey on City Website	- Survey and results
8/17/2015 Team Meeting #2	HMP Planning/Stakeholders	- Email to stakeholders - Planning meeting slideshow - Meeting notes
4/28/2016 Team Meeting #3	HMP Planning/Stakeholders	- Email to stakeholders - Planning meeting slideshow - Meeting notes
3/2/2017 - 3/17/2017	HMP posted on City website and sent to the following jurisdictions for review and comment.	- Notification on City Twitter and Facebook accounts - Posting on City Website - Posting on Pittsburgh LivingGreen Facebook Page - Email to neighboring jurisdictions and Operational Area - 2 Comments received that did not result in changes to the draft HMP



Sample 1: Screenshot of City of Pittsburg Website Soliciting Public Feedback on HMP – June 2015

The screenshot shows the City of Pittsburg website. The header includes the city logo, navigation links (Calendar, Employment, Online Services, FAQ, Contact Us, En Español), a search bar, and a 'Quick Links' dropdown. A red navigation bar contains links: I Want To..., What's New, City Services, Living, Doing Business, Visiting, and About Pittsburg. The left sidebar lists various city services, with 'Emergency Services' selected. The main content area is titled 'Emergency Services' and features the 'City of Pittsburg Hazard Mitigation Plan Survey'. The survey text explains the purpose of the plan and provides a link to the survey: <https://www.surveymonkey.com/r/hazardmit>. Social media sharing and print options are also visible.

City of Pittsburg
CALIFORNIA

Calendar | Employment | Online Services | FAQ | Contact Us | En Español

Quick Links Search... GO

I Want To... What's New City Services Living Doing Business Visiting About Pittsburg

Online Services
Most Popular City Forms
City Clerk
City Council
City Manager
Commissions
Community Development
Economic Development
▼ Emergency Services
Preparedness Documents
Finance
Housing Authority
Human Resources
Parks and Recreation
Police

City Services

Emergency Services

Share & Bookmark Print

City of Pittsburg Hazard Mitigation Plan Survey

The City of Pittsburg is in the process of developing a Hazard Mitigation Plan and needs input from the public. Hazard mitigation is described as "any action taken to reduce or eliminate the long-term risk to human life and property from natural hazards." The purpose of mitigation planning is for local governments to identify the hazards that may impact them, identify a plan of actions and activities to reduce losses from those hazards, and establish a coordinated process to implement the plan through the use of the City's resources.

Having a hazard mitigation plan for the City is a requirement of federal law for the City to be eligible for funding for local mitigation projects through the Hazard Mitigation Assistance grant program.

Pittsburg faces a number of potential hazards such as earthquakes, severe weather, hazardous materials incidents, health epidemics, flooding, and others. The City would like to learn more about your views and concerns on issues related to the hazards facing the City of Pittsburg. Please assist in the planning process by participating in an online survey. Please click on the survey link below to take the survey.

Your input is anonymous and your comments will automatically be returned to the City Manager's Office to be incorporated into the plan revision.

Survey = <https://www.surveymonkey.com/r/hazardmit>



Sample 2: Public Notice on the Pittsburg LivingGreen Facebook Page – June 2015

Pittsburg City of Pittsburg | Living Green
Home Improvement · Government Organization

Call Now Like Message

Timeline About Photos Reviews More

hazard mitigation plan

844 people like this

81 people have been here

Open · 8:00AM - 5:00PM
Get additional info

Invite friends to like this Page

City of Pittsburg | Living Green
June 10, 2015 ·

City of Pittsburg Hazard Mitigation Plan Survey

The City of Pittsburg is in the process of developing a **Hazard Mitigation Plan** and needs input from the public. Hazard mitigation is described as "any action taken to reduce or eliminate the long-term risk to human life and property from natural hazards." The purpose of mitigation planning is for local governments to identify the hazards that may impact them, identify a plan of actions and activities to reduce losses from those hazards, and establish a coordinated process to implement the plan through the use of the City's resources.

4.6 ★ 4.6 of 5 stars · 14 reviews
View Reviews

ABOUT

65 Civic Ave
Pittsburg, CA

(925) 252-4129

Open
Today 8:00AM - 5:00PM

Ask for City of Pittsburg | Living Green's price range

<http://www.ci.pittsburg.ca.us/>

Having a **hazard mitigation plan** for the City is a requirement of federal law for the City to be eligible for funding for local mitigation projects through the Hazard Mitigation Assistance grant program.

Pittsburg faces a number of potential hazards such as earthquakes, severe weather, hazardous materials incidents, health epidemics, flooding, and others. The City would like to learn more about your views and concerns on issues related to the hazards facing the City of Pittsburg. Please assist in the planning process by participating in an online survey. Please click on the survey link below to take the survey.

Your input is anonymous and your comments will automatically be returned to the City Manager's Office to be incorporated into the plan revision.

Survey = <https://www.surveymonkey.com/r/hazardmit>

Thank you for your participation!

Like Comment Share

Monica Leite

2 shares

Write a comment...





Sample 3: Screenshots of Survey on SurveyMonkey.com – June 2015



City of Pittsburg Hazard Mitigation Plan Survey

1. Residents and businesses in Pittsburg face a number of hazards that potentially could occur. How concerned are you about the following hazards in Pittsburg? (Check one response for each hazard)

	Not Concerned	Somewhat Concerned	Concerned	Very Concerned	Extremely Concerned
Earthquake - Seismic Hazards	☐	☐	☐	☐	☐
Hazardous Materials	☐	☐	☐	☐	☐
Terrorism	☐	☐	☐	☐	☐
Transportation Incidents - Air, Rail, Water	☐	☐	☐	☐	☐
Pipeline - Oil Spills	☐	☐	☐	☐	☐
National Security - Nuclear	☐	☐	☐	☐	☐
Flooding - Localized Storms	☐	☐	☐	☐	☐
Drought	☐	☐	☐	☐	☐
Urban and Wildland Fires	☐	☐	☐	☐	☐



Severe Weather - Wind, Tornadoes, Heat	☐	☐	☐	☐	☐
Public Health - Epidemic, Pandemic	☐	☐	☐	☐	☐
Climate Change - Air Pollution	☐	☐	☐	☐	☐
Civil Unrest	☐	☐	☐	☐	☐

Other (please specify)

2. How prepared is your household to cope with a hazard event?

	Not at all Prepared	Somewhat Prepared	Adequately Prepared	Well Prepared	Very Well Prepared	Not Sure
Check one:	☐	☐	☐	☐	☐	☐

3. Which of the following activities have been taken to prepare your household for a hazard event? (Check all that apply)

- ☐ Prepared a disaster kit
- ☐ Stored water (one gallon per person per day)
- ☐ Stored non-perishable food
- ☐ Received First Aid / CPR training
- ☐ Taken a Community Emergency Response Team (CERT) course
- ☐ Stored medical supplies (first aid kit, prescription medicines, over-the-counter- medications)
- ☐ Created a home evacuation plan



- ☐ Designated a family meeting place
- ☐ Identified utility shut-offs / have shut-off tools available
- ☐ Stored a battery-powered radio, flashlights, and extra batteries
- ☐ Installed smoke detectors on each level of the house
- ☐ Installed carbon monoxide detectors on each level of the house
- ☐ Have fire extinguishers in appropriate areas of the house
- ☐ Purchased flood insurance
- ☐ Purchased earthquake insurance
- ☐ None

Other (please specify)

4. Which of the following sources of information have helped you to prepare for a hazard event? (Check all that apply)

- ☐ Emergency preparedness information from a government source (federal, state, or local)
- ☐ Attended meetings that have provided disaster preparedness information
- ☐ Community Emergency Response Team (CERT) training
- ☐ Disaster exhibit at a local fair or community event
- ☐ Church disaster preparedness
- ☐ Civic organization disaster preparedness (American Red Cross, etc.)
- ☐ Personal experience with previous hazard or disaster



- ☐ School or other academic institution distribution of materials
- ☐ Locally provided news or regional media source
- ☐ Phone book or marketing distribution of materials

Other (please specify)

5. Which of the following sources or methods of receiving hazard and disaster preparedness information do you think are most effective? (Check all that apply)

- ☐ Newspaper Articles
- ☐ Telephone Book
- ☐ Information Brochures
- ☐ Radio Advertisement
- ☐ Internet
- ☐ Schools and Academic Institutions
- ☐ City Newsletters
- ☐ Workshops
- ☐ Chamber of Commerce
- ☐ Social Media (Facebook, LinkedIn, Twitter)
- ☐ Fire Department
- ☐ City Website
- ☐ Law Enforcement
- ☐ Public Library



- ☐ American Red Cross
- ☐ Community Safety Events
- ☐ Public Meetings
- ☐ Public Awareness Campaigns
- ☐ Word of Mouth
- ☐ Reverse 9-1-1 Notifications (TENS, Nixle)

Other (please specify)

6. What types of projects do you believe the City should be doing in order to reduce damage and disruption from hazard events within Pittsburg? Please rank each option as low, medium, or high priority.

	Low Priority	Medium Priority	High Priority
Retrofit and strengthen essential facilities such as police, fire, schools, and medical buildings.	☐	☐	☐
Retrofit infrastructure such as roads, bridges, drainage facilities, water supply, wastewater, and power supply facilities.	☐	☐	☐
Strengthen codes and regulations to include higher regulatory standards in hazard areas.	☐	☐	☐
Acquire vulnerable properties and maintain as open space.	☐	☐	☐



Provide better public information about risk and the exposure to hazards within the city.

☐
☐
☐

Implement projects that restore the capacity of the natural environment to absorb the impacts from hazards.

☐
☐
☐

Implement projects that mitigate the potential impacts from climate change.

☐
☐
☐

Educate vulnerable property owners about securing funding for mitigation.

☐
☐
☐

Other (please specify)

7. How important do you find the following community-wide actions or activities that may reduce the risk of hazards in Pittsburgh?

Not Important

Somewhat Important

Very Important

Extremely Important

Prevention activities such as administrative or regulatory actions that influence the way land is developed and buildings are built, such as planning, zoning, and building codes.

☐
☐
☐
☐



Property protection actions that involve the modification of existing buildings to protect them from a hazard or removal from the hazard area, such as acquisition, relocation, elevation, and structural retrofits.



Structural projects intended to lessen the impact of a hazard by modifying the natural progression of the hazard, such as detention/retention basins, retaining walls, and storm sewers.



Emergency services actions that protect people and property during and immediately after a hazard event, such as warning systems, evacuation planning, emergency response training, and protection of critical emergency facilities or systems.





Public education and awareness activities to inform community members about hazards and the techniques they can use to protect themselves and their property, such as outreach projects, CERT, school programs, library materials, and safety fair events.

☐☐☐☐

Other (please specify)

8. Please indicate how you feel about the following statement: It is the responsibility of government (local, state and federal) to provide education and programs that promote citizen actions that will reduce exposure to the risks associated with hazards.

Strongly Disagree Somewhat Disagree Neither Agree or Disagree Somewhat Agree Strongly Agree

Choose One:

☐☐☐☐☐

9. Please indicate how you feel about the following statement: It is my personal responsibility to be educated and take actions that will reduce my exposure to the risks associated with hazards.

Strongly Disagree Somewhat Disagree Neither Agree or Disagree Somewhat Agree Strongly Agree

Choose One:

☐☐☐☐☐



10. Do you or anyone in your household have disabilities and / or access and functional needs that would require early warning notifications or specialized response to evacuate during disasters?

☐ Yes

☐ No

Other (please specify)

11. If you answered yes to Question #9: do you have a service dog that would need to be evacuated with you or a household member to a shelter during a disaster?

☐ Yes

☐ No

Other (please specify)

12. If you answered yes to Question #9: would you participate in a Disaster Assistance Registry for people with disabilities and / or access and functional needs?

☐ Yes

☐ No

Other (please specify)

Done



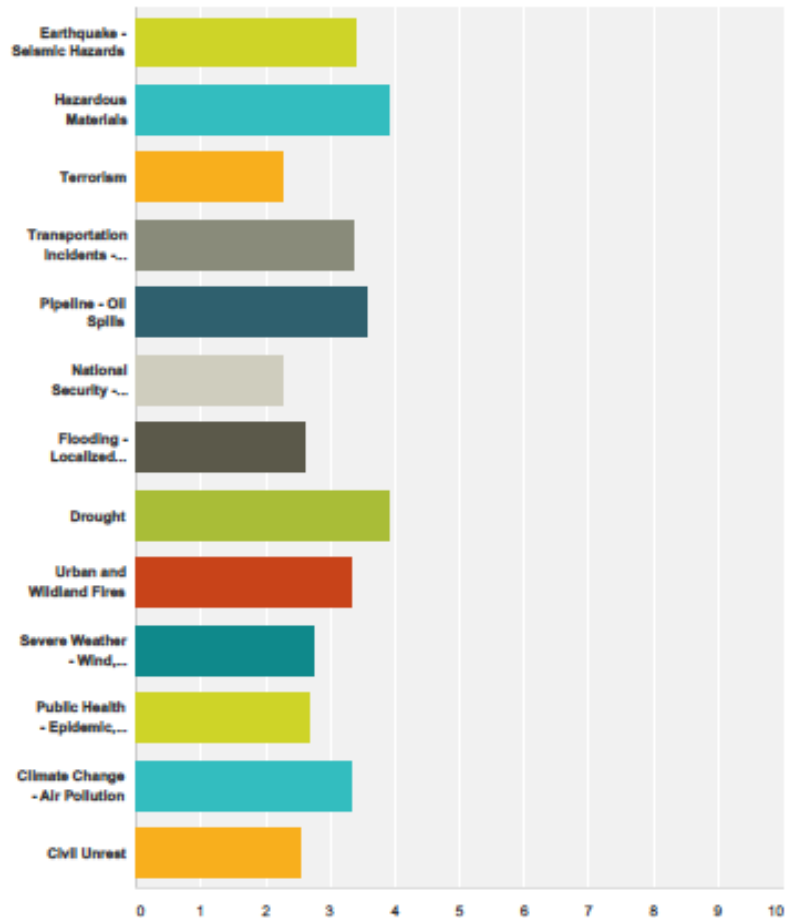
Sample 3: Survey Monkey Results (As of April 2016)

City of Pittsburgh Hazard Mitigation Plan Survey

SurveyMonkey

Q1 Residents and businesses in Pittsburgh face a number of hazards that potentially could occur. How concerned are you about the following hazards in Pittsburgh? (Check one response for each hazard)

Answered: 70 Skipped: 0



	Not Concerned	Somewhat Concerned	Concerned	Very Concerned	Extremely Concerned	Total	Weighted Average
Earthquake - Seismic Hazards	10.00% 7	20.00% 14	14.29% 10	31.43% 22	24.29% 17	70	3.40
Hazardous Materials	4.29% 3	5.71% 4	25.71% 18	24.29% 17	40.00% 28	70	3.90

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City of Pittsburg Hazard Mitigation Plan Survey

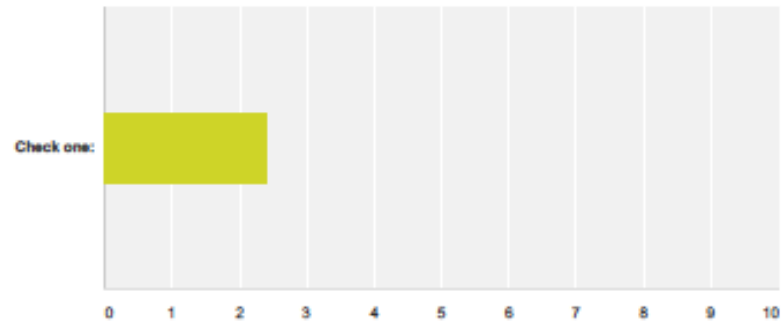
SurveyMonkey

Terrorism	35.71% 25	32.86% 23	12.86% 9	5.71% 4	12.86% 9	70	2.27
Transportation Incidents - Air, Rail, Water	11.59% 8	20.29% 14	21.74% 15	13.04% 9	33.33% 23	69	3.36
Pipeline - Oil Spills	11.43% 8	12.86% 9	21.43% 15	15.71% 11	38.57% 27	70	3.57
National Security - Nuclear	42.03% 29	21.74% 15	18.84% 13	2.90% 2	14.49% 10	69	2.26
Flooding - Localized Storms	24.64% 17	28.99% 20	17.39% 12	18.84% 13	10.14% 7	69	2.61
Drought	5.71% 4	8.57% 6	18.57% 13	24.29% 17	42.86% 30	70	3.90
Urban and Wildland Fires	11.43% 8	20.00% 14	20.00% 14	21.43% 15	27.14% 19	70	3.33
Severe Weather - Wind, Tornadoes, Heat	25.37% 17	19.40% 13	28.36% 19	10.45% 7	16.42% 11	67	2.73
Public Health - Epidemic, Pandemic	23.53% 16	25.00% 17	25.00% 17	11.76% 8	14.71% 10	68	2.60
Climate Change - Air Pollution	14.29% 10	21.43% 15	11.43% 8	21.43% 15	31.43% 22	70	3.34
Civil Unrest	29.41% 20	30.88% 21	13.24% 9	8.82% 6	17.65% 12	68	2.54



Q2 How prepared is your household to cope with a hazard event?

Answered: 69 Skipped: 1

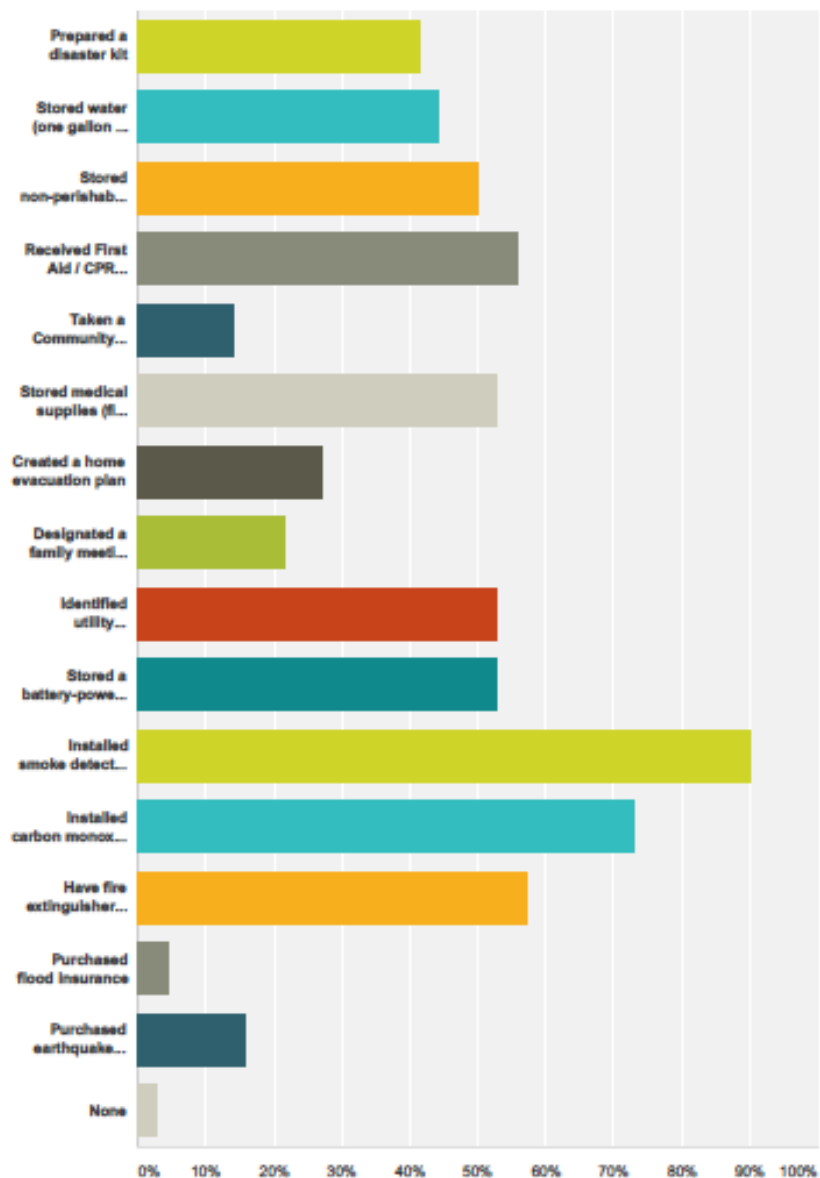


	Not at all Prepared	Somewhat Prepared	Adequately Prepared	Well Prepared	Very Well Prepared	Not Sure	Total	Weighted Average
Check one:	18.84% 13	46.38% 32	20.29% 14	8.70% 6	1.45% 1	4.35% 3	69	2.41



Q3 Which of the following activities have been taken to prepare your household for a hazard event? (Check all that apply)

Answered: 70 Skipped: 0



Answer Choices	Responses
----------------	-----------



City of Pittsburgh Hazard Mitigation Plan Survey

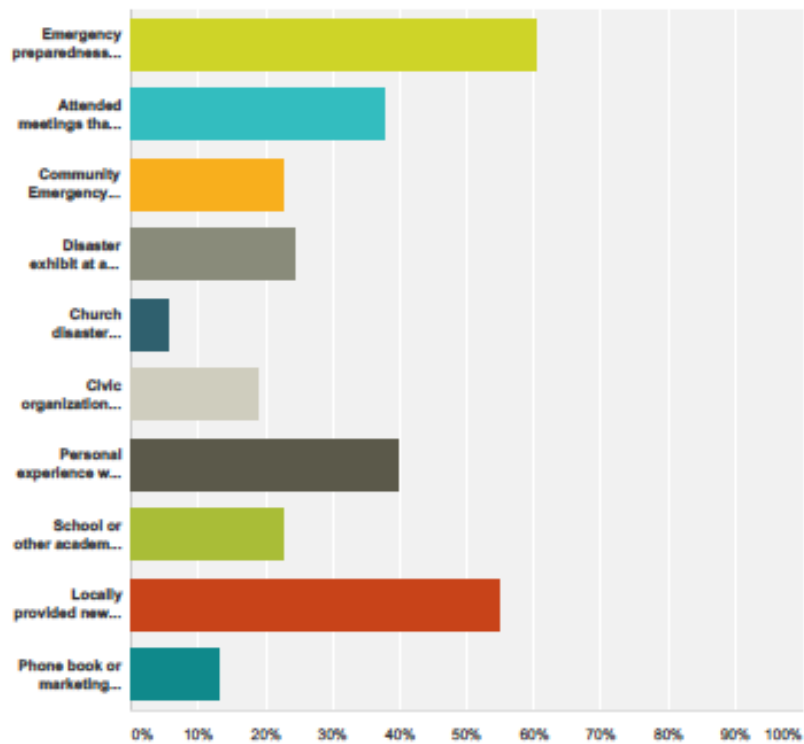
SurveyMonkey

Prepared a disaster kit	41.43%	29
Stored water (one gallon per person per day)	44.29%	31
Stored non-perishable food	50.00%	35
Received First Aid / CPR training	55.71%	39
Taken a Community Emergency Response Team (CERT) course	14.29%	10
Stored medical supplies (first aid kit, prescription medicines, over-the-counter medications)	52.86%	37
Created a home evacuation plan	27.14%	19
Designated a family meeting place	21.43%	15
Identified utility shut-offs / have shut-off tools available	52.86%	37
Stored a battery-powered radio, flashlights, and extra batteries	52.86%	37
Installed smoke detectors on each level of the house	90.00%	63
Installed carbon monoxide detectors on each level of the house	72.86%	51
Have fire extinguishers in appropriate areas of the house	57.14%	40
Purchased flood insurance	4.29%	3
Purchased earthquake insurance	15.71%	11
None	2.86%	2
Total Respondents: 70		



Q4 Which of the following sources of information have helped you to prepare for a hazard event? (Check all that apply)

Answered: 53 Skipped: 17



Answer Choices	Responses
Emergency preparedness information from a government source (federal, state, or local)	60.38% 32
Attended meetings that have provided disaster preparedness information	37.74% 20
Community Emergency Response Team (CERT) training	22.64% 12
Disaster exhibit at a local fair or community event	24.53% 13
Church disaster preparedness	5.66% 3
Civic organization disaster preparedness (American Red Cross, etc.)	18.87% 10
Personal experience with previous hazard or disaster	39.62% 21
School or other academic institution distribution of materials	22.64% 12
Locally provided news or regional media source	54.72% 29
Phone book or marketing distribution of materials	13.21% 7



City of Pittsburg Hazard Mitigation Plan Survey

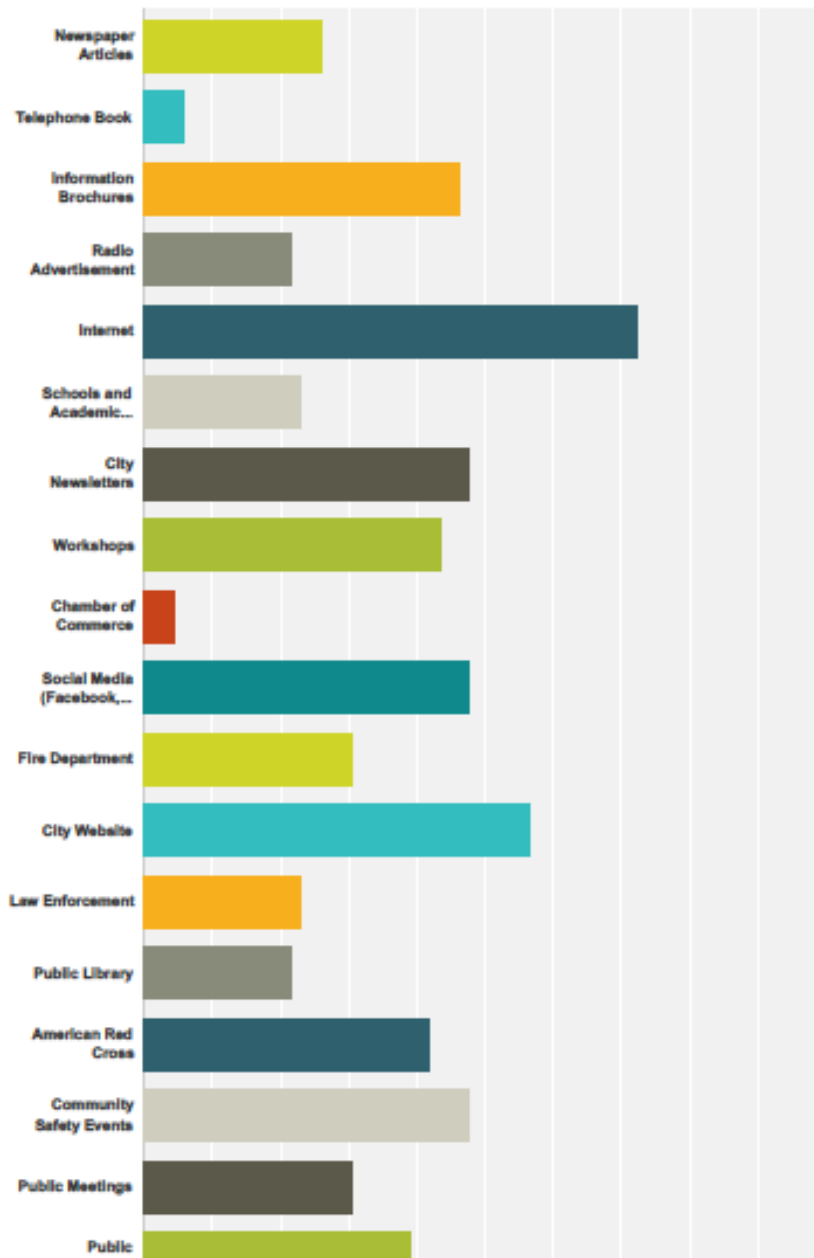
SurveyMonkey

Total Respondents: 53



Q5 Which of the following sources or methods of receiving hazard and disaster preparedness information do you think are most effective? (Check all that apply)

Answered: 69 Skipped: 1

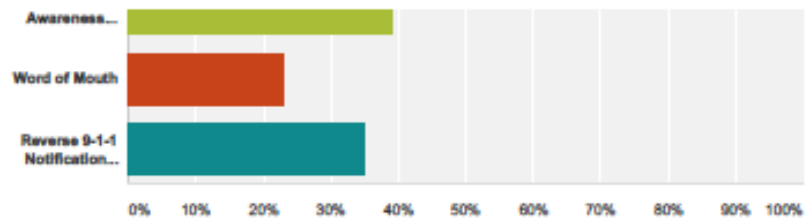


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City of Pittsburg Hazard Mitigation Plan Survey

SurveyMonkey

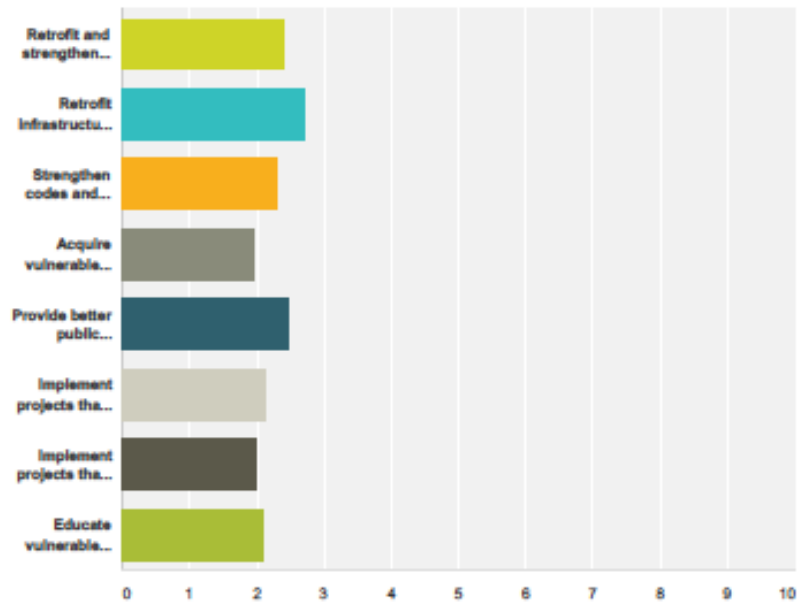


Answer Choices	Responses
Newspaper Articles	26.69% 18
Telephone Book	5.80% 4
Information Brochures	46.38% 32
Radio Advertisement	21.74% 15
Internet	72.46% 50
Schools and Academic Institutions	23.19% 16
City Newsletters	47.83% 33
Workshops	43.48% 30
Chamber of Commerce	4.35% 3
Social Media (Facebook, LinkedIn, Twitter)	47.83% 33
Fire Department	30.43% 21
City Website	56.52% 39
Law Enforcement	23.19% 16
Public Library	21.74% 15
American Red Cross	42.03% 29
Community Safety Events	47.83% 33
Public Meetings	30.43% 21
Public Awareness Campaigns	39.13% 27
Word of Mouth	23.19% 16
Reverse 9-1-1 Notifications (TENS, Nide)	34.78% 24
Total Respondents: 69	



Q6 What types of projects do you believe the City should be doing in order to reduce damage and disruption from hazard events within Pittsburgh? Please rank each option as low, medium, or high priority.

Answered: 69 Skipped: 1

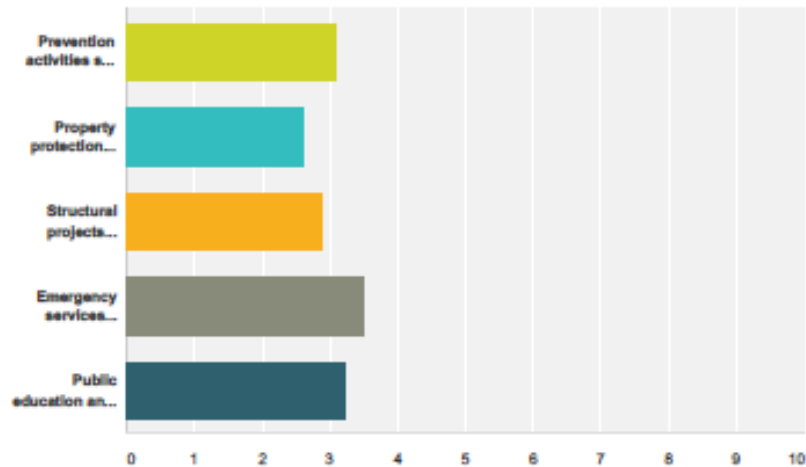


	Low Priority	Medium Priority	High Priority	Total	Weighted Average
Retrofit and strengthen essential facilities such as police, fire, schools, and medical buildings.	13.24% 9	32.35% 22	54.41% 37	68	2.41
Retrofit infrastructure such as roads, bridges, drainage facilities, water supply, wastewater, and power supply facilities.	1.47% 1	25.00% 17	73.53% 50	68	2.72
Strengthen codes and regulations to include higher regulatory standards in hazard areas.	15.94% 11	36.23% 25	47.83% 33	69	2.32
Acquire vulnerable properties and maintain as open space.	37.68% 26	30.43% 21	31.88% 22	69	1.94
Provide better public information about risk and the exposure to hazards within the city.	11.76% 8	29.41% 20	58.82% 40	68	2.47
Implement projects that restore the capacity of the natural environment to absorb the impacts from hazards.	24.64% 17	37.68% 26	37.68% 26	69	2.13
Implement projects that mitigate the potential impacts from climate change.	37.68% 26	26.09% 18	36.23% 25	69	1.99
Educate vulnerable property owners about securing funding for mitigation.	26.09% 18	37.68% 26	36.23% 25	69	2.10



Q7 How important do you find the following community-wide actions or activities that may reduce the risk of hazards in Pittsburgh?

Answered: 69 Skipped: 1

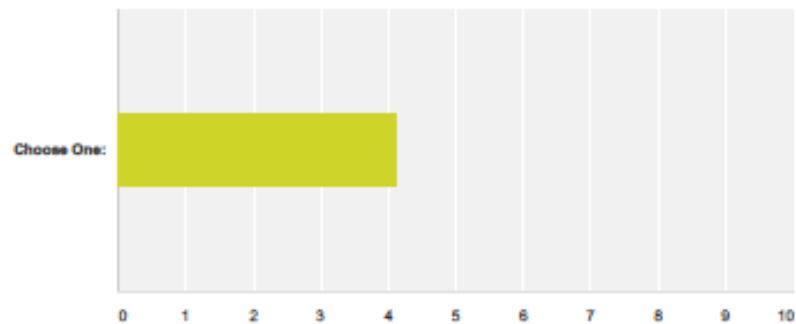


	Not Important	Somewhat Important	Very Important	Extremely Important	Total	Weighted Average
Prevention activities such as administrative or regulatory actions that influence the way land is developed and buildings are built, such as planning, zoning, and building codes.	2.90% 2	28.99% 20	23.19% 16	44.93% 31	69	3.10
Property protection actions that involve the modification of existing buildings to protect them from a hazard or removal from the hazard area, such as acquisition, relocation, elevation, and structural retrofits.	7.35% 5	38.24% 26	41.18% 28	13.24% 9	68	2.60
Structural projects intended to lessen the impact of a hazard by modifying the natural progression of the hazard, such as detention/retention basins, retaining walls, and storm sewers.	7.25% 5	24.64% 17	40.58% 28	27.54% 19	69	2.88
Emergency services actions that protect people and property during and immediately after a hazard event, such as warning systems, evacuation planning, emergency response training, and protection of critical emergency facilities or systems.	2.94% 2	8.82% 6	23.53% 16	64.71% 44	68	3.50
Public education and awareness activities to inform community members about hazards and the techniques they can use to protect themselves and their property, such as outreach projects, CERT, school programs, library materials, and safety fair events.	4.35% 3	14.48% 10	34.78% 24	46.38% 32	69	3.23



Q8 Please indicate how you feel about the following statement: It is the responsibility of government (local, state and federal) to provide education and programs that promote citizen actions that will reduce exposure to the risks associated with hazards.

Answered: 69 Skipped: 1

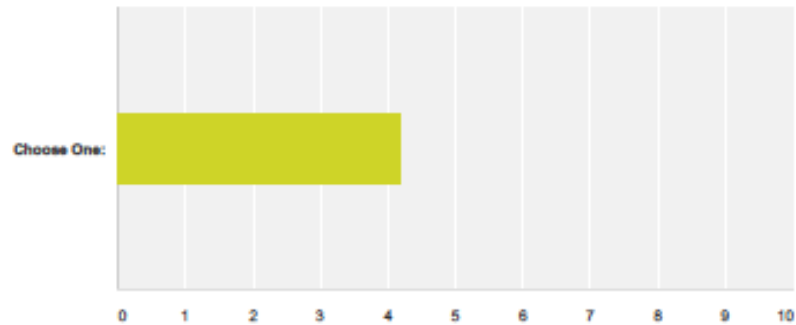


	Strongly Disagree	Somewhat Disagree	Neither Agree or Disagree	Somewhat Agree	Strongly Agree	Total	Weighted Average
Choose One:	2.90%	7.25%	5.80%	43.48%	40.58%		
	2	5	4	30	28	69	4.12



Q9 Please indicate how you feel about the following statement: It is my personal responsibility to be educated and take actions that will reduce my exposure to the risks associated with hazards.

Answered: 70 Skipped: 0

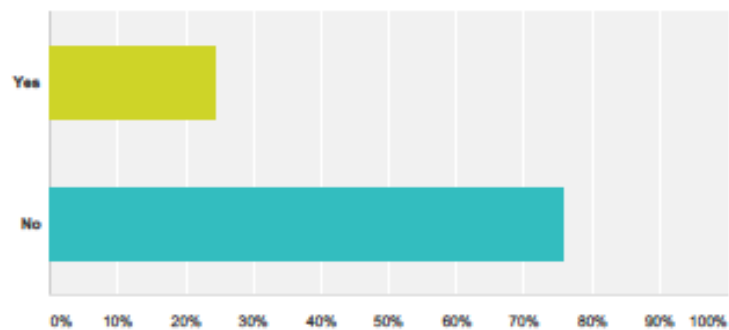


	Strongly Disagree	Somewhat Disagree	Neither Agree or Disagree	Somewhat Agree	Strongly Agree	Total	Weighted Average
Choose One:	7.14% 5	5.71% 4	4.29% 3	27.14% 19	55.71% 39	70	4.19



Q10 Do you or anyone in your household have disabilities and / or access and functional needs that would require early warning notifications or specialized response to evacuate during disasters?

Answered: 70 Skipped: 0

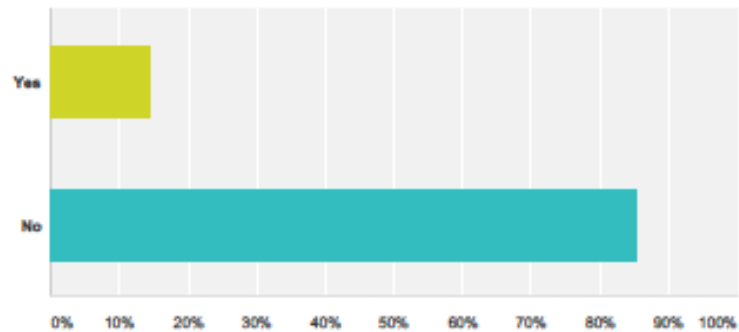


Answer Choices	Responses
Yes	24.29% 17
No	75.71% 53
Total	70



Q11 If you answered yes to Question #9: do you have a service dog that would need to be evacuated with you or a household member to a shelter during a disaster?

Answered: 34 Skipped: 36

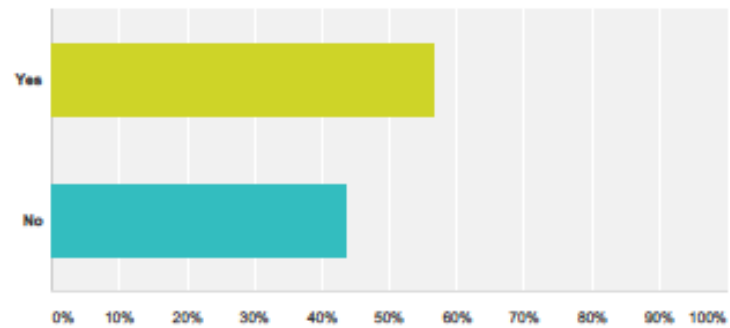


Answer Choices	Responses
Yes	14.71% 5
No	85.29% 29
Total	34



**Q12 If you answered yes to Question #9:
would you participate in a Disaster
Assistance Registry for people with
disabilities and / or access and functional
needs?**

Answered: 30 Skipped: 40



Answer Choices	Responses	
Yes	56.67%	17
No	43.33%	13
Total		30



Sample 4: Draft HMP Review Public Outreach Emails and Social Media Outreach March 2017

From: Laura Wright
To: lee.rosenberg@navigatingpreparedness.com
Cc: [Steve Albanese](#)
Subject: Pittsburgh Haz Mit Plan Update
Date: Friday, March 17, 2017 2:23:26 PM

Hi Lee-

Here is what I have.... Below we have on 3 Facebook sites; e-News Blast (sent to you) and on City page. I received one verbal concerned about the NRG (old PG&E plant) and the future releases of asbestos, etc form a blast they had over 20 years ago. I told her that the plant is officially closed as of 12-31-16 so there should be no more blast or running of the plant. It is retired.

And I also received the following from Monkey Survey... Please add, potential disasters that may surface from the rain. Older homes located by St. Peters Catholic school have very old trees and some of the sidewalks concrete are realigned and are dangerous to pedestrians. These City trees should be inspected ASAP to ensure they will not fall on property or people. Some areas received replacement of smaller trees. This is an emergency and an avoidable potential disaster if taken care of as a priority. This should be added to the Hazard Mitigation Plan.

I will push one last time in Facebook for over the weekend...

Thanks!!

[Laura Wright](#)
[City of Pittsburgh](#)





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City of Pittsburg's Draft Hazard Mitigation Plan - Comments

Posted Date: 3/1/2017

City of Pittsburg's Draft Hazard Mitigation Plan - Comments

The City of Pittsburg has a DRAFT Hazard Mitigation Plan available for public review. Hazard mitigation is described as "any action taken to reduce or eliminate the long-term risk to human life and property from natural hazards." The purpose of mitigation planning is for local governments to identify the hazards that may impact them, identify a plan of actions and activities to reduce losses from those hazards, and establish a coordinated process to implement the plan through the use of the City's resources.

Having a Hazard Mitigation Plan for the City is a requirement of federal law for the City to be eligible for funding for local mitigation projects through the Hazard Mitigation Assistance grant program.

Pittsburg faces a number of potential hazards such as earthquakes, severe weather, hazardous materials incidents, health epidemics, flooding, and others. The City has identified the hazards facing the City, analyzed the risks from these hazards, developed mitigation strategies and an implementation strategy. A copy of the draft plan is available now for review and comment. Please go to the City's website and look under Emergency Services under the City Services tab to review the Plan and to provide comment. We would like to have comments back by March 17, 2017.

<http://www.ci.pittsburg.ca.us/index.aspx?page=827>

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<http://www.ci.pittsburg.ca.us/index.aspx?recordid=1845&page=24>[3/2/2017 11:11:02 AM]

City of Pittsburg
February 2017

Hazard Mitigation Plan
B-31



From: City of Pittsburg [<mailto:webmaster@ci.pittsburg.ca.us>]

Sent: Wednesday, March 1, 2017 9:03 AM

To: CityStaffEnewsList

Subject: City of Pittsburg: City of Pittsburg's Draft Hazard Mitigation Plan - Comments

City of Pittsburg's Draft Hazard Mitigation Plan - Comments

Posted Date: 3/1/2017

City of Pittsburg's Draft Hazard Mitigation Plan - Comments

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Please add, potential disasters that may surface from the rain. Older homes located by St. Peters Catholic school have very old trees and some of the sidewalks concrete are realigned and are dangerous to pedestrians. These City trees should be inspected ASAP to ensure they will not fall on property or people. Some areas received replacement of smaller trees. This is an emergency and an avoidable potential disaster if taken care of as a priority. This should be added to the Hazard Mitigation Plan.

I will push one last time in Facebook for over the weekend...

Thanks!!

Oh and I have included your proposal in next year's budget. We shall see!

Laura Wright
City of Pittsburg





APPENDIX C: PLANNING PROCESS DOCUMENTATION

Appendix C contains documentation of the planning process for the HMP planning team, including meetings, presentations, emails, etc. [Insert meeting agenda, sign-in sheets, handouts, etc.]

Meeting Date	Meeting Title	Meeting Handouts, Presentation Included in HMP
5/18/2015	HMP Planning Team Kickoff Meeting Team Meeting #1	- Email to stakeholders - Kickoff meeting read-ahead - What is Hazard Mitigation Planning? - HMP content outline - Kickoff meeting slideshow
8/17/2015	HMP Planning Team Meeting #2	- Email to stakeholders - Planning meeting slideshow
2/8/2016	Meeting with Laura Wright, (Administrative Officer), LT Steve Albanese (PD), Steve Ahonen (PUSD), Lee Rosenberg (NPA), Mike Hooper (WHS)	- Meeting agenda - Meeting Notes
4/28/2016	HMP Planning Team Meeting #3	- Email to stakeholders - Planning meeting slideshow



CITY OF PITTSBURG 2015 HAZARD MITIGATION PLAN PROJECT KICK OFF MEETING

MEETING PURPOSE

In preparation for the Pittsburgh Hazard Mitigation Plan Project kick-off meeting, we would like to provide some read ahead material to better prepare you for what we will discuss at the meeting. This will be an informal meeting to meet and brief all of the City planning team on the process, approach, roles and responsibilities of personnel participating in the Pittsburgh Hazard Mitigation Plan Project.

During this kick-off meeting, we will accomplish the following objectives:

1. Ensure the planning team members understand the project and agree with the project approach and timeline.
2. Convey to the planning team members the purpose and necessity of having a Hazard Mitigation Plan; what is included in the project scope of work; and the importance of their input for the successful completion of the project.
3. Provide the planning team members with a description of what their roles and responsibilities will be during the planning process.
4. Establish points of contact designated for each department to be included as members of the planning team.
5. Determine a schedule for the planning project and determine the best means of communicating between the project managers and the planning team.
6. Confirm and identify hazards for the Pittsburgh Hazard Mitigation Plan.

WHAT IS HAZARD MITIGATION?

Hazard mitigation is ***any action taken to reduce or eliminate the long-term risk to human life and property from natural hazards.***¹ Although the requirement set by 44 Code of Federal Regulations (CFR), Subpart M Section 206.401 requires a planning area to describe only natural hazards that may affect the jurisdiction, most planning areas include technological and human-caused hazards in the hazard mitigation plan to represent the total risk from hazards to the planning area.

Hazards can result in death and destruction of property and infrastructure. The work done to minimize the impact of hazard events to life and property is called hazard mitigation. Often, these damaging events occur in the same locations over time (i.e. earthquakes along fault lines), and cause repeated damage. Because of this, hazard mitigation is often focused on reducing repetitive loss, thereby breaking the disaster cycle. The essential steps of hazard mitigation are:

- Identify and profile hazards that affect the local area;
- Analyze the people and facilities at risk from those hazards;
- Develop mitigation actions to lessen or reduce the impact of the profiled hazards.

Some of the tasks that will take place during the planning process include:

1. Hazard identification
2. Vulnerability analysis



3. Defining a hazard mitigation strategy through actions and projects
4. Implementing the hazard mitigation actions and projects

WHY THE NEED FOR A HAZARD MITIGATION PLAN?

The Federal Disaster Mitigation Act (2000), Federal Register 44 CFR Parts 201 and 206, as of November 1, 2004, requires local governments to develop and submit hazard mitigation plans as a condition of receiving Hazard Mitigation Grant Program (HMGP) and other Mitigation project grant funding. This includes pre-disaster mitigation funding and post-disaster mitigation funding.

WHAT ARE THE REQUIREMENTS FOR A HAZARD MITIGATION PLAN?

The requirements for a hazard mitigation plan are described in 44 CFR Parts 201 and 206. FEMA has produced a *Local Mitigation Plan Review Tool* to demonstrate how the mitigation plan meets the regulation in 44 CFR § 201.6. The Plan Review Tool has a regulation checklist that provides a summary of FEMA's evaluation of whether the plan has addressed all requirements. Local planners can also use the checklist prior to submitting the plan for approval to ensure they have addressed all the requirements.

CONSULTANT FACILITATED PROJECT

Willdan Homeland Solutions (WHS) was selected as the consultant firm to facilitate the development of the Pittsburgh Hazard Mitigation Plan. WHS has successfully conducted similar projects, and understands the importance of developing a hazard mitigation plan. The responsibilities of the Willdan project manager include the following:

- A) Remain as the consultant point of contact through the project.
- B) Facilitate meetings with the planning team, stakeholders and the public.
- C) Develop the plan with project related material, information and associated data received within the project schedule.
- D) Provide project deliverables within the developed schedule.
- E) Timely response to e-mails and phone calls (typically within a 24 hour period).
- F) Inform the City's project manager of any anticipated delays.

PITTSBURGH HAZARD MITIGATION PLAN PROJECT MANAGER ROLES AND RESPONSIBILITIES:

The Pittsburgh project manager will liaison with the Willdan project manager throughout the project. The responsibilities of the Pittsburgh project manager include the following:

- A) Remain as the point of contact through the project.
- B) Coordinate and host meetings with the planning team, stakeholders and the public.
- C) Provide project related material, information and associated data within the project schedule.
- D) Provide timely review of project deliverables (typically 5 working days).
- E) Timely response to e-mails and phone calls (typically within a 24 hour period).
- F) Inform Willdan's project manager of any anticipated delays.



CITY OF PITTSBURG
2015 HAZARD MITIGATION PLAN
PROJECT KICK OFF MEETING

MEETING PURPOSE

In preparation for the Pittsburgh Hazard Mitigation Plan Project kick-off meeting, we would like to provide some read ahead material to better prepare you for what we will discuss at the meeting. This will be an informal meeting to meet and brief all of the City planning team on the process, approach, roles and responsibilities of personnel participating in the Pittsburgh Hazard Mitigation Plan Project.

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Hazards can result in death and destruction of property and infrastructure. The work done to minimize the impact of hazard events to life and property is called hazard mitigation. Often, these damaging events occur in the same locations over time (i.e. earthquakes along fault lines), and cause repeated damage. Because of this, hazard mitigation is often focused on reducing repetitive loss, thereby breaking the disaster cycle. The essential steps of hazard mitigation are:

- Identify and profile hazards that affect the local area;
- Analyze the people and facilities at risk from those hazards;
- Develop mitigation actions to lessen or reduce the impact of the profiled hazards.

Some of the tasks that will take place during the planning process include:

1. Hazard identification
2. Vulnerability analysis



What is Hazard Mitigation?

Hazard mitigation is ***“any action taken to reduce or eliminate the long-term risk to human life and property from natural hazards”***¹. Most local government in California include the risks from natural, technological, and human-caused hazards in their plans. In general, hazard mitigation is work done to minimize the impact of a hazard event before it occurs. The goal of such mitigation efforts is to reduce losses from future disasters. The purpose of mitigation planning is for local governments to identify the hazards that may impact them, identify a plan of actions and activities to reduce losses from those hazards, and to establish a coordinated process to implement the plan, through the use of the City’s resources (44 CFR § 201.1(b)). The City’s implementation of mitigation actions, which include long-term strategies that may involve planning, policy changes, programs, projects, and other activities, is the primary objective of the planning process. This type of planning will supplement the City’s comprehensive emergency management program.

Hazard events will continue to occur, and at their worst can result in death and destruction of property and infrastructure. The work done to minimize the impact of hazard events to life and property is called hazard mitigation. Often, these damaging events occur in the same locations over time (i.e. flooding along rivers), and cause repeated damage. Because of this, hazard mitigation is often focused on reducing repetitive loss, thereby breaking the disaster cycle.

The essential steps of hazard mitigation are:

1. Hazard identification
2. Vulnerability analysis
3. Define hazard mitigation goals, objectives and strategies
4. Implement hazard mitigation projects and activities

1. Hazard Identification

In developing a hazard mitigation plan, first the City must discover the location, potential extent, and expected severity of hazards. Hazard information is often presented in the form of a map or as digital data that can be used for further analysis. It is important to remember that many hazards are not easily identified, for example, many earthquake faults lie hidden below the earth’s surface. A hazard mitigation plan identifies and profiles each potential hazard within the City. The plan provides a description of the type, location and extent of all hazards that can affect the jurisdiction. The plan also includes information on previous occurrences of hazard events and on the probability of future hazard events.



2. Vulnerability Analysis

Once hazards have been identified, the next step is to determine who and what would be at risk if the hazard event occurs. Natural events such as earthquakes, floods, and fires are only called disasters when there is loss of life or destruction of property. Hazard mitigation planning focuses on the potential for losses, and the methods of preventing or lessening the potential damage and loss. For example, the magnitude 2002 Denali, AK 7.9 magnitude earthquake did far less damage than the 1994 Northridge, CA 6.7 magnitude earthquake because there were fewer people and buildings in the areas shaken by the Alaskan quake. The hazard mitigation plan will include the results of a thorough risk assessment for the City.

3. Defining a Hazard Mitigation Strategy

Once the hazards have been identified, and the populations at risk, infrastructure and buildings that could be affected by a disaster, the City will strategize about what to do to prevent a disaster from occurring or to minimize the effects of the disaster if it does occur. This includes developing goals, objectives, and actions to implement within the City. The end result will be a hazard mitigation plan that identifies long-term strategies that may include planning, policy changes, programs, projects and other activities, as well as an action plan to describe how to implement the strategies. Hazard mitigation plans should be prepared at every level of a community including individuals, businesses, state, local, and federal governments.

4. Hazard Mitigation Activities and Projects

Once the hazard mitigation strategies are developed, they must be followed for any change in the disaster cycle to occur. Hazard mitigation activities are meant to be permanent or long-term fixes and include a number of options, for example:

- Land-use planning and regulation of development in hazard zones such as floodplains and wildland-urban interface areas.
- Development and enforcement of building codes - The Seismic Safety Commission has identified stringent building codes and standards as the primary reason why California has suffered relatively low damages during hazard events.
- Retrofitting structures – this can include activities such as seismic retrofits to reduce damage from earthquakes, elevating buildings in flood-prone areas, and reroofing with fire-resistant shingles.
- Removing structures from hazardous areas.

There are many other types of mitigation activities that can be done by individuals, businesses, and government. The City will engage City staff to be part of the solution to break the disaster



cycle by being aware of the hazards that may affect the community and to be active in the community's hazard mitigation planning process.



City of Pittsburg Hazard Mitigation Plan Content

Section 1: Introduction	✓ Planning Area Description – area, square miles, elevation, assets outside city limits ✓ Location and Topography – surrounding area, geologic formation, climate ✓ History of Pittsburg – description of how city was founded, etc. ✓ Government – foundation of city, departments, ✓ Economy – businesses, notable commercial base, principal employers ✓ Demographics – census statistics
Section 2: Planning Process	✓ Planning Team ✓ Meeting Schedule and Topics ✓ Outreach Strategy ✓ Public Outreach ✓ Stakeholder Outreach ✓ Incorporation of Existing Plans and Other Technical Information ✓ Continued Public Participation in Plan Maintenance ✓ Plan Maintenance Method and Schedule ✓ Plan Implementation ✓ Annual Progress Report ✓ Plan Update
Section 3:	✓ Hazard Identification and Risk Assessment ✓ Hazard Identification – identified in recent EOP ✓ Pittsburg Disaster Proclamation History ✓ Disaster Proclamation Process ✓ Hazard Profiles: ✓ Earthquake and Seismic Hazard Profile ✓ Hazardous Materials Incident ✓ Fires; Wildland and Urban ✓ Transportation Incident – Air, Rail, Mass Transportation, Highways ✓ Severe Weather – Wind, Heat and Drought ✓ Flooding – Localized Storms ✓ Public Health Emergencies – Epidemic and Pandemic ✓ Terrorism ✓ Climate Change – Air Pollution
Section 3.3 Risk Assessment	✓ Hazard Risk Rating ✓ Identification of Critical Facilities and Assets ✓ Populations at Risk ✓ Buildings at Risk ✓ Existing Land Use ✓ Cultural and Natural Resources Inventory ✓ Risk Assessment and Potential Loss



City of Pittsburg

Hazard Mitigation Plan

Planning Team Presentation

May 18, 2015



Agenda

- Welcome and Introductions
- Overview of Hazard Mitigation Planning
- Hazard Mitigation Plan (HMP) Requirements
- Planning Team and Planning Process
- Hazards Review
- Responsibilities and Planning Schedule
- Questions
- Next Steps



Overview: What is Hazard Mitigation?

- “any sustained action taken to reduce or eliminate the long-term risk to human life and property from hazards”

44 Code of Federal Regulations (CFR) § 201.2

Examples:



- Retrofitting a public building to protect it from earthquake damage.
- Elevating a structure to reduce the likelihood of flood damage.
- Providing emergency preparedness materials to the community.



Federal Grants Tied to HMP's:

- **Pre-Disaster Mitigation Grant Program:** funding for hazard mitigation planning and implementing mitigation projects prior to a disaster.
- **Hazard Mitigation Grant Program:** funding to states and local governments to implement long-term hazard mitigation measures after a major disaster declaration.
- **Flood Mitigation Assistance Program:** funding for projects to reduce or eliminate risk of flood damage to buildings that are insured under the National Flood Insurance Program (NFIP).
- **Severe Repetitive Loss Program:** funding to reduce or eliminate the long-term risk of flood damage to severe repetitive loss structures insured under the National Flood Insurance Program.

Overview: Requirement for a Hazard Mitigation Plan

- The Code of Federal Regulations requires local governments to prepare and adopt local hazard mitigation plans (LHMPs) in order to receive federal mitigation grant funding.

44 CFR § 201.3(d)(1)



AB 2140



- AB 2140 prohibits the state share for any eligible project from exceeding 75% of total state eligible costs unless the local agency is located within a city, county, or city and county that *has adopted a local hazard mitigation plan* in accordance with the federal Disaster Mitigation Act of 2000 *as part of the safety element of its general plan*, in which case the Legislature may provide for a state share of local costs that exceeds 75% of total state eligible costs.

Objective of Hazard Mitigation Planning

- Local governments have a responsibility to protect the health, safety, and welfare of their people.
- Proactive mitigation efforts help reduce risk and create safer, more disaster-resilient communities.
- Mitigation is an investment in Pittsburg's future safety and sustainability.
- Compliance with the Code of Federal Regulations plan requirements for future hazard mitigation grant funding.
- Incorporate the hazard section of the HMP into the General Plan Safety Element.



Local Mitigation Plan Review Tool

- The Plan Review Tool was updated in October 2011.
- The FEMA Local Mitigation Planning Handbook was revised in March 2013.

The Planning Team



- You have been selected to be on the Planning Team to help revise the plan because of your knowledge and expertise.
- You have the knowledge and/or authority to implement the mitigation strategies developed in the planning process.



Planning Team Role:

- Work together to develop, review and revise drafts of the 2015 HMP.
- Assist with the risk assessments and vulnerability analysis.
- Review and determine mitigation strategies.
- Assist with opportunities in outreach for stakeholder agencies and the public.
- Review plan prior to submitting for state and FEMA approval and local adoption.
- Implement the plan, monitor its impact, and prepare for future revisions of the HMP.

Planning Process:



- Document how the plan was prepared, and who was involved in the process.
- Provide opportunities for neighboring communities, local and regional agencies involved in hazard mitigation, agencies authorized to regulate development, and other to be involved in the planning process.
- Include how the public was involved during the drafting stage, and will continue to be involved in plan maintenance (whole community concept).
- Incorporate existing plans, studies, reports, and technical information.
- Develop a method and schedule for keeping the plan current.



Hazard Identification and Risk Assessment:

- Describe the type, location, and extent of all natural hazards that can affect Pittsburg.
- Include information on previous hazard events and the probability of future hazard events.
- Describe the potential impact of each hazard identified, and an overall summary of Pittsburg's vulnerability.
- Address NFIP-insured structures repetitively damaged by floods.

Hazard Identification:



Hazard Profiles:

- Earthquake and Seismic Hazard Profile
- Hazardous Materials Incident
- Fires; Wildland and Urban
- Transportation Incident – Air, Rail, Mass Transportation, Highways
- Severe Weather – Wind, Heat and Tornadoes
- Flooding – Localized Storms
- Public Health Emergencies – Epidemic and Pandemic
- Terrorism
- Climate Change – Drought, Air Pollution



Vulnerability Analysis:

Table 6-1: Calculated Priority Risk Index
(Source: Federal Emergency Management Agency)

CPR/ Category	Degree of Risk Chart			Assigned Weight Factor
	Level ID	Description	Index Value	
Probability	Unlikely	- Extremely rare with no documented history of occurrences or events. - Annual probability of less than 0.001.	1	45%
	Possible	- Extremely rare with no documented history of occurrences or events. - Annual probability of between 0.01 and 0.001.	2	
	Likely	- Occasional occurrence with at least two or more documented historic events. - Annual probability of between 0.1 and 0.01.	3	
	Highly Likely	- Frequent events with a well-documented history of occurrence. - Annual probability of greater than 0.1.	4	
Magnitude / Severity	Negligible	- Negligible property damages (less than 5% of critical and non-critical facilities and infrastructure). - Injuries or illnesses are treatable with first aid and there are not deaths. - Negligible quality of life lost. - Shut down of critical facilities for less than 24 hours.	1	30%
	Limited	- Slight property damages (greater than 5% and less than 25% of critical and non-critical facilities and infrastructures). - Injuries and illnesses do not result in permanent disability and there are no deaths. - Moderate quality of life lost. - Shut down of critical facilities for more than 1 day and less than 1 week.	2	
	Critical	- Moderate property damages (greater than 25% and less than 50% of critical and non-critical facilities and infrastructures). - Injuries or illnesses result in permanent disability and at least one death. - Shut down of critical facilities for more than 1 week and less than 1 month.	3	

Vulnerability Assessment:

Table 6-1: Calculated Priority Risk Index
(Source: Federal Emergency Management Agency)

CPR/ Category	Degree of Risk Chart			Assigned Weight Factor
	Level ID	Description	Index Value	
Warning Time	Catastrophic	- Severe property damages (greater than 50% of critical and non-critical facilities and infrastructure). - Injuries or illnesses result in permanent disability and multiple deaths. - Shut down of critical facilities for more than 1 month.	4	15%
	Less than 6 hours	Population will receive less than 6 hours of warning.	4	
	6 to 12 hours	Population will receive between 6-12 hours of warning.	3	
	12 to 24 hours	Population will receive between 12-24 hours of warning.	2	
	More than 24 hours	Population will receive greater than 24 hours of warning.	1	
Duration	Less than 6 hours	Disaster event will last less than 6 hours.	1	10%
	Less than 24 hours	Disaster event will last between 6-24 hours.	2	
	Less than one week	Disaster event will last between 24 hours and 1 week.	3	
	More than one week	Disaster event will last more than 1 week.	4	

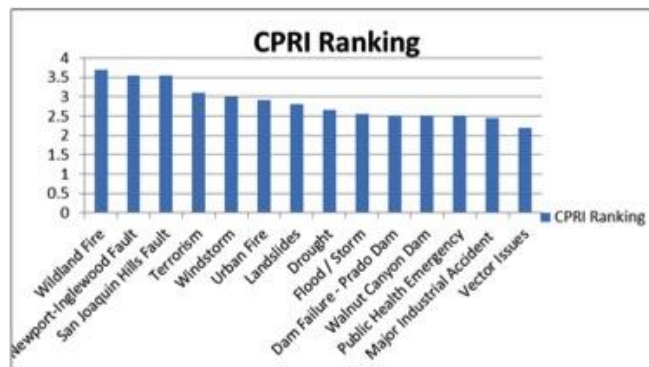


CPRI Rating:

Table 6-2: Calculated Priority Risk Index Ranking

Hazard	Probability	Weighted 45%	Magnitude Severity	Weighted 30%	Warning Time	Weighted 15%	Duration	Weighted 10%	CPRI Ranking
Wildland Fire	4	1.8	3	0.9	4	0.6	4	0.4	3.7
Earthquake- Newport-Inglewood Fault	3	1.35	4	1.2	4	0.6	4	0.4	3.55
Earthquake- Palos Verdes Fault	3	1.35	4	1.2	4	0.6	4	0.4	3.55
Terrorism	2	0.9	4	1.2	4	0.6	4	0.4	3.1
Windstorm	4	1.8	2	0.6	2	0.3	3	0.3	3
Urban Fire	4	1.8	1	0.3	4	0.6	2	0.2	2.9
Landslides	3	1.35	2	0.6	3	0.45	4	0.4	2.8
Drought	4	1.8	1	0.3	1	0.15	4	0.4	2.65
Flood / Storm	3	1.35	2	0.6	2	0.3	3	0.3	2.55
Public Health Emergencies	3	1.35	2	0.6	1	0.15	4	0.4	2.5
Major Industrial Accident (e.g. major hazardous materials incident)	3	1.35	1	0.3	4	0.6	2	0.2	2.45
Vector Issues - West Nile & Fire Ants	3	1.35	1	0.3	1	0.15	4	0.4	2.2

CPRI Ranking:





Determine Critical Facilities:



- Include City facilities for continuity of operations
- Include key infrastructure
- Include potential shelter or evacuee locations
- Include vital communications facilities
- Include information on high population business and industry
- Include schools and churches and other high occupancy facilities
- Include high hazard facilities

Asset Loss Estimates

- Calculate potential losses for critical facilities by conducting an inventory of facilities in specific geographic locations and their estimated replacement value.
- Using GIS analysis, identify those facilities falling into hazard areas. Obtain total potential losses from asset owners or County roll for those facilities located within the hazard areas.



Develop a Mitigation Strategy:



The mitigation strategy is composed of three components: mitigation goals, mitigation actions, and an action plan for implementation.

- List existing authorities, policies, programs, and resources and the ability to expand and improve these existing policies and programs.
- List participation in and continued compliance with NFIP requirements.
- List goals to reduce and avoid long-term vulnerabilities to the identified hazards.

Develop a Mitigation Strategy:



Mitigation strategy, continued:

- Add comprehensive, specific mitigation actions to reduce the effect of hazards, emphasizing buildings and infrastructure.
- Include an action plan describing how actions identified will be prioritized, implemented, and administered.
- Describe a process for integrating the mitigation plan into other planning mechanisms as appropriate.



Develop a Mitigation Strategy:



Mitigation strategy, continued:

- Add comprehensive, specific mitigation actions to reduce the effect of hazards, emphasizing buildings and infrastructure.
- Include an action plan describing how actions identified will be prioritized, implemented, and administered.
- Describe a process for integrating the mitigation plan into other planning mechanisms as appropriate.

Develop Mitigation Actions:

Examples:

- Land-use planning and regulation of development in hazard zones such as floodplains and wildland-urban interface areas.
- Development and enforcement of building codes - the Seismic Safety Commission has identified stringent building codes and standards as the primary reason why California has suffered relatively low damages during hazard events.
- Retrofitting structures – this can include activities such as seismic retrofits to reduce damage from earthquakes, elevating buildings in flood-prone areas, and reroofing with fire-resistant shingles.
- Removing structures from hazardous areas.



Plan Adoption:



- Document how the plan reflects changes in development, progress in local mitigation efforts, and changes in priorities.
- Document that the plan was formally adopted by the governing body.

Expectations for Planning Team Members:

- Additional 2-3 meetings to be held.
- Provide necessary documentation required for the HMP:
 - Existing authorities, policies, programs and resources to mitigate hazards.
 - Specific actions and projects considered to reduce the effects of hazards, emphasizing new and existing buildings and infrastructure.
 - Integration of strategies into other planning mechanisms, i.e., comprehensive or capital improvement plans.
 - Data for maps, assessments and other vulnerability products.



Example Data Needed:



- Previous damage from hazards
- Soil liquefaction hazard
- Landslide, ground failure hazard
- Storm water hazard
- Urban conflagration hazard
- Heat vulnerability
- Climate change
- Ongoing or completed hazard mitigation projects
- Location maps
- Land use
- Population density
- Building stock
- Areas for future development
- Estimated dollar losses to vulnerable structures
- Exposure analysis
- Financial resources
- Legal and regulatory resources

Planning Process:

- Request specific information from Planning Team throughout the planning process.
- Request individuals to retrieve information or data for the plan.
- Send requested information or review documents to Team members prior to meetings.
- What other methods would be effective to fast track the planning process while alleviating disruption of your schedules?
- Meeting and plan writing schedule - TBD



Questions?

**Thank you for
attending!**



City of Pittsburgh Local Hazard Mitigation Plan Review Meeting Notes: February 8, 2016



February 10, 2016

To: Laura Wright
From: Lee Rosenberg

The City of Pittsburgh hosted a meeting with Navigating Preparedness Associates (NPA) and Wildan Homeland Solutions (WHS) on February 8, 2016 to review the draft Local Hazard Mitigation Plan (LHMP) and discuss steps needed to complete it.

Attendees

Attendee	Organization/Division
Laura Wright	City of Pittsburgh, Administrative Officer
LT Steve Albonese	City of Pittsburgh Police Department
Steve Ahonen	Pittsburgh Unified School District
Lee Rosenberg	NPA
Mike Hooper	WHS

Summary of Discussion

1. The group discussed including the Pittsburgh Unified School District in the Plan. As a Special District, the School District should be included as a small section of the LHMP. The Plan shall separately list District critical infrastructure, specific hazards, and proposed mitigation measures.
2. Plan status: NPA reviewed gaps in the draft plan and additional requirements needed to complete it. They include:
 - The hazard profiles are not complete and will need to be addressed. Some hazards identified are not profiled and other hazards that are profiled are not completely profiled. To be completely profiled, a hazard must address the location, history, extent, and probability of the hazard within the jurisdiction.
 - The LHMP risk assessment needs additional analysis. The Plan needs to address the risks for each critical facility. NPA recommends revising the current table to delete infrastructure the values (not required) and more thoroughly identify the hazards at risk to each facility. The Plan should include simple GIS analysis of the critical facilities location in relation to 100-year FIRM, ShakeMap, and Cal FIRE LRA map to identify





critical facilities at risk. The City could also easily identify % or acres of land use at risk and population % and land use at risk as well.

- Additional information such as the number of flood insurance policies, NFIP information (when the City joined), etc. is required
3. The Plan needs completed appendices mentioned in its body that are not currently included:
 - Documentation of Planning Team Meetings
 - Documentation of Public Outreach Efforts
 - Pertinent Regulations
 4. Finally, the Plan needs to go through the Cal OES/FEMA review process and be adopted by the City Council. Once the Plan has the City's approval, then FEMA accepts it.
 5. Laura raised the issue of using the LHMP to support the State requirement to address climate change in planning programs. More discussion is required to understand the scope of this effort. NPA will work with the City to include climate change where applicable in the LHMP.
 6. The group agreed to complete a final draft of the LHMP by the end of February and provide the draft to the Planning Team for review. The next steps are to post the LHMP on the City website and conduct a public outreach meeting followed by courtesy review by Cal OES and FEMA Region IX. Finally, the LHMP must be presented to the City Council for adaptation and forwarded to FEMA.

Action Items

Action Item	Responsible Party	Due Date	Status
Final draft LHMP	NPA	February 29, 2016	In progress
Post LHMP online	City of Pittsburgh	TBD	
Conduct public outreach	City of Pittsburgh	TBD	
Share with Cal OES / FEMA Region IX for review	City of Pittsburgh	TBD	
Present LHMP to City Council for adaptation	City of Pittsburgh	TBD	
Forward LHMP to FEMA	City of Pittsburgh	TBD	

Points of Contact

For concerns or questions regarding these notes, please contact:

Lee Rosenberg, (925) 381-0583 or lee.rosenberg@navigatingpreparedness.com





Agenda:

Hazard Mitigation Plan

Planning Team Meeting #3

April 28, 2016

- Welcome and Introductions
- Plan Update
- Mitigation Strategy, Goals, and Actions
- Stakeholder Update
- Work Left to Do
- Questions
- Next Steps



May 4, 2016

To: Laura Wright
From: Lee Rosenberg

Navigating Preparedness Associates (NPA) supported the City of Pittsburg (COP) in conducting a hazard mitigation planning meeting on April 28, 2016. This meeting was held at 65 Civic Avenue from 10:00-11:00AM.

1. Attendees

Attendee	Organization/Division
Dick Abono	COP-Engineering
Diane Agar	COP-Finance
Steve Ahonen	Pittsburg Unified School District (PUSD)
Lt. Steve Albanese	COP Police Department
Don Buchanan	COP Parks and Recreation
Lt. Ryan Huddleston	Los Medanos College District Police Department
Marcelle Indelicato	Contra Costa County-OES
Bobby Joaquin	COP Public Works
Fritz McKinley	COP Engineering Department
Kristin Pollot	COP Planning Division
Hilario Mata	COP Public Works
Heidi Nelkie	Navigating Preparedness Assoc.
Lee Rosenberg	Navigating Preparedness Assoc.
Laura Wright	COP Project Manager

2. Summary of Discussion

The Task Force members discussed the following topics:

1. Review of the draft City of Pittsburg Hazard Mitigation Plan (HMP) – Primary review of the goals, tasks and hazards of concern.
2. Review the HMP's mitigations actions.



3. Used the HMP hazard mitigation actions to discuss action plans including funding and implementing department.
4. Discussion of the previous public outreach effort (survey) and future potential outreach effort(s). Future outreach efforts will include putting the HMP on the City of Pittsburg website, providing a copy of the HMP to the library and potentially having a public meeting.

3. Action Items:

Action Item	Responsible Party	Status
Identify future meetings/outreach events	COP/NPA	Ongoing
Provide past, current, and future seismic upgrade projects and costs.	Public Works and Engineering	Ongoing
Identify hazards, losses and projects including costs for Los Medanos College.	Los Medanos College	
Identify hazards, losses and projects including costs for Pittsburg Unified School District.	PUSD	Ongoing
Provide a project template for Los Medanos and Pittsburg Unified School District	NPA	Complete
Identify costs and potential projects associated with train derailments and airplane crashes.	COP	Ongoing
Identify costs and potential projects associated with a pandemic incident including the swine flu outbreak.	COP, Contra Costa County, and Pittsburg Unified School District	Ongoing
Identify costs and potential projects associated with fires including the two last years.	COP	Ongoing
Identify costs and potential projects associated with hazardous materials including the hydrocarbon plume and EBMUD water lines.	Engineering, Public Works and Pittsburg Unified School District	Ongoing
Contact person handling insurance to identify replacement and content values of critical facilities.	COP	Ongoing
Identify any structures in the flood plain.	COP	Ongoing
Identify replacement and content values for facilities	PUSD/Los Medanos College	Ongoing

4 Points of Contact

For concerns or questions regarding these notes, please contact:



Laura Wright, (925) 252-4850 lwright@ci.pittsburg.ca.us

Lee Rosenberg, (925) 381-0583 lee.rosenberg@navigatingpreparedness.com



APPENDIX D: MITIGATION ACTION PRIORITIZATION (STAPLEE)

The following worksheets were developed to support the planning team evaluate hazard mitigation options using the STAPLEE method. These worksheets follow the FEMA State and Local Mitigation Planning How-To Guide: Developing the Mitigation Plan – Identifying Mitigation Actions and Implementation Strategies published by FEMA in 2003.

STAPLEE Prioritization Tool (Scoring: “+” = 1 point, “-” = -1 point, “n/a” = 0 point, “n/k” = not known)																								
	S Social		T Technical			A Administrative			P Political			L Legal			E Economic				E Environmental					
Mitigation Action	Community Acceptance	Effect on Segment of Population	Technical Feasibility	Long-Term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land / Water	Effect on Endangered Species	Effect on HAZMAT/Waste Sites	Consistent with Comm. Environmental Goals	Consistent with Federal Environmental Laws	Priority Total (net)
1.1 Develop a program to assess the City for soft story buildings requiring seismic retrofitting. Consider implementing a Soft Story Seismic Retrofit Ordinance.	+	+	+	+	n/k	+	0	0	+	+	+	+	+	0	+	-	+	-	0	0	+	+	+	13



1.2 Encourage seismic strength evaluations of critical facilities in the City to identify building integrity.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	-	+	0	0	0	+	+	+	15
1.3 Evaluate City and non-City facilities identified as potential shelter sites for structural integrity.	+	+	+	+	+	+	0	0	+	+	+	+	+	-	+	-	+	0	0	0	+	+	+	14
1.4 Identify and pursue funding opportunities to develop and implement local mitigation activities.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	0	+	-	0	0	+	+	+	15
1.5 There has been damage to roadway embankment due to flooding at Buchanan Rd & Kirker Creek. Provide engineering and technical services to investigate the underlying cause of the damage and provide a recommendation to repair and prevent future damage/damage.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	-	+	0	0	0	+	+	+	15



1.6 Flood damage to the Sugartree and Birchwood drainage system resulted from previous flooding which affected nearby housing and roadways. Provide engineering and technical services to investigate the underlying cause of the flooding and provide a recommendation to repair and prevent future damage/damage.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	-	+	0	0	0	+	+	+	15
1.7 Recent storms resulted in flooding along Parkside Dr. and caused damage to roadway. Provide engineering and technical services to investigate the underlying cause of the flooding and provide a recommendation to repair and prevent future damage/damage.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	-	+	0	0	0	+	+	+	15



1.8 Recent storms resulted in flooding in Buchanan Park damaging and undermining walkways. Provide engineering and technical services to investigate the underlying cause of the flooding and provide a recommendation to repair and prevent future damage/damage.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	-	+	0	0	0	+	+	+	15
1.9 Recent winter storms resulted in damage and erosion to Riverview Breakwater due to wind and rain. Provide engineering and technical services to investigate the underlying cause of the flooding and provide a recommendation to repair and prevent future damage/damage.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	-	+	0	0	0	+	+	+	15



Mitigation Action	Community Acceptance	Effect on Segment of Population	Technical Feasibility	Long-Term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land / Water	Effect on Endangered Species	Effect on HAZMAT/Waste Sites	Consistent with Comm. Environmental Goals	Consistent with Federal Environmental Laws	Priority Total (net)
2.1 Develop a public outreach and awareness program about the hazards in Pittsburg and mitigation actions community members can do in their homes.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	0	+	-	+	0	+	+	+	16
2.2 Increase public awareness of the natural, human-caused, and technological hazards to businesses as a means to reduce the potential damage from each hazard through educational and outreach.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	0	+	-	+	0	+	+	+	16
2.3 Provide information on tools; partnership opportunities, and funding resources to assist in implementing mitigation activities.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	0	+	-	+	0	+	+	+	16



2.4 Develop inventories of at-risk buildings and infrastructure and prioritize mitigation projects.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	0	+	-	+	0	+	+	+	16
2.5 Implement activities that assist in protecting lives by making homes, businesses, infrastructure, critical facilities, and other property more resistant to losses from natural, man-made, and technological hazards.	+	+	+	+	+	+	0	+	+	+	+	+	+	0	+	-	+	-	+	0	+	+	+	16
2.6 Place more stress on the risks associated with natural and manmade hazards at public awareness campaigns conducted by various City departments.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	0	0	0	0	0	+	+	+	15



Mitigation Action	Community Acceptance	Effect on Segment of Population	Technical Feasibility	Long-Term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land / Water	Effect on Endangered Species	Effect on HAZMAT/Waste Sites	Consistent with Comm. Environmental Goals	Consistent with Federal Environmental Laws	Priority Total (net)
3.1 Improve hazard assessment information to make recommendations for avoiding new development in high hazard areas and encouraging preventative measures for existing development in areas vulnerable to natural, man-made, and technological hazards.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	0	+	0	+	+	+	+	+	18
3.2 Seek to implement codes, standards, and policies that will protect life and property from the impacts of hazards.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	0	+	0	+	0	+	+	+	17
3.3 Inventory and develop replacement values for all City-owned assets and non-city assets to help the City better understand the values of assets at risk.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	0	+	0	0	0	0	+	+	15



Mitigation Action	Community Acceptance	Effect on Segment of Population	Technical Feasibility	Long-Term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land / Water	Effect on Endangered Species	Effect on HAZMAT/Waste Sites	Consistent with Comm. Environmental Goals	Consistent with Federal Environmental Laws	Priority Total (net)
3.4 Integrate appropriate items from the Hazard Mitigation Plan (HMP) into the Health and Safety Element of the General Plan and other regulatory documents as appropriate.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	0	0	0	0	0	+	+	+	15
3.5 Establish policy to ensure mitigation projects for critical facilities, services, and infrastructure.	+	+	+	+	+	+	0	+	+	+	+	+	+	0	+	0	+	0	0	0	+	+	+	16
3.6 Inspect and repair the City reservoirs.	+	+	+	+	+	+	0	+	+	+	+	+	+	0	+	-	+	0	+	0	0	+	+	16



Mitigation Action	Community Acceptance	Effect on Segment of Population	Technical Feasibility	Long-Term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land / Water	Effect on Endangered Species	Effect on HAZMAT/Waste Sites	Consistent with Comm. Environmental Goals	Consistent with Federal Environmental Laws	Priority Total (net)
4.1 Strengthen communication and coordination with public agencies, residents, non-profit organizations, business and industry to create interest in the implementation of mitigation measures.	+	+	+	+	+	+	0	0	+	+	+	+	+	0	+	0	+	0	0	0	0	+	+	16
4.2 Increase effectiveness of City emergency services by implementing mitigation programs and projects that aid emergency responders and public safety departments during emergencies.	+	+	+	+	+	+	0	+	+	+	+	+	+	0	+	-	+	0	0	0	0	+	+	15
4.3 Encourage leadership within the City and businesses to prioritize and implement local and regional hazard mitigation activities.	+	+	+	+	+	+	0	+	+	+	+	+	+	0	+	0	+	0	0	0	0	+	+	16
4.4 Continue developing and strengthening inter-jurisdictional coordination and cooperation in the area of emergency services.	+	+	+	+	+	+	0	+	+	+	+	+	+	0	+	0	+	0	0	0	0	+	+	16



Mitigation Action	Community Acceptance	Effect on Segment of Population	Technical Feasibility	Long-Term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land / Water	Effect on Endangered Species	Effect on HAZMAT/Waste Sites	Consistent with Comm. Environmental Goals	Consistent with Federal Environmental Laws	Priority Total (net)
4.5 Continue to develop mutual aid agreements and memorandum of understanding with agencies to serve emergency and disaster purposes.	+	+	+	+	+	+	0	+	+	+	+	+	+	0	+	0	+	0	0	0	+	+	+	17



Mitigation Action	Community Acceptance	Effect on Segment of Population	Technical Feasibility	Long-Term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land / Water	Effect on Endangered Species	Effect on HAZMAT/Waste Sites	Consistent with Comm. Environmental Goals	Consistent with Federal Environmental Laws	Priority Total (net)
5.1 Create a redundant data center and complete fiber to that location.	+	+	+	+	+	+	0	+	+	+	+	+	+	0	+	-	+	0	0	0	0	+	+	15
5.2 Coordinate with the utility companies and vendors to strengthen, safeguard, or take other appropriate measures such as providing supplemental services, to protect and secure high-voltage lines, water, sewer, natural gas and petroleum pipelines, and trunk electrical and telephone conduits from hazards.	+	+	+	+	+	+	0	+	+	+	+	+	+	0	+	0	+	-	0	0	+	+	+	16



Mitigation Action	Community Acceptance	Effect on Segment of Population	Technical Feasibility	Long-Term Solution	Secondary Impacts	Staffing	Funding Allocated	Maintenance/Operations	Political Support	Local Champion	Public Support	State Authority	Existing Local Authority	Potential Legal Challenge	Benefit of Action	Cost of Action	Contributes to Economic Goals	Outside Funding Required	Effect on Land / Water	Effect on Endangered Species	Effect on HAZMAT/Waste Sites	Consistent with Comm. Environmental Goals	Consistent with Federal Environmental Laws	Priority Total (net)
5.3 Build a cadre of committed, trained, volunteers to augment disaster response and recovery efforts in compliance with the California Disaster Service Worker program guidance, e.g., shelter workers, animal rescue and care, Community Emergency Response Team, communications staff, medical and health, and human services, during and after a disaster.	+	+	+	+	+	+	0	+	+	+	+	+	+	0	+	0	+	-	0	0	+	+	+	16
5.4 Decentralize key components of the City's core network to allow the network to survive the failure of any one site from a disaster.	+	+	+	+	+	+	0	+	+	+	+	+	+	0	+	0	+	0	0	0	0	+	+	16
5.5 Coordinate with Contra Costa County in hazard mitigation efforts for Pittsburg to protect two-way radio equipment from hazards such as bracing antennas, securing repeaters, etc., from hazards.	+	+	+	+	+	+	0	+	+	+	+	+	+	0	+	0	+	-	0	0	0	+	+	15



APPENDIX E: PITTSBURG UNIFIED SCHOOL DISTRICT

District Overview

The Pittsburg Unified School District (PUSD) serves over 10,500 students in kindergarten through twelfth grade. The District is comprised of:

- 8 Elementary Schools
- 3 Junior High Schools
- 1 Comprehensive High School
- 1 Alternative Education High School
- Adult Education
- Independent study
- Alternative learning experiences
- Early Childhood Education Services

School District Facilities:

Elementary Schools

School	Address
Foothill	1200 Jensen Drive
Heights	40 Seeno Street
Highlands	4141 Harbor Street
Los Medanos	610 Crowley Avenue
Marina Vista	50 East 8th Street
Parkside	985 W. 17th Street
Stoneman	2929 Loveridge Road
Willow Cove	1880 Hanlon Way

Junior High Schools

School	Address
Hillview	333 Yosemite Drive
Martin Luther King Jr.	2012 Carion Court
Rancho Medanos	2301 Range Road

Senior High Schools

School	Address
Black Diamond	1131 Stoneman Avenue
Pittsburg	1750 Harbor Street



Other Facilities

Facility	Address
Adult Education	1151 Stoneman Avenue
PAEC (Old B & G Club)	1001 Stoneman Avenue
North Campus	351 School Street
District Office	2000 Railroad Avenue
Maintenance, Operations & Transportation	3200 Loveridge Road
Riverside (no longer used)	1025 Black Diamond Street

Values of PUSD facilities

The value of the PUSD facilities is contained in Table D-2 below. Figure D-1 provides the location of each facility.

Table D-2: Value of the PUSD facilities

Critical Facility	Land Cost	Structure Cost	Content Cost	Total Structure and Content
Black Diamond High School	\$ 45,858	\$ 9,936,162	\$ 1,438,532	\$ 11,374,694
Boys & Girls Club	\$ 33,376	\$ 7,850,943	\$ 634,544	\$ 8,485,487
Central Junior High School	\$ 89,131		\$ 310,974	\$ 310,974
District Office	\$ 19,705	\$ 4,072,183	\$ 640,066	\$ 4,712,249
Foothill Elementary School	\$ 85,109	\$16,296,990	\$ 3,229,398	\$ 19,526,388
Heights Elementary School	\$ 70,997	\$17,634,142	\$ 1,503,181	\$ 19,137,323
Highlands Elementary School	\$ 96,073	\$24,088,760	\$ 3,464,653	\$ 27,553,413
Hillview Junior High School	\$ 139,763	\$32,851,310	\$ 4,909,033	\$ 37,760,343
Los Medanos Elementary School	\$ 69,971	\$18,341,849	\$ 2,291,326	\$ 20,633,175
Maintenance/Transportation	\$ 24,470	\$ 6,406,879	\$ 1,046,556	\$ 7,453,435
Marina Vista School	\$ 107,938	\$32,431,410	\$ 2,470,537	\$ 34,901,947
Martin Luther King Jr. High School	\$ 83,968	\$22,241,640	\$ 2,575,301	\$ 24,816,941
Parkside Elementary School	\$ 88,841	\$20,153,857	\$ 2,535,604	\$ 22,689,461
Pittsburg Adult Education Center	\$ 44,200	\$ 4,578,789	\$ 1,231,696	\$ 5,810,485
Pittsburg Senior High School / East Campus	\$ 474,862	\$130,419,422	\$ 12,027,095	\$142,446,517
Rancho Medanos Middle School	\$ 103,483	\$22,072,494	\$ 2,832,198	\$ 24,904,692
Riverside High School	\$ 31,458	\$ 8,137,926	\$ 766,139	\$ 8,904,065
Stoneman Elementary	\$ 65,005	\$12,951,359	\$ 1,226,529	\$ 14,177,888
Willow Cove Elementary School	\$ 56,563	\$11,231,864	\$ 1,642,522	\$ 12,874,386
Totals	\$ 1,730,771	\$401,697,979	\$46,775,884	\$ 448,473,863

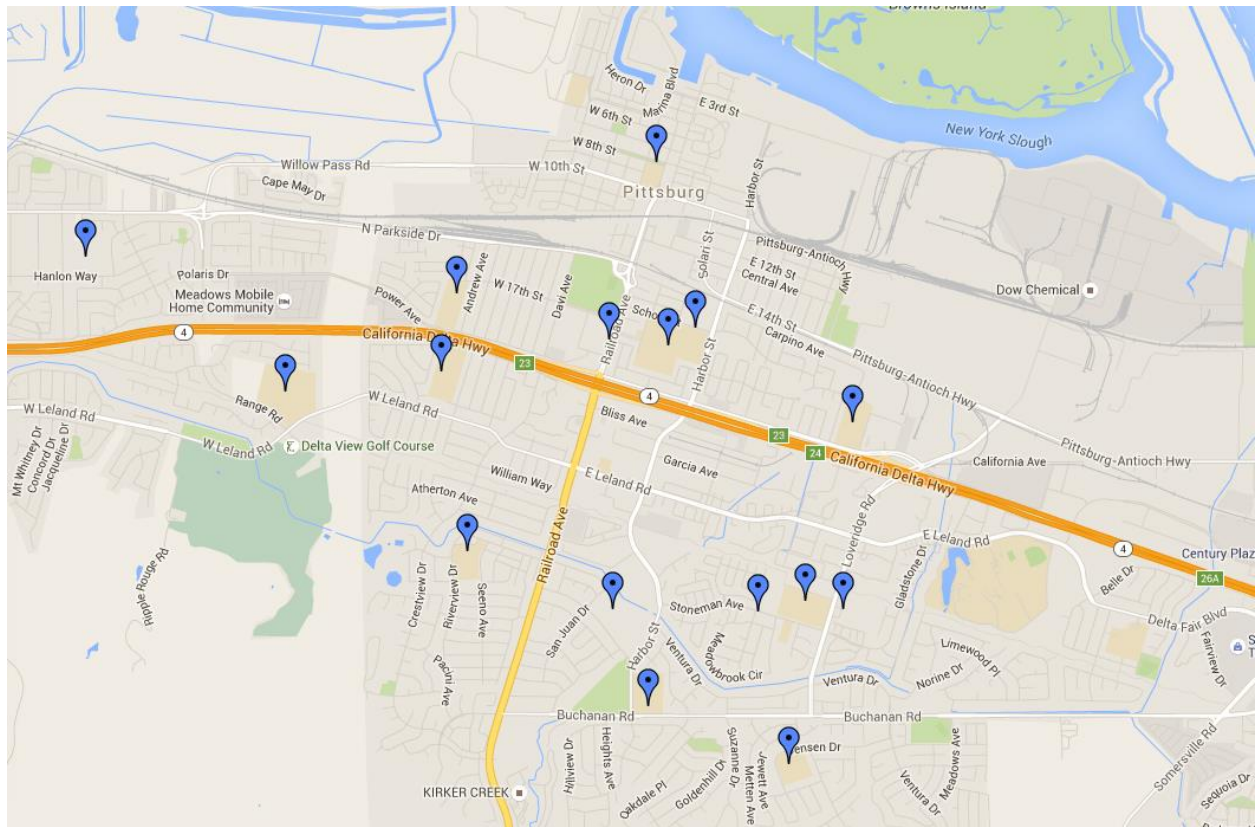


Figure D-1: Pittsburg Unified School District Map

Planning Process and Public Participation

Representatives from the PUSD were involved in the planning and implementation of the 2017 Pittsburg Hazard Mitigation Plan. Evidence of such may be found in Section 2 and Appendix B of this Plan.

The District provided the opportunity for the Public to provide feedback on the Pittsburg Hazard Mitigation Plan by soliciting feedback from District Administration Staff.

PUSD Hazard Identification and Risk Assessment

Hazards profiled in Section 3 of this Pittsburg Hazard Mitigation Plan are representative of the hazards facing the PUSD faculty, staff, students, and facilities.



Capability Assessment and Mitigation Strategy

The PUSD Hazard Mitigation Goals are the same as the Pittsburgh Hazard Mitigation Plan goals as found in Section 4 of this Plan. Specific PUSD mitigation activities are:

No.	Agency or Department	Action	Description	Facilities to Be Mitigated	Estimated Cost	Timeframe for Implementation
1	PUSD	Fire and Evacuation Drills	All district school sites and occupied facilities will conduct regular fire and evacuation drills in accordance with state and federal requirements.	All district school sites, MOT, district office	\$ 2,000	Monthly- All elementary school sites Quarterly- All secondary school sites, MOT, district office
2	PUSD, Pittsburgh PD	Active Shooter Training	All district teachers, District Office staff and MOT employees will participate in an active shooter workshop facilitated by the Pittsburgh Police Dept.	All district school sites, MOT, district office	\$ 20,000	Every 2 years
3	PUSD CCC Health Services	Pandemic Flu/Illness Awareness	All school site staff will receive information and training in regards to the identification of potential pandemic flu or other illnesses. School site staff will receive information about best practices when responding to actual pandemic events.	All district school sites	\$ 1,400	Yearly
4	PUSD- MOT City of Pittsburgh	Flood Zone Control	PUSD Maintenance and Operations Department will work in conjunction with the City of Pittsburgh to clear debris that may lead to flooding in designated Flood Zones and block flood storage basins.	MLK Jr. JHS, Willow Cove Elementary	\$ 500	Yearly



5	PUSD- Building & New Const. Dept.	Seismic Retrofitting and Earthquake Damage Inspection	PUSD building inspectors will conduct regular checks of all district schools and facilities to be sure that they meet or exceed current code requirements.	All district schools and facilities	\$ 2,500	Yearly, On-Going as necessary
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Plan Acceptance

The PUSD Appendix to the Pittsburgh Hazard Mitigation Plan will be presented to the District's Cabinet Team which is comprised of the Superintendent, Deputy Superintendents, and Directors. Once reviewed, the Plan will be presented to the PUSD School Board as an Informational Item for review and discussion.



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: April 24, 2018
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Hazardous Mitigation Plan General Plan Amendment, AP-18-1332 (GP)

This is a public hearing on a request for a recommendation for City Council approval of a General Plan amendment to add a new policy to the Health and Safety Element to incorporate the recently adopted 2017 Hazard Mitigation Plan ("HMP") by reference. This amendment would apply citywide.

PROJECT PLANNER: Jordan Davis, (925) 252-4015 or jdavis@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.

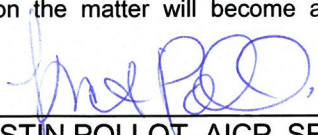
Where can I get more information about this project?

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

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: Diablo Energy Storage Project, AP-17-1270 (RZ, UP, DR, DA).

ORIGINATED BY: Kevin Johnson on behalf of Diablo Energy Storage LLC, 5000 Hopyard Road, Suite #480, Pleasanton, CA 94588

SUBJECT: This is a continued public hearing on a request for a recommendation to City Council for: 1) adoption of an amendment to the existing 'Empire Business Park' Overlay Zoning District (Ord. No's. 07-1284 and 04-1214) to allow a "Major Utility" use subject to a use permit; 2) approval of a development agreement; 3) approval of a use permit for a Major Utility; and 4) design review approval of plans to install an energy storage project in three 60,000 sq. ft. buildings with related accessory equipment and tie-line to an existing PG&E substation. The project site covers a 12-acre portion of the 35-acre Empire Business Park parcel located at 701 Willow Pass Road in the IP-O (Industrial Park Overlay) District. Assessor's Parcel No. 085-280-010.

RECOMMENDATION:

Staff recommends that the Planning Commission move to continue this public hearing to May 8, 2018.

BACKGROUND:

Staff is recommending a continuance in order to allow additional time to finalize the draft development agreement.

PROJECT DESCRIPTION:

Not applicable.

GENERAL PLAN/CODE COMPLIANCE:

Public Notice: On or prior to March 16, 2018, notice of the March 27, 2018, public hearing was published in the East County Times; was posted at City Hall and on the "Public Notices" section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the facility, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.020 and Government Code sections 65091.

On March 27, 2018, the Planning Commission continued the public hearing to April 10, 2018. On April 10, 2018, the Planning Commission continued the public hearing again, to April 24, 2018. Although not required, notice of the April 24, 2018, continued public

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hearing was posted on the “Public Notices” section of the city’s website and was sent via electronic mail to the applicant, to the property owner, and to all interested parties and individuals who had previously filed written request for such notice.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Move to continue the public hearing to May 8, 2018.

ATTACHMENTS:

None.

Prepared by: Joan Lamphier, Consulting Planner

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: Alturas Triplexes, AP-17-1276 (DR)

ORIGINATED BY: Anthony Venturi, 760 Camino Ramon #200 Danville, CA 94526.

SUBJECT: This is a request for design review approval of plans to construct five, three-unit apartment buildings and related site improvements on five vacant parcels (ranging in size from 9,652 and 10,025 square feet) located at 6, 14, 45, 70, and 78 Alturas Avenue, in the RM (Medium Density Residential) District. Assessor's Parcel Nos.: 087-114-012; 087-114-011; 087-114-014; 087-114-004; and 087-114-003.

RECOMMENDATION:

Staff recommends that the Commission adopt Resolution No. 10098, approving Design Review Application No. 17-1276, subject to conditions.

BACKGROUND:

The subject properties each formerly housed four-unit multi-family apartment projects, which were likely constructed in the early- to mid-1950s. Between 2008 and 2009, the former Redevelopment Agency acquired the parcels in question, and the multi-family units were demolished. The parcels have since remained vacant.

On August 1, 2017, the Land Use Subcommittee met and discussed the possibility of a density bonus or rezoning at the project sites to allow four units on each lot. Staff requested subcommittee members review the proposed options for allowing increased density on the subject parcels and provide comments and direction to staff and the developer. Commissioner Croskey expressed concerns about parking issues for residents and guests resulting from increased density, along with trash access. Councilmember Craft stated that she would like to see larger backyards, though was pleased by the security of the private yards. Councilmember Banales and Commissioner Gargalikis stated they would prefer to keep the existing zoning in place, and did not support increased density.

PROJECT DESCRIPTION:

Existing Conditions: The project sites are located along Alturas Avenue (formerly West Boulevard) between Railroad Avenue and Randolph Road. The sites range between 9,652 and 10,025 square feet in size. The lots are currently vacant and are generally surrounded by a combination of single-family and multi-family housing. All of the subject parcels maintain direct access off of Alturas Avenue, as well as secondary access from public alleyways which run along the rear of all the subject sites. All of the project sites are also located within a quarter-mile of Heights Elementary School to the west and commercial areas along Railroad Avenue to the east.

See Attachment 7 for a map of surrounding land uses.

Proposed Project: The proposed projects use the same design with slight modifications to accommodate the configurations of each site. Each project consists of three, three-bedroom market-rate apartment units, as well as related site improvements including parking, landscaping, and lighting. The units range from 1,447 to 1,820 square feet and each includes a one- or two-car garage, two and one-half bathrooms, kitchen, dining area, living room, laundry area, covered porch, private storage area ranging from 200 to 255 cubic feet, and private yard area ranging from 605 to 1,735 square feet. The multi-family buildings feature a traditional architectural design, characterized by horizontal wood siding along with stucco, many windows, and multiple reliefs to provide building articulation and visual interest. Front units are provided vehicular access from Alturas, while the rear unit is provided vehicular access from the rear alley.

See Attachments 2 through 6 for Project Plans.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project sites are in the 'Woodlands Subarea' of the General Plan and have a land use designation of 'Medium Density Residential'. This designation allows for residential development at densities ranging from 7 to 14 dwelling units per acre. The proposed multi-family projects have residential densities of approximately 13 dwelling units per acre, and are therefore consistent with the density envisioned for the area.

As shown in Attachment 8, the proposed projects are also consistent with the applicable General Plan goals and policies.

Zoning: The project sites are located within the RM (Medium Density Residential) District. Multi-family residential is permitted within the RM District, subject to design review approval by the Planning Commission. As shown in Attachment 9, the proposed use would meet or exceed the development regulations for properties located within the RM District.

Design Guidelines: The proposed development is subject to the City's adopted Development Review Design Guidelines (DRDG), adopted by Planning Commission through Resolution No. 9864. As shown in Attachment 10, the proposed project is consistent with the applicable DRDG sections, specifically those that call for: 1) high quality design and materials to be used (DRDG I.b, I.g, I.k); and 2) relief and architectural treatments on all building elevations (DRDG I.a, I.l).

The proposed project would also be in conformance with DRDG section IV, "Green Building Design Guidelines," if conditions are added to require that: 1) all air conditioning and other utility equipment be screened completely from view from all

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public rights-of-way (DRDG III.a); and 2) fixed bicycle parking for at least one bicycle be provided within every unit (DRDG VI.C.6, VI.C.7).

Required Findings: Design review approval for the projects can be granted by the Planning Commission only after the Commission makes a determination that the proposed projects are consistent with PMC section 18.36.220 (B), which is summarized below:

- A. the structures 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;
- B. the structures 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 structures are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
- D. the structures are in harmony with proposed developments on land in the general area; and
- E. the applications conform with the criteria set forth in any applicable city-adopted design guidelines.

Environmental: The proposed projects are categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332.

Public Notice: Although not required by the PMC, on or prior to April 14, 2018, notice of the April 24, 2018, public meeting to consider design review of the proposed project was posted at City Hall, the Pittsburg Library, 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 site, and to individuals who had previously filed written request for such notice.

ANALYSIS:

As shown in Attachment 8, the proposed projects are consistent with applicable goals and policies contained within the General Plan. Most notably, the proposed projects are consistent with Housing Element Goal G-1, which encourages the City to foster development of a variety of housing types, densities, and prices to balance the City's housing stock and meet Pittsburg's regional fair share housing needs for people of all income levels. According to the 2012-2016 American Community Survey 5-Year

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Estimates, Pittsburgh's housing stock is primarily single-family (75.8%). Duplexes comprise about 1.3% of the housing stock; 3- or 4-unit apartments make up 4.6%; 5- to 9-unit apartments make up 4.8%; and apartments with ten or more units are 10.8% of the housing stock. The proposed projects would increase the share of 3- or 4-unit apartments in the City.

Staff believes that the Planning Commission can make the required findings to approve the design review request, with the inclusion of several conditions of approval, including key conditions as detailed below:

1. All utility equipment shall be undergrounded whenever possible, and where not possible shall be substantially screened from public view (Condition No. 2).
2. The developer shall install a wall-mounted bicycle storage system for a minimum of one (1) bicycle within each garage. (Condition No. 3).

Further, staff believes the proposed projects feature high-quality design, with apartment sizes and amenities that would make the apartments desirable. The overall proposal is highly articulated with windows, horizontal siding and/or stone accents, shingled roofs, articulated garage doors, and colorful landscaping, all of which conform with good taste, good design, and would contribute to the character and image of the City as a place of beauty and high quality. The proposed architectural features would also lend to structures that would not be of inferior quality as to cause the nature of the surrounding neighborhood to materially depreciate in appearance and value. The proposed projects would eliminate five long-standing vacant parcels which contribute toward blighted conditions in the neighborhood.

ACTION REQUIRED:

Move to adopt Resolution No. 10098, approving Design Review Application No. 17-1276, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10098
2. Project Plans for 6 Alturas Avenue, dated February 12, 2018 and March 28, 2018
3. Project Plans for 14 Alturas Avenue, dated February 12, 2018 and March 28, 2018
4. Project Plans for 45 Alturas Avenue, dated February 12, 2018 and March 28, 2018
5. Project Plans for 70 Alturas Avenue, dated February 12, 2018 and March 28, 2018
6. Project Plans for 78 Alturas Avenue, dated February 12, 2018 and March 28, 2018
7. Map of Surrounding Land Uses
8. Applicable General Plan Goals and Policies
9. Property Development Regulations Table

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10. Development Review Design Guidelines
11. Public Meeting Notice

Prepared by: Celina Palmer, Planning Technician

Attachment 1

PROPOSED BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Design Review	)	Resolution No. 10098
Approval for Architectural and Site	)	
Development Plans to Construct Five,	)	
Three-Unit Apartment Buildings at 6, 14,	)	
45, 70, and 78 Alturas Avenue, for	)	
"Alturas Triplexes, AP-17-1276 (DR)."	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On September 20, 2017, Anthony Venturi, filed Planning Application No. 17-1276, requesting design review approval of plans to construct five, three-unit apartment buildings and related site improvements on five separate vacant parcels located at 6, 14, 45, 70, and 78 Alturas Avenue in the RM (Medium Density Residential) District. Assessor's Parcel Nos. 087-114-012; 087-114-011; 087-114-014; 087-114-004; and 087-114-003.
- B. The current proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburgh General Plan, Pittsburgh Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburgh Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).
- C. The subject properties each formerly housed four-unit multi-family apartment projects, which were likely constructed in the early- to mid-1950s. Between 2008 and 2009, the former Redevelopment Agency acquired the parcels in question, and the multi-family units were demolished. The parcels have since remained vacant.
- D. On August 1, 2017, the Land Use Subcommittee met and discussed the possibility of a density bonus or rezoning at the project sites to allow four units on each lot. Staff requested subcommittee members review the proposed options for allowing increased density on the subject parcels and provide comments and direction to staff and the developer. Commissioner Croskey expressed concerns about parking issues for residents and guests along with trash access.

Councilmember Craft stated that she would like to see larger backyards. Craft was pleased by the security of the private yards. Councilmember Banales and Commissioner Gargalikis stated they would prefer to keep the existing zoning in place.

- E. Although not required by the PMC, on or prior to April 14, 2018, notice of the April 24, 2018, public meeting to consider design review of the proposed projects was posted at City Hall, the Pittsburg Library, near the proposed project sites, 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 site, and to individuals who had previously filed written request for such notice.
- F. On April 24, 2018 the Planning Commission held a public meeting on Design Review Application No. 17-1276, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report , “Alturas Triplexes, AP-17-1276 (DR),” and based on all the information contained in the Planning Department files on the project, adopted and incorporated herein by reference and available for review in the Planning Department located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
 - 1. All recitals above are true and correct and incorporated herein by reference.
 - 2. The projects are categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, “In-Fill Development Projects” of the state CEQA Guidelines, section 15332.
 - 3. The structures 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, in that they feature a traditional architectural design, characterized by varying combinations of exterior materials such as stucco, horizontal lap

siding, and/or stone accents, shingled roofs, private garages, and numerous windows, as well as multiple reliefs to provide building articulation and visual interest. The proposed projects will also result in the development of long-standing vacant parcels, which contribute to blight within the neighborhood.

4. The structures will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the proposed structures will be required to comply with all applicable building and fire codes.
 5. The exterior design and appearance of the structures are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that they feature a traditional architectural design, characterized by varying combinations of exterior materials such as stucco, horizontal lap siding, and/or stone accents, shingled roofs, private garages, and numerous windows, as well as multiple reliefs to provide building articulation and visual interest.
 6. The structures are in harmony with proposed developments on land in the general area, in that they will continue the residential land use pattern prevalent within the Woodlands Subarea of the General Plan.
 7. The proposed projects will conform with the criteria set forth in the City's adopted Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864), if conditions are added requiring the developer to: 1) screen all air conditioning equipment from view (III.a); and 2) provide on-site bicycle parking for at least one bicycle per dwelling unit (VI.C.7).
- B. The Staff Report entitled, "Alturas Triplexes, AP-17-1276 (DR)," dated April 24, 2018, is referenced hereto as additional support for findings.

Section 3. Decision

- A. Based on the findings set forth above, this Planning Commission hereby approves Design Review Application No. AP-17-1276, subject to the following conditions:

1. The project shall be constructed in substantial conformity with the project plans date stamped February 12, 2018 and March 28, 2018, and the color/material boards and landscaping plans date stamped February 12, 2018, except as hereinafter may be modified.

Design Review:

2. Utility Equipment Screening. All utility equipment, including utility boxes, transformers, meters, and junction boxes shall be undergrounded whenever possible. All air conditioning units (in private and common areas) and utility equipment which cannot be undergrounded shall be substantially screened from public view by way of a permanent screen or appropriately sized plant material (City of Pittsburgh DRDG II.h and III.a). The final method and design of the screening shall be reviewed and approved by the Planning and Engineering Divisions prior to issuance of an engineering or building permit.
3. Bicycle Parking. The developer shall install a wall-mounted bicycle storage system for a minimum of one (1) bicycle within each garage.
4. Fencing. The applicant shall install fencing consistent with the fence design shown on the project plans. The fencing shall comply with the standards set forth in PMC section 18.84.205 and shall be reviewed and approved by the Planning and Building Divisions prior to issuance of an engineering or building permit.
5. Crime Free Multi-Housing Program. The developer and any subsequent property owners shall participate in the Crime Free Multi-Housing Program offered by the Pittsburgh Police Department.
6. Trash Enclosures. The developer shall provide a clear path from the trash enclosure location to the pick-up site.
7. Parking Spaces. The developer shall ensure that all spaces, including garage spaces, comply with PMC section 18.78.050.

Engineering Fees:

8. Improvement and Grading Plan Review Fees. The developer shall provide an initial payment for review of the grading and/ or improvement plans with the

first submittals for each site. These fees are based on the Engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The Improvement Plan Check fee is 6% of the cost of the improvements. The Grading Plan Check Fee is 2.5% of the cost for grading, or may be based upon cubic yards of earth disturbance. A payment of 50% of the total fees are to be paid with the initial submittal of plans and Engineer's Cost Estimate. These initial payments will be credited towards the final fees as determined at the time of issuance of an engineering permit.

9. Improvement and Grading Inspection Fees. The developer 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 for each site. The current Improvement Inspection Fee is 5.75% of the estimated cost for improvements. 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.
10. Facility Reserve Charge. The developer shall pay the City of Pittsburgh Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division, for water and sewer service in the amounts in effect when the developer obtains a Building Permit for each site. The developer understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City. The FRC shall be paid to the Engineering Division prior to the issuance of a Building Permit.
11. Local Traffic Mitigation Fee. The developer shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect when the developer obtains a Building Permit for each site. The developer understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburgh Local Transportation Mitigation Fee Program Update, copies of which are available from the City. Fees shall be paid prior to

issuance of a Building Permit.

12. Pittsburgh Regional Transportation-Development Impact Mitigation Fee. The developer shall pay the Pittsburgh Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "PRTDIM") amount in effect when the developer obtains a Building Permit for each site. The PRTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area between September 1 and September 1 of the preceding two calendar years. Fees shall be paid prior to issuance of a Building Permit. If no Building Permit is required, then the fees are payable in the amount in effect when the project commences pursuant to PMC Section 15.103.
13. GIS update. The developer shall pay \$0.05/sf for non-residential uses and \$100 per dwelling unit to the Engineering Division at the time of the issuance of the Site Development Permit for each site to update the City's Geographic Information System.
14. Supplemental Studies. If additional engineering studies are deemed necessary by the City Engineer, i.e. geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the developer, the developer shall pay for all costs related to the extra work. The costs may include the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the developer's engineer.

Engineering Submittals:

15. Improvement Plans. For each site, the developer shall submit to the City's Engineering Division, for review and comment, five (5) copies of the engineering plans, prepared by a registered civil engineer, to include but not be limited to the following:
 - a. Site Plan
 - b. Grading and Drainage Plan
 - c. Utilities Plan
 - d. Landscaping and Irrigation Plan
 - e. Erosion and Sedimentation Control Plan
 - f. Offsite Improvements due to Project Impacts

16. Geotechnical Report. For each site, the developer shall submit to the Engineering Division, a current geotechnical report that substantiates the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and issuance of any Engineering permits.
17. Engineer's Estimate. The developer shall submit an Engineer's Estimate to the Engineering Division for review and approval, with the first plans submittal for each site. These estimates shall include all costs associated with the site development improvements, excluding those costs associated with the construction of the building structures themselves.
18. A Small Development Stormwater Control Plan. The developer shall submit a completed Small Development Data Form for each location with the submittal of improvement plans to the Engineering Department.

General Engineering Conditions

19. Grading Work. All grading work shall be done in accordance with the provisions of Chapter 15.88 of the Pittsburg Municipal Code.
20. Site Development. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a Site Development Permit will be required whereby specific engineering requirements will be made as conditions of approval.
21. Sidewalks. The developer shall remove and replace all broken concrete sidewalk fronting the project sites.
22. Pedestrian Facilities. All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance.

General NPDES Conditions:

23. Best Management Practices. The developer shall incorporate long-term best

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

- a. Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.
- b. Providing covered trash, food waste, and compactor enclosures.
- c. Use pavers for walkways and other appropriate hardscape surfaces as an option to buyers to minimize impervious areas.
- d. Minimizing the amount of directly connected impervious surface area.
- e. Stencil all storm drains with "No Dumping, Drains to Delta" permanent markings.
- f. Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.

Utilities:

- 24. Backflow Prevention. For each site, the developer shall provide a backflow preventer for water service at the property line. The portion of water service beyond the property line shall be privately maintained.
- 25. Separate Meters. For each site, the developer shall provide a separate meter for irrigation use with the backflow preventer.
- 26. Adequate Capacity: For each site, the developer shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems.
The developer shall provide appropriate water service, adequately sized to meet the domestic and fire protection demands for each site. The developer shall also provide appropriate sanitary sewer, adequately sized to accommodate the wastewater demand for each site. The cost for installation

of additional facilities required to be constructed to accommodate each site shall be borne by the developer.

27. Facility Design. The design and construction of storm drain, water, and sewer facilities shall be in accordance with Section 17.28.020 of the Pittsburgh municipal Code.
28. Underground Utilities. In accordance with PMC12.36.130 Underground utilities for new construction, the developer 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.

Additional Engineering Exactions:

29. Annexation to CFD 2005-1. Community Facilities District 2005-1 is for Public Safety Services, the fee will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2005-1 Community Facilities District (CFD 2005-1) for Public Safety Services, prior to the issuance of any building or engineering permits.
30. Annexation to CFD 2007-1. Community Facilities District 2007-1 is for Park Maintenance. The rate of the CFD 2007-1 fee is subject to City Council Resolution No. 07-10698. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2007-01 Park Maintenance Community Facilities District (CFD 2007-1), prior to the issuance of any building or engineering permits.
31. Annexation to CFD 2017-1. Community Facilities District 2017-1 is for Fire Safety Services. Developer is subject to annex into said district at the time the district is created and approved by City Council. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property

into the 2017-1 Fire Safety Services Community Facilities District (CFD 2017-1), prior to issuance or final of any building or engineering permits.

Additional Engineering Conditions:

32. Driveways. Developer shall provide ADA-compliant driveways in accordance with the most current City standard details.
33. Curbs. The developer shall install concrete curb or barrier at the southeast corner, separating the guest parking space from the alley at 6 Alturas Avenue. The design shall be approved by the City Engineer.
34. Bollards. The developer shall install bollards to protect the relocated electrical pedestal at 14 Alturas Avenue. The design shall be approved by the City Engineer.
35. A.C. Dike. The developer shall install an A.C. dike along the southeast corner, between the property and the alley at 45 Alturas Avenue. The design shall be approved by the City Engineer.

The developer shall relocate and/or protect any utility pole guy wire that conflicts with vehicle or pedestrian clearances (e.g. sidewalks, driveways, and parking stalls). The design shall be approved by the City Engineer.

Standard Conditions:

36. Other Agency Requirements. The developer shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies.
37. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 10061 shall govern.
38. Indemnification. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and

all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

39. Expiration of Approval. This design review approval will expire on April 24, 2021, unless a building permit or grading permit has been issued for purposes of construction of this project, or a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 24th day of April by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

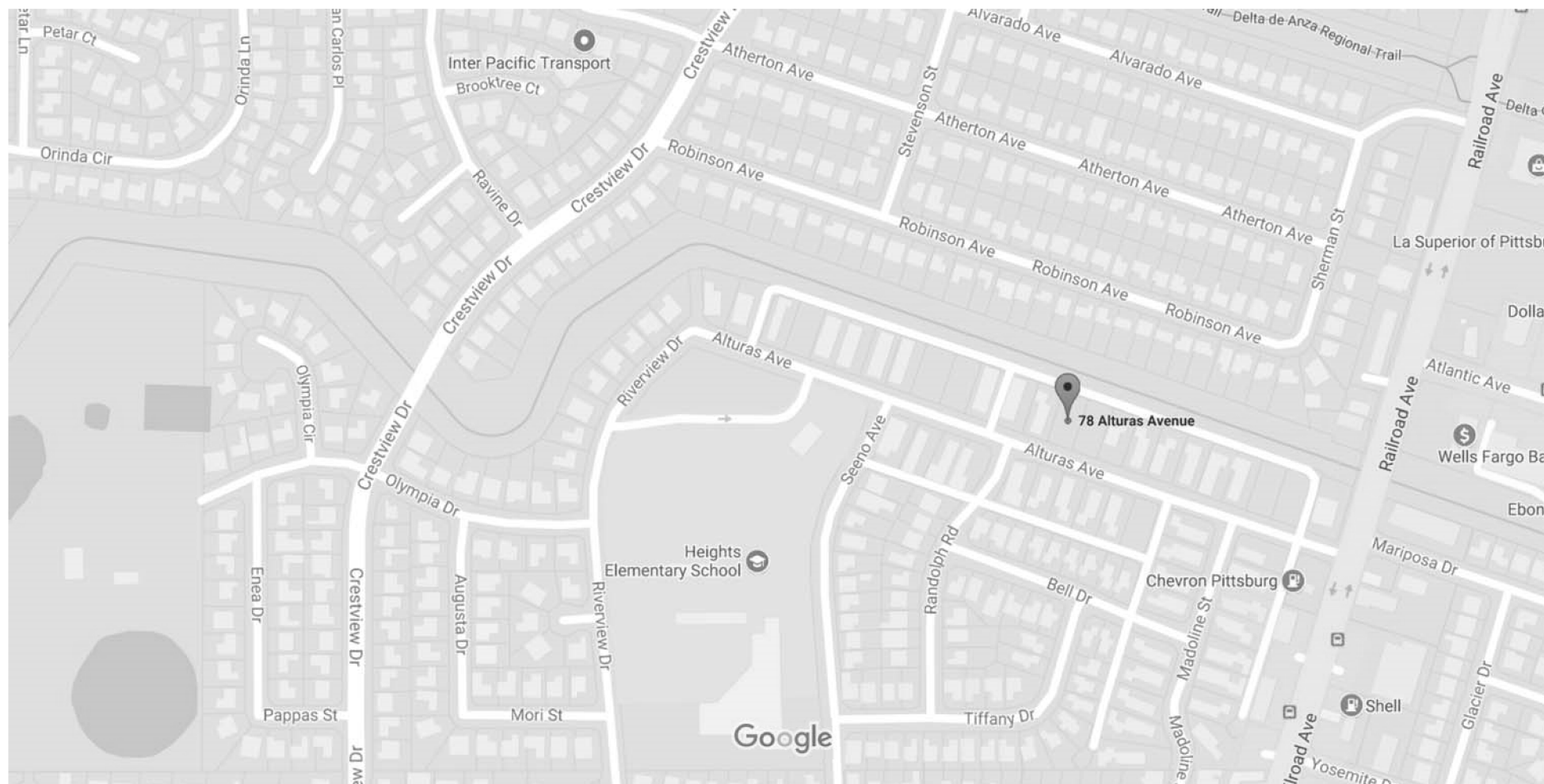
NAYES:

ABSTAIN:

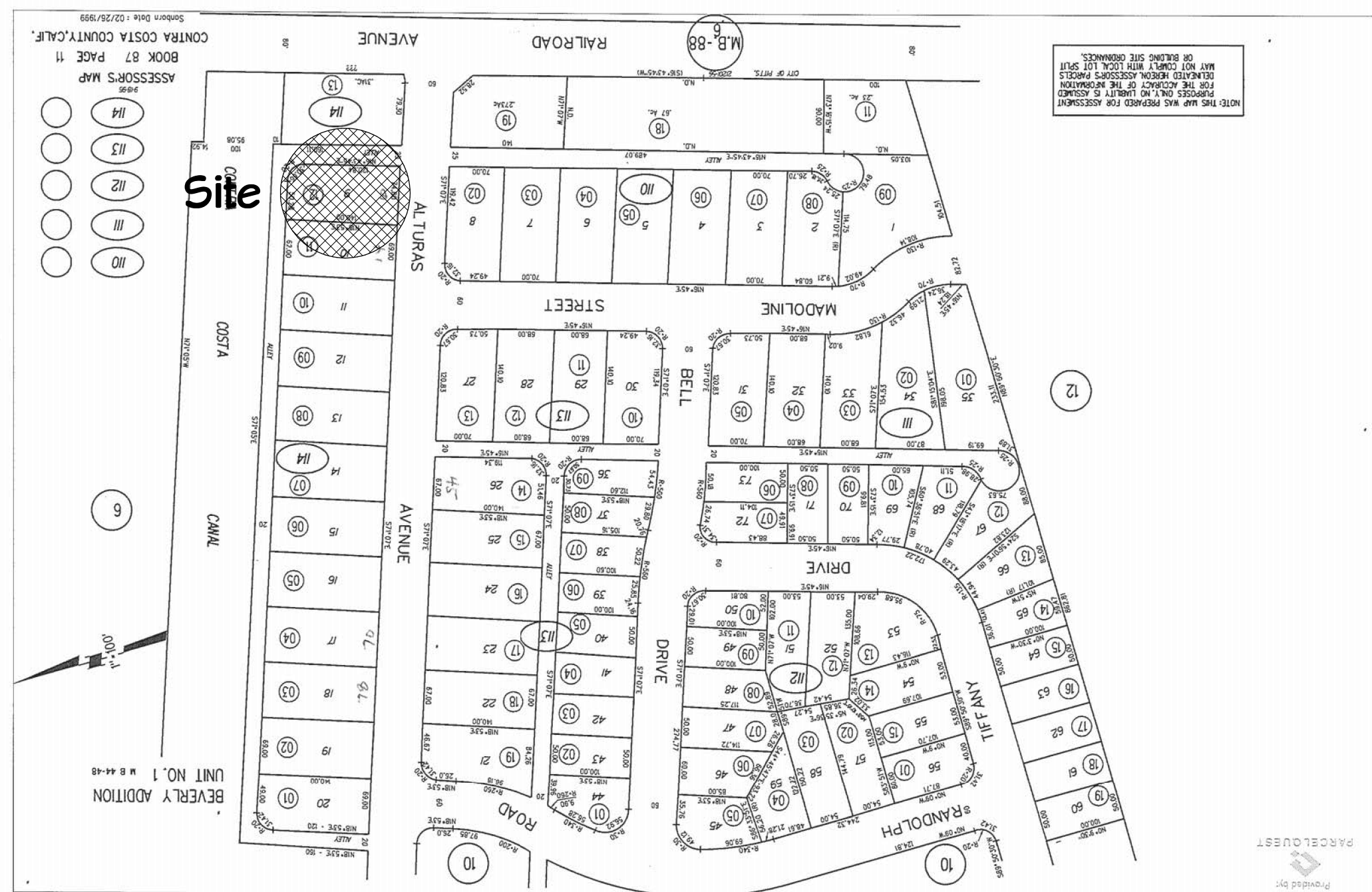
ABSENT:

I hereby certify that the above Resolution No. 10098 was adopted by the Planning Commission of the City of Pittsburgh on April 24, 2018.

JORDAN DAVIS, ACTING SECRETARY
PITTSBURG PLANNING COMMISSION



Location Map



Parcel Map

SCOPE OF WORK

1. CLEAN SITE AND PREP FOR NEW TRI- PLEX
2. NEW PROPOSED TRI- PLEX DUPLEX UNIT IS 2,892 SQ. FT. AND 414 SQ. FT. ATTACHED (2) CAR GARAGE 266 SQ. FT. FRONT & REAR COVERED PORCH. SINGLE ALLEY ACCESS UNIT IS 1,820 SQ. FT. AND 414 SQ. FT. GARAGE WITH 60 SQ. FT. COVERED FRONT PORCH
3. ENTIRE NEW DWELLING AND GARAGE SHALL BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13 D.

SHEET INDEX

ARCHITECTURAL SHEETS:

T1	TITLE SHEET
A1	ARCHITECTURAL SITE PLAN
A2	PROPOSED UNIT 1-2 FLOOR PLAN
A3	PROPOSED UNIT 3 FLOOR PLAN
A4	EXTERIOR ELEVATIONS UNIT 1-2
A5	EXTERIOR ELEVATIONS UNIT 3
A6	COLOR BOARD
A7	LANDSCAPE RENDERING

PROJECT DESCRIPTION (APN: 087-114-012)

LOT SIZE	9,684 sq.ft. (GROSS 0.22 AC.)
TRI-PLEX (TOTAL AREA)	
FIRST FLOOR LIVING AREA	1,957 sq. ft.
SECOND FLOOR LIVING AREA	2,757 sq. ft.
NEW PROPOSED FLOOR AREA	4,714 sq. ft.
(3) GARAGES	828 sq.ft.
FLOOR AREA RATIO (TOTAL AREA)	5,545 sq. ft.
PROPOSED FLOOR AREA RATIO (F.A.R.)	(49%)
(DOES NOT INCLUDE GARAGE AREA)	
(INCLUDES GARAGE AREA)	(57%)
FRONT COVERED PORCHES (FRONT & REAR)	124 sq. ft.
BUILDING COVERAGE	(28%) 2,785 sq. ft.
HARDSCAPE	(22%) 2,139 sq. ft.
PRIVATE -COMMON LANDSCAPE	(49%) 4,760 sq. ft.
NOTE: REAR YARDS VARY FROM 640 SF - 1,650 SF	
CONSTRUCTION TYPE	VB
BUILDING OCCUPANCY	R-3
BUILDING CODE	2016 CBC (CALIFORNIA AMMENDMENTS)
FIRE CODE	2016 CFC
MECHANICAL CODE	2016 CMC
PLUMBING CODE	2016 CPC
ELECTRICAL CODE	2016 CEC
TITLE 24 ENERGY CODE 2016 CBC	
CALIFORNIA FINANCIAL ENERGY EFFICIENCY STANDARDS	

CITY OF PITTSBURGH LOCAL CODES AND ORDINANCES

ENTIRE DWELLING AND GARAGE SHALL BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13 D

[illegible]

Working Agents Group
6 Alturas Avenue
Pittsburg, CA. 94565

TITLE SHEET

Mark H. Snow
& ASSOCIATES

4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
Tel: (408) 251-3755 Fax: (408) 663-7329 msnow@msnacl.com

DATE:

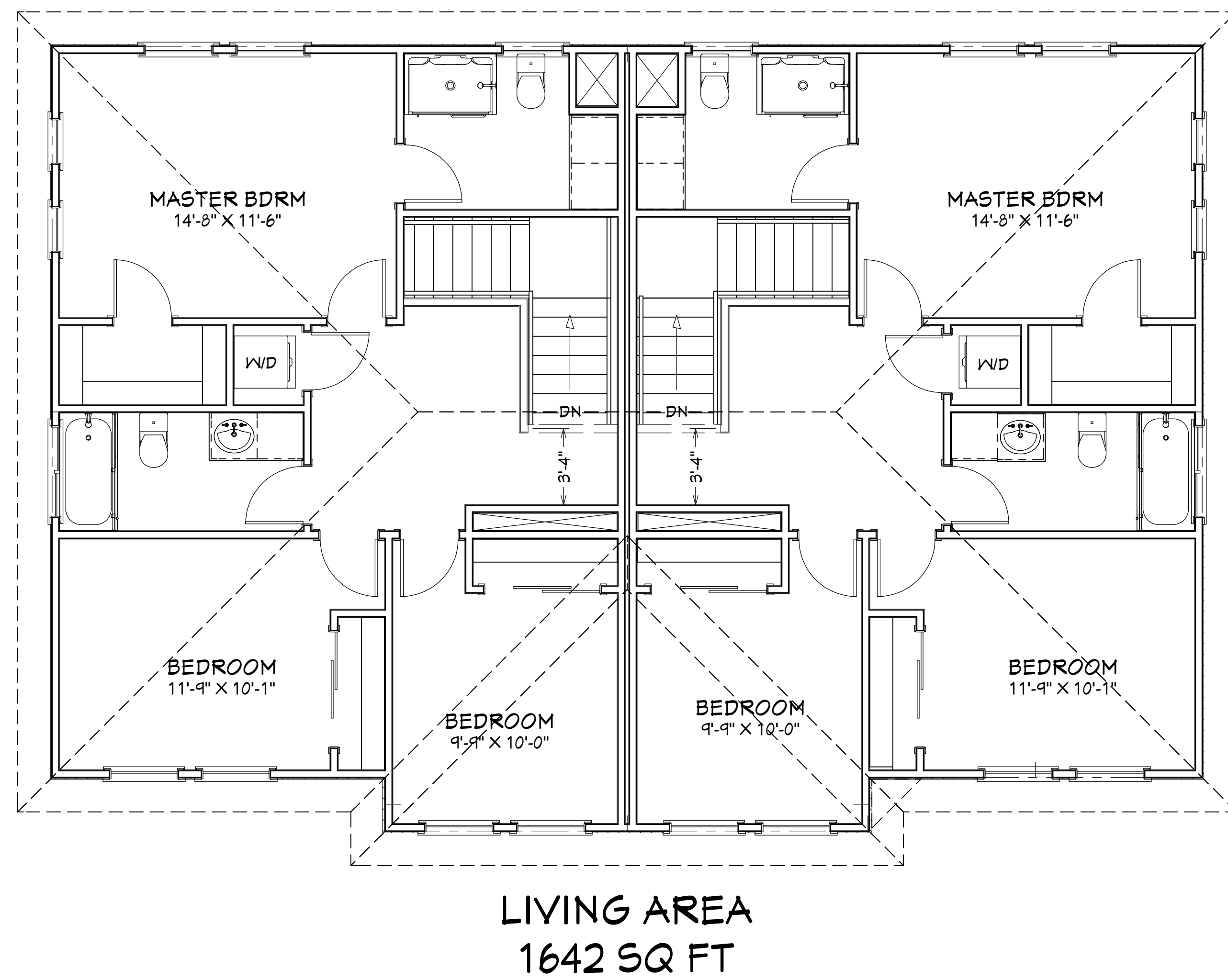
2/12/2018

SCALE:

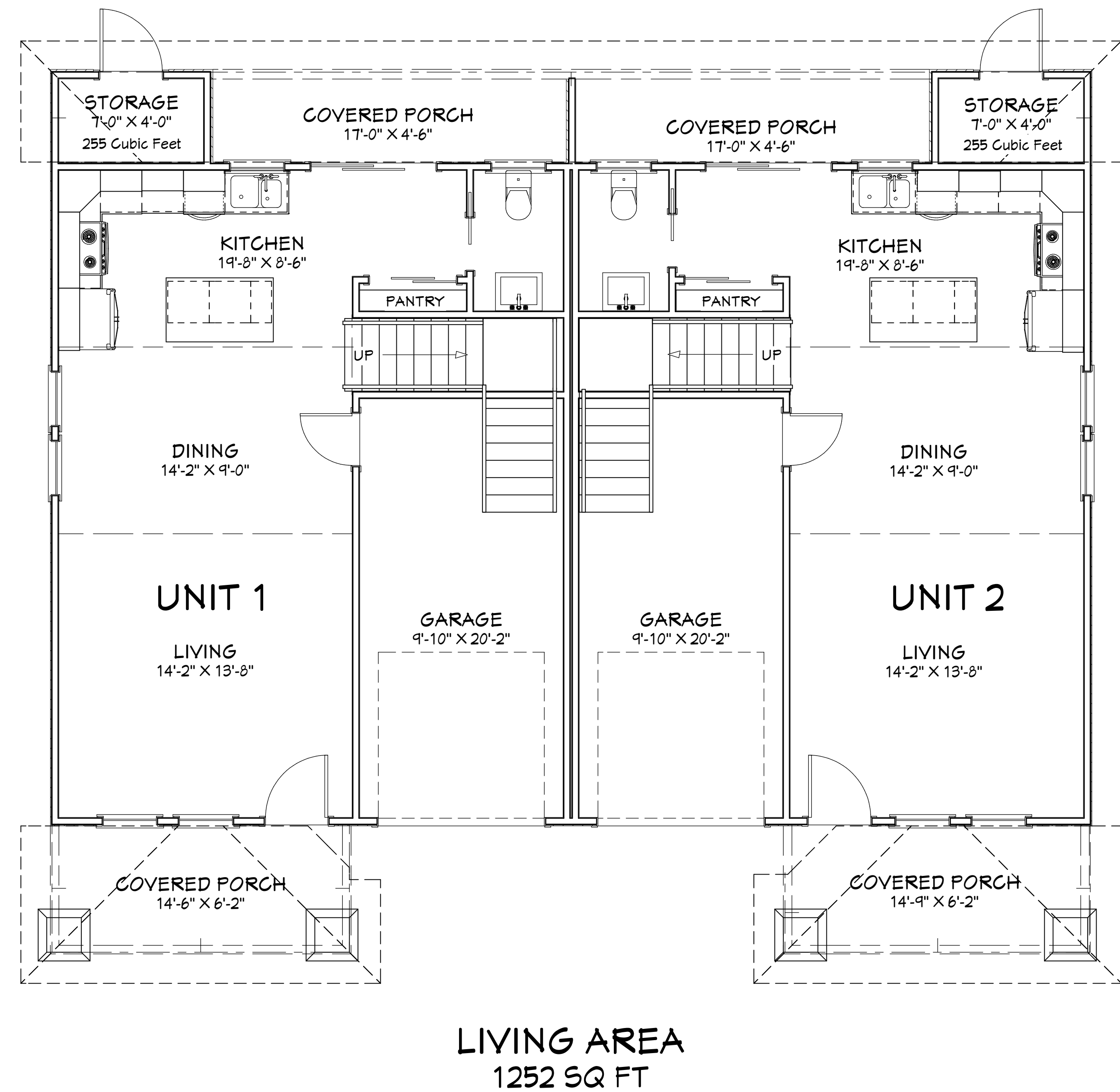
NOTED

SHEET:

T1



Second Floor Unit 1-2 Plan 1/4" = 1'-0"



First Floor Unit 1-2 Plan 1/4" = 1'-0"

Floor Plan

DATE:

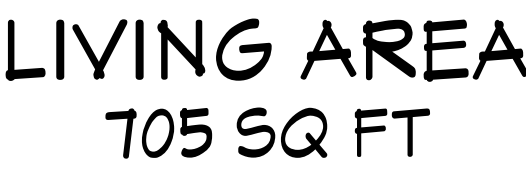
2/12/2018

SCALE:

NOTED

SHEET:

A3



First Floor Unit 3 Plan 1/4" = 1'-0"

NUMBER	DATE	REVISION TABLE	
		REVISION BY	DESCRIPTION

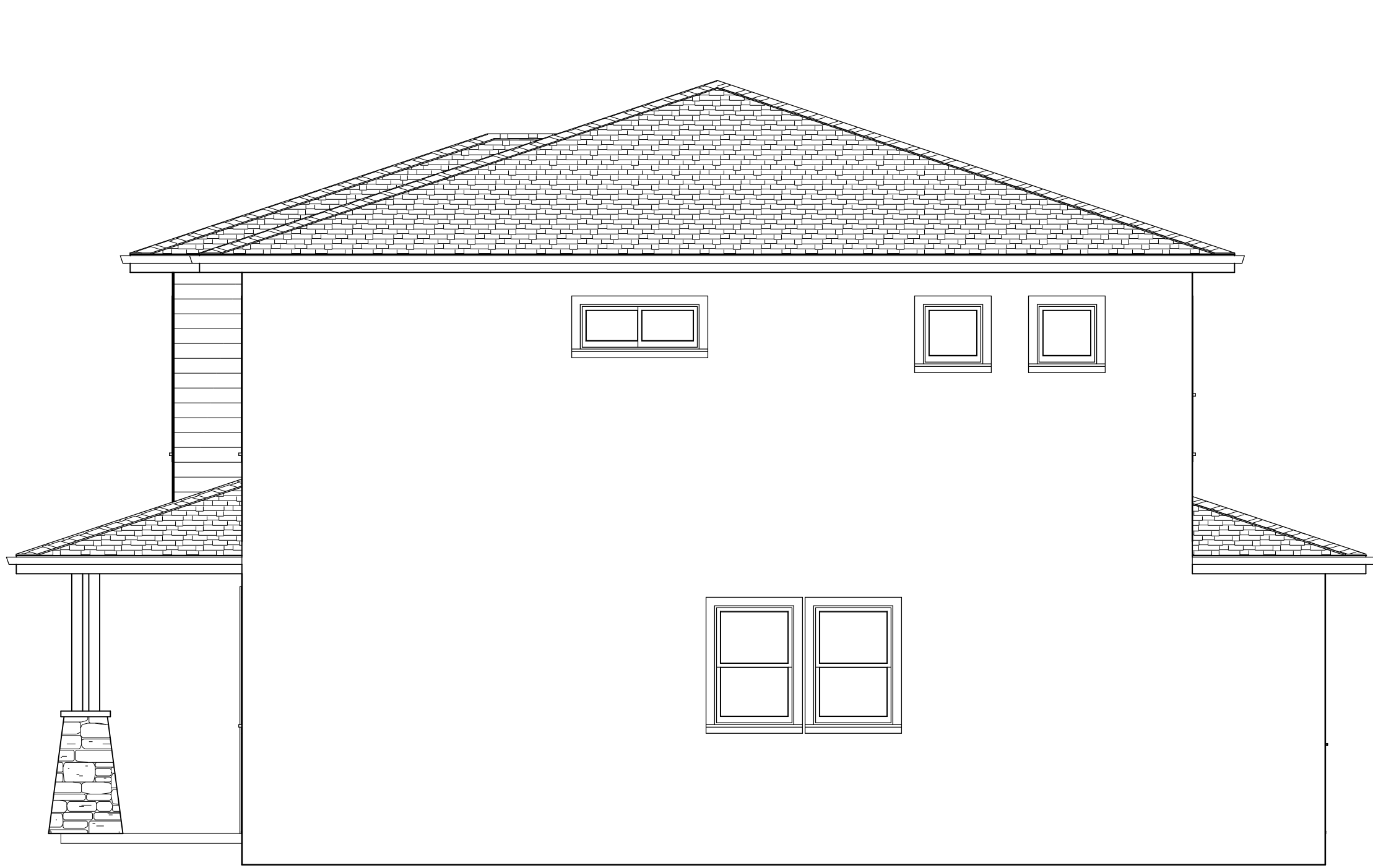
Working Agents Group
6 Alturas Avenue
Pittsburg, CA. 94565

Exterior
Elevations

Mark H. Snow
& ASSOCIATES
4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@gmail.com

DATE:
2/12/2018
SCALE:
NOTED
SHEET:

A4



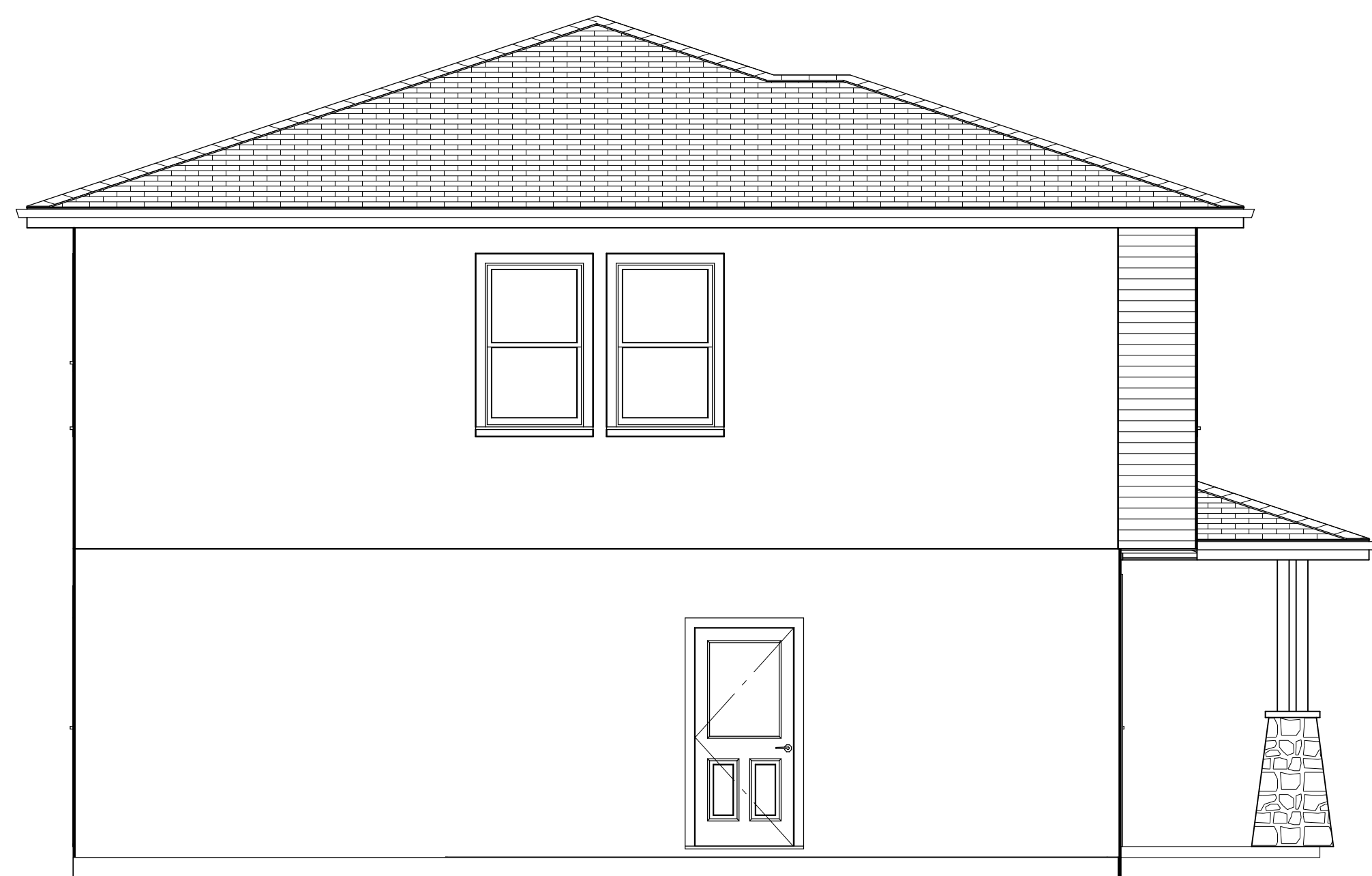
Left & Right Elevation Unit 1-2 1/4" = 1'-0"



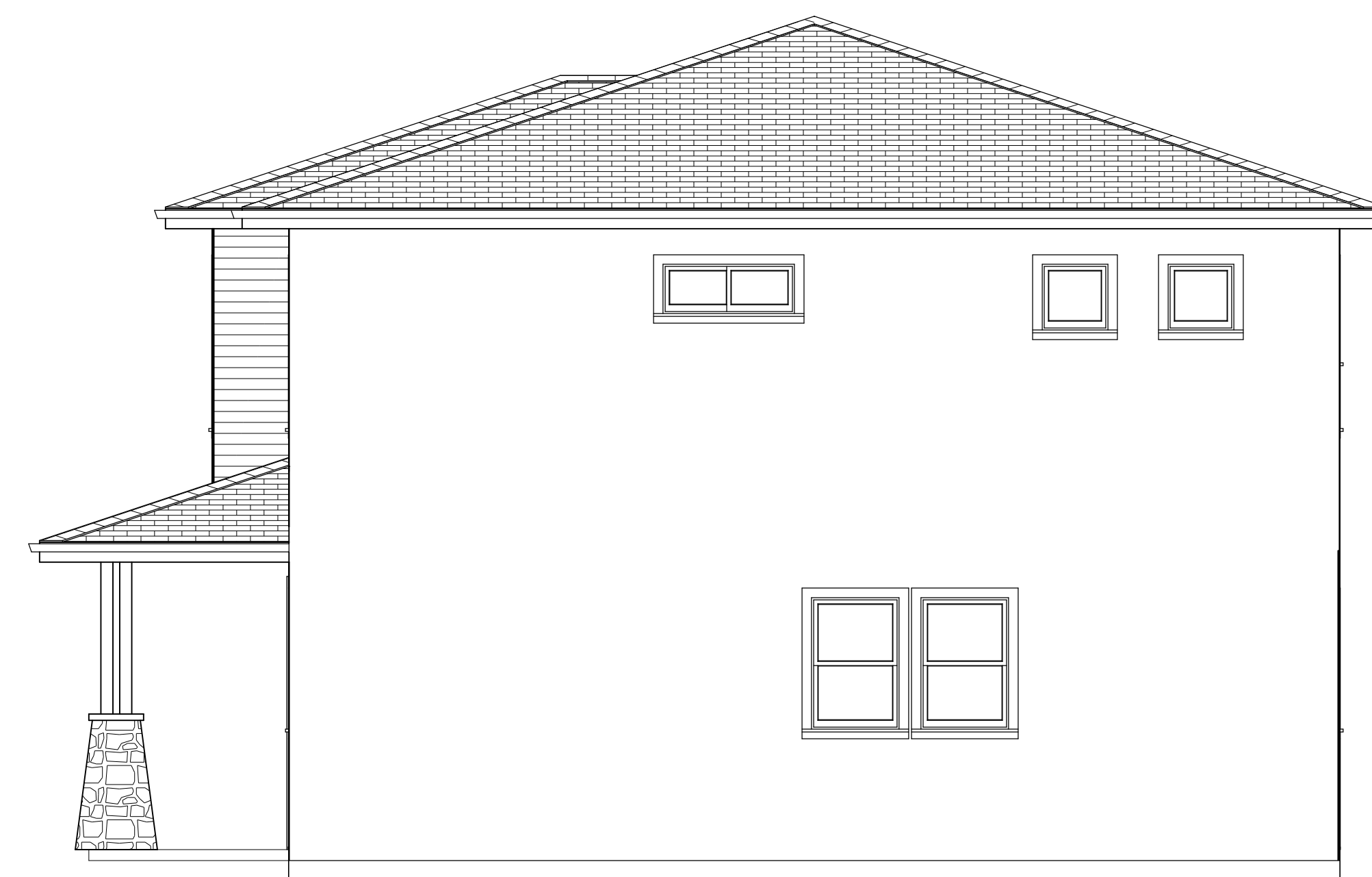
Rear Elevation Unit 1-2 1/4" = 1'-0"



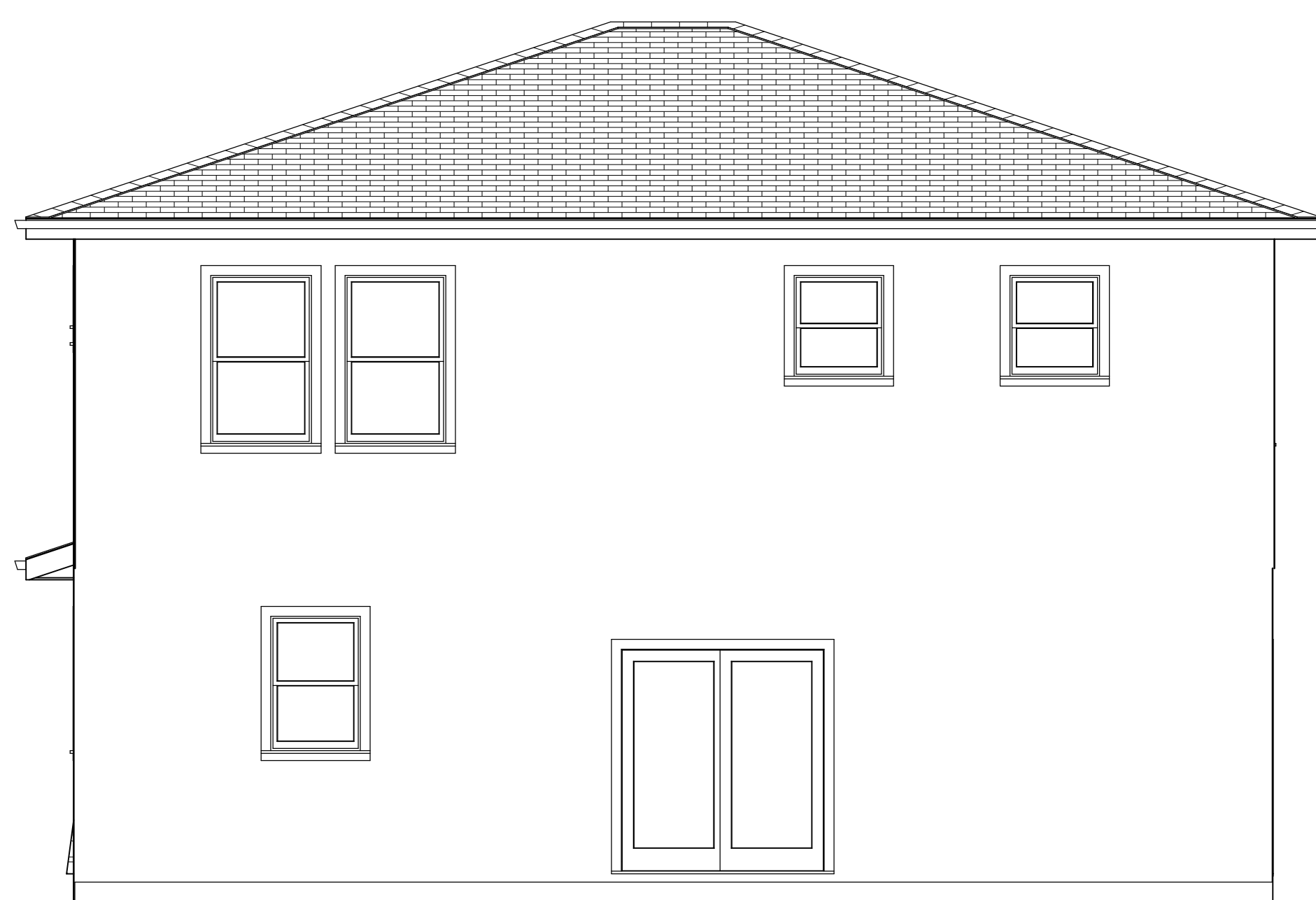
Front Elevation Unit 1-2 1/4" = 1'-0"



Left Elevation Unit 3 1/4" = 1'-0"



Right Elevation Unit 3 1/4" = 1'-0"



Rear Elevation Unit 3 1/4" = 1'-0"



Front Elevation Unit 3 1/4" = 1'-0"

DESIGNER: MARK H. SNOW

THESE DRAWINGS ARE PROPRIETARY WORK, PRODUCT AND PROPERTY OF MARK H. SNOW. DEVELOPED FOR THE EXCLUSIVE USE OF (MARK SNOW). USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF (MARK H. SNOW) IS PROHIBITED. MAY SUBJECT YOU TO A CLAIM FOR DAMAGES. MARK H. SNOW.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

[illegible]

Working Agents Group
6 Alturas Avenue
Pittsburg, CA. 94565

Exterior Elevations

**Mark H. Snow
& ASSOCIATES**
4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054

DATE:
2/12/2018

SCALE:

NOTED

SHEET:

A5

General Notes

BIDDERS REPRESENTATION:

1. BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

APPLICABLE CODES & ORDINANCES:

2. ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE UNIFORM BUILDING CODE, AND OTHER APPLICABLE REGULATIONS AND CONDITIONS OF APPROVAL OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.

INTENT AND SCOPE OF WORK:

3. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. WORK NOT COVERED IN THE CONTRACT DOCUMENTS WILL NOT BE REQUIRED UNLESS IT IS CONSISTENT THEREWITH AND IS REASONABLY INFERABLE THEREFROM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS. WORDS AND ABBREVIATIONS WHICH HAVE WELL KNOWN TECHNICAL OR TRADE MEANINGS ARE USED IN THE CONTRACT DOCUMENTS IN ACCORDANCE WITH SUCH RECOGNIZED MEANINGS.
4. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE.
5. SHOULD EITHER THE DRAWINGS AND THE SPECIFICATIONS, OR ANY PARTICULAR SPECIFICATION CONTRADICT EACH OTHER IN ANY POINT, OR REQUIRE CLARIFICATIONS, THE CONTRACTOR MUST CALL THE SAME TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND HIS DECISION SHALL BE OBTAINED PRIOR TO THE SUBMISSION OF BIDS, OTHERWISE THE LANDSCAPE ARCHITECT'S INTERPRETATION WILL GOVERN THE PERFORMANCE OF THE WORK, AND NO ALLOWANCE SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ERROR OR NEGLIGENCE ON HIS PART IN THIS CONNECTION.
6. PROSPECTIVE CONTRACTORS AND SUBCONTRACTORS SHALL SECURE ALL DATA AT THE SITE OF THE PROPOSED CONSTRUCTION, SUCH AS GRADES OF LOT, CONVENIENCE OF RECEIVING AND SORTING MATERIALS, LOCATION OF PUBLIC SERVICES, AND OTHER INFORMATION WHICH WILL HAVE A BEARING ON MAKING THEIR PROPOSALS OR ON THE EXECUTION OF THE WORK IF AWARDED THE CONTRACT, AND NO ALLOWANCE WILL BE MADE FOR FAILURE OF THE CONTRACTOR TO OBTAIN SUCH ON-SITE INFORMATION PRIOR TO BIDDING.
7. SHOULD ANY ERROR OR INCONSISTENCY APPEAR IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR, BEFORE PROCEEDING WITH THE WORK, MUST CLEARLY BRING THE SAME TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR PROPER ADJUSTMENT, AND IN NO CASE PROCEED WITH THE WORK IN UNCERTAINTY WITH INSUFFICIENT DRAWINGS. IT IS RESPONSIBILITY OF THE CONTRACTOR TO ASSIST THE LANDSCAPE ARCHITECT IN MAKING THEIR EVALUATION AND RECOMMENDATIONS BY PROVIDING IN A TIMELY MANNER, AT NO ADDITIONAL COST TO THE OWNER, ACCURATE AND COMPLETE DRAWINGS, SKETCHES AND PHOTOGRAPHS SUFFICIENT TO CLEARLY

DESCRIBE DISCREPANCIES, CONFLICTS AND CONCEALED OR OTHERWISE UNANTICIPATED EXISTING CONDITIONS AFFECTING THE WORK. THE GENERAL CONTRACTOR SHALL FURTHER ASSIST BY PROVIDING IN A TIMELY MANNER PROPOSED SOLUTIONS TO UNANTICIPATED EXISTING CONDITIONS.

8. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT AND IN THE PROPOSED CONSTRUCTION BUILDING OR SITE OR SURROUNDINGS. NO CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWING. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY BE FOUND, SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR HIS CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREA.
9. CONTRACTORS SHALL FOLLOW SIZES IN SPECIFICATIONS OR FIGURES ON DRAWINGS IN PREFERENCE TO SCALE MEASUREMENTS, AND FOLLOW DETAIL DRAWINGS IN PREFERENCE TO GENERAL DRAWINGS, AND FOLLOW ACTUAL FIELD CONDITIONS.
10. WHERE IT IS OBVIOUS THAT A DRAWING ILLUSTRATES ONLY A PART OF A GIVEN WORK OR OF A NUMBER OF ITEMS, THE REMAINDER SHALL BE DEEMED REPETITIOUS AND SO CONSTRUCTED.
11. FURNISH, INSTALL AND MAINTAIN FOR THE DURATION OF CONSTRUCTION ALL REQUIRED BARRICADES, WARNING SIGNS, AND OTHER TEMPORARY CONSTRUCTION NECESSARY FOR PROPER COMPLETION OF THE WORK IN COMPLIANCE WITH ALL PERTINENT SAFETY AND OTHER REGULATIONS.

SUBSTITUTIONS:

13. ANY SUBSTITUTIONS FOR MATERIALS CALLED OUT IN THESE PLANS MUST RECEIVE PRIOR APPROVAL FROM THE OWNER AND LANDSCAPE ARCHITECT SAID SUBSTITUTIONS SHALL BE ACCOMPLISHED BY CONTRACTOR SUBMITTING SETS OF SHOP DRAWINGS, AND/OR CATALOG CUTS, TO OWNER FOR APPROVAL. NO WORK TO INSTALL SUBSTITUTIONS SHALL COMMENCE UNTIL CONTRACTOR RECEIVES 1 COPY OF SAID SHOP DRAWINGS, AND/OR CATALOG CUTS STAMPED "APPROVED" AND SIGNED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

PRODUCT INSTALLATION AND QUALITY ASSURANCE:

14. MATERIALS AND WORKMANSHIP SHALL MEET OR EXCEED THE REQUIREMENTS OF SPECIFICALLY NAMED CODES OR STANDARDS. UNLESS OTHERWISE SPECIFIED OR NOTED ON DRAWINGS, ALL PRODUCTS PROVIDED AND/OR INSTALLED IN THIS PROJECT SHALL BE TRANSPORTED, HANDLED, STORED, PROTECTED, AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S LATEST PUBLISHED INSTRUCTIONS RESULTING IN THE HIGHEST QUALITY INSTALLATION. WORK SHALL BE PERFORMED BY SPECIALISTS AND SHALL BE STRAIGHT, PLUMB AND LEVEL, OR WITHIN SPECIFIED TOLERANCES IF INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANLINESS AND PUBLIC SAFETY OF THE PROJECT WORK AREA. CLEAN THE JOBSITE DAILY AND PROVIDE A THOROUGH FINAL CLEANING. ALL SURFACES ADJACENT TO THE WORK AREA SHALL BE LEFT IN CONDITION EQUAL TO, OR BETTER THAN PRIOR TO THE PROJECT.

STORAGE:

15. PROTECT MATERIALS FROM MOISTURE AND OTHER DAMAGE. DO NOT USE DAMAGED MATERIAL; ALLOCATE AVAILABLE STORAGE AREAS AND

COORDINATE USE AS APPROVED BY OWNER. ASSUME RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF PRODUCTS UNDER THIS CONTRACT, STORED AND INSTALLED ON SITE.

UTILITIES:

16. ARRANGE FOR TEMPORARY AND PERMANENT CONNECTION TO UTILITY SERVICES. CONTRACTOR SHALL PAY CONNECTION FEES AND OTHER UTILITY COSTS.

LAYOUT OF WORK:

17. EXISTING CONDITIONS AND DIMENSIONS SHALL BE VERIFIED AT SITE PRIOR TO BIDDING, AND BEFORE FABRICATION OR INSTALLATION. BE RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK, AND FOR LINES AND MEASUREMENTS. VERIFY THE FIGURES SHOWN ON THE DRAWINGS BEFORE LAYING OUT THE WORK, AND REPORT ERRORS, OR INACCURACIES, TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WORK. THE LANDSCAPE ARCHITECT WILL, IN NO CASE, ASSUME THE RESPONSIBILITY FOR LAYING OUT THE WORK.

LOCATIONS OF PLANT MATERIALS AND IRRIGATION PIPING:

18. DRAWINGS ARE DIAGRAMMATIC (DO NOT SCALE DRAWINGS). IF JOB CONDITIONS DO NOT PERMIT INSTALLATIONS AS SHOWN, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY AND RELOCATION WILL BE DETERMINED. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR RELOCATING ALL ITEMS WITHOUT FIRST OBTAINING THE LANDSCAPE ARCHITECT'S APPROVAL, AND SHALL REMOVE AND RELOCATE SUCH ITEMS AT CONTRACTOR'S EXPENSE, IF DIRECTED.

TEMPORARY FACILITIES (PAID BY CONTRACTOR):

19. FURNISH, INSTALL AND MAINTAIN FOR THE DURATION OF CONSTRUCTION ALL TEMPORARY FACILITIES NECESSARY FOR PROPER COMPLETION OF THE WORK IN COMPLIANCE WITH ALL PERTINENT SAFETY AND OTHER REGULATIONS (INCLUDES HEAT, POWER, WATER, FIELD OFFICE, PORTABLE TOILET, TELEPHONE, BARRICADES, WARNING SIGNS, FENCING, SCAFFOLDING AND REFUSE DISPOSAL, WEATHER-TIGHT ENCLOSURES AS REQUIRED TO PROTECT WORK).

CLEANING:

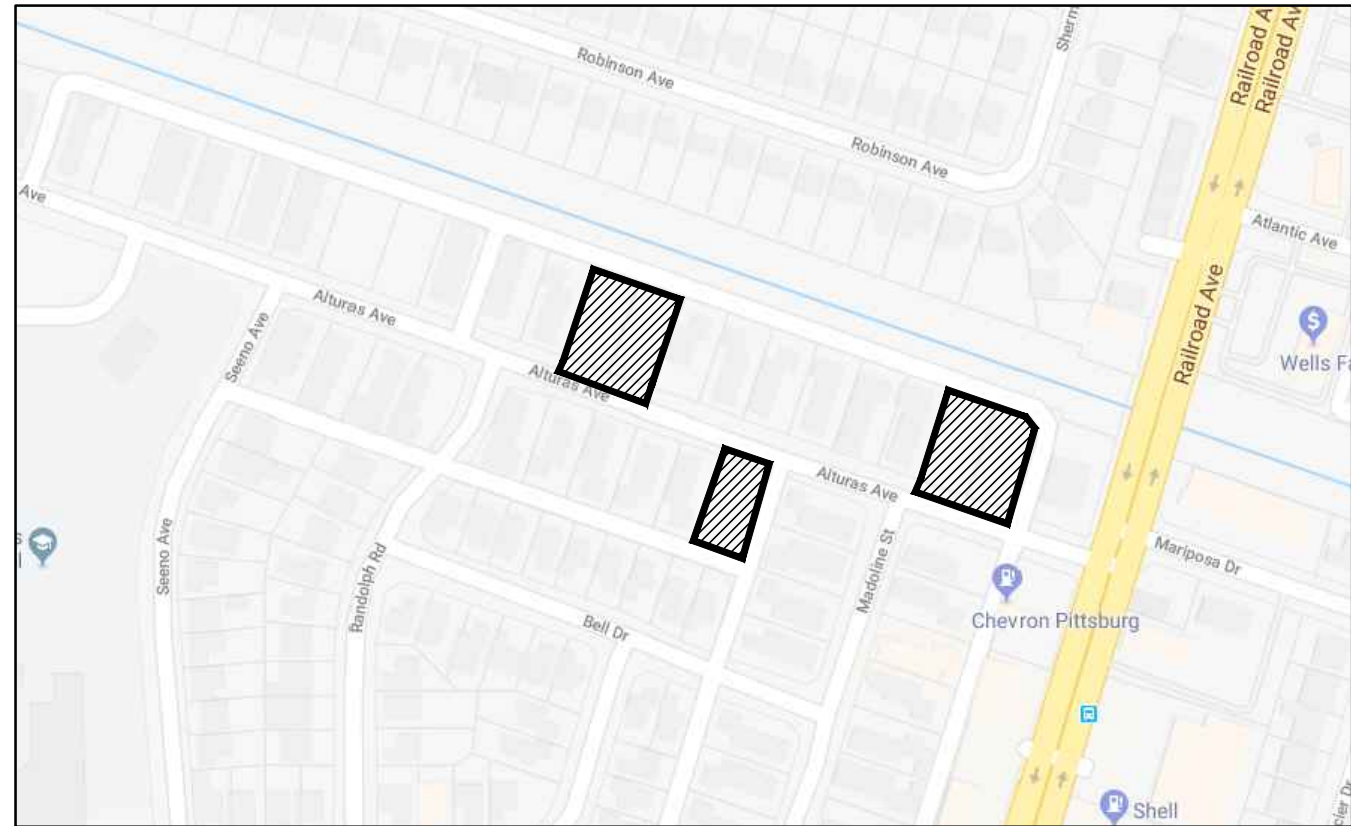
20. PROPERLY CONTAINERIZE AND DISPOSE OF ALL PROJECT DEBRIS AND WASTE MATERIAL. KEEP SITE IN NEAT AND ORDERLY CONDITION. PRIOR TO PROJECT CLOSE-OUT THOROUGHLY CLEAN ALL SURFACES INTERIOR AND EXTERIOR TO THE ACCEPTANCE OF THE OWNER.

BACKING:

21. PROVIDE BACKING AS REQUIRED FOR EQUIPMENT AND FIXTURES.

SUBMITTALS:

22. SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION TO OWNERS FOR APPROVAL FOR MECHANICAL SYSTEMS, SPRINKLER SYSTEMS, ELECTRICAL FIXTURES, AND ALL FINISH MATERIALS, AND AS NOTED ON THE DRAWINGS.



Vicinity Map

L.0

L.1 - L.5

L.6

L.7

L.1-L.5

L.6

L.7-L.8

L.9

Index of Drawings

Cover Sheet

Layout Plans

Details

Specifications

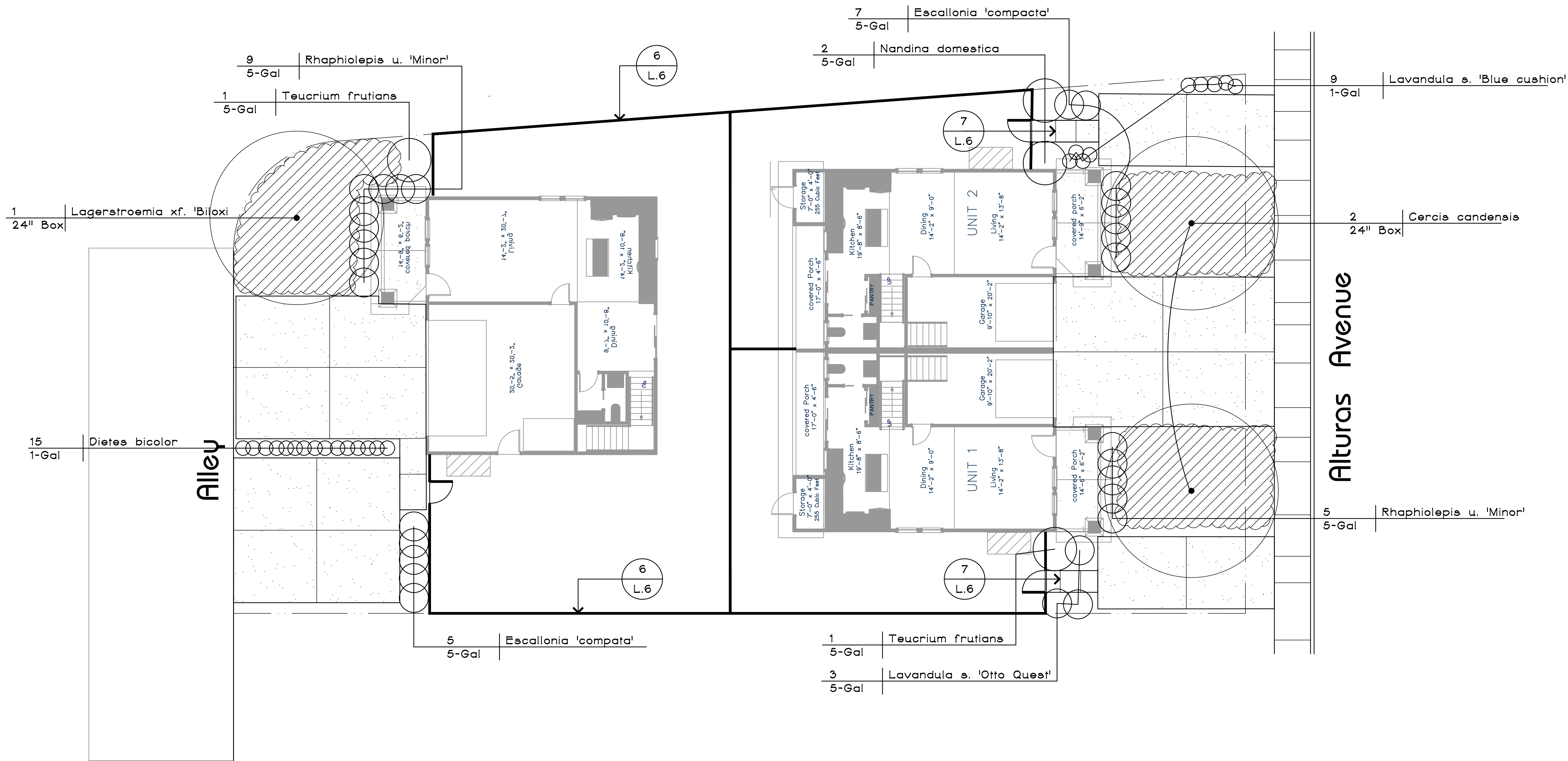
Irrigation Plans

Irrigation Legend, Notes

Details and Water Schedules

Irrigation Details

Irrigation Specifications



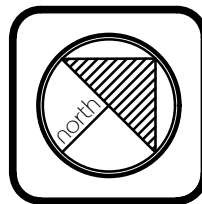
Planting Legend

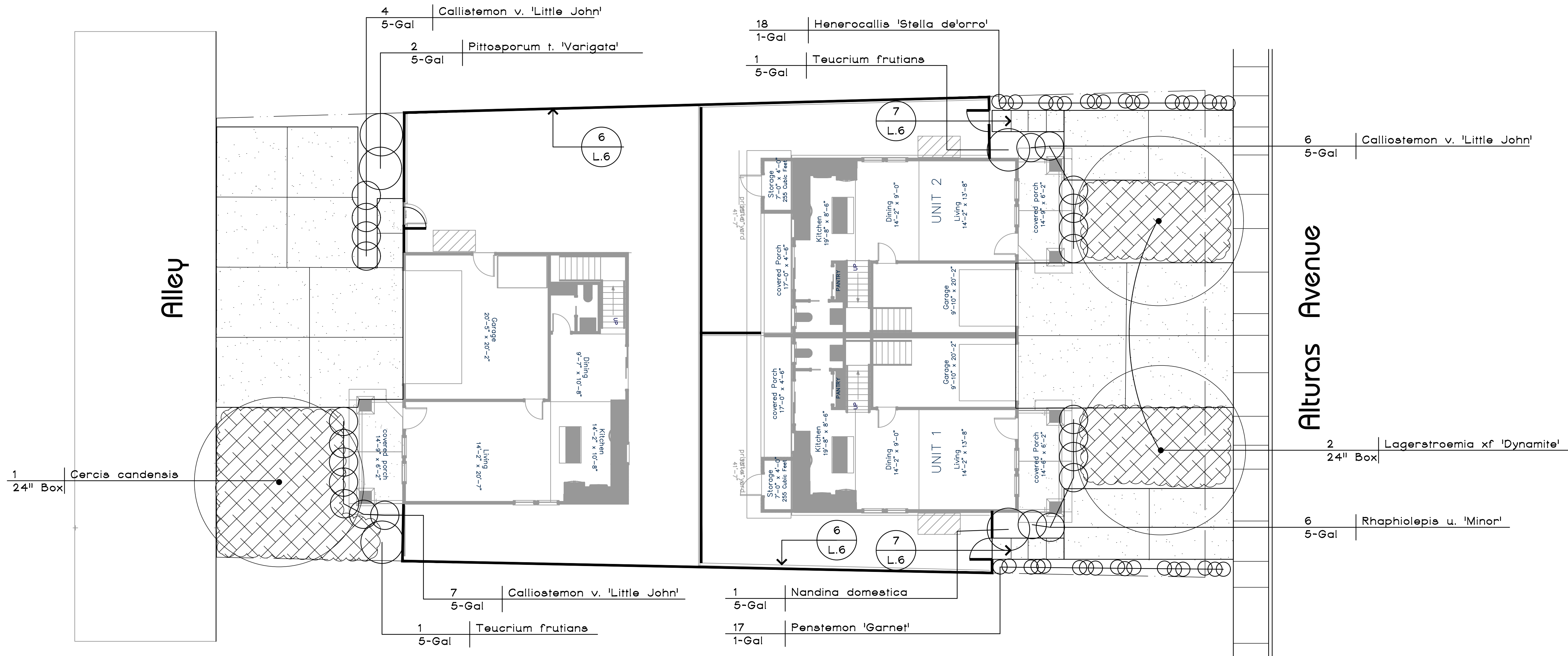
QUANT.	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE	HEIGHT	WIDTH
TREES:						
2	24" Box	Cercis canadensis	EASTERN REDBUD	Moderate	25'-35'	25'-35'
1	24" Box	Lagerstroemia xf 'Biloxi'	CRAPE MYRTLE	Low	20'-30'	20'-30'
SHRUBS:						
15	1-Gal	Dietes bicolor	NCN	Low	2'-3'	2'-3'
12	5-Gal	Escalloni 'Compacta'	NCN	Moderate	2'-3'	2'-3'
9	1-Gal	Lavandula s. 'Blue Cushion'	NCN	Low	1.5'-2'	2'
3	5-Gal	Lavandula s. 'Otto Quest'	NCN	Low	2'	3'
2	5-Gal	Nandina domestica	HEAVENLY BAMBOO	Low	6'-8'	3'-4'
14	5-Gal	Raphiolepis u. 'Minor'	YEDDA HAWTHORN	Low	3'-4'	3'-4'
2	5-Gal	Teucrium fruticans	NCN	Low	4'-8'	4'-8'
GROUND COVER:						
	1-Gal	Arctostaphylos s. 'Little Sun'	NCN (Plant @ 3'oc)	Low	10"	5'

Planting Notes

- Quantities of plant materials shall be furnished to complete the work as shown by symbols on the planting plan. Plant legend quantities are for the contractor's convenience only. Should it appear that the work to be done is not sufficiently detailed or explained on these plans, the contractor shall contact the landscape architect for further clarification as may be necessary.
- Contractor to install root barriers per detail on sheet L.7 on all trees within 4' of all paved areas.
- Contractor shall install 3" of bark mulch in all planting areas.
- See Sheet L.6 for ground cover detail for "Plant Quantity Diagram".
- See Sheet L.6 and L.7 for Landscape Details and Specifications.

Lot #6





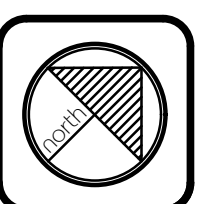
Planting Legend

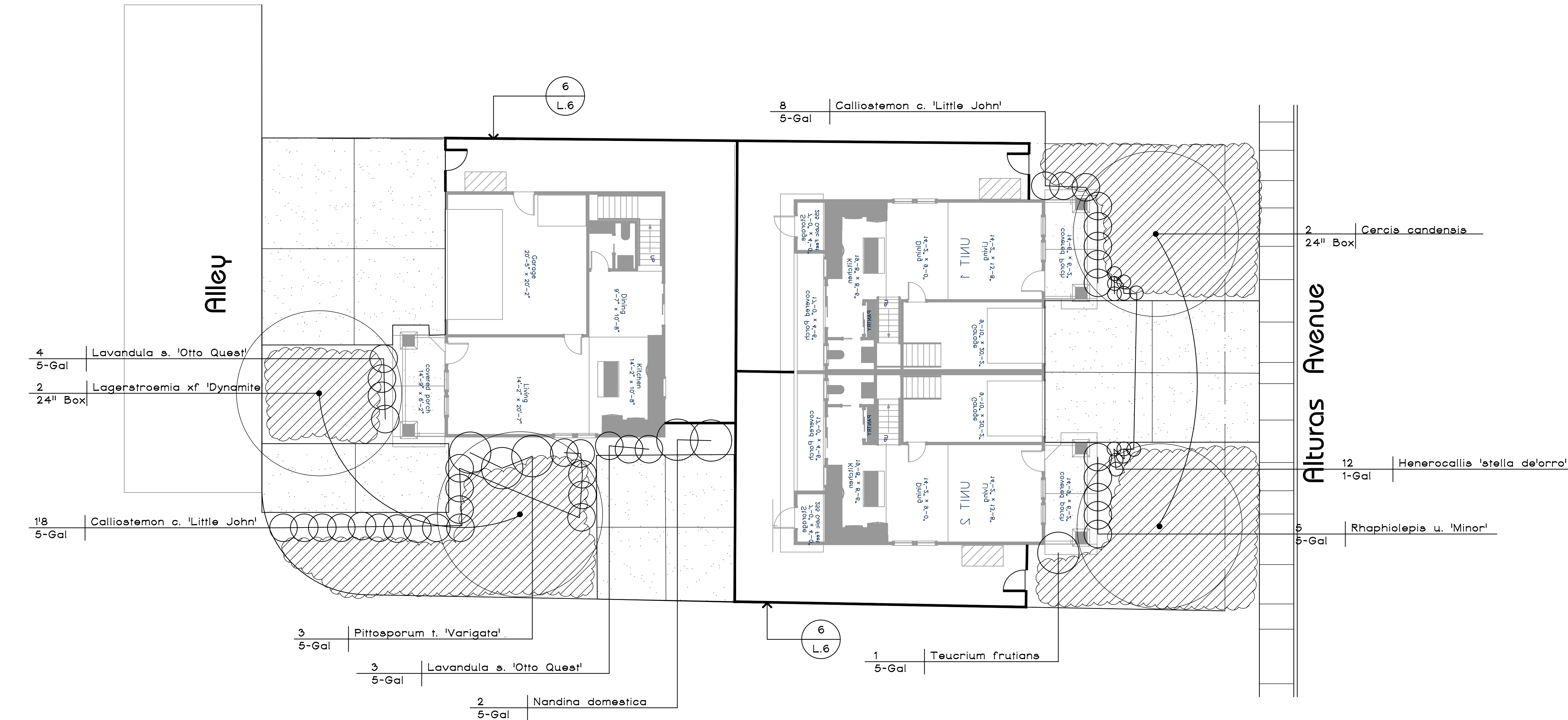
QUANT.	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE	HEIGHT	WIDTH
TREES:						
1	24" Box	Cercis canadensis	EASTERN REDBUD	Moderate	25'-35'-	25'-35'-
2	24" Box	Lagerstroemia xf 'Dynamite'	CRAPE MYRTLE	Low	20'-30'	20'-30'
SHRUBS:						
17	5-Gal	Callistemon v. 'Little John'	NCN	Low	3'	3'
18	1-Gal	Hemerocallis 'Stella de'orrio'	DAY LILY	Moderate	2'	2'
1	5-Gal	Nandina domestica	HEAVENLY BAMBOO	Low	6'-8'	3'-4'
2	5-Gal	Pittosporum t. 'Variegata'	NCN	Low	6'-15'	6'
17	1-Gal	Penstemon 'Garnet'	BORDER PENSTEMON	Moderate	2'	3'
6	5-Gal	Raphiolepis u. 'Minor'	YEDDA HAWTHORN	Low	3'-4'	3'-4'
2	5-Gal	Teucrium fruticans	NCN	Low	4'-8'	4'-8'
GROUND COVER:						
	1-Gal	Baccharis p. 'Twin Peaks'	NCN (Plant @ 3'oc)	Low	8"-24"	6'

Planting Notes

- Quantities of plant materials shall be furnished to complete the work as shown by symbols on the planting plan. Plant legend quantities are for the contractors convenience only. Should it appear that the work to be done is not sufficiently detailed or explained on these plans, the contractor shall contact the landscape architect for further clarification as may be necessary.
- Contractor to install root barriers per detail on sheet L.7 on all trees within 4' of all paved areas.
- Contractor shall install 3" of bark mulch in all planting areas.
- See Sheet L.6 for ground cover detail for "Plant Quantity Diagram".
- See Sheet L.6 and L.7 for Landscape Details and Specifications.

Lot #14





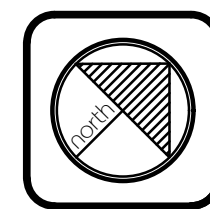
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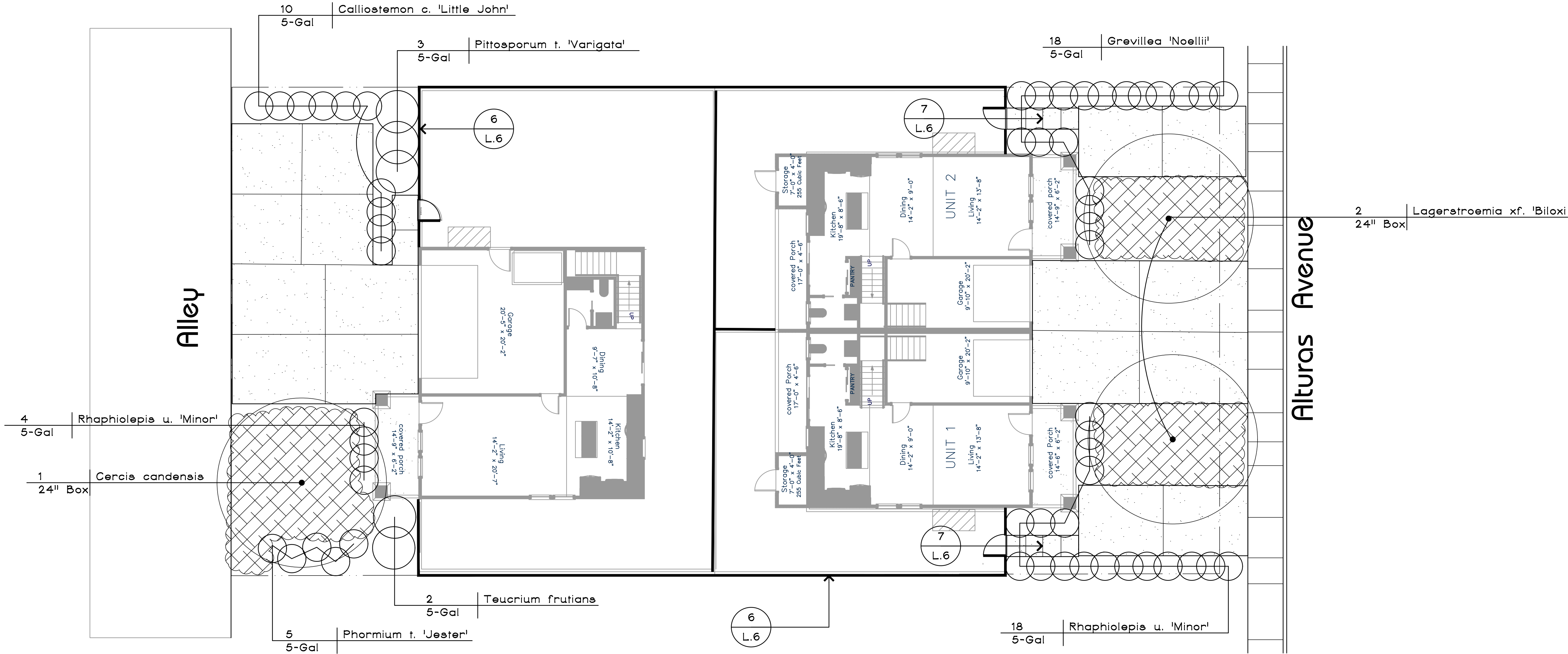
QUANT.	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE	HEIGHT	WIDTH
TREES:						
2	24" Box	Cercis canadensis	EASTERN REDBUD	Moderate	25'-35'	25'-35'
2	24" Box	Lagerstroemia xf 'Dynamite'	CRAPE MYRTLE	Low	20'-30'	20'-30'
SHRUBS:						
26	5-Gal	Callistemon v. 'Little John'	NCN	Low	3'	3'
7	5-Gal	Lavandula s. 'Otto Quest'	NCN	Low	2'	3'
12	1-Gal	Hemerocallis 'Stella de'Orro'	DAY LILY	Moderate	2'	2'
2	5-Gal	Nandina domestica	HEAVENLY BAMBOO	Low	6'-8'	3'-4'
3	5-Gal	Pittosporum t. 'Variegata'	NCN	Low	6'-15'	6'
5	5-Gal	Rhamphiolepis u. 'Minor'	YEDDA HAWTHORN	Low	3'-4'	3'-4'
1	5-Gal	Teucrium fruticans	NCN	Low	4'-8'	4'-8'
GROUND COVER:						
	1-Gal	Arctostaphylos s. 'Little Sun'	NCN (Plant @ 3'oc)	Low	10"	5'

Planting Notes

- Quantities of plant materials shall be furnished to complete the work as shown by symbols on the planting plan. Plant legend quantities are for the contractors convenience only. Should it appear that the work to be done is not sufficiently detailed or explained on these plans, the contractor shall contact the landscape architect for further clarification as may be necessary.
- Contractor to install root barriers per detail on sheet L.7 on all trees within 4' of all paved areas.
- Contractor shall install 3" of bark mulch in all planting areas.
- See Sheet L.6 for ground cover detail for "Plant Quantity Diagram".
- See Sheet L.6 and L.7 for Landscape Details and Specifications.

Lot #45





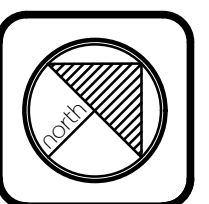
Planting Legend

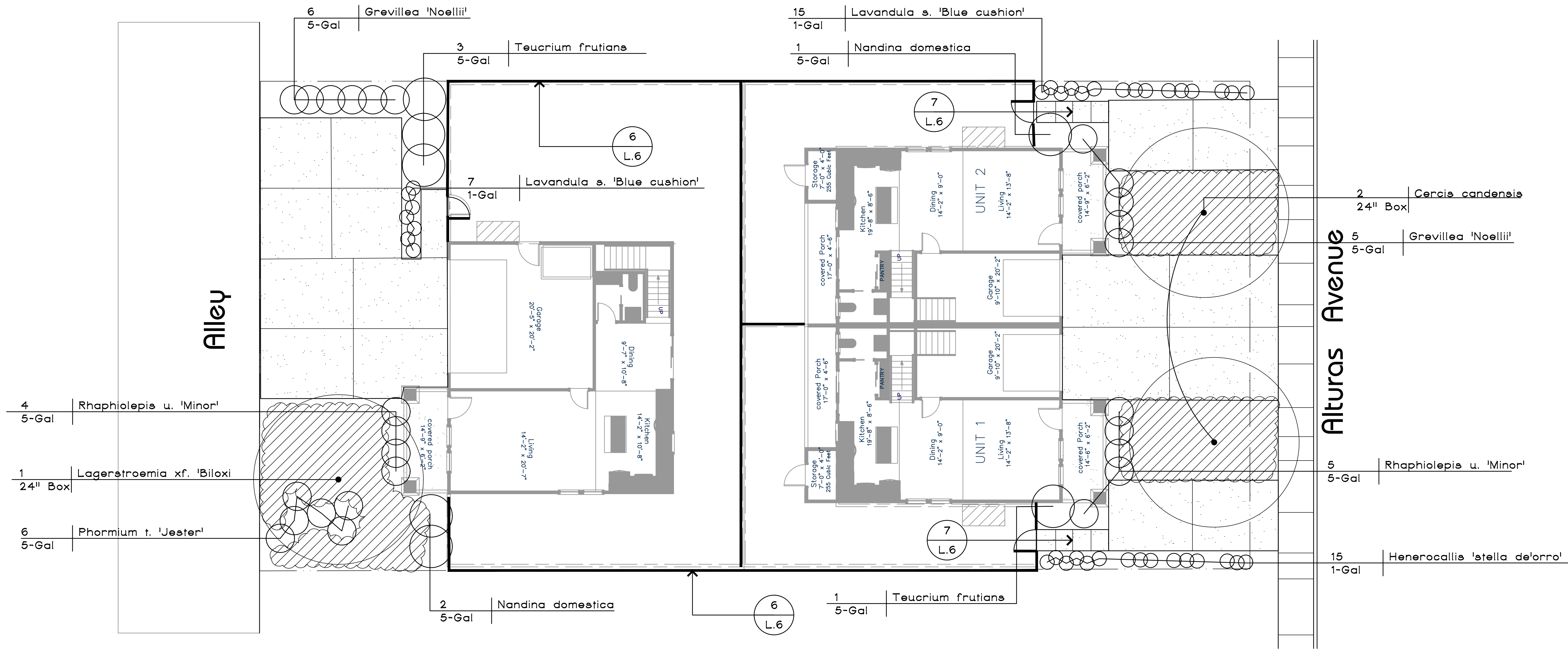
QUANT.	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE	HEIGHT	WIDTH
TREES:						
1	24" Box	Cercis canadensis	EASTERN REDBUD	Moderate	25'-35'-	25'-35'-
2	24" Box	Lagerstroemia xf. 'Biloxi'	GRAPE MYRTLE	Low	20'-30'	20'-30'
SHRUBS:						
10	5-Gal	Callistemon v. 'Little John'	NCN	Low	3'	3'
18	5-Gal	Grevillea 'Noellii'	NCN	Low	4'-5'	5'-8'
3	5-Gal	Pittosporum t. 'Variegata,	NCN	Low	6'-15'	6'
5	5-Gal	Phormium 'Jester'	NCN	Low	1.5'-2.5'	1.5'-2.5'
22	5-Gal	Rhampholepis u. 'Minor'	YEDDA HAWTHORN	Low	3'-4'	3'-4'
2	5-Gal	Teucrium fruticans	NCN	Low	4'-8'	4'-8'
GROUND COVER:						
	1-Gal	Baccharis p. 'Twin Peaks'	NCN (Plant @ 3'oc)	Low	8"-24"	6'

Planting Notes

- Quantities of plant materials shall be furnished to complete the work as shown by symbols on the planting plan. Plant legend quantities are for the contractors convenience only. Should it appear that the work to be done is not sufficiently detailed or explained on these plans, the contractor shall contact the landscape architect for further clarification as may be necessary.
- Contractor to install root barriers per detail on sheet L.7 on all trees within 4' of all paved areas.
- Contractor shall install 3" of bark mulch in all planting areas.
- See Sheet L.6 for ground cover detail for "Plant Quantity Diagram".
- See Sheet L.6 and L.7 for Landscape Details and Specifications.

Lot #70





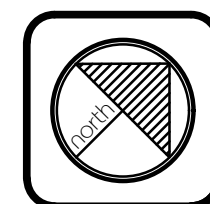
Planting Legend

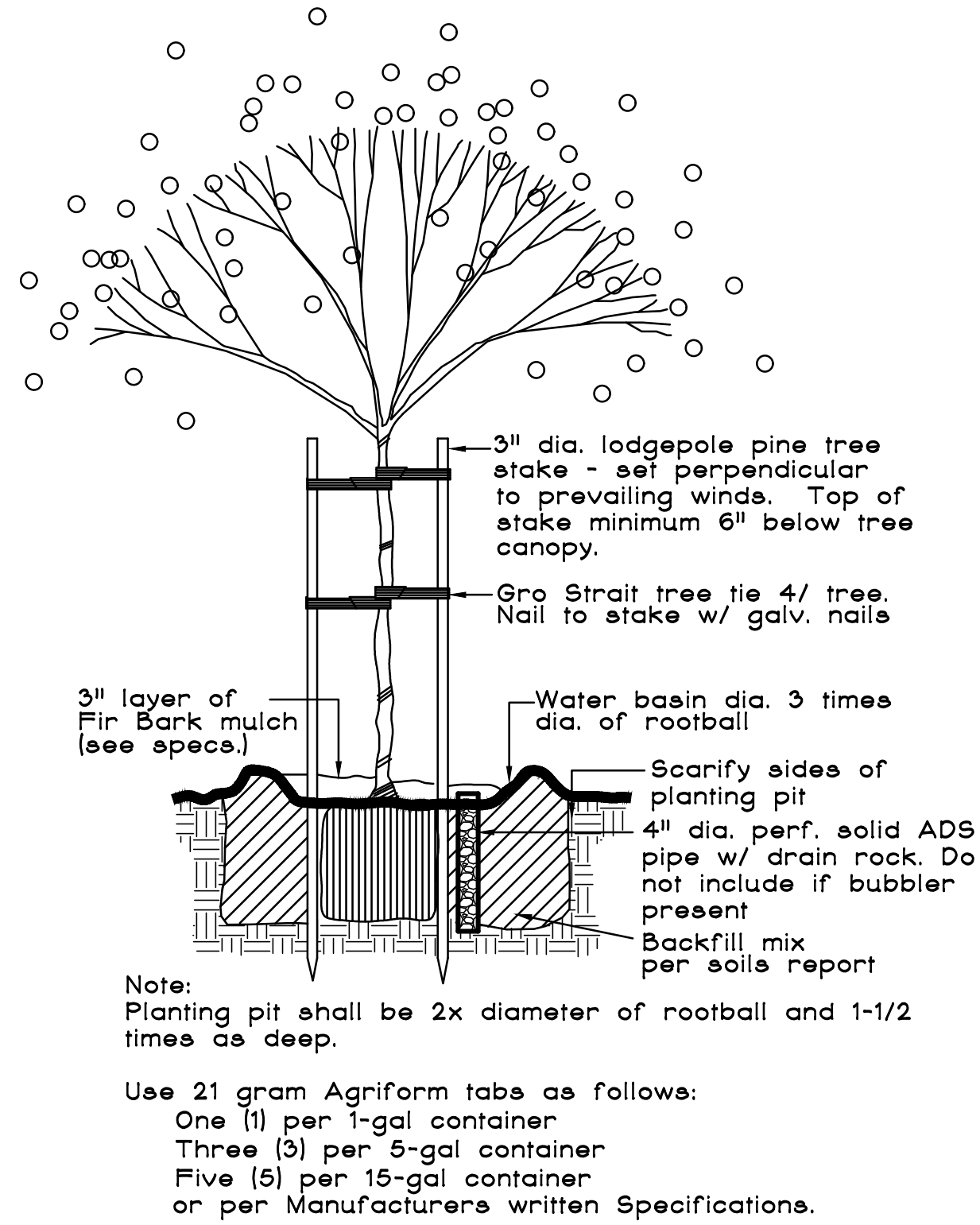
QUANT.	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE	HEIGHT	WIDTH
TREES:						
2	24" Box	Cercis canadensis	EASTERN REDBUD	Moderate	25'-35'	25'-35'
1	24" Box	Lagerstroemia xf 'Biloxi'	CRAPE MYRTLE	Low	20'-30'	20'-30'
SHRUBS:						
11	5-Gal	Grevillea 'Noellii'	NCN	Low	4'-5'	5'-8'
15	1-Gal	Hemerocallis 'Stella de'Orro'	DAY LILY	Moderate	2'	2'
22	1-Gal	Lavandula s. 'Blue Cushion'	NCN	Low	1.5'-2'	2'
3	5-Gal	Nandina domestica	HEAVENLY BAMBOO	Low	6'-8'	3'-4'
6	5-Gal	Phormium 'Jester'	NCN	Low	1.5'-2.5'	1.5'-2.5'
9	5-Gal	Raphiolepis u. 'Minor'	YEDDA HAWTHORN	Low	3'-4'	3'-4'
4	5-Gal	Teucrium fruticans	NCN	Low	4'-8'	4'-8'
GROUND COVER:						
	1-Gal	Arctostaphylos s. 'Little Sun'	NCN (Plant @ 3'oc)	Low	10"	5'

Planting Notes

- Quantities of plant materials shall be furnished to complete the work as shown by symbols on the planting plan. Plant legend quantities are for the contractor's convenience only. Should it appear that the work to be done is not sufficiently detailed or explained on these plans, the contractor shall contact the landscape architect for further clarification as may be necessary.
- Contractor to install root barriers per detail on sheet L.7 on all trees within 4' of all paved areas.
- Contractor shall install 3" of bark mulch in all planting areas.
- See Sheet L.6 for ground cover detail for "Plant Quantity Diagram".
- See Sheet L.6 and L.7 for Landscape Details and Specifications.

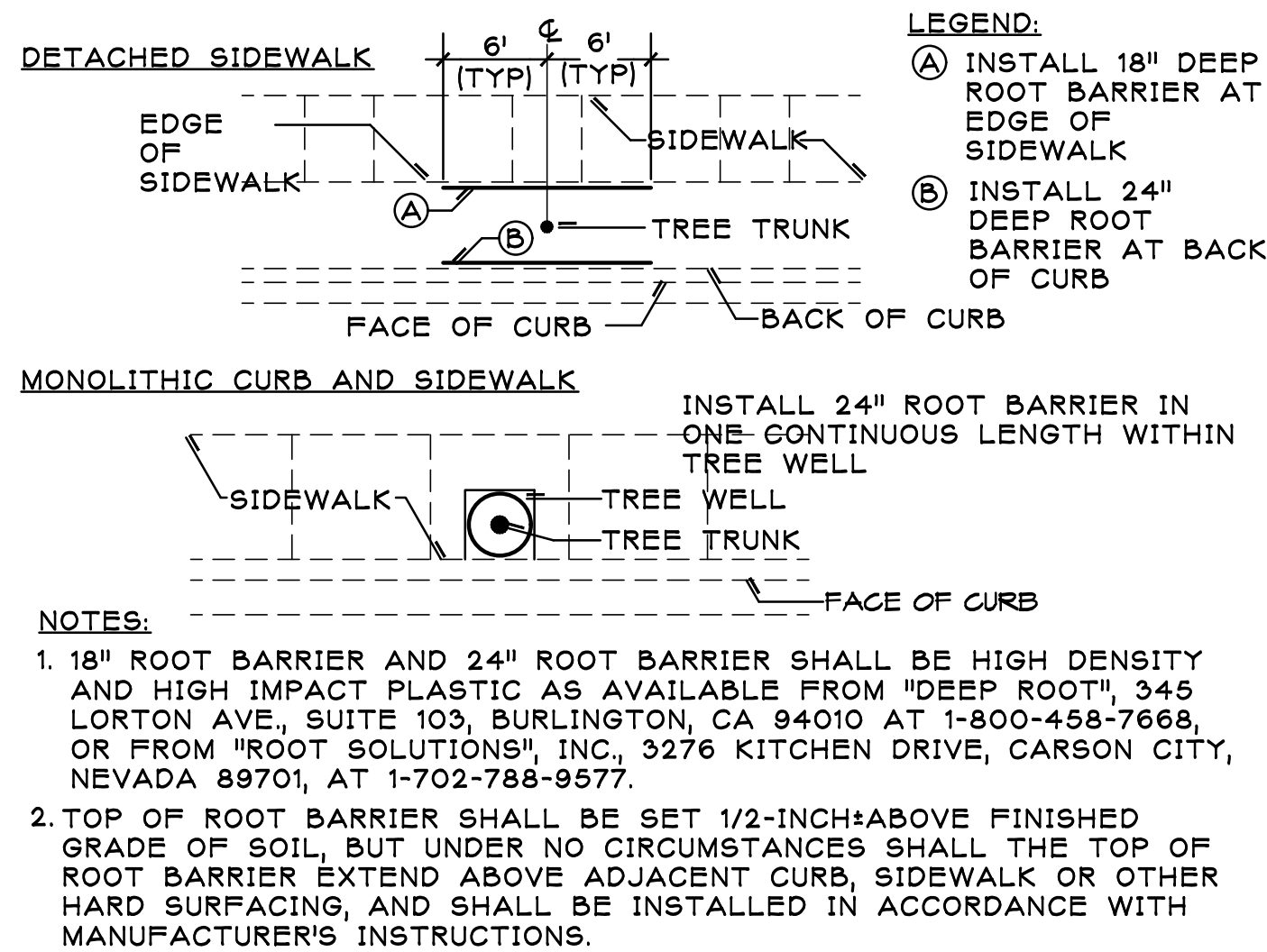
Lot #78





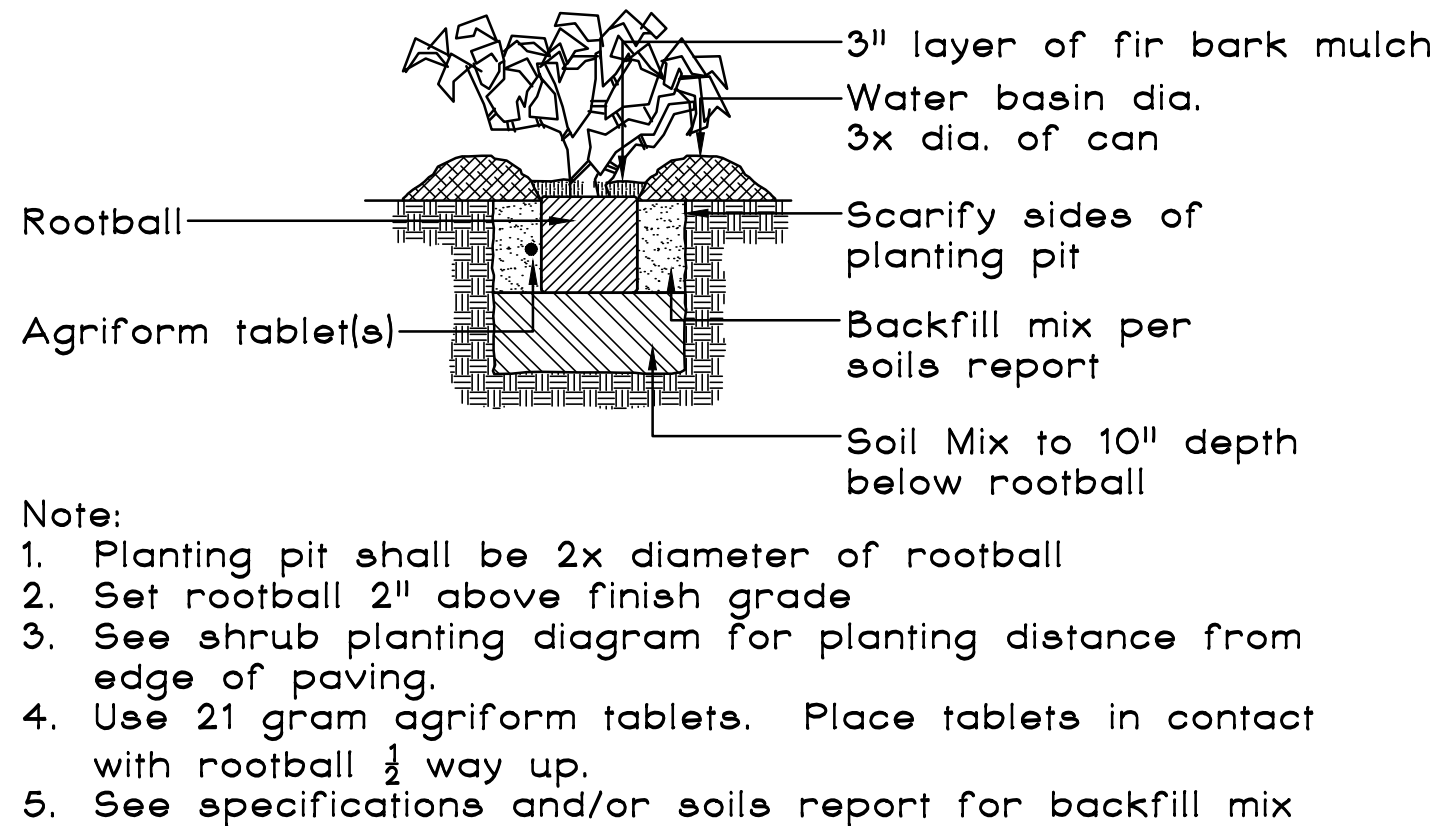
1 Tree Planting

n.t.s.



2 Root Barrier

n.t.s.



3 Shrub Planting

n.t.s.

Plant Quantity Diagram

SPACING 'A'	SPACING 'B'	NO. OF PLANTS/S.F.
6" O.C.	5.20"	4.60
8" O.C.	6.95"	2.60
9" O.C.	7.79"	1.75
10" O.C.	8.86"	1.66
12" O.C.	10.40"	1.75
15" O.C.	15.00"	0.74
18" O.C.	15.60"	0.51
24" O.C.	20.80"	0.29
30" O.C.	26.00"	0.18
36" O.C.	30.00"	0.12
48" O.C.	40.00"	0.07
72" O.C.	62.55"	0.04

See ground cover legend for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover plants required in a given area.

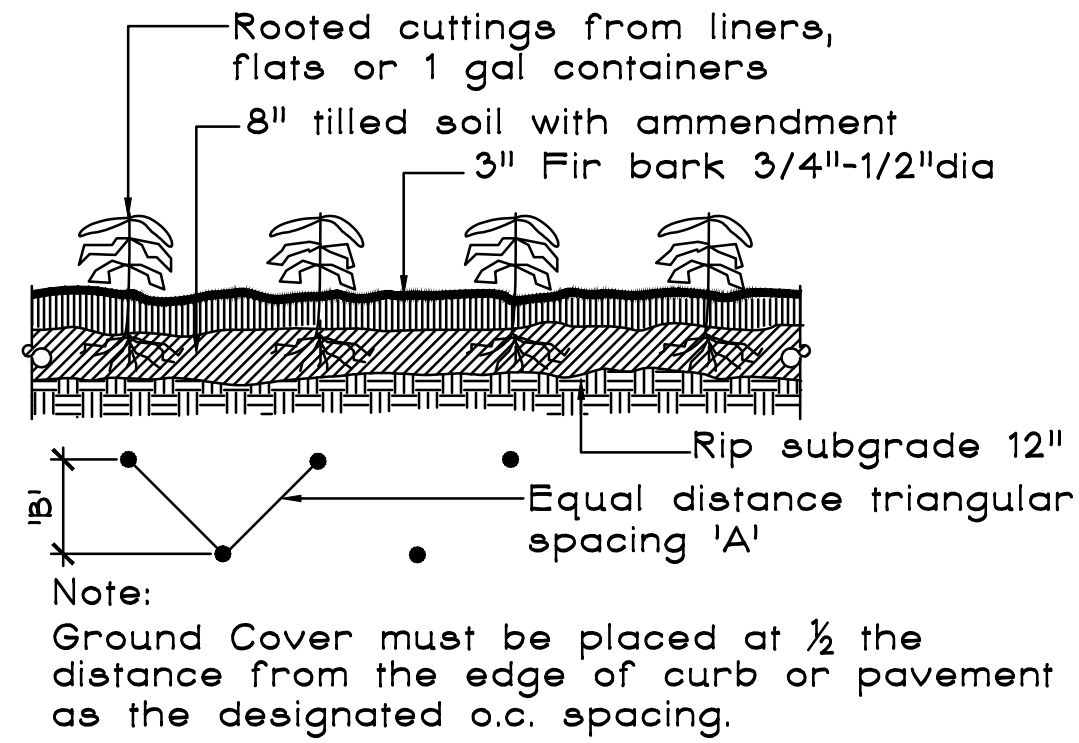
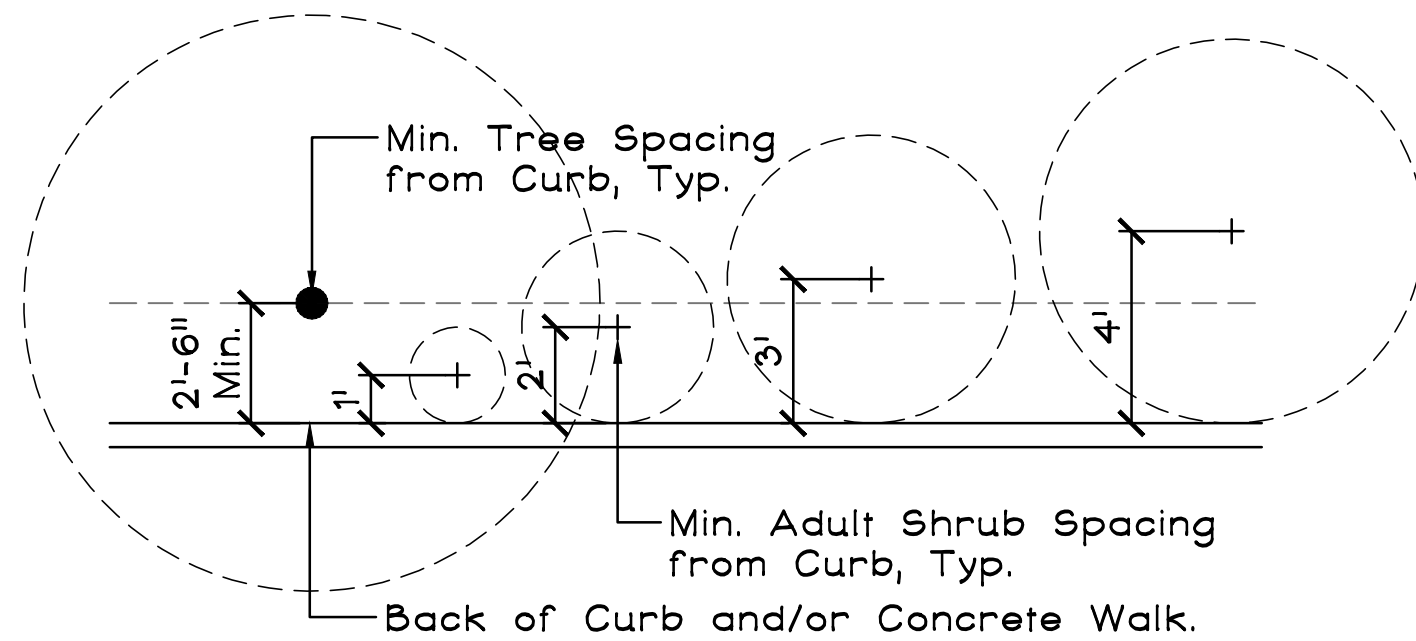


Diagram for use when plants are spaced equidistant from each other as in all ground cover plantings and massed shrub plantings.

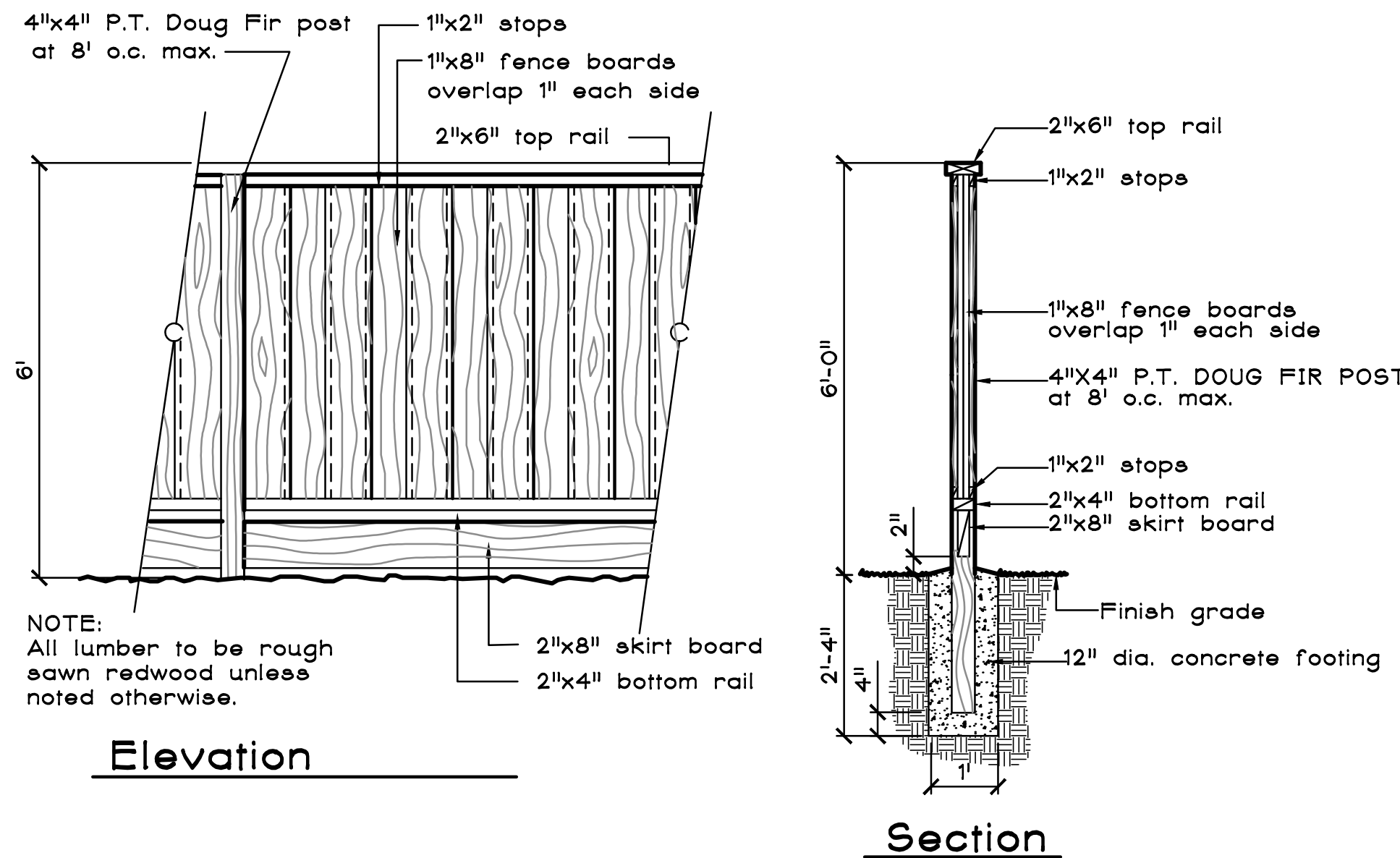
4 Ground Cover Planting

n.t.s.



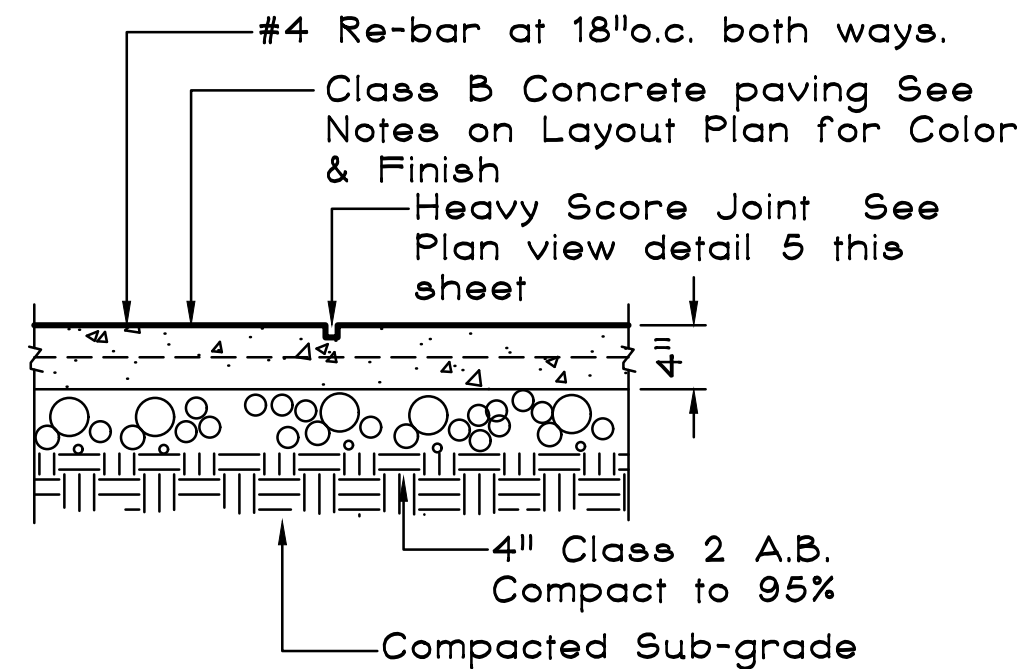
5 Plant Spacing

n.t.s.



6 6' Wood Fence

n.t.s.



7 Concrete Paving

n.t.s.

SECTION 02480 - LANDSCAPE PLANTING

PART 1 GENERAL

1.01 WORK SPECIFIED

- A. Furnish all necessary labor and materials for soil preparation, installation of lawns, ground covers, shrubs and trees in accordance with landscape drawings and as specified herein. Work includes, but is not necessarily limited to, the following:

1. Site preparation including the removal of weeds and rubble.
2. Finish grading.
3. Soil preparation.
4. Installation of plant materials.

1.02 RELATED WORK

- A. Irrigation System – Section 02441
B. Landscape Maintenance – Section 02499

1.03 INSPECTIONS

- A. The Landscape Contractor shall give 48-hours' notice and set appointments for all inspections by the Landscape Architect.
- B. Inspections by the Landscape Architect shall be scheduled for the following operations:
1. Approval of all plant materials.
 2. Preliminary pre-maintenance inspection.
 3. Final inspection.
- C. The preliminary, pre-maintenance inspection shall be called for at the end of all planting operations for the purpose of determining compliance with plans, and specifications, workmanship and clean-up. The Landscape Contractor shall secure written verification of inspection data and any corrections required to work. If all work is acceptable, the maintenance period shall begin. If unacceptable, the Landscape Contractor shall correct the deficiencies and request another inspection.
- D. Final inspection shall be made at the end of the required maintenance period for full approval of the landscape work.

1.04 QUALITY ASSURANCE

- A. All landscape work shall be performed by personnel experienced in the work required and work shall be performed under the direction of a skilled foreman.
- B. Provide plant materials correctly labeled, true to name and variety as established by the "International Code of Botanical Nomenclature" (dated 1972, Utrecht, Netherlands, for the International Association of Plant Taxonomy) and as amended.
- C. Provide trees, shrubs, and other plants complying with the recommendations and requirements of ANSI Z60.1 for type and species required. Provide single stem tree except where special forms are shown or listed.
- D. Provide tree sizes listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required.

1.05 SUBSTITUTIONS

- A. No substitutions of plant materials will be permitted without the written approval of the Landscape Architect.

1.06 SCHEDULE OF WORK

- A. Upon award of the contract a satisfactory work schedule shall be submitted to the Owner and/or Landscape Architect for carrying out the work. No modifications shall be made to this schedule which have not been approved by the Owner.

1.07 ORDINANCES AND REGULATIONS

- A. All local, municipal and state laws and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the Landscape Contractor. Anything contained in the specifications shall not be construed to conflict with any of the above rules and regulations or requirements of same. However, when the specifications and/or drawings call for or describe materials, workmanship, or construction of a better quality, higher standard or larger size, specifications and/or drawings shall take precedence over the requirements of said rules and regulations.

1.08 DELIVERY, STORAGE AND PROTECTION

- A. Plant material shall be delivered to the site in covered carriers to prevent plants from being windblown. Plants stored on site shall be kept moist and maintained in a healthy condition.
- B. Deliver fertilizer in waterproof bags showing weight, chemical analysis and name of manufacturer.
- C. Plants shall be protected upon arrival at the site by being watered thoroughly and properly maintained until planted by covering with wet soil, peat moss, suitable straw mulch material or other approved method.
- D. Plants shall not remain unprotected for a period exceeding 24 hours.
- E. Planting areas and plants shall be protected against trespassing and damage of any kind. If any plants become damaged or injured they shall be treated or replaced at no additional cost to the Owner. No work shall be done within or over planting areas or adjacent to plants without proper safeguards and protection.
- F. Plant materials are subject to inspection and approval, or rejection, on the site at any time by the Landscape Architect for size, variety, condition, latent defects, or injuries. Rejected plant materials shall be immediately removed from the site and replaced.

1.09 WARRANTY

- A. The Landscape Contractor shall provide an 18 month warranty on all plant materials from date of Substantial Completion. Guarantee shall be provided to Owner on Contractors letterhead.
- B. Warrant that all plant materials under this contract will be vigorous, healthy, free from dead or dying branches and branch tips, bearing foliage of normal density and color, and will otherwise comply with these Specifications.
- C. Plant material found dead, or not in a healthy growing condition, shall be replaced. Replacement plant material shall be of same size and species with a new warranty commencing on the date of replacement.

1.10 AS-BUILT DRAWINGS

- A. Prepare "As-Built" drawings which shall show deviations from the bid documents made during construction affecting the planting installation.
- B. The drawings shall be reproducible, reverse mylar-line drawings and shall be drafted by a qualified draftsman.
- C. The drawings shall indicate and show approved substitutions, botanical and common name, size and quantity of material.
- D. The reproducible drawings shall be delivered to the Landscape Architect before final acceptance of the Work.

PART 2 PRODUCTS

2.01 PLANT MATERIALS

- A. Trees, shrubs, vines and ground cover shall be of the size and species indicated on the planting drawings. All plant materials shall be nursery grown container stock of top quality. All plants shall be healthy, well foliated and well rooted, free of pests, insect or disease and properly hardened off. All plants shall be labeled as to species and nursery in which they were grown or purchased.
- B. No trees shall be accepted that will not stand on their own trunks after the nursery stake has been removed.
- C. No pruning shall be done except as directed by the Landscape Architect.
- D. Quantities shall be furnished to complete the Work. Plant legend quantities are for the Landscape Contractor's convenience only.
- E. All plants shall be nursery grown in accordance with good horticultural practices and shall be grown under climatic conditions similar to those in the locality of the project for at least one year.
- F. Plants shall be typical of their species or variety and shall have normal habits of growth. They shall be free of disease, scale, insect pests, eggs, or larvae and defects such as knots, sun-scales, injuries, abrasions or disfigurements, and shall have healthy, well-developed root systems.
- G. Trees shall have straight trunks unless otherwise specified with the leader intact, undamaged, and uncut.
- H. All plants shall conform to the measurements specified in the plant list except that plants larger than specified may be used. Use of such plants shall not increase the contract price.
- I. Container stock shall have grown in the containers in which delivered for at least 3-months, but not over 2-years, and shall in no case be accepted if root bound.
- J. Plants shall not be pruned prior to delivery except upon the special approval of the Landscape Architect.
- K. Ground cover plants and annuals, unless otherwise indicated on the Drawings, shall be well rooted and established in flats, and shall have been hardened off for a minimum period of thirty (30) days before shipping to the Work site.
- L. Certificates of inspection of all plant materials shall be furnished as required by Federal, State or other authorities having jurisdiction.

2.02 FERTILIZER

- A. Granular fertilizer shall be (6-20-20), as manufactured by Sierra Chemical Company, or approved equal.
- B. Planting tablets shall be Agriform slow release planting tablets, 20-10-5, 21-gram tablet size, as manufactured by Sierra Chemical Company, or approved equal.
- C. Fertilizers, unless otherwise specified, shall be delivered in standard size, unopened containers showing weight, analysis, and name of manufacturer. They shall be stored in a weatherproof storage place and in such a manner that the fertilizer will be kept dry and its effectiveness not impaired.

2.03 SOIL AMENDMENTS

- A. Compost shall be nitrified redwood or cedar compost or per the soils report on the Drawings. Submit sample and analysis to the Landscape Architect for approval prior to delivery to the Work site.

2.04 HERBICIDES

- A. All non-turf, excluding seeded or bulb planting, areas shall receive pre-emergent herbicide treatment with a chemical that is approved for use within the State of California and the County in which the work is performed. The selected herbicide(s) shall be labeled for use with the projects plant material. The applicator must adhere to all the label instructions and warnings. Furthermore, the applicator must be licensed to spray, or trained and supervised by a licensed individual in the safe and proper application procedures. The Landscape Contractor assumes all legal responsibilities associated with the chemical's selection and application and must insure that the proper State certification and liability insurance coverage for chemical usage is in place.
- B. Submit a list of selected chemicals to the Landscape Architect for approval and notify of the date and time of anticipated application.

2.05 WOOD CHIP MULCH

- A. The wood chip mulch shall be 1/2"-3/4" Fir bark as manufactured by Sequoia Forest Products, or approved equal.
- B. All areas of exposed soil shall be covered with a minimum of 3-inches of bark as per Detail on the Drawings.
- C. Submit samples to the Landscape Architect for approval prior to delivery to the site.

2.06 PLANT STAKING MATERIALS

- A. Stakes shall be 2" minimum diameter by 10' long, new lodgepole pine tree stakes, pointed at one end and chamfered at the other.
- B. Stakes shall be pressure treated by Wolmanizing with CCA (Chromated Copper Arsenate) Wood Preservative.
- C. Tree ties shall be sturdy rubber tire type, without wire, length as required, as manufactured by Gro Strait Products, or approved equal.
- D. Tree ties shall be attached to stake with galvanized nails.

2.07 PLANTING MIX

- A. planting backfill mix for planting of all trees and shrubs shall consist of the following, per cubic yard:
- 75% clean on-site topsoil
25% compost
2.5# 6-20-20/yd of mix
- B. Planting backfill shall be thoroughly mixed and stockpiled on site for planting operations.

2.08 OTHER MATERIALS

- A. All other materials, not specifically described, but required for a complete and proper planting installation, shall be selected by the Landscape Contractor subject to the approval of the Landscape Architect.

PART 3 INSTALLATION

3.01 GENERAL

- A. Prior to commencing the work in this Section, carefully examine the work of other trades and verify that such work is sufficiently complete so that the planting may be installed in complete accordance with the Drawings and Specifications. In the event of a discrepancy, notify the Landscape Architect and proceed as directed.
- B. Installer must examine the subgrade, verify the elevations, observe the conditions under which the work is to be performed and notify the Landscape Architect of unsatisfactory conditions.
- C. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify the Landscape Architect before planting.
- D. Prior to planting all rough grading shall have been completed to within 6-inches of finished grade.
- E. Water will be supplied by the Owner.

3.02 SITE PREPARATION

- A. Finish grades adjacent to curbs shall be 2" below top of curb. In all shrubbery, ground cover and lawn areas, the finish grades shall be 1 1/2" below adjacent paving.
- B. Finish grade surfaces shall have 1% minimum slopes to drain.

3.03 SOIL PREPARATION

- A. Verify that finish grading has been completed satisfactorily prior to beginning soil preparation.
- B. All areas to be planted shall be cleared of debris and weeds. All planting areas shall be cultivated to a minimum 12" depth in order to make soil loose and friable. Rocks 1 1/2" or larger shall be removed from the site. After initial cultivation, apply the following materials evenly over planting areas:
1. Organic soil amendment – 2 cu yd/1,000 sf
 2. Fertilizer (6-20-20) – 16 lbs/1,000 sf
- C. Thoroughly incorporate these materials into the top 8" of soil.

3.04 TREE AND SHRUB PLANTING

- A. Planting shall not commence until completion of all construction work, grading, soil preparation and sprinkler installation. All container stock shall be spotted on site by the Landscape Contractor in accordance with the Drawings prior to planting. Set out only quantity that can be reasonably planted in one day. Plant pits shall not be excavated until the approval of plant locations by the Landscape Architect.
- B. Planting layout shall be in accordance with the Drawings.
- C. Prepare plant pits in accordance with the Drawings. Backfill partially with the prepared backfill mix and add planting tablets at a rate of:
- 5 tablets per 15-gal plant
3 tablets per 5-gal plant
1 tablet per 1-gal plant
- D. Install plastic deep watering pipes in accordance with the Tree Planting Detail for those trees indicated on the Drawings.
- E. Install a 3" layer of wood chip mulch in the watering basins of all trees and shrubs not in the grass areas as indicated by the planting Details on the Drawings.
- F. All trees shall be securely staked with double stakes, driven vertically 2" into firm ground. Trees shall be fastened in two or more places with rubber tree ties, nailed with galvanized nails in a figure '8' fashion, with room allowed for two years growth. Staking shall be done immediately after planting and trees shall stand plumb after staking.
- G. Trees shall not be planted within 10 feet of water or sewer lines.

3.05 GROUND COVER PLANTING

- A. Prepare soil in accordance with the Specifications.
- B. Rake and fine grade soil to conform with grading requirements.
- C. Water area lightly to moisten the soil prior to planting as necessary to thoroughly soak the soil, but not sufficiently to cause erosion. Water flats and 1-gallon containers of ground cover one (1) hour before planting.
- D. Ground cover shall be planted from rooted flats or 1-gallon containers in conformance with the spacing as called for on the Drawings in evenly spaced rows incorporating staggered or triangular spacing.
- E. Immediately treat all ground cover areas with the pre-emergent herbicide as recommended by the Pest Control Advisor and approved by the Landscape Architect. Apply in accordance with the Advisor's directions.

3.06 CLEAN-UP

- A. During the course of planting operations, excess waste materials shall be removed daily.
- B. When planting in an area that has been completed, area shall be thoroughly cleaned up.
- C. Prior to preliminary acceptance, the entire landscape area shall be cleaned up to the satisfaction of the Landscape Architect and the Owner.
- D. Remove all debris resulting from the work of this section.

END OF SECTION

SECTION 02499 - LANDSCAPE MAINTENANCE

PART 1 GENERAL

1.01 WORK SPECIFIED

- A. The growing and maintenance operations necessary to establish the turf areas, ground cover and all other planted areas, to provide pest and disease control, and to maintain the irrigation system and related construction elements.
- B. Soil Testing: A one-quart sample of the in-place topsoil (taken 20 days after planting) shall be submitted to Sunland Analytical Lab, Inc., Rancho Cordova, California at (916) 852-8557 for fertilizer recommendations. Cost of test shall be paid by the Landscape Contractor.

1.02 RELATED WORK

- A. Irrigation System – Section 02441
B. Landscaping – Section 02480

1.03 DURATION

- A. The maintenance period shall be for a period of 90 calendar days beginning with the approval of the preliminary pre-maintenance inspection.

PART 2 PRODUCTS

2.01 GENERAL

- A. The Landscape Contractor may select to use herbicides or pesticides during planting or maintenance procedures. If this is done, the selection and use of the materials is solely the responsibility of the Landscape Contractor and shall be in accordance with rules of governing agencies.

2.02 MATERIALS

- A. Shrub and Ground Cover Fertilizer: Sunland Analytical Lab, Inc. recommends that 5 pounds of Ammonium Sulfate (21-0-0) be applied per 1,000 square feet every month until plants become established. After established, apply 28-3-4 (or similar preparation) to provide desired growth rate and color.

PART 3 EXECUTION

3.01 GENERAL

- A. The entire site shall be maintained in a proper and orderly fashion. Areas shall be protected from damage, including erosion and trespass. Walks, paved areas, structures and equipment shall be maintained in good repair and kept free of debris.

3.02 IRRIGATION SYSTEM

- A. Piping, equipment and appurtenances shall be adjusted, cleaned and maintain in proper working order. Defects shall be corrected and damaged, faulty or missing materials and equipment shall be repaired or replaced at the Landscape Contractors expense.
- B. IMPORTANT: It is the Landscape Contractor's responsibility to determine water application rates and controller cycling. The Landscape Contractor will instruct the Landscape Maintenance Contractor (if Maintenance Contractor is a Subcontractor) on the operation and programming of the controller.
- C. Irrigation scheduling, shall be the responsibility of the Landscape Contractor.
- Whenever possible, landscape irrigation shall be scheduled between 2:00 A.M. and 10:00 A.M. to avoid irrigation during times of high winds or high temperature.

3.04 SHRUB, TREES AND GROUND COVER

- A. Areas shall be maintained in a moist condition for the duration of the maintenance period.
- B. Areas shall be kept weed free.
- C. Plant material indicating weakness or probability of dying shall be replaced with similar material by the Landscape Contractor at his own expense.
- D. Tree stakes or straps which for any reason are damaged or rendered inadequate for support shall be repaired or replaced by the Landscape Contractor at his expense.
- E. Constant diligence shall be maintained for the advent of disease, insects, and infestations and proper preventative or control measures taken.
- F. Fertilize each tree and shrub with commercial fertilizer at the end of 90-days as follows:
1. 15 gallon size – 1 pint
 2. 5 gallon size – 1/2 pint
 3. 1 gallon size – 1/4 pint
- G. Fertilize ground cover and shrub areas with commercial fertilizer every 30-days as recommended.

3.05 PAVED AREAS AND CLEANUP

- A. All walks and paved areas shall be kept clear of debris, mud, sand or standing water by sweeping or hosing down as required to maintain cleanliness throughout. Remove all debris resulting from the work of this section.

3.06 MAINTENANCE WALK-THROUGH

- A. Upon initiation of the landscape maintenance period, a schedule shall be established for one maintenance walk-through per month with the Owner and/or the Owner's representative. Landscape Contractor shall coordinate his work schedule with the Owner and/or Owner's representative.

3.07 FINAL ACCEPTANCE

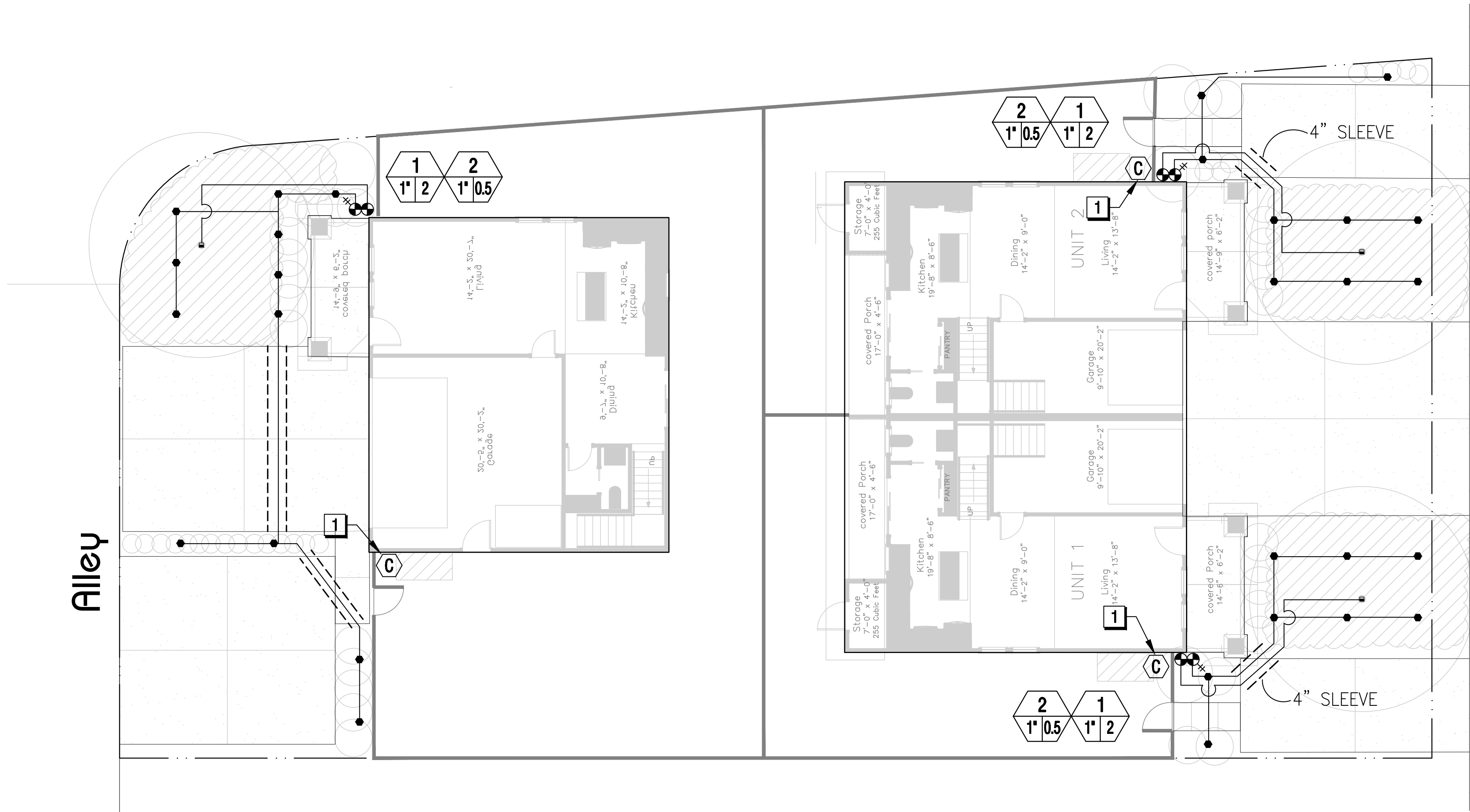
- A. General: Work of this section will be accepted when all work has been completed, including maintenance period but not including replacement of plants under Warranty. Before requesting observation for Final Acceptance, submit the following:
1. Record Planting Plan
 2. Supplier invoices and delivery slips for all materials installed.
 3. Maintenance Schedule
 4. Notify Owner's Representative before Final Acceptance observation of conditions which impede plant establishment and growth.
- B. Deficiencies noted during maintenance period observation which have not been corrected will terminate the Final Acceptance observation and extend the maintenance period by 30 days. Costs associated with additional site observations required as a result of Contractor's failure to correct deficiencies shall be born by the Contractor

END OF SECTION

ABBREVIATIONS:

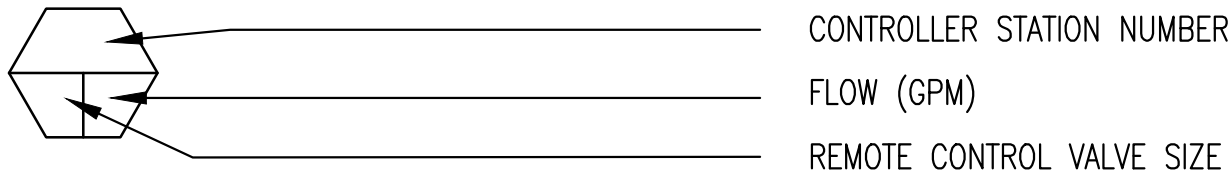
AV AIR VALVE
CI CAST IRON
CU COPPER
DEG DEGREES
DI DUCTILE IRON
DIA DIAMETER
ECV EMITTER CONTROL VALVE
EFF EFFICIENCY
ETWU ESTIMATED TOTAL WATER USE
ETOT EVAPOTRANSPIRATION
(E) EXISTING
FT FEET
FIPT FEMALE IRON PIPE THREAD
FPS FEET PER SECOND
(F) FUTURE
FS FLOW SENSOR
FV FLUSH VALVE
GI GALVANIZED IRON
GV GATE VALVE
GPH GALLONS PER HOUR
GPM GALLONS PER MINUTE
ID INTERNAL DIAMETER
IN INCHES
IRR IRRIGATION
MAWA MAXIMUM APPLIED WATER ALLOWANCE
MAX MAXIMUM
MCV MASTER CONTROL VALVE
MV MASTER VALVE
MIN MINIMUM
MIPT MALE IRON PIPE THREAD
MPR MATCHED PRECIPITATION RATE
MWELO MODEL WATER EFFICIENT LANDSCAPE ORDINANCE
(N) NEW
NIC NOT IN CONTRACT
NTS NOT TO SCALE
OD OUTSIDE DIAMETER
PE POLYETHYLENE
POC POINT OF CONNECTION
PRECIP PRECIPITATION
PRV PRESSURE REDUCING VALVE
PVBA PRESSURE VACUUM BREAKER ASSEMBLY
PSI POUNDS PER SQUARE INCH
PVC POLYVINYLCHLORIDE
PW POTABLE WATER
QTY QUANTITY
QCV QUICK COUPLING VALVE
RCV REMOTE CONTROL VALVE
RPBA REDUCED PRESSURE BACKFLOW ASSEMBLY
RW RECYCLED WATER
SCH SCHEDULE
SF SQUARE FOOT OR FEET
SQ SQUARE
SS STAINLESS STEEL
STD STANDARD
TBD TO BE DETERMINED
TBE THREADED BOTH ENDS
TOE THREADED ONE END
TYP TYPICAL
UON UNLESS OTHERWISE NOTED
UPC UNIFORM PLUMBING CODE
UV ULTRAVIOLET
UVR ULTRAVIOLET RESISTANT
VAC VOLTS-ALTERNATING CURRENT
WM WATER METER

Alley



IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	MFR.	PSI	GPM	RADIUS MIN.-MAX. (FEET)	PRECIP. RATE (IN/HR)
EMITTERS TO SHRUBS						
●	XBD-81 (TO SHRUBS)	RAIN BIRD	30	1 GPH/OUTLET	DRIP	1 GPH
TREE ROOT WATERING SYSTEM (2 PER TREE)						
■	[RWS-B-C-1401]+[RWS-SOCK]	RAIN BIRD	30	0.25	N/A	0.5 GPM
VALVES						
⊞	[ICV-101G-FS]+[HC-075-FLOW]	HUNTER 1" MASTER CONTROL VALVE, NORMALLY CLOSED, HUNTER 3/4" FLOW METER (SUB-METER)/SENSOR				
⊞	PGV-075-ASV	HUNTER 1" ANTI-SIPHON REMOTE CONTROL VALVE FOR BUBBLER ZONES.				
⊞ ^{AK}	ACZ-075	HUNTER 1" ANTI-SIPHON REMOTE CONTROL VALVE WITH FILTER AND 40 PSI PRESSURE REGULATION FOR EMITTER ZONES. GPM RATING = 0.5-15 GPM; 30-900 GPH.				
⊞ ^{AK}	78-136-01 (1-1/4")	APOLLO BALL VALVE (PLACE IN THE OPEN POSITION)				
CONTROLLER						
⬡	[PHC-600]+[WR-CLIK]	HUNTER "PHC" 12 STATION EXTERIOR WALL MOUNT CONTROLLER, WI-FI ENABLED, HUNTER RAIN CLIK, AND HUNTER HC-PLAN-HOME HYRAWISE SOFTWARE (FREE) WITH WEATHER STATION CONNECTION.				



SLEEVES AND PIPE

---	MAIN LINE: 1-1/4 INCH DIA., 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC PLASTIC SOLVENT WELDED FITTINGS. 18 INCH SOIL COVER, 18 INCH UNDER PAVEMENT.
---	LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC PLASTIC SOLVENT WELDED FITTINGS. 12 INCH SOIL COVER, 18 INCH UNDER PAVEMENT. SIZE 1 INCH UNLESS OTHERWISE NOTED.
---	SLEEVE: 1120-SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE EQUAL TO PIPE DEPTH OF COVER. SIZE 2 INCH UNLESS OTHERWISE NOTED.



JDE
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EMAIL: JDE@EDDYASSOCIATES.COM
PLANNING-DESIGN-MANAGEMENT
JDE PROJECT NO: 18002

SHEET NOTES

- 1 IRRIGATION CONTROLLER, TYPICAL FOR ALL RESIDENCES (HOMEOWNER MAINTAINED; EXTERIOR WALL MOUNT):
- IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL:
1. THE CONTROLLER, WALL MOUNTED TO EXTERIOR RESIDENCE WALL AS DIRECTED BY GENERAL CONTRACTOR AND DEVELOPER.
 2. THE 120 VAC ELECTRICAL CONNECTIONS TO THE CONTROLLER TERMINALS.
 3. THE ET SENSOR.
 4. LAMINATED IRRIGATION PLANS AND SCHEDULES AS THE SPECIFICATIONS INDICATE.
 5. GROUNDING OF CONTROLLER.
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BARIC LLC
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Irrigation Plan

date: 01.18.2018
scale: 1/8"=1'-0"

drawn by: ST/JE
job no: 18.001

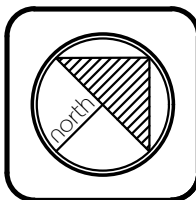
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Lot #6



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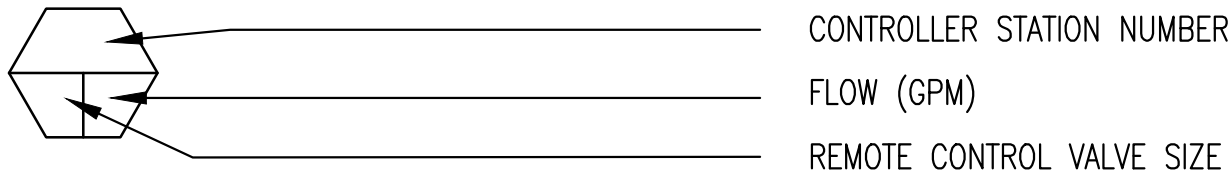
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Alley



IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	MFR.	PSI	GPM	RADIUS MIN.-MAX. (FEET)	PRECIP. RATE (IN/HR)
EMITTERS TO SHRUBS						
●	XBD-81 (TO SHRUBS)	RAIN BIRD	30	1 GPH/OUTLET	DRIP	1 GPH
TREE ROOT WATERING SYSTEM (2 PER TREE)						
■	[RWS-B-C-1401]+[RWS-SOCK]	RAIN BIRD	30	0.25	N/A	0.5 GPM
VALVES						
⊞	[ICV-101G-FS]+[HC-075-FLOW]	HUNTER 1" MASTER CONTROL VALVE, NORMALLY CLOSED, HUNTER 3/4" FLOW METER (SUB-METER)/SENSOR				
⊞	PGV-075-ASV	HUNTER 1" ANTI-SIPHON REMOTE CONTROL VALVE FOR BUBBLER ZONES.				
⊞ ^{AK}	ACZ-075	HUNTER 1" ANTI-SIPHON REMOTE CONTROL VALVE WITH FILTER AND 40 PSI PRESSURE REGULATION FOR EMITTER ZONES. GPM RATING = 0.5-15 GPM; 30-900 GPH.				
⊞	78-136-01 (1-1/4")	APOLLO BALL VALVE (PLACE IN THE OPEN POSITION)				
CONTROLLER						
⬡	[PHC-600]+[WR-CLIK]	HUNTER "PHC" 12 STATION EXTERIOR WALL MOUNT CONTROLLER, WI-FI ENABLED, HUNTER RAIN CLIK, AND HUNTER HC-PLAN-HOME HYRAWISE SOFTWARE (FREE) WITH WEATHER STATION CONNECTION.				



SLEEVES AND PIPE

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JDE PROJECT NO: 18002

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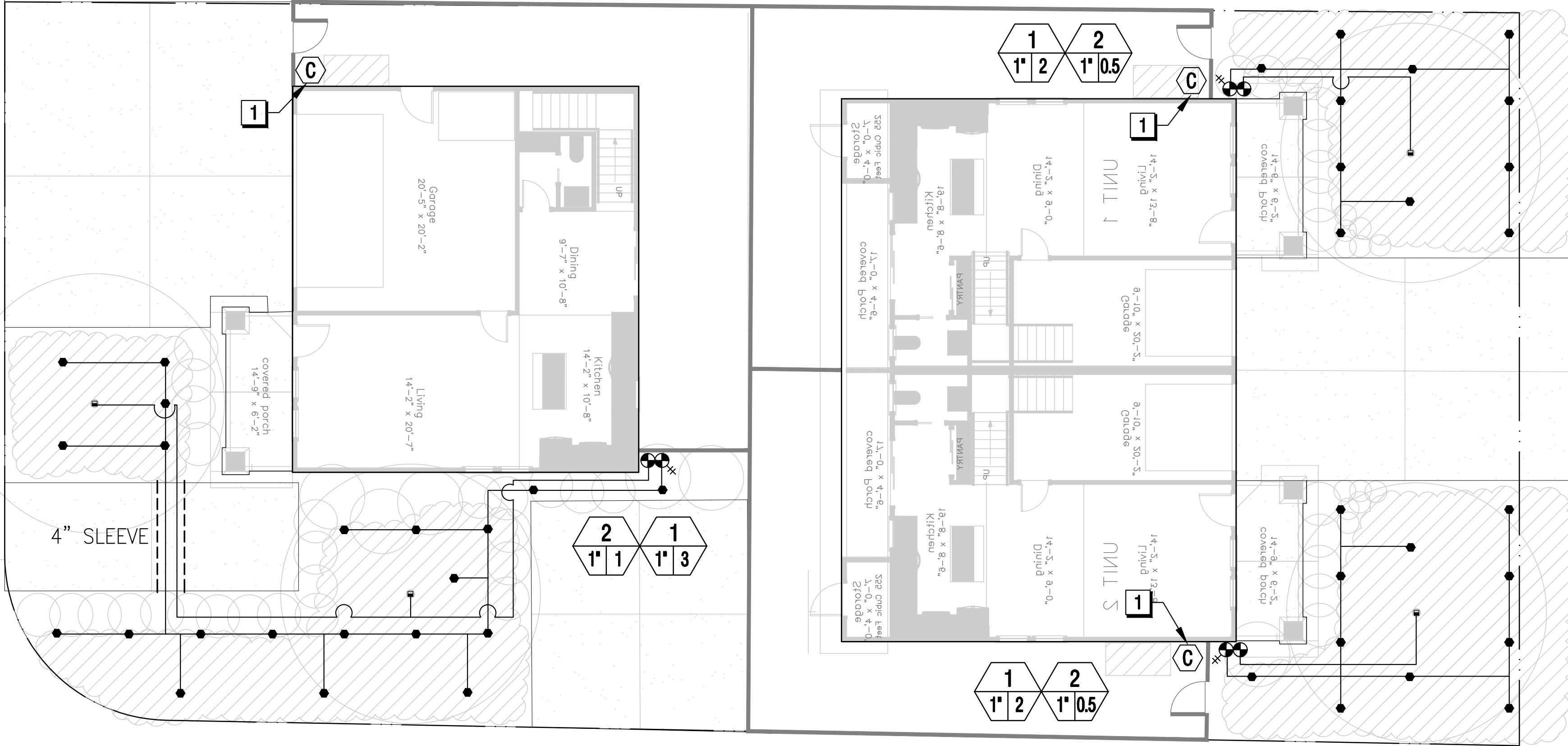
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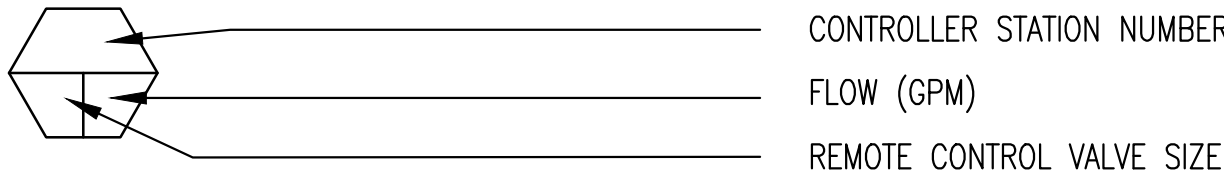
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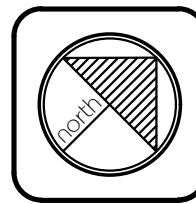
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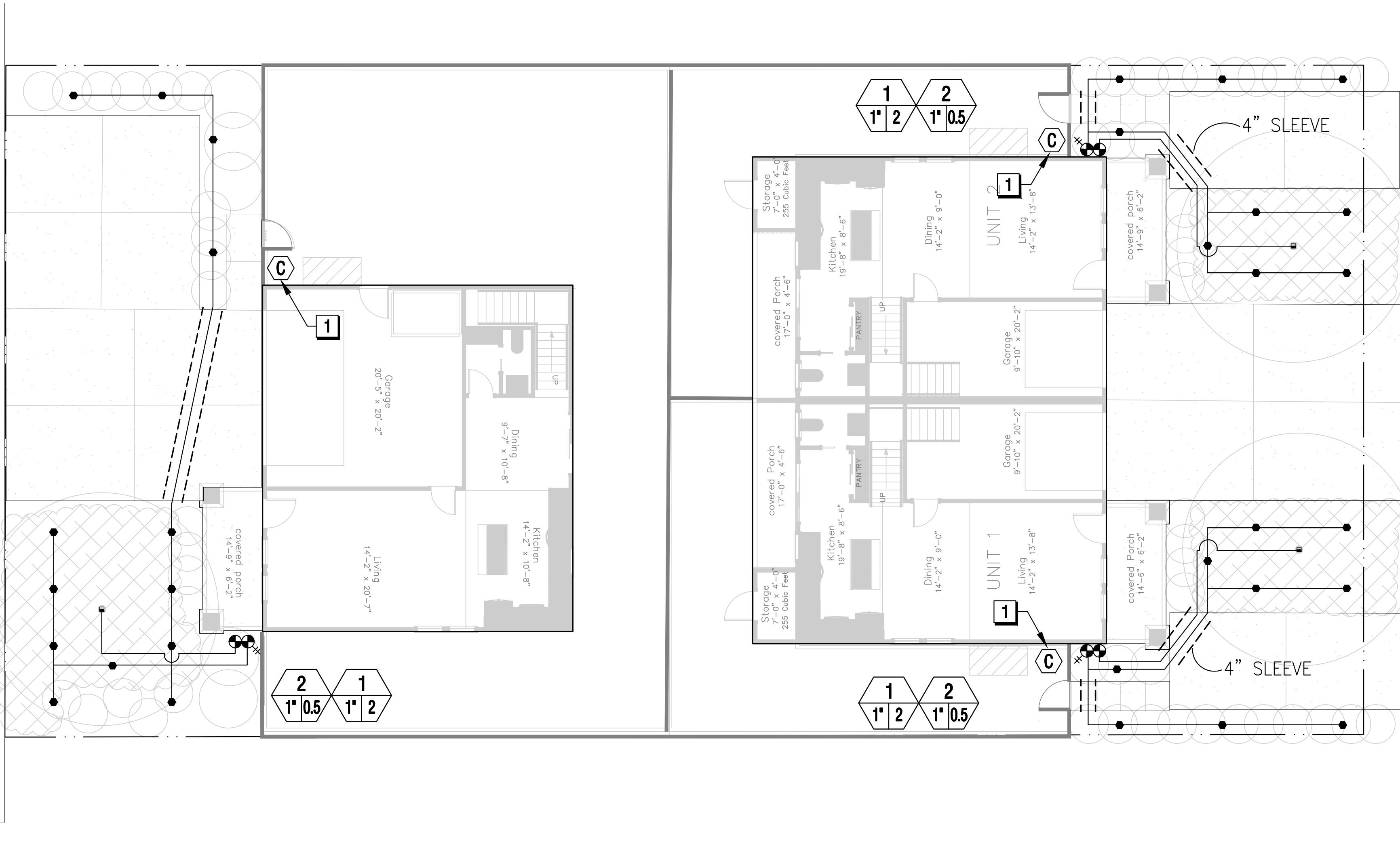
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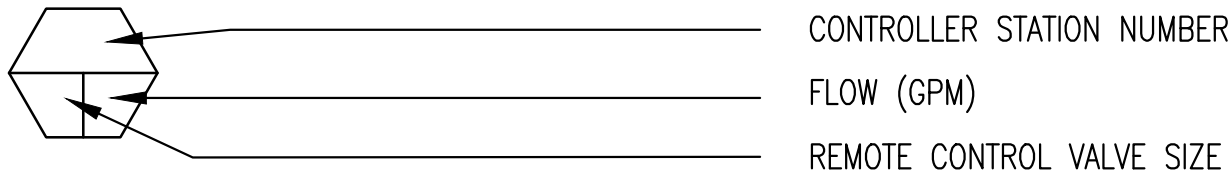
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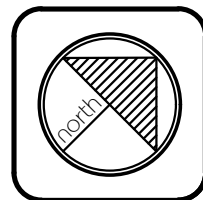
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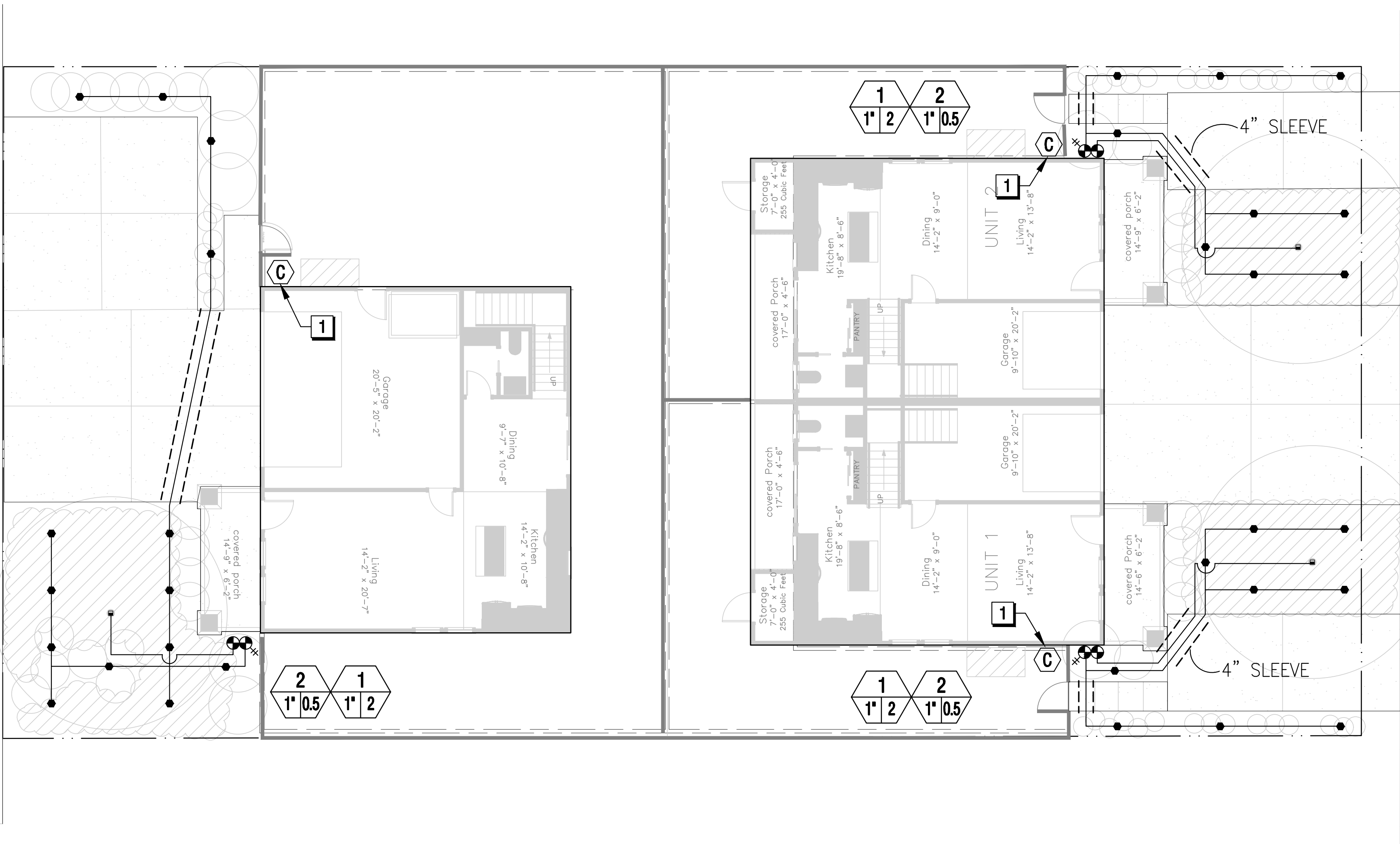
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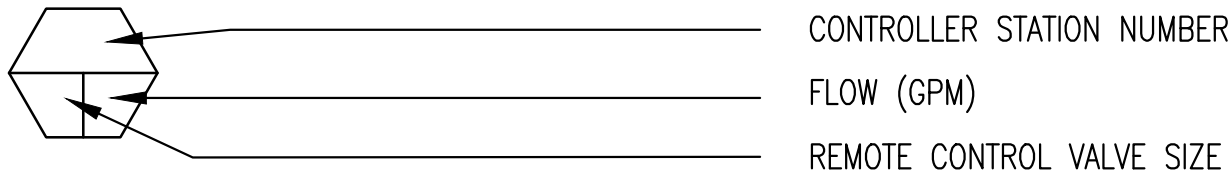
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---	SLEEVE: 1120-SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE EQUAL TO PIPE DEPTH OF COVER. SIZE 2 INCH UNLESS OTHERWISE NOTED.



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SHEET NOTES

- 1 IRRIGATION CONTROLLER, TYPICAL FOR ALL RESIDENCES (HOMEOWNER MAINTAINED; EXTERIOR WALL MOUNT):
- IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL:
1. THE CONTROLLER, WALL MOUNTED TO EXTERIOR RESIDENCE WALL AS DIRECTED BY GENERAL CONTRACTOR AND DEVELOPER.
 2. THE 120 VAC ELECTRICAL CONNECTIONS TO THE CONTROLLER TERMINALS.
 3. THE ET SENSOR.
 4. LAMINATED IRRIGATION PLANS AND SCHEDULES AS THE SPECIFICATIONS INDICATE.
 5. GROUNDING OF CONTROLLER.
- ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL:
1. THE 120 VAC/15 AMP SERVICE (1 AMP DEMAND) ELECTRICAL SERVICE TO CONTROLLER LOCATION PER NEC.
 2. THE RIGID STEEL ELECTRICAL CONDUIT, PULL BOXES AND SWEEP ELLS FROM ELECTRICAL SOURCE TO CONTROLLER LOCATION. WIRE TYPE IN CONDUIT SHALL MATCH THE BUILDING ELECTRICAL SPECIFICATIONS.

CONSTRUCTION NOTE

REFER TO CONSTRUCTION DETAIL 1, "TYPICAL RESIDENCE POINT OF CONNECTION DETAIL", SHEET 1.6 FOR IRRIGATION CONSTRUCTION OF POC, MAIN LINE ROUTE, MASTER VALVE, FLOW METER, AND REMOTE CONTROL VALVES AT EACH RESIDENCE.

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BARIC LLC
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Irrigation Plan

drawn by: ST/JE

date: 01.18.2018

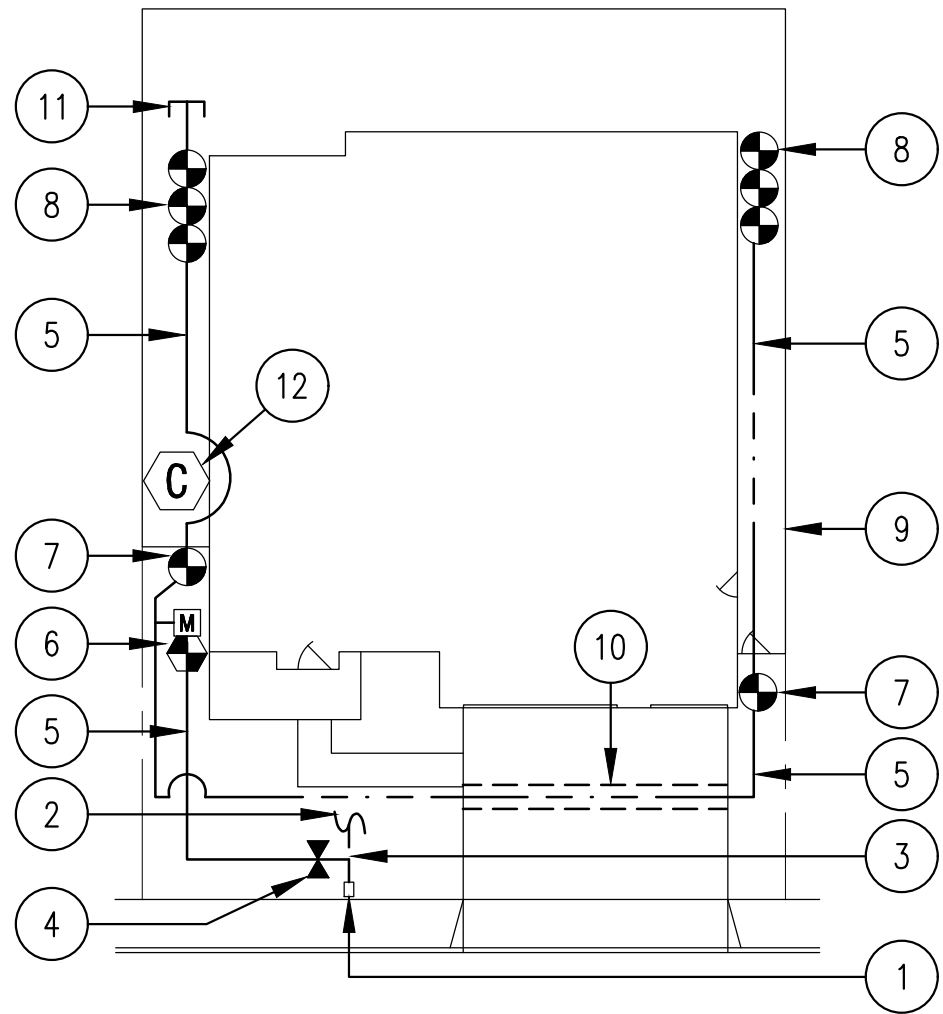
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of 9 sheets



ITEM LIST AND INSTALLATION NOTES:

1. DOMESTIC WATER METER FOR RESIDENCE
2. DOMESTIC WATER LINE TO HOUSE
3. COORDINATE AND INSTALL A 1-1/4" X LINE SIZE X LINE SIZE PVC SCH. 40 TEE ON PVC PIPE OR TYPE "K" COPPER ON COPPER PIPE IN DOMESTIC WATER LINE 12" MIN. DOWNSTREAM OF WATER METER. IRRIGATION MAIN LINE POINT OF CONNECTION IS AT "T" (1-1/4" SIZE UNLESS INDICATED OTHERWISE)
4. ISOLATION BALL VALVE, 1-1/4"
5. 1-1/4" PVC MAIN LINE (UNLESS OTHERWISE NOTED ON PLAN)
6. MASTER VALVE & FLOW METER: LOCATE ON THE SIDE OF HOUSE, OUT OF VIEW, AND AWAY FROM FRONT PATIO OR DOORS.
7. LOCATE FRONT YARD VALVES AT CORNER OF HOUSE IN FRONT OF FENCE UNLESS INDICATED OTHERWISE
8. LOCATE REAR YARD VALVES AT CORNER OF HOUSE (WHERE SPECIFIED)
9. FENCE AND/OR PROPERTY LINE
10. SLEEVE UNDER DRIVEWAY FOR MAIN LINE AND LOW VOLTAGE WIRE. SIZE 2 TIMES LARGER THAN THE MAIN LINE OUTSIDE DIAMETER.
11. CAP MAIN LINE IN REAR YARD FOR FUTURE EXPANSION. STUB CONTROL WIRE FOR ALL REMAINING OPEN CONTROLLER STATIONS AND ONE COMMON GROUND WIRE.
12. CONTROLLER

1 TYPICAL RESIDENCE POINT OF CONNECTION DETAIL

NOT TO SCALE

IRRIGATION INSTALLATION NOTES

1. PROVIDE INSTALLATION BY PERSONS FAMILIAR WITH IRRIGATION WORK AND UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.
2. OBTAIN THE PERMITS REQUIRED AND PROVIDE LABOR AND MATERIALS NECESSARY TO FULLY COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS.
3. LOCATE AND PROTECT NEW AND EXISTING UTILITIES PRIOR TO EXCAVATION.
4. DO NOT DAMAGE EXISTING UTILITIES, PAVING OR STRUCTURES. PROVIDE THE NECESSARY REPAIRS AT NO ADDITIONAL COST TO THE DEVELOPER.
5. REMOVE DEBRIS AND ACCUMULATION OF DEBRIS AS A RESULT OF IRRIGATION CONSTRUCTION FROM THE SITE AND LEAVE AREA IN A CLEAN CONDITION ACCEPTABLE TO THE DEVELOPER.
6. MAINTAIN SITE FOR SPECIFIED CALENDAR DAYS FOLLOWING ACCEPTANCE OF THE WORK BY THE DEVELOPER AND MAKE CORRECTIONS OR REPAIRS TO THE IRRIGATION AS DIRECTED BY THE OWNER'S REPRESENTATIVE AT THE COMPLETION OF THE MAINTENANCE PERIOD. REFER TO LANDSCAPE SPECIFICATION FOR CALENDAR DAYS OF MAINTENANCE PERIOD.
7. THE DRAWINGS ARE DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVING IS FOR CLARITY ONLY – INSTALL IN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED ARE NOT INDICATED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS GRADE DIFFERENCES OR AREA DIFFERENCES WHICH MAY HAVE NOT BEEN CONSIDERED IN THE ENGINEERING. WHERE FIELD CHANGES EXIST, COORDINATE THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AS PER THE CONTRACT SPECIFICATIONS. COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT, OR SLEEVES OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC. BEFORE CONSTRUCTION. ASSUME FULL RESPONSIBILITY FOR REQUIRED REVISIONS IF THESE NOTIFICATIONS ARE NOT PERFORMED.
8. THE INTENT OF THIS IRRIGATION SYSTEM DESIGN IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
9. PROGRAM THE CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. MAKE ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE AND WIND EXPOSURES.
10. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION AT RESIDENCE EXTERIOR WALL TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL OUTLET TO CONTROLLER PER NEC CODE AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
11. INSTALL NEW BATTERIES IN CONTROLLER TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE, AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS. NOTE: SOME CONTROLLERS WILL NOT REQUIRE ANY ALKALINE BATTERY BACKUP.
12. IRRIGATION CONTROL WIRES: SOLID STRAND COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE AWG-UF #14-1. COMMON GROUND WIRE: WHITE INSULATING JACKET. CONTROL WIRE: INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES: MADE WITH 3M-DBY SEAL PACKS.
13. INSTALL ONE SPARE WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX. WEATHERPROOF UNUSED WIRE ENDS.
14. SPLICING OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING OF WIRES IS NOT REQUIRED INSIDE SLEEVES.
15. PLASTIC VALVE BOXES ARE TO BE GREEN IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. DO NOT SAWCUT FOR ANY REASON.
16. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC., SEE BOX INSTALLATION DETAIL.
17. VALVE LOCATIONS ON DRAWINGS ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS.
18. FLUSH AND ADJUST EMITTER HEADS FOR EFFICIENT PERFORMANCE. PREVENT WATER ON THE WALKS AND PAVEMENT.
19. IRRIGATION HEAD LAYOUT AND PIPING AS SHOWN ON THE DRAWINGS IS INDICATIVE OF THE WORK TO BE INSTALLED. IRRIGATION HEADS, AND PIPING AT CERTAIN LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO PREVENT HARM TO TREE ROOTS AND INTERFERENCE OF TREES TO THE CONSTRUCTION.
20. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE DRAWING. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWING AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
21. IRRIGATION DEMAND: 2 MAXIMUM GPM (INTERMITTENT FLOW) AT A MINIMUM OF 55-60 AVERAGE STATIC PSI. CONTRACTOR SHALL VERIFY THE STATIC PRESSURE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY VARIANCE TO THE STATED STATIC PRESSURE. DESIGN ADJUSTMENTS MAY BE REQUIRED TO PROVIDE THE PROPER WORKING PRESSURE.
22. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL AND FOR REFERENCE ONLY. AS FIELD CHANGES IN THE LAYOUT OCCUR DURING STAKING AND CONSTRUCTION ADJUST THE SIZE ACCORDINGLY. DO NOT EXCEED 5 FPS.
23. PIPE THREAD SEALANT COMPOUND: PERMATEX 51 OR RECTOR SEAL T+2.

BUBBLER IRRIGATION @ TREES – LOW WATER USE

MANUFACTURER: RAIN BIRD							TREE CANOPY(SQ.FT.): 19.6								
MODEL: 1401							SPECIES FACTOR(Kc): 0.25								
PSI: 30							MICROCLIMATE FACTOR(Kmc): 1								
GPM OF BUBBLER: 0.25							DENSITY FACTOR(Kd): 1								
NO. OF BUBBLERS: 2							IRRIGATION EFFICIENCY: 0.81								
GPM OF ALL BUBBLER(S): 0.5							SOIL INFILTRATION RATE(INCHES): 0.2								
TREE CANOPY(FT.): 5							YEAR 2 REDUCTION AMOUNT(%): 10								
		MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
ADJUSTED ETO/MONTH(INCHES)			1.0	1.5	2.8	4.1	5.6	6.4	7.4	6.4	5.0	3.2	1.3	0.7	45.4
ADJUSTED ETO/WEEK(INCHES)			0.2	0.3	0.6	0.9	1.3	1.4	1.7	1.4	1.1	0.7	0.3	0.2	
MINUTES PER WEEK		YEAR 1	2	3	5	8	10	11	13	11	9	6	3	2	
		YEAR 2	2	3	5	8	9	10	12	10	9	6	3	2	
DAYS PER WEEK		YEAR 1	1		2	2	3	3	3	3	3	3	2	1	
		YEAR 2	1	1	2	2	3	3	3	3	3	3	2	1	
MINUTES OF WATER PER DAY		YEAR 1	2	3	3	4	4	4	5	4	3	2	2	2	
		YEAR 2	2	3	3	4	4	4	5	4	3	2	2	2	
CYCLES PER DAY TO MEET SOIL INFILTRATION RATE		YEAR 1	2	2	2	3	3	3	3	3	2	2	1	1	
		YEAR 2	2	2	2	3	3	3	3	3	2	2	1	1	
MAX. RUN TIME (MINUTES) PER CYCLE		YEAR 1	1	2	2	2	2	2	2	2	2	1	2	2	
		YEAR 2	1	2	2	2	2	2	2	2	2	1	2	2	

BUBBLER IRRIGATION @ TREES – MEDIUM WATER USE

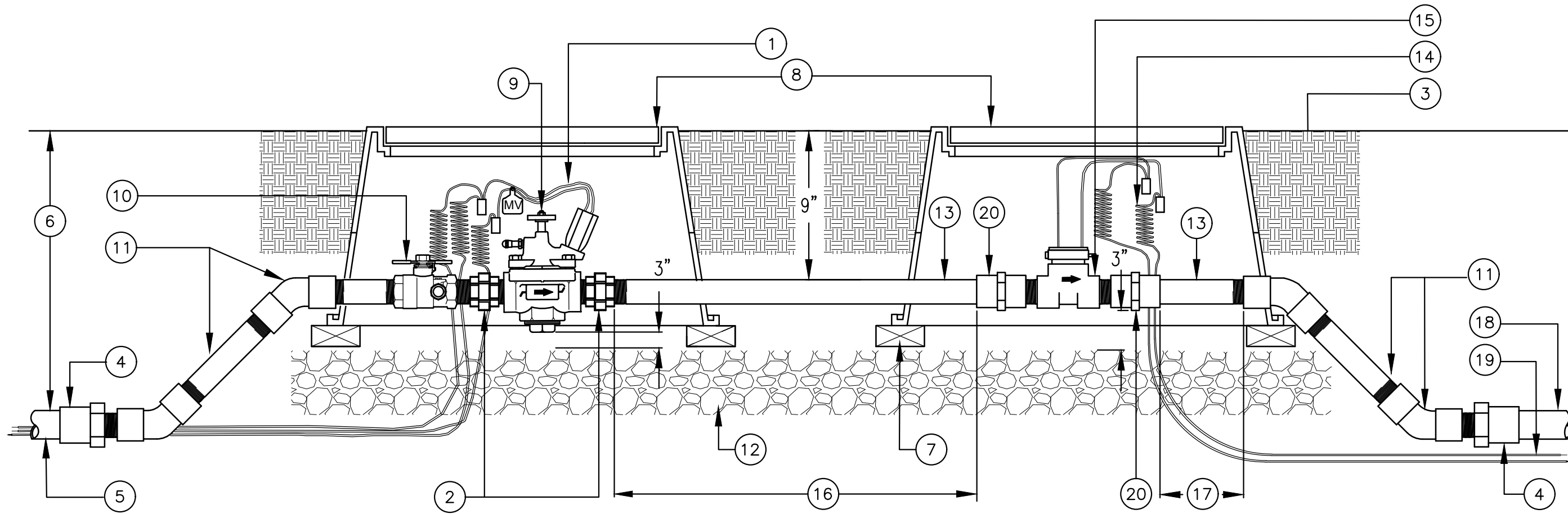
MANUFACTURER: RAIN BIRD							TREE CANOPY(SQ.FT.): 19.6							
MODEL: 1401							SPECIES FACTOR(Kc): 0.5							
PSI: 30							MICROCLIMATE FACTOR(Kmc): 1							
GPM OF BUBBLER: 0.25							DENSITY FACTOR(Kd): 1							
NO. OF BUBBLERS: 2							IRRIGATION EFFICIENCY: 0.81							
GPM OF ALL BUBBLER(S): 0.5							SOIL INFILTRATION RATE(INCHES): 0.2							
TREE CANOPY(FT.): 5							YEAR 2 REDUCTION AMOUNT(%): 10							
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
ADJUSTED ETO/MONTH(INCHES)		1.0	1.5	2.8	4.1	5.6	6.4	7.4	6.4	5.0	3.2	1.3	0.7	45.4
ADJUSTED ETO/WEEK(INCHES)		0.2	0.3	0.6	0.9	1.3	1.4	1.7	1.4	1.1	0.7	0.3	0.2	
MINUTES PER WEEK	YEAR 1	4	6	10	15	20	22	26	22	18	11	5	3	
	YEAR 2	4	6	9	14	18	20	24	20	17	10	5	3	
DAYS PER WEEK	YEAR 1	1	1	2	2	3	3	3	3	3	3	2	1	
	YEAR 2	1	1	2	2	3	3	3	3	3	3	2	1	
MINUTES OF WATER PER DAY	YEAR 1	4	6	5	8	7	8	9	8	6	4	3	3	
	YEAR 2	4	6	5	8	7	8	9	8	6	4	3	3	
CYCLES PER DAY TO MEET SOIL INFILTRATION RATE	YEAR 1	2	2	2	3	3	3	3	3	2	2	1	1	
	YEAR 2	2	2	2	3	3	3	3	3	2	2	1	1	
MAX. RUN TIME (MINUTES) PER CYCLE	YEAR 1	2	3	3	3	3	3	3	3	2	3	3		
	YEAR 2	2	3	3	3	3	3	3	3	3	2	3	3	

MULTI-OUTLET EMITTER IRRIGATION – SHRUB – LOW WATER USE

MANUFACTURER: RAIN BIRD					TOTAL NUMBER OF EMITTER OUTLETS AT PLANT: 1											
MODEL: XBD					TOTAL GPM OF EMITTER(S): 0.02											
PSI: 30					MICROCLIMATE FACTOR(K _{mc}): 1											
GPH PER OUTLET: 1					DENSITY FACTOR(K _d): 1											
PLANT CANOPY(FT.): 2.5					IRRIGATION EFFICIENCY: 0.81											
PLANT CANOPY(SQ.FT.): 4.9					SOIL INFILTRATION RATE(INCHES): 0.2											
SPECIES FACTOR(K _c): 0.25					YEAR 2 REDUCTION AMOUNT(%): 10											
		MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL	
ADJUSTED ETO/MONTH(INCHES)			1.0	1.5	2.8	4.1	5.6	6.4	7.4	6.4	5.0	3.2	1.3	0.7	45.4	
ADJUSTED ETO/WEEK(INCHES)			0.2	0.3	0.6	0.9	1.3	1.4	1.7	1.4	1.1	0.7	0.3	0.2		
MINUTES PER WEEK		YEAR 1	13	20	36	53	72	83	95	83	65	42	17	9		
		YEAR 2	12	18	33	48	65	75	86	75	59	38	16	9		
DAYS PER WEEK		YEAR 1	1	1	2	2	4	4	4	4	4	3	2	1		
		YEAR 2	1	1	2	2	4	4	4	4	4	3	2	1		
MINUTES OF WATER PER DAY		YEAR 1	13	20	18	27	18	21	24	21	17	14	9	9		
		YEAR 2	12	18	17	25	17	19	22	19	16	13	9	9		
CYCLES PER DAY TO MEET SOIL INFILTRATION RATE		YEAR 1	2	2	2	3	2	2	3	2	2	2	1	1		
		YEAR 2	2	2	2	3	2	2	3	2	2	2	1	1		
MAX. RUN TIME (MINUTES) PER CYCLE		YEAR 1	7	10	9	9	9	11	8	11	9	7	9	9		
		YEAR 2	6	9	9	9	9	10	8	10	8	7	9	9		

MULTI-OUTLET EMITTER IRRIGATION – SHRUB – MEDIUM WATER USE

MANUFACTURER:RAIN BIRD					TOTAL NUMBER OF EMITTER OUTLETS AT PLANT: 1											
MODEL: XBD					TOTAL GPM OF EMITTER(S): 0.02											
PSI: 30					MICROCLIMATE FACTOR(Kmc): 1											
GPH PER OUTLET: 1					DENSITY FACTOR(Kd): 1											
PLANT CANOPY(FT.): 2.5					IRRIGATION EFFICIENCY: 0.81											
PLANT CANOPY(SQ.FT.): 4.9					SOIL INFILTRATION RATE(INCHES): 0.2											
SPECIES FACTOR(Kc): 0.5					YEAR 2 REDUCTION AMOUNT(%): 10											
		MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL	
ADJUSTED ETO/MONTH(INCHES)			1.0	1.5	2.8	4.1	5.6	6.4	7.4	6.4	5.0	3.2	1.3	0.7	45.4	
ADJUSTED ETO/WEEK(INCHES)			0.2	0.3	0.6	0.9	1.3	1.4	1.7	1.4	1.1	0.7	0.3	0.2		
MINUTES PER WEEK		YEAR 1	26	39	72	106	144	165	190	165	129	83	34	18		
		YEAR 2	24	36	65	96	130	149	171	149	117	75	31	17		
DAYS PER WEEK		YEAR 1	1	1	2	2	4	4	4	4	4	3	2	1		
		YEAR 2	1	1	2	2	4	4	4	4	4	3	2	1		
MINUTES OF WATER PER DAY		YEAR 1	26	39	36	53	36	42	48	42	33	28	17	18		
		YEAR 2	24	36	33	48	33	38	44	38	30	26	16	17		
CYCLES PER DAY TO MEET SOIL INFILTRATION RATE		YEAR 1	2	2	2	3	2	2	3	2	2	2	1	1		
		YEAR 2	2	2	2	3	2	2	3	2	2	2	1	1		
MAX. RUN TIME (MINUTES) PER CYCLE		YEAR 1	13	20	18	18	18	21	16	21	17	14	17	18		
		YEAR 2	12	18	17	16	17	19	15	19	15	13	16	17		

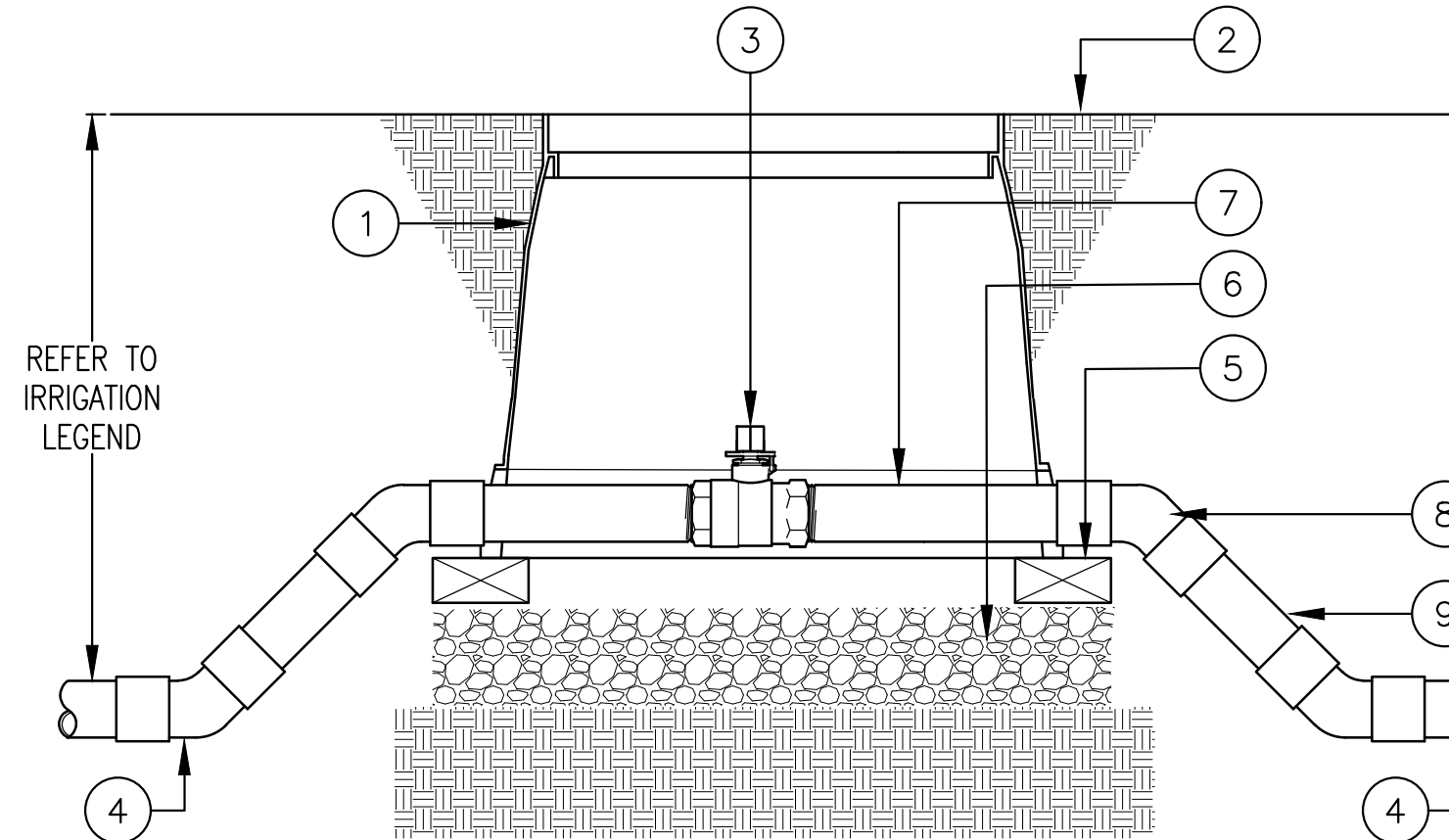


ITEM LIST AND INSTALLATION NOTES:

1. VALVE CONTROL WIRE – PROVIDE 3M DBY SEAL PACKS AT SPLICES, 36" OF EXCESS UF WIRE IN A 1" DIAMETER COIL AND VALVE TAG
2. UNION, PVC SCH 80, MIPT X THREAD, 2 TOTAL, KBI U-XXXX-TMV SERIES
3. FINISH GRADE
4. MALE ADAPTER, PVC (SCHEDULE AS SPECIFIED IN IRRIGATION LEGEND)
5. PVC MAIN LINE FROM BACKFLOW PREVENTION ASSEMBLY
6. REFER TO IRRIGATION LEGEND OR SPECIFICATIONS FOR SOIL COVER, TYP BOTH SIDES
7. COMMON BRICK, 8 TOTAL, INSTALL AT EACH CORNER OF EACH VALVE BOX
8. VALVE BOX, PLASTIC, RECTANGULAR WITH BOLT-DOWN LID. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL. TOP DIMENSION 11-3/4" X 17" X 12" DEEP.
9. MASTER CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (SIZE AS SPECIFIED IN IRRIGATION LEGEND OR SPECIFICATIONS)
10. BALL VALVE, BRASS, FULL PORT, THREADED
11. ELBOWS (45 DEG), NIPPLES (TBE), PVC SCH 80, THREADED, AS REQUIRED
12. PEA GRAVEL – 6" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
13. NIPPLE, PVC SCH 80, TOE (BETWEEN MASTER VALVE & FLOW SENSOR; AT DISCHARGE FROM FLOW METER/SENSOR)
14. CONTROL WIRE: PROVIDE 3M DBY SEAL PACKS AT SPLICES, 36" OF EXCESS WIRE IN A 1" DIAMETER COIL (#14 AWG-UF WIRE) AND CONTROLLER I.D. TAG
15. HUNTER FLOW METER/SENSOR, SIZE AS SPECIFIED IN LEGEND. INSTALL FLOW SENSOR TO ALLOW STRAIGHT-FLOW OF A MINIMUM OF TEN TIMES THE DIAMETER OF THE MAIN LINE PIPE ON THE INLET SIDE AND FIVE TIMES THE DIAMETER OF THE MAIN LINE PIPE ON THE OUTLET SIDE OF THE SENSOR. WIRE TO CONTROLLER AS DIRECTED BY HUNTER INDUSTRIES. DO NOT ALLOW EXCESS SOLVENT CEMENT TO ENTER INSIDE THE TEE AND DISRUPT THE FLOW SENSOR MECHANISM. USE SCH 80 PVC FEMALE ADAPTERS AT CONNECTIONS.
16. PROVIDE TEN (10) X THE PIPE DIAMETER; EX: 10 X 1" PIPE = 10" MINIMUM
17. PROVIDE FIVE (5) X THE PIPE DIAMETER; EX: 5 X 1" = 5" MINIMUM
18. PVC MAIN LINE TO IRRIGATION SYSTEM
19. #14 AWG-UF FLOW SENSOR CONTROL WIRE FROM FLOW SENSOR TO CONTROLLER. DO NOT SPLICE SENSOR CABLE BETWEEN CONTROLLER AND FLOW SENSOR OR EXCEED 2000 FEET OF WIRE.
20. SCH 80 PVC FEMALE ADAPTER, S X T

1 MASTER CONTROL VALVE & FLOW SENSOR NOT TO SCALE

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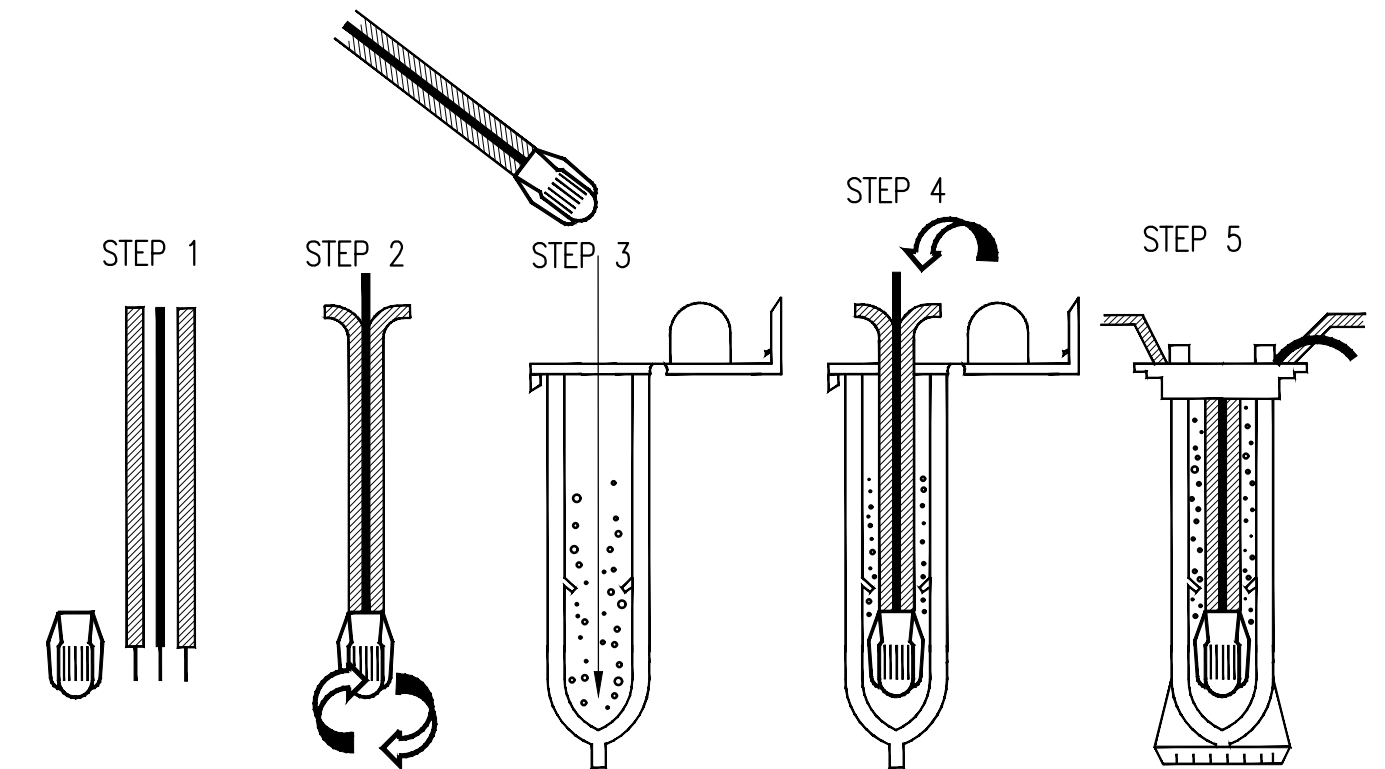


ITEM LIST AND INSTALLATION NOTES:

1. 14 X 19 RECTANGULAR PLASTIC VALVE BOX WITH PLASTIC BOLT-DOWN LID. INSTALL VALVE BOX FLUSH WITH FINISH GRADE IN TURF AND 1" ABOVE FINISH GRADE IN SHRUB AREAS.
2. FINISH GRADE
3. BALL VALVE
4. PVC MAIN LINE (SIZE AND TYPE PER SPECIFICATIONS)
5. COMMON BRICK (4 TOTAL-ONE AT EACH CORNER)-KEEP BRICKS AWAY FROM PIPE
6. PEA GRAVEL BASE (4" DEEP)
7. PVC SCH 80 TOE NIPPLE, 2 TOTAL, SIZE EQUAL TO BALL VALVE
8. PVC SCH 80 45 DEGREE ELL (4 TOTAL-SXS)-REDUCING ELL AS NEEDED
9. PVC MAIN LINE PIPE NIPPLE (2 TOTAL)

2 F.I.P.T. BALL VALVE NOT TO SCALE

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INSTRUCTIONS:

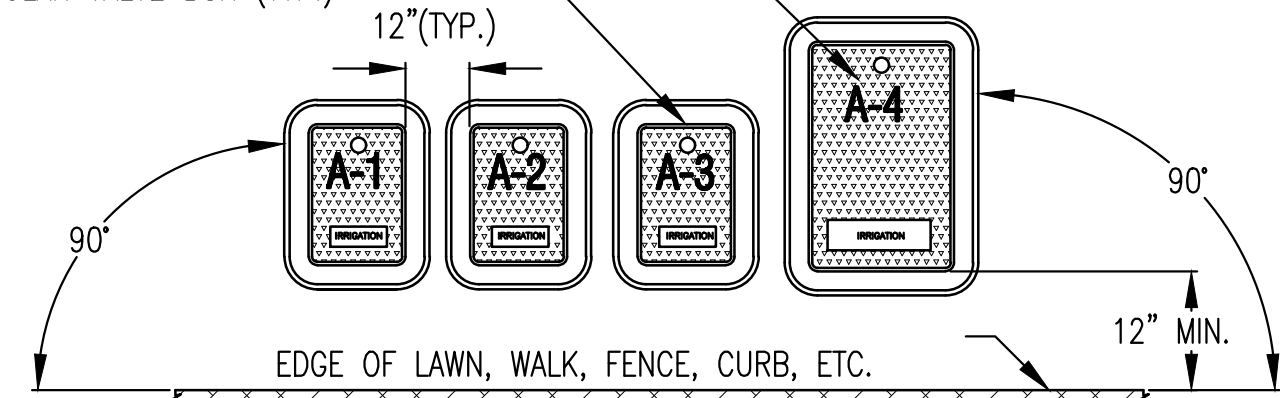
1. STRIP WIRES APPROXIMATELY 1/2" TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

3 WIRE SPLICE NOT TO SCALE

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STAMP VALVE ID NUMBER ON LID OF BOX USING THE CHRISTY EVERHOT MODEL #004X HEAT STAMP.

RECTANGULAR VALVE BOX (TYP.)

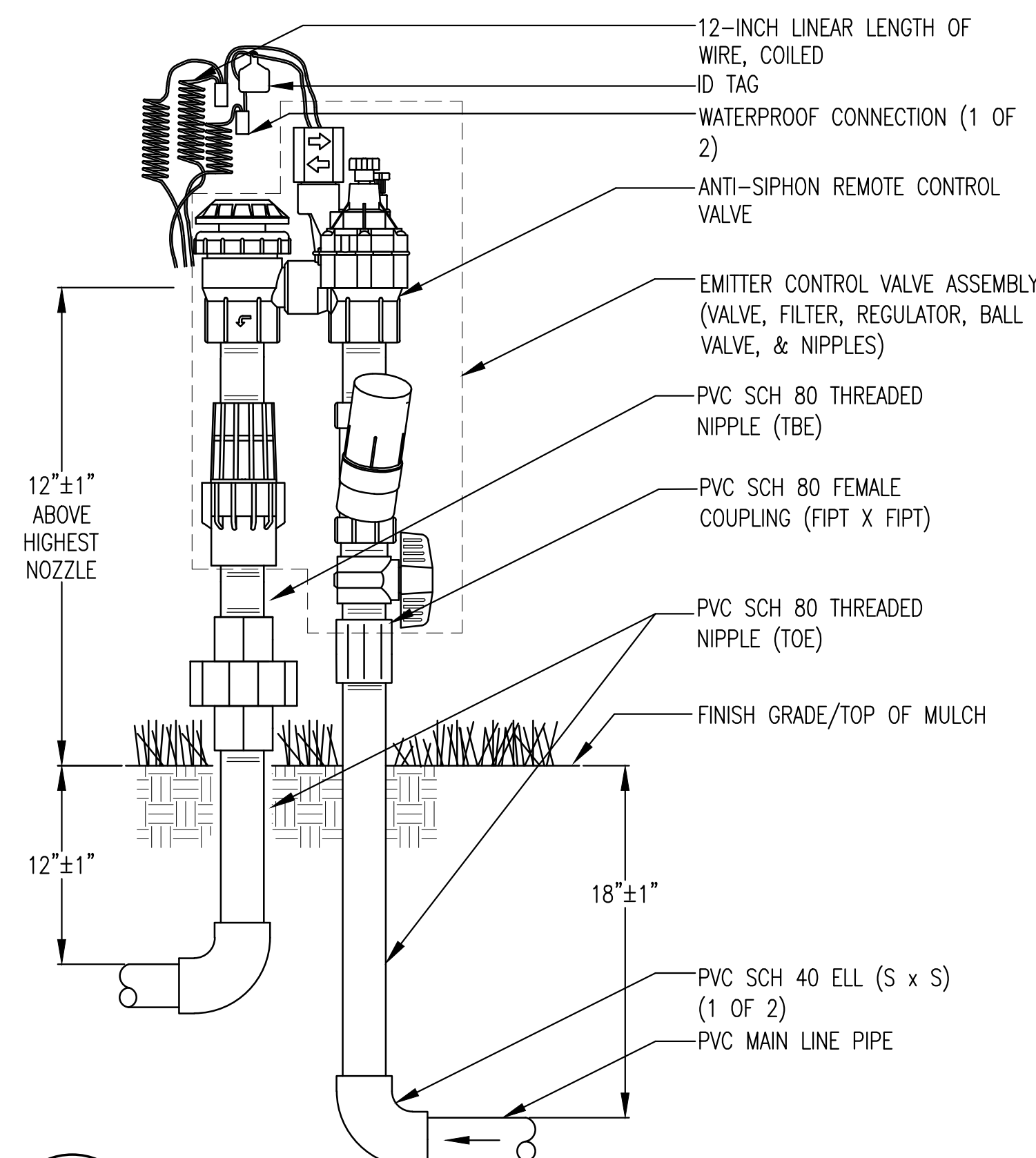


INSTALLATION NOTES:

1. INSTALL VALVE BOXES AS SHOWN IN THE DETAIL ABOVE.
2. INSTALL VALVE BOX ASSEMBLIES IN SHRUB OR GROUND COVER ZONES. VALVE ASSEMBLIES INSTALLED IN A TURF ZONE IS PERMITTED ONLY IF A SHRUB OR GROUND COVER AREA DOES NOT EXIST IN THE PROXIMITY OF THE IRRIGATION ZONE.
3. PLACE THE CENTER OF THE VALVE BOX OVER THE CENTER OF THE REMOTE CONTROL VALVE. INSTALL VALVE BOX IN A WAY TO ENABLE EASY SERVICING OR REMOVAL OF VALVE.
4. INSTALL TOP OF BOX 1" ABOVE FINISHED GRADE IN SHRUB OR GROUND COVER AREAS OR EQUAL TO THE DEPTH OF THE MULCH AND FLUSH WITH GRADE IN TURF ZONES. INSTALL THE TOP OF BOX AT THE SAME ANGLE AS THE FINISHED GRADE.
5. PREVENT THE COLLAPSE AND DEFORMATION OF VALVE BOX SIDES. DO NOT HEAVILY COMPACT SOIL AGAINST THE SIDES OF THE VALVE BOX.
6. INSTALL EXTENSION RISERS TO VALVE BOX AS REQUIRED TO COMPLETELY ENCLOSE VALVE ASSEMBLY. PROVIDE EXTENSION RISER MANUFACTURED BY THE SAME MANUFACTURER OF THE VALVE BOX.
7. PREVENT SOIL INTRUSION INTO THE BOX. USE POLYETHYLENE TAPE AROUND PIPE CUTOUTS AS NEEDED.
8. SAWCUTTING OR MODIFYING THE VALVE BOXES BEYOND WHAT THE MANUFACTURER ALLOWS IS NOT PERMITTED.
9. WHEN ASSEMBLY IS COMPLETE INSTALL THE GRAVEL BELOW THE VALVE. FINISHED GRAVEL IS TO BE CLEAN WITHOUT DEBRIS IN THE VALVE BOX.
10. USE THE MANUFACTURER PROVIDED BOLT AND BOLT DOWN THE BOX LIDS TO PREVENT TAMPERING OR VANDALISM.

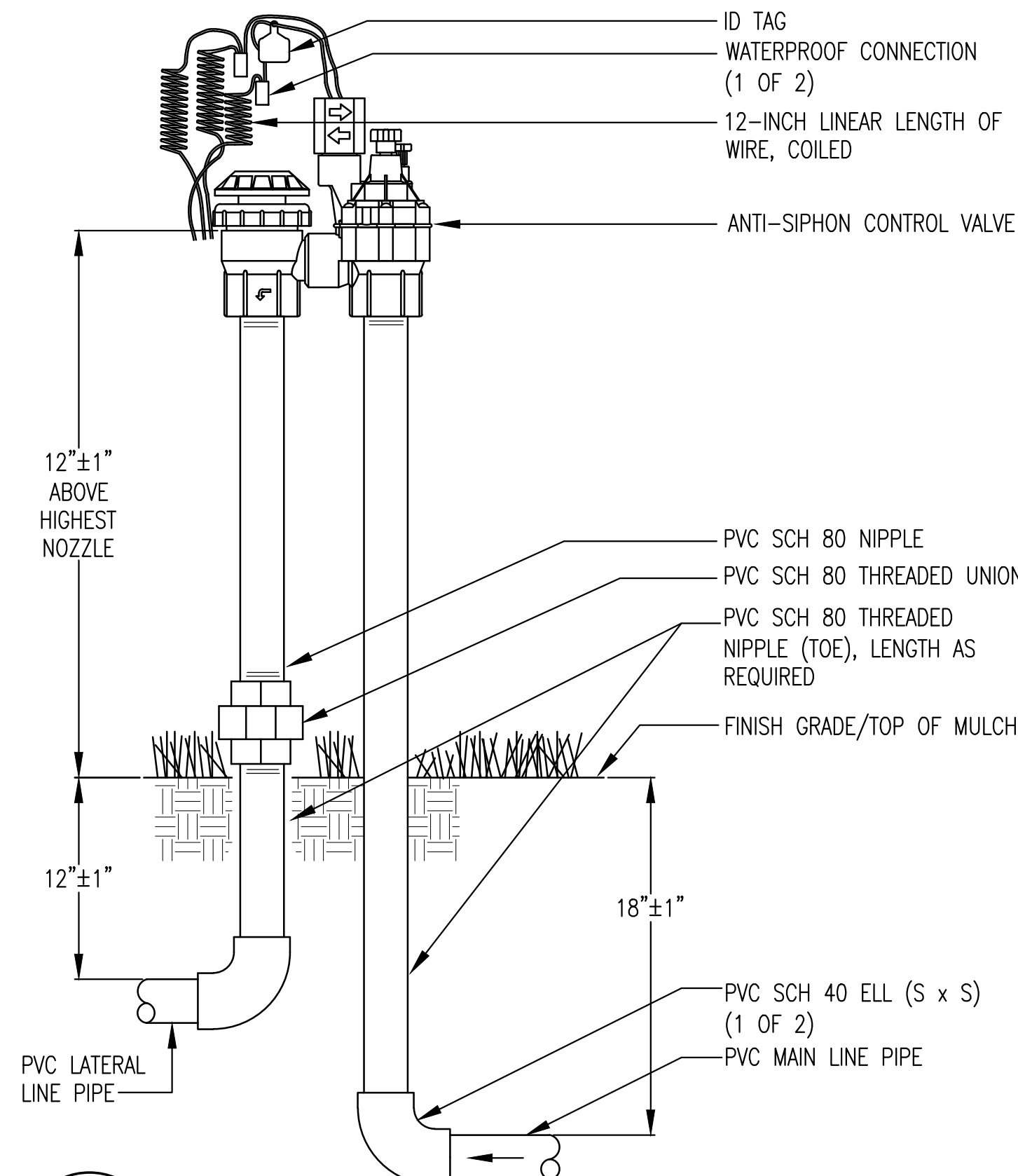
4 BOX INSTALLATION NOT TO SCALE

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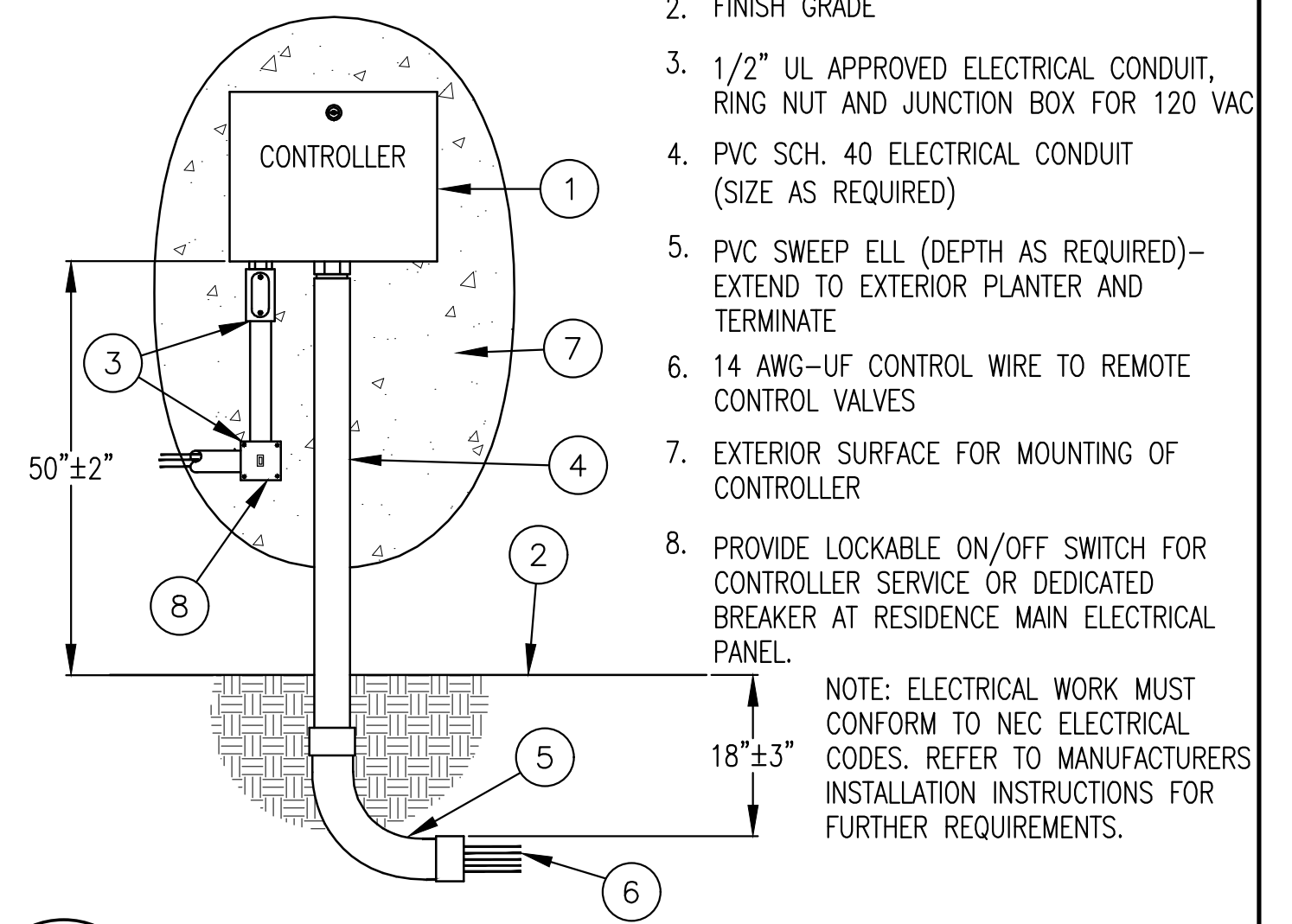
5 ANTI-SIPHON EMITTER CONTROL VALVE NOT TO SCALE

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6 ANTI-SIPHON CONTROL VALVE NOT TO SCALE

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1. CONTROLLER- WALL MOUNT
2. FINISH GRADE
3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120 VAC
4. PVC SCH. 40 ELECTRICAL CONDUIT (SIZE AS REQUIRED)
5. PVC SWEEP ELL (DEPTH AS REQUIRED)- EXTEND TO EXTERIOR PLANTER AND TERMINATE
6. 14 AWG-UF CONTROL WIRE TO REMOTE CONTROL VALVES
7. EXTERIOR SURFACE FOR MOUNTING OF CONTROLLER
8. PROVIDE LOCKABLE ON/OFF SWITCH FOR CONTROLLER SERVICE OR DEDICATED BREAKER AT RESIDENCE MAIN ELECTRICAL PANEL.

NOTE: ELECTRICAL WORK MUST CONFORM TO NEC ELECTRICAL CODES. REFER TO MANUFACTURERS INSTALLATION INSTRUCTIONS FOR FURTHER REQUIREMENTS.

7 EXTERIOR WALL MOUNTED CONTROLLER NOT TO SCALE

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Irrigation Details

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date: 01.18.2018
scale: As Noted
revisions:

sheet:

1.7

of 9 sheets

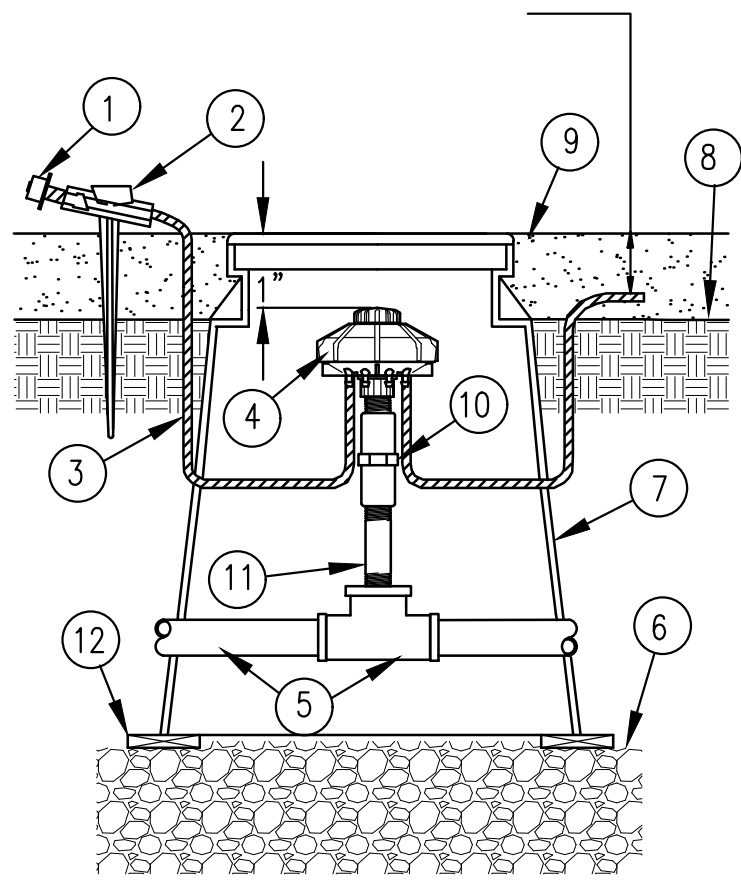
NOTES:

1. INSTALL A PORT PLUG ON UNUSED PORTS.
2. PLACE POINT OF WATER EMISSION FROM DISTRIBUTION TUBE TO EMIT WATER DIRECTLY ON THE CONTAINER ROOTBALL OF PLANT OR TREE AS FOLLOWS:
1 GAL SIZE - 1 TUBE 24" BOX - 4 TUBES
5 GAL SIZE - 2 TUBES 36" BOX - 6 TUBES
15 GAL SIZE - 3 TUBES 48" BOX - 8 TUBES
3. EQUAL EQUIPMENT MANUFACTURED BY THE SAME MANUFACTURER MAY BE SUBSTITUTED FOR ITEMS 1, 2, 3, 4, 7, AND 10.

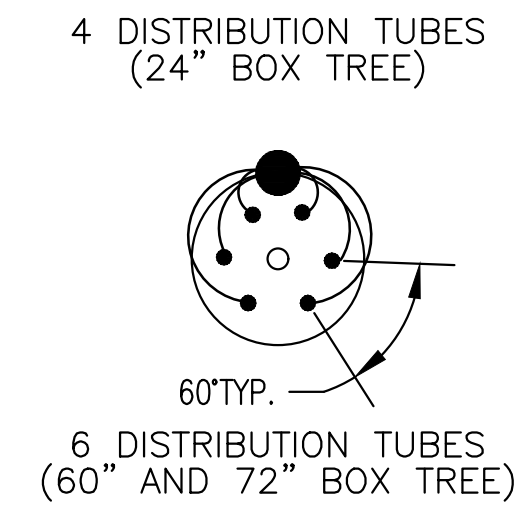
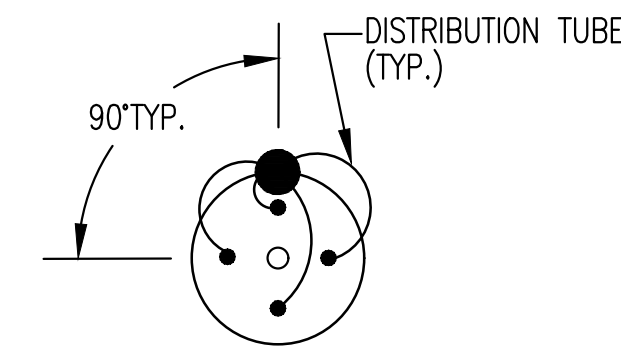
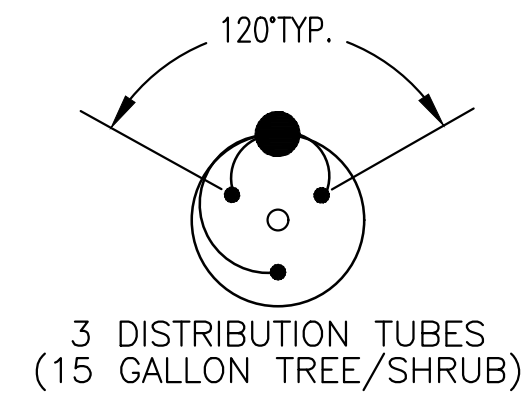
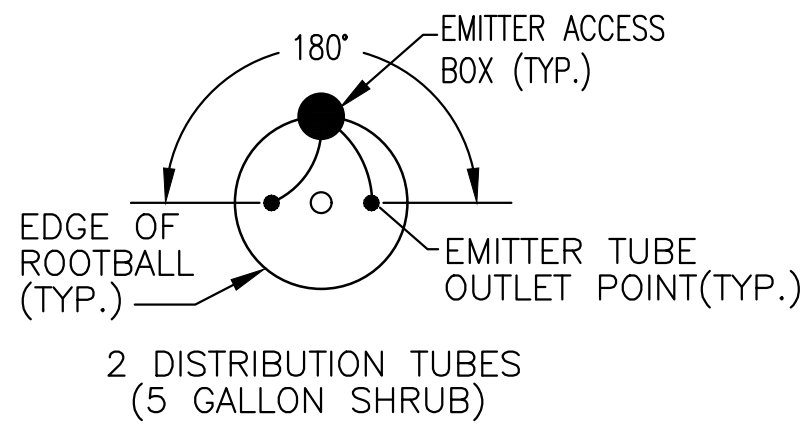
LEGEND

- (REFER TO BUBBLED NUMBERS)
1. RAIN BIRD MODEL NO. DBC-0-025 DIFFUSER BUG CAP
 2. RAIN BIRD MODEL NO. TS-025 1/4" TUBING STAKE
 3. RAIN BIRD MODEL NO. DT-025 1/4" DISTRIBUTION TUBING (MAX. LENGTH: 10 FEET)
 4. RAIN BIRD XERI-BIRD-8 (SEE IRRIGATION EQUIPMENT LEGEND FOR GPH/PORT)
 5. PVC LATERAL PIPE AND FITTINGS (DEPTH PER SPECIFICATIONS)
 6. PEA GRAVEL
 7. RAIN BIRD MODEL NO. SEB-6 OR CARSON 610 EMITTER BOX
 8. FINISH GRADE
 9. MULCH BED
 10. KBI SPRING LOADED CHECK VALVE (MxF) TO PREVENT LOW HEAD DRAINAGE, WHERE REQUIRED
 11. PVC SCH 80 RISER (TBE-LENGTH AS REQUIRED)
 12. COMMON HALF BRICK (2 TOTAL)

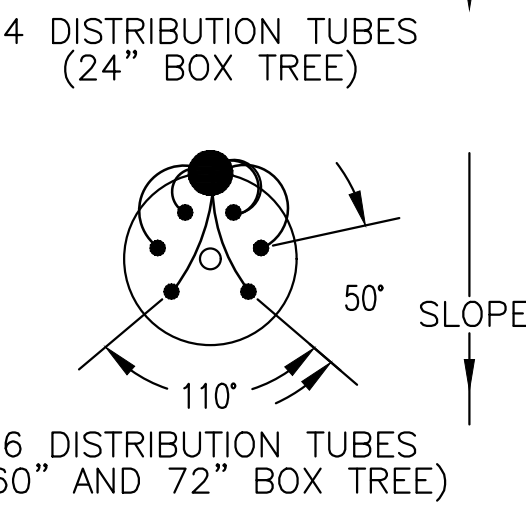
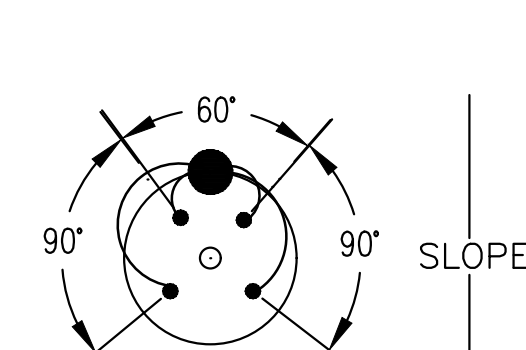
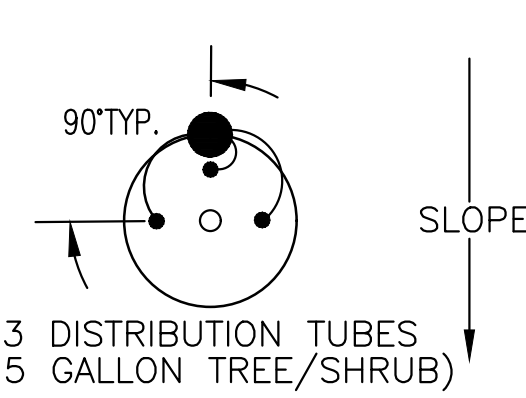
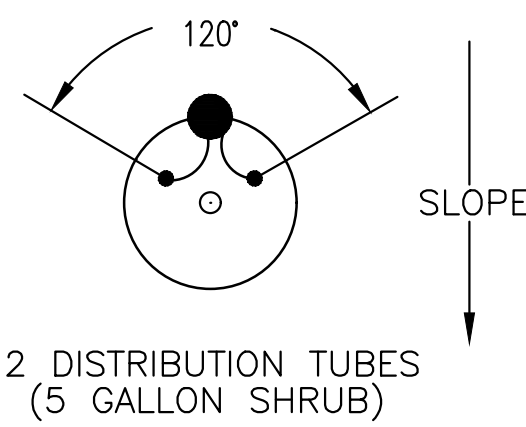
4" MIN. COVERAGE DURING ROUTING TO POINT OF EMISSION.



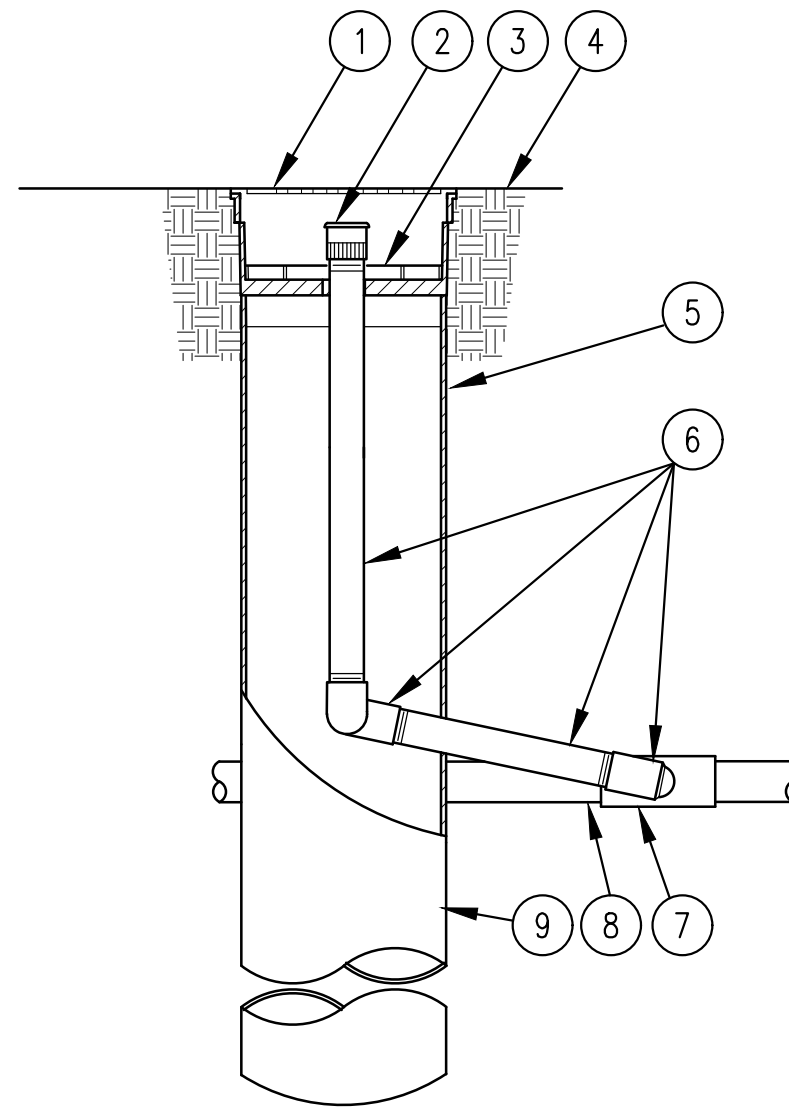
1 MULTI-OUTLET EMITTER WITH BOX
NOT TO SCALE



2 EMITTER TUBING PLACEMENT DETAIL
NOT TO SCALE



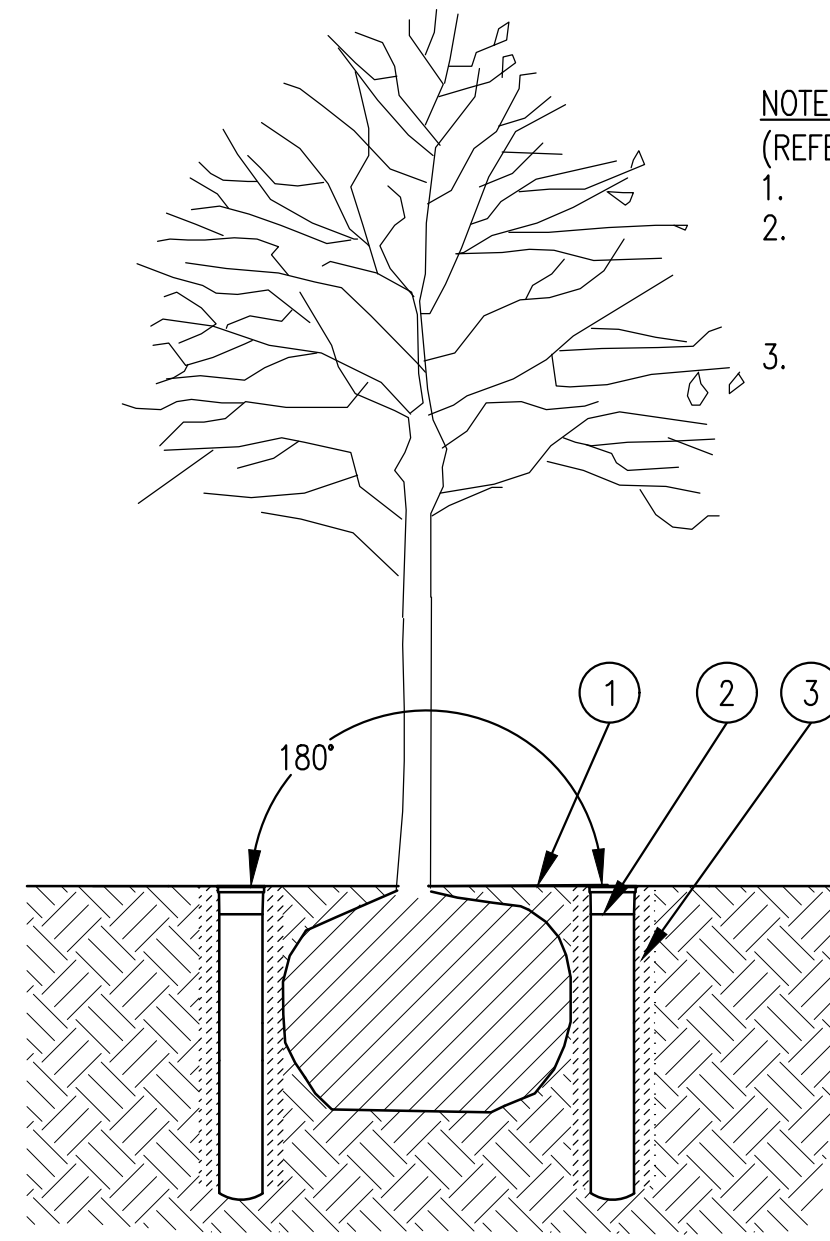
3 ROOT WATERING SYSTEM
NOT TO SCALE



NOTES:

1. 4-INCH GRATE*
2. BUBBLER*
3. ROOT WATERING SYSTEM: RAIN BIRD RWS-BG (INCLUDES CANISTER, BUBBLER WITH SWING JOINT RISER AND GRATE)
4. FINISH GRADE
5. RAIN BIRD RWS SOCK*
6. RAIN BIRD SWING JOINT RISER ASSEMBLY*
7. PVC SCH 40 TEE OR ELL
8. LATERAL PIPE
9. 4-INCH BASKET WEAVE CANISTER* -PLACE AGAINST TREE ROOTBALL

* RAIN BIRD ROOT WATERING SYSTEM INCLUDES CANISTER, BUBBLER, SWING JOINT RISER, SOCK AND GRATE



NOTES:

- (REFER TO BUBBLED NUMBERS)
1. FINISH GRADE
 2. ROOT WATERING SYSTEM: RAIN BIRD RWS-BCG (INCLUDES BUBBLER, CHECK VALVE AND GRATE)
 3. RAIN BIRD RWS SOCK

NOTE:
POSITION UNITS SPACED AT 180 DEGREES AROUND ROOT BALL, 2 TOTAL.
INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.

4 TREE WATERING SYSTEM
NOT TO SCALE



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job no: 18.001

revisions:

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SECTION 2441 - LANDSCAPE IRRIGATION SYSTEM

PART 1 GENERAL

1.01 WORK SPECIFIED

Provide all labor, materials, equipment, tools, transportation, and services necessary to install a complete and operational automatic irrigation system as required by the Drawings and Specifications; including, but not necessarily limited to the following:

- A. Excavation, back filling, compaction, and finish grading of trenches as required.
- B. Power supply to the irrigation controller.
- C. Automatically controlled irrigation system.
- D. Test all systems and make operative.
- E. "As-built" drawings.

1.02 INSPECTION OF CONDITIONS

- A. Examine related work and surfaces before starting work of this section. Report to the Landscape Architect, in writing, conditions which will prevent the proper provision of this work. Beginning the work of this section without reporting unsuitable conditions to the Landscape Architect constitutes acceptance of conditions by the Landscape Contractor. Any required removal, repair or replacement of this work caused by unsuitable conditions to be done at no additional cost to the Owner.
- B. Review the site conditions and verify that the irrigation system will provide adequate coverage as intended. Notify the Landscape Architect in writing of any discrepancies so that they may be reviewed and design changes made as might be necessary.

1.03 CODES, RULES AND SAFETY ORDERS

- A. All work and materials to be in full accordance with the latest rules and regulations of safety orders of the Division of Industrial Safety, the Uniform Plumbing Code published by the Western Plumbing Officials Association and other applicable laws or regulations. Nothing in these drawings and specifications is to be construed to permit work not conforming to these codes. Should the construction documents or instructions be at variance with the aforementioned rules and regulations, notify the Landscape Architect and obtain instructions before proceeding with the work affected.
- B. Furnish and maintain all warning signs, shoring, barricades, red lanterns, etc. as required by the Safety Orders of the Division of Industrial Safety and local ordinances.

1.04 STANDARDS

- A. Commercial Standards (C) — as in cooperation with Commodity Standards Division of the Office of Technical Services, Business and Defense Services Administration and with the National Bureau of Standards available from the U.S. Government Printing Office, Washington D.C. 20402.

1.05 PERMITS AND FEES

- A. Obtain all permits and pay required fees to any governmental agency having jurisdiction over the Work. Arrange inspections required by local agencies and ordinances during the course of construction as required.

1.06 APPROVAL

- A. Wherever the terms "approve", "approval" or approved" are used in the specifications they mean approval of the Landscape Architect in writing.

1.07 WORK SCHEDULE

- A. Submit a proposed work schedule at least 30—days prior to start of work under this section. After approval no modification shall be made to this schedule without written authorization.

1.08 PRE—CONSTRUCTION CONFERENCE

- A. Schedule a pre—construction conference with the Landscape Architect at least 15—days before beginning work under this section. The purpose of this conference is to review questions the Landscape Contractor may have regarding the Work, administrative procedures during construction and the project work schedule.
- B. The Landscape Contractor shall take necessary precautions to protect site conditions. Should damage be incurred the Landscape Contractor shall repair damage to its original condition or furnish and install equal replacement at no additional cost to the Owner.

1.09 SUBSTITUTIONS

- A. Brands of irrigation equipment have been selected by the Landscape Architect to meet certain requirements, one of the primary being that all material brands used on this Work shall be available from three (3) or more distributors with branch outlets in the county of the Project and within 45 minutes normal driving time.
- B. Specific references to manufacturers' names and products specified in this section are used as standards, but this implies no right to substitute other material or methods without written approval of the Landscape Architect.
- C. Installation of any approved substitutions is the Landscape Contractor's responsibility. Any changes required for installation of any approved substitution must be made to the satisfaction of the Landscape Architect and without additional cost to the Owner. Inability to supply the equipment specified shall not be sufficient reason for substitution.
- D. Verbal approval of substituted equipment and/or dimensional drawings does not waive these requirements, unless confirmed by the Landscape Architect in writing.

1.10 PROTECTION OF EXISTING CONDITIONS

- A. The Landscape Contractor be familiar with all site conditions prior to start of work. Should utilities or other work not shown on the plans be found during excavations, the Landscape Contractor shall promptly notify the Landscape Architect or Owner for further instructions as to further action. Failure to do so will make the Landscape Contractor liable for damage arising from the operations subsequent to discovery of such utilities not shown on the drawings.

1.11 COORDINATION

- A. Coordinate and cooperate with other contractors to enable the work to proceed rapidly and efficiently.

1.12 PRODUCT HANDLING

- A. Protect work and materials under this section from damage during construction and storage. Protect polyvinyl chloride (PVC) pipe and fittings from direct sunlight. Beds on which pipe is stored must be full length of pipe. Do not use any pipe or fitting that has been damaged or dented.

1.13 SAMPLES

- A. The Landscape Architect reserves the right to take and analyze samples of materials for conformity to specifications at any time. The Landscape Contractor shall furnish samples upon request by the Landscape Architect. Rejected materials shall be immediately removed from the site and replaced at the Landscape Contractor's expense. The cost of testing of materials falling below standards shall be paid by the Landscape Contractor.

1.14 AS—BUILT DRAWINGS

- A. Prepare an "AS—Built" drawing showing deviations from the bid documents made during construction affecting the mainline pipe, controller locations, remote control valves, sprinkler heads, and lateral lines.
- B. The drawings shall be reproducible, reverse mylar line drawings and shall be drafted by a qualified draftsman by hand or by computer.
- C. The drawings shall indicate and show approved substitutions of size, material and manufacturer's name and catalogue name and catalogue number.
- D. The reproducible drawings shall be delivered to the Landscape Architect before final acceptance of the Work.

1.15 OPERATIONS MANUAL

- A. Upon completion of the irrigation system, and as condition of its acceptance, deliver to the Landscape Architect two (2) copies of a manual compiled in accordance with the Specifications, including a copy of the irrigation watering schedule and reductions of the As—Built Drawings as referenced in Section 1.14.

1.16 GUARANTEE

- A. The Landscape Contractor shall submit to the Owner, a written guarantee covering the entire irrigation system against defects in materials and installation for a period of one (1) year from the date of acceptance of this Work by the Landscape Architect and the Owner. Written Guarantee cards for the irrigation controller, and other equipment requiring registration, shall be included and attached with the Landscape Contractor's guarantee.

PART 2 PRODUCTS

2.01 PLASTIC PIPE

- A. General: Materials throughout the system shall be new and in perfect condition. After award of the Contract and prior to beginning work, the Landscape Contractor shall submit for approval six (6) copies of the complete list of materials which he proposes to install. Quantities of materials and equipment need not be included. No deviations from the specifications shall be allowed without prior written approval.
- B. Plastic pipe shall be new, free from defects, continuously and permanently marked with the following information:
 - Manufacturer's name, pipe size, IPS size, type of material, and code number.
- C. Pressure main line pipe shall be PVC 1120—1220, NSF polyvinyl chloride, type as indicated in the legend, meeting ASTM D—2241, solvent weld.
- D. Non—pressure lateral line pipe shall be PVC 1120—1220, NSF polyvinyl chloride, pressure rated minimum Schedule 40, meeting ASTM D—2241, solvent weld.

2.02 PLASTIC FITTINGS AND NIPPLES

- A. Lateral line fittings shall be type I—II, NSF polyvinylchloride, minimum Schedule 40, solvent weld, ASTM D—2466—76A & 1784—75.
- B. Riser assembly fittings for valves and sprinkler heads shall be type I—II, NSF polyvinyl chloride, minimum IPS Schedule 80, ASTM 1785, die threaded at both ends.

2.03 PVC SOLVENT AND PRIMER

- A. Use only plastic pipe solvent approved by NSF and UPC ASTM D—2564—66T, and as recommended for use by the manufacturer of the plastic pipe.
- B. Use only plastic pipe primer approved by NSF and UPC, and as recommended for use by manufacturer of the plastic pipe.
- C. Solvent cement cans shall have labels intact and stamped with the date of the manufacturer. No cans dated one year old will be permitted.

2.04 IRON OR BRASS PIPE, FITTINGS AND JOINT COMPOUND

- A. Pipe nipples or spools: domestic ductile or galvanized iron or red brass pipe, NSF approved, flanged/threaded both ends, reamed, burrs and scale removed, complying with the requirements of ASTM.
- B. Fittings: domestic ductile or galvanized, or brass, NSF approved flanged/threaded, with burrs and scale removed.
- C. Joint compound for threaded connections shall be Rector Seal T+2 or approved equal.

2.05 IRRIGATION CONTROLLER

- A. The irrigation controller shall be 120 VAC powered, with 24DC output to solenoid valves, micro—processor—based, capable of providing individual control circuits for valves, manufactured by Hunter.

2.06 REMOTE CONTROL VALVES

- A. Remote control valves shall be constructed of corrosion resistant materials and stainless steel hardware, 24V electric, removable, tamper—resistant, flow control handle, sized as required, as manufactured by Hunter.
- B. Valve IPS shall be as indicated for each location.

2.07 LOW VOLTAGE WIRE AND CONNECTORS

- A. Low voltage wire shall be UL—UF, direct burial, PVC cased wire, size AWG #14.
- B. Control wire connectors shall be 3M—DBR/Y6 with sealant, UL approved for water resistant PVC copper wires.
- C. Electric conduit as required shall meet the requirements of State and local electrical codes, UL approved.

2.08 EMITTERS, TUBING, AND FITTINGS

- A. Emitters, tubing, and fittings shall be the model, spacing, GPH and manufacturer as indicated on the Drawings, Rain Bird, Hunter, or approved equal.

2.09 TREE BUBBLERS AND FITTINGS

- A. Tree bubbler and fittings shall be the model, spacing, GPH and manufacturer as indicated on the Drawings, Rain Bird or approved equal.

PART 3 INSTALLATION

3.01 EXCAVATION AND BACKFILL

- A. The Landscape Contractor shall perform all necessary excavation for the installation of all work included in the contract.
- B. After the work has been installed, inspected and approved, all excavations shall be backfilled. Only finely pulverized granular soil shall be used in backfilling. Trenches shall be filled to approximately 3/4 capacity and then water—settled until all voids are filled. When stability has returned to the partially filled trench, the balance shall be backfilled and again water—settled. Again when stable, complete fill with topsoil to 2" above finish grade.
- C. Settling of backfilled trenches, which may occur during one (1) year period after acceptance of the irrigation system, shall be repaired including restoration of any or all damaged planting, paving, or other improvements: by the Landscape Contractor at no additional cost to the Owner.
- D. Mechanical trench diggers used on the site shall be of an approved type with straight sides. Trenches shall be ample in size to accommodate the pipe(s) to be laid and deep enough to provide the minimum cover from finish grade as shown on the Irrigation Drawings.
- E. Pipe installations shall comply with Sections 15000 and 15050 and the latest editions of the International Association of Plumbing and Mechanical Officials (IAPMO).
- F. Perform all excavations as required for the installation of the work included under this section. Restore all surfaces, existing underground installations, etc., damaged or cut as a result of the excavations to their original conditions and in a manner approved by the Owner. Trenches shall be made wide enough to allow a minimum of 6—inches between parallel pipe lines.

3.02 PIPING

- A. Piping layout shall be in accordance with the Drawings.
- B. Carefully inspect all pipe and fittings before installation, remove all dirt, scale and burrs, and ream as necessary.
- C. Where not indicated on the Drawings and Details, minimum soil coverage shall be 12" for non—pressure lateral lines and 18" for pressure main lines or low voltage electrical wires.
- D. Use the specified primer and solvent, making joints in accordance with the manufacturer's recommended methods. Allow at least 24 hours set—up time for solvent welded joints before pressurizing pipe with water.
- E. Plastic to metal joints: Work all joints first. Use joint compound on male threads and first two female threads, tighten with pipe wrench.

3.03 REMOTE CONTROL VALVES

- A. Remote control valves shall be installed as indicated on the Drawings and in the Details.

3.04 CONTROLLER AND LOW VOLTAGE WIRING

- A. Install or coordinate 120 VAC power connection for controller at the location indicated on the Drawings.
- B. Low voltage wire which exceeds a total distance of 2000 feet shall be 12 AWG wire (not applicable to this project).
- C. Sprinkler controller charts, consisting of reduced photostatic reproductions of As—built Irrigation Plans, and the Irrigation Watering Schedule shall be laminated in plastic and posted next to or mounted inside the controller cover.
- D. Low voltage wiring shall have a minimum soil cover of 18", or be installed in appropriate conduit, with all the splices made in boxes, using the manufacturer's published directions.

3.05 EMITTER

- A. Emitters and fittings shall be type as indicated on the Drawings.
- B. Install emitters in accordance with the manufacturer's recommendations and instructions, Details and the Drawings.
- C. After installation and prior to soil backfill, thoroughly flush and clean tubing with water using the end flush valve. Close flush valve, activate zone. Check zone tubing for dripping at all emitter ports, leaks, and a solid connection at all fittings.

3.06 INSPECTIONS AND TESTS

- A. Call the Landscape Architect for inspections at least 48—hours prior to anticipated inspection.
- B. Inspection of completed installation will be made by the Landscape Architect prior to backfilling of trenches and will be made during hydrostatic testing.
- C. Make hydrostatic tests when welded PVC joints have cured at least 24—hours and with risers capped. Apply continuous static water pressure of 100 psi as follows:
 - 1. All piping on the pressure side of control valves shall be tested for 4—hours.
 - 2. All piping on the non—pressure side of the control valves shall be tested for 2—hours.
- D. Leaks resulting from tests shall be repaired and tests repeated until system passes tests.

- E. Equipment test: The Landscape Contractor shall operate each valve by the controller, prior to planting to ensure correct functioning of the system. Sprinkler heads shall be checked to determine that they function according to the manufacturer's data and give full coverage according to intent of the Drawings. Replace any sprinklers not functioning as specified with similar heads that do function properly.

3.07 FINAL ACCEPTANCE

- A. Work under this section will be accepted by the Landscape Architect upon satisfactory completion of work. Upon final acceptance, the Owner will assume responsibility for maintenance of the Work. Said assumption does not relieve the Landscape Contractor of obligations under warranty.
- B. Submittals to be provided at final inspection:
 - Operations Manuals
 - Reproducible As—Built Drawings
 - Irrigation Watering Schedules
 - Wrenches and keys specified
 - Contractor's written guarantee
 - Manufacturer's warranty registration cards

3.08 CLEAN—UP

- A. Keep all areas of work clean, neat and orderly at all times. Keep paved areas clean during installation. Clean up all debris from the entire work area prior to final acceptance to the satisfaction of the Landscape Architect and the Owner. Remove all debris resulting from the work of this section.

END OF SECTION



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Irrigation Details

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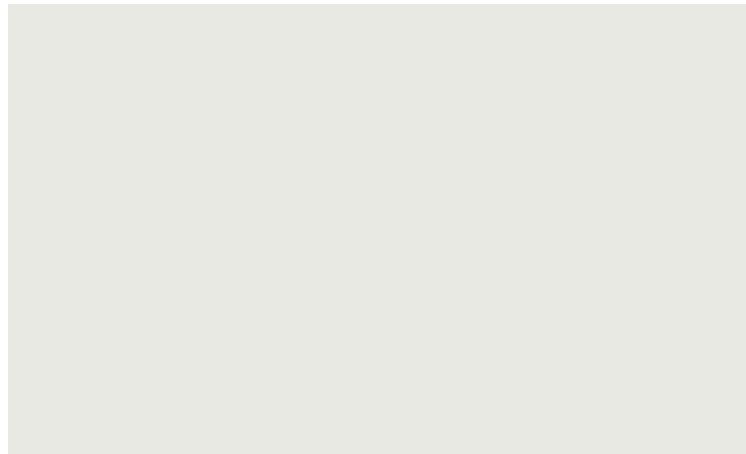


1018 SHABBY CHIC
CEMENT PLASTER



1022 MAPLE SHADOWS
CEMENT SIDING

BODY COLOR



WHITE WISP OC-54

TRIM COLOR



1001 NORTH CREEK BROWN

DOOR COLOR

PAINT COLORS

BENJAMIN MOORE
(OR EQUAL)



CERTAINTEED
PRESIDENTIAL
AGED BARK

ROOFING

(OR EQUAL)



CORONADO STONE
HONEY LEDGE
CARMEL MOUNTAIN

STONE VENEER

(OR EQUAL)



Street View (FRONT) Elevation

1/4" = 1'-0"

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OMISSIONS OR DISCREPANCIES BEFORE
BEGINNING OR FABRICATING ANY WORK.

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

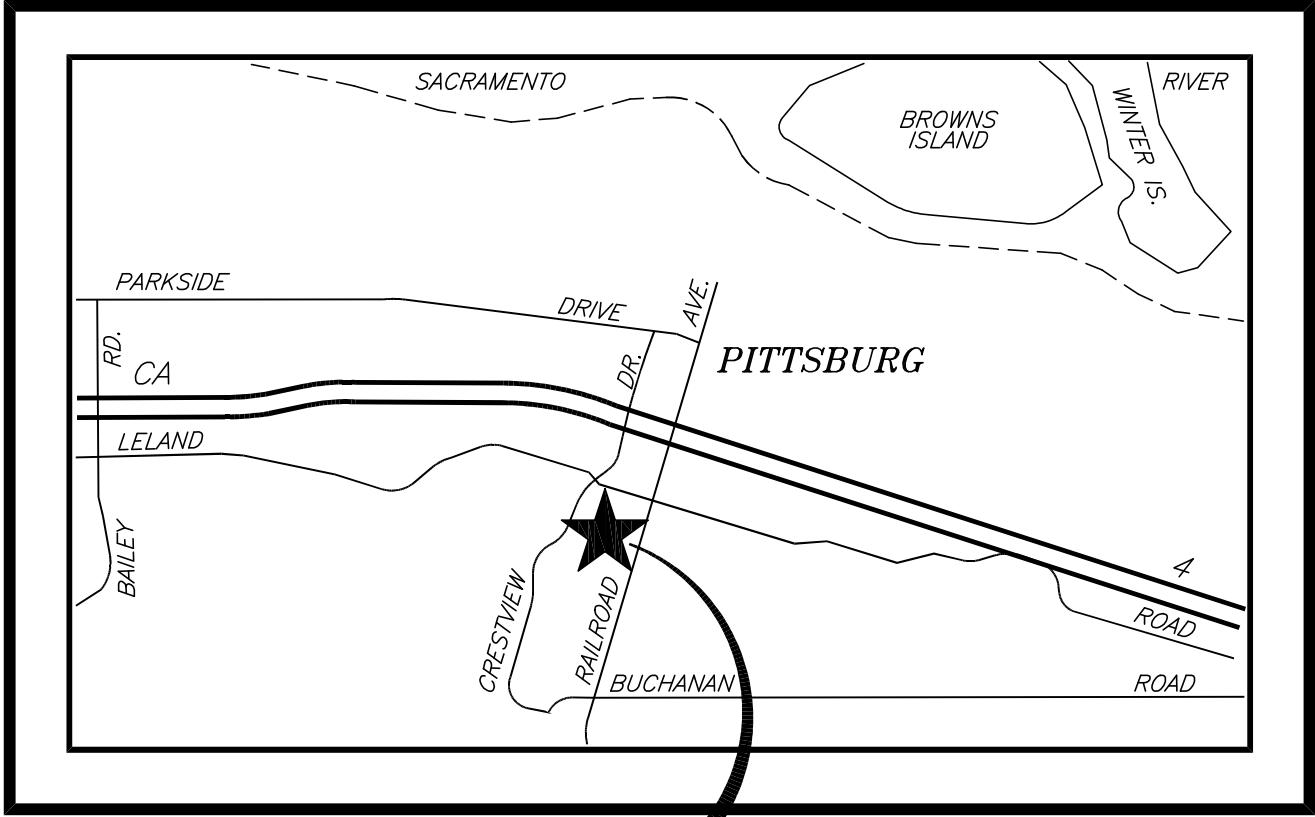
Working Agents Group
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COLOR
BOARD

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& ASSOCIATES
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ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@gmail.com

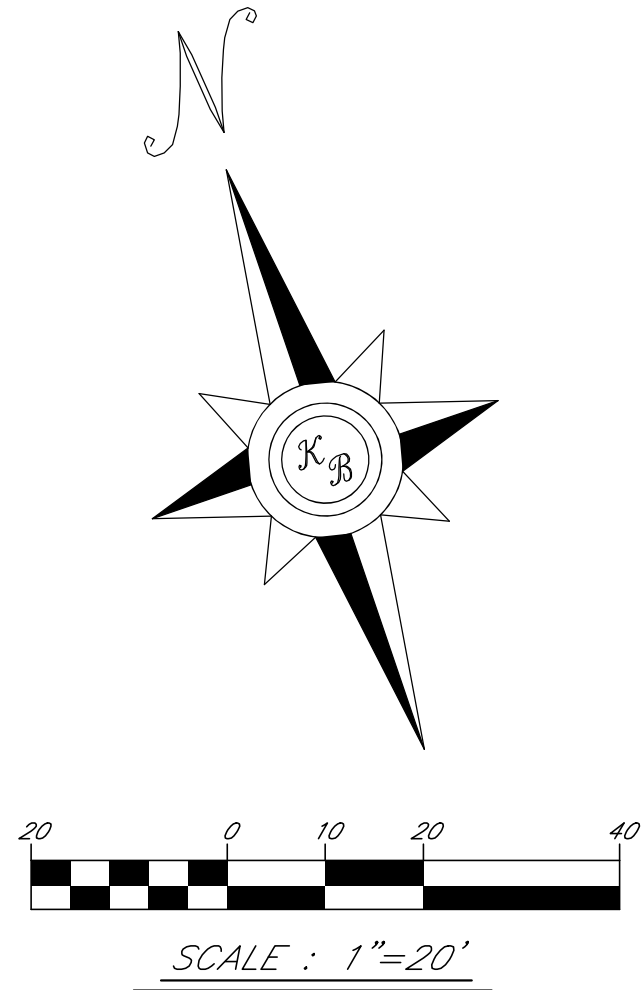
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2/12/2018
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SHEET:
A6

VICINITY MAP
N.T.S.



PROJECT
SITE

TOPOGRAPHIC & BOUNDARY SURVEY OF
06 & 14 ALTURAS AVE.
PITTSBURG, CA 94565
APN 087-114-011&012



LEGEND:

- CONCRETE
- CURB AND GUTTER
- 6"SS SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- 18"SD STORM DRAIN LINE
- STORM DRAIN MANHOLE
- OH OVERHEAD UTILITY LINE
- W WATER LINE
- WM WATER METER
- WV WATER VALVE
- JP JOINT POLE
- SL STREET LIGHT
- CHAIN LINK FENCE
- WOOD FENCE

BENCHMARK:

USGS BENCHMARK DE8493, AN ALUMINUM ROD IN A SLEEVE AT THE INTERSECTION OF KIRKER PASS ROAD AND NORTONVILLE ROAD, HAVING AN NAVD88 ELEVATION OF 324.5', IS THE BASIS OF ALL ELEVATIONS SHOWN ON THIS MAP.

BASIS OF BEARINGS:

THE BEARING OF S71°07'E FOR THE CENTERLINE OF THE IMPROVEMENTS ALONG ALTURAS AVE., PITTSBURG, CA, AS SHOWN ON THE MAP OF BEVERLY ADDITION - UNIT NO. 1, RECORDED ON SEPT. 26, 1951 IN BOOK 44 OF MAPS AT PAGE 47, CONTRA COSTA COUNTY RECORDS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

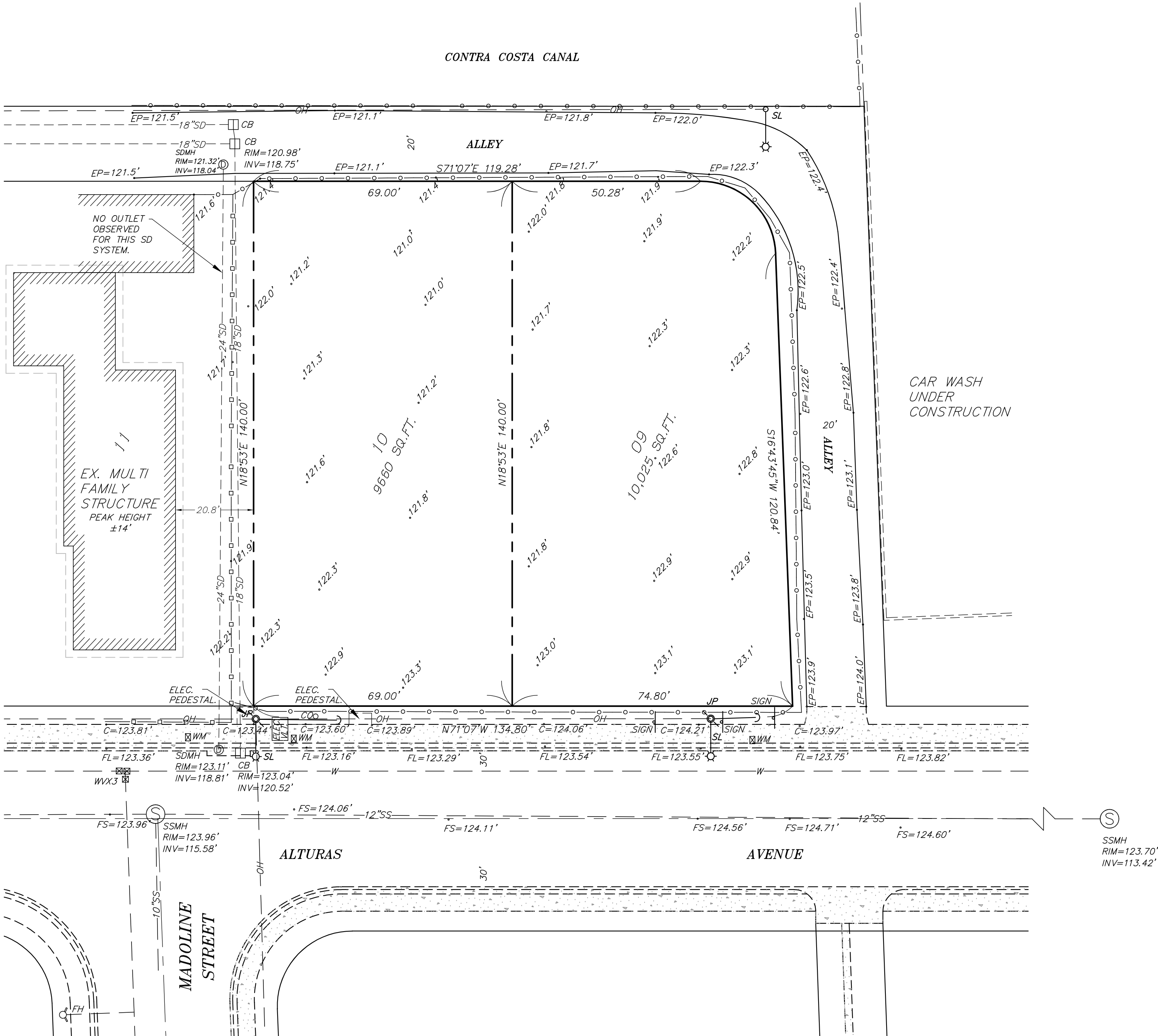
THE MONUMENTS AS SHOWN ON 44 MAPS 47 WHERE NOT FOUND. THE CENTERLINE OF ALTURAS AVENUE WAS DETERMINED BY SPLITTING THE STREET IMPROVEMENTS.

REFERENCES:

R1 BOOK 44 MAPS 47, CONTRA COSTA COUNTY RECORDS

UTILITY NOTES:

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SURVEY PREPARED FOR
WORKING AGENTS, LLC.
NOVEMBER 20, 2017

THE BRONSON COMPANY

SURVEYING SERVICES
6206 EPPS DRIVE
WINTON, CA 95388

(209)606-7340 kevin@thebronsonco.com

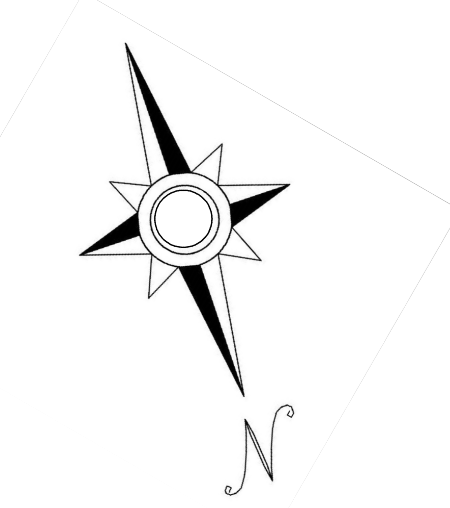
TOPOGRAPHIC SURVEY OF
BEVERLY ADDITION NO. 1,
LOT 09 & 10
CITY OF PITTSBURG,
COUNTY OF CONTRA COSTA,
STATE OF CALIFORNIA

NO.	REVISION	DATE
PROJECT MANAGER		
Kevin Bronson		
DRAWN BY		CHECKED BY
KB		
DATE		
NOVEMBER 2017		
CAD FILE		
JOB NUMBER		
3550		
SHEET		



SEE LANDSCAPE PLAN SHEET L6 FOR PERIMETER
FENCE DETAIL

Site Plan **1/8" = 1'-0"**

[illegible]

Working Agents Group
14 Alturas Avenue
Pittsburg, CA. 94565

Site Plan

**Mark H. Snow
& ASSOCIATES**

4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
 ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@gmail.com

DATE:

3/28/2018

SCALE:

NOTED

SHEET:

A1

NUMBER	DATE	REVISION TABLE	
		REVISION BY	DESCRIPTION

Working Agents Group
14 Alturas Avenue
Pittsburg, CA. 94565

Floor Plan

Mark H. Snow
& ASSOCIATES
4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
ph. (435) 275-5900 fx. (888) 777-9348 mhsnow@gmail.com

DATE:

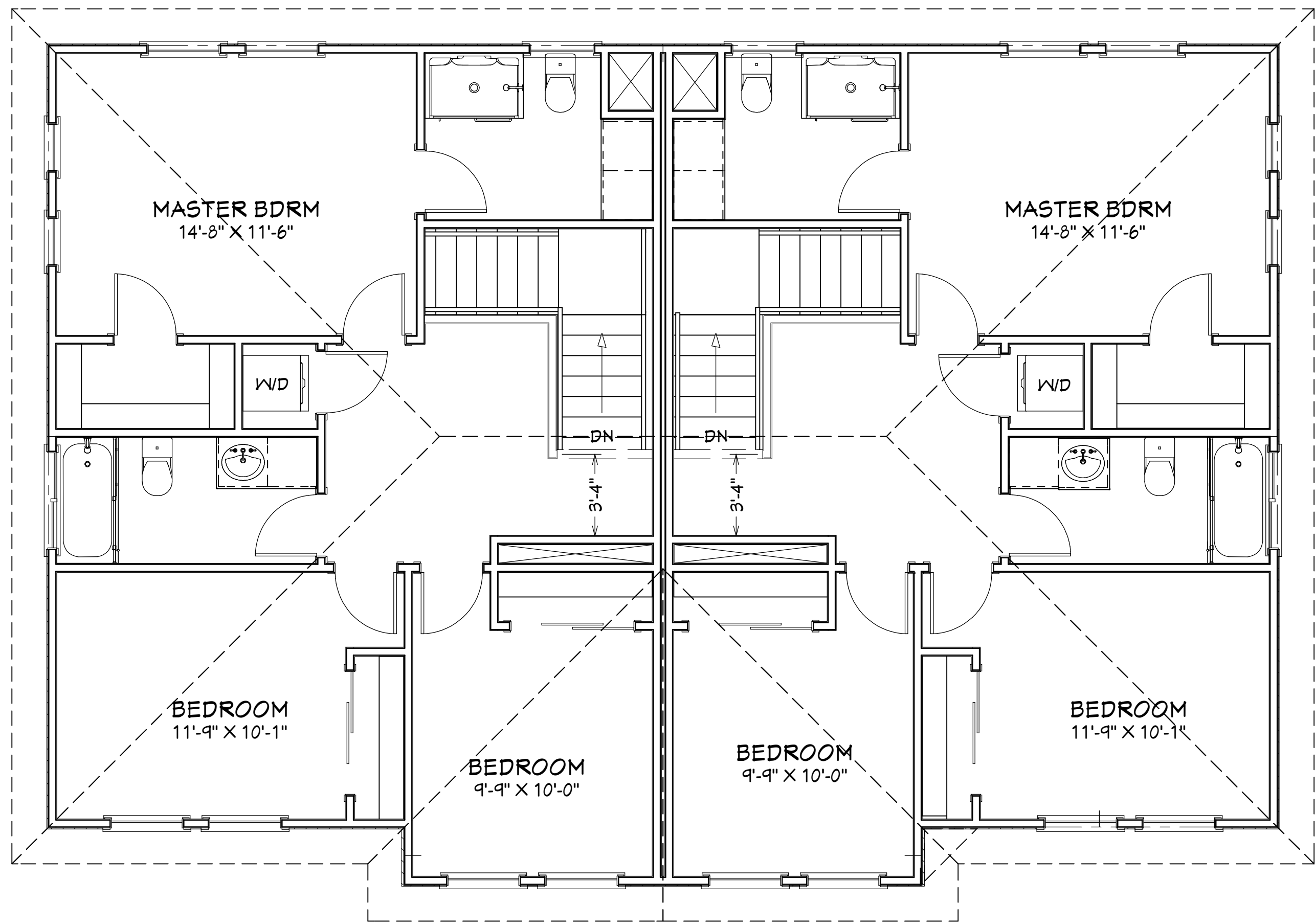
2/12/2018

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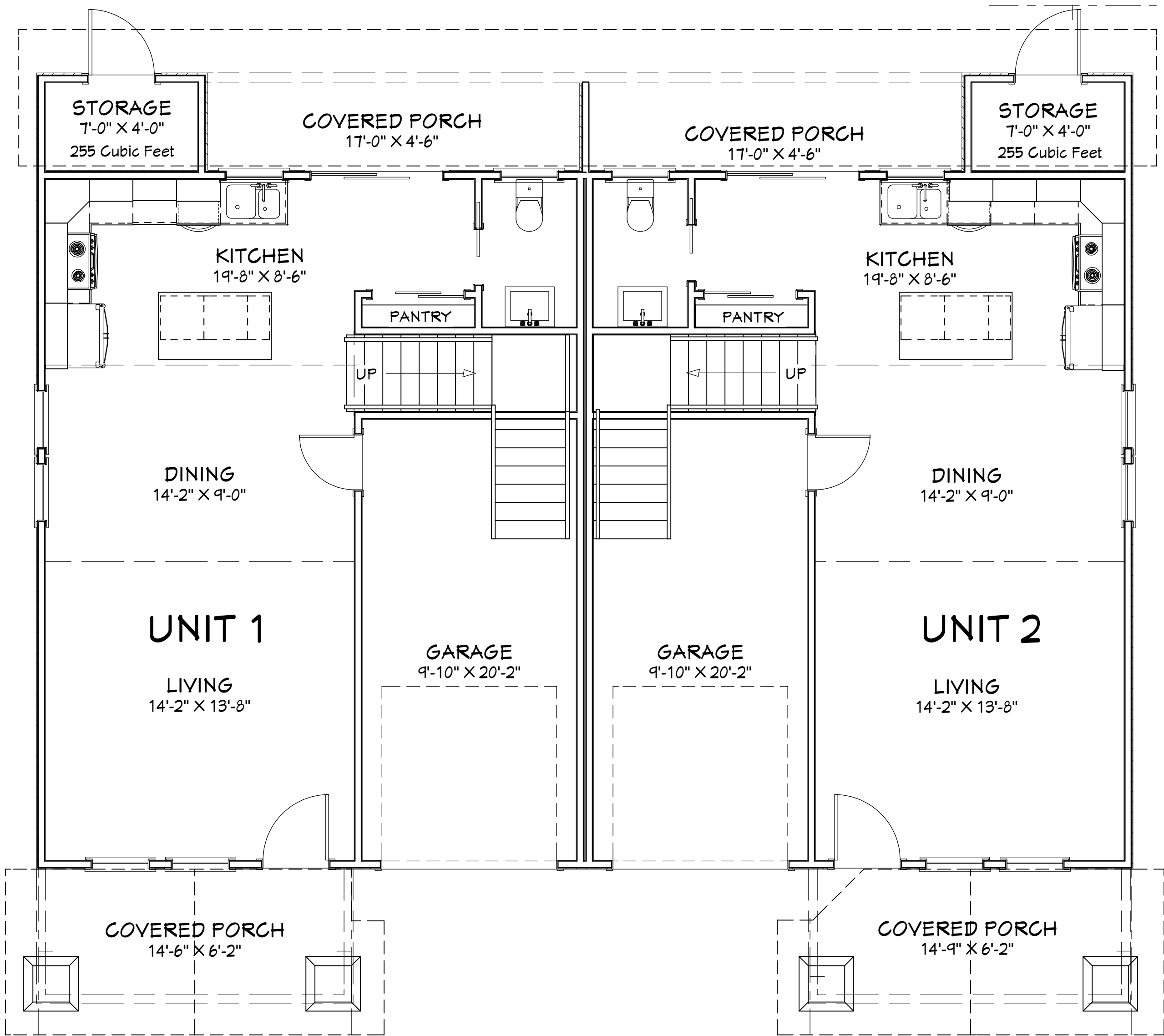
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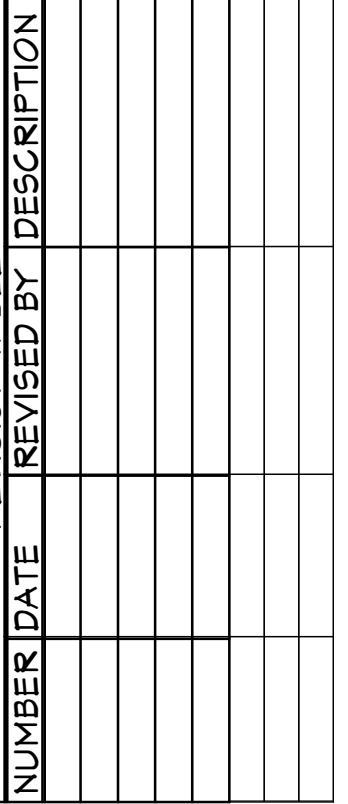
A2



Second Floor Unit 1-2 Plan 1/4" = 1'-0"



First Floor Unit 1-2 Plan 1/4" = 1'-0"



Floor Plan

DATE:

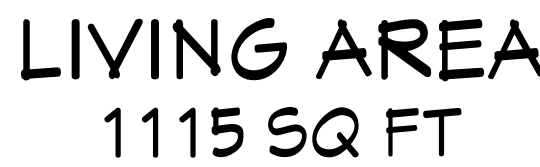
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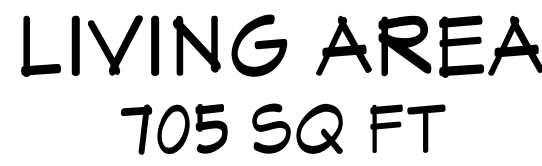
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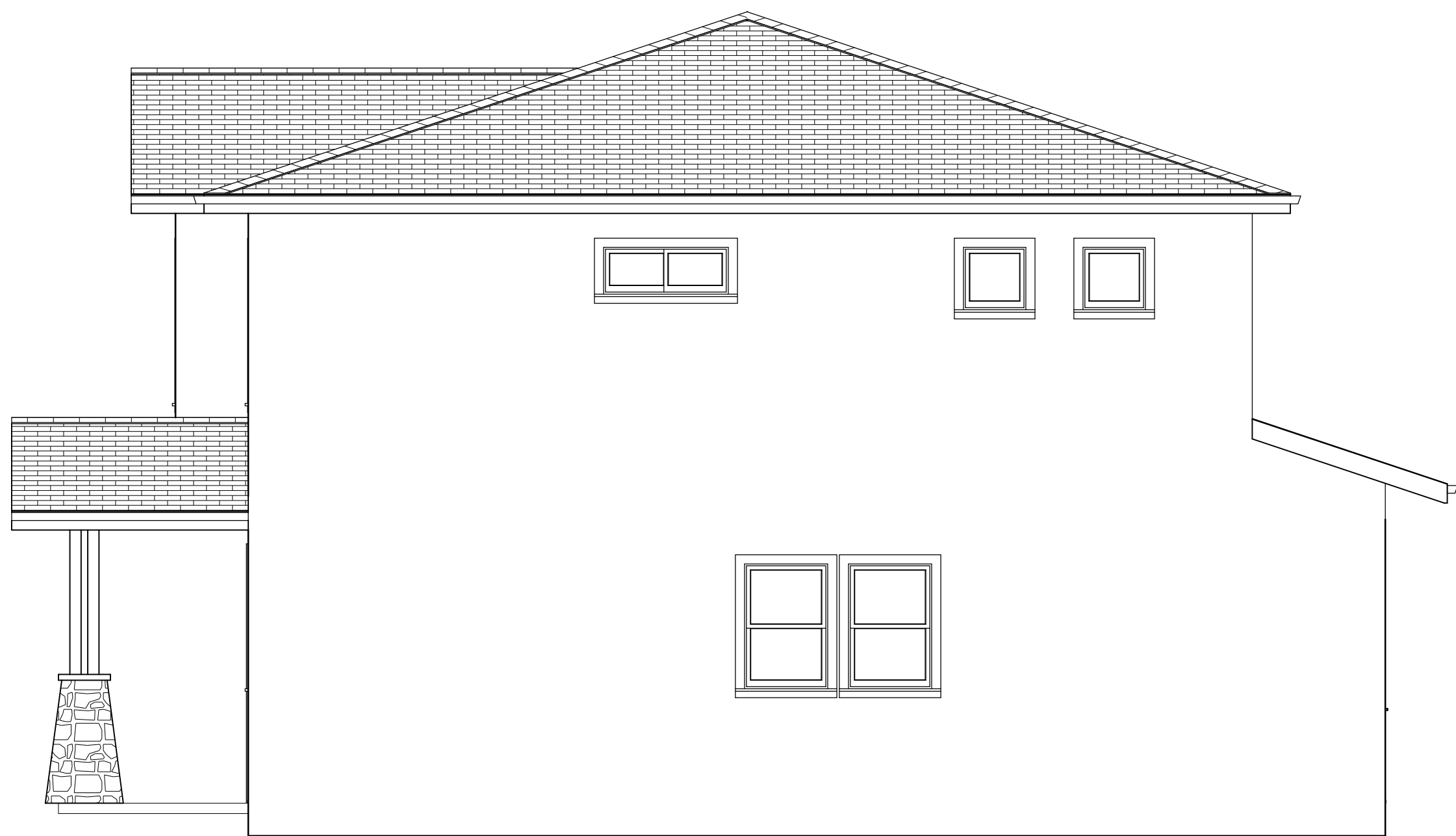
A3



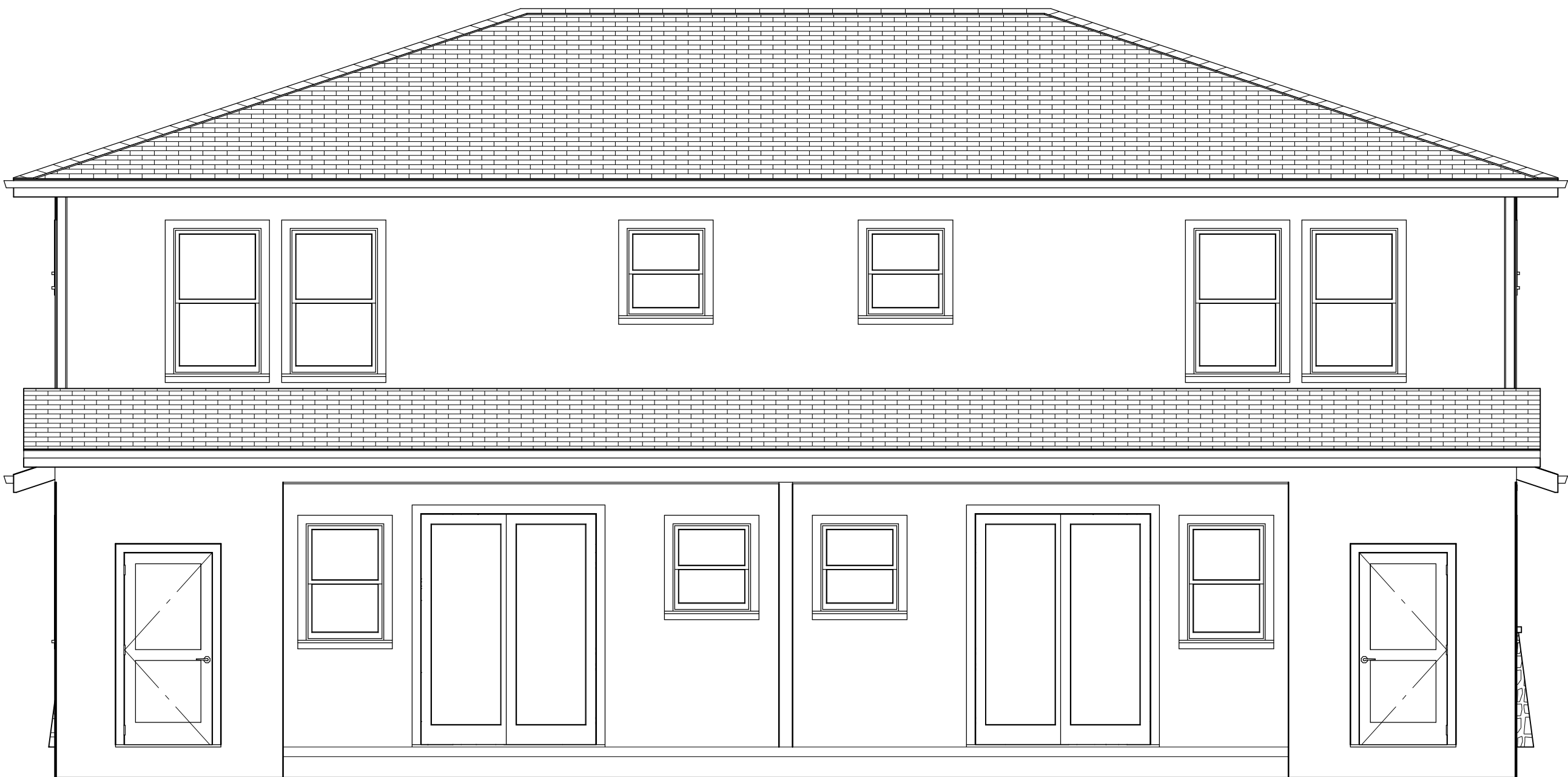
Second Floor Unit 3 Plan 1/4" = 1'-0"



First Floor Unit 3 Plan **1/4" = 1'-0"**



Left & Right Elevation Unit 1-2 1/4" = 1'-0"



Rear Elevation Unit 1-2 1/4" = 1'-0"



Front Elevation Unit 1-2 1/4" = 1'-0"

DESIGNER: MARK H. SNOW

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CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

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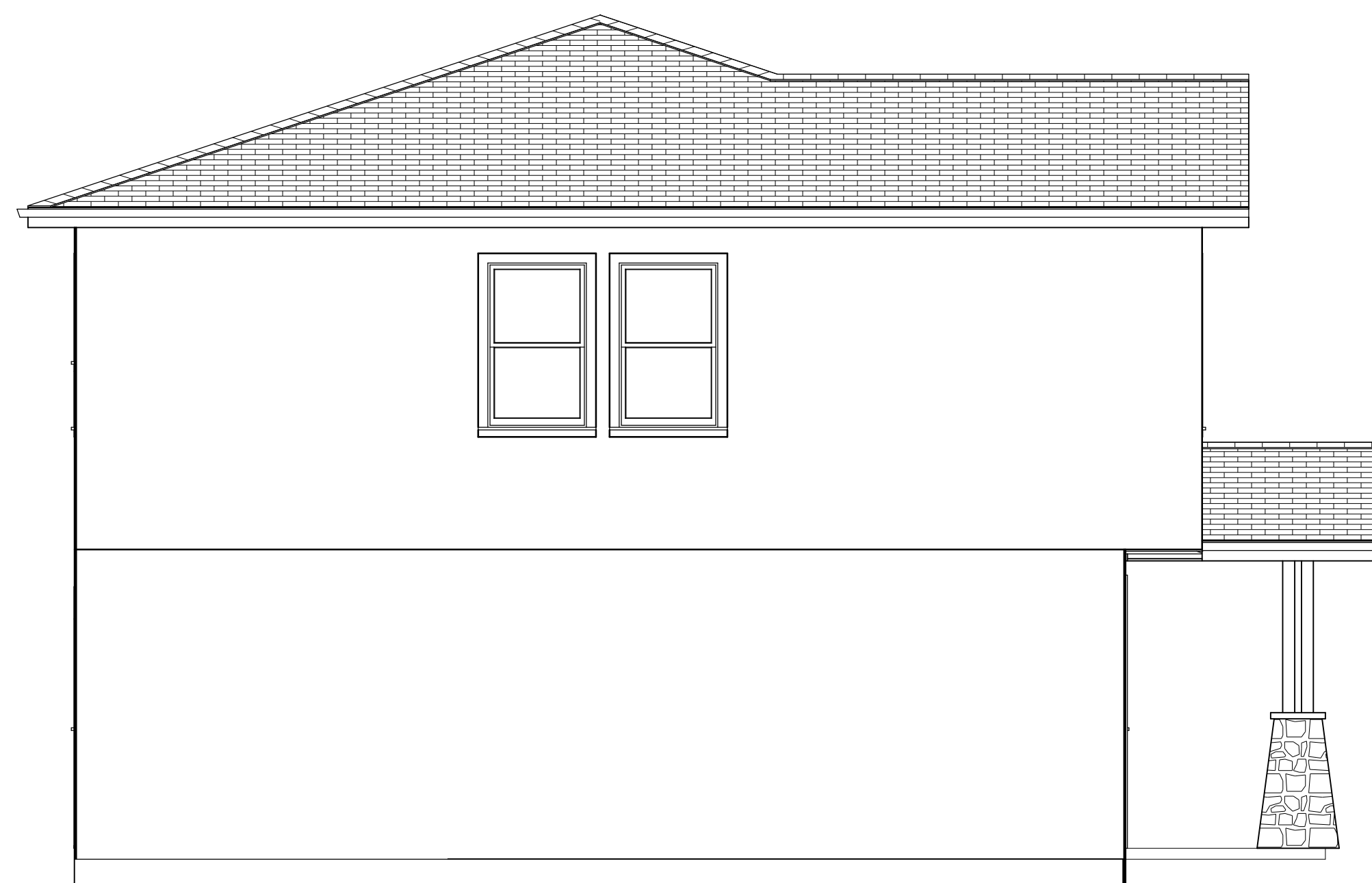
Working Agents Group
14 Alturas Avenue
Pittsburg, CA. 94565

Exterior Elevations

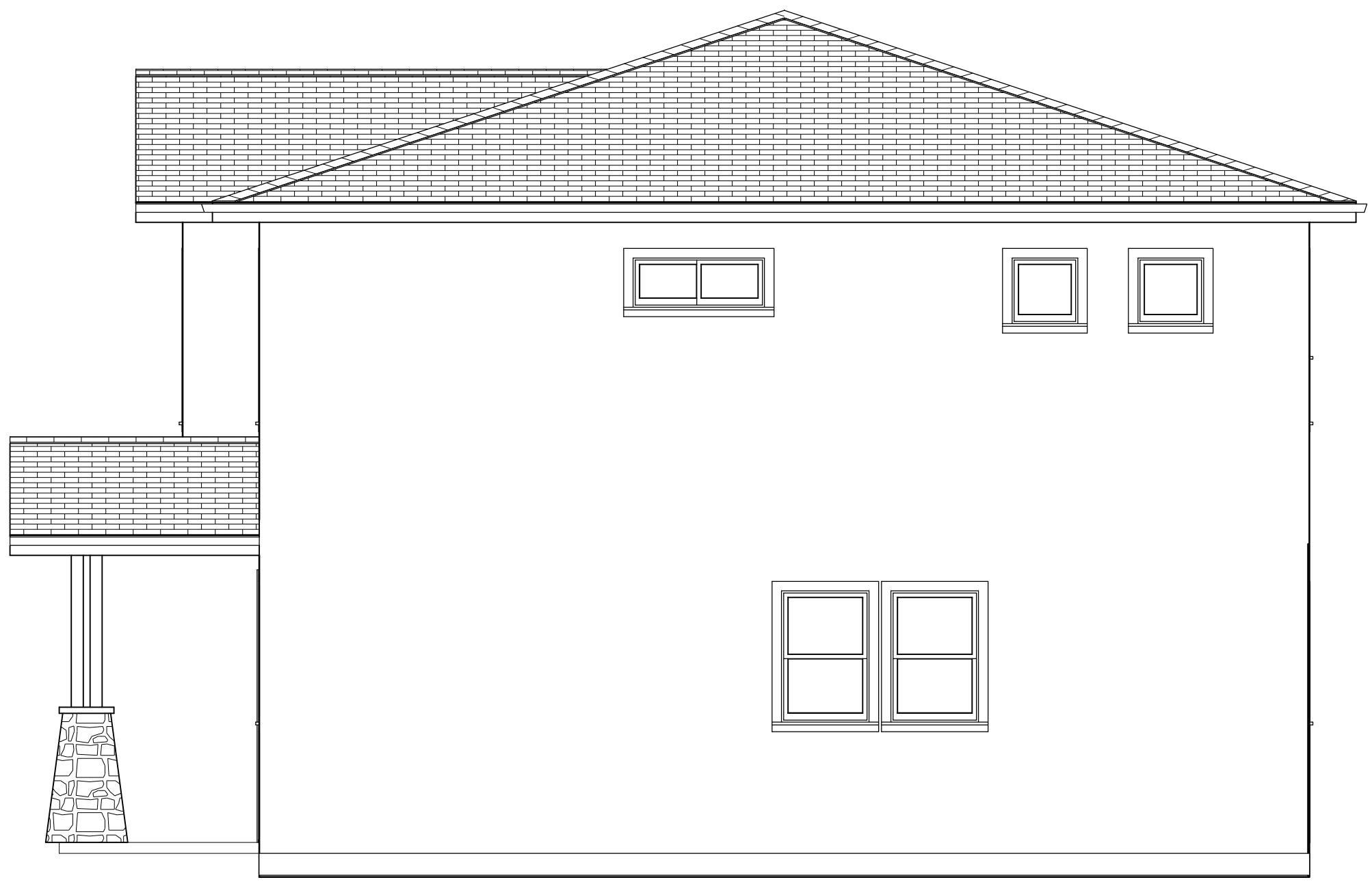
Mark H. Snow
& ASSOCIATES

4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@gmail.com

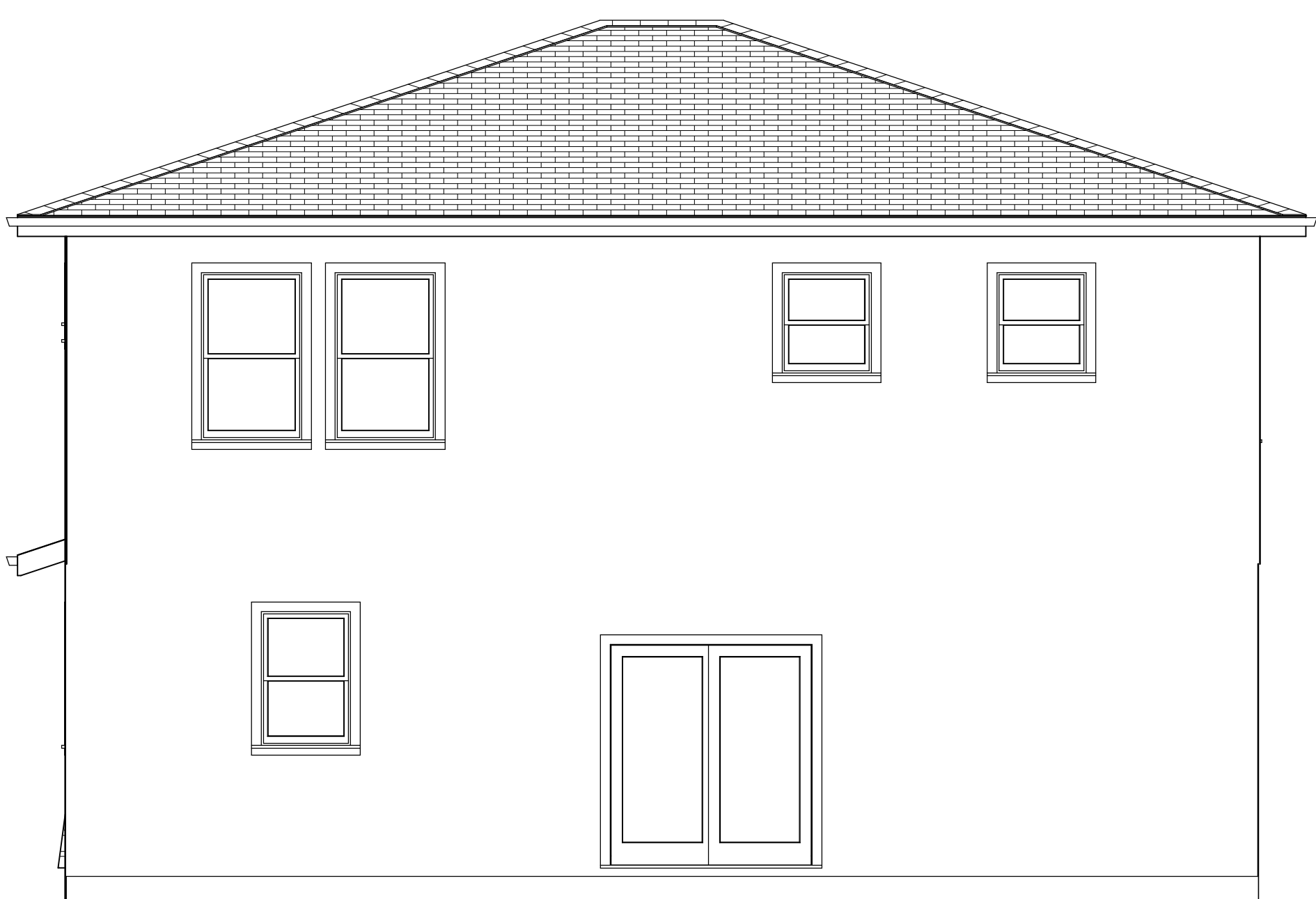
DATE:
2/12/2018
SCALE:
NOTED
SHEET:
A4



Left Elevation Unit 3 1/4" = 1'-0"



Right Elevation Unit 3 1/4" = 1'-0"



Rear Elevation Unit 3 1/4" = 1'-0"



Front Elevation Unit 3 1/4" = 1'-0"

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REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

Working Agents Group
14 Alturas Avenue
Pittsburg, CA. 94565

Exterior
Elevations

Mark H. Snow
& ASSOCIATES

4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@gmail.com

DATE:
2/12/2018

SCALE:

NOTED

SHEET:

A5



BODY COLOR



SHINGLE COLOR



TRIM COLOR



DOOR COLOR

PAINT COLORS

BENJAMIN MOORE
(OR EQUAL)



ROOFING

(OR EQUAL)



STONE VENEER

(OR EQUAL)



Street View (FRONT) Elevation

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

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[illegible]

Working Agents Group
14 Alturas Avenue
Pittsburg, CA. 94565

COLOR
BOARD

**Mark H. Snow
& ASSOCIATES**
4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054

DATE:

2/12/2018

SCALE:

NOTED

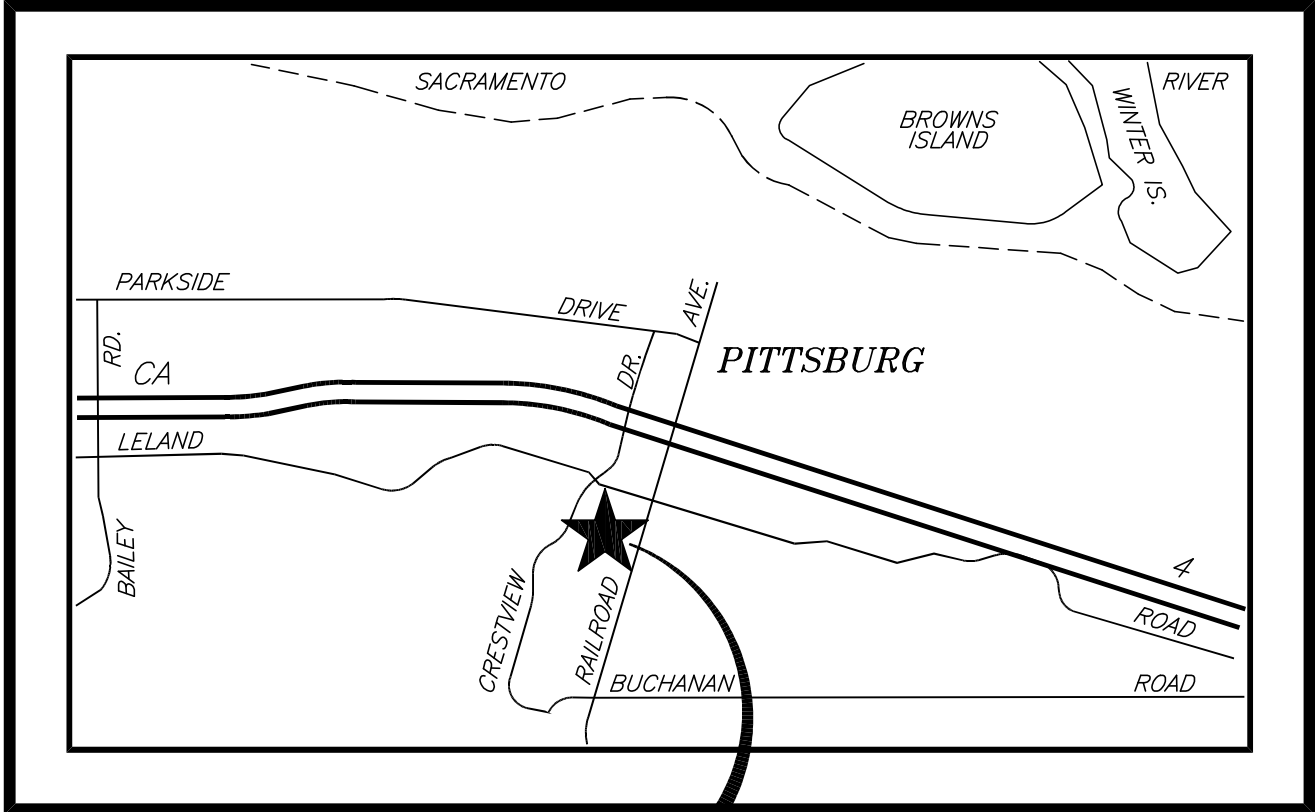
SHEET:

A6



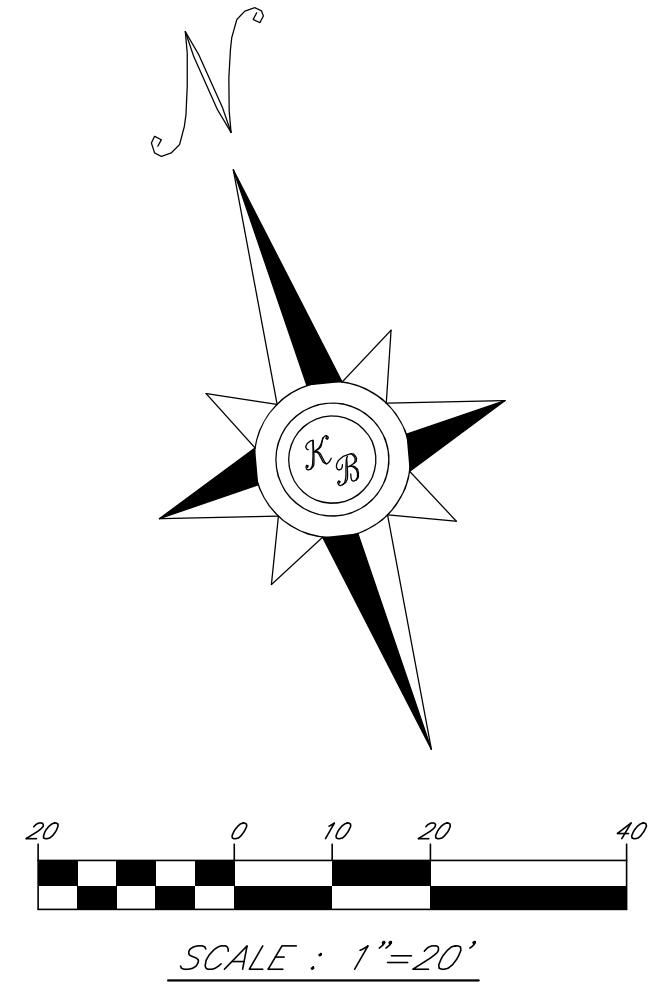
Street View (FRONT) Elevation 1/4" = 1'-0"

VICINITY MAP
N.T.S.



PROJECT
SITE

TOPOGRAPHIC & BOUNDARY SURVEY OF
06 & 14 ALTURAS AVE.
PITTSBURG, CA 94565
APN 087-114-011&012



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- CONCRETE
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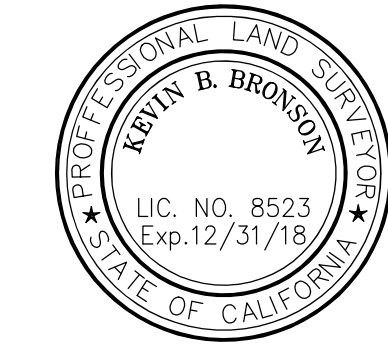
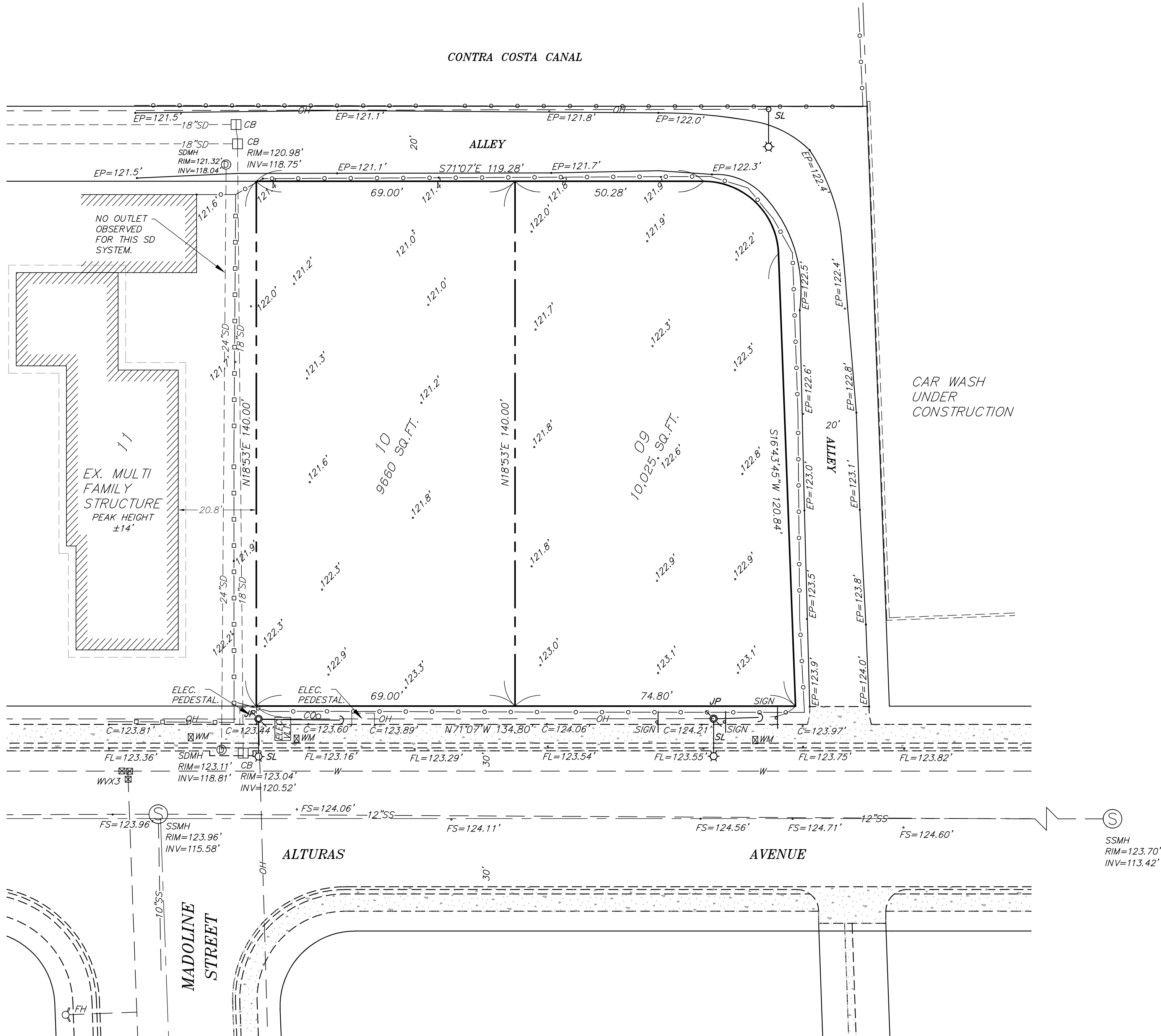
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SURVEY PREPARED FOR
WORKING AGENTS, LLC.
NOVEMBER 20, 2017

THE BRONSON COMPANY

SURVEYING SERVICES

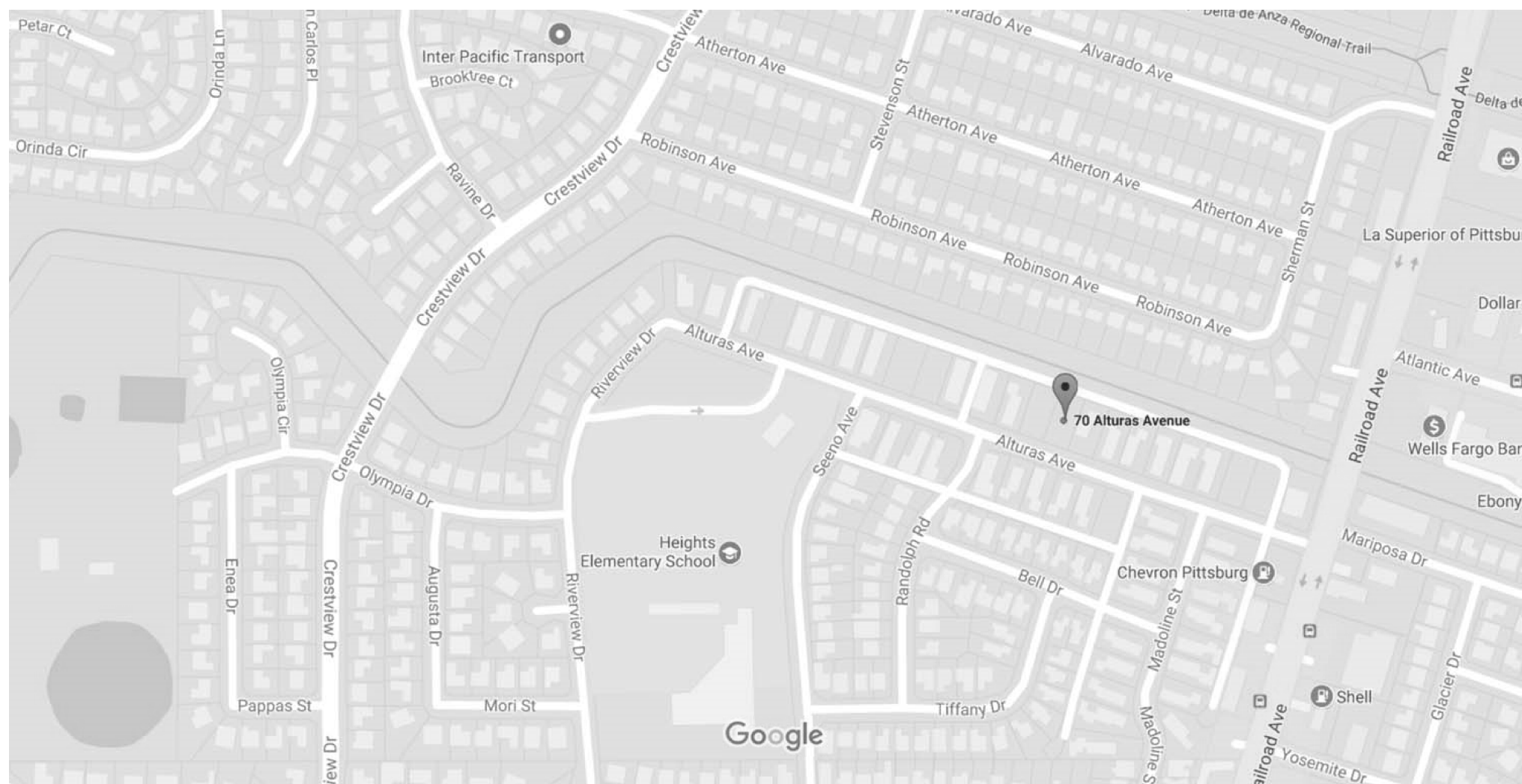
6206 EPPS DRIVE

WINTON, CA 95388

(209)606-7340 kevin@thebronsonco.com

TOPOGRAPHIC SURVEY OF
BEVERLY ADDITION NO. 1,
LOT 09 & 10
CITY OF PITTSBURG,
COUNTY OF CONTRA COSTA,
STATE OF CALIFORNIA

NO.	REVISION	DATE
PROJECT MANAGER Kevin Bronson		
DRAWN BY	KB	CHECKED BY
DATE	NOVEMBER 2017	
CAD FILE		
JOB NUMBER	3550	
SHEET	53	OF 3



Location Map



Parcel Map

SCOPE OF WORK

1. CLEAN SITE AND PREP FOR NEW TRI-PLEX
2. NEW PROPOSED TRI-PLEX DUPLEX UNIT IS 2,892 SQ. FT. AND 414 SQ. FT. ATTACHED (2) CAR GARAGE 266 SQ. FT. FRONT & REAR COVERED PORCH . SINGLE ALLEY ACCESS UNIT IS 1,820 SQ. FT. AND 414 SQ. FT. GARAGE WITH 60 SQ. FT. COVERED FRONT PORCH
3. ENTIRE NEW DWELLING AND GARAGE SHALL BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13 D.

SHEET INDEX

ARCHITECTURAL SHEETS:

T1	TITLE SHEET
A1	ARCHITECTURAL SITE PLAN
A2	PROPOSED UNIT 1-2 FLOOR PLAN
A3	PROPOSED UNIT 3 FLOOR PLAN
A4	EXTERIOR ELEVATIONS UNIT 1-2
A5	EXTERIOR ELEVATIONS UNIT 3
A6	COLOR BOARD
A7	COLOR LANDSCAPE RENDERING

PROJECT DESCRIPTION (APN: 087-114-014)

LOT SIZE	9,322 sq.ft. (GROSS 0.21 AC.)
TRI-PLEX (TOTAL AREA)	
FIRST FLOOR LIVING AREA	1,957 sq. ft.
SECOND FLOOR LIVING AREA	2,757 sq. ft.
NEW PROPOSED FLOOR AREA	4,714 sq. ft.
(3) GARAGES	828 sq.ft.
FLOOR AREA RATIO (TOTAL AREA)	5,545 sq. ft.
PROPOSED FLOOR AREA RATIO (F.A.R.)	(51%)
(DOES NOT INCLUDE GARAGE AREA)	
(INCLUDES GARAGE AREA)	(59%)
FRONT COVERED PORCHES (FRONT & REAR)	124 sq. ft.
BUILDING COVERAGE	(30%) 2,785 sq. ft.
HARDSCAPE	(23%) 2,139 sq. ft.
PRIVATE - COMMON LANDSCAPE	(47%) 4,398 sq. ft.
NOTE: REAR YARDS VARY FROM 605 SF - 665 SF	
CONSTRUCTION TYPE	VB
BUILDING OCCUPANCY	R-3
BUILDING CODE	2016 CBC (CALIFORNIA AMMENDMENTS)
FIRE CODE	2016 CFC
MECHANICAL CODE	2016 CMC
PLUMBING CODE	2016 CPC
ELECTRICAL CODE	2016 CEC
TITLE 24 ENERGY CODE 2016 CBC	
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	

CITY OF PITTSBURG LOCAL CODES AND ORDINANCES

ENTIRE DWELLING AND GARAGE SHALL BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13 D



DESIGNER: MARK H. SNOW

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[illegible]

Working Agents Group
45 Alturas Avenue
Pittsburg, CA. 94565

TITLE SHEET

Mark H. Snow
& ASSOCIATES

4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@gmail.com

DATE:

2/12/2018

SCALE:

NOTED

SHEET:

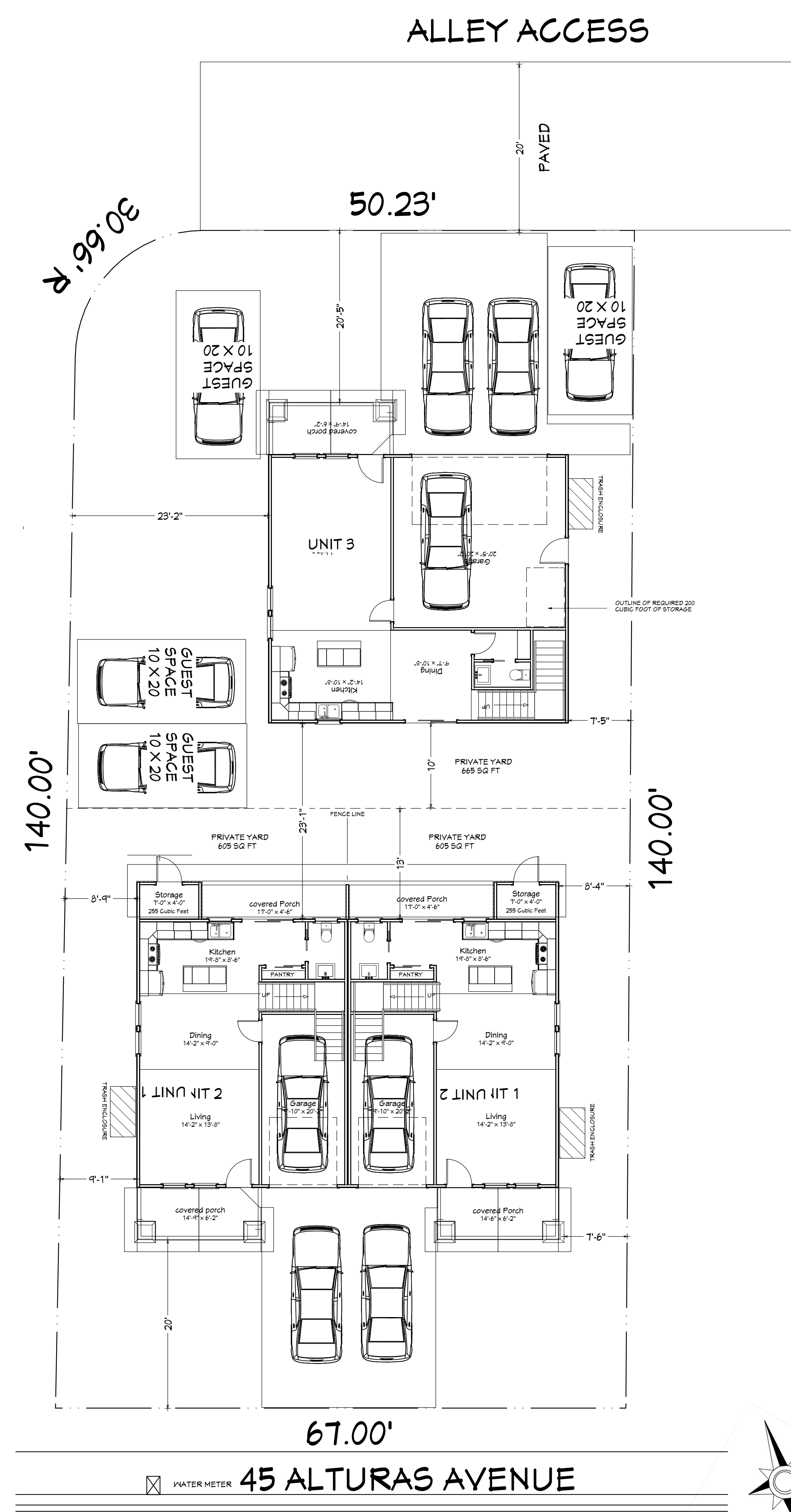
T1



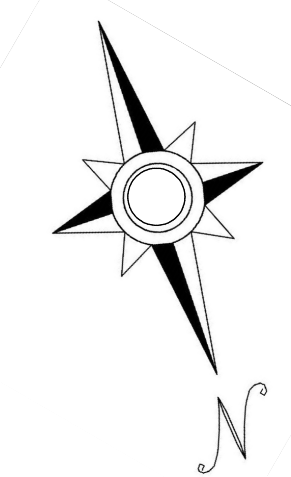
Trash Enclosure (NTS.)

NOTE:
INTERIOR AND EXTERIOR STORAGE TO BE A MINIMUM
OF 250 SQ. FT. AND HAVE A SECURED LOCK

SEE LANDSCAPE PLAN SHEET L6 FOR PERIMETER
FENCE DETAIL



Site Plan 1/8" = 1'-0"



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[illegible]

Working Agents Group
45 Alturas Avenue
Pittsburg, CA. 94565

Site Plan

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ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@gmail.com

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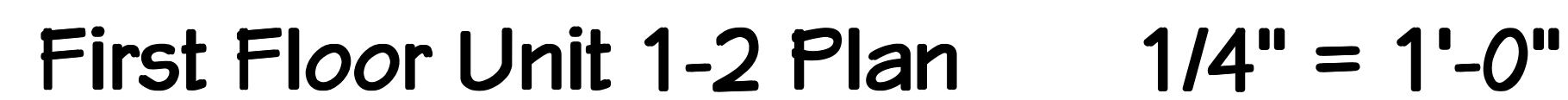
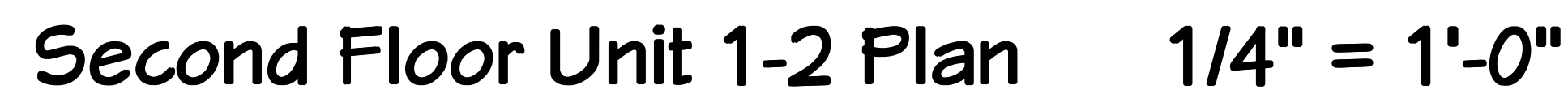
3/28/2018

SCALE:

NOTED

SHEET:

A1



Floor Plan

DATE:

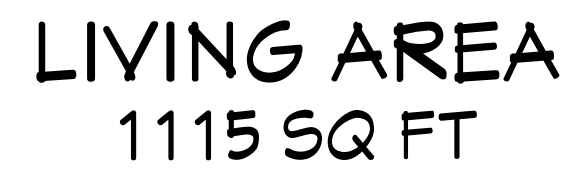
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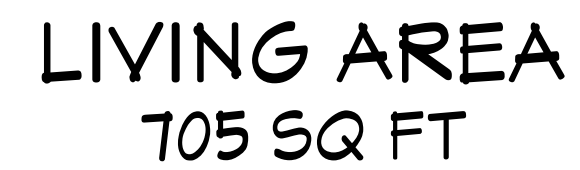
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SHEET:

A3



Second Floor Unit 3 Plan 1/4" = 1'-0"



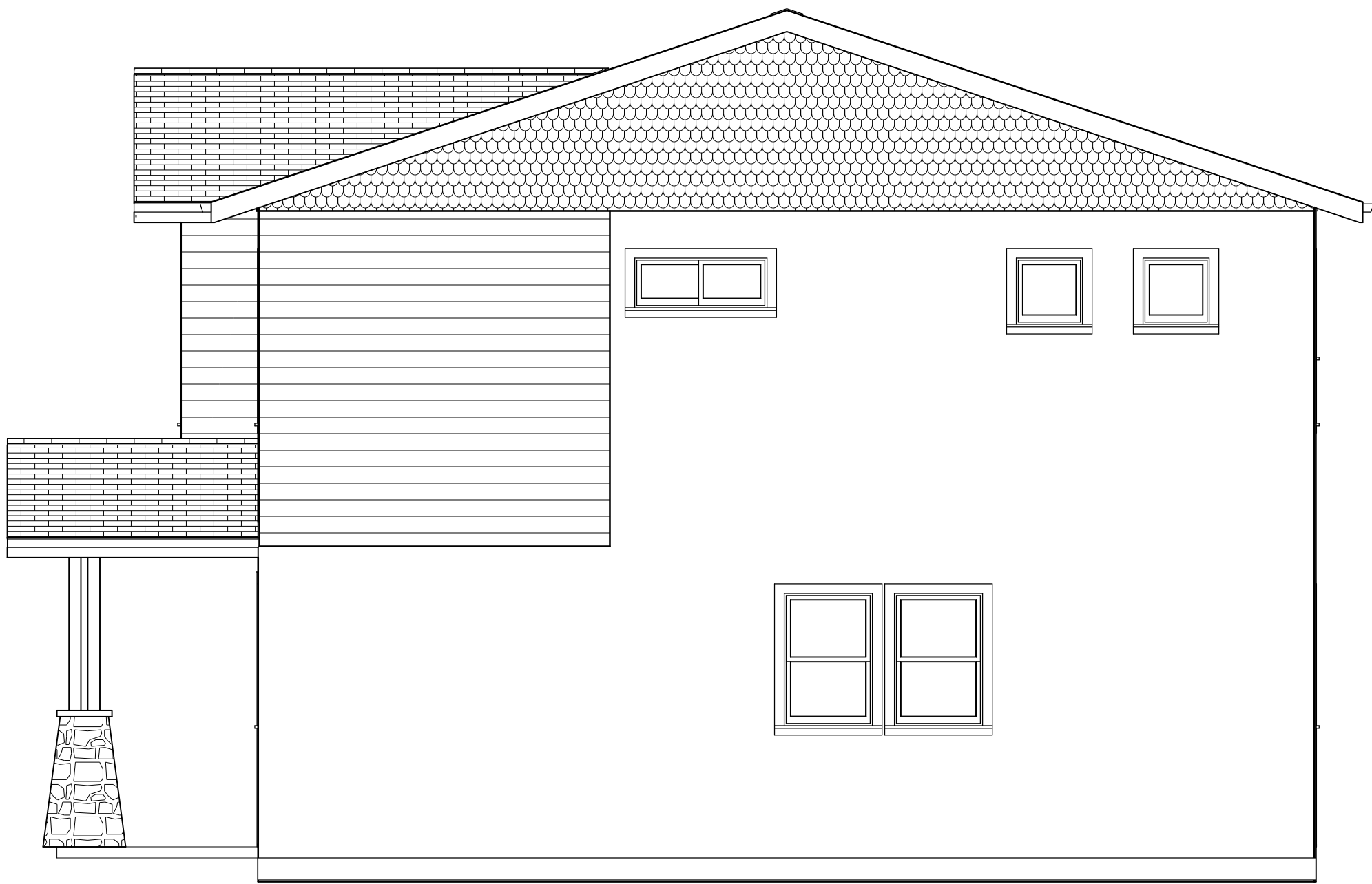
First Floor Unit 3 Plan 1/4" = 1'-0"



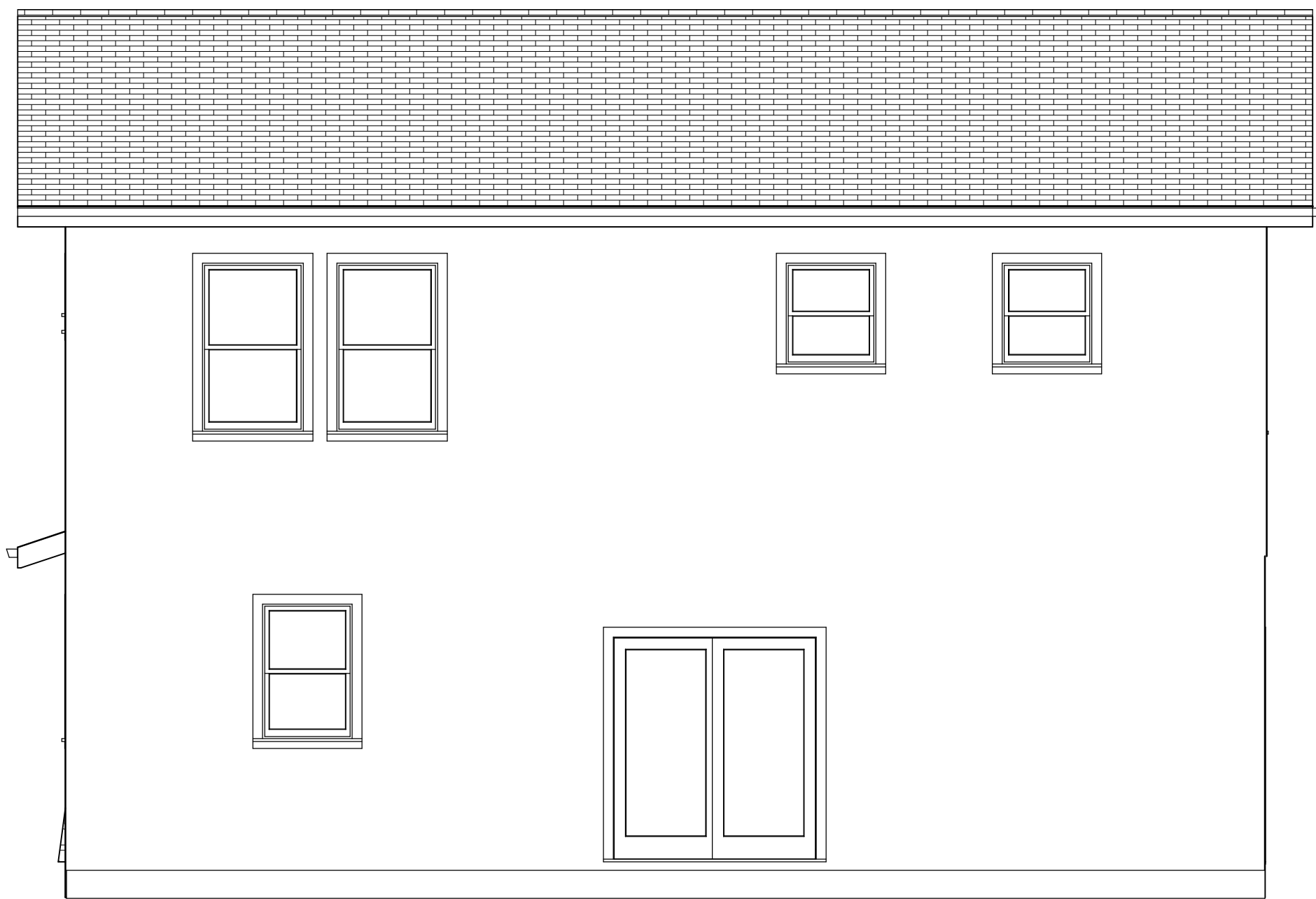
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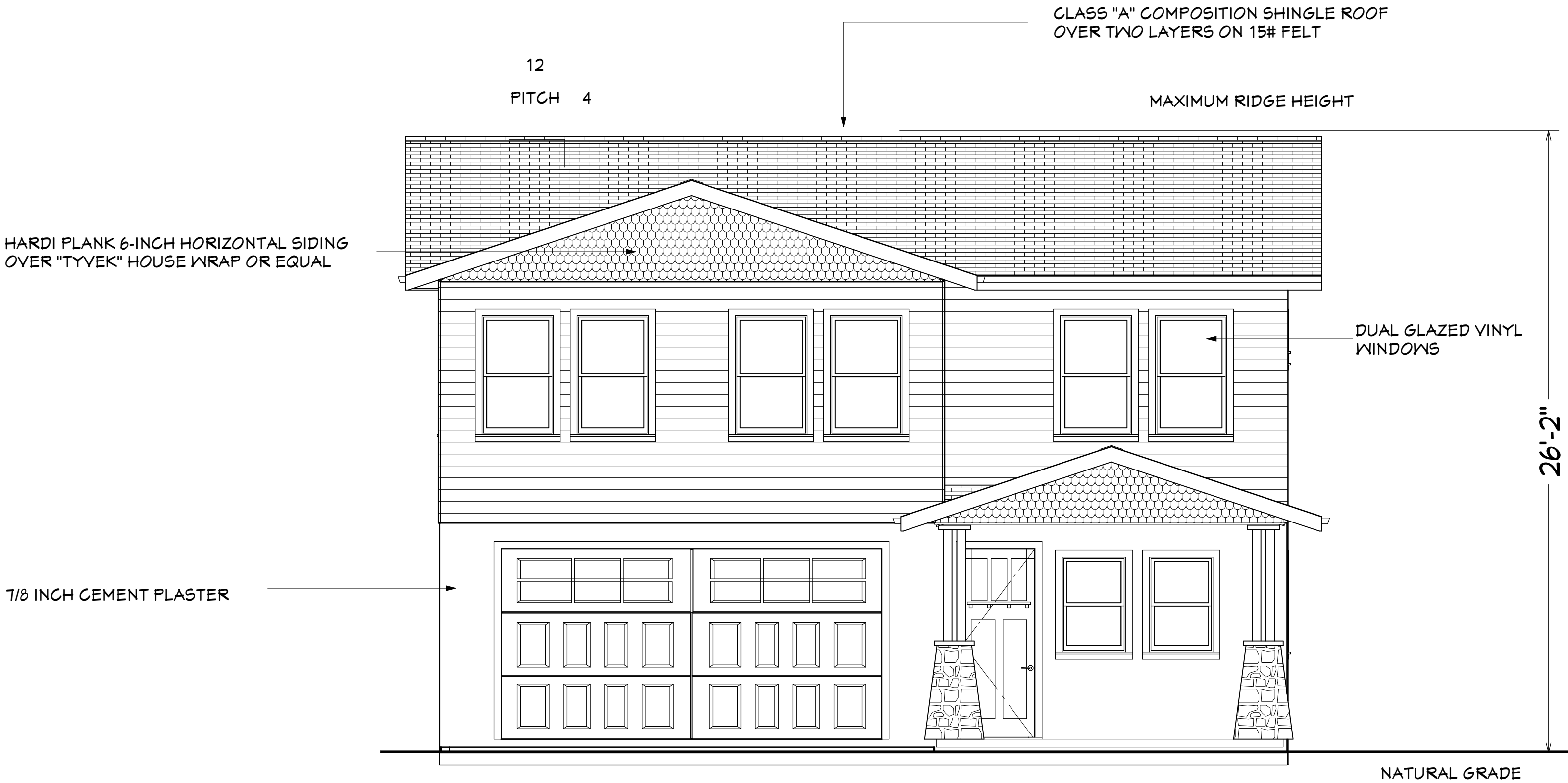
Left Elevation Unit 3 1/4" = 1'-0"



Right Elevation Unit 3 1/4" = 1'-0"



Rear Elevation Unit 3 1/4" = 1'-0"



Front Elevation Unit 3 1/4" = 1'-0"

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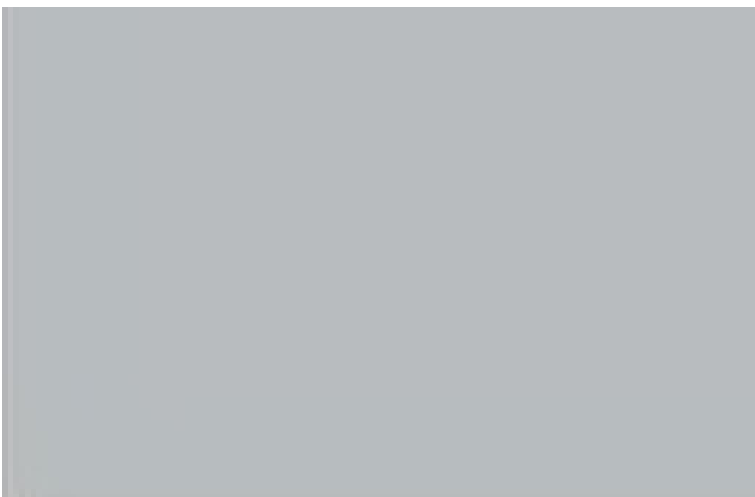
Working Agents Group
45 Alturas Avenue
Pittsburg, CA. 94565

Exterior
Elevations

Mark H. Snow
& ASSOCIATES
4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@gmail.com

DATE:
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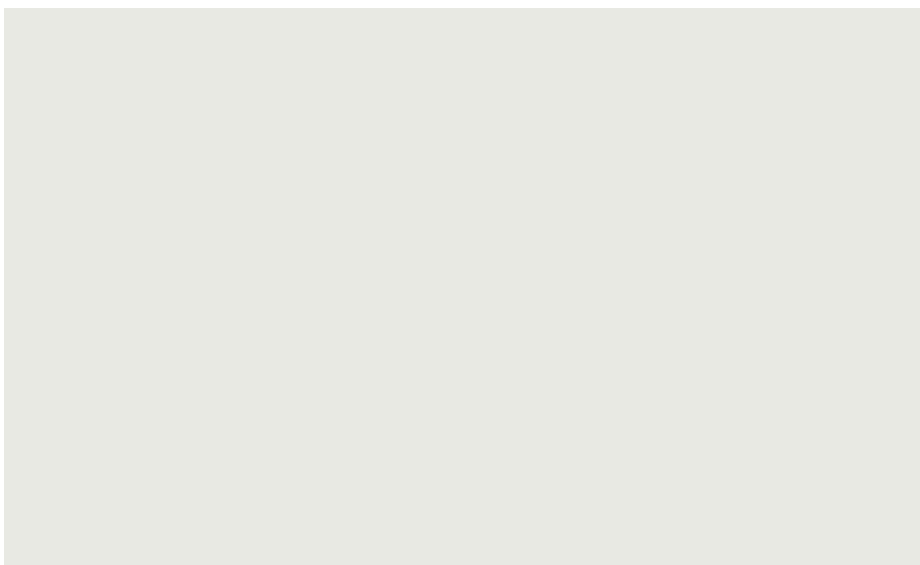


2124-40 THUNDERCLOUD GRAY
CEMENT PLASTER



2126-30 ANCHOR GRAY
CEMENT SIDING

BODY COLOR



WHITE WISP OC-54

TRIM COLOR



2059-10 MARINE BLUE

DOOR COLOR

SCALLOP SIDING

PAINT COLORS

BENJAMIN MOORE
(OR EQUAL)



CERTAINTEED
PRESIDENTIAL
CHARCOAL BLACK

ROOFING

(OR EQUAL)



CORONADO STONE
PRO- LEDGE
BLACK FOREST

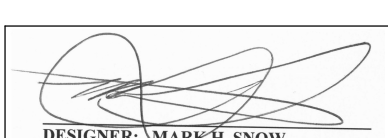
STONE VENEER

(OR EQUAL)



Street View (FRONT) Elevation

1/4" = 1'-0"



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COLOR
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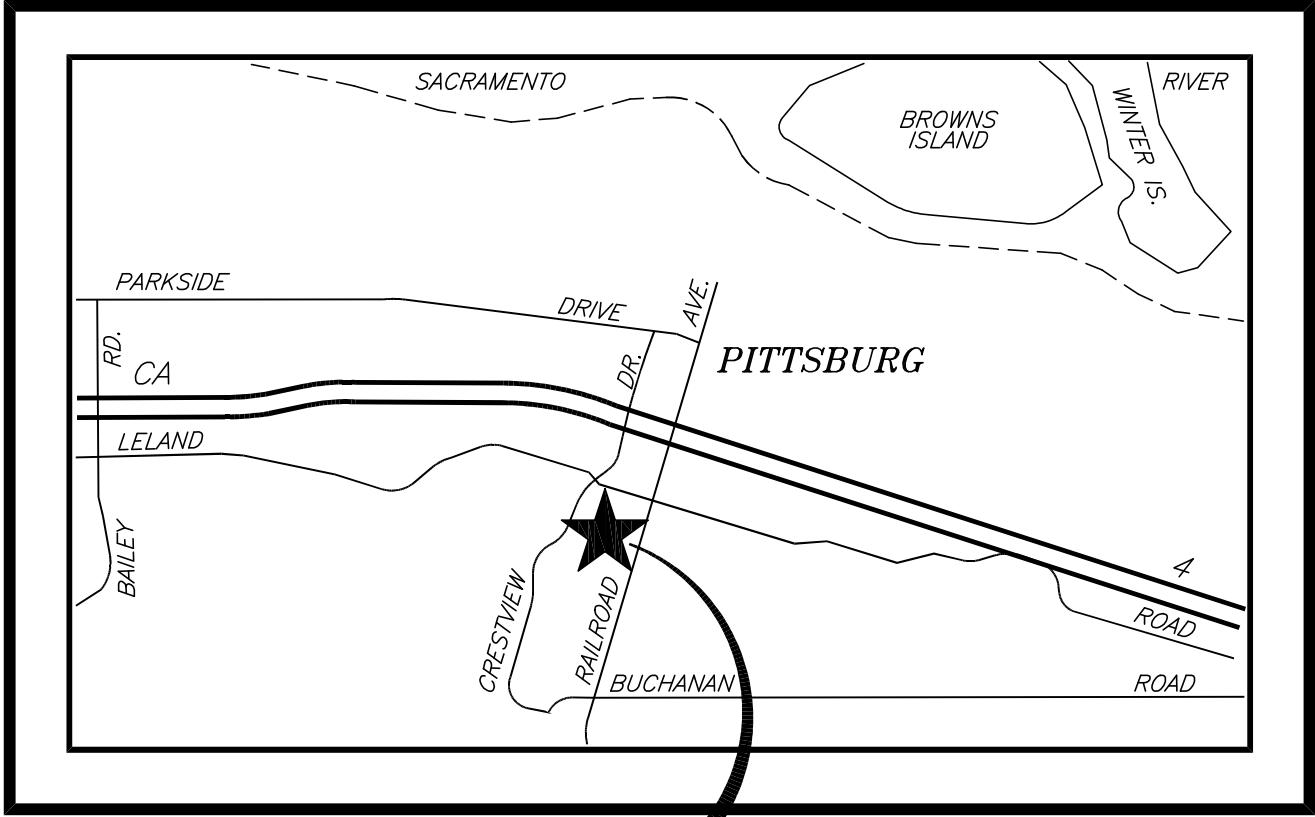
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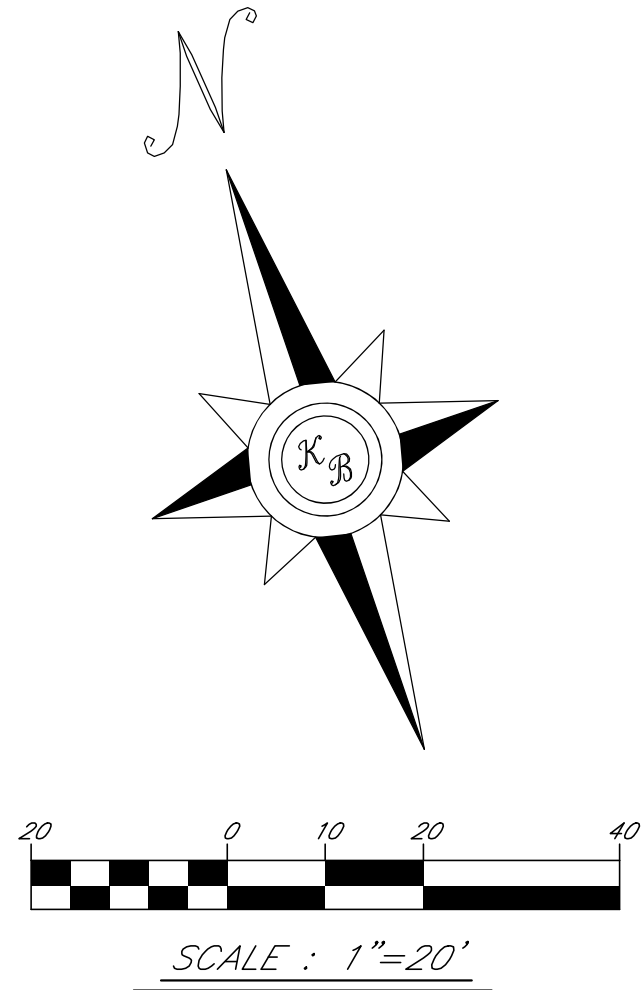
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VICINITY MAP
N.T.S.



PROJECT
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TOPOGRAPHIC & BOUNDARY SURVEY OF
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- OH OVERHEAD UTILITY LINE
- W WATER LINE
- WM WATER METER
- WV WATER VALVE
- JP JOINT POLE
- SL STREET LIGHT
- CHAIN LINK FENCE
- WOOD FENCE

BENCHMARK:

USGS BENCHMARK DE8493, AN ALUMINUM ROD IN A SLEEVE AT THE INTERSECTION OF KIRKER PASS ROAD AND NORTONVILLE ROAD, HAVING AN NAVD88 ELEVATION OF 324.5', IS THE BASIS OF ALL ELEVATIONS SHOWN ON THIS MAP.

BASIS OF BEARINGS:

THE BEARING OF S71°07'E FOR THE CENTERLINE OF THE IMPROVEMENTS ALONG ALTURAS AVE., PITTSBURG, CA, AS SHOWN ON THE MAP OF BEVERLY ADDITION - UNIT NO. 1, RECORDED ON SEPT. 26, 1951 IN BOOK 44 OF MAPS AT PAGE 47, CONTRA COSTA COUNTY RECORDS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

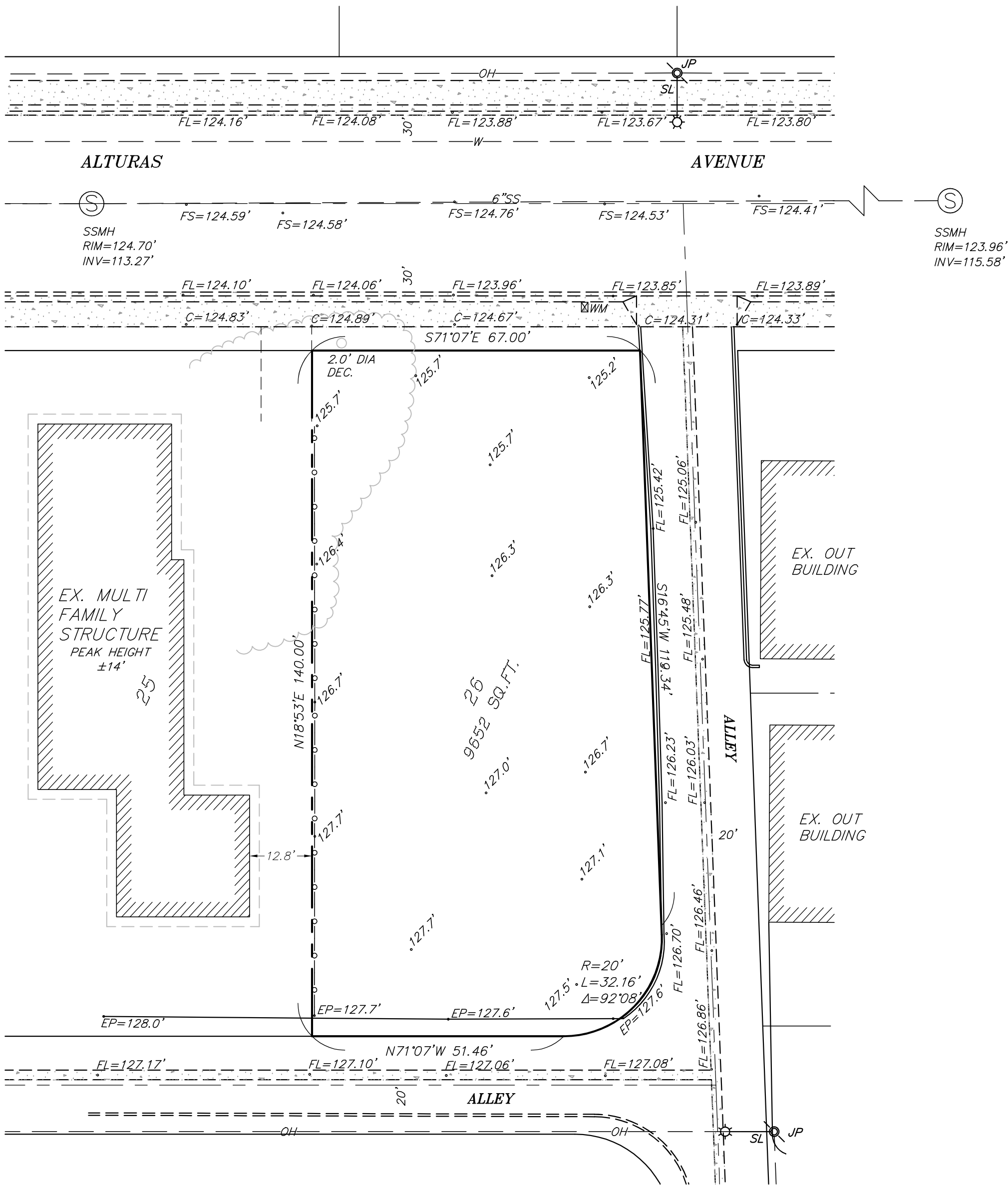
THE MONUMENTS AS SHOWN ON 44 MAPS 47 WHERE NOT FOUND. THE CENTERLINE OF ALTURAS AVENUE WAS DETERMINED BY SPLITTING THE STREET IMPROVEMENTS.

REFERENCES:

R1 BOOK 44 MAPS 47, CONTRA COSTA COUNTY RECORDS

UTILITY NOTES:

THE UTILITIES AS DRAFTED ARE AS THEY ARE BELIEVED TO EXIST BASED ON SURFACE EVIDENCE. UTILITIES MAY EXIST THAT ARE NOT INDICATED. NO SUBSURFACE INVESTIGATIONS WERE PERFORMED.



SURVEY PREPARED FOR
WORKING AGENTS, LLC.
NOVEMBER 20, 2017

THE BRONSON COMPANY

SURVEYING SERVICES

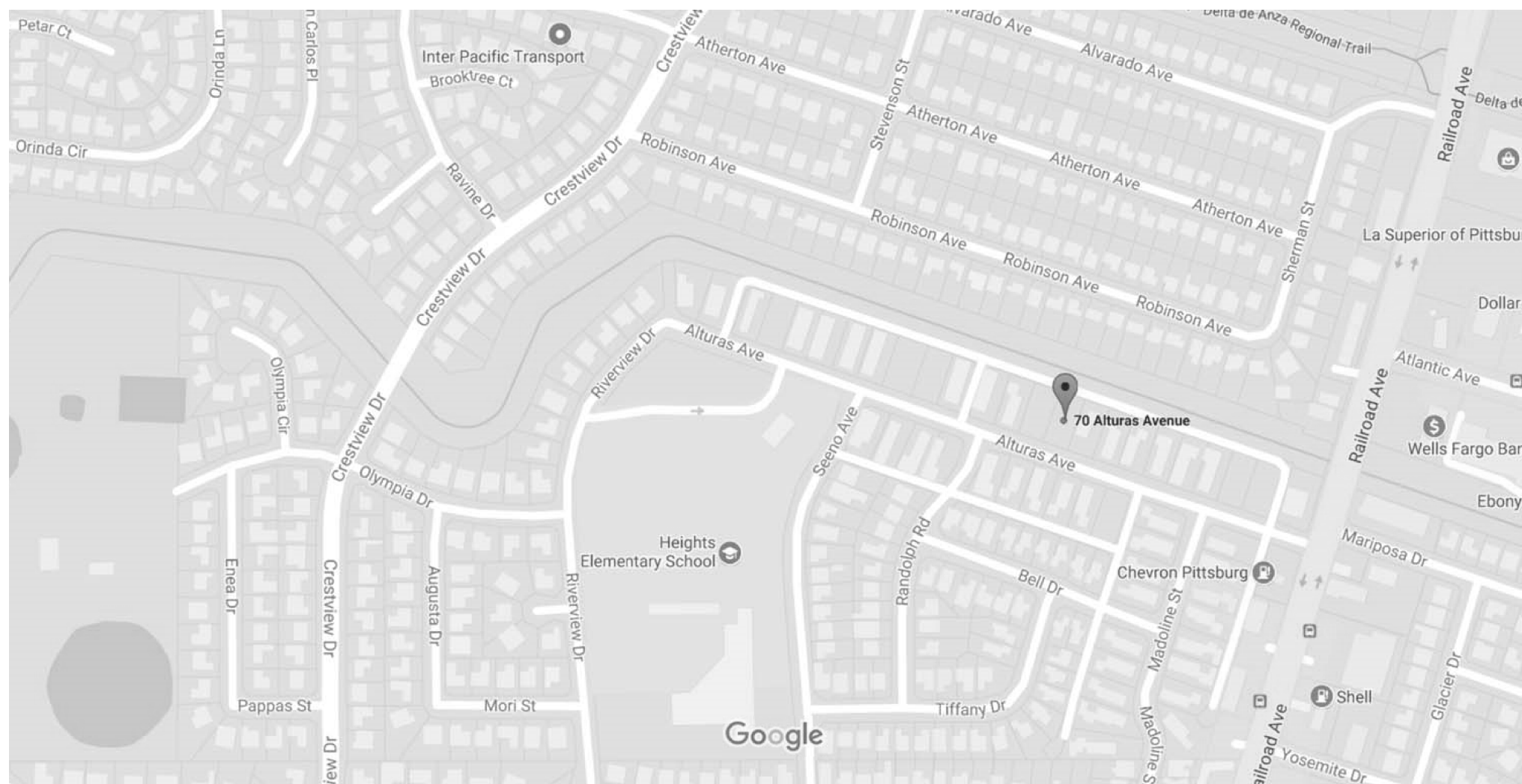
6206 EPPS DRIVE

WINTON, CA 95388

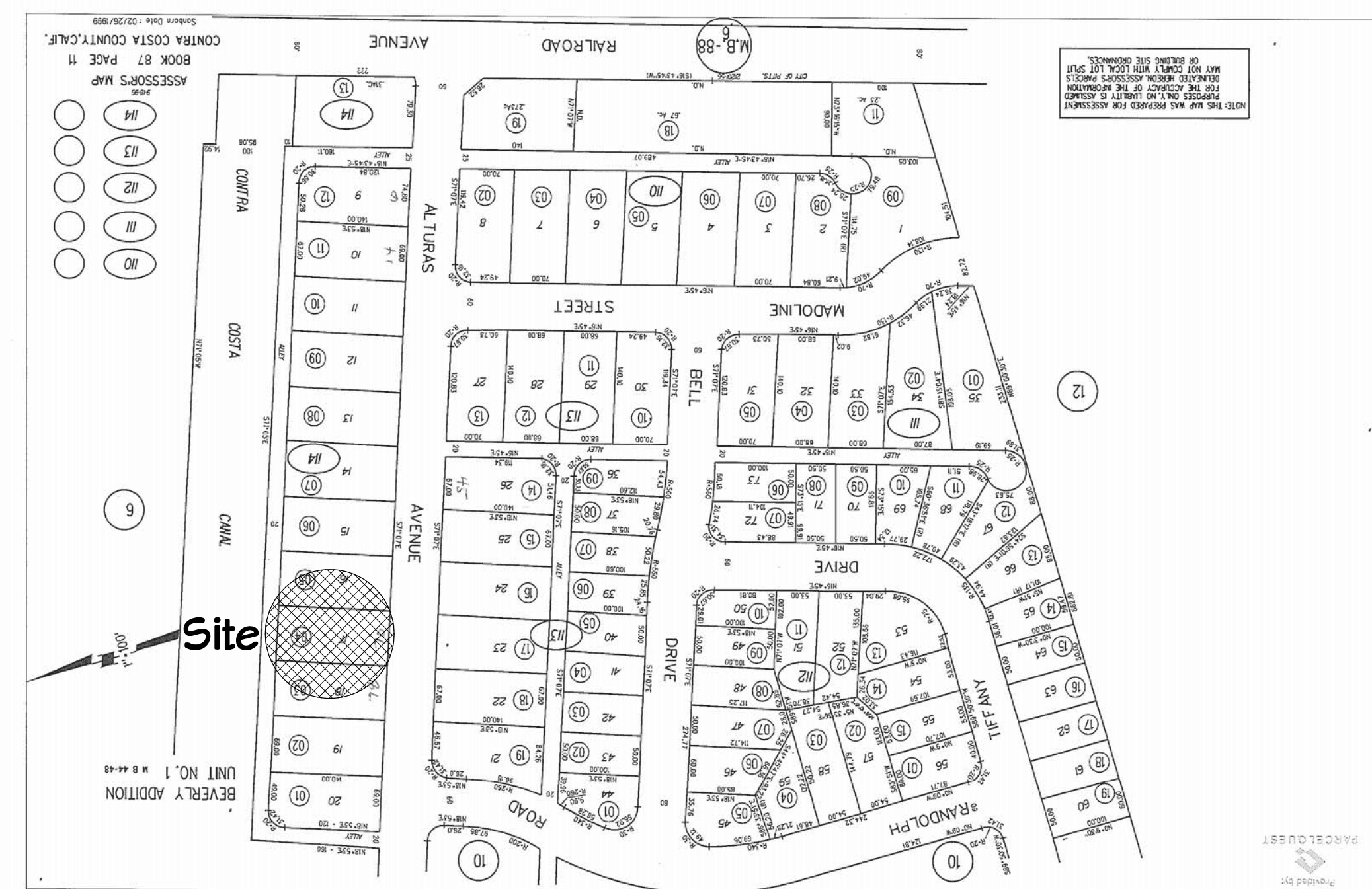
(209)606-7340 kevin@thebronsonco.com

TOPOGRAPHIC SURVEY OF
BEVERLY ADDITION NO. 1,
LOT 26
CITY OF PITTSBURG,
COUNTY OF CONTRA COSTA,
STATE OF CALIFORNIA

NO.	REVISION	DATE
PROJECT MANAGER Kevin Bronson		
DRAWN BY KB	CHECKED BY	
DATE NOVEMBER 2017		
CAD FILE		
JOB NUMBER 3550		
SHEET S2	OF 3	



Location Map



Parcel Map

SCOPE OF WORK

1. CLEAN SITE AND PREP FOR NEW TRI- PLEX
2. NEW PROPOSED TRI- PLEX DUPLEX UNIT IS 2,892 SQ. FT. AND 414 SQ. FT. ATTACHED (2) CAR GARAGE 266 SQ. FT. FRONT & REAR COVERED PORCH. SINGLE ALLEY ACCESS UNIT IS 1,820 SQ. FT. AND 414 SQ. FT. GARAGE WITH 60 SQ. FT. COVERED FRONT PORCH.
3. ENTIRE NEW DWELLING AND GARAGE SHALL BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13 D.

SHEET INDEX

ARCHITECTURAL SHEETS:

T1	TITLE SHEET
A1	ARCHITECTURAL SITE PLAN
A2	PROPOSED UNIT 1-2 FLOOR PLAN
A3	PROPOSED UNIT 3 FLOOR PLAN
A4	EXTERIOR ELEVATIONS UNIT 1-2
A5	EXTERIOR ELEVATIONS UNIT 3
A6	COLOR BOARD
A7	COLOR LANDSCAPE RENDERING

PROJECT DESCRIPTION (APN: 087-114-004)

LOT SIZE		9,660 sq.ft. (GROSS 0.21 AC.)
TRI-PLEX (TOTAL AREA)		
FIRST FLOOR LIVING AREA		1,957 sq. ft.
SECOND FLOOR LIVING AREA		2,757 sq. ft.
NEW PROPOSED FLOOR AREA		4,714 sq. ft.
(3) GARAGES		828 sq.ft.
FLOOR AREA RATIO (TOTAL AREA)		5,545 sq. ft.
PROPOSED FLOOR AREA RATIO (F.A.R.)		(49%)
(DOES NOT INCLUDE GARAGE AREA)		
(INCLUDES GARAGE AREA)		(57%)
FRONT COVERED PORCHES (FRONT & REAR)		124 sq. ft.
BUILDING COVERAGE	(29%)	2,785 sq. ft.
HARDSCAPE	(22%)	2,139 sq. ft.
PRIVATE -COMMON LANDSCAPE	(49%)	4,736 sq. ft.
NOTE: REAR YARDS VARY FROM 713 SF - 1,735 SF		
CONSTRUCTION TYPE	VB	
BUILDING OCCUPANCY	R-3	
BUILDING CODE	2016 CBC (CALIFORNIA AMMENDMENTS)	
FIRE CODE	2016 CFC	
MECHANICAL CODE	2016 CMC	
PLUMBING CODE	2016 CPC	
ELECTRICAL CODE	2016 CEC	
TITLE 24 ENERGY CODE 2016 CBC		
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS		
CITY OF PITTSBURG LOCAL CODES AND ORDINANCES		
ENTIRE DWELLING AND GARAGE SHALL BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13 D		

DESIGNER: MARK H. SNOW

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[illegible]

Working Agents Group
70 Alturas Avenue
Pittsburg, CA. 94565

TITLE SHEET

Mark H. Snow
& ASSOCIATES

4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@gmail.com

DATE:

2/12/2018

SCALE:

NOTED

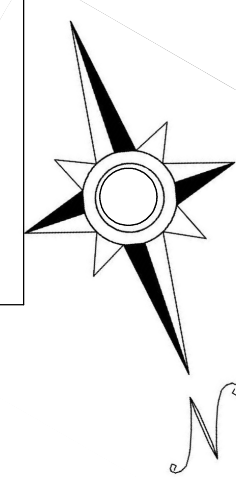
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T1

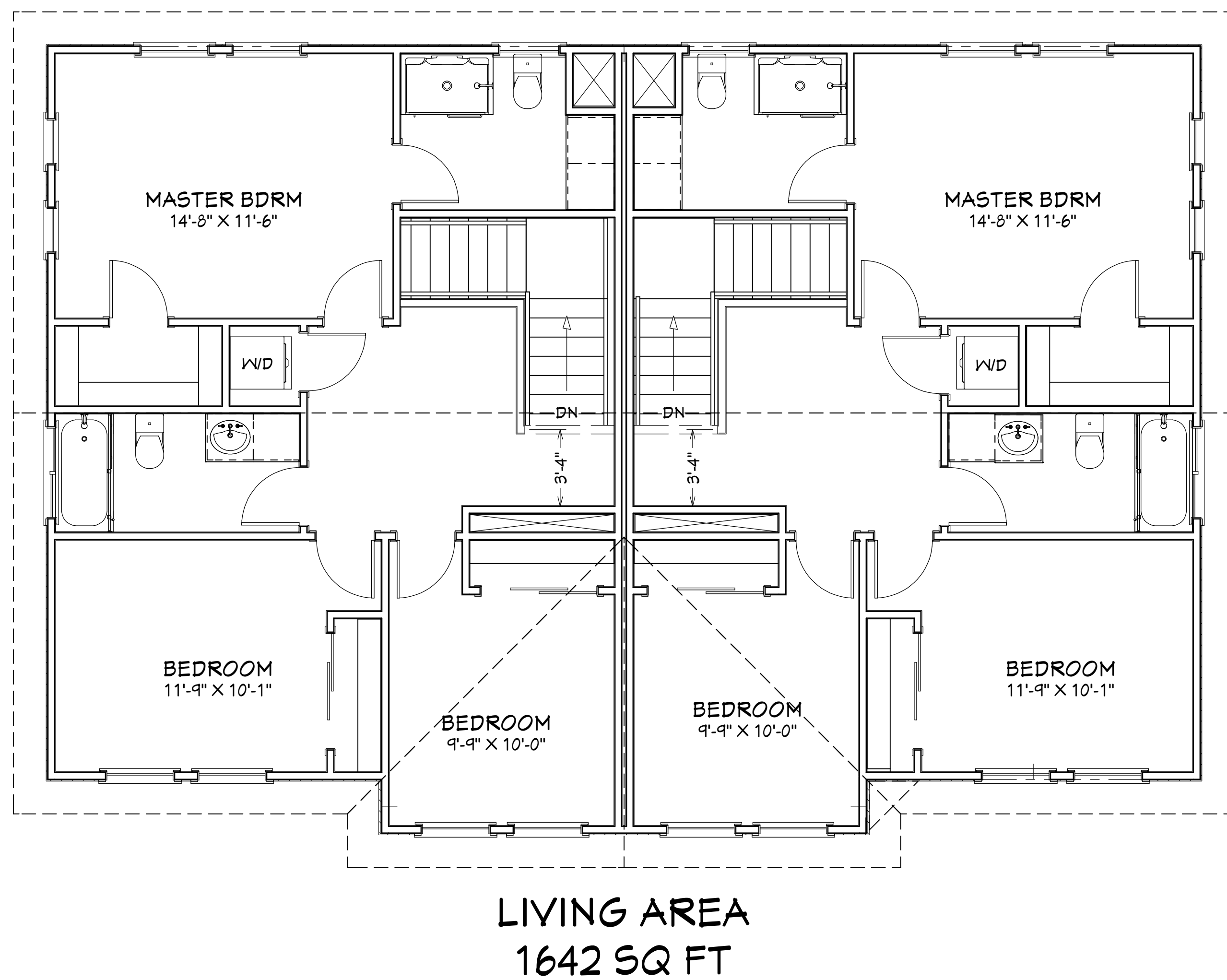


SEE LANDSCAPE PLAN SHEET L6 FOR PERIMETER
FENCE DETAIL

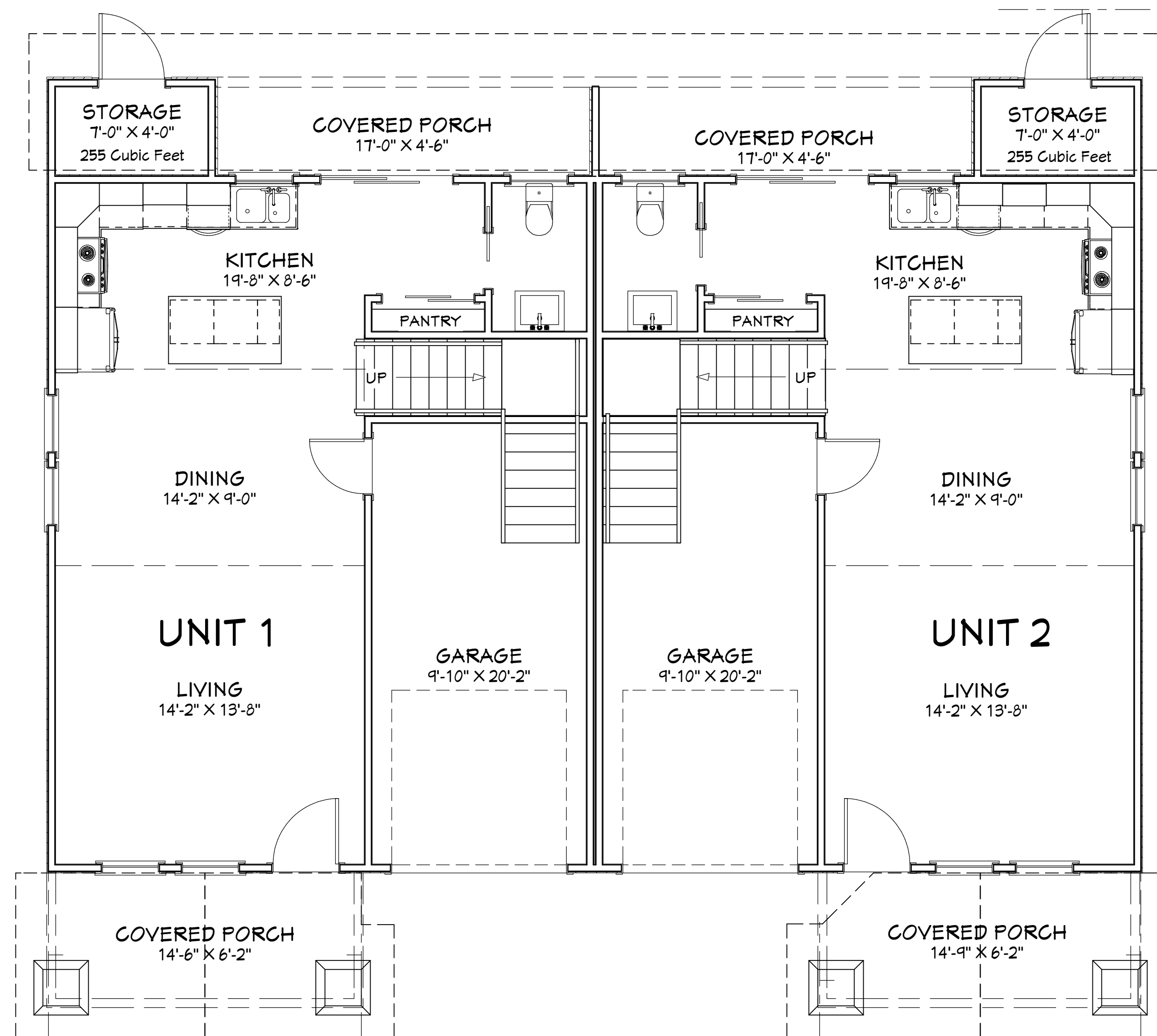
Site Plan 1/8" = 1'-0"



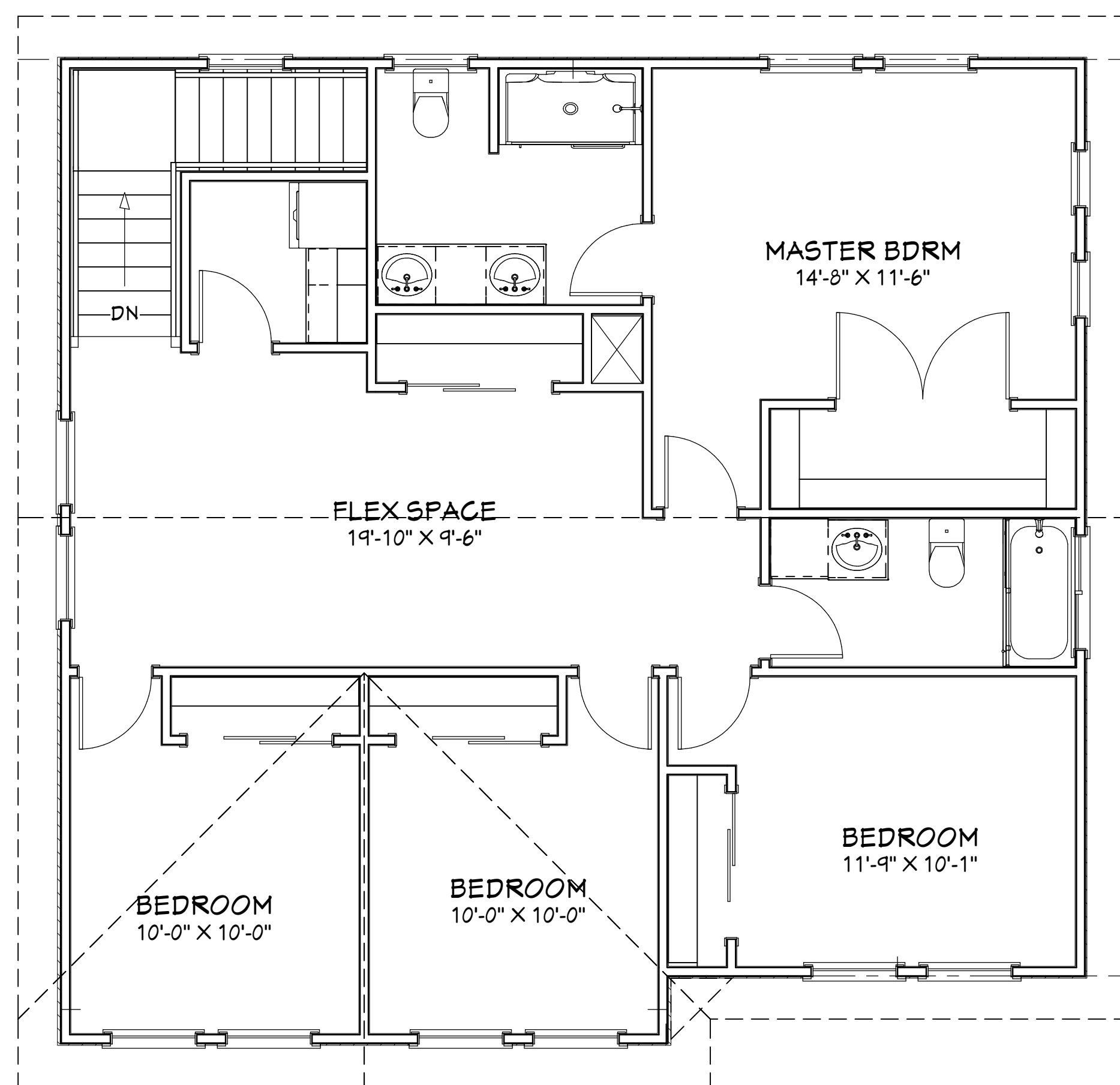
DATE:
3/28/2018
SCALE:
NOTED
SHEET:
A1



Second Floor Unit 1-2 Plan 1/4" = 1'-0"

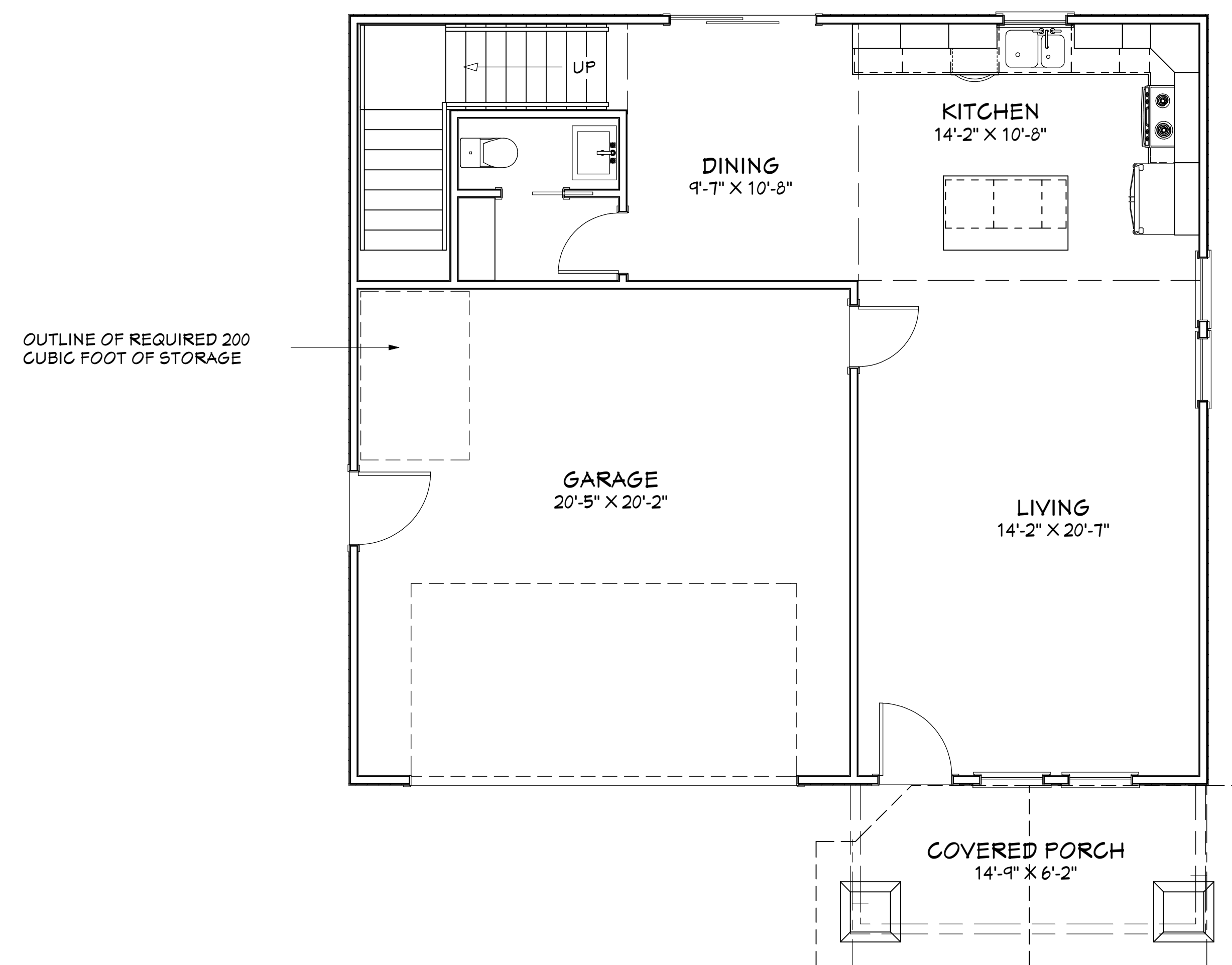


First Floor Unit 1-2 Plan 1/4" = 1'-0"



Second Floor Unit 3 Plan 1/4" = 1'-0"

1/4" = 1'-0"



First Floor Unit 3 Plan 1/4" = 1'-0"

$1/4'' = 1'-0''$

[illegible]

Working Agents Group
70 Alturas Avenue
Pittsburg, CA. 94565

Floor Plan

**Mark H. Snow
& ASSOCIATES**
4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054

DATE:
2/12/2018

SCALE:

NOTED

SHEET:

A3



A5

NUMBER	DATE	REVISION TABLE	
		REVISION BY	DESCRIPTION

Working Agents Group

70 Alturas Avenue
Pittsburg, CA. 94565

COLOR
BOARD

Mark H. Snow
& ASSOCIATES

4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@gmail.com

DATE:

2/12/2018

SCALE:

NOTED

SHEET:

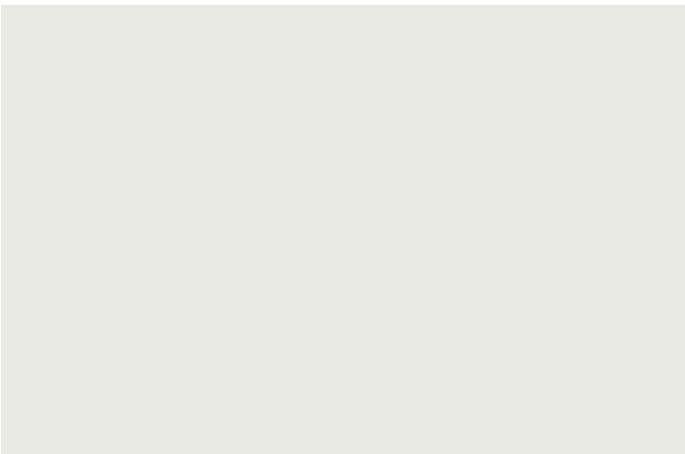


1018 SHABBY CHIC
CEMENT PLASTER



1022 MAPLE SHADOWS
CEMENT SIDING

BODY COLOR



WHITE WISP OC-54

TRIM COLOR



1001 NORTH CREEK BROWN

DOOR COLOR

PAINT COLORS

BENJAMIN MOORE
(OR EQUAL)



CERTAINTEED
PRESIDENTIAL
AGED BARK

ROOFING

(OR EQUAL)



CORONADO STONE
HONEY LEDGE
CARMEL MOUNTAIN

STONE VENEER

(OR EQUAL)



Street View (FRONT) Elevation

1/4" = 1'-0"

[illegible]LANDSCAPE
RENDERING

DATE:

2/12/2018

SCALE:

NOTED

SHEET:

A7



CLASS "A" COMPOSITION SHINGLE ROOF
OVER TWO LAYERS ON 15# FELT

MAXIMUM RIDGE HEIGHT

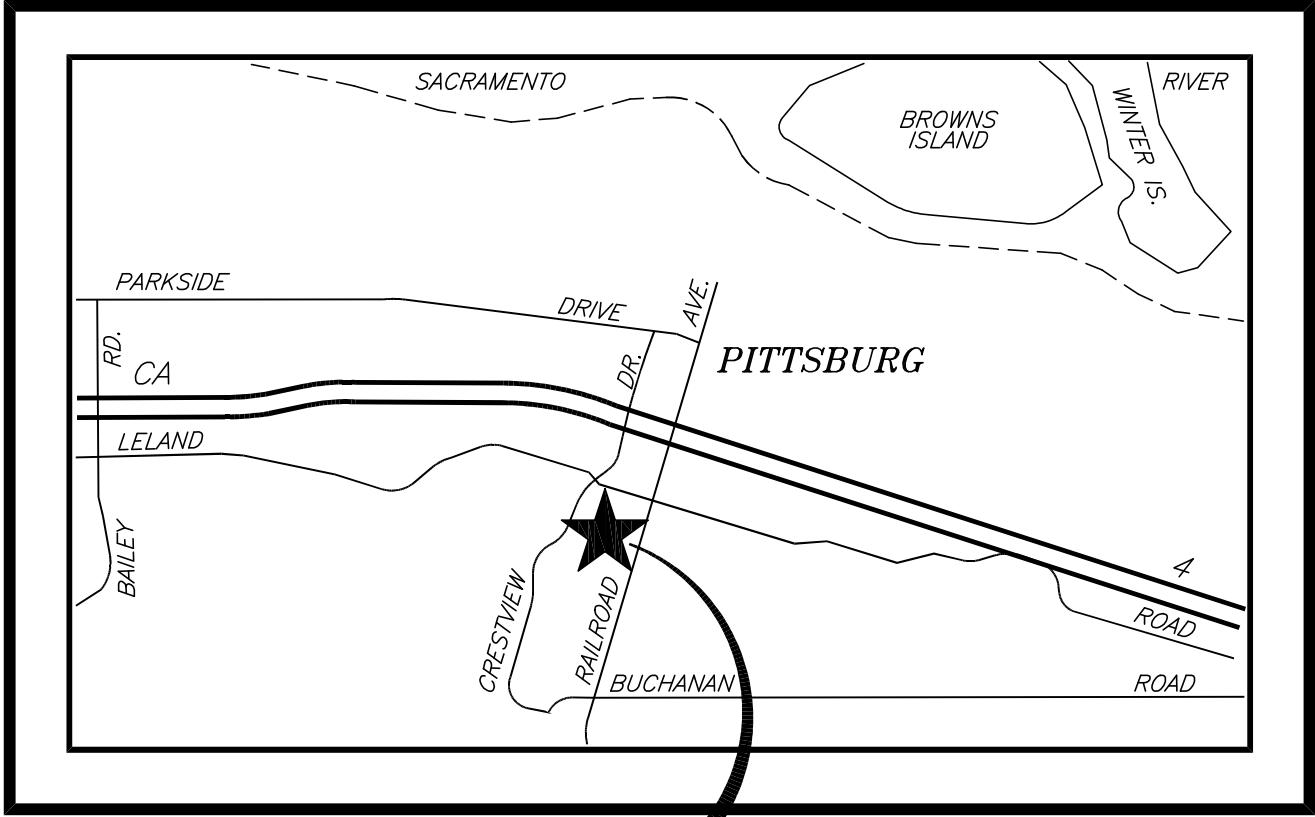
DUAL GLAZED VINYL
WINDOWS

26'-2"

NATURAL GRADE

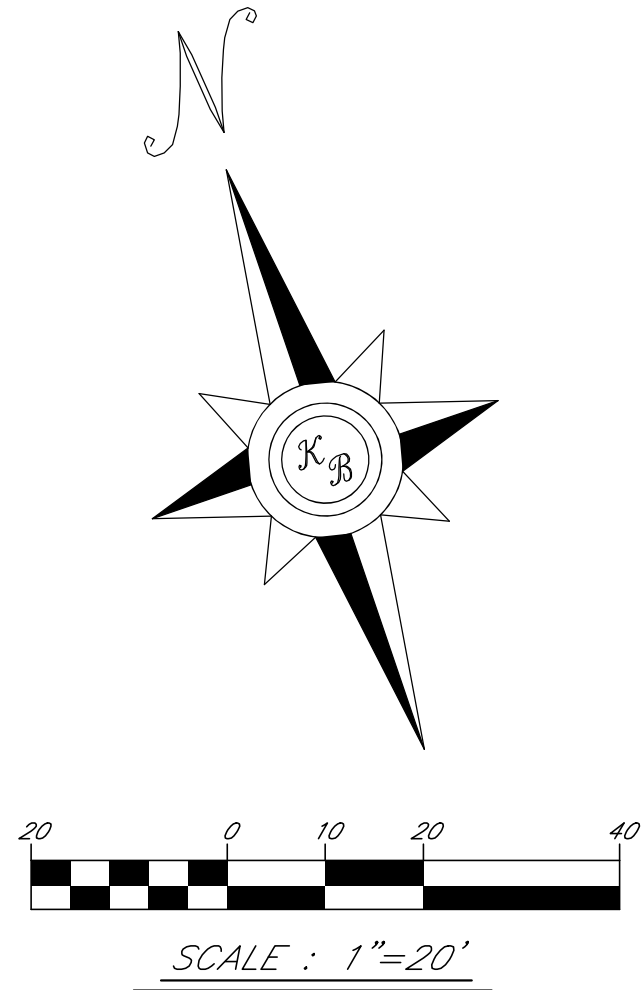
Street View (FRONT) Elevation 1/4" = 1'-0"

VICINITY MAP
N.T.S.



PROJECT
SITE

TOPOGRAPHIC & BOUNDARY SURVEY OF
70 & 78 ALTURAS AVE.
PITTSBURG, CA 94565
APN 087-114-003&004



LEGEND:

- CONCRETE
- CURB AND GUTTER
- 6"SS-- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEANOUT
- 18"SD-- STORM DRAIN LINE
- STORM DRAIN MANHOLE
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- W-- WATER LINE
- WM WATER METER
- WV WATER VALVE
- JP JOINT POLE
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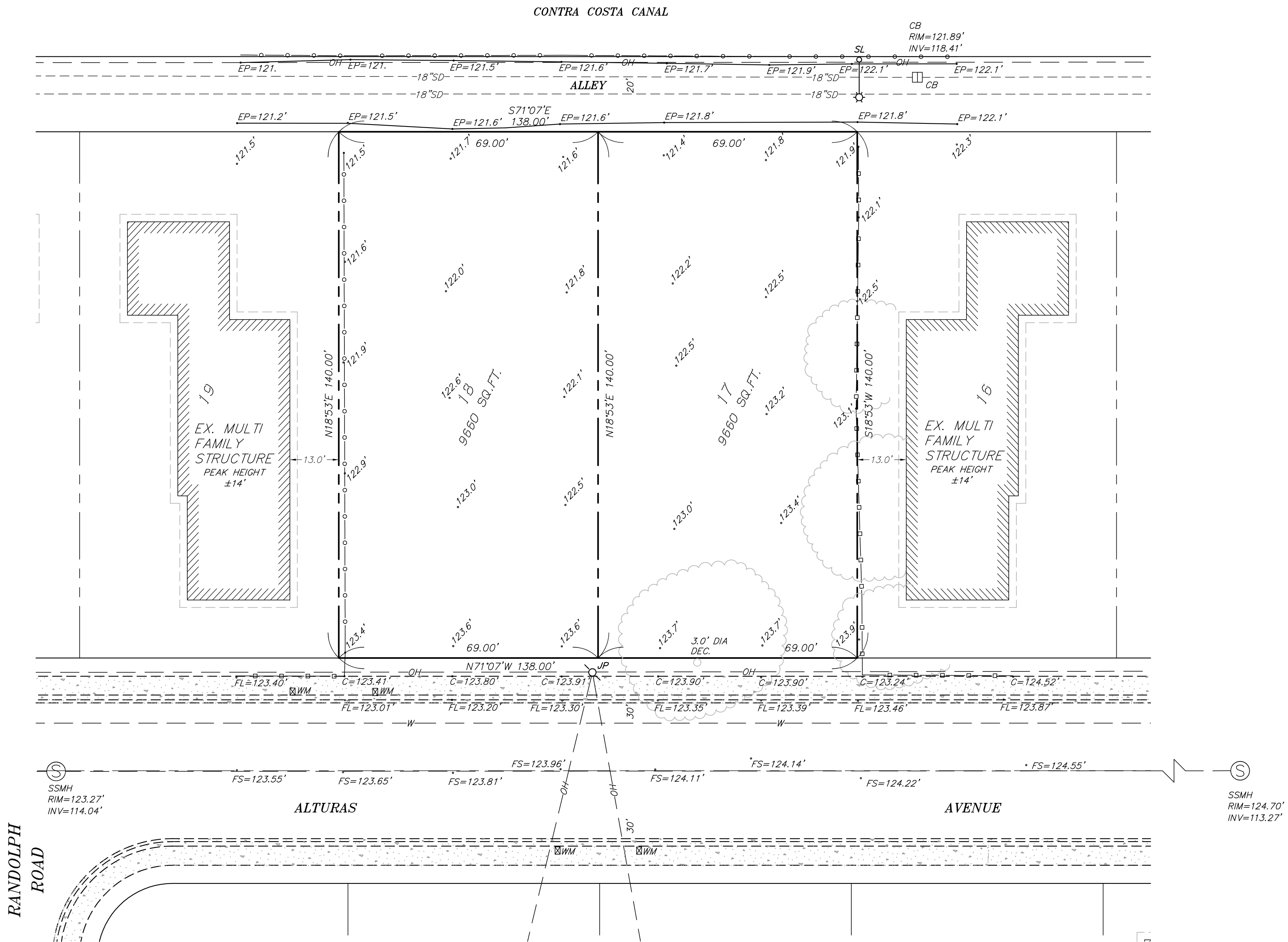
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SURVEY PREPARED FOR
WORKING AGENTS, LLC.
NOVEMBER 20, 2017

THE BRONSON COMPANY

SURVEYING SERVICES

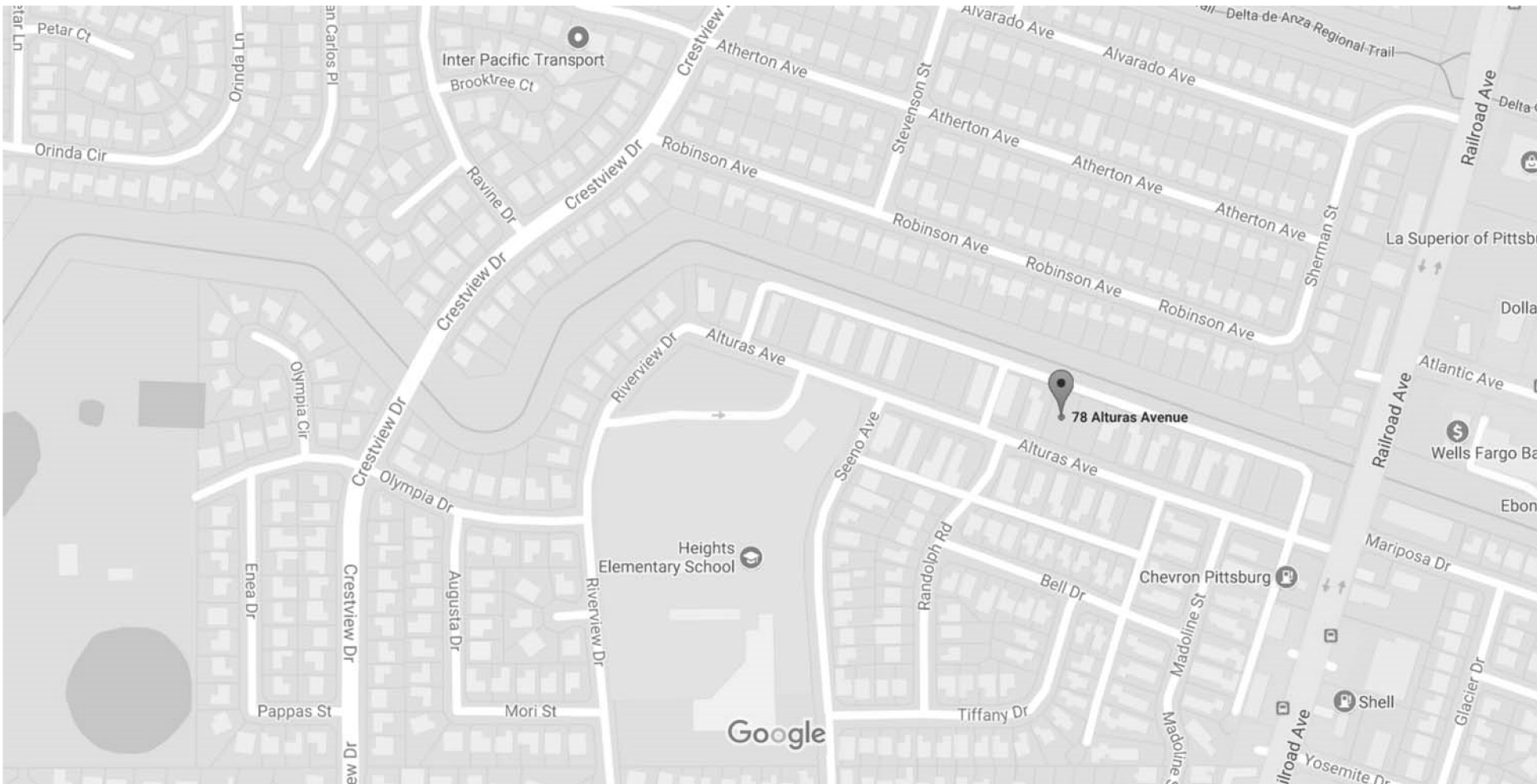
6206 EPPS DRIVE

WINTON, CA 95388

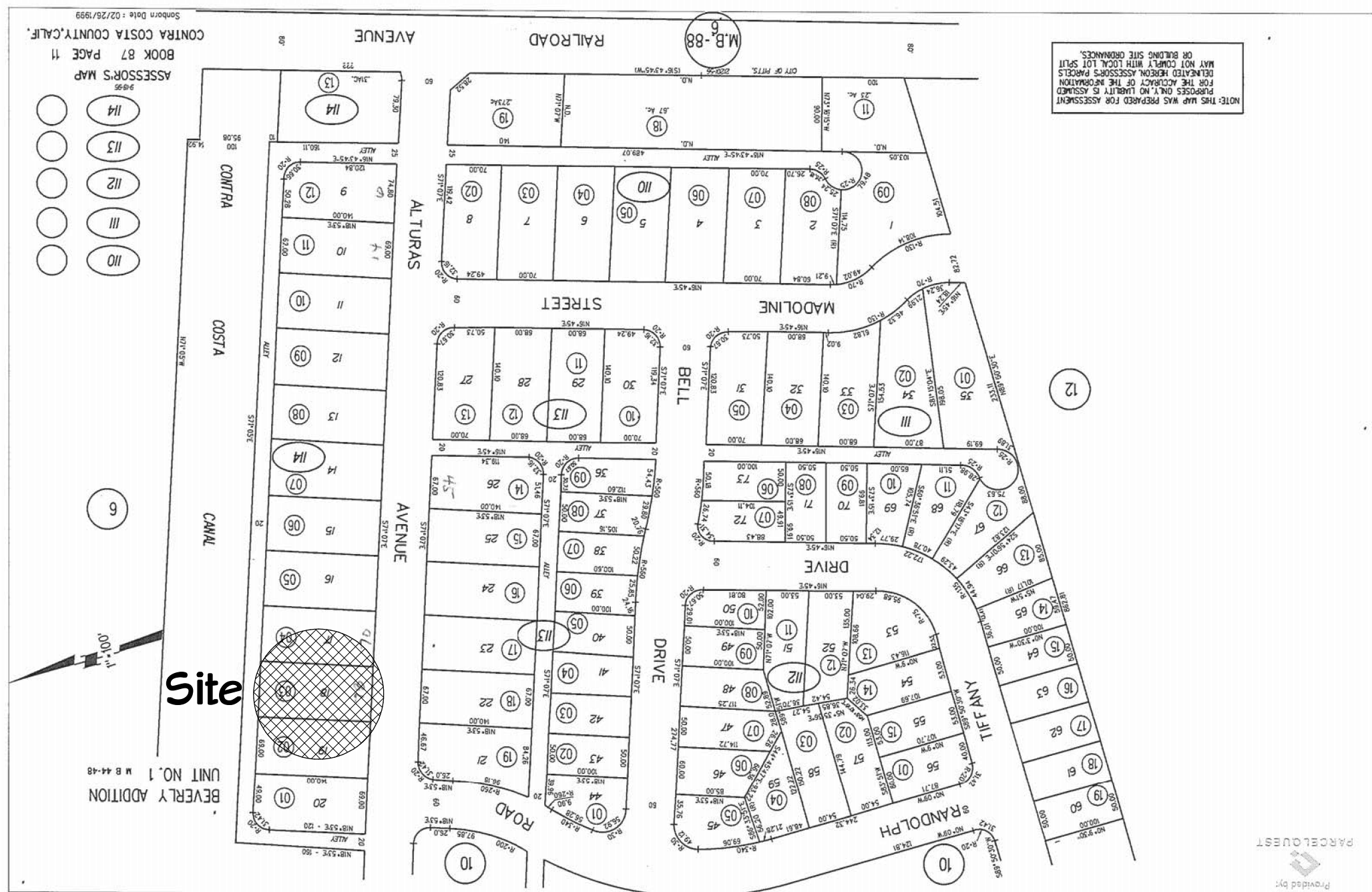
(209)606-7340 kevin@thebronsonco.com

TOPOGRAPHIC SURVEY OF
BEVERLY ADDITION NO. 1,
LOT 17 & 18
CITY OF PITTSBURG,
COUNTY OF CONTRA COSTA,
STATE OF CALIFORNIA

NO.	REVISION	DATE
PROJECT MANAGER Kevin Bronson		
DRAWN BY	KB	CHECKED BY
DATE	NOVEMBER 2017	
CAD FILE		
JOB NUMBER	3550	
SHEET	S1	OF 3



Location Map



Parcel Map

SCOPE OF WORK

1. CLEAN SITE AND PREP FOR NEW TRI- PLEX
2. NEW PROPOSED TRI- PLEX DUPLEX UNIT IS 2,892 SQ. FT. AND 414 SQ. FT. ATTACHED (2) CAR GARAGE 266 SQ. FT. FRONT & REAR COVERED PORCH . SINGLE ALLEY ACCESS UNIT IS 1,820 SQ. FT. AND 414 SQ. FT. GARAGE WITH 60 SQ. FT. COVERED FRONT PORCH
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PROJECT DESCRIPTION (APN: 087-114-003)

LOT SIZE	9,660 sq.ft. (GROSS 0.21 AC.)	
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(DOES NOT INCLUDE GARAGE AREA)		
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HARDSCAPE	(22%)	2,139 sq. ft.
PRIVATE -COMMON LANDSCAPE	(49%)	4,736 sq. ft.
NOTE: REAR YARDS VARY FROM 713 SF - 1,735 SF		
CONSTRUCTION TYPE	VB	
BUILDING OCCUPANCY	R-3	
BUILDING CODE	2016 CBC (CALIFORNIA AMMENDMENTS)	
FIRE CODE	2016 CFC	
MECHANICAL CODE	2016 CMC	
PLUMBING CODE	2016 CPC	
ELECTRICAL CODE	2016 CEC	
TITLE 24 ENERGY CODE 2016 CBC		
CALIFORNIA FINANCING ENERGY EFFICIENCY STANDARDS		

ENTIRE DWELLING AND GARAGE SHALL BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13 D

DESIGNER: MARK H. SNOW

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[illegible]

Working Agents Group
78 Alturas Avenue
Pittsburg, CA. 94565

TITLE SHEET

Mark H. Snow
& ASSOCIATES

4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@gmail.com

DATE:

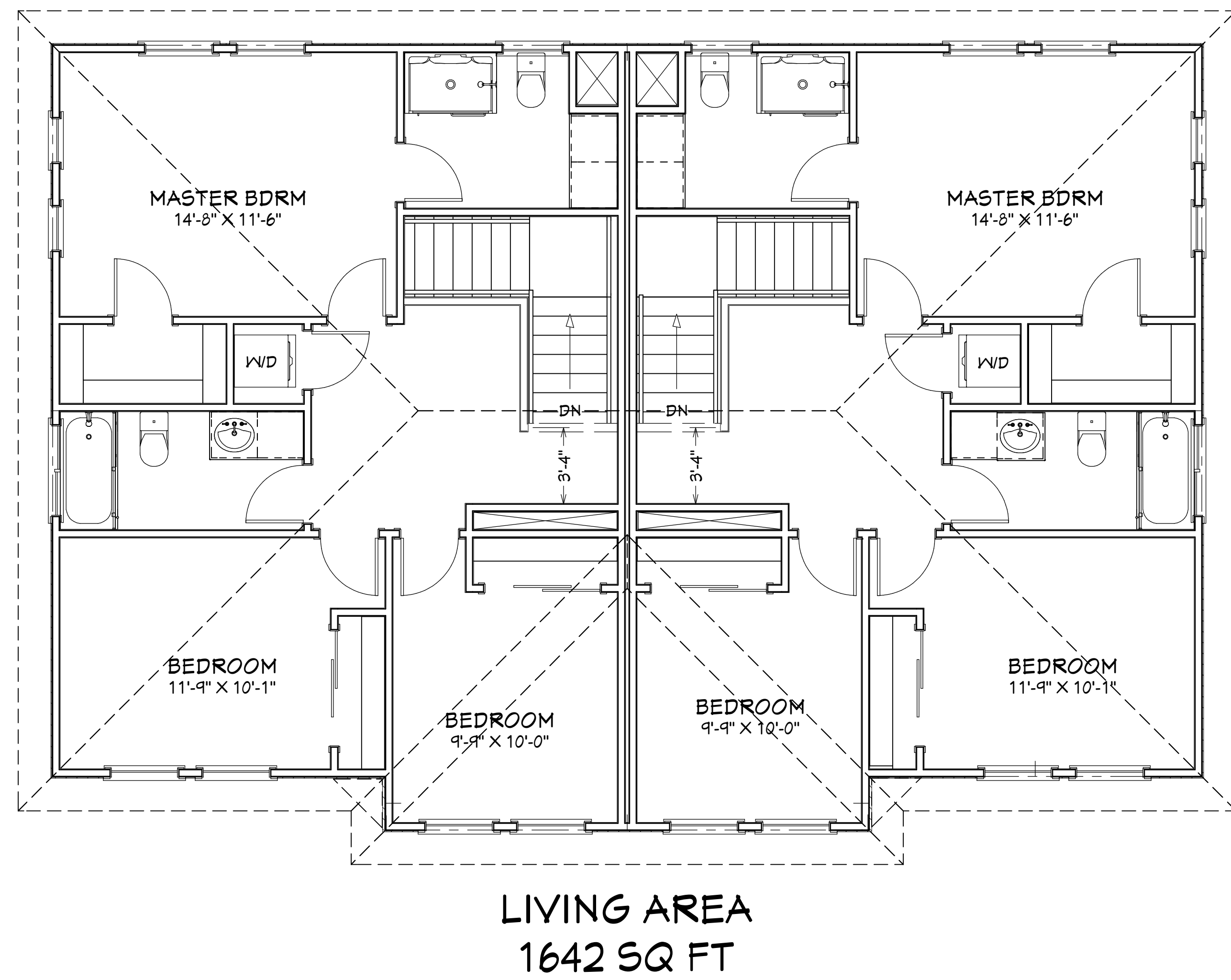
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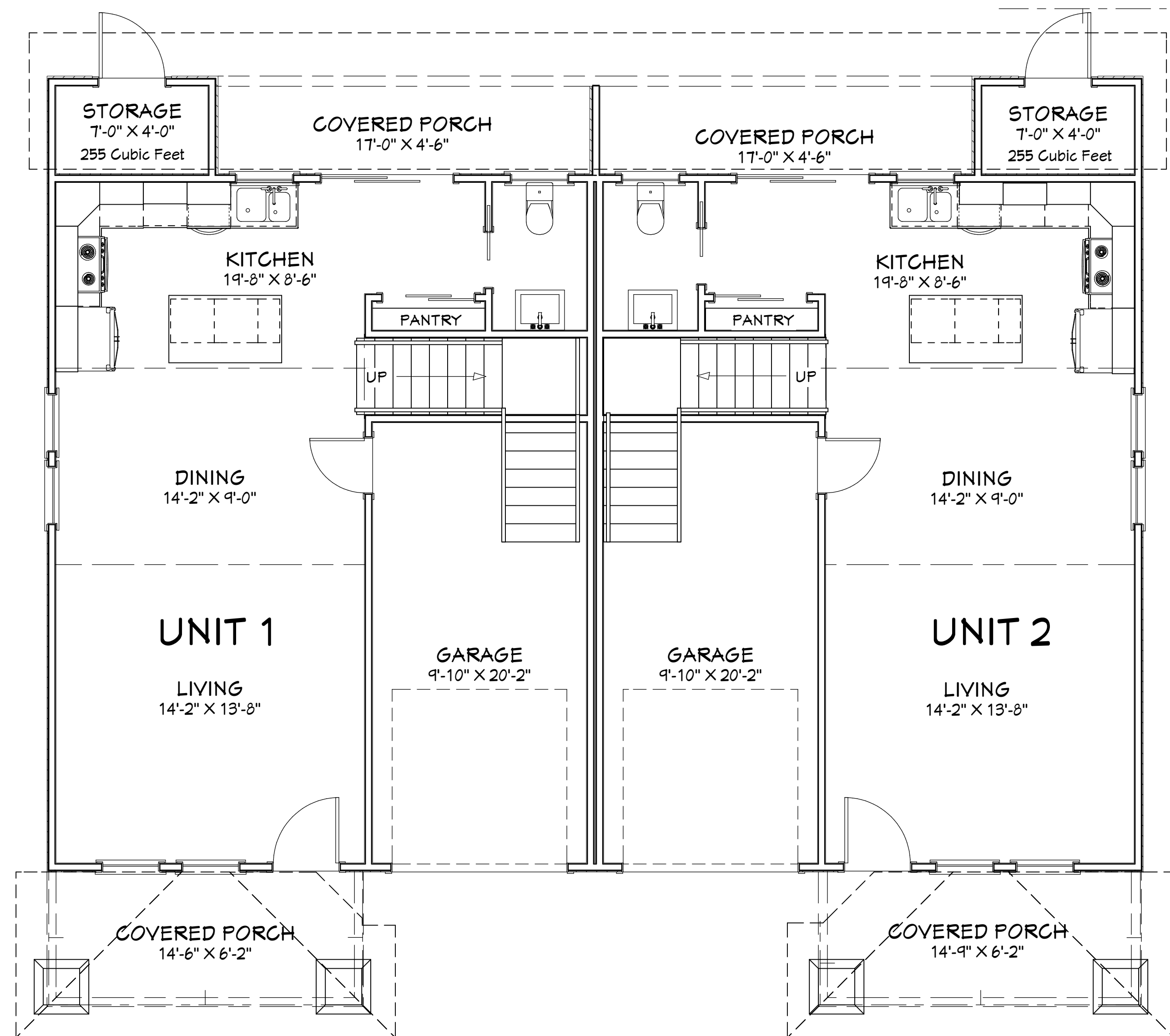
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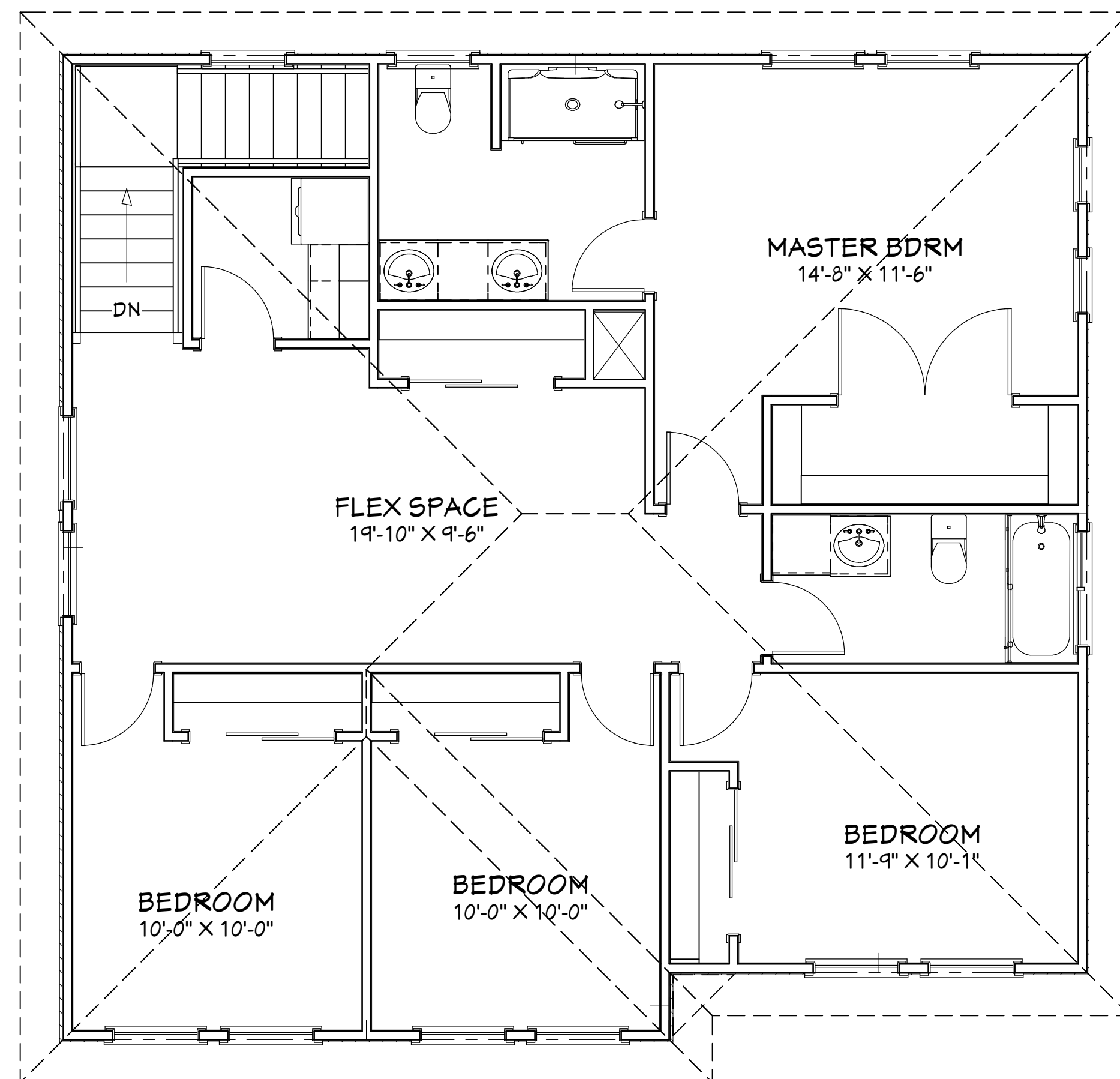
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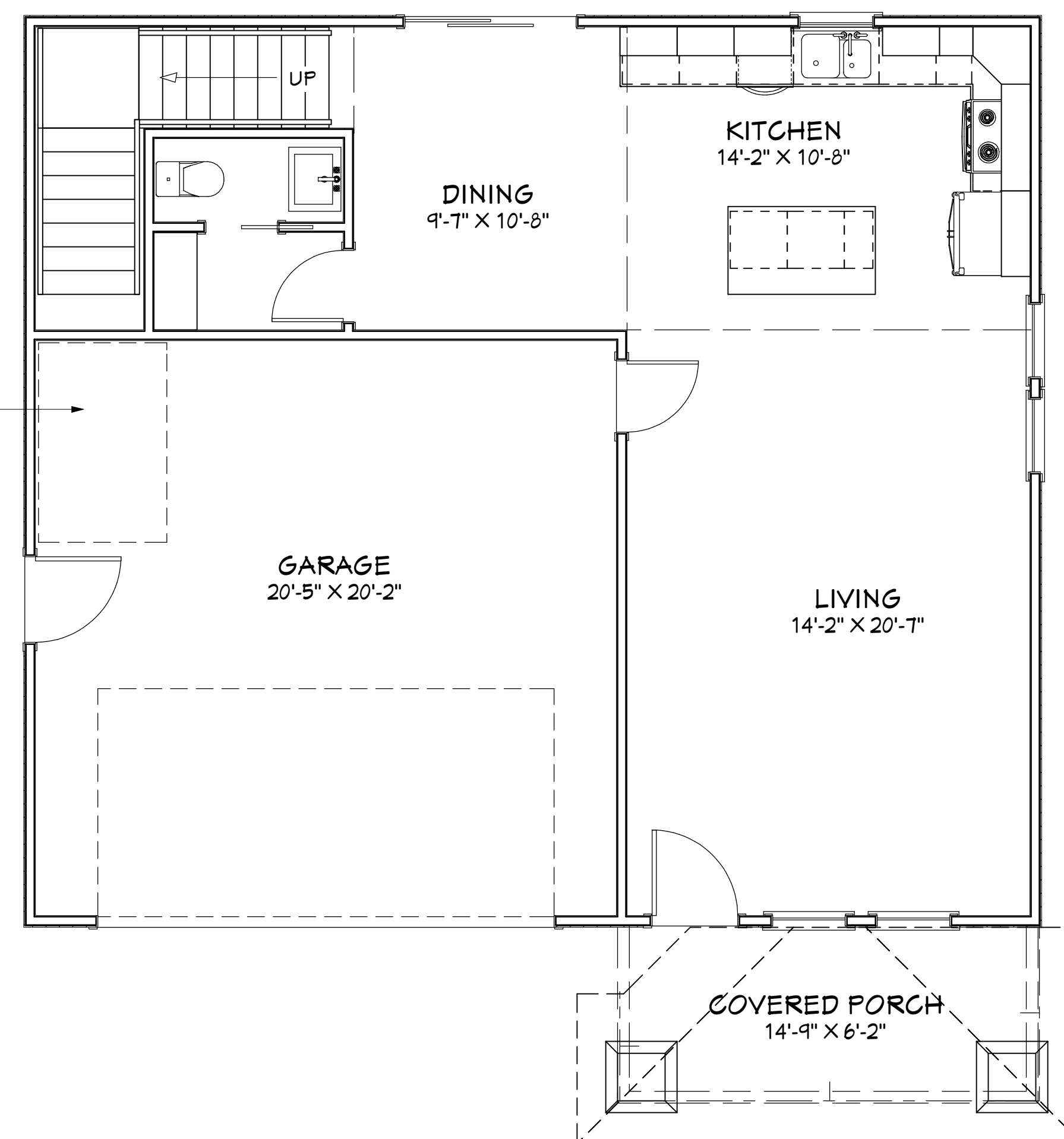
Second Floor Unit 1-2 Plan 1/4" = 1'-0"



First Floor Unit 1-2 Plan 1/4" = 1'-0"



Second Floor Unit 3 Plan 1/4" = 1'-0"



First Floor Unit 3 Plan 1/4" = 1'-0"

[illegible]

Working Agents Group
78 Alturas Avenue
Pittsburg, CA. 94565

Floor Plan

**Mark H. Snow
& ASSOCIATES**
4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054

DATE:

2/12/2018

SCALE:

NOTED

SHEET:

A3

NUMBER	DATE	REVISION TABLE	
		REVISION BY	DESCRIPTION

Working Agents Group

78 Alturas Avenue
Pittsburg, CA. 94565

Exterior
Elevations

Mark H. Snow
& ASSOCIATES

4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@gmail.com

DATE:

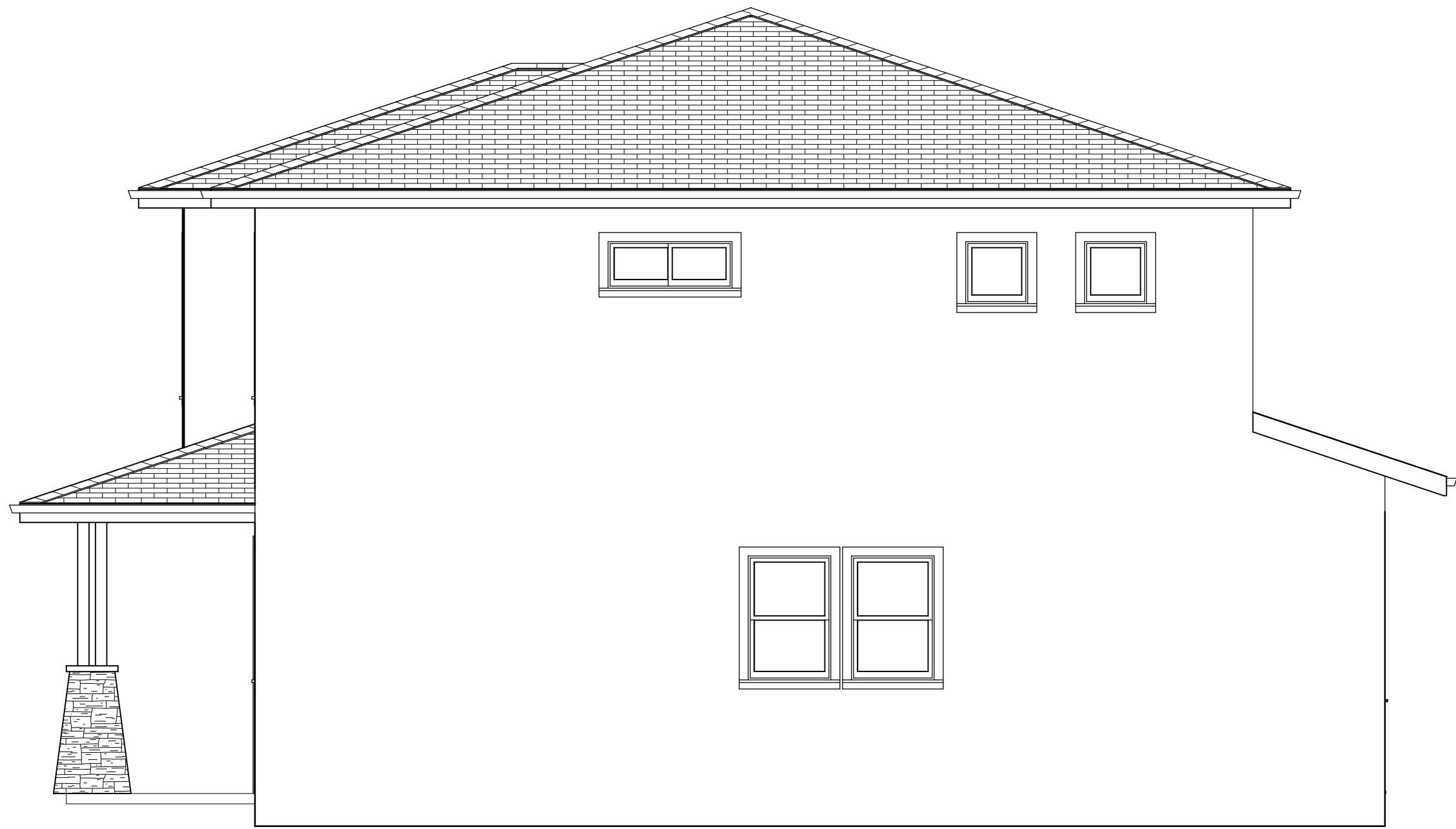
2/12/2018

SCALE:

NOTED

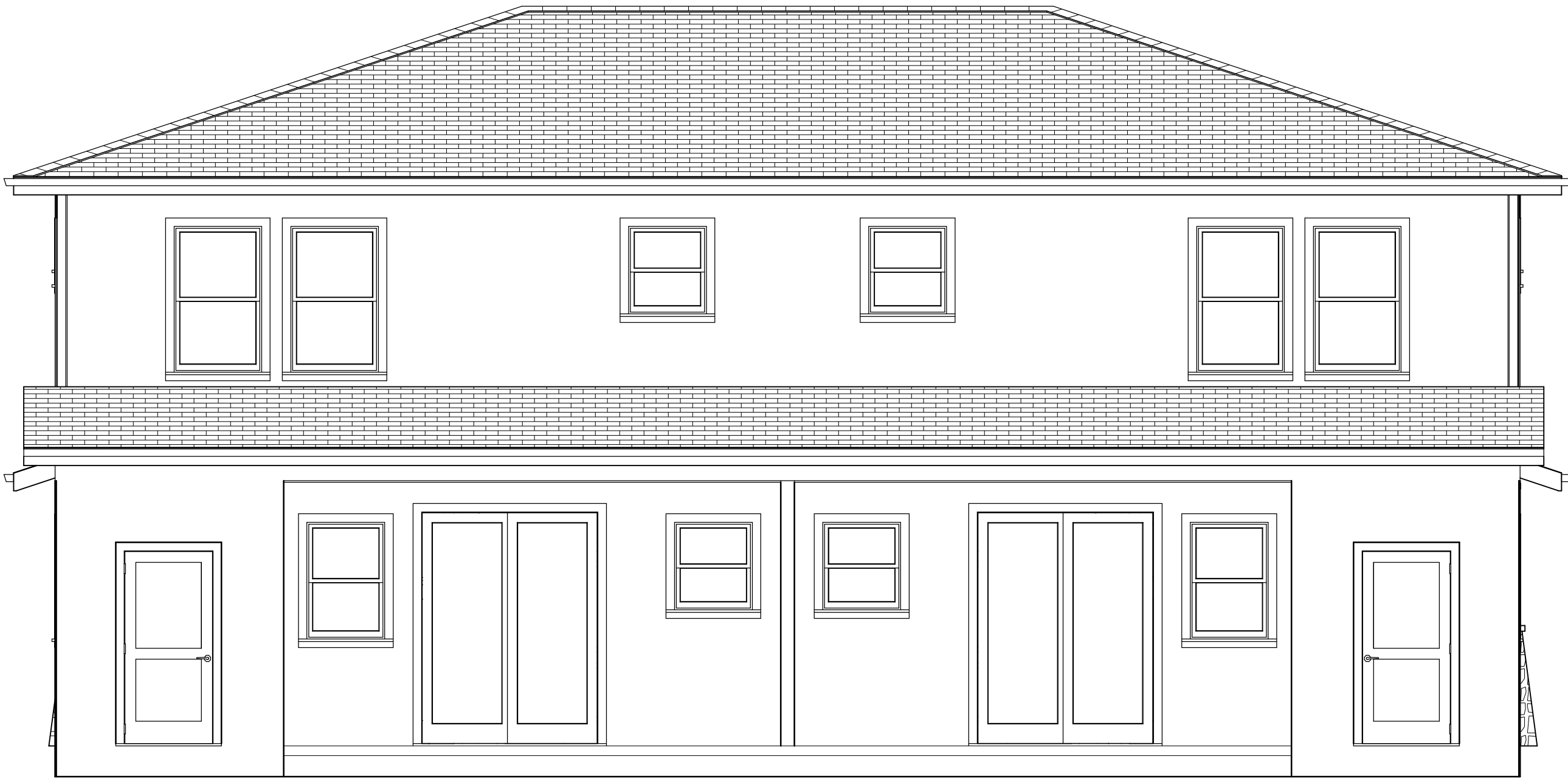
SHEET:

A4



Left & Right Elevation Unit 1-2

1/4" = 1'-0"



Rear Elevation Unit 1-2

1/4" = 1'-0"



Front Elevation Unit 1-2

1/4" = 1'-0"

NUMBER	DATE	REVISION TABLE	
		REVISION BY	DESCRIPTION

Working Agents Group

78 Alturas Avenue
Pittsburg, CA. 94565

Exterior
Elevations

Mark H. Snow
& ASSOCIATES

4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@gmail.com

DATE:

2/12/2018

SCALE:

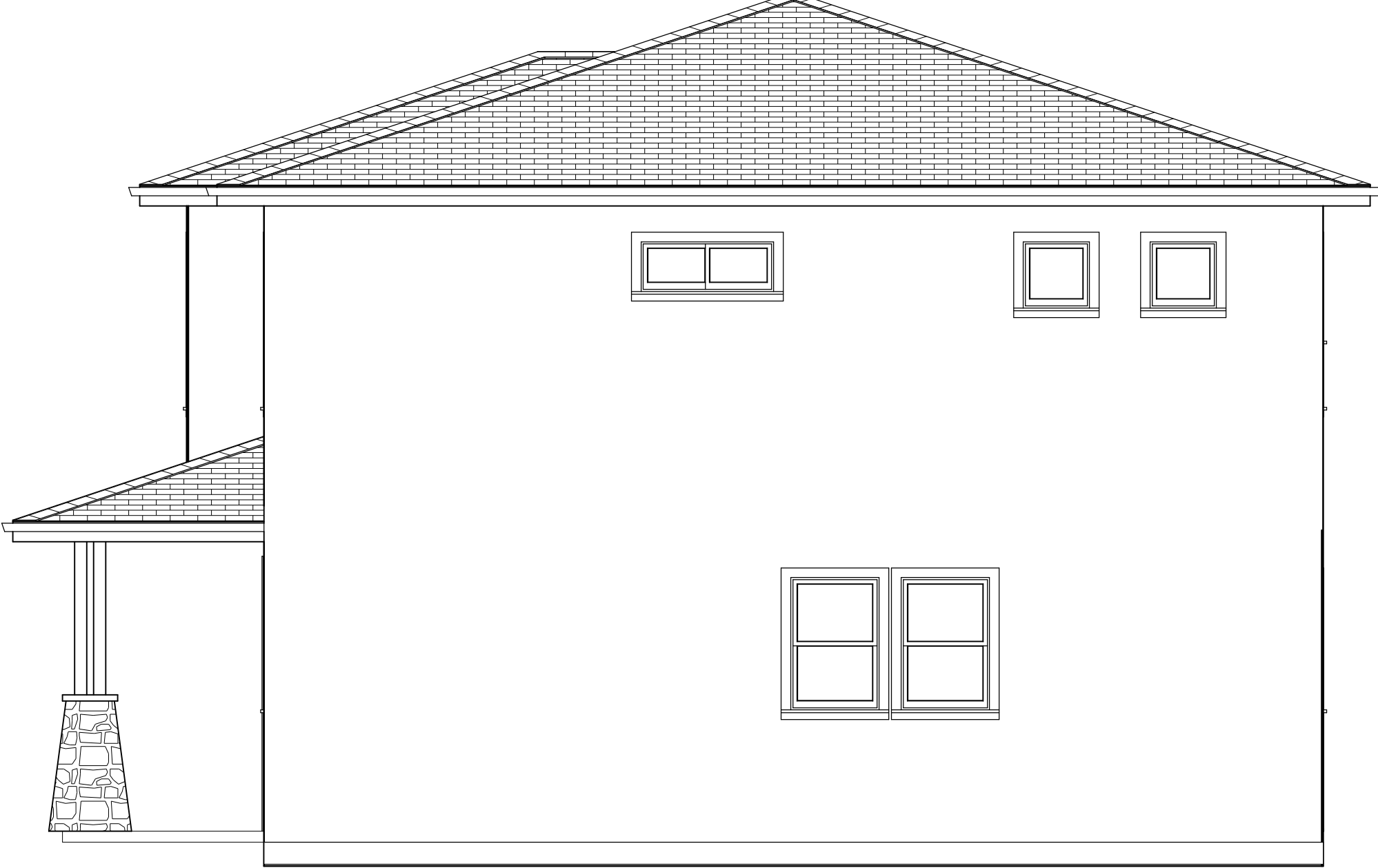
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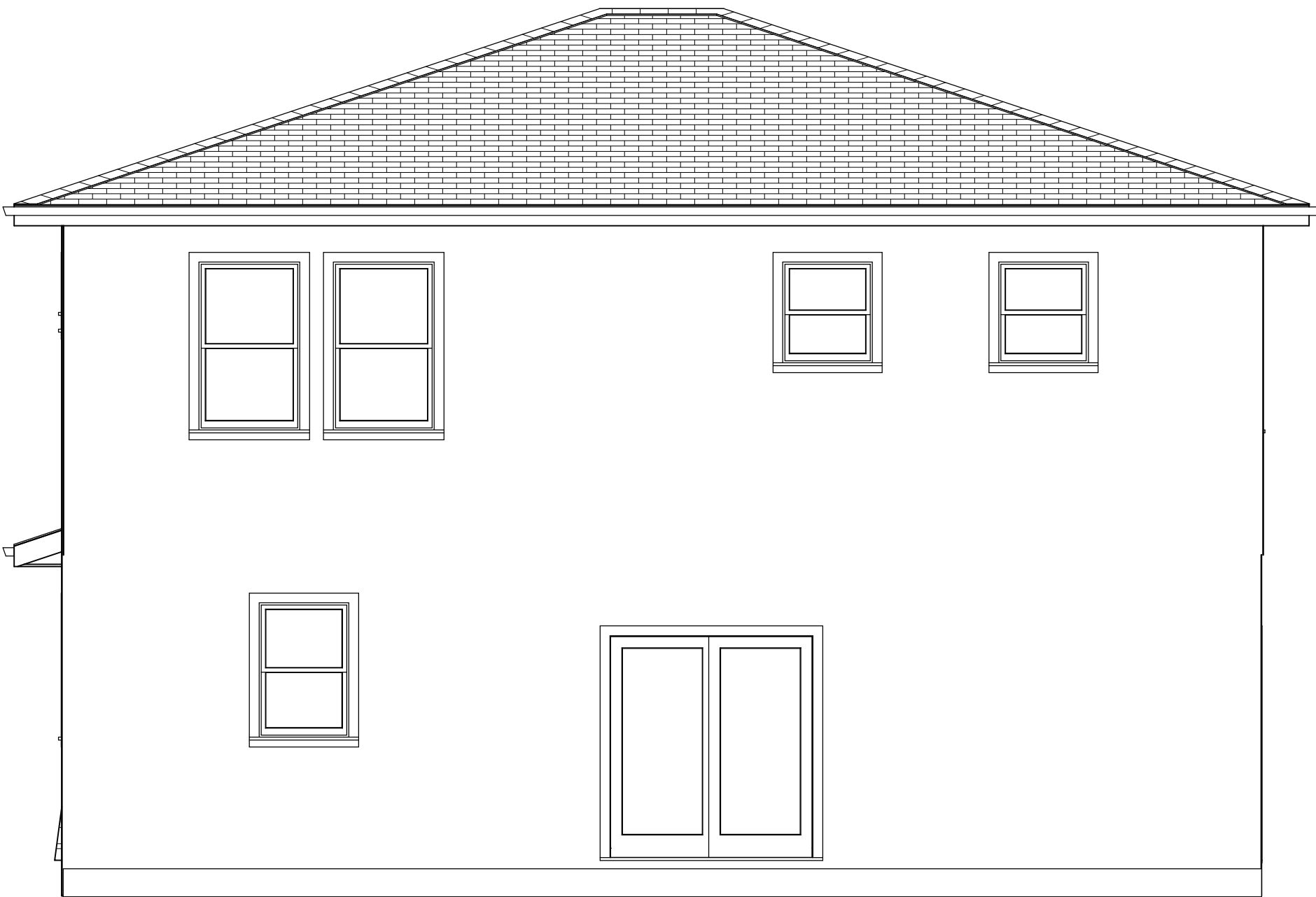
A5



Left Elevation Unit 3 1/4" = 1'-0"



Right Elevation Unit 3 1/4" = 1'-0"



Rear Elevation Unit 3 1/4" = 1'-0"



Front Elevation Unit 3 1/4" = 1'-0"



Deep Silver
2124-30 >

BODY COLOR



Trout Gray
2124-20 >

SHINGLE COLOR



White Wisp
OC-54 >

TRIM COLOR

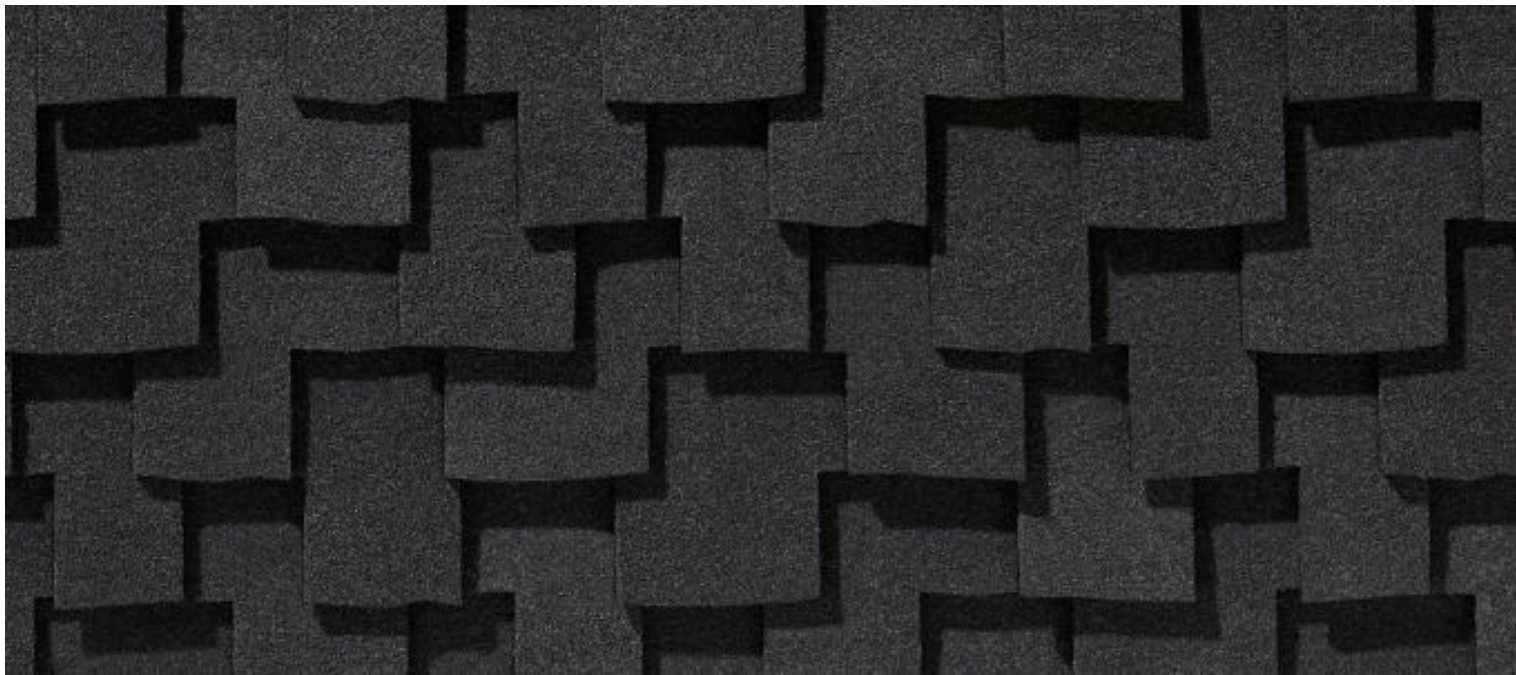


Twilight Zone
2127-10 >

DOOR COLOR

PAINT COLORS

BENJAMIN MOORE
(OR EQUAL)



CERTAINTEED
PRESIDENTIAL
CHARCOAL BLACK

ROOFING

(OR EQUAL)



CORONADO STONE
PRO-LEDGE STONE
HURON

STONE VENEER

(OR EQUAL)



Street View (FRONT) Elevation 1/4" = 1'-0"

DESIGNED BY: MARK H. SNOW
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REPRODUCED FOR THE EXCLUSIVE USE OF MARK H.
SNOW. USE OF THESE DRAWINGS AND CONCEPTS
CONTAINED HEREIN WITHOUT THE WRITTEN
PERMISSION OF MARK H. SNOW IS PROHIBITED AND
MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM
MARK H. SNOW.
CONTRACTOR SHALL VERIFY ALL CONDITIONS
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THE ARCHITECT OF ANY DIMENSIONAL ERRORS,
OMISSIONS OR DISCREPANCIES BEFORE
BEGINNING OR FABRICATING ANY WORK.

NUMBER	DATE	REVISION TABLE	
		REVISION BY	DESCRIPTION

Working Agents Group
78 Alturas Avenue
Pittsburg, CA. 94565

COLOR
BOARD

Mark H. Snow
& ASSOCIATES
4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@gmail.com

DATE:
2/12/2018
SCALE:
NOTED
SHEET:
A6



Street View (FRONT) Elevation 1/4" = 1'-0"

DESIGNER: MARK H. SNOW

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[illegible]

Working Agents Group
78 Alturas Avenue
Pittsburg, CA. 94565

LANDSCAPE
RENDERING

Mark H. Snow
& ASSOCIATES

4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
 ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@aol.com
 mhsnow@gmail.com

DATE:

2/12/2018

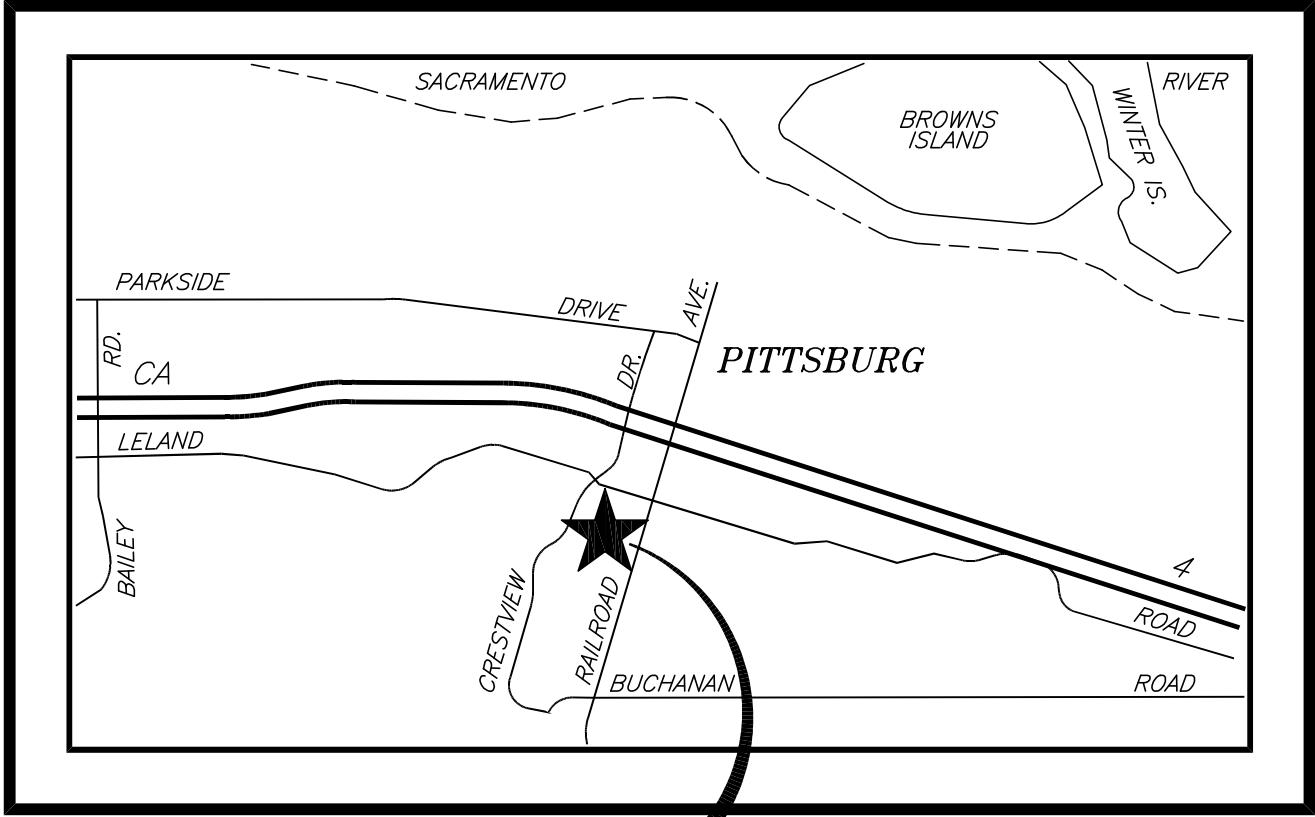
SCALE:

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SHEET:

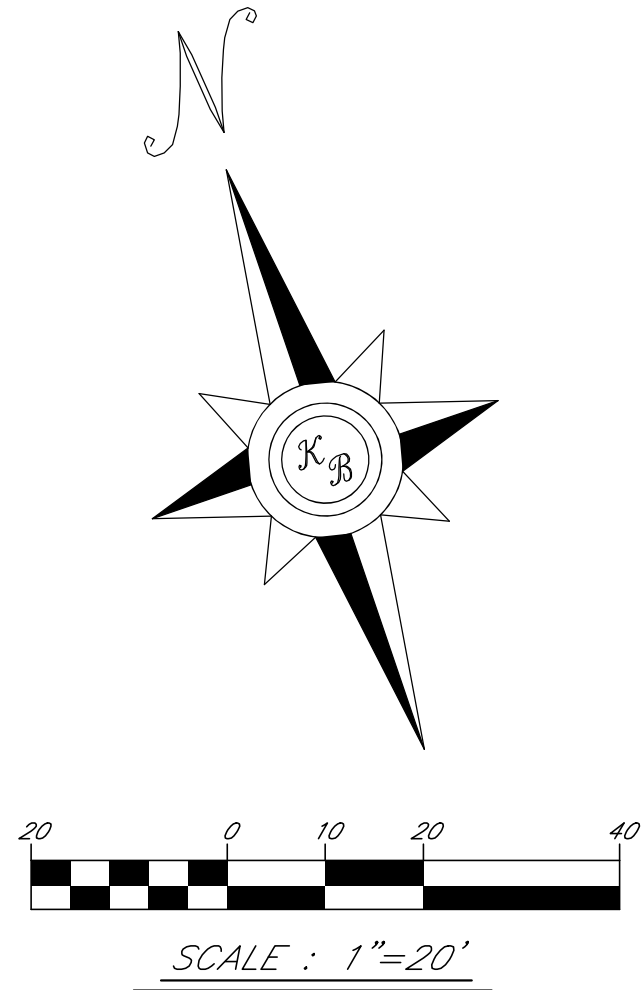
A7

VICINITY MAP
N.T.S.



PROJECT
SITE

TOPOGRAPHIC & BOUNDARY SURVEY OF
70 & 78 ALTURAS AVE.
PITTSBURG, CA 94565
APN 087-114-003&004



LEGEND:

- CONCRETE
- CURB AND GUTTER
- 6"SS-- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEANOUT
- 18"SD-- STORM DRAIN LINE
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BASIS OF BEARINGS:

THE BEARING OF S71°07'E FOR THE CENTERLINE OF THE IMPROVEMENTS ALONG ALTURAS AVE., PITTSBURG, CA, AS SHOWN ON THE MAP OF BEVERLY ADDITION - UNIT NO. 1, RECORDED ON SEPT. 26, 1951 IN BOOK 44 OF MAPS AT PAGE 47, CONTRA COSTA COUNTY RECORDS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

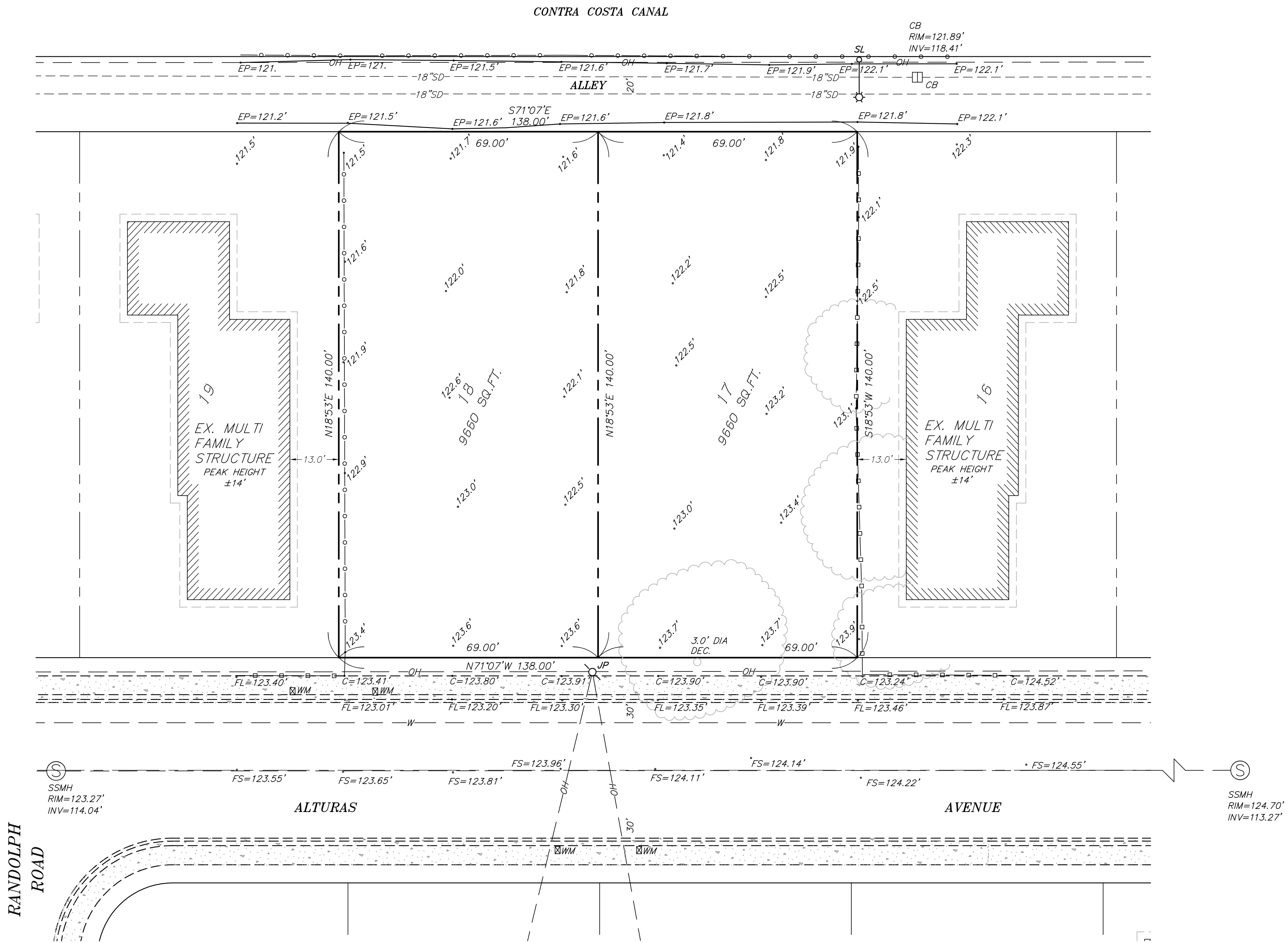
THE MONUMENTS AS SHOWN ON 44 MAPS 47 WHERE NOT FOUND. THE CENTERLINE OF ALTURAS AVENUE WAS DETERMINED BY SPLITTING THE STREET IMPROVEMENTS.

REFERENCES:

R1 BOOK 44 MAPS 47, CONTRA COSTA COUNTY RECORDS

UTILITY NOTES:

THE UTILITIES AS DRAFTED ARE AS THEY ARE BELIEVED TO EXIST BASED ON SURFACE EVIDENCE. UTILITIES MAY EXIST THAT ARE NOT INDICATED. NO SUBSURFACE INVESTIGATIONS WERE PERFORMED.



SURVEY PREPARED FOR
WORKING AGENTS, LLC.
NOVEMBER 20, 2017

THE BRONSON COMPANY

SURVEYING SERVICES

6206 EPPS DRIVE

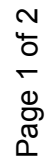
WINTON, CA 95388

(209)606-7340 kevin@thebronsonco.com

TOPOGRAPHIC SURVEY OF
BEVERLY ADDITION NO. 1,
LOT 17 & 18
CITY OF PITTSBURG,
COUNTY OF CONTRA COSTA,
STATE OF CALIFORNIA

NO.	REVISION	DATE
PROJECT MANAGER		
Kevin Bronson		
DRAWN BY		CHECKED BY
KB		
DATE		
NOVEMBER 2017		
CAD FILE		
JOB NUMBER		
3550		
SHEET		
S1 OF 3		

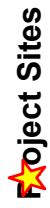
Project Sites



Attachment7

Map of Surrounding Uses

Alturas Triplexes, AP-17-1276 (DR)



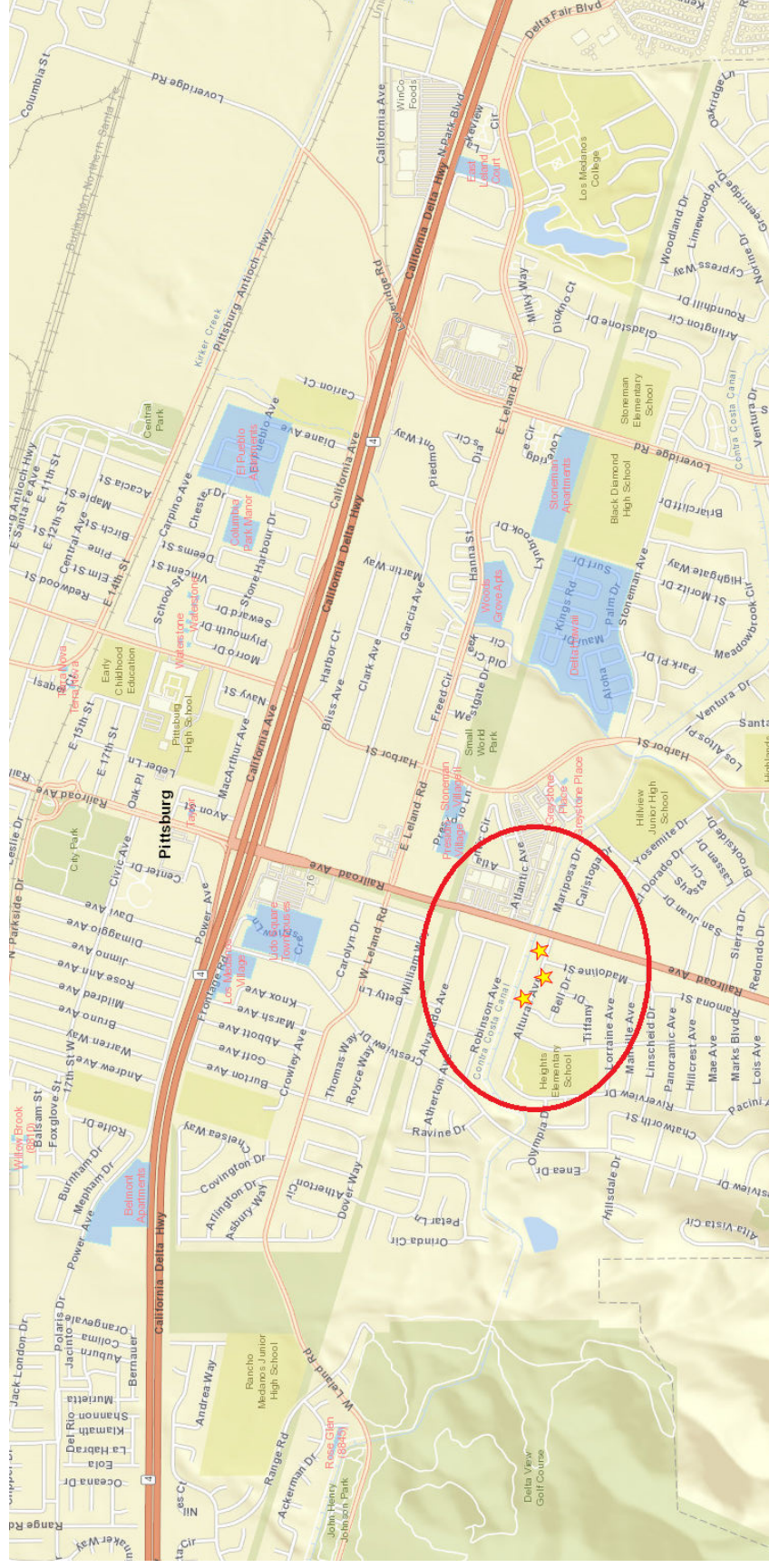
Project Sites



Income-Restricted Developments



1/4 mile radius of project site



Attachment8
Applicable General Plan Goals and Policies
Alturas Triplexes, AP-17-1276 (DR)

General Plan Goal/Policy	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.	Consistent. The proposed projects would be constructed on infill parcels.
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.	Consistent. The proposed projects would construct triplexes on each infill parcel.
2-P-7: During development review, consider project compatibility with existingsurrounding land uses. Ensure that sensitive uses—such as residences,schools, and parks—are not subject to hazardous or unhealthyconditions.	Consistent. The project sites are in the 'Woodlands Subarea' of the General Plan and have a land use designation of 'Medium Density Residential'. A small park and one elementary school serve theWoodlands Subarea,and the designation allows for residential development.
2-P-15: Ensure minimum residential densities, in accordance with the ranges stipulated in this Plan.	Consistent. The project sites are in the 'Woodlands Subarea' of the General Plan and have a land use designation of 'Medium Density Residential'. This designation allows for residential development at densities ranging from 7 to 14 dwelling units per acre. The proposed multi-family projects have residential densities of approximately 13 dwelling units per acre, and are therefore consistent with the density envisioned for the area.
Planning Subareas: Woodlands	
2-G-27: Support new residential development in locations that do not significantly impact the natural setting.	Consistent. The proposed projects would be constructed on infill parcels.
Growth Management:	
3-G-1: Manage the City's growth to balance development of housing options and job opportunities, protection of open space and habitat areas, construction of transportation improvements, and preservation of high quality public facilities.	Consistent. The proposed projects would be developed on infill parcels which would help protect open space and leverage existing infrastructure.
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.	Consistent. The proposed projects would be required to pay all building permit and impact fees associated with residential development.

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 project sites are in areas with existing infrastructure.
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 project sites are within walking distance of several bus stops and are also within one mile of the Pittsburg Center BART Station, which is planned to open in the next couple of months.
3-P-12: Adopt and update development mitigation programs that collect fees to mitigate transportation impacts to both local and regional transportation facilities.	Consistent. The proposed projects would be required to pay all building permit and impact fees associated with residential development.
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)	Consistent. The proposed projects would be constructed on infill parcels within a half-mile of existing bicycle and pedestrian facilities and are adjacent to an existing Class I bicycle facility. Additionally, a condition of approval would require the developer to install on-site bicycle parking for at least one bicycle per dwelling unit.
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.	Consistent. The proposed projects would encourage walking because they will be constructed within a half-mile distance of schools, transit, parks, community centers, and commercial areas.
7-P-2: Use the adopted Regional and Local Transportation Impact Mitigation Fee ordinances to ensure that all new development pays an equitable pro-rata share of the cost of transportation improvements.	Consistent. The proposed projects would be required to pay all building permit and impact fees associated with residential development.
7-P-45: During review of development projects, encourage secure bicycle facilities and other alternative transportation facilities at employment sites, public facilities, and multi-family residential complexes.	Conditionally consistent. A condition of approval would require the developer to install on-site bicycle parking for at least one bicycle per dwelling unit.
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.	Consistent. The proposed projects are expected to have lower rates of VMT (vehicle miles travelled) because they would place higher densities near schools, transit, parks, community centers, and commercial areas.
Health and Safety Element	
10-P-39: Strive to maintain a ratio of 1.8 sworn police officers per 1,000 residents.	Conditionally consistent. A proposed condition of approval would require the project site be annexed into the public safety community facilities district (CFD).
Public Facilities Element	

11-G-2: Continue to implement water conservation policies to ensure adequate supplies of water in the future.	Consistent. The proposed project is required to meet the 2016 California Green Building Standards Code, Part 11. Residential Mandatory Measures sections 4.303 and 4.304 require water conserving plumbing fixtures and fittings and water efficient landscaping.
11-G-6: Continue reduction and recycling efforts within the City to divert increasingly larger portions of the waste stream from local landfills.	Consistent. The proposed project includes outdoor areas which are sized to allow storage of solid waste, recyclable waste, and green waste bins for each dwelling unit.
11-G-7: Manage solid waste so that State diversion goals are met.	
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.	Consistent. The proposed projects would 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 proposed project includes outdoor areas which are sized to allow storage of solid waste, recyclable waste, and green waste bins for each dwelling unit.
Noise Element	
12-P-5: Require that applicants for new noise-sensitive development, such as schools, residences, and hospitals, in areas subject to noise generators producing noise levels greater than 65 dB CNEL, obtain the services of a professional acoustical engineer to provide a technical analysis and design of mitigation measures.	No conflict. The project sites are not located near significant sources of noise.
Housing Element	
Housing Goal I: Foster development of a variety of housing types, densities, and prices to balance the City's housing stock and to meet Pittsburg's regional fair share housing needs for people of all income levels.	Consistent. According to the 2012-2016 American Community Survey (ACS) 5-Year Estimates, Pittsburg's housing stock is primarily single-family (75.8%). Duplexes comprise about 1.3% of the housing stock; 3 or 4-unit apartments make up 4.6%; 5 to 9 unit apartments – 4.8%; and apartments with ten or more units are 10.8% of the housing stock. The proposed projects will increase the share of 3 or 4-unit apartments in the City. Since the projects consist of three-bedroom units, they are considered affordable by design.
Housing Goal V: Enhance the visual quality of Pittsburg's residential neighborhoods.	Consistent. The proposed projects would eliminate five long-standing vacant parcels which contribute toward blighted conditions in the neighborhood.
P-1.4: Support the construction of multi-family housing in close proximity to transit, arterials, shopping, and public services.	Consistent. The project sites are within a half-mile distance of schools, transit, parks, community centers, and commercial areas.

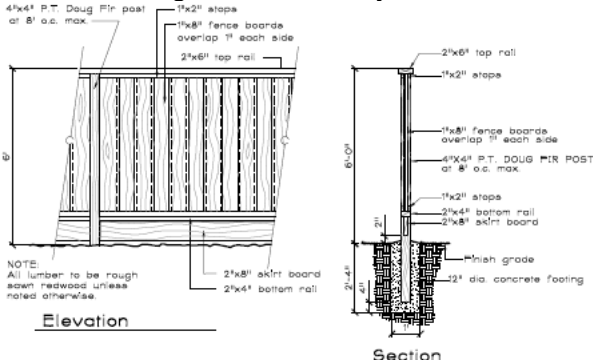
P-1.6: Meet Pittsburgh's fair share regional housing needs [allocation].	Consistent. The proposed projects would contribute 15 market-rate units towards the City's RHNA.
P-5.1: Enhance the quality and variety of new home designs and home additions to ensure an attractive living environment.	Consistent. The proposed projects feature attractive building designs, landscaping, and other site improvements which would enhance the curb appeal along Alturas Avenue.
P-5.2: Enhance the built environment through citywide landscaping efforts including the installation of street trees that will grow to create a street tree canopy along roadways and sidewalks	Consistent. Forty-seven percent of each site would be landscaped, including installation of trees.  The architectural rendering shows a two-story house with a dark brown roof and light brown siding. Callouts include: '12 FEET' for the roof height, 'GLUED 1/2" COMPOSITE SHINGLE ROOF OVER TWO LAYERS OF 1/4" FOLY' for the roof material, 'HANDPAINT ROSS HERRIT' for the roofline, '3/4" 1/2" BLAZED VINYL SIDING' for the upper siding, '1/2" HIGH CEMENT PLASTER' for the lower siding, 'WIDE PLANK 1/2" HIGH HORIZONTAL SIDING OVER TYPICAL HOUSE PLY OR EQUAL' for the lower siding, and 'NATURAL BRIDGE' for the foundation.

Attachment9
Property Development Regulations Table
Alturas Triplexes, AP-17-1276 (DR)

Development Regulations: <i>RM (Medium Density Residential) District</i>	Requirement:	6 Alturas Avenue	14 Alturas Avenue	45 Alturas Avenue	70 Alturas Avenue	78 Alturas Avenue
Max. Density (min. lot area per unit):	3,000 sq. ft.	10025 sq. ft. (3 total units)	9,660sq. ft. (3 total units)	9652 sq. ft. (3 total units)	9660 sq. ft. (3 total units)	9660 sq. ft. (3 total units)
Max. Height:	40 ft.	26 ft. 2 in.	26 ft. 2 in.	26 ft. 2 in.	26 ft. 2 in.	26 ft. 2 in.
Max. Lot Coverage:	50%	28%	30%	30%	29%	29%
Minimum Yards:	-	-	-	-	-	-
Front:	15 ft.	20 ft.	20 ft. 2in.	20 ft.	20 ft. 2 in.	20 ft. 2 in.
Side:	7.5 ft.	8 ft.	8 ft.	7 ft. 6 in.	8 ft. 8 in.	8 ft. 8 in.
Rear:	10 ft.	20 ft. 6in.	20 ft.	20 ft. 5 in.	20 ft.	20 ft.
Minimum Site Landscaping:	25%	49%	47%	47%	49%	49%
Minimum Private Storage Area:	200 ft ³ /unit	Unit 1: 255 ft ³ Unit 2: 255 ft ³ Unit 3: 200 ft ³	Unit 1: 255 ft ³ Unit 2: 255 ft ³ Unit 3: 200 ft ³	Unit 1: 250 ft ³ Unit 2: 250 ft ³ Unit 3: 200 ft ³	Unit 1: 255 ft ³ Unit 2: 255 ft ³ Unit 3: 200 ft ³	Unit 1: 250 ft ³ Unit 2: 250 ft ³ Unit 3: 200 ft ³
Minimum Private Open Space:	60 ft ² /unit	Unit 1: 640 ft ² Unit 2: 670 ft ² Unit 3: 1,650 ft ²	Unit 1: 677 ft ² Unit 2: 676 ft ² Unit 3: 1,555 ft ²	Unit 1: 605 ft ² Unit 2: 605 ft ² Unit 3: 665 ft ²	Unit 1: 733 ft ² Unit 2: 713 ft ² Unit 3: 1,735 ft ²	Unit 1: 733 ft ² Unit 2: 713 ft ² Unit 3: 1,735 ft ²
Parking Required (2 per unit including 1 covered; plus 1/2 per each unit having 2 or more bedrooms):	8 spaces (3 covered)	11 spaces (3 covered)	11 spaces (3 covered)	11 spaces (3 covered)	11 spaces (3 covered)	11 spaces (3 covered)

Attachment10
Development Review Design Guidelines
Alturas Triplexes, AP-17-1276 (DR)

Design Review Guideline	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.	Yes. All building sides contain similar architectural treatments and articulation.
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. The proposed projects include composition shingles on roofs with a 4:12 pitch. 
I.c: Each dwelling unit should be provided with complete front yard and corner-side yard xerophytic landscaping and automatic irrigation.	Yes. The proposed landscaping meets the standards set forth in PMC Section 18.84.310.
I.d: Required front yards should vary in depth unless otherwise stated for a proposed PD (Planned Development) district.	Not applicable. This guideline is intended to apply to residential structures built in new subdivisions.
I.e: Decorative masonry walls should be provided between all arterial streets and future homes.	Not applicable. No masonry walls will be constructed as part of these projects.
I.f: Roof slopes should be considered greater than 4:12 unless inappropriate for architectural style (i.e. Ranch Style, etc.).	Yes. The proposed projects include composition shingles on roofs with a 4:12 pitch.
I.g: Provide articulated garage doors on all garages.	Yes. Garage doors are articulated.
I.h: Garage doors designs should not be duplicated. Not less than four styles should be used in a subdivision.	Not applicable. This guideline is intended to apply to residential structures built in new subdivisions.

I.i: Side-on garages are recommended intermittently through-out the subdivision (70' wide lots or greater).	Not applicable. This guideline is intended to apply to residential structures built in new subdivisions.
I.j: Garage frontage should not occupy more than 60% of allowable lot frontage.	Yes.On all lots, the garage frontage occupies less than 36% of the allowable lot frontage.
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.	Yes. Six-foot-high wooden fencing will be installed along side and rear yards.  6' Wood Fence
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.	Yes. All building sides contain similar architectural treatments and articulation.
III.a: A/C units should be substantially screened from view by way of a permanent screen or appropriately sized plant material.	Conditionally. A proposed condition of approval requires the developer to screen all utility equipment.
III.b: Detached carports and/or garages should have the same roof material and roof pitch as the main dwelling units.	Not Applicable. No detached carports and/or garages are proposed as part of these projects.

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.	Not applicable. Each project site involves only two buildings.
III.d: Bus stops should share the same architectural theme as that of the dwelling units.	Not applicable. The proposed projects donot propose additional bus stops, as there are eight existing bus stops within ¼ mile.
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. Parking adjacent to public streets is interspersed between landscaping areas.
Green Building Design 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.	Not applicable. The proposed project includes sloped roofs which do not provide space for community gardens. Additionally, the aesthetic value of the development would be hindered by inclusion of energy systems or water heaters along the 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.	
VI.C.3: Roofs should have solar hot water systems (panels), solar photovoltaic panels or low-profile wind energy generation turbines and should include a sustainable plan for maintenance of such systems. Roofs should be covered with a cool roof under the energy generation structures. Roof segments that are uncovered by energy systems should host raised bed garden space or greenhouses, a green/living roof, or cool roof surfaces.	
Meets Guideline?	

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.	Not applicable. The parking areas in each of the project sites contain only eight outdoor spaces.
VI.C.5: Electric vehicle (EV) 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.	Not applicable. This guideline is intended to apply to larger multifamily developments where a considerable percentage of tenants are expected to drive EVs.
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.	Conditionally. A proposed condition of approval would require the developer to install on-site bicycle parking for at least one bicycle per dwelling unit.
VI.C.7: Convenient, visible, and secure bicycle storage facilities should be available on site, sufficient to accommodate demand of residents and guests.	
VI.C.8: Outdoor design and features should maximize landscaping water conservation.	Yes. The proposed landscaping meets the standards set forth in PMC Section 18.84.310.



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 MEETING

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

DATE: April 24, 2018
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Alturas Triplexes, AP-17-1276 (DR).

This is a request for design review approval to construct five, three-unit apartment complexes and related site improvements on five vacant parcels (ranging in size from 9,170 to 9,684 square feet) located at 6, 14, 45, 70, and 78 Alturas Avenue, in the RM (Medium Density Residential) District. APNs: 087-114-012; 087-114-011; 087-114-014; 087-114-004; and 087-114-003.

PROJECT PLANNER: Celina Palmer, (925) 252-4029 or cpalmer@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.

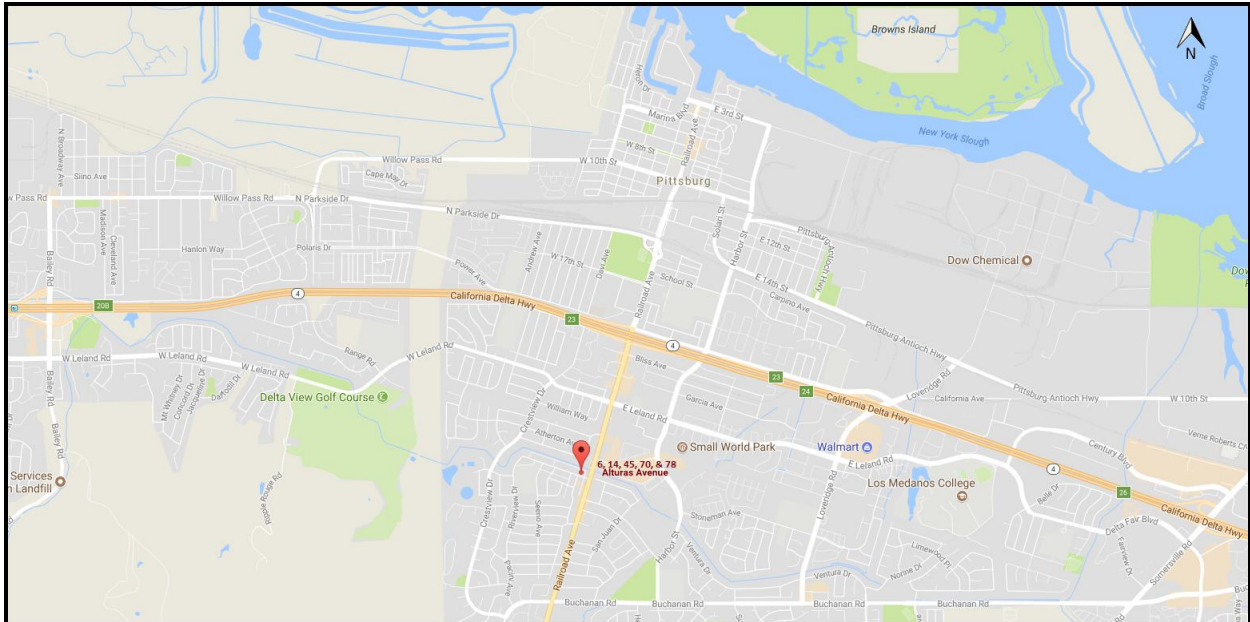
What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through oral testimony during the public meeting. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public meeting 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 meeting described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public meeting. 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: Alturas Triplexes, AP-17-1276 (DR).
Location: 6, 14, 45, 70, and 78 Alturas Avenue,
APNs: 087-114-012, 087-114-011, 087-114-014, 087-114-004, 087-114-003



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: Public Storage at 1275 California Avenue, AP-17-1288 (DR).

ORIGINATED BY: Mark Kennedy, Public Storage, Inc., 701 Western Avenue, Glendale, CA 91201.

SUBJECT: This is an application by Public Storage, Inc., requesting design review approval to construct a new, approximately 42,776 square foot, two-story self-storage building within the existing Public Storage facility and repaint the exterior of the existing storage and office buildings. The newly proposed building would occupy a portion of the property currently used for RV and boat storage. The project site is located at 1275 California Avenue, in the CS-O (Service Commercial with an Overlay, Ordinance No. 07-1284) District. APN: 073-190-031.

RECOMMENDATION:

Staff recommends the Commission adopt Resolution No. 10096, approving Design Review Application No. 17-1288, subject to conditions.

BACKGROUND:

On August 17, 1992, the City Council adopted Ordinance No. 92-1043, rezoning the project site from IL (Limited Industrial) to CS-O. On April 1, 2002, the City Council adopted Ordinance No. 02-1193, adopting a mitigated negative declaration and amending the schedule of permitted uses and development regulations for the CS-O District to allow "Limited Warehousing and Storage," as a conditionally permitted use, establishing an off-street parking requirement of one stall per 20,000 square feet (s.f.) of building area for the use, increasing the maximum building height from 35 to 36 feet, and increasing the maximum floor-area ratio (FAR) from 0.75 to 1.0. On May 21, 2007, the City Council adopted the most recent ordinance applicable to the project site, Ordinance No. 07-1284, which added "Religious assembly," as a permitted use but did not otherwise amend any development standards or further permitted uses on the site.

On February 12, 2002, the Planning Commission adopted Resolution Nos. 9297 and 9298, approving a use permit and design review, respectively, to establish a 192,000 s.f., self-storage facility on the 4.41-acre subject site. The project as approved by the Planning Commission included four two-story storage buildings, as well as an incidental rental office; however, only three of the proposed buildings were constructed (Buildings A-C as shown in Attachment 2), while the area originally intended for a fourth building (Building D as shown in Attachment 2) was omitted in favor of allowing RV and boat storage in this area.

PROJECT DESCRIPTION:

Planning Commission Staff Report

Existing Conditions: The project site includes 4.41 acres of mostly developed, flat land along the north side of California Avenue, along the eastern edge of the Loveridge Center. As previously mentioned, the proposed new building would be constructed on a portion of the site currently used for RV and boat storage located at the rear of the property, behind the existing three storage buildings.

The existing buildings are all two-story and provide a combination of ground floor units with exterior access as well as ground floor and second floor units with interior access only. The existing buildings are designed to resemble an office park, rather than a standard self-storage facility, and as such, the front facades along California Avenue are stucco-finished and contain large windows. The front facades are currently painted a combination of grey, dark orange, and beige.

The main project entrance is located off of California Avenue, as well as the existing parking area and rental office. A large pylon sign advertising both the existing Public Storage operation as well as adjacent commercial businesses is located at the southwest corner of the property, adjacent to the parking lot of the neighboring multi-tenant commercial building. Heavy landscaping, which greatly screens the existing buildings, is present along the entirety of the parcel frontage adjacent to California Avenue, with the exception of the driveway area. A six-foot tall wrought iron security fence is located between the parking area and the storage facility, while a six-foot tall chain-link fence with barbed wire is present along the rear portion of the property, around the area which is generally used for RV and boat storage.

Surrounding Land Uses: See Attachment 4, "Project Location Map and Existing Conditions," for an overview of surrounding uses.

Proposed project: The applicant is proposing to construct a new, two-story storage facility totaling 42,776 s.f. in size. As mentioned, the proposed structure would be located within an area currently used for RV and boat storage (which will be completely eliminated), and which was previously approved for construction of a fourth two-story storage building.

The proposed building would be located approximate 61 feet behind (to the north) of the existing storage buildings and would include an estimated 312 new storage units with an average size of 100 s.f. per unit. The only public entrance would be located along the south side of the building, and all proposed units would be accessed from the interior of the building. The building would also include a lobby, two elevators, and two restrooms. Twelve additional parking spaces would be located at the front (south side) of the new building, and additional landscaping, including a large stormwater detention basin, would be constructed along the east side of the project. The existing chain-link fencing and barbed wire would be replaced with a six-foot tall metal fence with shepherd's hook for increased security. Video surveillance and security lighting would also be provided, as well as access keypads at lobby doors and gates.

The proposed building would be a combination of split-face CMU block along the first floor, and plaster-finished CMU block along the second floor. The majority of the building would be finished in neutral colors; however, an approximately four-foot section at the top of the building would be painted in Public Storage's trademark orange color. As shown on Sheet 7 of Attachment 2, the proposed building would be significantly screened by the existing buildings on site. The existing buildings on site would also be repainted to match the colors of the proposed building, with additional orange accents being added to allow the building additional visibility from California Avenue.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The property has a General Plan land use designation of Business Commercial, which is intended to provide sites for administrative, research and development, custom manufacturing, limited assembly, light manufacturing, warehousing and distribution, and similar uses. The proposed project would include an expansion within the footprint of an existing self-storage facility, which is a conditionally permitted use at this location.

Zoning: The property is located within the CS-O (Service Commercial with an Overlay, Ordinance No. 07-1284) District. The proposed self-storage use falls under the use classification of 'Limited Warehousing and Storage,' as defined by the Pittsburgh Municipal Code (PMC) section 18.08.080(9)(a). Per Ordinance 07-1284, and by extension Ordinance No. 02-1193 as referenced in Ordinance 07-1284, this use classification is permitted in this CS-O District upon approval of a use permit. On February 21, 2002, the Planning Commission adopted Resolution No. 9297, approving a use permit to establish the existing 'Limited Warehousing and Storage,' use on the subject parcel. As shown in Attachment 6, the proposed use would meet or exceed the development regulations for properties located within the CS-O land use designation.

Development Review Design Guidelines: The proposed development and repainting of the existing structures is subject to the City's adopted Development Review Design Guidelines (DRDG), adopted by the Planning Commission through Resolution No. 9864. As shown in Attachment 7, the proposed project is consistent with the applicable DRDG sections, specifically those that call for: 1) new structures finished in materials and colors to match existing structures on site as well as adjacent development (DRDG section IV.p); 2) right-of-way-adjacent elevations that do not present the appearance of a rear elevation and include architectural features and landscaping (IV.q); and 3) parking spaces that are screened from view by either buildings or landscaping (IV.a).

The proposed project would also be in conformance with DRDG section VI, "Green Building Design Guidelines," if conditions are added that call for: 1) building roofs to be finished with a white color in order to create a reflective surface and compliant with all applicable solar-ready requirements of the California Building Code (VI.D.1); and 2) fixed bicycle parking for at least two (2) bicycles on-site (VI.D.9).

Planning Commission Staff Report

Required Findings: Pursuant to PMC section 18.36.220 (B), in order to grant design review approval for the proposed project, the Planning Commission must find that:

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

Environmental: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the CEQA Guidelines, section 15332.

Public Notice: Although not required by the PMC, on or prior to April 13, 2018, notice of the April 24, 2018, public meeting to consider design review of the proposed project was posted at City Hall, the Pittsburg Library, 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 site, and to individuals who had previously filed written request for such notice.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to approve the design review request. The proposed new storage units would be an expansion of the existing, conditionally approved self-storage facility currently in operation at the project site but would remain within the existing facility footprint. As shown in Attachment 7, the proposed new storage structures are consistent with the applicable standards contained within the City DRDGs for commercial uses, as well as the green building design guidelines. The new structures (building and fencing) would be finished in materials and colors to match existing structures on site; however, these structures would not be highly visible from the public right-of-way, as the proposed new building would be significantly screen by the existing structures on site.

Planning Commission Staff Report

The project would not result in marginal development nor adversely affect the orderly development of property in the area, in that the proposed new structures would be located within the footprint of the existing facility, would be designed to complement existing structures, and would be largely screened from public view by surrounding perimeter walls.

ACTION REQUIRED:

In order to approve this request as recommended by staff, move to adopt Resolution No. 10096, approving Design Review Application No. 17-1288, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10096
2. Project Plans, date stamped April 9, 2018
3. Project Color Board
4. Project Location Map and Existing Conditions
5. General Plan Consistency Analysis
6. Property Development Regulations Table
7. Development Review Design Guidelines Table
8. Public Meeting Notice/Vicinity Map

Prepared by: Jordan Davis, AICP, Senior Planner

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving Design Review of	)	Resolution No. 10096
Plans to Construct a Two-Story Self-	)	
Storage Building and Repaint the Exterior	)	
of the Existing Storage and Office	)	
Buildings at 1275 California Avenue, for	)	
“Public Storage, AP-17-1288 (DR).”	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On November 2, 2017, Mark Kennedy of Public Storage Inc. filed Design Review Application No. 17-1288, requesting design review approval to construct a new, approximately 42,776 square foot, two-story self-storage building within the existing Public Storage facility and repaint the exterior of the existing storage and office buildings. The newly proposed building would occupy a portion of the property currently used for RV and boat storage. The project site is located at 1275 California Avenue, in the CS-O (Service Commercial with an Overlay, Ordinance No. 07-1284) District. APN: 073-190-031.
- B. On August 17, 1992, the City Council adopted Ordinance No. 92-1043, rezoning the project site from IL (Limited Industrial) to CS-O.
- C. On February 12, 2002, the Planning Commission adopted Resolution Nos. 9297 and 9298 (contingent on the City Council action described below), approving a use permit and design review, respectively, to establish a 192,000 s.f., self-storage facility on the 4.41-acre subject site. The project as approved by the Planning Commission included four two-story storage buildings, as well as an incidental rental office; however, only three of the proposed buildings were constructed, while the area originally intended for a fourth building was omitted in favor of allowing RV and boat storage in this area.
- D. On April 1, 2002, the City Council adopted Ordinance No. 02-1193, adopting a mitigated negative declaration and amending the schedule of permitted uses and development regulations for the CS-O District to allow “Limited Warehousing and Storage,” as a conditionally permitted use, establishing an off-street parking requirement of one stall per 20,000 square feet (s.f.) of building area for the use, increasing the maximum building height from 35 to 36 feet, and increasing the maximum floor-area ratio (FAR) from 0.75 to 1.0.
- E. On May 21, 2007, the City Council adopted the most recent ordinance applicable to the project site, Ordinance No. 07-1284, which added “Religious assembly,” as a permitted use but did not otherwise amend any development standards or further permitted uses on the site.

- F. 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 the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).
- G. On or prior to April 13, 2018, notice of the April 24, 2018, public meeting to consider design review of the proposed project was posted at City Hall, the Pittsburg Library, 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 site, and to individuals who had previously filed written request for such notice.
- H. On April 24, 2018, the Planning Commission held a public meeting to consider Design Review Application No. 17-1288, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Public Storage at 1275 California Avenue, AP-17-1288 (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.
 - 2. The proposed new self-storage building will be constructed within the existing facility footprint and will not constitute an expansion of the existing use.
 - 3. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the CEQA Guidelines, section 15332.
 - 4. The project conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the new storage building would provide enclosed, climate-controlled self-storage units that are highly desirable and will be considered a high-quality storage solution. Further, the exterior of the building will be finished in materials to match existing structures on site and will be substantially screened from view by existing structures. The entire project will be repainted with a cohesive color palette that will accent and highlight the

architectural details of the building and enhance the appearance of the building by providing an attractive, modern, and refreshed exterior finish.

5. The project will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the proposed structures will be required to comply with all applicable building and fire codes.
 6. The exterior design and appearance of the structures will not be of inferior quality as to cause the nature of the surrounding neighborhoods to materially depreciate in appearance and value; rather, the new paint will present a fresh and contemporary look with color tones and highlights that accentuate architectural elements of the buildings and complement the faux office park-style of the building, creating the sense of a modern industrial park. The new color scheme will also provide an appropriate and complementary color contrast to neighboring uses, ensuring variety along the street frontage and providing visual interest.
 7. The project is in harmony with proposed developments on land in the general area, in that the new structure would be finished in materials and colors to match existing structures on site, which do not contrast with adjacent developments, including those currently under construction on an adjacent site to the west.
 8. The project conforms to the criteria set forth in the City Design Review and Development Guidelines (DRDG) for commercial uses, specifically guidelines that call for: 1) new structures finished in materials and colors to match existing structures on site as well as adjacent development (DRDG section IV.p); 2) right-of-way-adjacent elevations that do not present the appearance of a rear elevation and include architectural features and landscaping (IV.q); and 3) parking spaces that are screened from view by either buildings or landscaping (IV.a). DRDG's would be further met if conditions are added to require: 1) all roof mounted equipment be screened completely from view from all public rights-of-way (IV.j); 2) building roofs to be finished with a white color in order to create a reflective surface and compliant with all applicable solar-ready requirements of the California Building Code (VI.D.1); and 3) fixed bicycle parking for at least two bicycles are provided on-site (VI.D.9).
- B. The Staff Report entitled, "Public Storage at 1275 California Avenue, AP-17-1288 (DR)," dated April 24, 2018, is referenced hereto as additional support for findings.

Section 3. Decision

- A. Based on the findings set forth above, the Commission hereby approves Design Review Application No. 17-1288, subject to the following conditions:

Design Review:

1. The project shall be constructed, operated, and repainted in substantial conformity with the project plans dated April 9, 2018, except as hereinafter modified.
2. Use of the site shall comply with the requirements of Planning Commission Resolution No. 9297, as applicable. In the event of any conflict between the provisions of this resolution and Resolution No. 9297, this resolution shall prevail.
3. No signage is approved at this time. The developer shall file a sign review permit application prior to the installation or replacement of any signage.
4. The business operator shall ensure that trash generated from the site is discarded in covered cans or bins and items left outside of storage units by tenants or others is removed immediately.
5. The western façade of existing Building A, that portion of the eastern façade of existing Building C which has been finished to mimic an office structure, all sides of the existing office building, and the masonry pilasters along the existing entry fence shall be repainted to match the southern facades of the existing buildings, as shown in the project plans.
6. All roof mounted equipment on the new structure shall be screened completely from view from all public rights-of-way. A sight-line study may be necessary to determine appropriate screening method, prior to the issuance of a building permit.
7. The roof of the new building shall be finished with a white color in order to create a reflective surface, and the developer shall comply with all “solar-ready” requirements of Title 24 of the California Building Code (CBC) applicable to the type of construction.
8. All downspouts shall be painted in a color similar to that of the wall to which they are directly attached.
9. All site landscaping shall be maintained so as to remain thriving and free of weeds.
10. The applicant shall ensure that detergents/degreasers are never used in the process of outdoor cleaning, and that employees use dry cleanup methods whenever possible.
11. The applicant shall provide permanent, fixed bicycle parking for at least two (2) additional bicycles on-site in a location providing convenient access and natural surveillance. The design, color, and proposed location of the racks shall be reviewed and approved by Planning Division staff prior to issuance of a building permit.
12. 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 Pittsburgh with the Board of Equalization.

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

Engineering fees due payable prior to first plans review and at the time of Site Development Permit issuance:

14. The developer shall provide an initial payment for review of the grading and improvement plans with the first submittal. These fees are based on the Engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The Improvement Plan Check fee is 6% of the cost of the improvements. The Grading Plan Check Fee is 2.5% of the cost for grading or may be based upon cubic yards of earth disturbance. Fifty percent (50%) of these total fees are to be paid with the initial submittal of plans and Engineer's Cost Estimate. These initial payments will be credited towards the final fees as determined at the time of issuance of an engineering permit.
15. The developer shall pay the Improvement and/or Grading Inspection Fee(s) to the Engineering Division at the time the Single Parcel Development Permit is issued. The current Improvement Inspection Fee is 5.75% of the estimated cost for improvements. 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 of earth disturbance, according to the current schedule of Grading Fee Charges.
16. If the developer requires an upgrade to existing water or sewer services, the developer shall pay the City of Pittsburgh Facilities Reserve Charge increase between existing service and upgraded service (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division, in the amount(s) in effect when the developer obtains a Building Permit. The developer understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City. The FRC shall be paid to the Engineering Division prior to the issuance of a Building Permit.
17. The developer shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect when the developer obtains a Building Permit. The developer understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other

factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City. Fees shall be paid prior to issuance of a Building Permit.

18. The developer shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "PRTDIM") amount in effect when the developer obtains a Building Permit. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area between September 1 and September 1 of the preceding two calendar years. Fees shall be paid prior to issuance of a Building Permit. If no Building Permit is required, then the fees are payable in the amount in effect when the project commences pursuant to PMC Section 15.103.
19. The developer shall pay \$0.05/square foot for non-residential uses to the Engineering Division at the time the Site Development Permit is issued for costs related to updates to the City's Geographic Information System (GIS).

Submittals to be made to the Engineering Division for review:

20. The developer shall submit to the City's Engineering Division, for review and comment, five (5) copies of the engineering plans, prepared by a registered civil engineer, to include but not be limited to the following:
 - A Site Plan
 - A Grading and Drainage Plan
 - A Utilities Plan
 - A Landscaping and Irrigation Plan
 - An Erosion and Sedimentation Control Plan
21. The developer shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and issuance of the Site Development Permits.

General Engineering Conditions

22. All grading work shall be done in accordance with the provisions of PMC Chapter 15.88.
23. All site development shall comply with PMC Title 12 ("Streets, Sidewalks, and Utilities"), Title 13 ("Water and Sewers"), and Title 15 ("Buildings and Construction"), 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.

24. All public and pedestrian facilities shall be designed in accordance with California Building Standards Code Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance.

General NPDES Conditions:

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

- Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices;
- Providing covered trash, food waste, and compactor enclosures;
- Use pavers for walkways and other appropriate hardscape surfaces as an option to buyers to minimize impervious areas;
- Minimizing the amount of directly connected impervious surface area;
- Stencil all storm drains with "No Dumping, Drains to Delta" permanent markings;
- Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter; and
- Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo Sanitation District's authority and standards:
 - Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurant;
 - Dumpster drips from covered trash and food compactor enclosures;
 - Discharges from outdoor covered wash areas for vehicles, equipment, and accessories; and
 - Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.

26. Submittal of grading and/or building plans shall be consistent with the approved Stormwater Control Plan. The plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. A

copy of a completed "Construction Plan C.3 Checklist", as described in the *Stormwater C.3 Guidebook, 4th edition*, shall be included. Grading and/or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.

27. Site Development Plans (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings) shall show the details and methods of construction for site design featured, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants.

General Engineering Conditions Regarding Utilities:

28. The developer shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities required to be constructed to accommodate the project shall be borne by the developer.
29. The design and construction of storm drain, water, and sewer facilities shall be in accordance with PMC section 17.28.020.
30. The developer shall provide appropriate water service, adequately sized to meet the domestic and fire protection demands for the project.
31. The developer shall provide appropriate sanitary sewer, adequately sized to accommodate the project's wastewater demand.
32. In accordance with PMC section 12.36.130, "Underground utilities for new construction," the developer 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.
33. The developer shall paint the existing fire hydrant along the eastern side of the entrance driveway off of California Avenue white in order to distinguish that it is privately maintained.

Landscaping located within the Public Right-of-Way:

34. The developer shall provide a Central Irrigation System that is compatible with Rainmaster DX 2 Evolution, with a remote controller included with the package. The installation of this system shall be certified by a John Deere Landscapes United Greentech representative prior to the City's acceptance of the installation.

35. The developer shall design the landscaping within the areas of public right of way in accordance with the provisions of PMC section 18.84.320, and current standard details dated May 2007.

Additional Engineering Exactions:

36. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2005-1 Community Facilities District (CFD 2005-1) for Public Safety Services, prior to the issuance of any building or engineering permits. Community Facilities District 2005-1 is for Public Safety Services, and the fee will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342.
37. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the issuance of any building or engineering permits. Community Facilities District 2017-1 is for Fire Facilities and Fire Safety and Emergency Services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311.

General Conditions:

38. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development, and this Resolution, this Resolution shall prevail.
39. The applicant shall comply with all the requirements of the Planning Division, Engineering Division, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies.
40. 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.
41. 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.

42. This use permit will expire on April 24, 2019, unless a building or grading permit has been issued, or a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 24th day of April, 2018, 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. 10096 was adopted by the Planning Commission of the City of Pittsburg on April 24, 2018.

JORDAN DAVIS, AICP, ACTING SECRETARY
PITTSBURG PLANNING COMMISSION

A REDEVELOPMENT FOR PUBLIC STORAGE

ATTACHMENT 2



SHEET INDEX

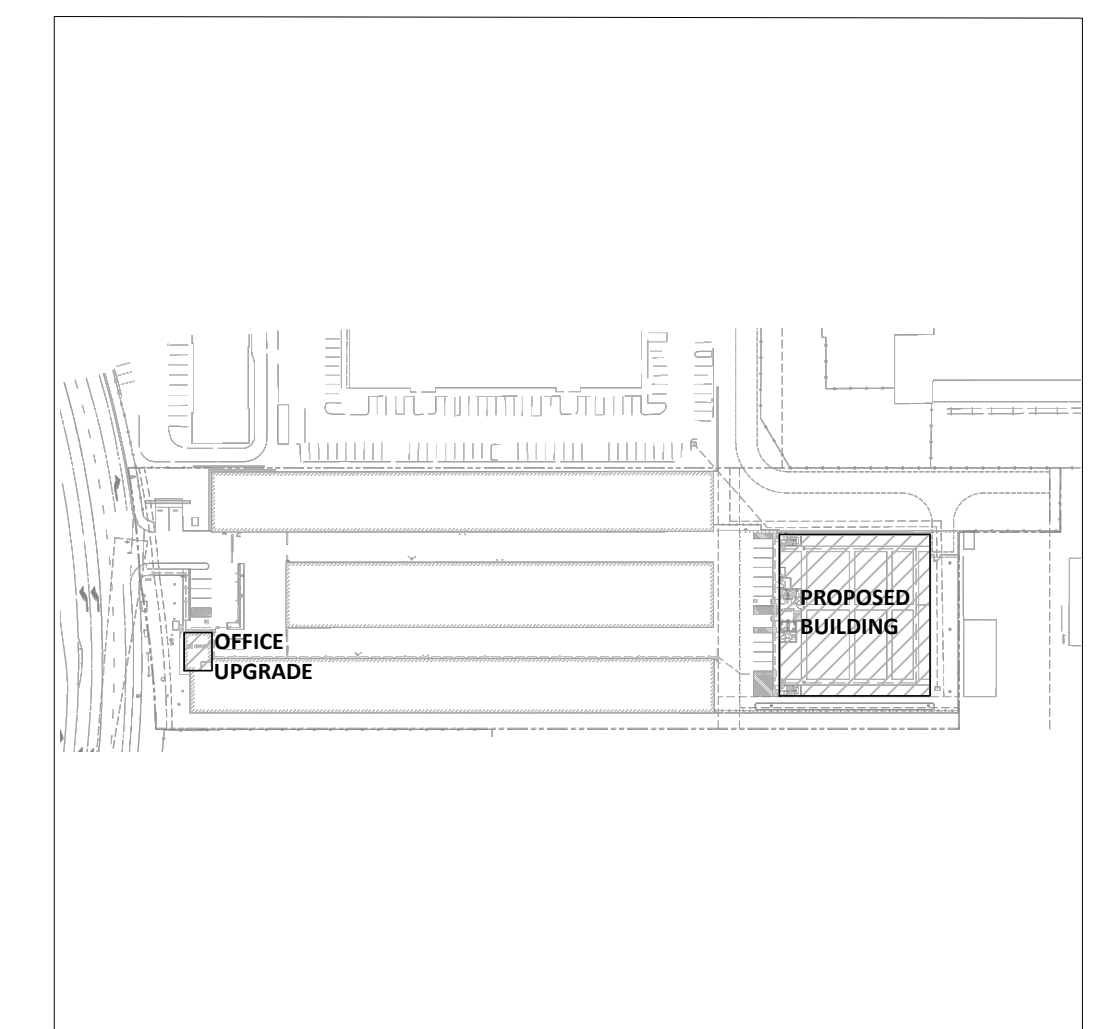
1. COVER SHEET
2. CONCEPTUAL SITE PLAN
3. BUILDING D CONCEPTUAL FIRST FLOOR PLAN
4. BUILDING D CONCEPTUAL SECOND FLOOR PLAN
5. BUILDING D CONCEPTUAL ROOF PLAN
6. BUILDING D CONCEPT ELEVATIONS
7. CONCEPTUAL RE-PAINT OF EXISTING BUILDINGS
8. PRELIMINARY GRADING & UTILITY PLAN
9. PRELIMINARY STORMWATER CONTROL PLAN
10. CONCEPTUAL LANDSCAPE PLAN
11. SIGN PACKAGE - SHEETS 1 - 5

VICINITY MAP



NOT TO SCALE

KEY MAP



RECEIVED

By Jordan Davis at 2:57 pm, Apr 09, 2018

Public Storage.

PS# 25709
1275 CALIFORNIA AVENUE | PITTSBURG, CA

COVER SHEET
02.26.18

KSP PROJECT NO. 20392

SHEET 1
KSP
STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771

PROJECT DESCRIPTION

DEVELOPMENT OF SITE INCLUDES NEW 2-STORY SELF-STORAGE BUILDING WITH SITE IMPROVEMENTS.

PROJECT INFORMATION

PROJECT ADDRESS:	1275 CALIFORNIA	
SITE APN:	073-190-031-2	
SITE AREA:	191,720 S.F.	OR 4.40 ACRES
ZONE:	CS-O (R2-01-02)	
USE:	SELF-STORAGE	
FLOOR AREA RATIO (MAX):	1.0	192,792 SF/191,720 SF SITE AREA
F.A.R. PROPOSED:	1.0	
LOT COVERAGE MAX:	60%	
COVERAGE PROPOSED:	50%	96,396 SF FOOTPRINT/191,720 SF SITE AREA
SETBACKS REQUIRED:		
FRONT:	10'-0" (Does not apply since new building is not on a front property line)	
SIDE:	0'-0"	
REAR:	0'-0"	
SETBACKS PROVIDED:		
FRONT:	N/A	
SIDE:	62'-5" @ WEST SIDE; 30'-6" @ EAST SIDE	
REAR:	26'-10"	
HEIGHT MAXIMUM:	36'-0"	
HEIGHT PROPOSED:	28'-0"	
LS % COVERAGE REQ'D:	7%	13,420 S.F. REQ'D
LS % COVERAGE PROVIDED:	9.9%	19,028 S.F. EXISTING
	0.7%	1,304 S.F. PROPOSED
	10.6%	20,332 S.F. PROVIDED

BUILDING AREA

EXISTING BUILDING TO REMAIN:	
EXISTING BUILDING A	(FOOTPRINT 25,852 S.F.) 51,704 S.F.
EXISTING BUILDING B	(FOOTPRINT 23,998 S.F.) 47,996 S.F.
EXIST'G BLDG C (W/ OFFI)	(FOOTPRINT 25,158 S.F.) 50,316 S.F.
TOTAL:	150,016 S.F.

PROPOSED BUILDING D:	
1ST FLOOR STORAGE:	21,388 S.F.
2ND FLOOR STORAGE:	21,388 S.F.
TOTAL:	42,776 S.F.

PARKING ANALYSIS

TOTAL SITE PRKG REQ'D:	
RATIO:	1/20,000
TOTAL:	189,766 S.F./20,000
TOTAL:	10 SP
PARKING PROVIDED:	22 SP
EXISTING TO REMAIN:	12 SP
ADA PARKING REQ'D:	1 SP
CAL GRN CLEAN AIR/EV PRKG REQ'D:	1 SP

TOTAL SITE PARKING PROVIDED:	
ADA VAN:	(1 EXIST'G) 2 SP
ADA CAR:	0 SP
EV PRKG:	1 SP
STANDARD:	18 SP
COMPACT:	0 SP
TOTAL:	21 SP

CAL GREEN BICYCLE PARKING REQ'D:	
5% OF ADDED STALLS	1 SP
TOTAL:	1 SP
BICYCLE PARKING PROVIDED:	3 SP

GENERAL SITE NOTES:
1. FOR ADA PATH OF TRAVEL, REFER TO CIVIL. GRADE SHALL NOT EXCEED 5% & 2% CROSS SLOPE
2. PURSUANT TO DESIGN REVIEW & DEVELOPMENT GUIDELINES SECTION IV.D, ALL UTILITY BOX TRANSFORMERS, BACKFLOW PREVENTERS, METERS & JUNCTION BOXES ABOVE GROUND SHOULD BE SCREENED BY LANDSCAPE/ OTHER ARCHITECTURAL SCREEN

BUILDING CODE ANALYSIS

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

BUILDING AREA QUALIFICATION EQUATIONS

AA = [AT - (NS x IF)] x SA (EQUATION 5-3)

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

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

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

ALLOWABLE HEIGHT	
ALLOWABLE HEIGHT =	75' FULLY SPRINKLERED (TABLE 504.3)
PROPOSED BUILDING HEIGHT =	28'-0"
ALLOWABLE # OF STORIES	
ABOVE GRADE PLANE 3 STORIES ALLOWED (TABLE 504.4)	

BUILDING QUALIFICATION:	
F =	151'-4" + 151'-4" + 131'-4" = 434'
P =	151'-4" + 151'-4" + 131'-4" + 131'-4" = 565'-4"
W =	30'
IF =	(434' / 565' - .25) 30' / 30' = .52
SA =	3

AA:	[52,500 S.F. + (17,500 S.F. x .52)] x 3
AA:	184,681 S.F.

PROPOSED STORAGE UNITS

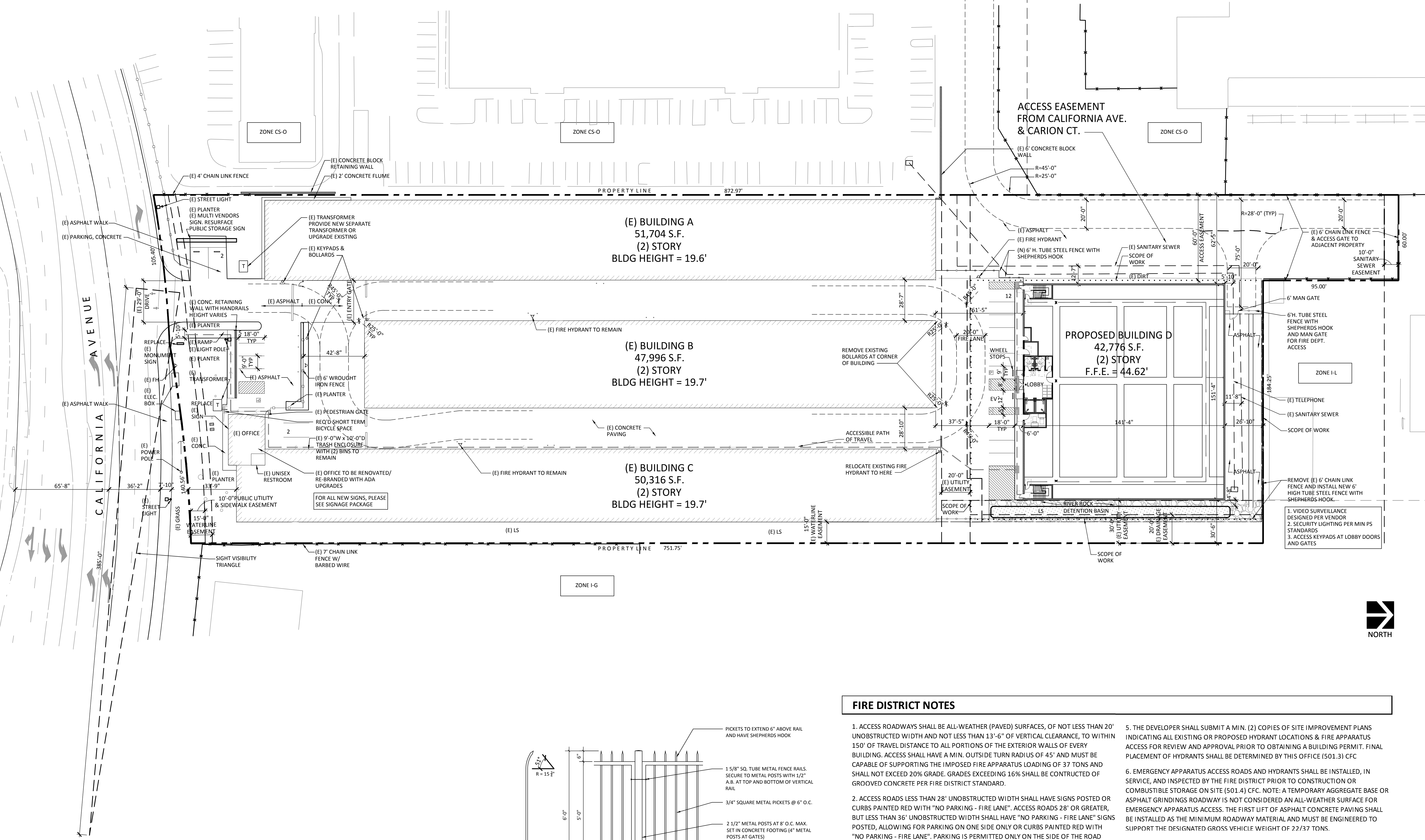
TOTAL STORAGE AREA:	42,776 S.F.
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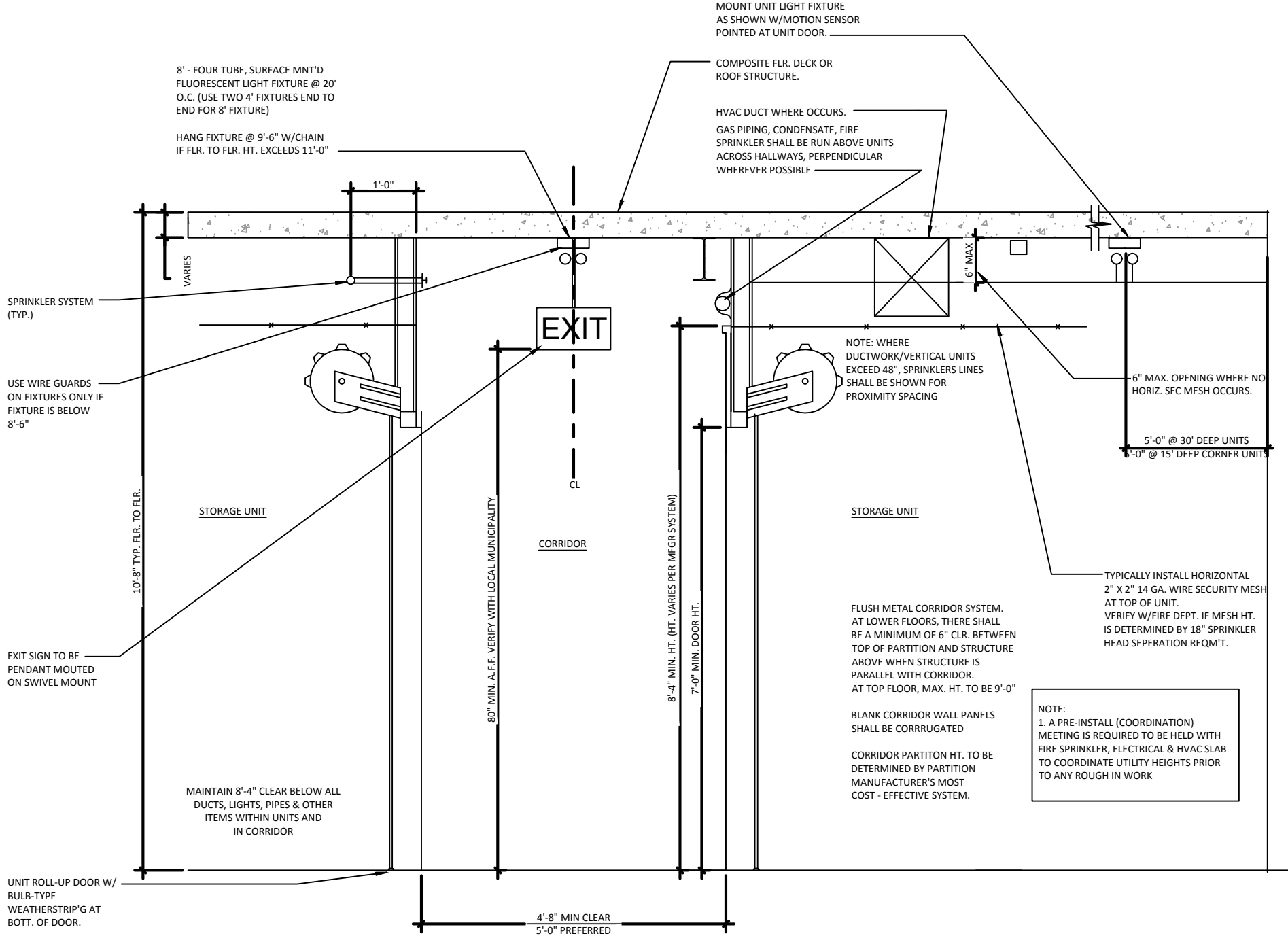
42,776 S.F. x 73% EFFICIENCY = 31,226.48
31,226.48/ 100 S.F. AVG. UNIT = APPROXIMATELY 312 STORAGE UNITS

FIRE DISTRICT NOTES

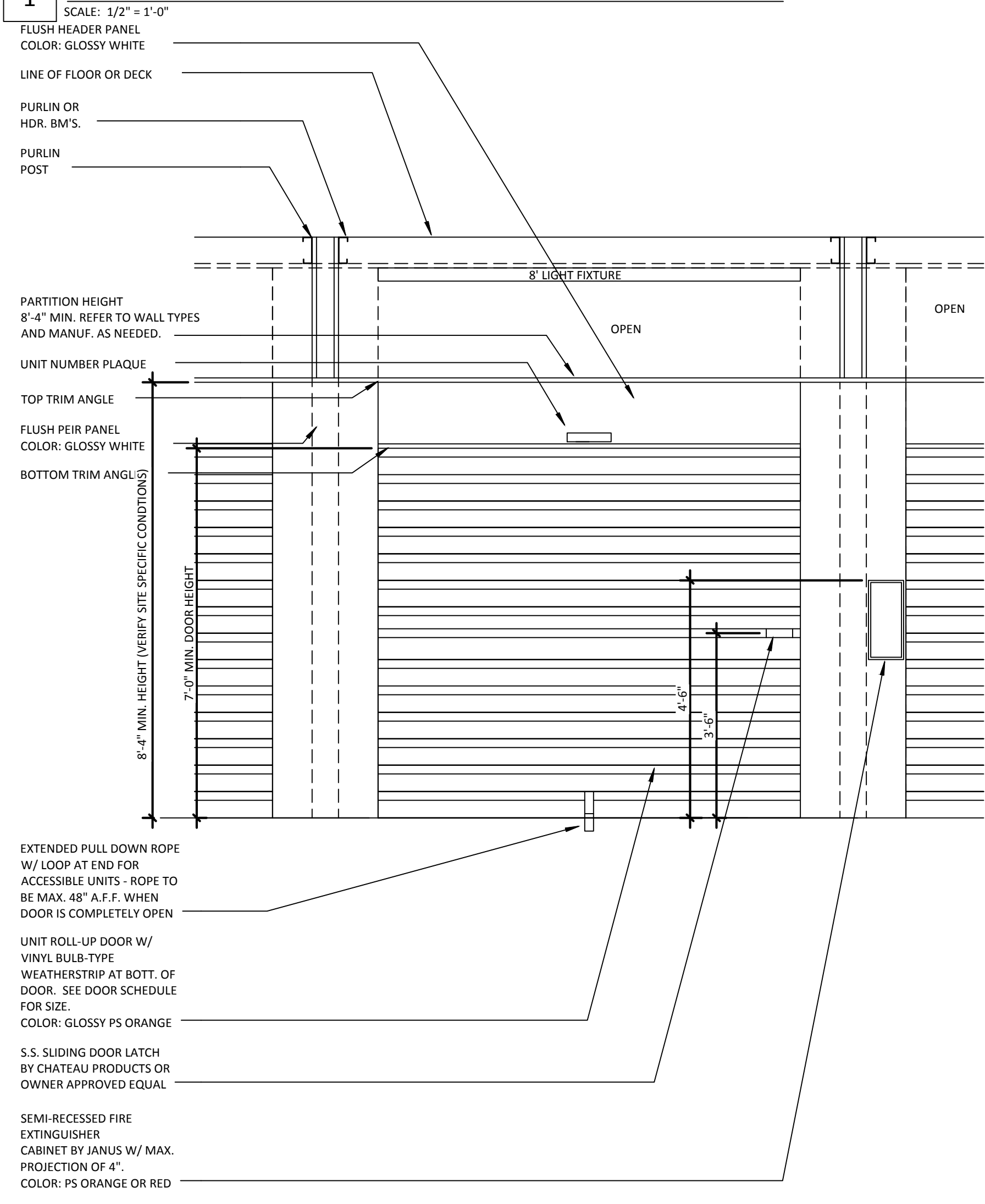
- ACCESS ROADWAYS SHALL BE ALL-WEATHER (PAVED) SURFACES, OF NOT LESS THAN 20' UNOBSTRUCTED WIDTH AND NOT LESS THAN 13'-6" OF VERTICAL CLEARANCE, TO WITHIN 150' OF TRAVEL DISTANCE TO ALL PORTIONS OF THE EXTERIOR WALLS OF EVERY BUILDING. ACCESS SHALL HAVE A MIN. OUTSIDE TURN RADIUS OF 45' AND MUST BE CAPABLE OF SUPPORTING THE IMPOSED FIRE APPARATUS LOADING OF 37 TONS AND SHALL NOT EXCEED 20% GRADE. GRADES EXCEEDING 16% SHALL BE CONSTRUCTED OF GROOVED CONCRETE PER FIRE DISTRICT STANDARD.
- ACCESS ROADS LESS THAN 28' UNOBSTRUCTED WIDTH SHALL HAVE SIGNS POSTED OR CURBS PAINTED RED WITH "NO PARKING - FIRE LANE". ACCESS ROADS 28' OR GREATER, BUT LESS THAN 36' UNOBSTRUCTED WIDTH SHALL HAVE "NO PARKING - FIRE LANE" SIGNS POSTED, ALLOWING FOR PARKING ON ONE SIDE ONLY OR CURBS PAINTED RED WITH "NO PARKING - FIRE LANE". PARKING IS PERMITTED ONLY ON THE SIDE OF THE ROAD THAT DOES NOT HAVE HYDRANTS.
- THE PROJECT SHALL REQUIRE THE INSTALLATION OF AN APPROVED FIRE DISTRICT TURNAROUND. DEAD-END EMERGENCY APPARATUS ROADWAYS IN EXCESS OF 150' IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF FIRE DISTRICT APPARATUS. CONTACT THE FIRE DISTRICT FOR APPROVED DESIGN (503.2.5) CFC
- THE DEVELOPER SHALL PROVIDE AN ADEQUATE AND RELIABLE WATER SUPPLY FOR FIRE PROTECTION AS SET FORTH IN THE CFC (507.1). A HYDRANT FLOW TEST WAS PERFORMED AT THE SITE BY CITY OF PITTSBURG WATER UTILITIES DEPT. ON 10-3-2017.
- THE DEVELOPER SHALL SUBMIT A MIN. (2) COPIES OF SITE IMPROVEMENT PLANS INDICATING ALL EXISTING OR PROPOSED HYDRANT LOCATIONS & FIRE APPARATUS ACCESS FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A BUILDING PERMIT. FINAL PLACEMENT OF HYDRANTS SHALL BE DETERMINED BY THIS OFFICE (501.31) CFC
- EMERGENCY APPARATUS ACCESS ROADS AND HYDRANTS SHALL BE INSTALLED, IN SERVICE, AND INSPECTED BY THE FIRE DISTRICT PRIOR TO CONSTRUCTION OR COMBUSTIBLE STORAGE ON SITE (501.4) CFC. NOTE: A TEMPORARY AGGREGATE BASE OR ASPHALT GRINDINGS ROADWAY IS NOT CONSIDERED AN ALL-WEATHER SURFACE FOR EMERGENCY APPARATUS ACCESS. THE FIRST LIFT OF ASPHALT CONCRETE PAVING SHALL BE INSTALLED AS THE MINIMUM ROADWAY MATERIAL AND MUST BE ENGINEERED TO SUPPORT THE DESIGNATED GROSS VEHICLE WEIGHT OF 22/37 TONS.
- THE BUILDINGS SHALL BE PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE 2016 EDITION OF NFPA 13. SUBMIT A MINIMUM OF (2) SETS OF PLANS FOR REVIEW & APPROVAL PRIOR TO INSTALLATION (903.21) CFC. CONTRA COSTA COUNTY ORDINANCE 2016-23
- DEVELOPMENT ON ANY PARCEL IN THIS SUBDIVISION SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE FIRE DISTRICT TO ENSURE COMPLIANCE WITH THE MINIMUM REQUIREMENTS RELATED TO FIRE AND LIFE SAFETY. SUBMIT (3) SETS OF PLANS TO THE FIRE DISTRICT PRIOR TO OBTAINING A BUILDING PERMIT (501.3) CFC
- THE DEVELOPER SHALL SUBMIT A MINIMUM OF (2) COMPLETE SETS OF PLANS & SPECIFICATIONS OF THE SUBJECT PROPOERTY, INCLUDING PLANS FOR ANY OF THE FOLLOWING REQUIRED DEFERRED SUBMITTALS, TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH THE MINIMUM REQUIREMENTS RELATED TO FIRE AND LIFE SAFETY. PLAN REVIEW AND INSPECTION FEES SHALL BE SUBMITTED AT THE TIME OF PLAN REVIEW SUBMITTAL.
A. BUILDING CONSTRUCTION PLANS
B. PRIVATE UNDERGROUND FIRE SERVICE WATER MAINS
C. FIRE SPRINKLERS
D. FIRE ALARM

STATIC PRESSURE = 55 PSI, RESIDUAL PRESSURE = 52 PSI @ 730 GPM OBSERVED FLOW
CALCULATED FIRE FLOW AVAILABLE: 2,751 GPM @ 20 PSI
THE TEST WAS EFFECTIVE IN THE 12" MAIN IN CALIFORNIA AVE.

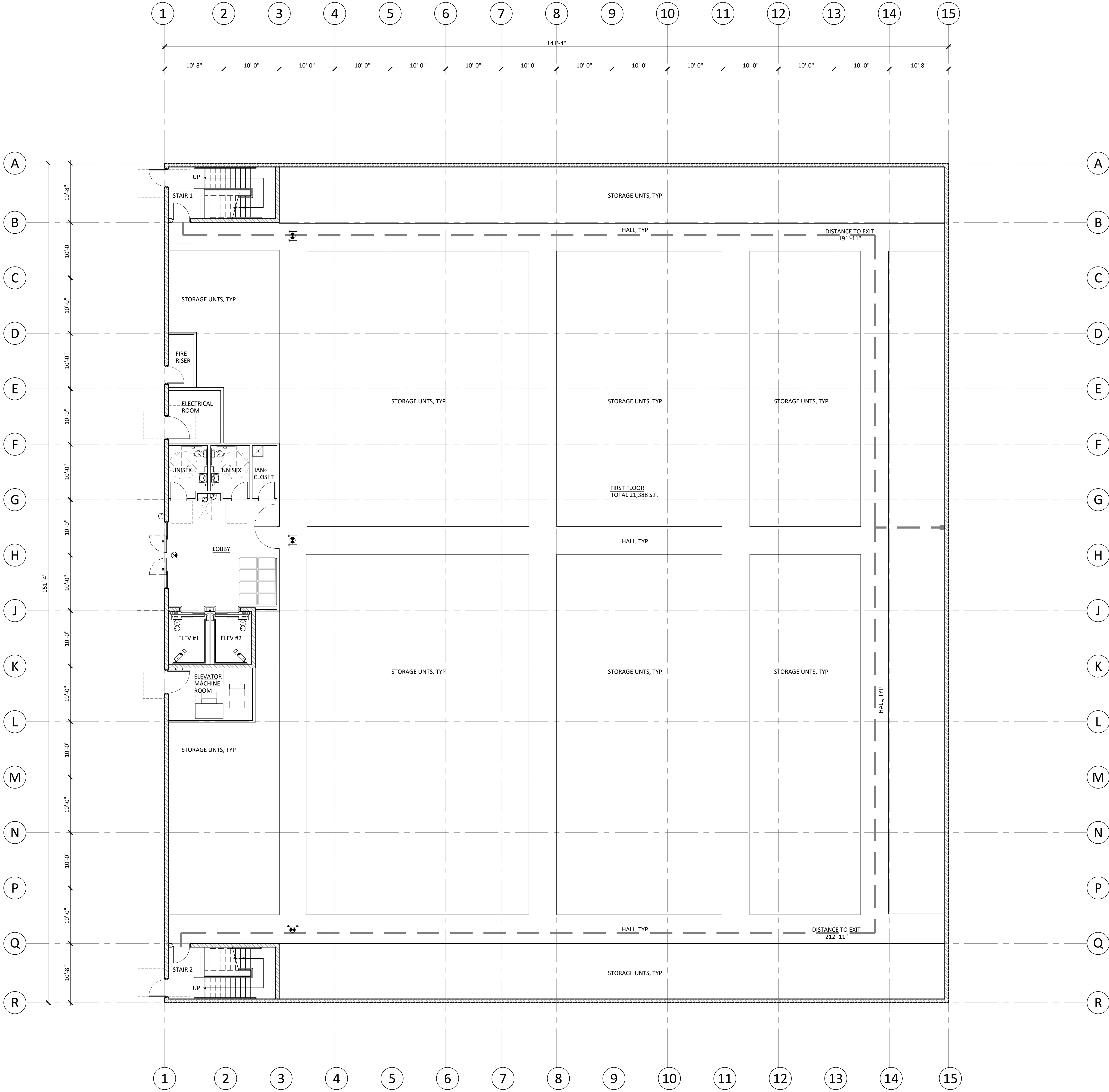


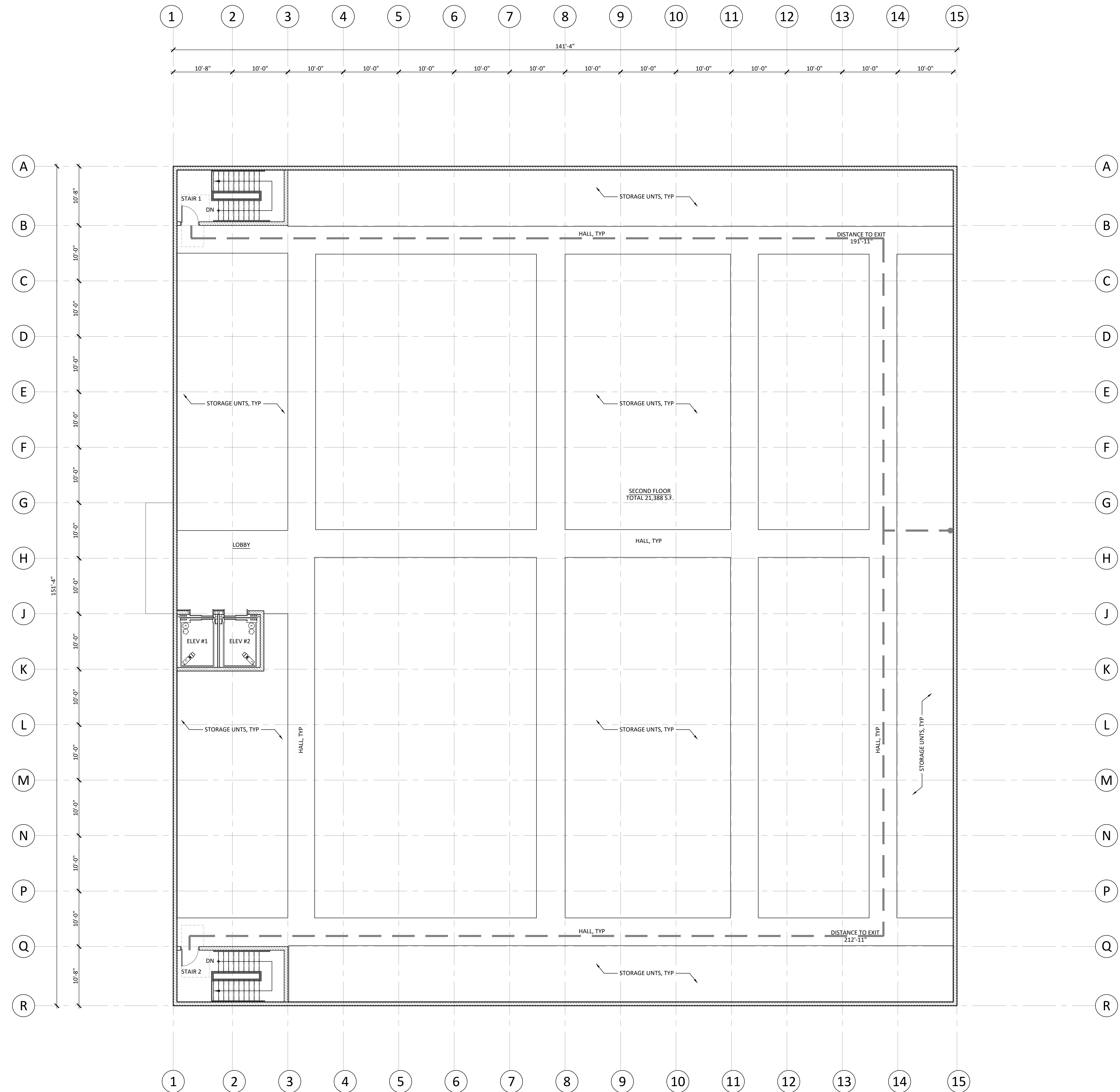
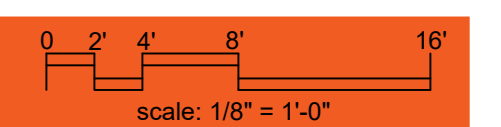


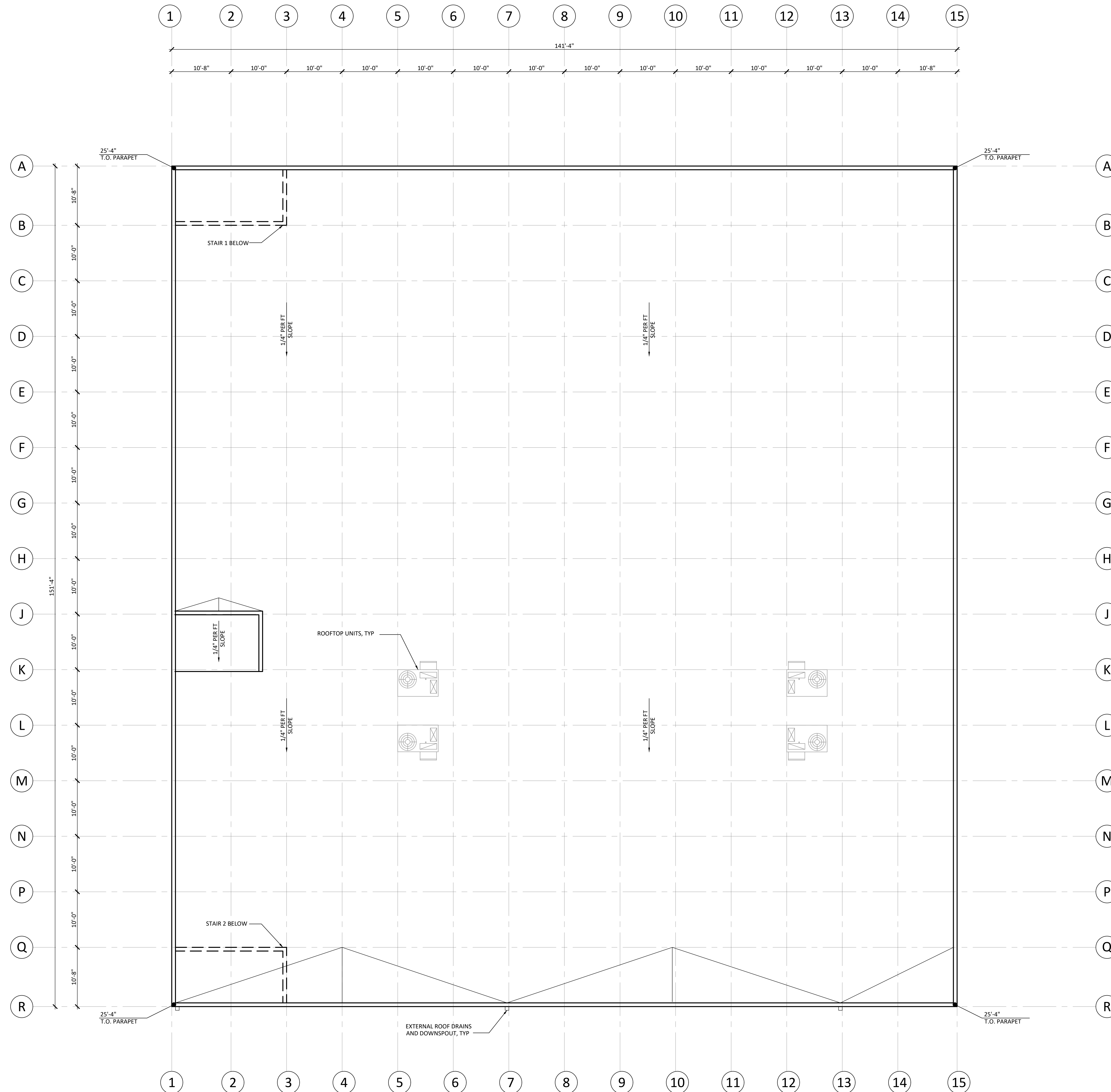
1 TYPICAL CORRIDOR SECTION @ BEARING WALL CONSTRUCTION

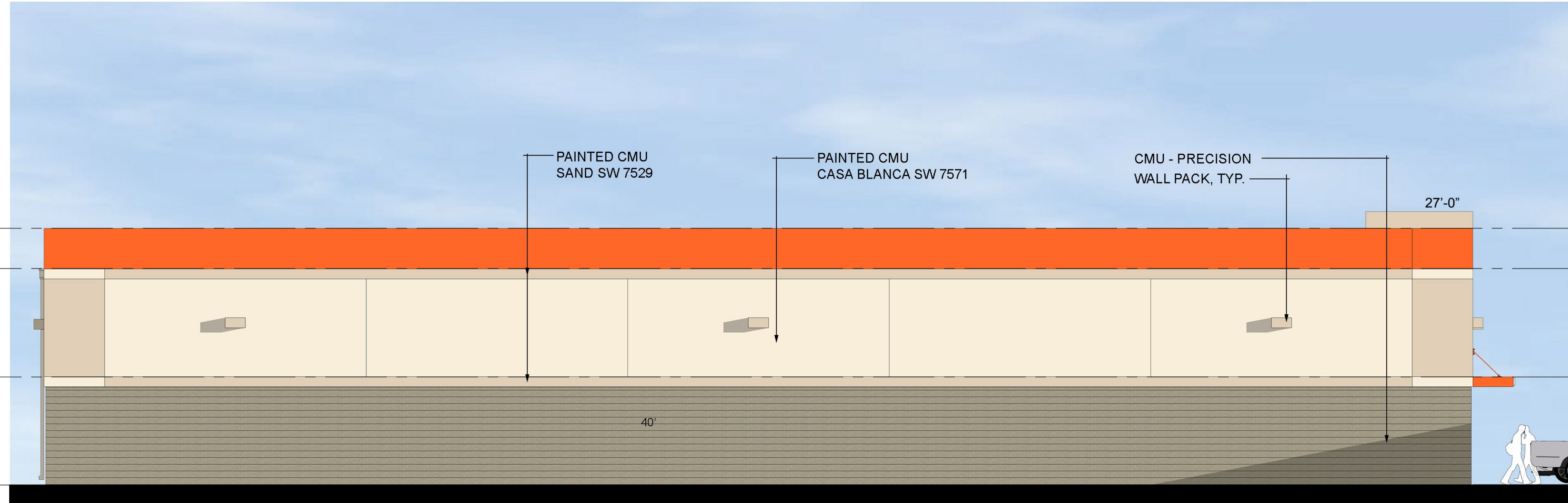


2A TYPICAL PUBLIC STORAGE INTERIOR STORAGE UNIT ELEVATION





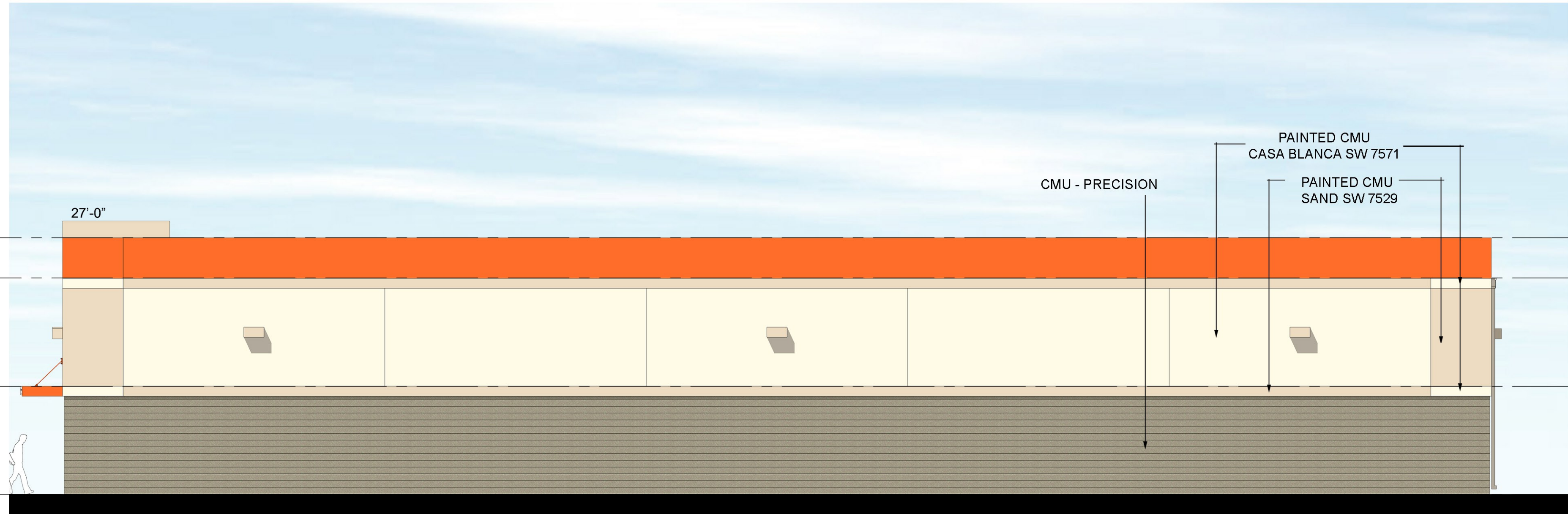




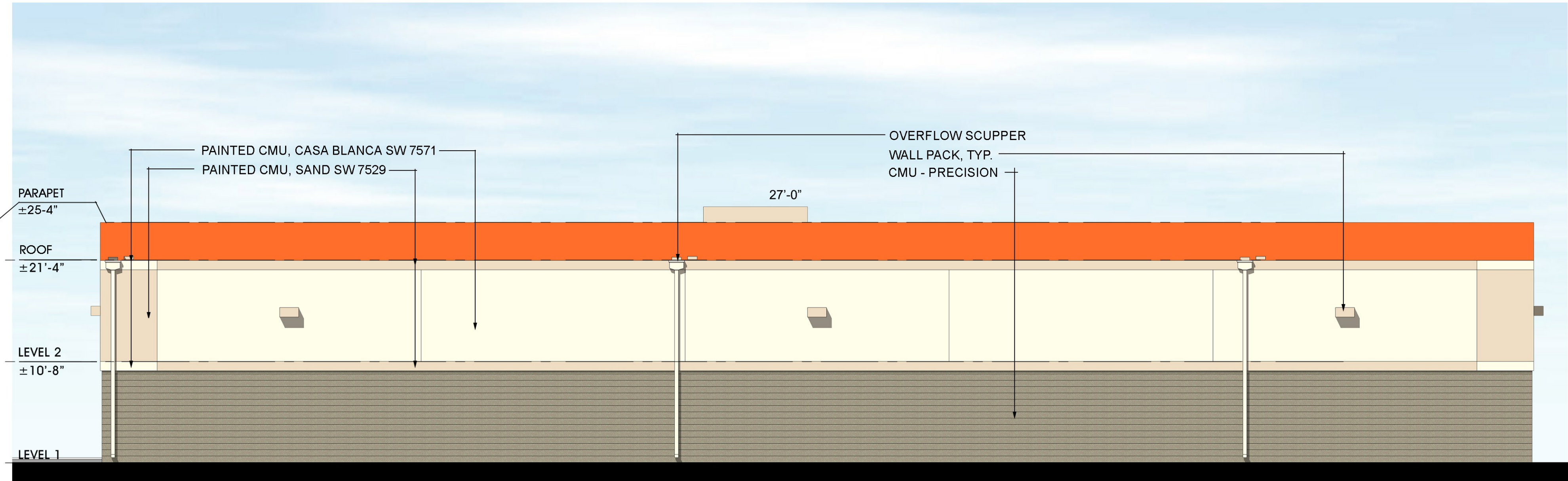
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



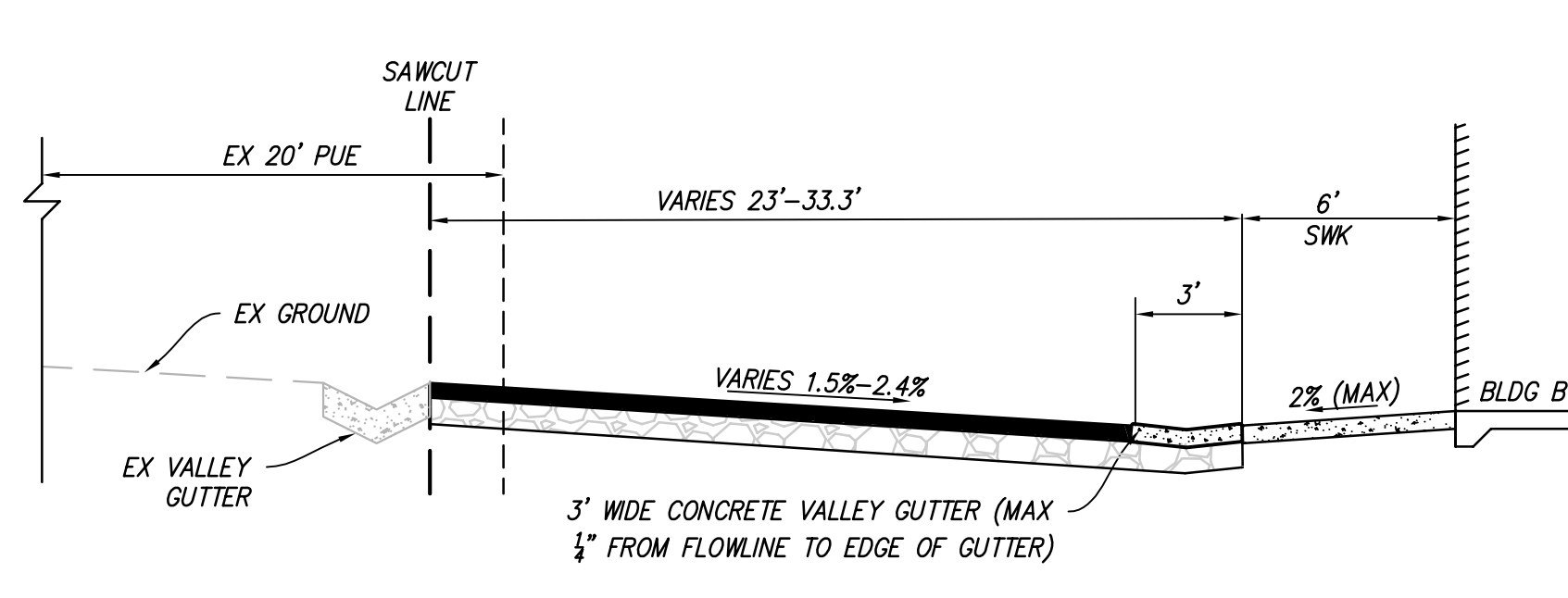
NORTH ELEVATION



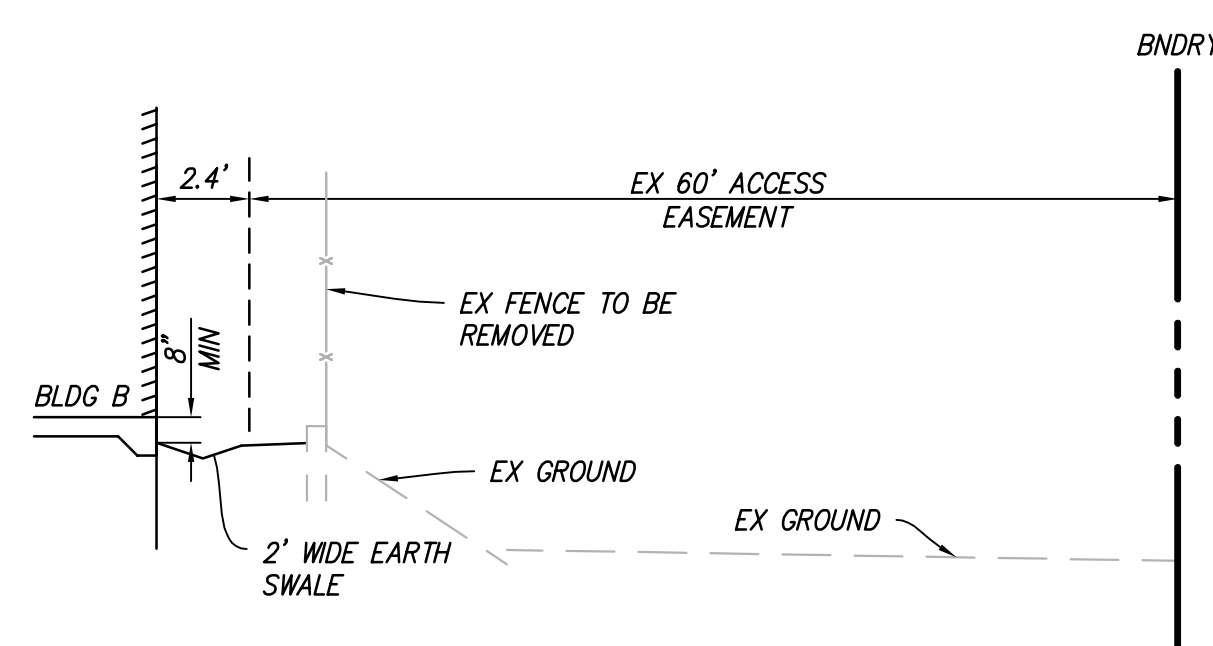
BLDG A

BLDG B

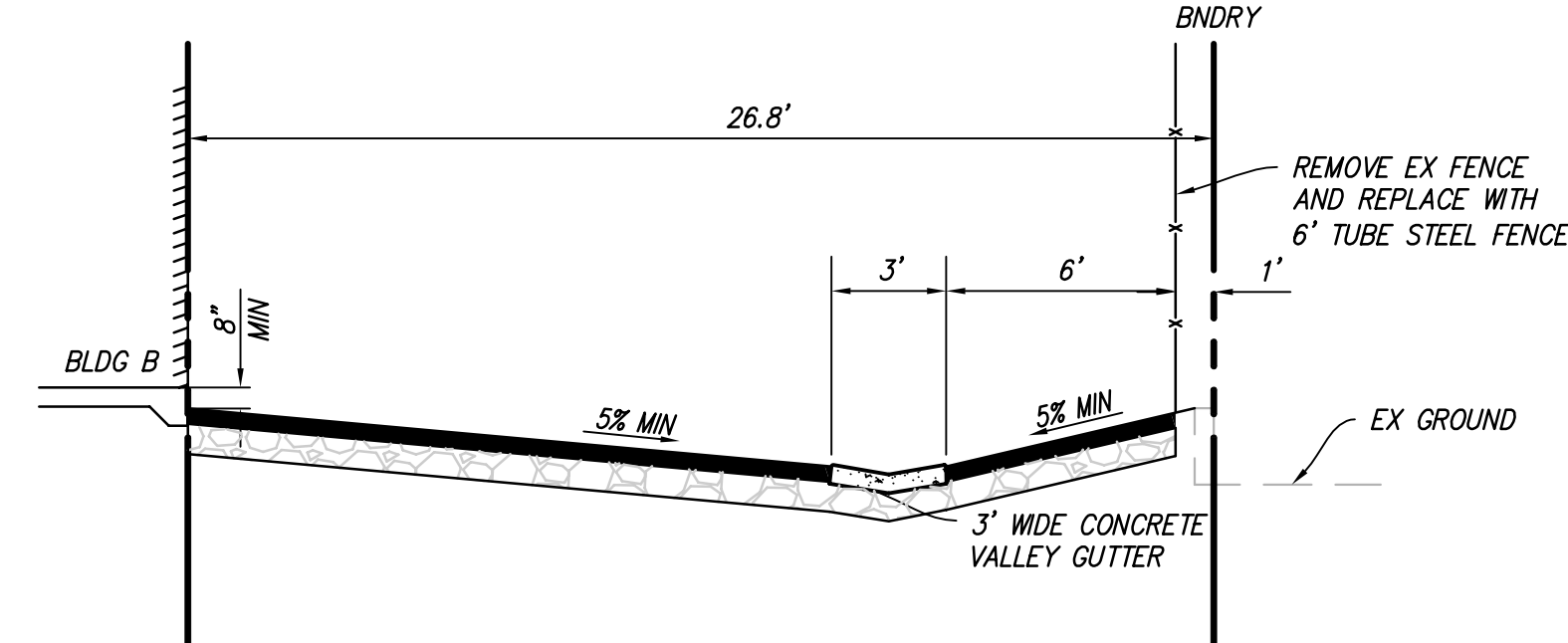
BLDG C



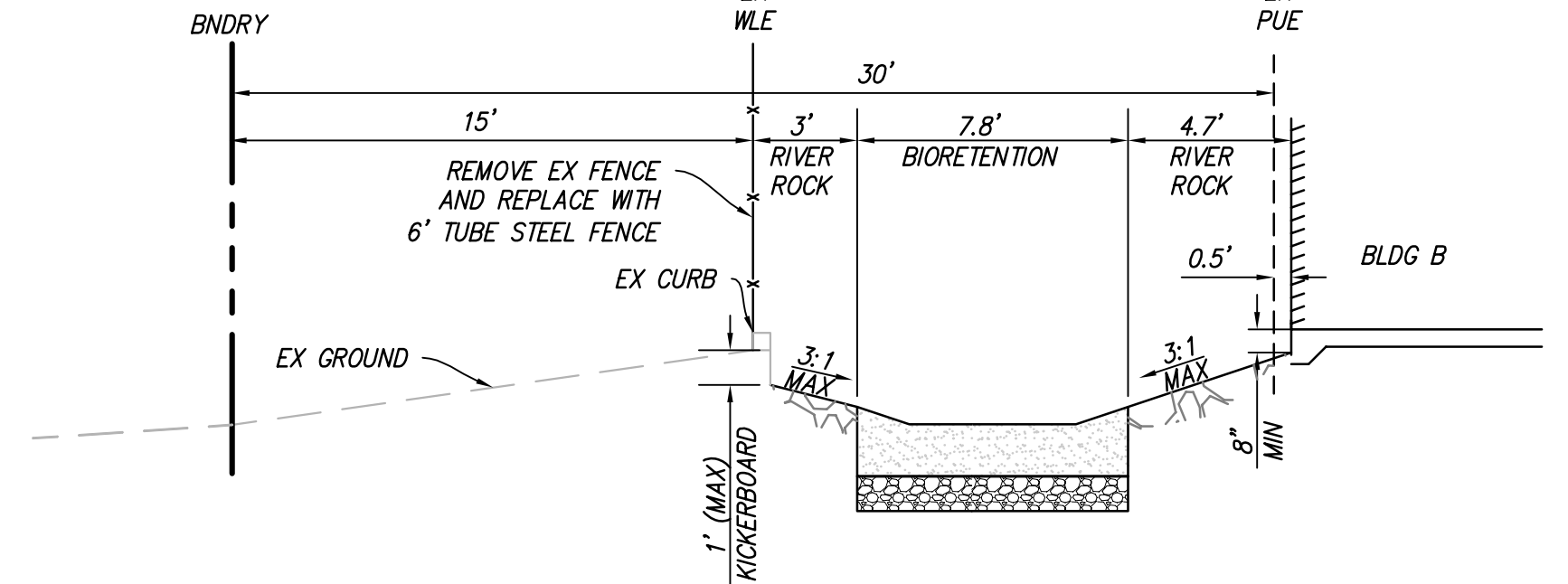
SECTION A-A
NOT TO SCALE



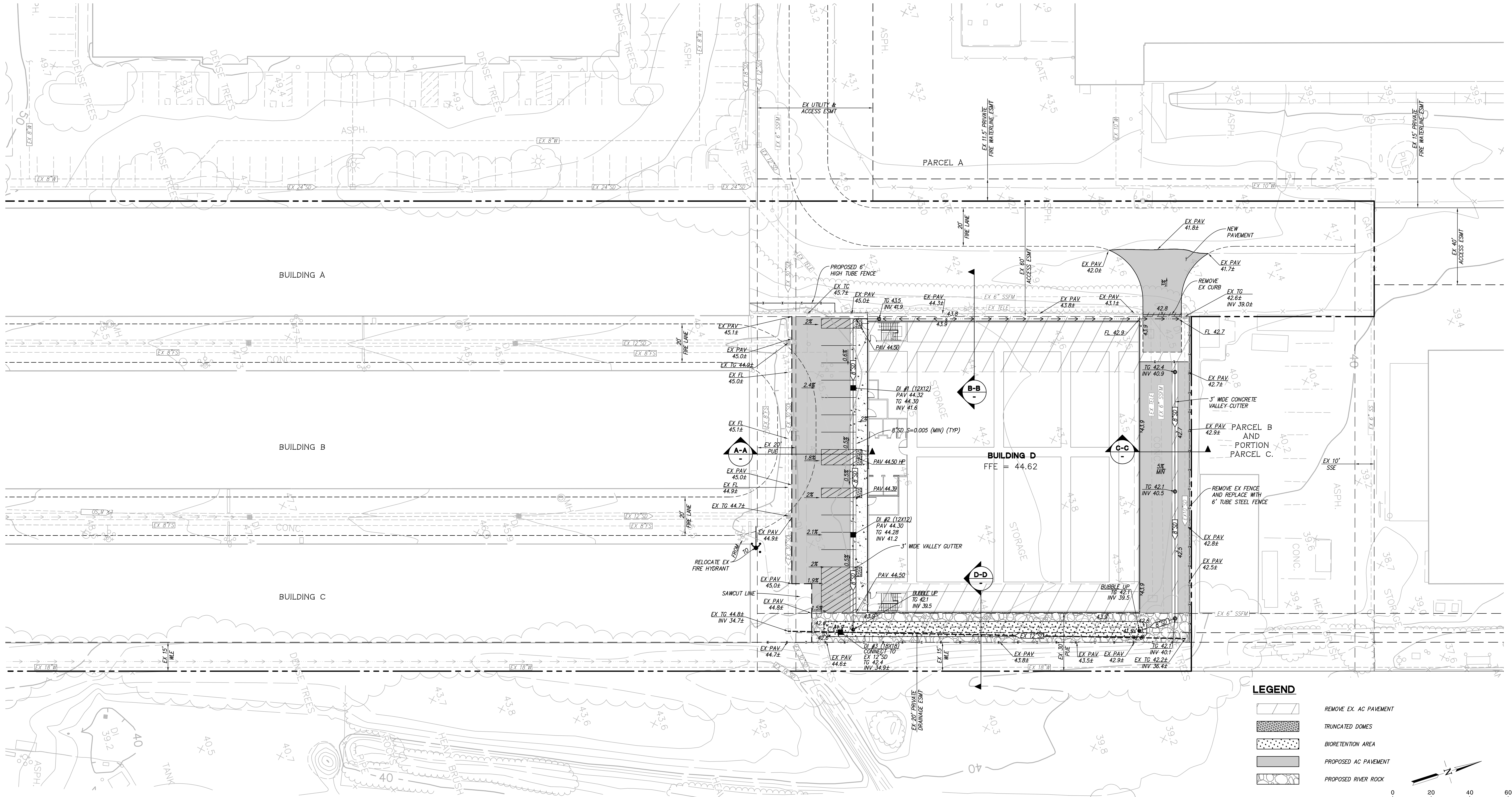
SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



Public Storage.

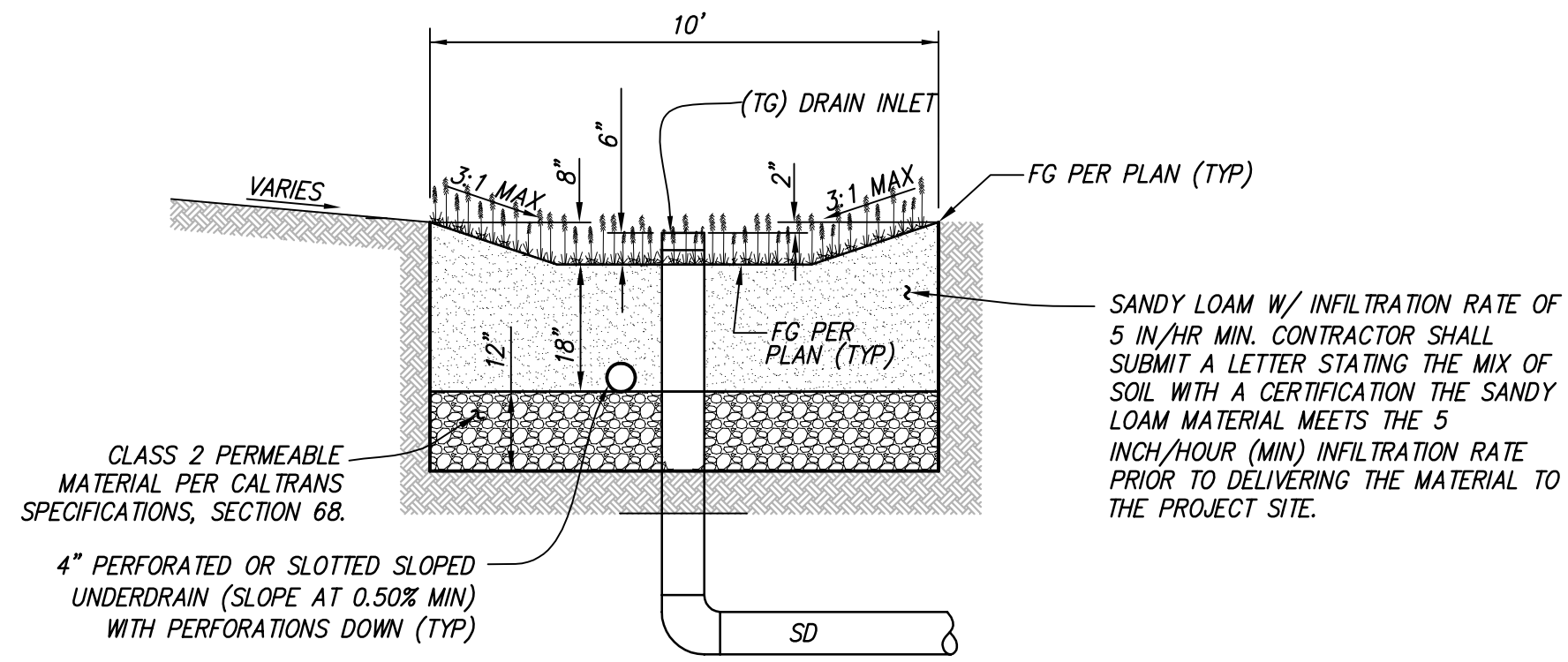
PS# 25709
1275 CALIFORNIA AVENUE | PITTSBURG, CA

PRELIMINARY GRADING AND UTILITY PLAN

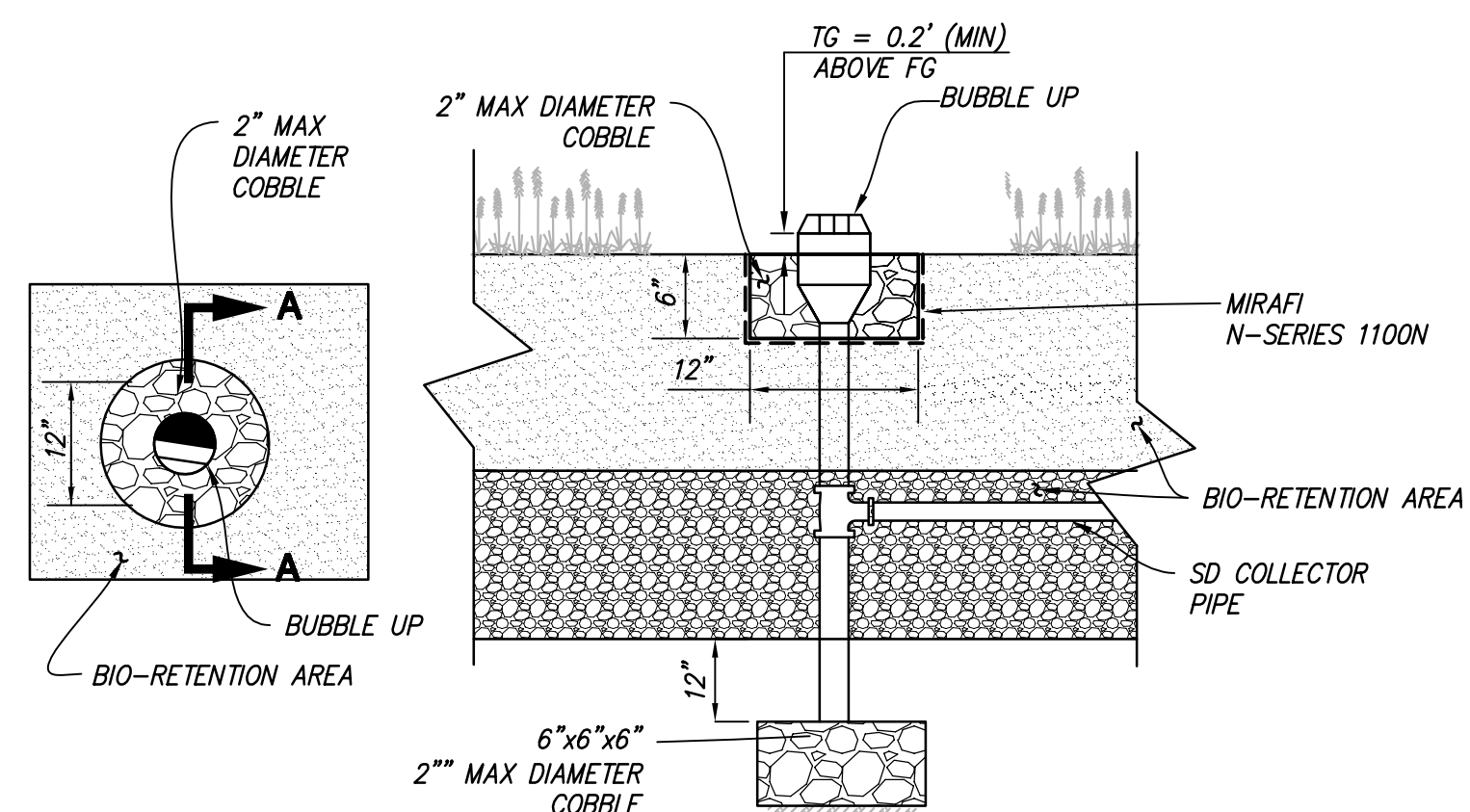
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300
SHEET 8
JOB NO. 171064

DATE: MARCH 12, 2018

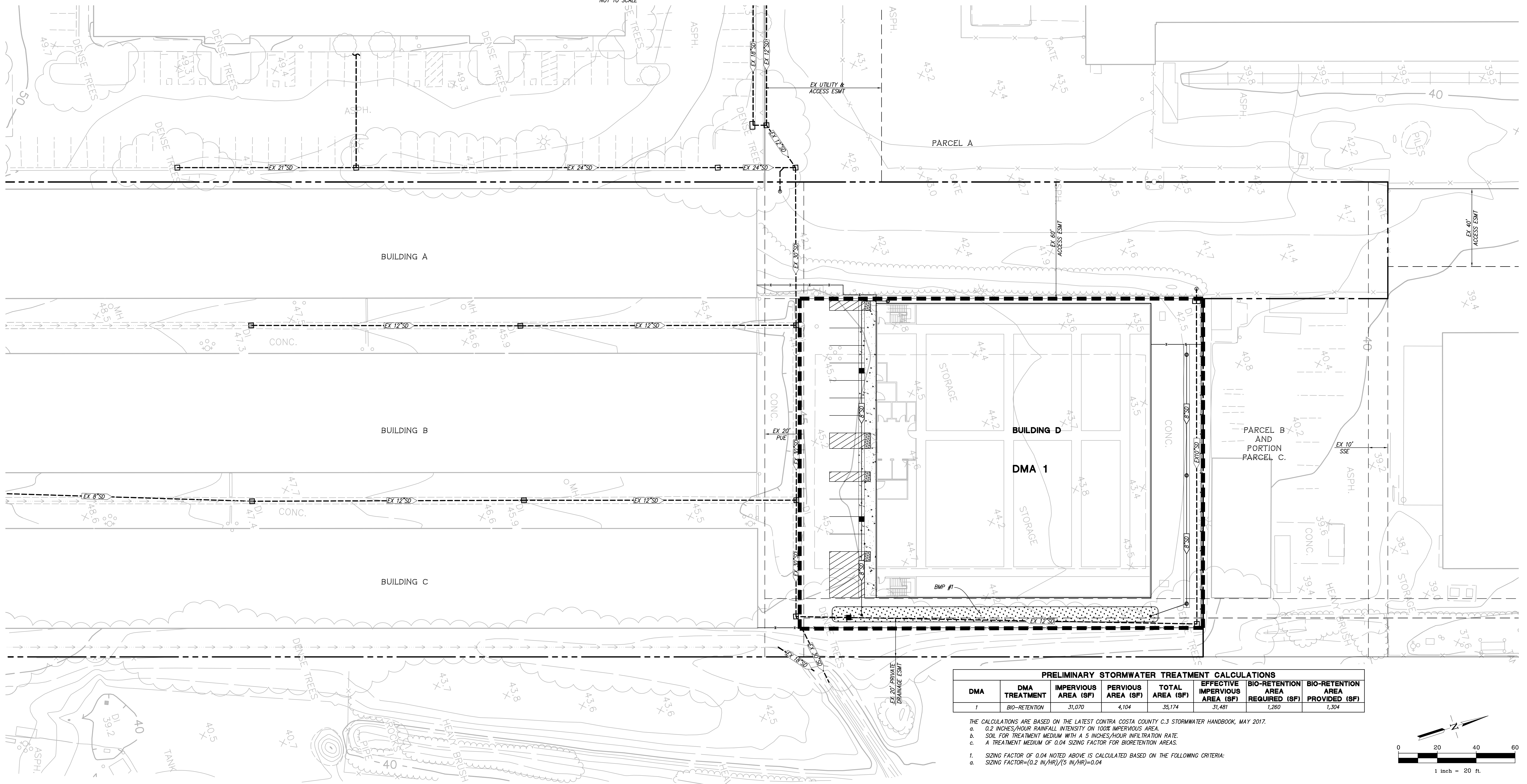
SHEET 1 OF 2



BIO-RETENTION DETAIL
NOT TO SCALE

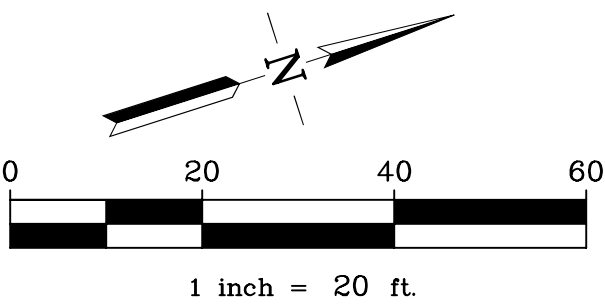


SECTION A-A
BUBBLE UP DETAIL
NOT TO SCALE



PRELIMINARY STORMWATER TREATMENT CALCULATIONS							
DMA	DMA TREATMENT	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	BIO-RETENTION AREA REQUIRED (SF)	BIO-RETENTION AREA PROVIDED (SF)
1	BIO-RETENTION	31,070	4,104	35,174	31,481	1,260	1,304

THE CALCULATIONS ARE BASED ON THE LATEST CONTRA COSTA COUNTY C.3 STORMWATER HANDBOOK, MAY 2017.
a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
c. A TREATMENT MEDIUM OF 0.04 SIZING FACTOR FOR BIORETENTION AREAS.
1. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
a. SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04



PLANTING LEGENDS

BIO-RETENTION BASIN - APPROX. +/- 1,304 S.F. @ 18" O.C. = 669 PLANTS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Baccharis p. 'Twin Peaks' Dwarf Coyote Bush	1 Gal	6' O.C.	L	
	Carex divulca Berkeley Sedge	1 Gal	18" O.C.	L	
	Juncus acutiflorus 'Tilks Blue' Elk Blue Rush	1 Gal	18" O.C.	L	

GROUND COVER			
SYMBOL	DESCRIPTION	SIZE	DEPTH
	DECORATIVE RIVER ROCK	1"-2" MINUS	3"

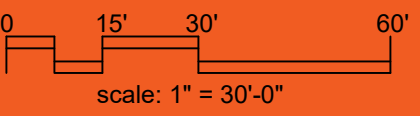
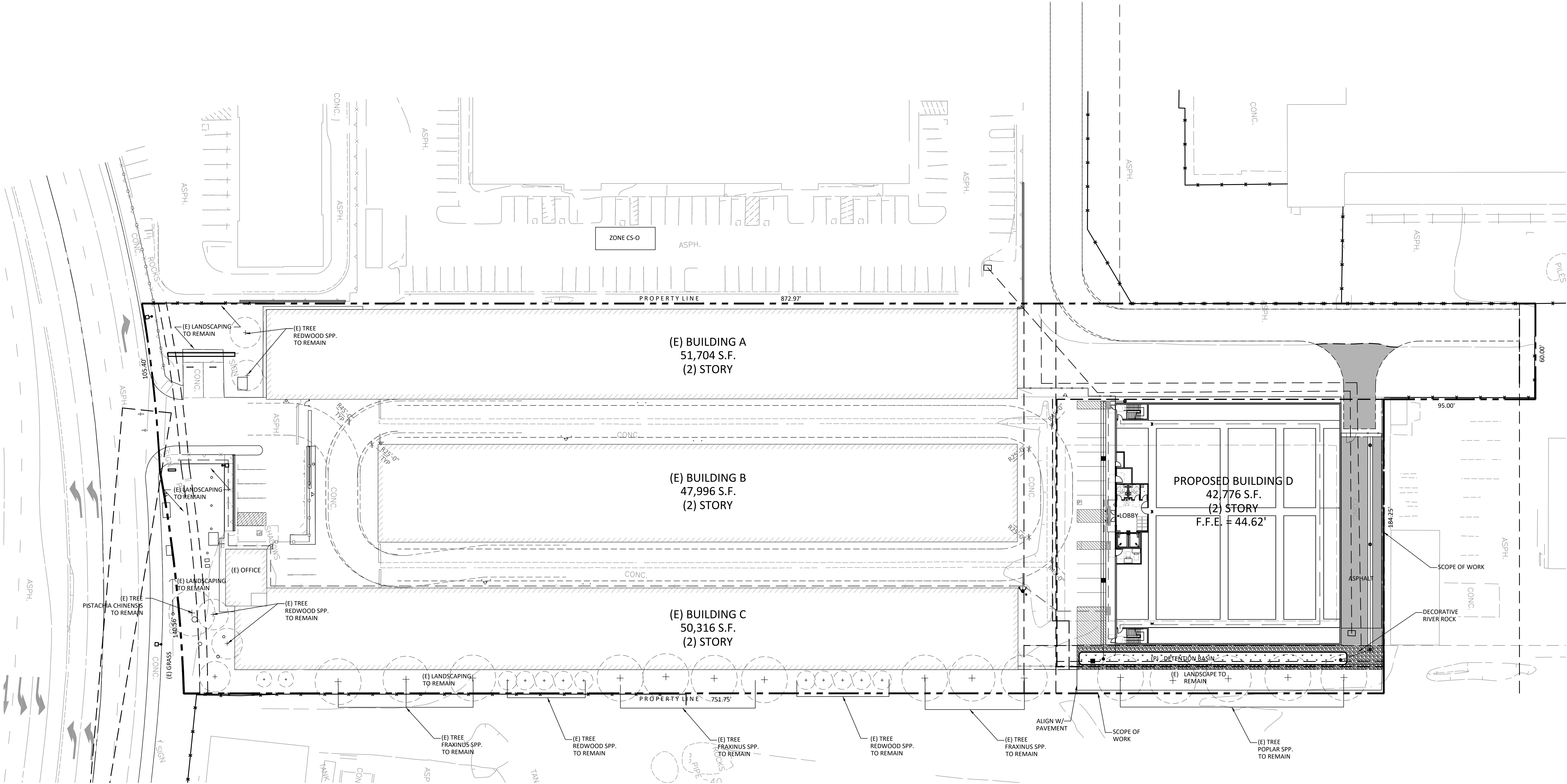
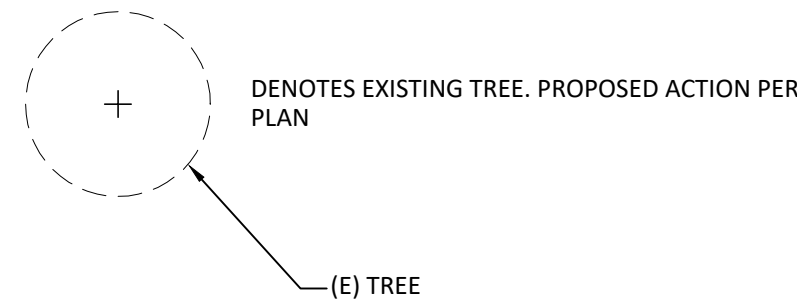
LANDSCAPE AREA BREAKDOWN

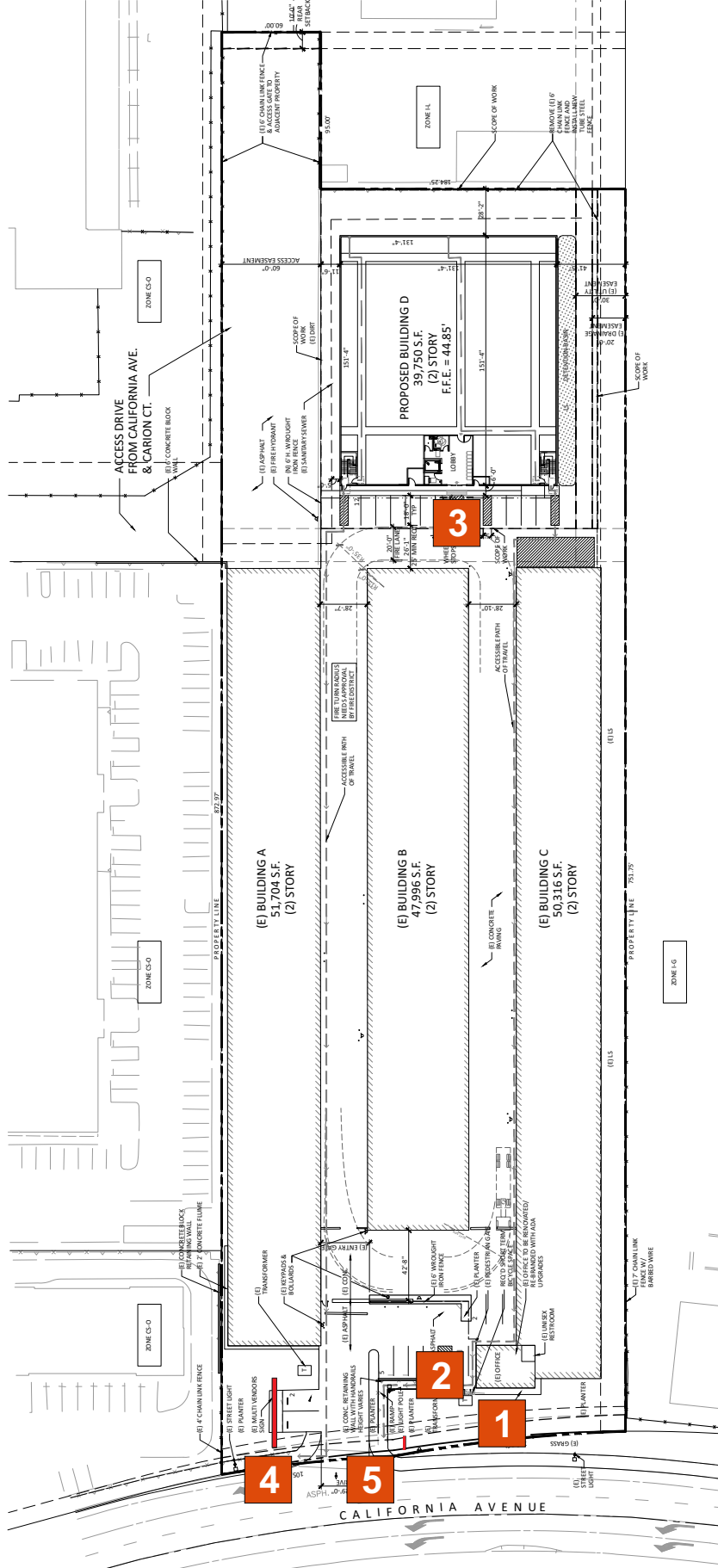
ITEM	PERCENTAGE	CALCULATIONS	TOTAL
LANDSCAPE REQUIRED MINIMUM	7%	(131,720 x 7%)	13,420 S.F.
LANDSCAPE PROVIDED	10.6%	(19,028 sf + 1,304 sf)*	20,332 S.F.
SURPLUS	3.6%		6,912 S.F.

* (EXISTING + PROPOSED LS AREAS)

GENERAL NOTES:

- All proposed Trees within 5' of hardscape to have a 12" deep linear root barrier.
- All planter areas to receive a 3" layer of shredded organic mulch.
- All backflow and above ground equipment to be placed at least 5' from hardscape on flat area. All equipment to be screened with plants.
- Tall shrubs or vines are to be provided at screen walls for protection from graffiti.
- Soil compaction to be no greater than 85% on landscape areas.
- All finish grades to be 12" below finish surface paving.
- Agromonom soil testing report to be included in landscape plans.
- Landscape irrigation equipment to be drip low-flow type or matched precipitation spray heads.





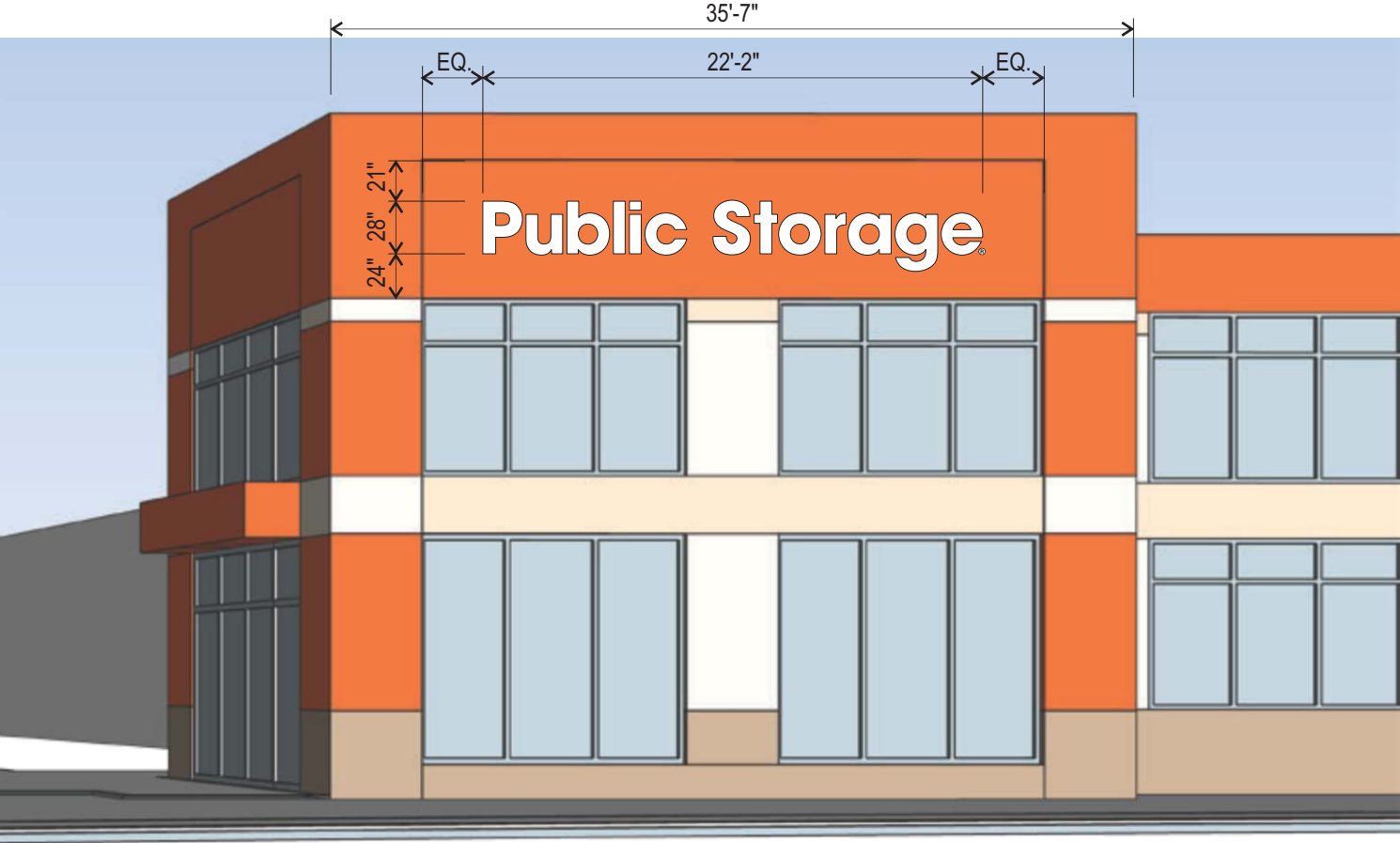

SITE PLAN
SCALE: 1"=100'-0"

- 1** ILLUMINATED CHANNEL LETTERS - REMOTE
BOXED AREA: 70.2 SF
- 2** FCO WALL LETTERS - RENTAL OFFICE
AREA: 5.6 SF
- 3** FCO WALL LETTERS - LOADING
AREA: 3.5 SF
- 4** D/F PYLON SIGN - REFACE
AREA: 227.5 SF
- 5** NEW D/F DIRECTIONAL SIGN
AREA: 4.0 SF

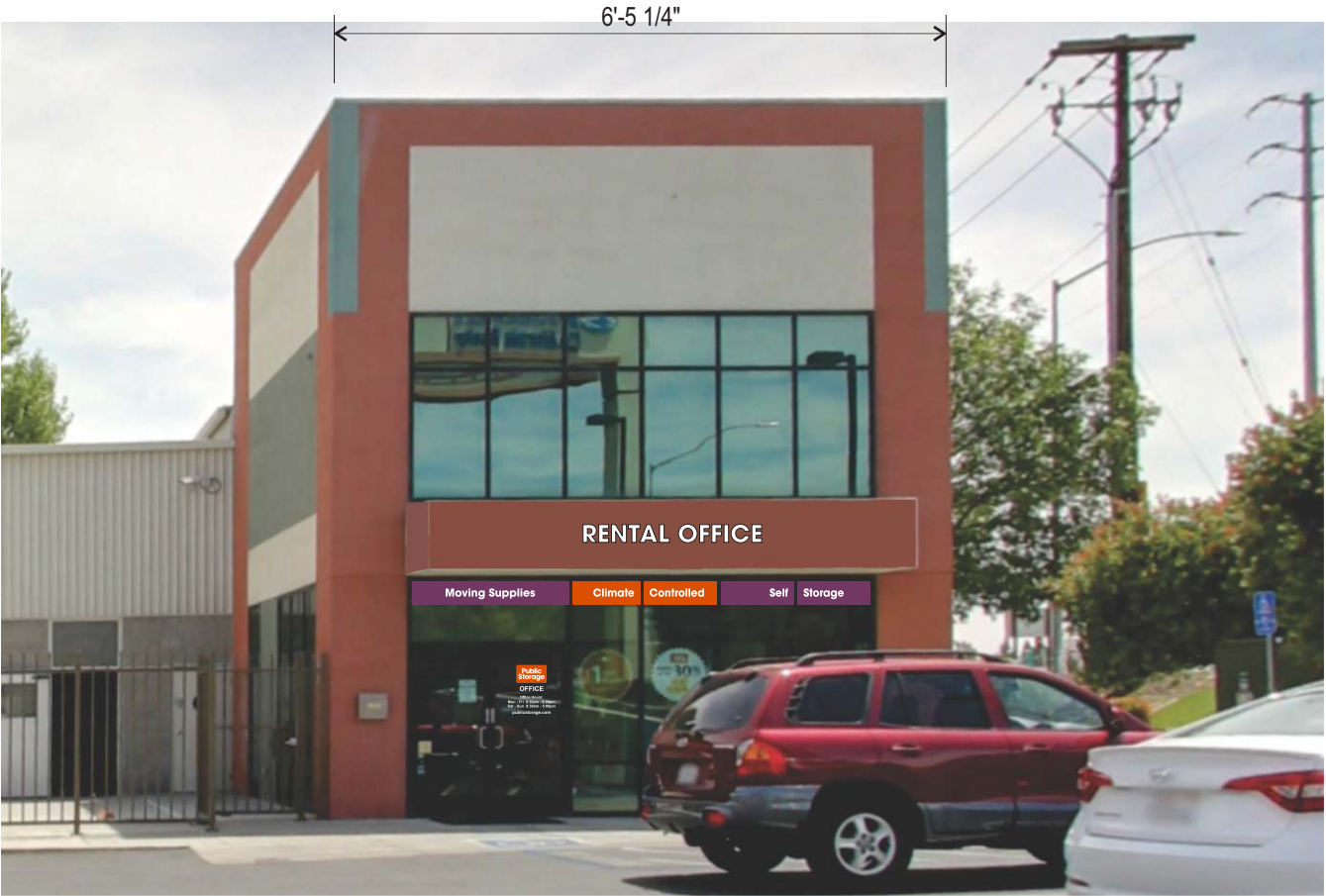
SIGN #	SIGN TYPE	ALLOWED BY CODE	PROPOSED
1	WALL LETTERS	79 SF PER SIGN	70.2 SF
2	FCO LETTERS		5.6 SF
3	FCO LETTERS		3.5 SF
4	PYLON REFACE		227.5 SF
5	DIRECTIONAL SIGN		4.0 SF

TOTAL SIGNAGE PROPOSED 310.8 SF

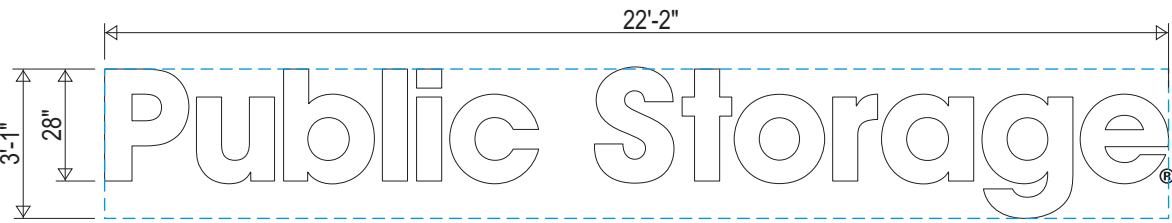
It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your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



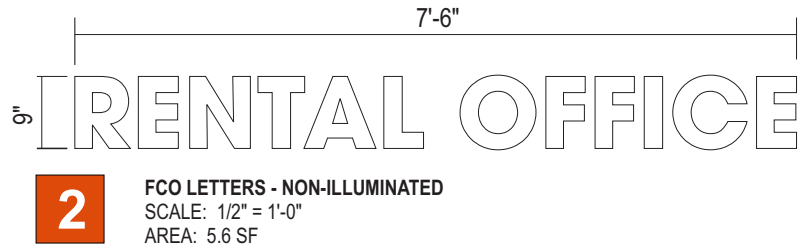
SOUTH ELEVATION - BUILDING C
SCALE: 1/8"=1'-0"



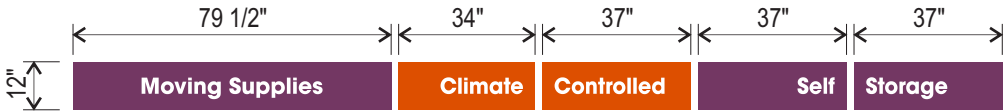
WEST ELEVATION - BUILDING C
SCALE: 1/8"=1'-0"



1 **ILLUMINATED CHANNEL LETTERS - REMOTE** LETTER AREA (BOXED) - 70.2 SF
SCALE: 1/4"=1'-0"



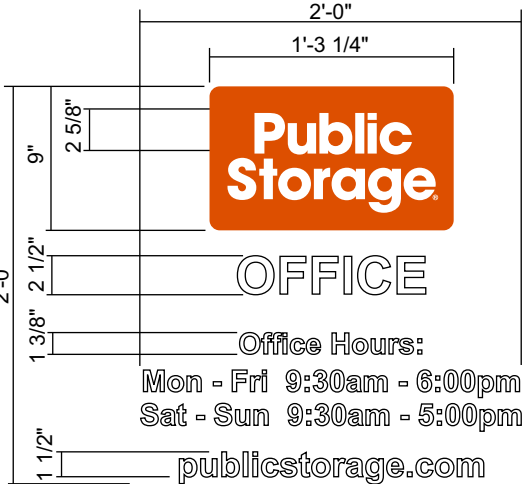
NOTE: TYPICAL LOGO / HOURS VINYL PLACEMENT



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

VINYL SCHEDULE	
COLOR	
	3MVINYL3632-3126ORANGE
	3MVINYLVQ-7679PURPLE
	3MVINYLOPAQUE WHITE 7725-10

**CLEAR U.V. FILM REQUIRED
OVER WINDOW VINYL**



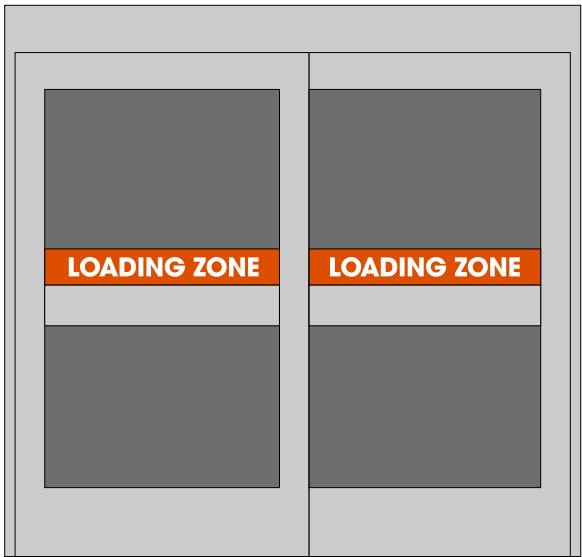
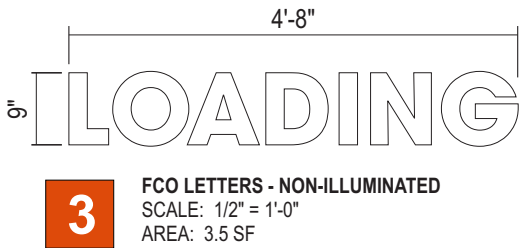
1ST SURFACE DOOR VINYL
SCALE: 1" = 1'-0"

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

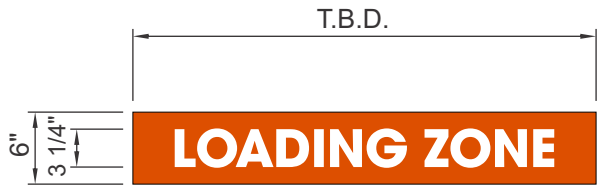
16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com



SOUTH ELEVATION - BUILDING D
SCALE: 1/8"=1'-0"



NOTE: TYPICAL LOADING ZONE VINYL PLACEMENT



NOTE: SIZES MAY VARY DUE TO CONDITIONS

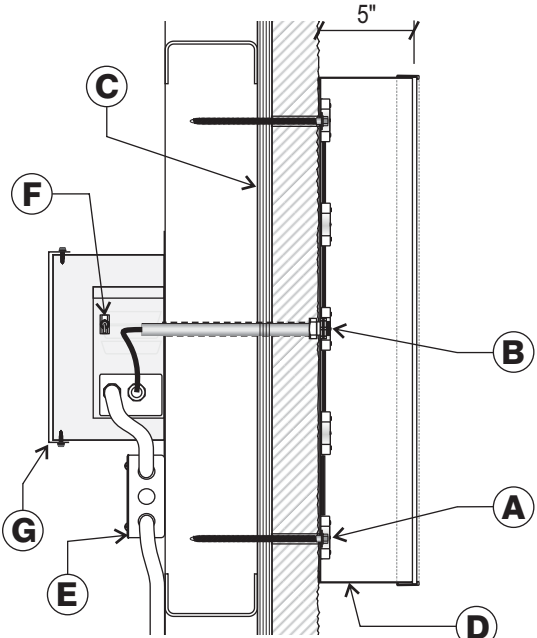
1ST SURFACE DOOR VINYL
SCALE: 1" = 1'-0"

VINYL SCHEDULE	
COLOR	
	3MVINYL3632-3126ORANGE
	3MVINYLOPAQUE WHITE 7725-10

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

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REMOTE EIFS WALL ATTACHMENT



TYPICAL SECTION DETAIL
NOT TO SCALE

I N S T A L L

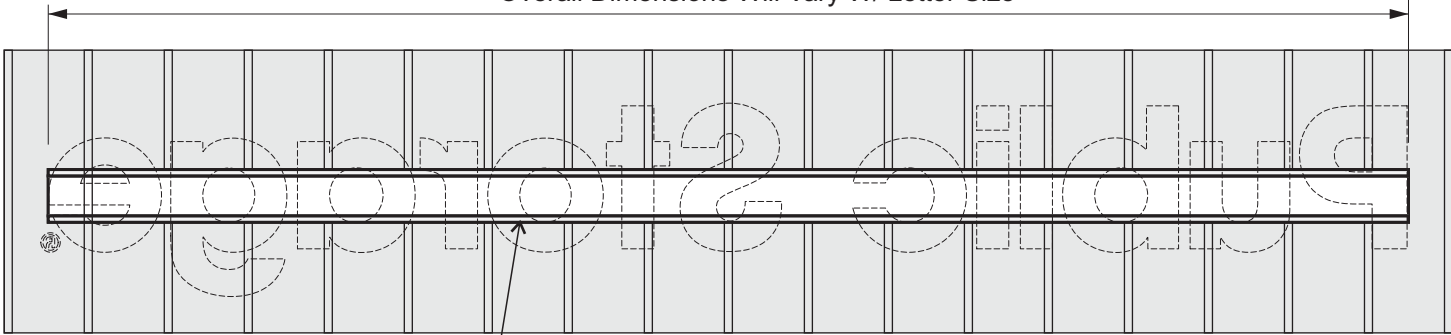
- A.** 3/8" Rivet Nut Inserts in Back of Letter for Non-Corrosive Securement Using Appropriate Mounting Hardware
B. 1/2" (MFG) Plastic Pass-Through
C. Plywood Sheathing / Blocking as Required per Location
D. 1/4" Drain Holes as Required
E. 20 amp 120 V. Circuits Required (Supplied by Others Than Image National)
F. Disconnect Switch Required at Transformer Box
G. Wire Cover - .063 Aluminum

APPROVED FASTENER SCHEDULE

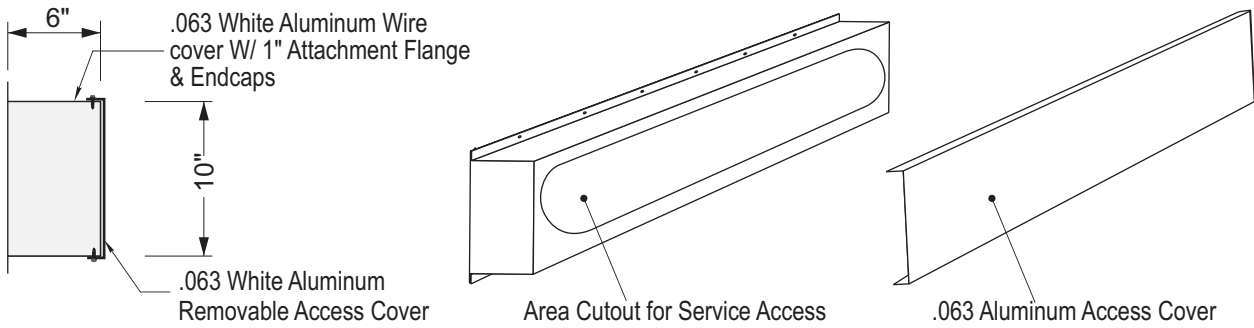
'AA'		3/8" LAG SCREW	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1 1/2" MIN PENETRATION (EXCLUDING TIP)
'BB'		3/8" THREADED ROD	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS

NOTE:
ANY PENETRATIONS ABOVE ROOFLINE OR EXPOSED, ARE REQUIRED TO BE INSTALLED USING SEALTIGHT AND WEATHER PROOF BOXES. TO BE PROVIDED BY SIGN INSTALLER.

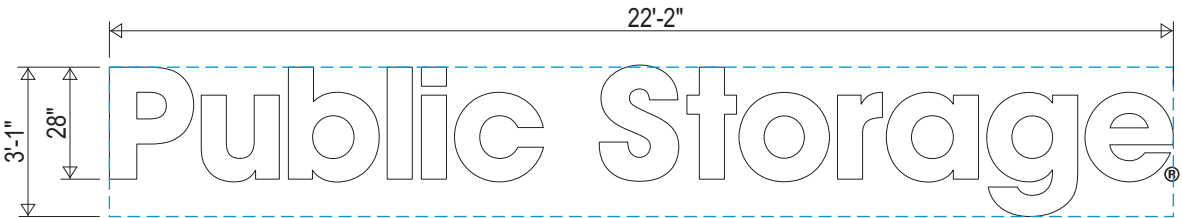
Overall Dimensions Will Vary W/ Letter Size



WIRE COVER MOUNTED
BEHIND WALL



EXTERNAL DISCONNECT SWITCH REQUIRED



1 ILLUMINATED CHANNEL LETTERS - REMOTE LETTER AREA (BOXED) - 70.2 SF
SCALE: 1/4"=1'-0"

1 LETTER FACE: MATERIAL: 3/16" 7328 WHITE ACRYLIC	2 RETURNS: MATERIAL: 5" .040 ALUMINUM COLOR: BLACK	3 TRIM CAP: MATERIAL: 1" JEWELITE COLOR: BLACK
4 BACKS: MATERIAL: PRE-PAINTED.063 ALUM. COLOR: WHITE	5 ILLUMINATION: MATERIAL: GE L.E.D. ILLUMINATION COLOR: WHITE	6 ELECTRICAL: REMOTE. T.B.D. AMPS @ 120 V.

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

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



PROJECT TITLE:
PUBLIC STORAGE

LOCATION:
1275
CALIFORNIA AVE
PITTSBURG, CA

REQUESTED BY: J.G.
DRAWN BY: D.F.
COMPUTER FILE INCLUDING DATE: PBS-25709-PITTSBURG CA-R1-103017



NAMPA PLANT -
UL #433195-001

U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

page #

4 of 5

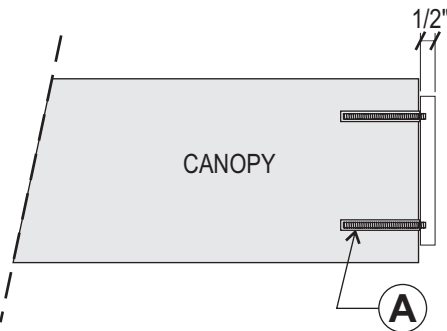
7'-6"
9" IRENTAL OFFICE

2 FCO LETTERS - NON-ILLUMINATED
SCALE: 1/2" = 1'-0"
AREA: 5.6 SF

4'-8"
9" LOADING

3 FCO LETTERS - NON-ILLUMINATED
SCALE: 1/2" = 1'-0"
AREA: 3.5 SF

1/2" THICK CUT OUT WHITE ACRYLIC LETTERS
WITH FIRST SURFACE REFLECTIVE WHITE VINYL
& #3632-3126 ORANGE VINYL ON FACE OF LETTERS
INSTALL ON FACE OF CANOPY WITH STUDS



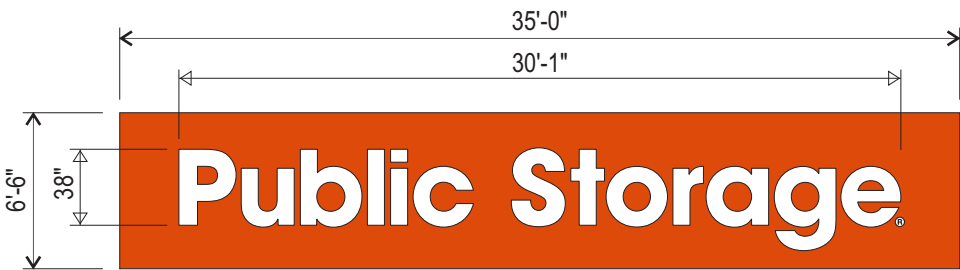
TYPICAL SECTION DETAIL
NOT TO SCALE

I N S T A L L

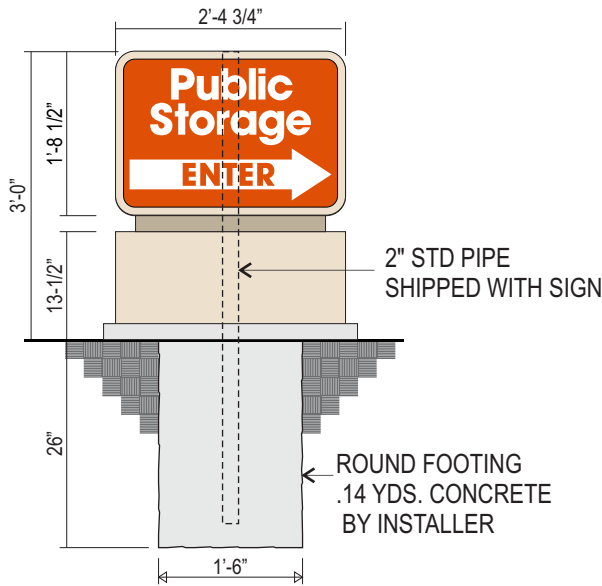
A. Non-Corrosive Securement:
Install Flush to Wall With #10 x 24 Studs



4 EXISTING D/F PYLON SIGN - REFACE
SCALE: 1/8"=1'-0"



4 EXISTING D/F PYLON SIGN - REFACE
SCALE: 1/8"=1'-0"



5 NEW D/F DIRECTIONAL SIGN
SCALE: 3/4"=1'-0"

AREA = 4.0 SF

ALUMINUM MONUMENT
4" RADIUS CORNERS
CABINET PAINTED CASA BLANCA
WHITE POLYCARBONATE FACES
WITH FIRST SURFACE GRAPHICS
GE MAX WHITE LED ILLUMINATION -
1.1 AMPS @120 VOLTS: (1) 20 AMP CIRCUIT REQUIRED

INSTALL (2) NEW 38" ILLUMINATED
CHANNEL LETTER SETS ON EXISTING
PYLON SIGN BACKGROUND

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

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

image national signs
...bringing your image to light!
in

PROJECT TITLE:

PUBLIC STORAGE

LOCATION:

1275
CALIFORNIA AVE
PITTSBURG, CA

REQUESTED BY:

J.G.

DRAWN BY:

D.F.

COMPUTER FILE
INCLUDING DATE:

PBS-25709-PITTSBURG CA-R1-103017

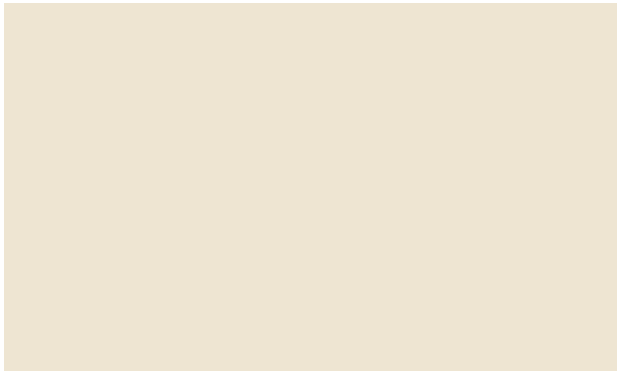


NAMPA PLANT -
UL #433195-001

U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

page #

5 of 5



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



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



CUSTOM COLOR - PS ORANGE - R: 226, G: 69, B: 25
USE: MAPES PREFAB CANOPY,
EXTERIOR PLASTER FINISH



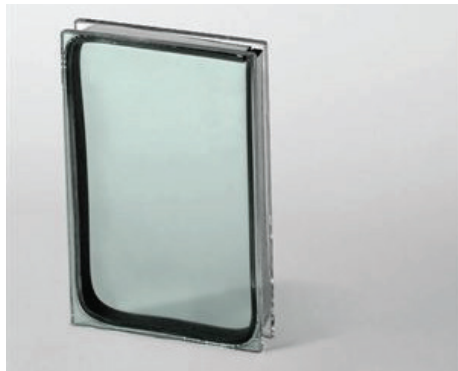
ARCADIA - ARCADIA #11 / CLEAR AC-2
USE: WINDOW MULLION



ANGELUS BLOCK - PLACER CREEK SPLIT FACE
USE: EXTERIOR CMU BLOCK



ICD SPANDREL - WARM GRAY
USE: FAUX WINDOW



VITROGLAZING - SOLARBAN 70XL (2) CLEAR + CLEAR
USE: GLAZING

Attachment 4: Surrounding Uses



4/17/2018, 3:38:45 PM

Parcel

1:5,992
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km

Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Existing Conditions

Legend:

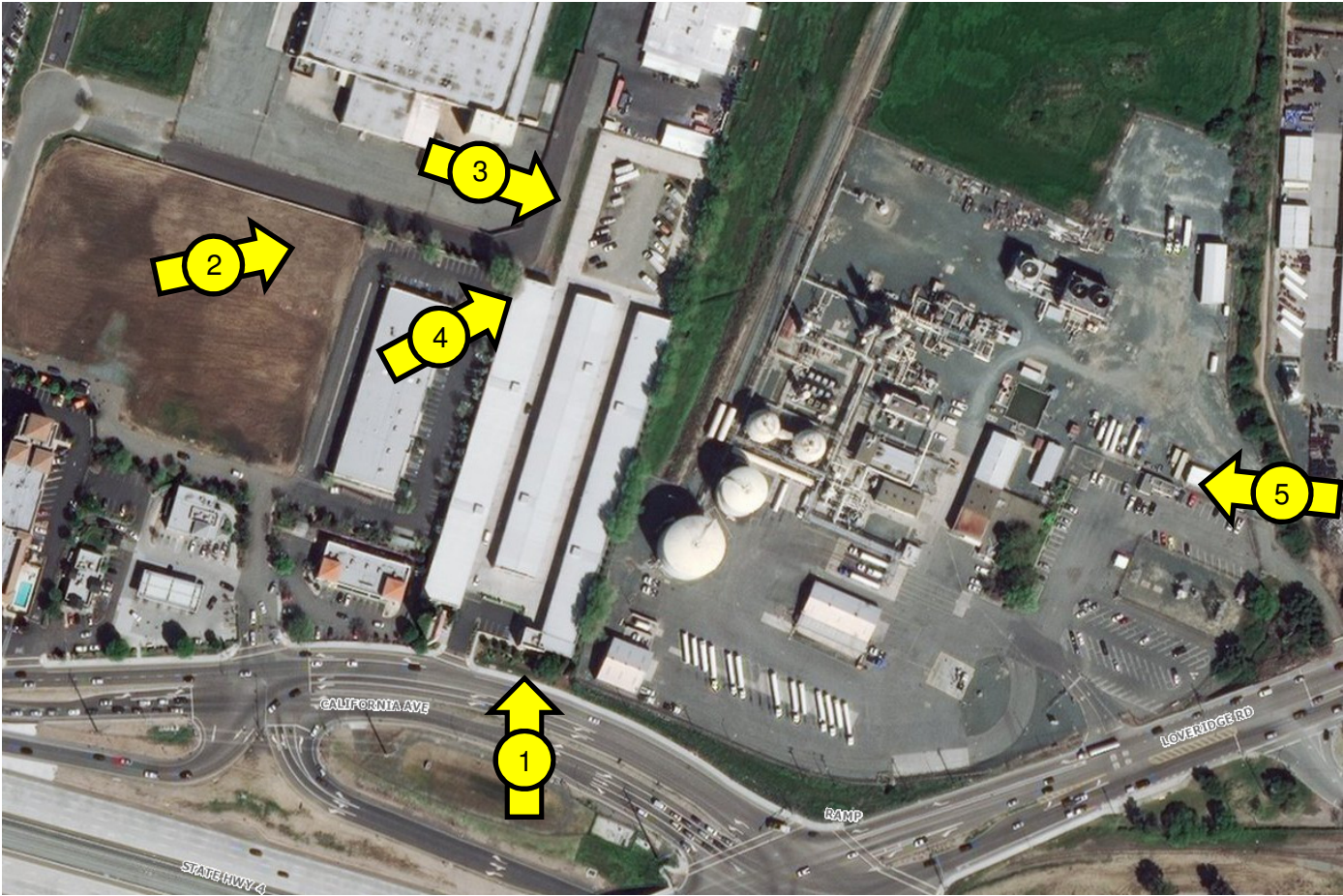


Figure 1: View north from California Avenue



Figure 2: View east from future Edgewater Apartments



Figure 3: View east from neighboring industrial property



Figure 4: View northeast from multitenant commercial



Figure 5: View west from Loveridge road

Attachment 5: Applicable General Plan Goals and Policies

Public Storage at 1275 California Avenue, AP-17-1288 (DR).

General Plan Goal/Policy	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.	Consistent. The proposed new structure would be located within the existing facility footprint and would not cause an expansion of the existing use, which is fully within the City's current boundaries.
2-G-2: Promote large-scale office/business development, and reserve sites for Business Commercial uses in designated locations accessible from regional transportation systems.	Consistent. The proposed use and current zoning are consistent with the existing Business Commercial land use designation.
2-G-3: Emphasize concentrated commercial development, rather than linear commercial strips.	Consistent. The proposed new structure would be located within the existing facility footprint at the rear of the existing structures in an area surrounded by existing commercial and industrial development and would therefore not contribute to "linear" commercial strip development.
2-G-14: Support the development and expansion of regionally-oriented commercial activities within this area.	Consistent. The proposed use would constitute commercial development within the area and would also provide additional storage opportunities for other commercial activities within the area.
2-P-14: Locate office and other support facilities along arterial roadways to screen heavy industrial and manufacturing activities.	Consistent. The proposed new structure would further screen the heavier industrial and manufacturing uses to the north of the project site from view along California Avenue.
Growth Management	
3-G-9: Encourage the provision of new and improved pedestrian, bicycle and transit facilities to serve all users of new development projects.	Consistent. The proposed project would be required to install additional bicycle parking facilities on site.
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 new structure would be located within the existing facility footprint, which is currently served by public facilities and infrastructure.
Urban Design	
4-P-3: As part of the development review process, limit building heights and massing where views of the hills from adjacent properties and public spaces could be preserved.	Consistent. The proposed project is compliant with the maximum building height established for the applicable zoning district and would not obscure views from any adjacent properties or public spaces.

Noise Element	
12-G-1: Protect public health and welfare by eliminating or minimizing the effects of existing noise problems, and by preventing increased noise levels in the future.	Consistent. The proposed project would not result in any additional noise impacts to sensitive receptors beyond that which is already established. The proposed project would include approximately 312 new storage units, which would all be accessed from the interior of the new structure, and thus, noise impacts would be further reduced.

Attachment6: Development Regulations
Public Storage at 1275 California Avenue, AP-17-1288 (DR).

Development Regulations: <i>CS-O District</i>	Requirement:	Proposed Project:
Minimum Lot Area:	5,000 s.f.	4.41 acres (191,720 s.f.)
Minimum Lot Width:	70 feet	246 feet
Minimum Yards:	-	-
Front:	10	n/a
Side:	-	30 feet
Corner Side:	10	n/a
Rear:	-	26 feet
Maximum Height of Structures:	36 feet	28 feet
Maximum Lot Coverage:	60%	50%
Maximum FAR:	1.0	1.0
Minimum Site Landscaping:	7%	10.6%
Required Parking (1 stall/20,000 s.f.)	10 stalls	21 stalls

Attachment 7: Design Review Development Guidelines
Public Storage at 1275 California Avenue, AP-17-1288 (DR).

Design Review Guideline	Meets Guideline?
<i>Commercial/Industrial</i>	
IV.a: Parking areas should be screened from view from any public right-of-way (beaming or hedge-type plant material). Parking areas should be broken up (landscapeislands, projections, etc.) to eliminate vast areas of parking especially along street frontages.	Yes. Proposed new parking spaces would be screened from view by existing buildings. While not subject to this application, existing parking spaces are significantly screened by landscaping.
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	Not applicable.
IV.c: Existing trees on site should be incorporated into the project side design, unless waived by the City Planner or Planning Commission.	Yes. No existing trees would be removed as part of the proposed project.
IV.d: Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters and junction boxes.	Conditionally. A proposed condition of approval would require all new utility infrastructure be undergrounded or screened from view by landscaping or other architectural details.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	Yes. While the existing buildings on site are rectangular and located parallel to each other in a north-south direction, the proposed new structure would be more square-shaped. Though located at the rear of existing buildings and mostly screened from view, the location of the new building would be somewhat visible form the use and would provide some variation in views from California Avenue.
IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 (fifty) feet in length unless architecture or size dictate a greater expanse.	Not applicable. While the design does include continuous horizontal roof lines in excess of 50 feet, the design is intended to mimic the existing buildings on site, and further, would not be highly visible from the public right-of-way.
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. While not visible from the public right-of-way, the proposed building entry would include fenestration and a metal awning which create a focal point and identify the project entrance.

IV.h: Building elevations (example: rear of shopping centers) visible from public rights-of-way should be addressed in design review and treated appropriately.	Yes. The proposed building has been designed with a combination of split-face and painted CMU block, and would be painted in a color scheme to match the portion of the project directly adjacent to the public right-of-way.
IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors and architectural elements.	Yes. The proposed building is architecturally compatible with existing buildings on site and those surrounding the subject parcel.
IV.j: All roof mounted equipment should be screened completely from view from all public rights-of-way. A site-line study may be necessary to determine appropriate screening method.	Conditionally. A proposed condition of approval would require the developer ensure all roof-mounted equipment on the new building is adequately screened from view.
IV.k: All Structures, including, but not limited to, “tilt-up” type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).	Not applicable. The proposed building design is intended to mimic the existing buildings on site, and further, would not be highly visible from the public right-of-way.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	Not applicable. All elevators and fire escapes have been incorporated into the interior of the building.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	Not applicable. All downspouts have been located at the rear of the building and would not be visible from the public right of way or any portion of the site available for public access.
IV.n: Add murals, lattice or some other spaceframe type treatment to blank walls visible from public view.	Not applicable. The proposed building would be substantially screened from view by existing buildings and therefore would not be highly-visible from the public right-of-way.
IV.o: Prototype or “theme” architecture is discouraged.	Yes. The proposed project does not include “theme” architecture.
IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	Yes. The proposed new structure would be compatible in design to the existing buildings on site, and the entire project would be refinished in a cohesive, modern color scheme.

IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation (i.e., no loading doors or large blank walls, absence of architectural features found on other elevations, and limited landscaping as typically found on interior property lines).	Yes. The existing building facades which are directly adjacent to California Avenue have been designed to mimic an office building complex. The proposed project would not alter the appearance of these facades.
IV.r: Trash enclosures should include area for collection of recyclables.	Not applicable. The site currently maintains a covered trash enclosure, and no additional enclosures are proposed.
Green Building Design Guideline	Meets Guideline?
<i>Section D: Commercial / Industrial</i>	
VI.D.1: Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	Conditionally. A proposed condition of approval would require building roofs to be finished with a white color in order to create a reflective surface and compliant with all applicable solar-ready requirements of the California Building Code.
VI.D.1.a: Roofs should host a renewable energy generation system appropriate to its natural resources (i.e. solar photovoltaic cells where there is ample sunlight, and low-profile wind energy generation turbines where wind currents are adequate). Renewable energy systems should be installed unless they are demonstrated to be cost prohibitive after considering their energy saving benefits over their lifetime.	
VI.D.1.b: South facing sloped roofs should be constructed at an angle of about 38° to allow solar panels to be installed and to avoid potential awkward protrusions. Future screening of solar panels should be considered when approving a flat roof design.	Not applicable. The proposed project does not include any sloped roofs.
VI.D.1.c: Roofs should be covered with a cool roof underneath any energy generation structures, and either a green/living roof or cool roof for uncovered portions.	Conditionally. A proposed condition of approval would require building roofs be finished with a white color in order to create a reflective surface.
VI.D.1.d: Uncovered rooftop expanses greater than 200 square feet should be designed to be strong enough to support rooftop gardens and other passive recreational uses for employees.	Not applicable. The proposed project would not result in an increase in the number of employees, or employment in numbers great enough to warrant a rooftop garden area.

VI.D.2.a: Urban heat island impacts may be minimized through the shading or paving material design choices. Recommended choices include renewable energy systems on carports, shade trees, underground parking, and open-grid pavement systems	Yes. The site currently maintains over two dozen mature trees along the eastern property boundary as well as heavy landscaping and mature trees along the southern parcel boundary, which provide shade and reduce the heat island effect.
VI.D.2.b: Outdoor parking lots with more than 20 spaces and solar access over 75% of more of its surface area should install renewable energy systems on carport structures. The builder may arrange a power-purchase agreement where the energy system is funded and owned by a third party, as a way to alleviate initial cost burden.	Not applicable. The project does not propose any carport structures.
VI.D.3: Hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials). Permeable paving consisting of porous above-ground materials, a 6- inch porous sub-base, and a base layer that is designed to ensure proper drainage away from the building and neighboring properties. Alternatively, impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature (e.g. vegetated swale, on-site rain garden, or rainwater cistern).	Yes. All runoff would be directed to an onsite vegetated swale.
VI.D.4.a: For sites that do not have a parking lot and must utilize curbside parking, a 220/240V electrical supply should be extended to curbside spaces. The conduit should connect to an installed charging unit or an electrical pedestal or a well where a charging station may be installed in the future.	Not applicable. The proposed use is not adjacent to areas where curbside parking is allowed.
VI.D.4.b: Within parking lots, electric vehicle charging units should be made available to employees and patrons with electric vehicles. The parking spaces with charging units should be clearly marked with signs designating them for assigned employees or electric vehicle use only.	Not applicable. The nature of the use does not mean patrons would spend enough time at the site to charge an electric vehicle sufficiently.

VI.D.4.c: For all new gas stations, at least one rapid charging electric vehicle charging station or battery switching station, and sufficient solar photovoltaic panels to fully charge a number of electric vehicles equivalent to 25% of the estimated average daily trips, should be installed.	Not applicable. The proposed project does not include a gas station component.
VI.D.4.d: Unless it would substantially undermine effective orientation of parking spaces, parking areas for facilities that may include significant quantities of food preparation using oil (e.g. food and beverage sales; eating and drinking establishments), should include two parking spaces located as close to the kitchen area as possible. The closest space is intended to be the location of future or immediate installations of oil storage or treatment system for reusing waste oil fuel, while the second space is intended to serve as the parking space during fueling or fuel collection. Any storage or treatment system must be compliant with applicable Federal, State and local regulations.	Not applicable. The proposed project does not include a restaurant component.
VI.D.5: Fuel cell technology should be considered for application where (1) space or cost prohibits non-emitting on-site generation (such as solar, wind or geothermal), AND either (2) the heat resulting from fuel combustion is utilized for water or space heating, and/or (3) the fuel cells would be used primarily during peak utility hours.	Not applicable. The proposed project does not include any uses which would require significant amounts of energy usage.
VI.D.6: Reclaimed (purple pipeline) water should be used for as much non-potable water uses as feasible and practical. Landscaping water fixtures using reclaimed water should be purple, and purple and white signage should clearly mark areas that are irrigated with reclaimed water.	Not applicable. The proposed project does not include any uses which would require significant amounts of water usage.
VI.D.7: Large commercial and institutional facilities that are anticipated to employ more than 50 employees, should consider providing on-site shops and services for those employees.	Not applicable. The proposed project does not include a commercial or institutional use anticipated to employ more than 50 people.

VI.D.8.a-c: Street side building faces should encourage walking. No more than 40% of a building's street side length, or 50 feet, whichever is less, should be blank walls without doors or windows. Functional entries to buildings should occur at an average of 75 feet or less along sidewalk facing walls. Additional design techniques contained in the Downtown Design Guidelines that encourage walking, should also be utilized where applicable.	Yes. The existing building facades which are directly adjacent to California Avenue have been designed to mimic an office building complex. The proposed project would not alter the appearance of these facades.
VI.D.9: Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should be complementary to the surrounding structures and may be partially obscured by vegetation or painted with a mural design that is consistent with surrounding aesthetics. Shade trees should be planted if the parking facility is located in an area not shaded by surrounding structures. They should be located in an accessible and visible space to discourage misuse.	Conditionally. A proposed condition of approval would require the developer install bicycle parking for a minimum of two bicycles.



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 MEETING

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

DATE: April 24, 2018
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
 65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Public Storage at 1275 California Avenue, AP-17-1288 (DR).

This is an application by Public Storage, Inc., requesting design review approval to construct a new, approximately 42,776 square foot, two-story self-storage building within the existing Public Storage facility and repaint the exterior of the existing storage and office buildings. The newly proposed building would occupy a portion of the property currently used for RV and boat storage. The project site is located at 1275 California Avenue, in the CS-O (Service Commercial with an Overlay, Ordinance No. 07-1284) District. APN: 073-190-031.

PROJECT PLANNER: Jordan Davis, (925) 252-4015 or jdavis@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 meeting. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public meeting 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 meeting described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public meeting. 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: Public Storage, AP-17-1288 (DR)
Location: 1275 California Avenue, APN: 073-190-031



City of Pittsburg

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

NOTICE OF PUBLIC MEETING



PLANNING DIVISION

Memorandum

MEMO: April 24, 2018

TO: Planning Commission

FROM: Hector J. Rojas, AICP, Senior Planner

RE: **Liberty Residential Subdivision Trash Collection Plan**

On February 22, 2017, Discovery Builders, Inc., filed an application for 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. The requested approvals include: 1) a General Plan map amendment to change the site's land use designation to 'Medium Density Residential'; 2) a zoning map amendment to rezone the site to 'Planned Development District (PD)'; 3) a development agreement; 4) a vesting tentative map to subdivide the property; and 5) design review of landscape and architectural plans.

On March 14, 2017, the Planning Commission provided comments on the project as part of a preliminary plan review. The Commission's feedback was generally positive and no specific guidance was provided to improve/revise the conceptual project plan that was presented. Over the last year, the applicant has been submitting additional documentation to make the application complete. With this information, a contract planner has prepared a draft Initial Study/Mitigated Negative Declaration which was released for a 30-day public review and comment period on April 11, 2018.

Before the project is brought forward for approval, staff would like the Commission to comment on the two options available for garbage collection at the subdivision. Option 1 would involve residents placing their garbage and recycling bins along Liberty Court on pick-up days (see Attachment 2). Green waste would be picked up separately by the homeowner association's landscape contractor. The disadvantage of this option is that almost all on-street parking would be prohibited between 5:00 AM and 4:00 PM on the designated pick-up day. Also, trash collection by Pittsburg Disposal would likely take longer to complete on pick up days, potentially resulting in extended noise impacts for homes closest to Liberty Court.

Option 2 proposes to eliminate the need for individual bins by providing four, 12' by 14' trash enclosures along Liberty Court for consolidated trash, recycling, and green waste collection (see Attachment 3). This option would not restrict parking along Liberty Court but could have some other disadvantages to consider. For example, strong odors and loud noise could disproportionately impact homes closest to the enclosures. In addition, Liberty Court would be accessible to the public, so illegal dumping around the enclosures may also become a concern.

Staff is requesting the Planning Commission consider both trash collection approaches and provide feedback as to which option would be preferable moving forward.

Attachments:

1. Location Map
2. Option 1 – Toter Pick-Up
3. Option 2 – Consolidated Pick-Up

Location Map



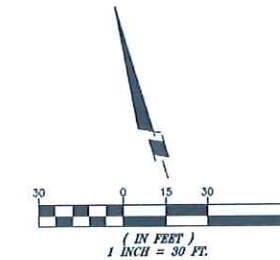
APN: 086-131-013

"LIBERTY"

GARBAGE SERVICE

EXHIBIT

SUBDIVISION 9453
CITY OF PITTSBURG
OCTOBER, 2017



LEGEND / ABBREVIATIONS:

-
- Diagram illustrating a street layout with various features and dimensions:
- TRASH PICK UP SIGN** (with a trash can icon)
 - TRASH RECEPTACLE PICKUP AREA** (with a trash can icon)
 - SIDEWALK WITH LENGTH** (with a dimension of $L = 3.0'$)

TOTAL PARKING SPACES: 32
***NOTE: 19 PARKING SPACES AVAILABLE ON**
GARBAGE PICK UP DAYS

[illegible]

APN: 086-131-022

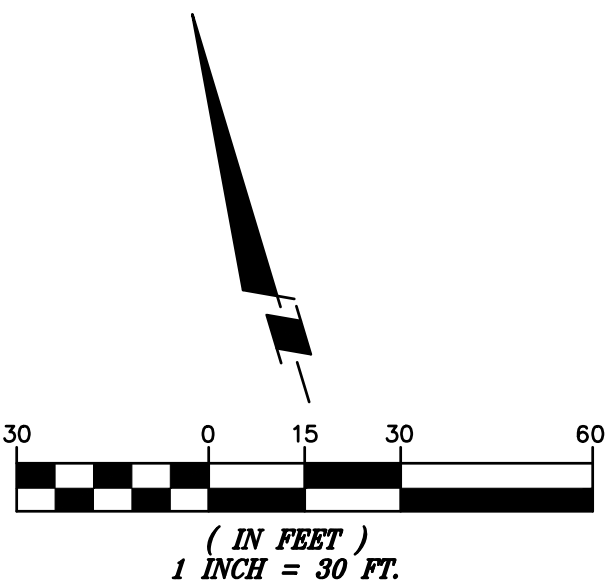
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APN: 086-131-013

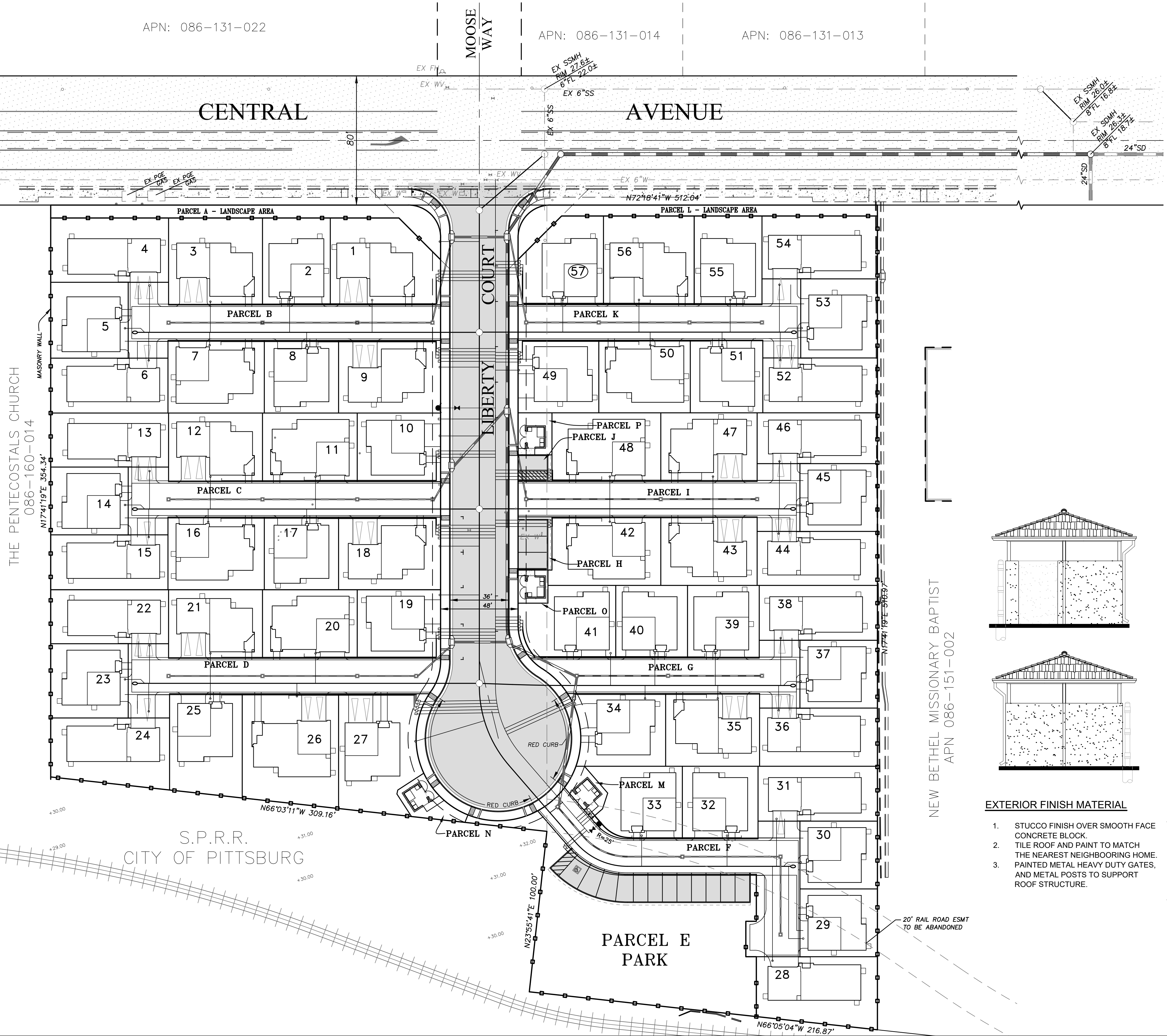
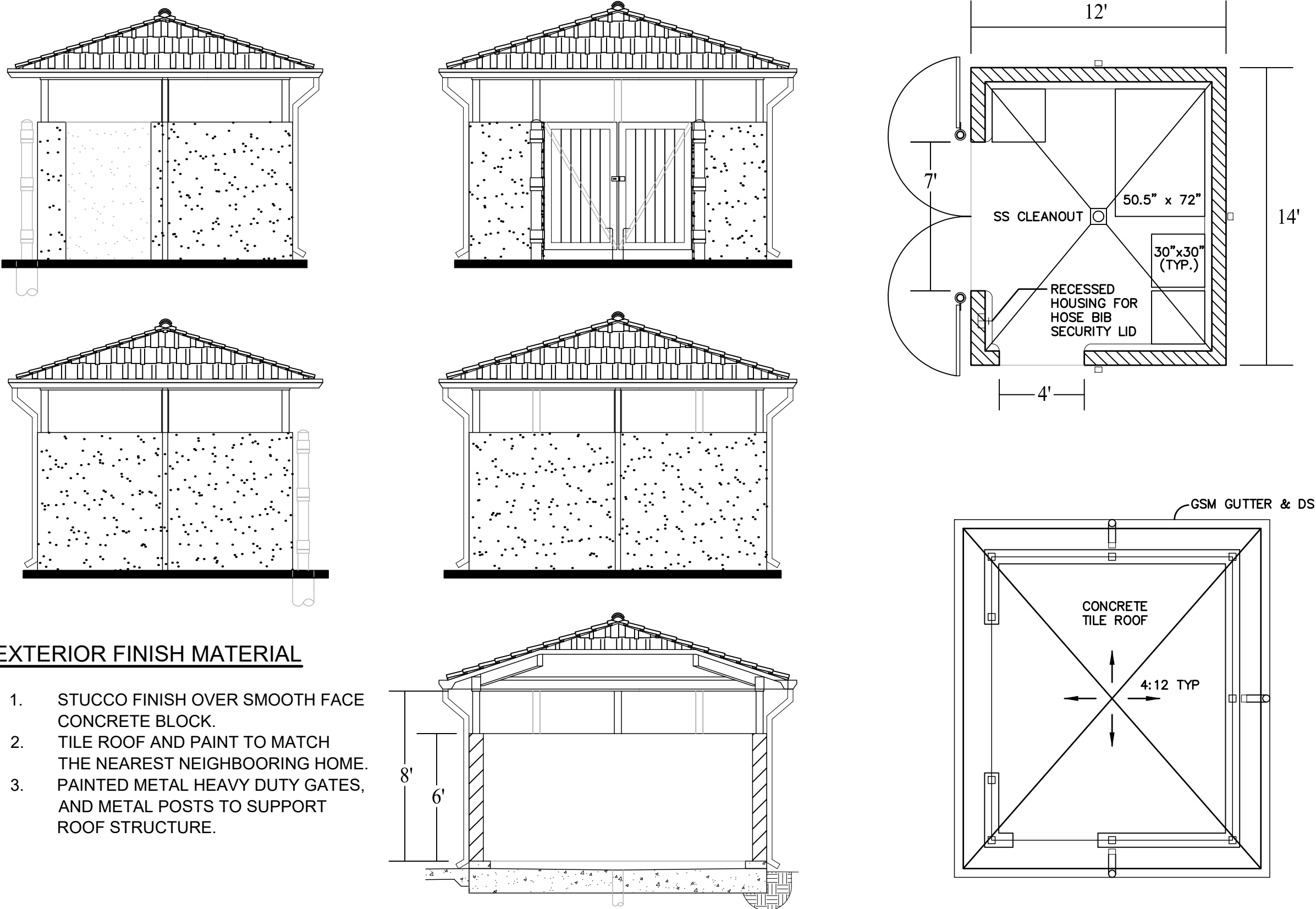
"LIBERTY"

TRASH ENCLOSURE EXHIBIT

MARCH 23, 2018



TRASH ENCLOSURE DETAILS





PLANNING DIVISION

Memorandum

MEMO: April 24, 2018

TO: Planning Commission

FROM: Hector J. Rojas, AICP, Senior Planner

RE: **Galloway Multiplexes Update**

On November 16, 2017, Gwen Bertolami of Bertolami Engineering, filed an application requesting design review approval of plans to construct four-unit apartment buildings on three separate vacant parcels located at 345 W. 10th Street, 172 W. 10th Street, and 463 W. 10th Street in the M (Mixed Use) District. Assessor's Parcel Nos. 085-211-004, 085-226-014, 085-241-003. The application was accompanied by a request to determine the appropriate density for the sites and reduce the parking requirement from one and one-half spaces to one space per unit.

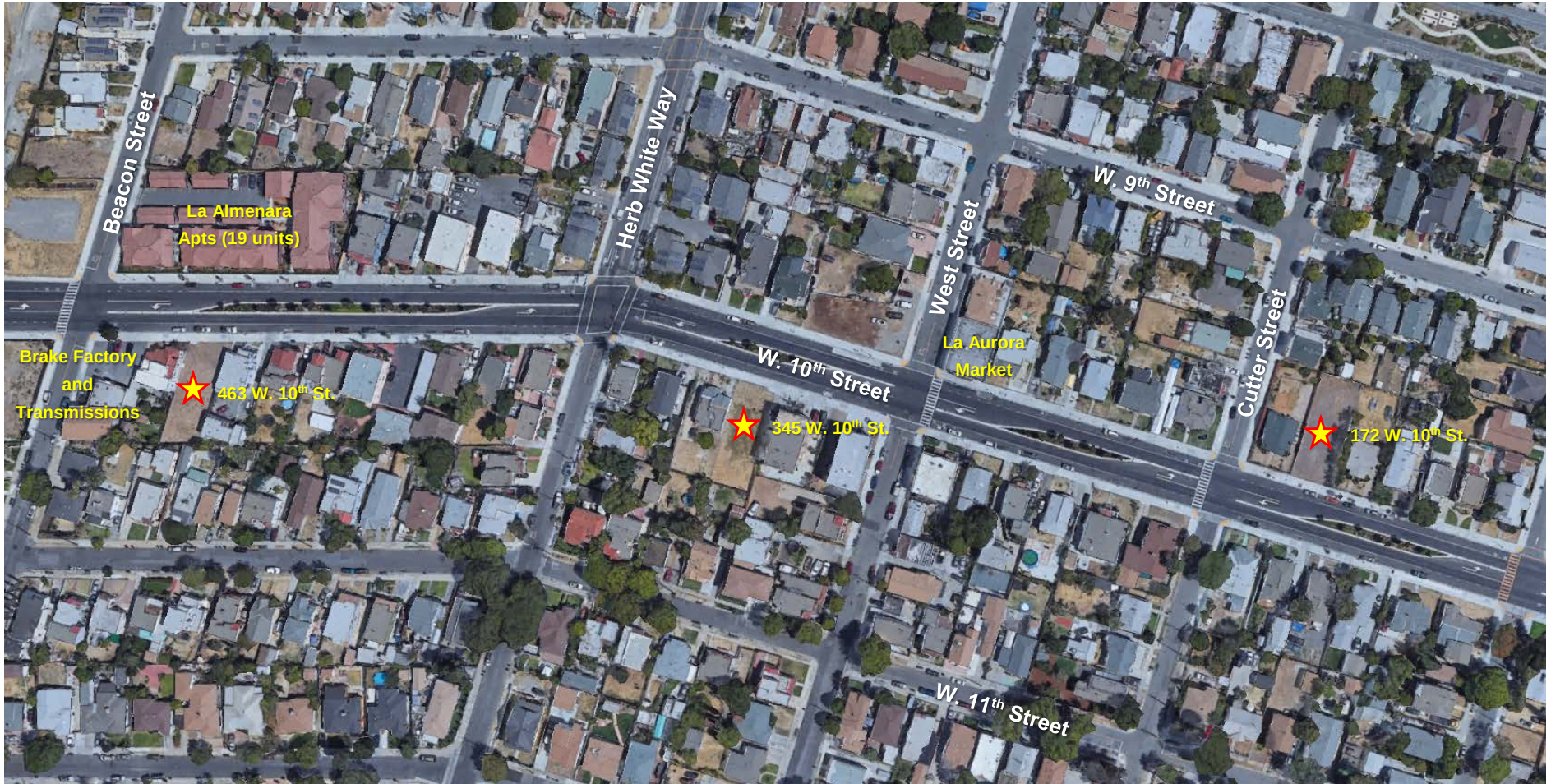
On January 23, 2018, the Planning Commission reviewed the proposed projects and directed the applicant to redesign them as triplexes meeting all the current property development regulations, including the parking requirement of one and one-half spaces per unit. Since the Commission meeting, the applicant has developed a new conceptual design for triplexes at each site, each providing one and one-half parking spaces per unit, for a total of five spaces per site. It should be noted the new design also divides the units into two separate buildings to reduce building volume and massing. The applicant is seeking the Commission's input on the revised concept prior to developing full architectural plans for review and approval.

Attachments:

1. Map of Surrounding Uses
2. Triplex Conceptual Design
3. Development Regulations Table

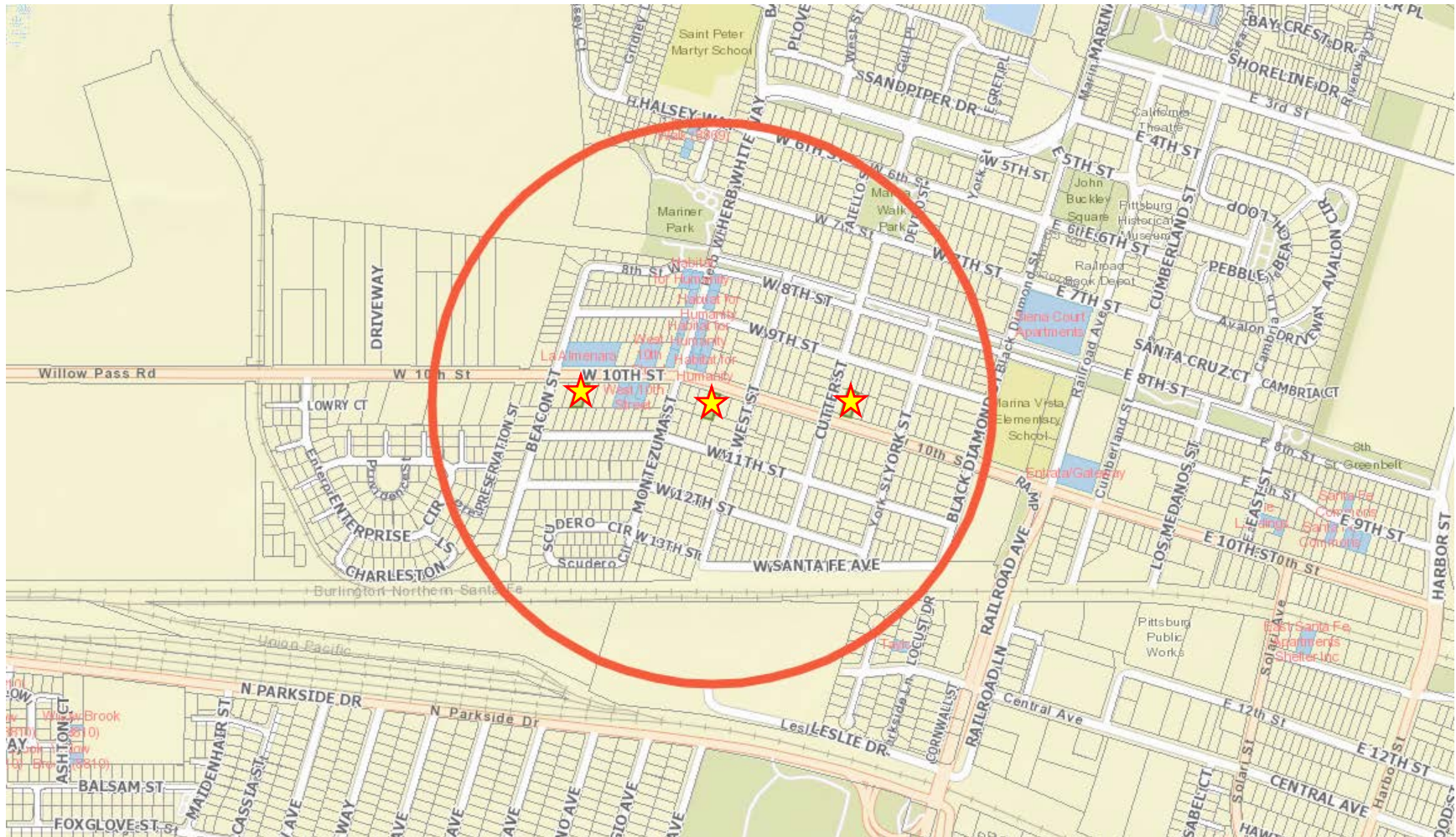
Attachment 1
Map of Surrounding Uses
Galloway Multiplexes, AP-17-1294 through -1296 (DR)

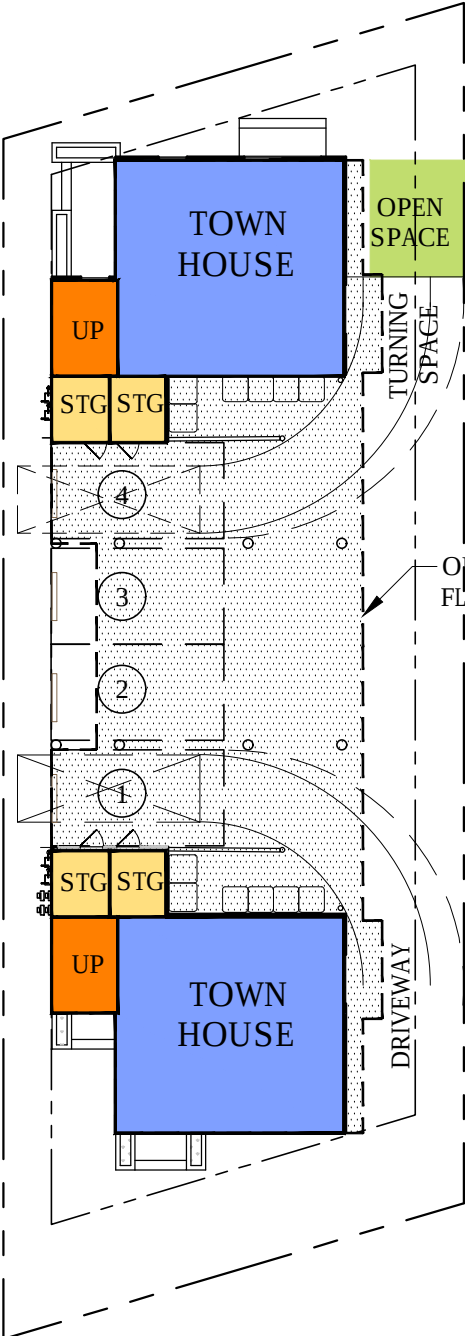
★ **Project Sites**



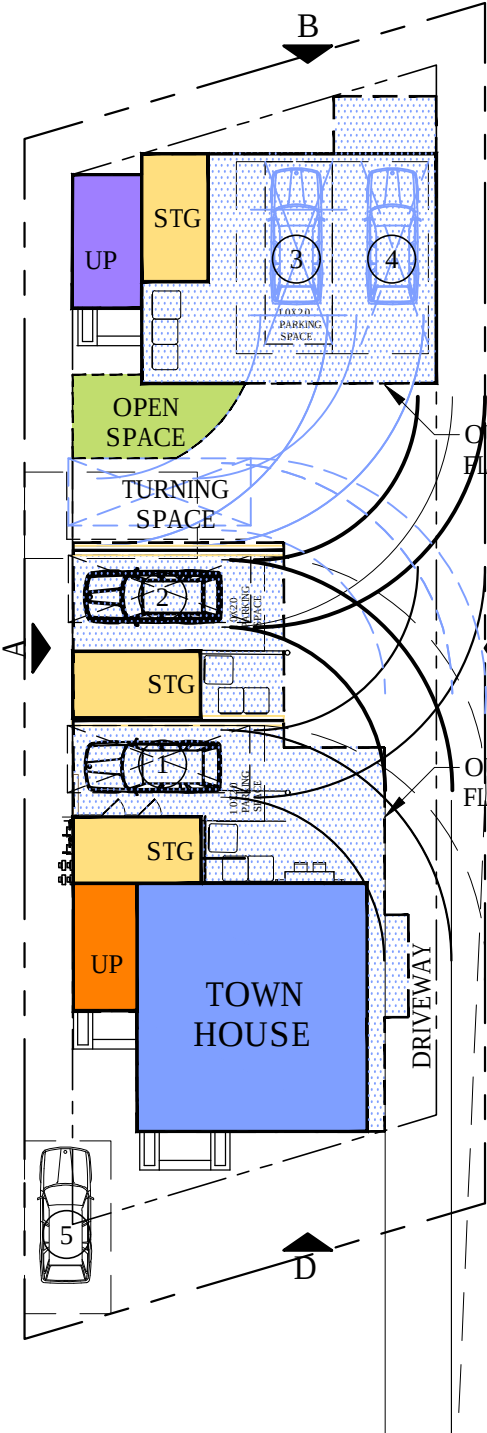
Attachment 1
Map of Surrounding Uses
Galloway Multiplexes, AP-17-1294 through -1296 (DR)

★ **Project Sites** ■ **Income-Restricted Developments** — **¼ mile radius of 345 W. 10th Street site**





4-PLEX



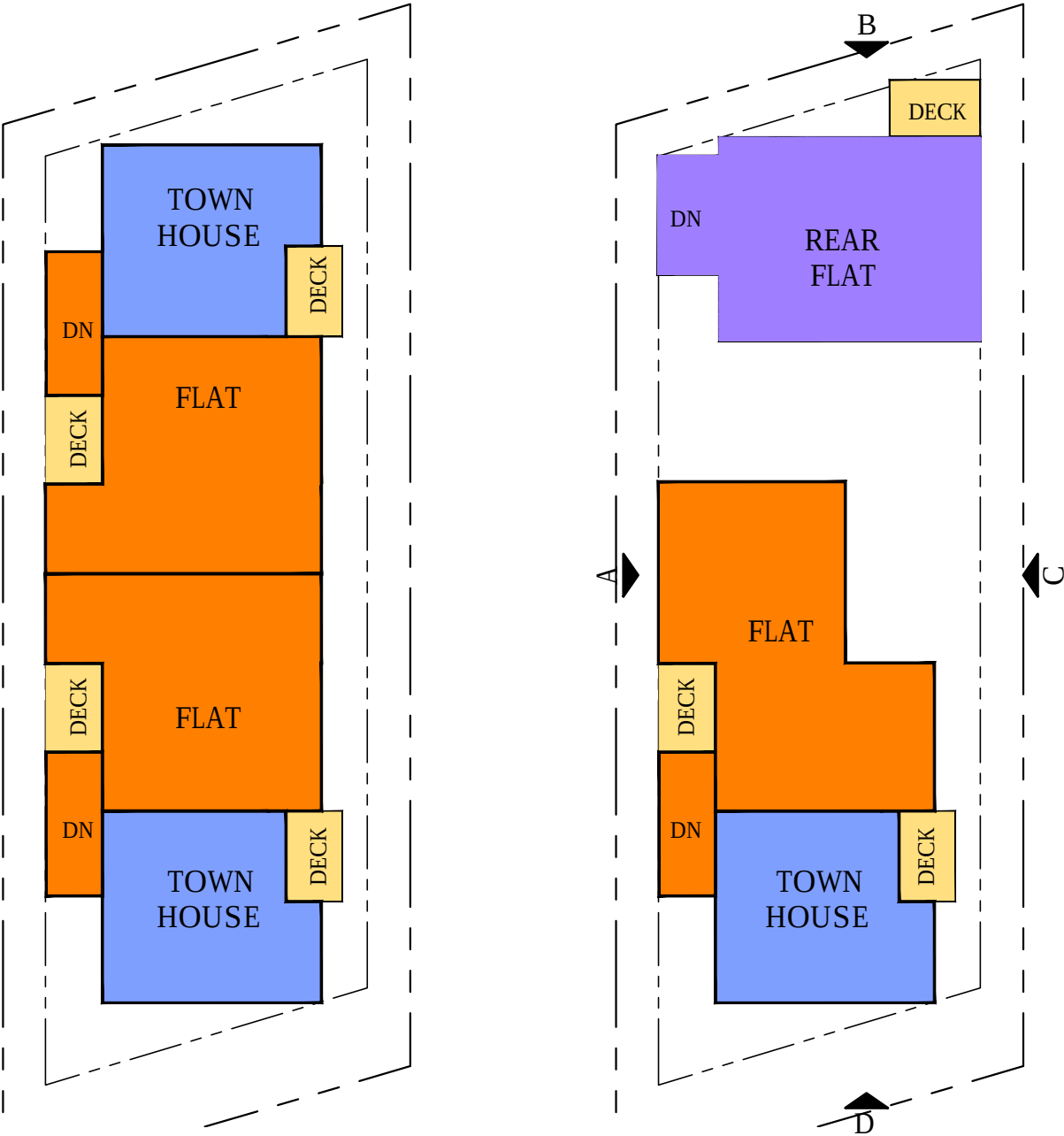
3-PLEX

REDUCED TO ➞

1

LOWER LEVEL

Scale: 1' = 20'-0"



4-PLEX

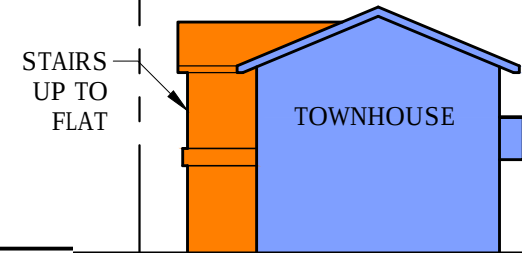
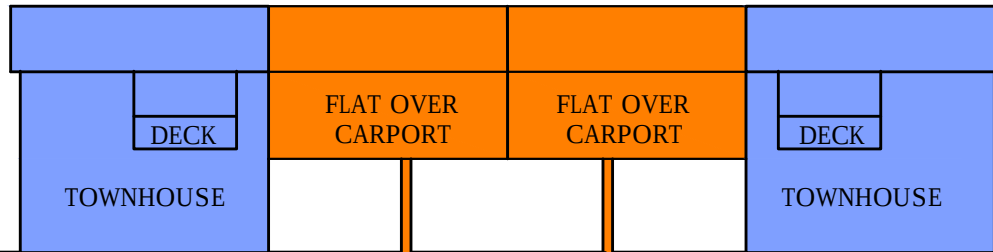
REDUCED TO ➞

3-PLEX

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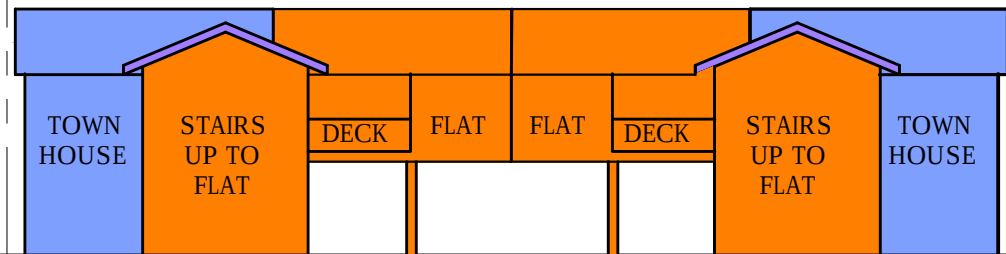
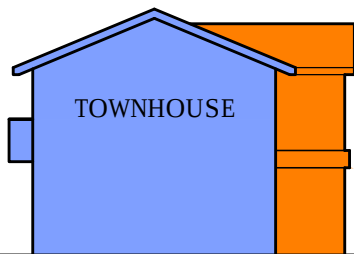
UPPER LEVEL

Scale: 1' = 20'-0"



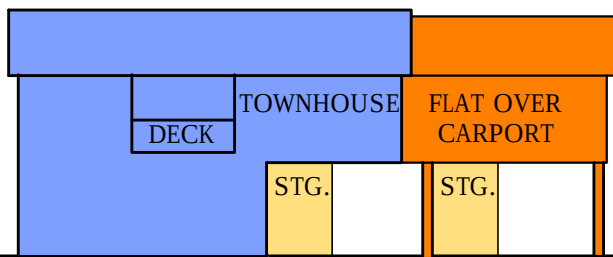
C 4-PLEX SIDE ELEVATION @ DRIVEWAY
Scale: 1" = 20'-0"

D FRONT ELEVATION
Scale: 1" = 20'-0"



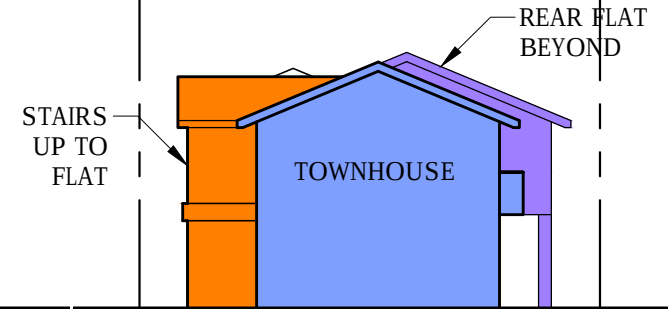
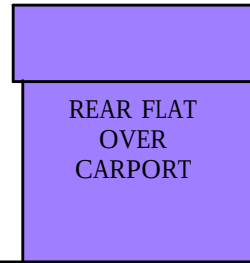
B REAR ELEVATION
Scale: 1" = 20'-0"

A 4-PLEX SIDE ELEVATION
Scale: 1" = 20'-0"



1

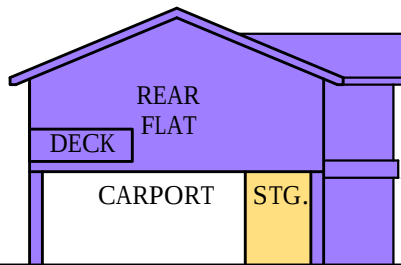
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5

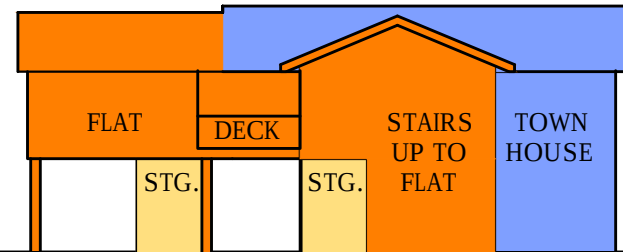
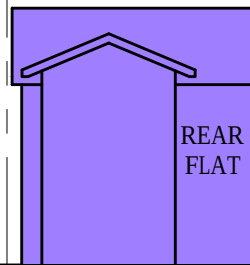
C TRI-PLEX SIDE ELEVATION @ DRIVEWAY
Scale: 1" = 20'-0"

D FRONT ELEVATION
Scale: 1" = 20'-0"



4

3



2

1

B REAR ELEVATION
Scale: 1" = 20'-0"

A TRI-PLEX SIDE ELEVATION
Scale: 1" = 20'-0"

Attachment 3
Property Development Regulations Table
Galloway Multiplexes, AP-17-1294 through -1296 (DR)

Development Regulations: <i>M Mixed-Use/RH-D (Downtown High Density Residential) District</i>				
	Requirement:	AP-17-1294 345 W. 10 th St.	AP-17-1295 172 W. 10 th St.	AP-17-1296 463 W. 10 th St.
Max. Density (min. lot area per unit):	1,500 sq. ft.	6,250 s.f. (4 total units)	6,250 s.f. (4 total units)	5,994 s.f. (3 total units)
Max. Height:	40 ft.	26.83 ft.	26.83 ft.	26.83 ft.
Max. Lot Coverage:	80%	TBD	TBD	TBD
Minimum Yards:				
Front:	10 ft.	10 ft.	10 ft.	10 ft.
Side (Left)	5 ft.	5 ft.	5 ft.	5 ft.
Side (Right)	5 ft.	12 ft.	12 ft.	12 ft.
Rear:	5 ft.	5 ft.	5 ft.	5 ft.
Minimum Site Landscaping:	20%	TBD	TBD	TBD
Minimum Private Storage Area:	200 ft ³ /unit	700 +/- ft ³	700 +/- ft ³	700 +/- ft ³
Minimum Private Open Space:	60 ft ² /unit	60-70 ft ² /unit	60-70 ft ² /unit	60-70 ft ² /unit
Laundry Facilities:	Laundry area in each unit or a common laundry area with one washer/dryer for ea. five units or fractional	Laundry area in each unit	Laundry area in each unit	Laundry area in each unit
Parking Required (1.5 spaces/unit):	5 spaces (3 covered)	5 spaces (4 covered)	5 spaces (4 covered)	5 spaces (4 covered)

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: 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 the construction of a new 1,050 square-foot, two cell cooling water tower that replace an existing cooling tower and would utilize existing pipe racks at the Dow chemical Company facility at 901 Loveridge Road. The Zoning Administrator also submits four 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 four 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 an application requesting design review approval which qualifies within one or more of the nine categories of delegated authority established by Resolution No. 9918:

1. Dow Cooling Tower Installation, AP-18-1312 (AD) – Delegated Design Review Category 8 (Ancillary Structures).

This is an application filed by David O’Sullivan, on behalf of the Dow Chemical Company, requesting administrative design review approval to construct a new 1,050 square-foot, two cell cooling water tower. The cooling water tower would replace an existing cooling tower and would utilize existing pipe racks. The proposed cooling tower has been sized to provide only for the current water demand at the site. The structure would not be visible from the public right of way. The subject site is located at 901 Loveridge Road, in the IG (General Industrial) District. Assessor’s Parcel Number 073-220-049.

The Zoning Administrator has also adopted four resolutions approving delegated design review applications, as follows:

1. Resolution No. 309: Burlessas Building Remodel, AP-15-1070 (AD)
2. Resolution No. 310: San Marco Village D Model Home Revision, AP-18-1327 (AD)
3. Resolution No. 311: 4405 Century Façade Design, AP-18-1310 (AD)
4. Resolution No. 312: Pet Loss Center Chimney Stack, AP-18-1314 (AD)

GENERAL PLAN/CODE COMPLIANCE:

Planning Commission Staff Report

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

ANALYSIS:

Not applicable.

ACTION REQUIRED:

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

ATTACHMENTS:

1. Notice of Intent: Dow Cooling Tower Installation, AP-18-1312 (AD)
2. Zoning Administrator Resolution No. 309
3. Zoning Administrator Resolution No. 310
4. Zoning Administrator Resolution No. 311
5. Zoning Administrator Resolution No. 312

Prepared by: Jordan Davis, Acting Zoning Administrator

NOTICE OF INTENT

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

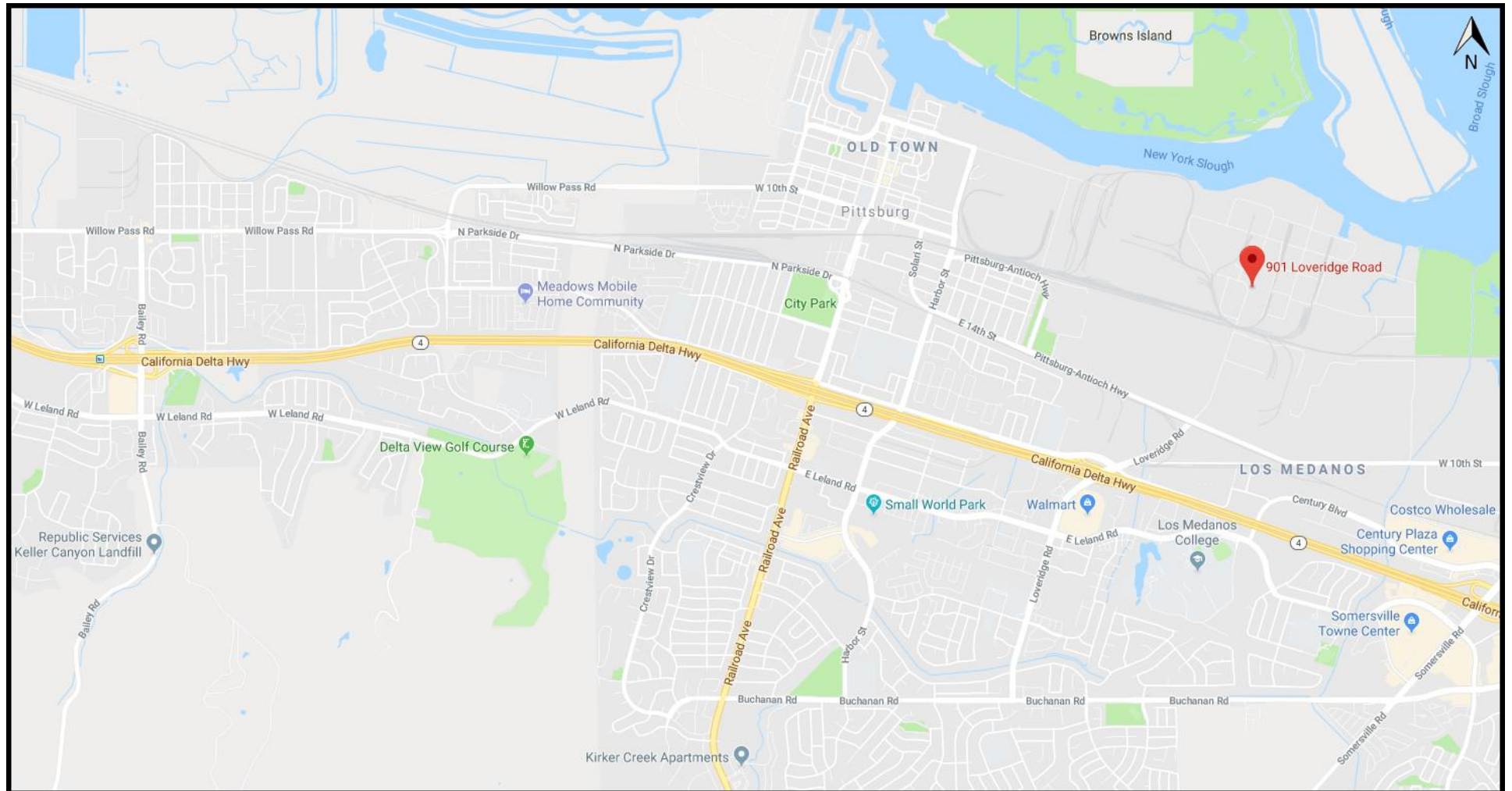
Dow Cooling Tower Installation, AP-18-1312 (AD).

This is an application filed by David O'Sullivan, on behalf of the Dow Chemical Company, requesting administrative design review approval to construct a new 1,050 square-foot, two cell cooling water tower. The cooling water tower would replace an existing cooling tower and would utilize existing pipe racks. The proposed cooling tower has been sized to provide only for the current water demand at the site. The structure would not be visible from the public right of way. The subject site is located at 901 Loveridge Road, in the IG (General Industrial) District. Assessor's Parcel Number 073-220-049.

This project is delegated to staff under Category 8 (Ancillary Structures) of Planning Commission Resolution No. 9918.

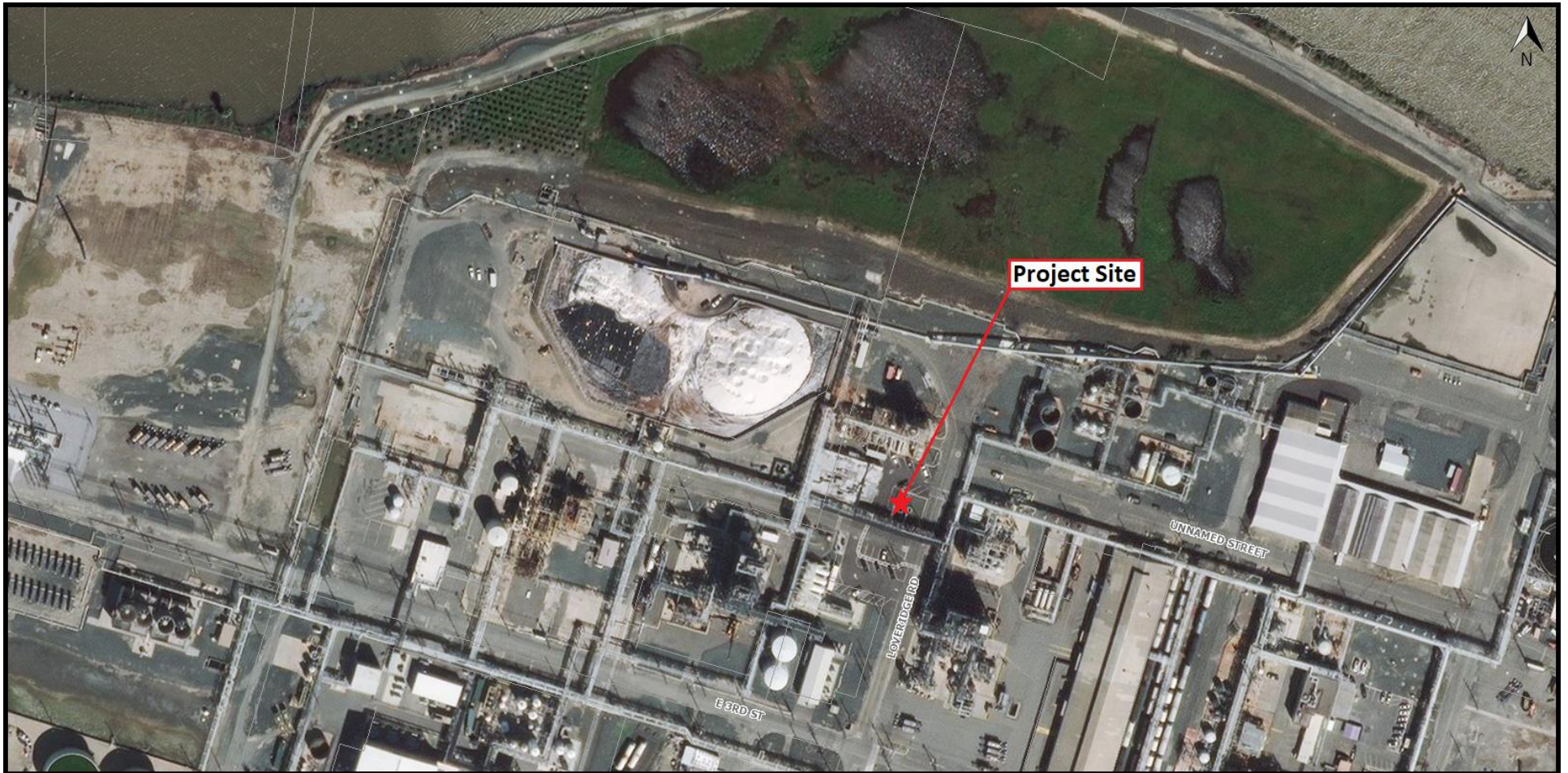
Dow Cooling Tower Installation – Vicinity Map

AP-18-1331	901 Loveridge Road
Administrative Design Review	APN: 073-220-049



Dow Cooling Tower Installation – Aerial Map

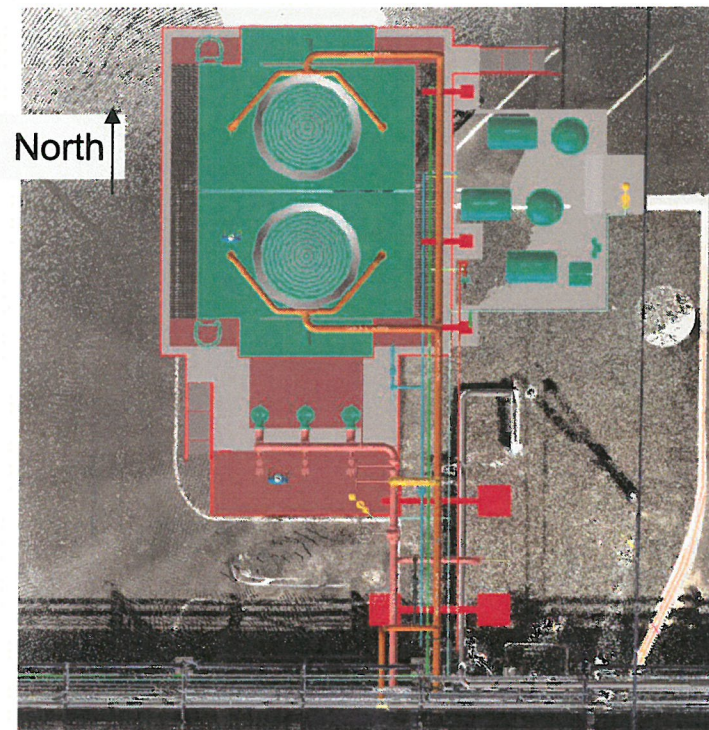
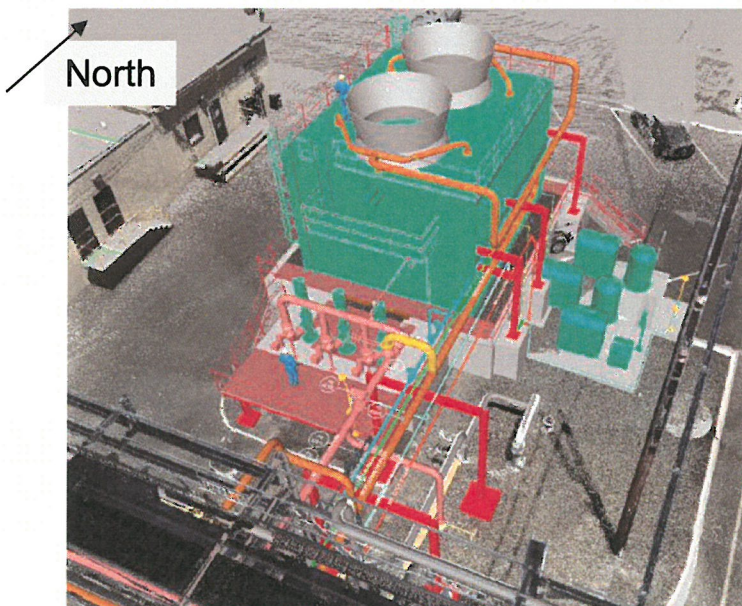
AP-18-1331	901 Loveridge Road
Administrative Design Review	APN: 073-220-049



Scope Overview

Install new two cell cooling water tower:

- Install a new cooling water tower and piping at Pittsburg, CA site to replace old cooling tower, H2 A&B*
- The new system will reuse the existing pipe racks and bridges with seismic upgrades as needed
- Storage area for chemical treatment feed
- No new buildings and will not be visible from city streets (Loveridge)



Note that the colors shown for the cooling towers are just for illustration

* Future demolition of existing cooling towers: H1 A&B and H2 A&B:

- To be done after this project and coordinated with another site project
- To be done as a separate project after construction of new tower is completed

Scope Overview Continued

Project Details:

- Existing H2A/B wooden cooling tower was built 40+ years ago
- Existing cooling tower has greater capacity than the new cooling tower as it served production units that have since been demolished
- New cooling tower is sized to provide only the demand (flow, temperature, pressure, heat removal capacity) as existing plants currently require from existing cooling tower
- New cooling tower will be more energy efficient since it is sized for the current water demand

Cooling Tower Dimensions:

- ~ 30 ft wide x ~ 35 ft long x 31 ft tall

Site Location

North ↑



Inset (Google Earth Tilt)

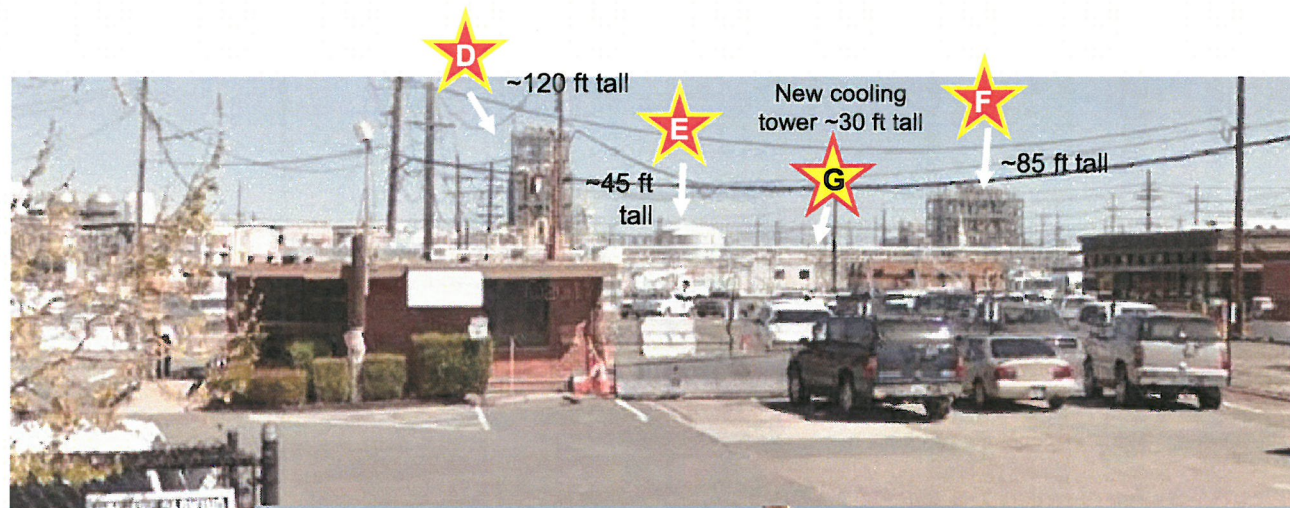
North ↑

Existing cooling towers to be replaced

New cooling tower



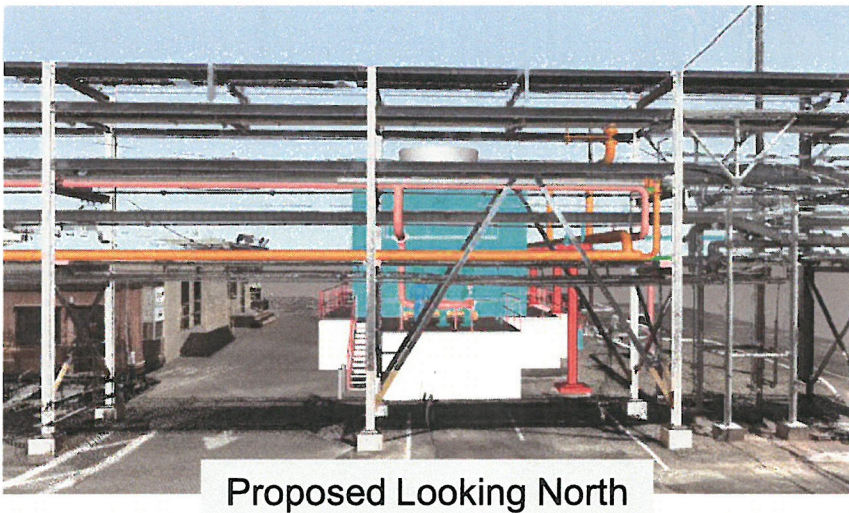
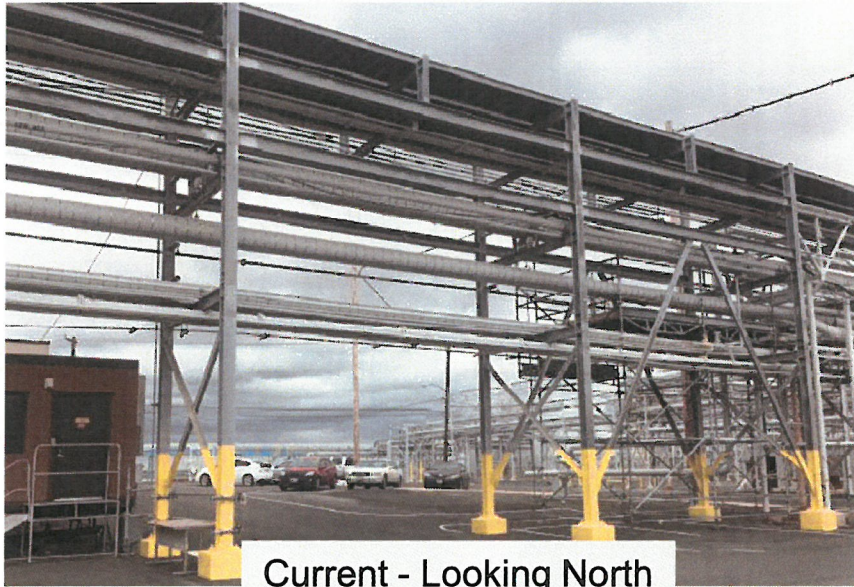
Google Street View



North ↑

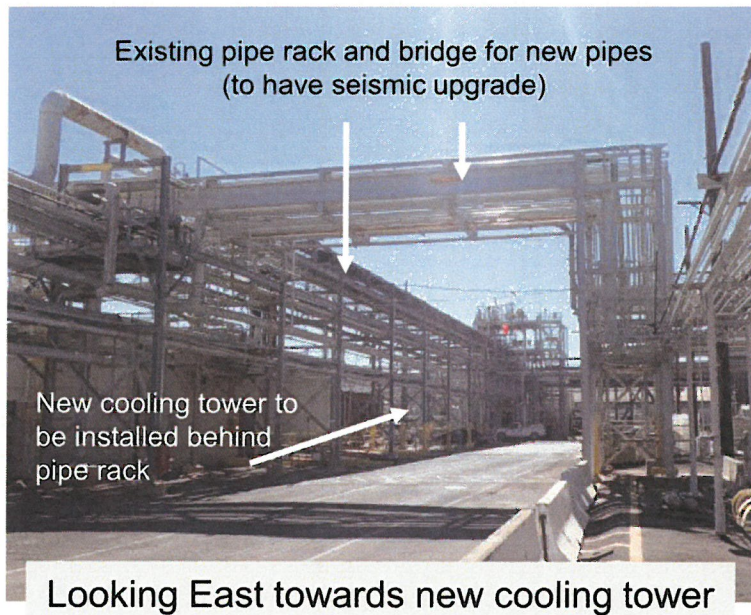


Proposed Conceptual Layout

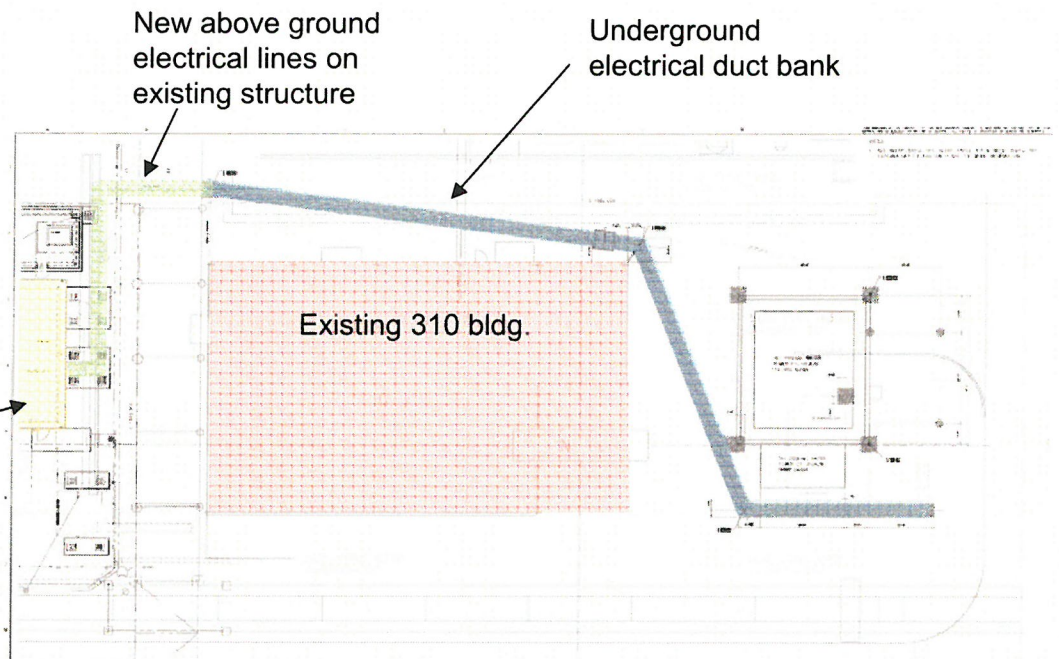


Dow AgroSciences

Civil and Electrical Scope



New MCC - bldg.
315, part of a
different project



Electrical Routing through underground duct bank from MCC

The tower will be stainless steel with FRP panels. The FRP panels on the cooling tower will be gray. Below are a couple of photos from the manufacturer for a similar installation.



BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Extending the Term of Design	)	
Review Approval for Plans to Rehabilitate	)	
an Historic Building at 14 E 4 th Street, for	)	Resolution No. 309
"Burlessas Building Remodel, AP-15-1070	)	
(AD)."	)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On May 26, 2016, the Zoning Administrator adopted Resolution No. 278 granting design review approval for plans to rehabilitate the historic Burlessas Building, an existing, 11,682 square-foot building located at 14 East 4th Street in the CP (Pedestrian Commercial) District. Assessor's Parcel Nos. 085-104-004 and 085-104-009. The building was constructed in 1922 and is a contributor to the New York Landing Historic District. The approved project consisted of the following: 1) demolition of the third floor 'penthouse'; 2) installation of new commercial storefront systems and lighting; 3) restoration or in-kind replacement of original, exterior doors and windows; 4) replacement of non-original exterior doors and windows; 5) rehabilitation and painting of all building exteriors; 6) interior building improvements to accommodate commercial uses on the ground floor and provide eight residential apartment units on the second floor; and 7) construction of a parking lot including a carport, lighting, landscaping, walkways, bike racks, and a trash enclosure.
- B. On March 8, 2018, the applicant, John Caprio, submitted a request for a one-year extension of entitlement granted under Resolution No. 278.
- C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Extension of the design review approval for this project is delegated to the Zoning Administrator under Category 3, Minor Building Remodels of Planning Commission Resolution No. 9918.
- D. On March 27, 2018, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.

Section 2. Findings

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 Pittsburgh, and based on evidence presented to the Zoning Administrator on March 28, 2018, the Zoning Administrator finds that:

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

2. The request for extension of approval was filed within the effective period of approval, in compliance with the requirements of PMC section 18.36.240

Section 3. Decision

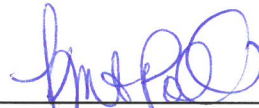
Based on the findings set forth above, the Zoning Administrator hereby extends approval of Planning Application No. 15-1070, subject to all of the conditions of Resolution No. 278, with the exception of Condition No. 27, which is replaced by the following:

27. Expiration of Design Review 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 Zoning Administrator or 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.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 28th day of March 2018, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINSTRATOR

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting a Revision to a	)	
Previous Design Review Approval for Six	)	
Model Homes Being Used in Village D of	)	Resolution No. 310
the San Marco Planned Development	)	
Area, for "San Marco Village D Model	)	
Homes Revision, AP-18-1327 (AD).")	)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On January 19, 1993, the City Council held a duly noticed public hearing to consider the Final Subsequent Environmental Impact Report (FSEIR) and Rezoning Application No. Z-90-04 for the San Marco Development. At the close of the public hearing, the Council adopted Resolution 93-7888 certifying the FSEIR and adopting Findings of Fact and a Statement of Overriding Considerations for the San Marco Development. At the subsequent Council meeting on February 1, 1993, the Council adopted Ordinance 93-1057 approving Rezoning Application No. Z-90-04 and classifying the site of the San Marco Development to Planned Development (Ordinance No. 93-1057) District, and adopted Resolution 93-7889 approving the tentative map for the San Marco Development (Subdivision No. 7362).
- B. On January 21, 2003, the City Council held a duly noticed public hearing to consider an amendment to various Planned Developments in the City, including the San Marco PD-1057, which would increase the maximum allowable lot coverage standard for lots smaller than 8,000 square feet. On February 3, 2003, the City Council adopted Ordinance No. 03-1204 amending the maximum lot coverage standard accordingly.
- C. On August 7, 2006, the City Council held a duly noticed public hearing to consider an amendment to San Marco PD-1057, as amended by Ordinance 03-1204, that would modify the text of various provisions of the ordinance pertaining to parks in the San Marco Development. The amendment would also serve to clarify that development standards not specified in the PD ordinance were to be established by the respective resolutions of design review approval adopted by the Planning Commission or Zoning Administrator, as applicable. On August 21, 2006, the City Council adopted Ordinance No. 06-1270 amending the San Marco PD-1057 accordingly.

- D. On October 15, 2012, the City Council adopted Ordinance No. 12-1362 approving an amended development plan for San Marco for the purpose of transferring 176 units from townhouse Village 'O' located in the southwest quadrant of San Marco Boulevard and West Leland Road, to single-family Village 'A' (proposed 'Toscana' neighborhood) located in the northeast quadrant of San Marco Boulevard and West Leland Road.
- E. Conditions of approval of PD-1057, as amended, required specific design elements to be incorporated in the San Marco Development house plans. These design elements are identified in Ordinance No. 93-1057, as amended, and include a requirement for concrete tile roofs (Condition 6) and subdued colors that would integrate into the hillside landscape (Condition 7).
- F. On November 28, 2000, the Planning Commission adopted Resolution No. 9180 approving six floor plans, each with three unique exterior elevations, for houses to be built in Unit 1 (Serrano) of the San Marco Development. The developer continued to use these approved house plans and elevations in the construction of Unit 2 of the San Marco Development. On September 10, 2002, the Planning Commission adopted Resolution No. 9366 approving in the next phases (Unit 3, 4, 5 and 6, "Valencia") of the San Marco Development.
- G. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Section 7 (New Model Homes in Approved Subdivisions) of Planning Commission Resolution No. 9918 authorized the Zoning Administrator to consider design review applications for new model homes in approved subdivisions, provided that the new model homes conformed to the approved zoning development standards and were consistent with the general size, quality of architecture and materials, and general character of the originally approved models.
- H. On December 6, 2016, the Zoning Administrator adopted Resolution No. 292 approving six new house plans, each with three unique elevations, to be added to the mix of houses to be built in the San Marco Development, commencing with Units 11 and 12 (Positano).
- I. Condition 3 of Zoning Administrator Resolution No. 92 established the following maximum lot coverage and minimum yard requirements:
1. Maximum Lot Coverage: 40 percent for all lots with 8,000 or more square feet; 50 percent for two-story houses built on lots with less than 8,000 square feet; and 55 percent for one-story houses built on lots with less than 8,000 square feet;
 2. Minimum Front Yard: 15 feet between the front property line and nearest wall of the house, 10 feet between the front property line and any porches

or architectural projections, and 18 feet between the garage door and the back of the sidewalk in front of the house;

3. Minimum Side Yard: 4 feet;
 4. Minimum Corner Side Yard: 10 feet;
 5. Minimum Rear Yard: 5 feet.
- J. On March 20, 2018, Leticia Martinez on behalf of Discovery Builders, Inc., filed Planning Application No. 18-1327, requesting approval for a one-foot reduction to the minimum corner side yard setback on Lot 63 of Unit 11 (3201 La Paz Drive, Assessor's Parcel NO. 097-970-063).
- K. On March 27, 2018, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- L. The proposed house plans and elevations are governed by the standards in Ordinance No. 93-1057, as amended, and with the City's adopted Design Review Guidelines (Planning Commission Resolution No. 9864) and the City's General Plan. Additional standards that the Zoning Administrator must use in determining whether to approve a design review application is listed in Pittsburg Municipal Code (PMC) section 18.36.220 (B).
- M. On April 4, 2018, the Zoning Administrator reviewed Administrative Design Review Application No. 18-1327.

Section 2. Findings

- A. Based on all the information contained in the Planning Division files on this project, incorporated here 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 April 4, 2018, the Zoning Administrator finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. In accordance with the requirements of PMC 18.36.220 (B), the proposed project:
 - a. The proposed single-family houses, as revised, comply with Conditions 6(b) and 7 of the development plan specified in Ordinance No. 93-1057, as amended, which designates the site for single-family development. In accordance with the PD Ordinance, each elevation of the proposed house models has tile concrete

roofs (Condition 6(b)). Main colors proposed to be used on the houses' exteriors include shades of beige, brown and gray-green that can be found on other approved models in the San Marco Development. Beige tones that are proposed reflect the gold seen in grasses that grow in the hills in the dry months of the year (Condition 7).

- b. The additional house plans and elevations, as revised, conform with good taste and design in their appearance and in general contribute to the character and image of the City as a place of high quality, in that the homes will afford residents attractive views of the waterfront and river. As revised, the houses would have architectural embellishment of side and rear elevations that abut and are visible from streets, in order to suggest the illusion that decorative details (such as window trims and wainscoting) are extended around all four elevations of the house (360 degree architecture). In order to give the appearance that proposed decorative shutters are functioning, elevations with the shutter detail should be adjusted so that each shutter is roughly half the width of the window to which it abuts (where shutters flank both sides of the window) or roughly equal to the width of the window (where only one shutter is placed alongside the window).
- c. The additional floor plans and elevations, as revised, have an exterior design and appearance that is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the plans indicate building materials and an architectural style that are the same as those used on homes in the San Marco Development, and proposed earth-toned colors that are reflected in the surrounding hills.
- d. The additional floor plans and elevations, as revised, are not of inferior quality as to cause the nature of the neighborhood or area to materially depreciate in appearance and value, but rather are of a design that is intended to be compatible with existing residential development in the vicinity by matching construction materials (stucco, stone veneer, shutters, flat and barrel tile roofs) and Mediterranean architectural elements with those used on other houses built in San Marco.
- e. The revised house elevations are generally consistent with the City's adopted Design Review Guidelines (DRGs) for single-family residential development. The exterior elevations include concrete tile roofs, grid-paned windows on select elevations, window trim on all elevations, roof slopes of 5:12 and 6:12, and two-car garages that will not occupy more than 60 percent of the width of the lots on

which the plan will be built, consistent with DRGs I.a, I.b, I.f and I.j. In an attempt to comply with DRG I.a encouraging 360 degree architecture, the applicant has proposed window trim for side and rear elevations of each model, and has extended ledge details to all four sides of two-story houses. Proposed extension of decorative wainscoting details from the front around corners to the fence line also gives the impression that the detail extends around the whole house and reduces the impression that the veneer is just a façade detail.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Planning Application No. 16-1174, subject to the conditions below. The conditions listed shall take the place of all prior conditions adopted through Zoning Administrator Resolution No. 292.

Design Review:

1. The homes shall be built substantially in conformity with the project plans, consisting of the master plotting plans, architectural drawings, materials and color board, and landscape architectural construction documents date-stamped December 2, 2016, except as modified by the conditions below.
2. The houses shall be constructed in compliance with City Council Ordinance No. 93-1057, as amended by Ordinances Nos. 03-1204, 06-1270, and 12-1362, rezoning the property to PD District.
3. All houses constructed in the San Marco Units 11 and 12 (Village D) shall comply with the maximum lot coverage standards established by Ordinance 03-1204, and shall have the following minimum yard requirements, as summarized below:
 - a. **Maximum Lot Coverage:** 40 percent for all lots with 8,000 or more square feet; 50 percent for two-story houses built on lots with less than 8,000 square feet; and 55 percent for one-story houses built on lots with less than 8,000 square feet;
 - b. **Minimum Front Yard:** 15 feet between the front property line and nearest wall of the house, 10 feet between the front property line and any porches or architectural projections, and 18 feet between the garage door and the back of the sidewalk in front of the house;
 - c. **Minimum Side Yard:** 4 feet;

- d. **Minimum Corner Side Yard:** 10 feet; 9 feet for Lot 63 in Unit 11 only;
 - e. **Minimum Rear Yard:** 5 feet.
- 4. Prior to issuance of building permits for each home, the developer shall submit individual plot plans for each home. Plot plans shall be subject to review by the Planning and Engineering Divisions in order to ensure compliance with the development standards, regulations of this resolution, Ordinance No. 93-1057, as amended, and the City's standard specifications, including those for driveway grades. Except where specified in this resolution and Ordinance No. 93-1057, as amended, use and development regulations shall be the same as those of the RS-4 (Single-Family Residential) District.
 - 5. The developer shall install, on each residence, minimum four-inch high block style numbers that contrast with the building façade for address identification. The numbers shall be in a color that is contrasting to the background surface to which they are adhered and shall be readily visible from the street. The construction drawings submitted for each house plan shall identify the location of the address box or number(s) on the house façade, along with a detail or keynote that describes how the house number will be illuminated or made identifiable from the street.
 - 6. Prior to occupancy of the homes by residents, the developer shall complete installation of landscaping and automatic irrigation systems in street landscape areas and front and corner side yards of respective residential lots, in accordance with Article VII (Landscaping, Irrigation and Hydroseeding) of PMC Chapter 18.84 or other applicable water efficient landscaping ordinance, subject to approval by the Planning and Engineering Divisions. The developer shall provide the irrigation system controller map, programming table, and annual maintenance schedules to new owners upon sale/transfer of ownership of the residential property from the developer to the buyer. Typical front yard landscaping shall include a minimum of one street tree and one smaller ornamental tree per lot, along with a combination of lawn, accent shrubbery and ground cover. If required landscaping is not completed prior to final inspection and occupancy, the developer shall post a bond to assure that the work is completed to the satisfaction of the City.
 - 7. The developer shall provide estimated water use calculations to show compliance with the City's water efficient landscape ordinance.
 - 8. The developer shall include, as part of the options package for buyers of single-family houses in the development, an option that includes

installation of one or more rain barrels or similar rainwater harvesting system on the property, for purposes of non-edible plant irrigation.

9. The developer shall make available to potential buyers brochures or other written or graphic media that informs visitors and potential buyers about the principles of water-efficient landscapes, including but not limited to those principles that are described in PMC chapter 18.84, article VII.
10. The developer shall fence all rear and side yards of all residential parcels with board-on-board redwood fencing in conformance with the height and sight distance regulations of the Zoning Ordinance and subject to approval by the Planning Division, except where such rear or side yard is enclosed by a masonry subdivision wall. View fences may be installed in lieu of board-on-board fencing in order to preserve views, but must be approved by the Planning Division prior to installation. Barbed wire fencing is prohibited.
11. Garage doors installed on each residential unit shall be equipped with automatic openers.
12. Air conditioning units shall be placed along the wall in the rear or side yards with a minimum of three feet unobstructed access around the unit, except that one side of the unit may have less than a three-foot separation between the unit and a wall of the house.
13. No more than two of the same model home shall be adjacent to one another. No two homes of the same model shall be constructed directly across the street from a third house of the same model.
14. No two of the same models that are adjacent to one another or located directly across the street from one another shall have the same elevation or color scheme.
15. Decorative attic vents shall be painted in the contrasting trim or accent color.
16. Roof vents shall be painted the same color as roofing material to which they are adjacent. Downspouts, side vents, attached utility boxes and hose bibs shall be painted the same color or colors as the surface or surfaces to which they are adjacent.
17. Each decorative shutter installed on the houses shall be approximately equal to the width of the window to which it is adjacent (for single shutters), or at least half the width of the window to which it is adjacent (where two shutters flank either side of the window), in order to appear as a functioning, closeable shutter.

18. The model and elevations approved by this resolution may be constructed in future phases of the San Marco Development, subject to the conditions of this resolution.

Engineering Conditions:

19. The developer shall provide appropriate wind erosion control in addition to site erosion and sedimentation controls as required in the project Storm Water Pollution Prevention Plan. The developer shall apply water or other dust palliatives to prevent or minimize dust nuisance.
20. All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance. Residential driveway approaches are to be constructed in accordance with City standard detail R-2.
21. The developer shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") for water and sewer service in the amounts in effect when the applicant obtains a building permit. The developer understands that the current water FRC is described in the fee schedule approved by Resolution No. 12-11778, effective April 21, 2012, a copy of which is available at the City. The water and sewer FRCs shall be paid prior to the issuance of a building permit. If there is a conflict with the requested fees in this condition and the agreed upon fee schedule in the San Marco Development Agreement, the terms of the Development Agreement shall govern.
22. The developer shall satisfy the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") in accordance with the Memorandum of Understanding dated December 22, 1992, per Resolution No. 93-7890, as amended. The developer understands that the LTMF currently on file is \$7,285.00 per single family dwelling unit. The developer further understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City. Fees shall be paid prior to issuance of a building permit by the City's Building Division.

23. The developer shall pay the Pittsburg Regional Transportation Development Impact Mitigation Fee (the "PRTDIM"), to the Engineering Department, when obtaining a building permit. The developer shall fully comply with the provisions of the Second Amendment to the Memorandum of Understanding dated June 29, 2010, approved by Resolution 13-12007.
24. The developer shall continue to incorporate best management practices during the construction phase of the homes, in accordance with the SWPPP submitted to the Regional Water Quality Control Board.
25. The developer shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:
 - a. Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices;
 - b. Use pavers for walkways and other appropriate hardscape surfaces as an option to buyers to minimize impervious areas;
 - c. Minimizing the amount of directly connected impervious surface area;
 - d. Marking of all storm drains with "No Dumping, Drains to Delta" permanent markings; and
 - e. Constructing concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.

Standard Conditions:

26. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval of this project, as applicable. Where there is a conflict between Planning Commission Resolution No. 8931 and the conditions identified herein, the specific conditions of this resolution shall apply. If there are any conflicts between this specific Resolution, Resolution No. 8931 and the agreed upon terms of the San Marco Development Agreement, the terms of the Development Agreement shall apply.

27. 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 apply to this project.
28. 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.
29. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Government Code § 66020 (d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and other exactions. The developer is hereby notified the 90-day approval period in which you (the developer) may protest these existing fees, dedications, reservations and exactions, pursuant to Government Code § 66020 (a) has begun. If you (the developer) fail to protest within this 90-day period by complying with all of the requirements of § 66020, you (the developer) will be legally barred from later challenging such exactions.
30. This approval will expire on December 8th, 2018, unless a building permit or grading permit has been issued for the model approved by this resolution, or a written request for extension of this approval 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 permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 4th day of April 2018, 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-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.

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Administrative	)	
Design Review Approval to Construct a	)	
new Storefront Entrance at 4405 Century	)	Resolution No. 311
Boulevard, for "4405 Century Facade	)	
Design, AP-18-1310 (AD).")	)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On January 30, 2018, Bob Garrison, on behalf of Sierra Pacific Properties, filed Administrative Design Review Application No. 18-1310, requesting approval to modify an existing façade in order to create a new storefront entrance for a new tenant space. The subject site is located at 4405 Century Boulevard, in the CC (Community Commercial) District. APN 074-460-003.
- 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 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 3, "Minor Building Remodels" of Planning Commission Resolution No. 9918.
- D. On February 13, 2018, 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 28, 2018, the Zoning Administrator finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. In accordance with the requirements of PMC 18.36.020 (B), the proposed improvements:
 - a. 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, in that the proposed storefront entrance will provide an attractive, refreshed exterior.
 - b. Will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the structure is required to comply with current building code standards that are intended to provide adequate protection against noise and vibrations.
 - c. Will have an exterior design and appearance that will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that it will create a new storefront that will enhance the appearance of the building by providing a new focal point and an attractive and refreshed exterior.
 - d. Will be in harmony with proposed developments on land in the general area in that the proposed new storefront entrance will utilize a brown and beige/sand color scheme to match with the existing structures on the property.
 - e. Generally conform with the City's Development Review and Design Guidelines (DRDG), Planning Commission Resolution No. 9864 section IV.g, IV.i, IV.k, and IV.p, in that the proposed new storefront entrance is designed as a focal point; it is designed to have structural reliefs and an articulated entry; and the brown and beige/sand color scheme will be compatible with the existing building, which, in turn is compatible with the majority of the buildings within Century Plaza.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. 18-1310, subject to the following conditions.

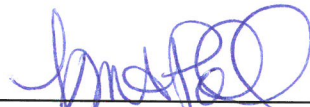
1. The project shall be constructed in substantial conformity with the project plans, elevations, and color samples date stamped February 15, 2018, included as "Exhibit A" to this resolution, except as modified below.
2. All gutters, downspouts, flashing vents, utility equipment, and similar items shall be painted to match the building exterior to which they are directly attached.
3. The exterior of the structure shall be maintained in a good condition at all times, including but not limited to the color integrity of the façade.
4. The site shall be kept clean and free of all litter, debris, and refuse.
5. All site landscaping shall be maintained so as to remain thriving and free of weeds.
6. The applicant shall ensure that detergents/degreasers are never used in the process of outdoor cleaning, and that employees use dry cleanup methods whenever possible.
7. All site development shall comply with Title 15 (Building and Construction) of the Pittsburgh Municipal Code.
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 this resolution and the Standard Conditions of Development, this resolution shall govern.
9. 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.

10. The applicant shall comply with all of the requirements of the Community Development Department (including the Planning, Engineering and Building Divisions), Contra Costa County Fire Protection District and all applicable local, state, and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
11. This approval will expire on March 28, 2019, 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 28th day of March, 2018, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

APPROVED BY
THE CITY OF PITTSBURGH

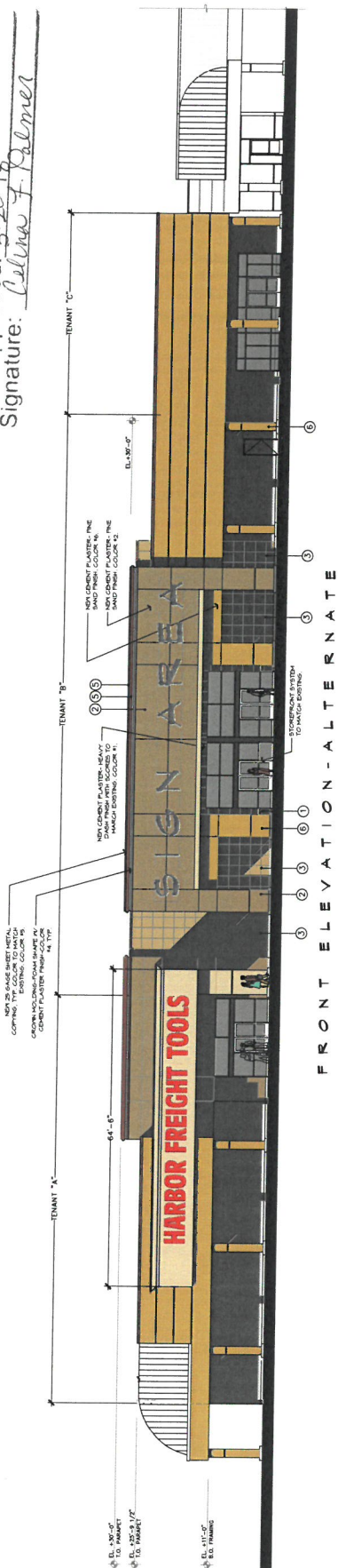
_____ Planning Department
 X Zoning Administrator
 _____ Planning Commission
 _____ City Council

App. No. AP-18-1310

Reso. No. 311

Date Approved: 3.28.18

Signature: Celina F. Palmer



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 Pittsburg, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur: (a) the City bears its own attorneys' fees

and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.

3. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.

4. The applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.

5. This use permit may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the use permit or add/modify conditions approval.

6. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.

7. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburg Municipal Code.

8. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

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

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

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

12. Prior to occupancy, the developer shall supply the City with an ACAD computer disk file showing plans that reflect the project as it was build (As-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.

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving Installation of a)
17.5-Foot-Tall Chimney Stack at 620)
Garcia Avenue, Ste. A, for "Pet Loss)
Center Chimney Stack, AP-18-1314)
(AD)."

Resolution No. 312

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On February 8, 2018, Ryan Lane, on behalf of Pet Loss Center, filed Administrative Design Review Application No. 18-1314, requesting approval to install a chimney stack on an existing building, as required by Bay Area Air Quality Management District, for the pet crematory use. The top of the stack would be 35 feet in height, and would stand 17.5 feet above the existing building. The subject site is located at 620 Garcia Ave, Suite A, in the IP (Industrial Park) District. APN 088-392-018.
- 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 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 3, "Minor Building Remodels" of Planning Commission Resolution No. 9918.
- D. On March 13, 2018, 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 April 17, 2018, the Zoning Administrator finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. In accordance with the requirements of PMC 18.36.020 (B), the proposed improvements:
 - a. 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 the proposed chimney stack is painted to match the existing building.
 - b. Will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the proposed chimney stack is required to comply with current building code standards that are intended to provide adequate protection against noise and vibrations.
 - c. Will have an exterior design and appearance that will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, if the site is maintained in a good condition at all times, including but not limited to the color integrity of the façade and chimney stack.
 - d. Will be in harmony with proposed developments on land in the general area in that there are no developments currently proposed in the immediate vicinity of the site.
 - e. Will generally conform with the City's Development Review and Design Guidelines (DRDG), Planning Commission Resolution No. 9864, specifically section IV.p, if the proposed chimney stack is painted to match the existing building, which, in turn will be compatible with the majority of the buildings in the vicinity.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. 18-1314, subject to the following conditions.

1. The project shall be constructed in substantial conformity with the project plans, and photos date stamped February 8, 2018, included as "Exhibit A" to this resolution, except as modified below.
2. The proposed chimney stack shall be painted to match the existing building color.
3. All gutters, downspouts, flashing vents, utility equipment, and similar items shall be painted to match the building exterior to which they are directly attached.
4. The exterior of the structure shall be maintained in a good condition at all times, including but not limited to the color integrity of the façade and chimney stack.
5. The site shall be kept clean and free of all litter, debris, and refuse.
6. All site landscaping shall be maintained so as to remain thriving and free of weeds.
7. The applicant shall ensure that detergents/degreasers are never used in the process of outdoor cleaning, and that employees use dry cleanup methods whenever possible.
8. All site development shall comply with Title 15 (Building and Construction) of the Pittsburgh Municipal Code.
9. 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 this resolution and the Standard Conditions of Development, this resolution shall govern.
10. 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

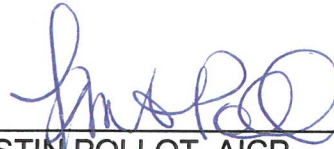
or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

11. The applicant shall comply with all of the requirements of the Community Development Department (including the Planning, Engineering and Building Divisions), Contra Costa County Fire Protection District and all applicable local, state, and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
12. This approval will expire on April 17, 2019, 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 April, 2018, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

NOTES

MECHANICAL SPECIFICATIONS

1. **GENERAL DISCLOSURE:** THE GENERAL DISCLOSURE AND UNDERTAKINGS SHALL COVER THE SCOPE OF THE INVESTIGATIONS AND THE INVESTIGATIONS THEMSELVES. THE GENERAL DISCLOSURE SHALL COVER THE SCOPE OF THE INVESTIGATIONS AND THE INVESTIGATIONS THEMSELVES. THE GENERAL DISCLOSURE SHALL COVER THE SCOPE OF THE INVESTIGATIONS AND THE INVESTIGATIONS THEMSELVES.
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Table 1

- [illegible]

DRAWING, WHITE PRINT, ON SITE, SOLELY

10. **CRACKING AND SPALLING REPAIRS:** PREPARE REPAIRS IN ACCORDANCE WITH THE FOLLOWING: CRACKS SHALL BE REPAIRED WITH A POLYURETHANE EPOXY RESIN. CRACKS ON THE TYPING AND BALANCING SUBMIT SHALL BE COMES TO DESK AT OWNER.
11. **EXTENDING SERVICE:** PROTECT ALL EXISTING SERVICES AND MAKE GOOD ANY DAMAGE CAUSED BY THE WORK IN THIS CONTRACT.
12. **PROVIDE SUFFICIENT LIFTING CAPACITY:** PROVIDE SUFFICIENT LIFTING CAPACITY OF JACKING, HOIST AND ELEVATOR BASED UPON EXISTING RECORDS. BE PREPARED TO PROVIDE SUFFICIENT LIFTING CAPACITY FOR THE REMOVAL OF THE EXISTING ROOF.
13. **REMOVE AND REPAIR EXISTING ROOF:** REMOVE EXISTING ROOF AND REPAIR ROOF TO MATCH EXISTING ROOF.
14. **REMOVE AND REPAIR EXISTING ROOF:** REMOVE EXISTING ROOF AND REPAIR ROOF TO MATCH EXISTING ROOF.
15. **REMOVE AND REPAIR EXISTING ROOF:** REMOVE EXISTING ROOF AND REPAIR ROOF TO MATCH EXISTING ROOF.

41103

- CHECK AND ADJUST REFRIGERANT CHARGE AS REQUIRED FOR PROPER OPERATION.
- BALANCE EXISTING AC UNITS TO PROVIDE SPECIFIED AIR FLOWS.
- PROVIDE ALL EXISTING AC UNITS WITH NEW MERV 8 FILTERS.
- TEST ALL EXISTING EQUIPMENT AND MAKE GOOD.

HYDRONIC PIPING SPECIFICATIONS

- [illegible]

SHEET NO.	DRAWING INDEX
M10	SCHEDULE SPECIFICATIONS NOTES AND LEGENDS
M20	EQUIPMENT SCHEDULE AND AIR DISTRIBUTION DETAILS
M30	GROUND FLOOR PLAN - EQUIPMENT LAYOUT
M40	MEZANINE PLAN - EXHAUST AND DUCT LAYOUT
M60	ROOF PLAN
M80	ELEVATION PLAN
M85	EQUIPMENT TYPICAL CONSTRUCTION DETAILS

1 M1.0 NTS SCHEDULE SPECIFICATIONS NOTES AND LEGENDS

NTS

SPECIAL HANDLING REQUIREMENTS

1. FOR ALL ITEMS AND EQUIPMENT BEING SUPPORTED FROM ROOF DECK, SUBMIT COORDINATION DRAWINGS CLEARLY SHOWING DETAILS OF FIELD CONNECTIONS, ANCHORAGE, AND THE RELATIONSHIP TO THE WORK OF OTHERS.
2. MECHANICAL CONTRACTOR TO ACQUIRE SPECIAL HANGER SUPPORTS FROM THE CUSTOMER ROOF DECK MANUFACTURER, SUBMIT SHOP DRAWING AND HANGER DATA SHEET FOR APPROVAL.

GREEN BUILDING

- [illegible]

I SHALL BE SAVED

7. A FINAL REPORT SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PROVIDING SERVICES SHALL BE PROVIDED AFTER COMPLETION OF TESTING, ADJUSTING, AND BALANCING. COBC §.419.A.A.

PLAN CHECK NOTES

1. MATERIALS EXPOSED WITHIN DUCT OR PLENUM SHALL COMPLY WITH SECTION 603.2 CMIC.
2. PROVIDE SMOKE DETECTORS IN MAIN SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER SECTION 600.8 CMIC.
3. APPLICABLE CERTIFICATE OF ACCEPTANCE DOCUMENTS (NRCALCULUS) SHALL BE SUBMITTED TO THE FIELD INSPECTION DURING CONSTRUCTION. CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED UNTIL THESE FORMS ARE REVIEWED AND APPROVED.

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1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THE CONTRACT WORK. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC STRUCTURES AND FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING NATURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WILDLIFE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FISH AND AQUATIC LIFE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BIRDS AND MAMMALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING INSECTS AND ARACHNIDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND FUNGI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOILS AND ROCKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING GEOMORPHIC FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CLIMATE AND WEATHER PATTERNS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AIR QUALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING NOISE LEVELS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING VIBRATION LEVELS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ELECTROMAGNETIC INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RADIO FREQUENCY INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING OPTICAL INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING THERMAL INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CHEMICAL INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BIOLOGICAL INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PHYSICAL INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOCIAL INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECONOMIC INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING POLITICAL INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RELIGIOUS INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ETHNIC INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANGUAGE INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING IDENTITY INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BELIEFS INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING VALUES INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING NORMS INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CUSTOMS INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TRADITIONS INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HERITAGE INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MEMORIALS INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MARKERS INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MEMORIALS INTERFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MARKERS INTERFERENCE.

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The Pet Loss Center
Tenant Improvement
620 Garcia Ave, Pittsburg C.A

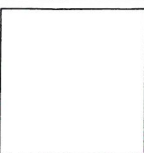
Project Schedule

**SCHEDULE
SPECIFICATIONS
NOTES AND LEGENDS**

0.

CREAMLINE UNIT SCHEDULE											
MARK	MANUF. & MODEL	LOCATION	GAS REQUIREMENT		ELECTRICAL REQUIREMENT			FRESH AIR REQUIREMENT		WEIGHTS	REMARKS
			FOR NATURAL GAS 4500 m ³ / hr / 150m ³ /hr	FOR LP GAS 1900 FT ³ / hr / 50m ³ /hr	VOLTAGE 220V/208V/460V	CONTROL VOLTAGE 115V	WIRE 10ga type	PHASE 3 type	BOX 6"x6" type		
	MES - EB-32-35	GROUND FLOOR								4000LBS (1814KGS)	NEW

3) REFERRAL FOR MANUFACTURER INSTRUCTIONS AND REQUIREMENTS.



2248 Tuleman
14th Street
Oakland, CA 94612
Phone: (415) 788-1291
Fax: (415) 788-1292
www.petlosscenter.org
ENERGY CONSULTING
10 KILPATRICK DRIVE
SAN FRANCISCO, CA 94116

620 Garcia Ave, Pittsburg C.A
Tenant Improvement
The Pet Loss Center

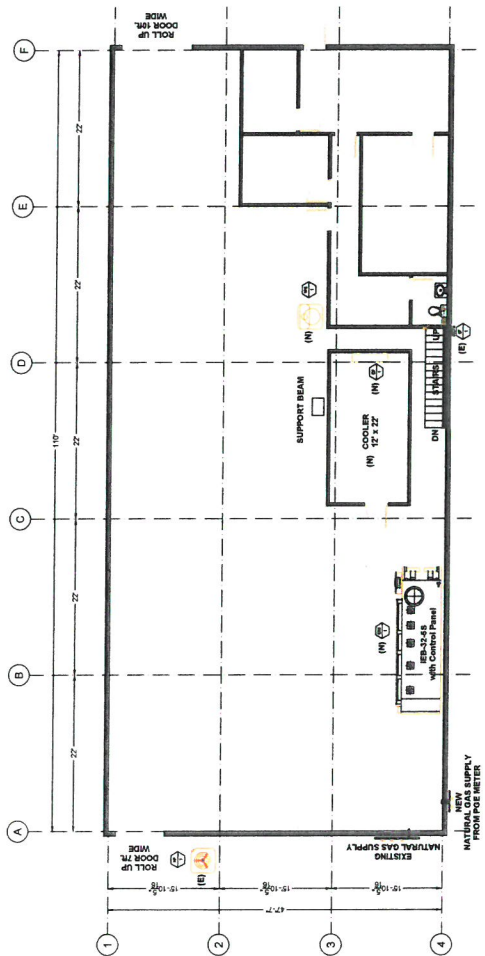
Project Schedule
Revision
GROUND FLOOR PLAN - EQUIPMENT LAYOUT
M 3.0

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF ALL PIPING AND UTILITIES PRIOR TO START OF WORK.
2. IN THE EVENT OF DISCREPANCIES NOTIFY THE ARCHITECT IMMEDIATELY.
3. ALL DUCT AND PIPING LOCATIONS ARE BASED ON THE CONTRACTOR TO VERIFY AND COORDINATE WITH ALL PIPING AND UTILITIES PRIOR TO INSTALLATION.
4. COORDINATE TO ARCHITECTS ALL ROOF AND WALL OPENINGS PRIOR TO START OF WORK.

SHEET NOTES

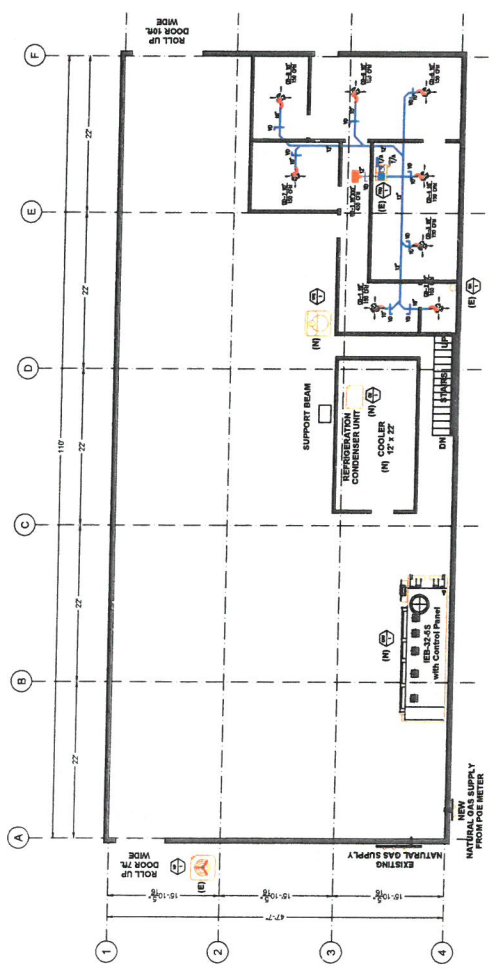
- ◇ EXHAUST DUCT UP THROUGH ROOF
- ◇ TERMINATE EXHAUST DUCT WITH ROOF CAP
- ◇ CONDENSATE DRAIN REFER TO PLUMBING LAYOUT.



1 GROUND FLOOR PLAN - EQUIPMENT LAYOUT
M 3.0 1/8" = 1'-0"

- GENERAL NOTES**
1. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EXISTING AND PROPOSED MECHANICAL EQUIPMENT AND DUCTWORK PRIOR TO START OF WORK.
 2. ALL DUCT AND PIPING LOCATIONS ARE SHOWN ON THIS PLAN. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL OTHER TRADES PRIOR TO INSTALLATION.
 3. ALL DUCT AND PIPING LOCATIONS ARE SHOWN ON THIS PLAN. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL OTHER TRADES PRIOR TO INSTALLATION.

- SHEET NOTES**
- ◇ EXISTING MECHANICAL EQUIPMENT
 - ◇ PROPOSED MECHANICAL EQUIPMENT
 - ◇ CONDENSATE DRAIN REFERS TO PLUMBING LAYOUT



1. MEZZANINE PLAN - (E)HVAC AND DUCT LAYOUT
 1/8" = 1'-0"

The Pet Loss Center
 Tenant Improvement
 620 Garcia Ave, Pittsburg C.A



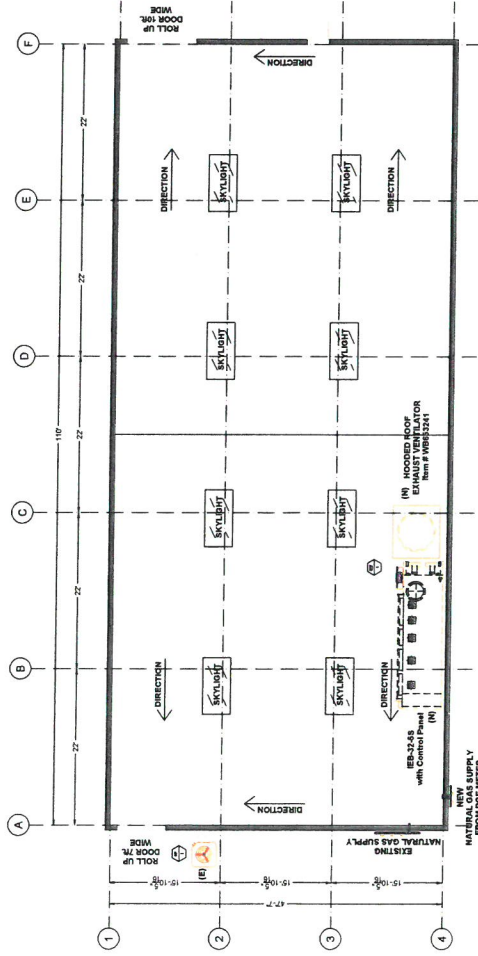
Project Schedule
Revision
MEZZANINE PLAN (E)HVAC AND DUCT LAYOUT
M 4.0

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF ALL PIPING AND UTILITIES PRIOR TO START OF WORK.
2. IN THE EVENT OF DISCREPANCIES NOTIFY THE ENGINEER IN WRITING PRIOR TO START OF WORK.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL AFFECTED DEPARTMENTS REPRESENTATIVE EXACT ROUTING PRIOR TO INSTALLATION.

SHEET NOTES

1. CONTRACTOR MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS



1. ROOF PLAN
W.S.V. 1/8" = 1'-0"

The Pet Loss Center
Tenant Improvement
620 Garcia Ave, Pittsburg, CA

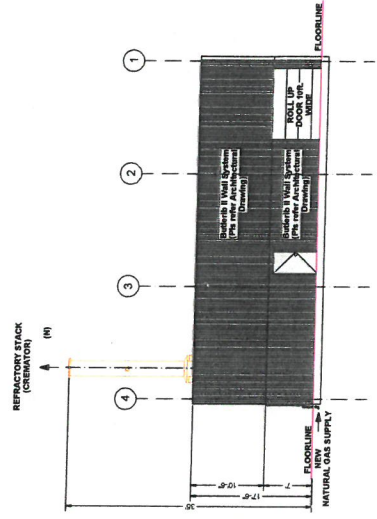
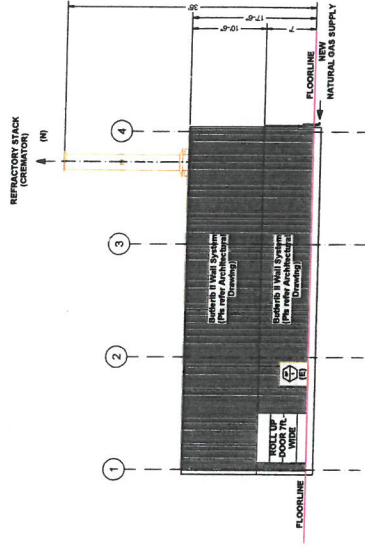
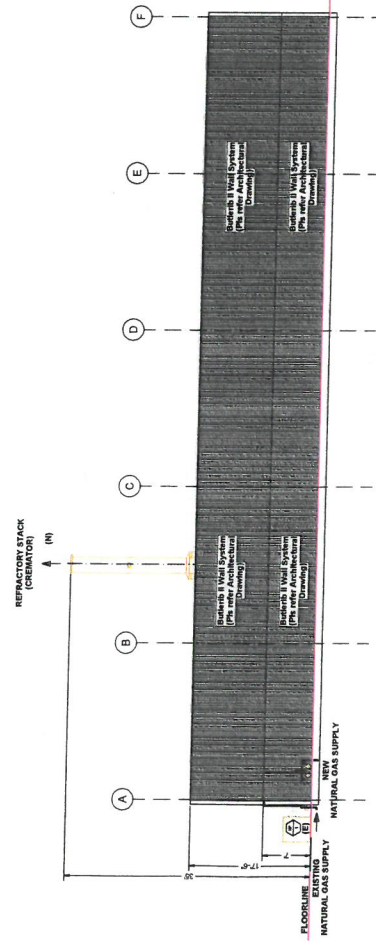
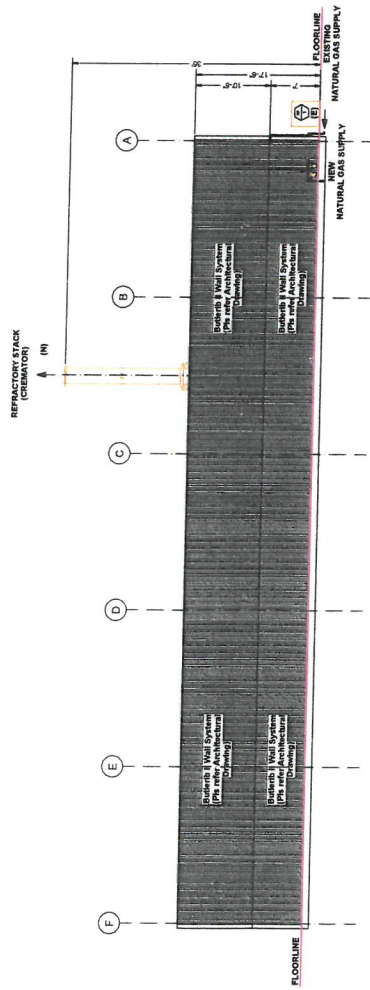
Project Engineer
Revision

ROOF PLAN

M 5.0

2242 TOWN
D. PUGH
CA 94605
phone: (916) 298-1228
email: d.pugh@petlosscenter.com
www.petlosscenter.com
ENGINEERING & ARCHITECTURE SERVICES





GENERAL NOTES

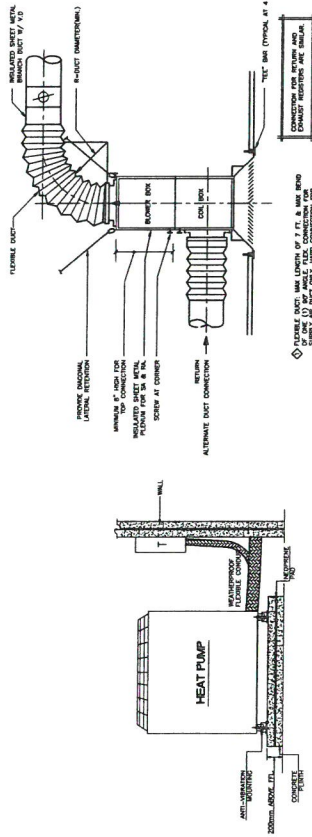
1. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF ALL UTILITIES PRIOR TO START OF WORK.
2. IN THE EVENT OF DISCREPANCIES NOTIFY THE ENGINEER IN WRITING PRIOR TO START OF WORK.
3. ALL DUCT AND SPRING LOCATION ARE DIAGRAMMATIC. CONTRACTOR TO VERIFY AND CORRECT. ALL TRADES AND OWNERS REPRESENTATIVE EXACT ROUTING PRIOR TO INSTALLATION.

SHEET NOTES

1 CONTRACTOR MUST FOLLOW MANUFACTURER'S RECOMMENDATION.

1 BUILDING ELEVATION
M 6.0
1/8" = 1'-0"

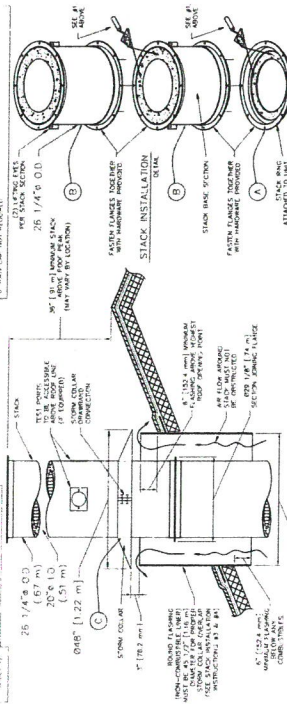
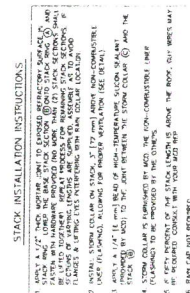
M 6.0



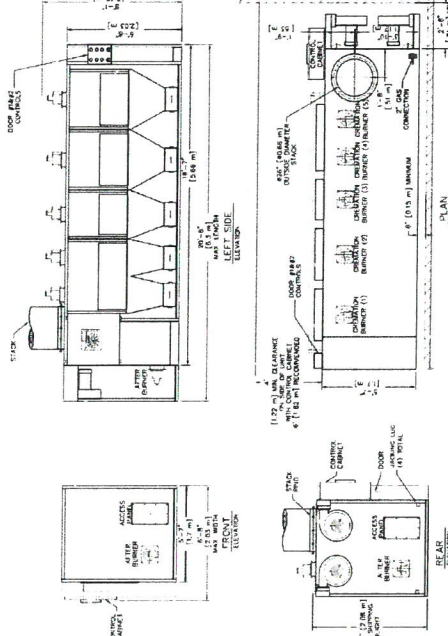
**HEAT PUMP
INSTALLATION DETAIL**



B FCU
INSTALLATION DETAIL
NTS

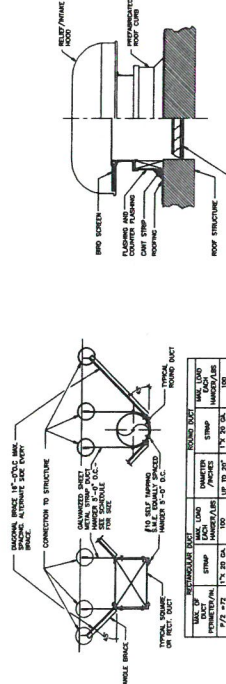


**CREMATOR ROOF
PENETRATION DETAIL**



F CREMATOR CONSTRUCTION
ELEVATION AND CLEARANCES
NTS

D RELIEF HOOD ON HOOD DETAIL NTS



C DUCT SUPPORT DETAIL NTS

1
M 7.0



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 Pittsburg, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both the following occur:
(a) the City bears its own attorneys' fees

and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.

3. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.
4. The applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.
5. This use permit may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the use permit or add/modify conditions approval.
6. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.
7. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburg Municipal Code.
8. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

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

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

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

12. Prior to occupancy, the developer shall supply the City with an ACAD computer disk file showing plans that reflect the project as it was build (As-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.

TENTATIVE Pipeline List for Planning Commission



	Pipeline Type	Application Year	App No.	Pipeline Image	Project Name	Applicant/Developer	Street Number	Street Name	APN	Units Proposed OR Building SF	Site Size (AC or SF)	Status	Upcoming PC Date	Upcoming CC Date	Planner Assigned
1	Commercial / Institutional	AP-18	1329		America's Tire	Don Thraillkill	2220	Railroad	087-042-019	--	0.77 ac.	Incomplete	TBD	--	Jordan Davis
2	Commercial / Institutional	AP-18	1319		Avila Storage Yard	Dave Rege	--	Avila	097-140-014	390 storage units	5.0 ac.	Incomplete	TBD	--	Hector Rojas
3	Commercial / Institutional	AP-17	1291		Commercial Scaffolding Inc.	Commercial Scaffolding Inc.	1451	Loveridge	073-230-015	--	1.14 ac.	Incomplete	TBD	--	Jordan Davis
4	Commercial / Institutional	AP-18	1326		Fernandes Towing	Mike Fernandes	650	West 10th	085-270-016; 085-270-045; 085-270-046; 085-270-029; 085-270-032	4,000 s.f.	2.07 ac.	Incomplete	TBD	--	Jordan Davis
5	Commercial / Institutional	AP-16	1189		LMK PETRO Mini-Mart, Gas Station and Car Wash	LMK PETRO	1625	Buchanan	088-030-021	5,372 s.f.	5.0 ac.	Incomplete	TBD	TBD	TBD
6	Commercial / Institutional	AP-17	1303		Nazari Rezoning for Contractor Yard	Mike Nazari	1700	N. Parkside	096-093-002, -003, -004	--	1.08 ac.	Pending	TBD	TBD	Hector Rojas
7	Commercial / Institutional	AP-17	1217		Nazari Use Permit Amendment	Mike Nazari	1700	N. Parkside	096-093-002, -003, -004	--	1.08 ac.	Appeal Pending	--	05/21/18	Hector Rojas
8	Commercial / Institutional	AP-18	1318		New Birth Church Parking Lot Addition	Gail Knowles	1434	Simpson	088-570-004	--	9,240 s.f.	Incomplete	NOI 03/13/18	--	Celina Palmer
9	Commercial / Institutional	AP-17	1281		Pittsburg Civic Center Offices	Garaventa Properties	--	Center	086-100-041	102,538 s.f.	5.23 ac.	Incomplete	TBD	--	Hector Rojas
10	Commercial / Institutional	AP-17	1235		Pittsburg Disposal Relocation/Mt. Diablo Resource Recovery Park Services	Robert Hammons	555	California	073-270-089	20,008 s.f.	1.42 ac.	Pending	06/13/17	TBD	TBD
11	Commercial / Institutional	AP-17	1288		Public Storage (1275 California)	Public Storage	1275	California	073-190-031	39,750 s.f.	4.4 ac.	Pending	04/24/18	--	Jordan Davis
12	Commercial / Institutional	AP-18	1315		Public Storage (525 California)	Public Storage	525	California	073-270-088	150,000 s.f.	2.0 ac.	Incomplete	TBD	TBD	Jordan Davis
13	Commercial / Institutional	AP-16	1195		Ruby Lounge	Kyle Ahmadi	3829	Railroad	088-072-055	--	2,000 s.f.	Incomplete	TBD	--	Jordan Davis
14	Commercial / Institutional	AP-15-	1096		Solomon Temple Baptist Church Addition	Wendell Seifert	655	California	073-140-008	32,000 s.f.	87,120 s.f.	Incomplete	TBD	--	Jordan Davis
15	Commercial / Institutional	AP-18	1323		St. Peter Martyr Church Ramp	St. Peter Martyr Church, Ruben Rodriguez	740	Black Diamond	085-163-009	6,150 s.f.	18,750 s.f.	Incomplete	NOI 03/13/18	--	Celina Palmer
16	Industrial	AP-17	1270		Diablo Energy Storage, LLC	Diablo Energy Storage, Kevin Johnson	701	Willow Pass	085-280-010	186,000 s.f. (max)	11.85 ac.	Pending	04/24/18	05/21/18	Joan Lamphier
17	Industrial	AP-13-	969		Dow Modernization Project	Jason Ruhl, DOW Chemical	901	Loveridge	073-220-046	248 s.f.	6.0 ac.	FEIR Pending	TBD	--	Jordan Davis
18	Industrial	AP-18	1321		Golden State Utility/EGD Security	Electric Guard Dog LLC, Carol Bausinger	1501	Loveridge	073-230-033	--	1.8 ac.	Incomplete	TBD	--	Jordan Davis
19	Industrial	AP-18	1313		K2 Pure Chlorine Rail Transportation Curtailment	David Kahn, K2 Pure Solutions	950	Loveridge	073-220-029; 073-220-030	--	14.9 ac.	Incomplete	TBD	--	Hector Rojas
20	Industrial	AP-18	1325		Mt Diablo Resource Recovery Park Expansion	Vincent Colvis, Contra Costa Waste Service, Inc	1300	Loveridge	073-200-013; 073-200-014; 073-200-015; 073-200-024	86,855 s.f. addition	36 ac.	Incomplete	TBD	--	Hector Rojas
21	Multi-Family Residential	AP-17	1276		Alturus Triplexes	Baric Services	6, 14, 45, 70 & 78	Alturas	087-114-003; -004; -011; -012; & -014	Five 3 unit buildings	9,660 s.f.	Pending	04/24/18	--	Celina Palmer

	Pipeline Type	Application Year	App No.	Pipeline Image	Project Name	Applicant/Developer	Street Number	Street Name	APN	Units Proposed OR Building SF	Site Size (AC or SF)	Status	Upcoming PC Date	Upcoming CC Date	Planner Assigned
22	Multi-Family Residential	AP-17	1304		Black Diamond Terraces	Enrique Palacios, Pittsburg Unified School District	1025	Black Diamond	085-203-004	77 units	2.25 ac.	Incomplete	TBD	--	Jordan Davis
23	Multi-Family Residential	AP-17	1294		Galloway Multiplex	Gwen Bertolami	345	W. 10th	085-211-004	4 units	6,260 s.f.	Pending	Study session: 04/24/18; Public Hearing TBD	--	Hector Rojas
24	Multi-Family Residential	AP-17	1295		Galloway Multiplex	Gwen Bertolami	172	W. 10th	085-226-014	4 units	6,260 s.f.	Pending	Study session: 04/24/18; Public Hearing TBD	--	Hector Rojas
25	Multi-Family Residential	AP-17	1296		Galloway Multiplex	Gwen Bertolami	463	W. 10th	085-241-003	4 units	6,994 s.f.	Pending	Study session: 04/24/18; Public Hearing TBD	--	Hector Rojas
26	Other Projects	AP-10-	717		Faria/Southwest Hills Annexation & Master Plan	Discovery Builders, Inc.	--	SW Hills Planning Area	097-180-006; 097-200-002; 097-200-003	Potential 1500 units (max)	607 ac.	EIR Pending	TBD	TBD	Kristin Pollot
27	Other Projects	AP-18	1332		Hazard Mitigation Plan, General Plan Amendment	City of Pittsburg, Planning Division	--	citywide	city-wide	n/a	citywide	Pending	04/24/18	05/21/18	Kristin Pollot
28	Other Projects	AP-17	1280		Pittsburg Active Transportation and Safe Routes Plan	City of Pittsburg	--	citywide	city-wide	n/a	citywide	Incomplete	--	04/02/18	Hector Rojas
29	Other Projects	AP-18	1308		Title 5/18 Medical Cannabis Amendments	BioZone	--	citywide	city-wide	n/a	citywide	Appeal Pending	--	05/07/18	Jordan Davis
30	Single Family Residential	AP-17	1229		Liberty Residential Subdivision	Discovery Builders, Inc.	300	Central	086-160-009, -011, -012, and 086-151-001	57 units	4.98 ac.	Pending	Study session: 04/24/18; Public Hearing 05/08/18	TBD	Hector Rojas