



City of Pittsburg Planning Commission Agenda

May 28, 2019

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

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

Planning Commission Members

**Elissa Robinson, Chair
Sarah Foster, Vice-Chair
J. Faye Fields, Commissioner
Christopher Moreno, Commissioner
Dr. Trinh Nguyen, Commissioner
Michael Caliguire, Commissioner
James Coniglio, Commissioner**

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. **Minutes**
Meeting Minutes of May 14, 2019

PUBLIC HEARINGS

2. **Alves Ranch Project, AP-18-1348 (GP, RZ, VTM, DR, DA)**
This is a continued public hearing on a request by William Lyon Homes, Inc., for a recommendation to City Council for approval of: 1) a General Plan map amendment to change the 57.81-acre site's land use designation to 'Medium Density Residential' (approx. 46 acres) and 'Community Commercial' (approx. 12 acres); 2) a zoning map amendment to rezone the site to PD (Planned Development) District and CC (Community Commercial) District; 3) an amended vesting tentative map to facilitate the construction of 346 single family dwelling units (along with 10 accessory dwelling units), the 12-acre commercial site, and ancillary features; 4) design review of landscape and architectural plans for the residential portion; and 5) a development agreement. The project site is located along the north side of West Leland Road, south of State Route 4, at the intersection of Alves Ranch Road. Assessor's Parcel Nos. 093-460-001; 093-460-002; and 093-460-005.
3. **Electric Guard Dog Electric Fence, AP-18-1321 (UP)**
This is a public hearing on a request for approval of a use permit to establish a 10-foot tall electric security fence. The proposed fence would measure approximately 1,544 linear feet, and would surround an approximately 3.3-acre area of the subject parcel located at 1501 Loveridge Road, within the IG (General Industrial) District. Assessor's Parcel No. 073-230-033.

ZONING ADMINISTRATOR REPORTS

4. Notice of Intent to Conduct a Zoning Administrator Public Hearing

The Zoning Administrator submits one notice of intent to conduct a Zoning Administrator public hearing on a proposed acupuncture and herbal medicine office to be operated out of a single-family home located at 53 Alvarado Avenue.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

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

May 14, 2019

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, May 14, 2019, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Robinson, Vice-Chair Foster, Commissioners Moreno, Nguyen, Caliguire, Coniglio

Absent: Commissioner Fields

Staff: Director of Community Development Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Assistant to the City Manager/Project Planner Jordan Davis, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Coniglio led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Item number 3 from the Public Hearing calendar, Alves Ranch Project, AP-18-1348 (GP, RZ, VTM, DR, DA), was continued to the next regularly scheduled meeting of May 28, 2019.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of April 23, 2019

On motion by Commissioner Coniglio seconded by Commissioner Foster to approve and carried by the following vote:

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

PUBLIC HEARINGS

2. Public Storage Redevelopment (525 California Avenue), AP-18-1315 (RZ, DR, TRP)

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

Project Planner Jordan Davis gave a presentation.

Mark Kennedy spoke as the applicant.

Bruce Ohlson, Pittsburg, suggested the agreement includes a requirement for full-size trees to replace removed matured trees, he expressed concerns over the current traffic lane size in front of the project site and requested to install full-width, standard traffic lanes on California Avenue, and recommended the applicant consolidate the existing directional signs at the project site and include a large "Welcome to Pittsburg" directly on the new building.

On motion by Commissioner Moreno seconded by Commissioner Coniglio to approve the application, including condition number 34 per the memorandum provided by staff, and carried by the following vote:

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

3. Alves Ranch Project, AP-18-1348 (GP, RZ, VTM, DR, DA)

A public hearing on a request by William Lyon Homes, Inc., for a recommendation to City Council for approval of: 1) a General Plan map amendment to change the 57.81-acre site's land use designation to 'Medium Density Residential' (approx. 46 acres) and 'Community Commercial' (approx. 12 acres); 2) a zoning map amendment to rezone the site to PD (Planned Development) District and CC (Community Commercial) District; 3) an amended vesting tentative map to facilitate the construction of 346 single family dwelling units (along with 10 accessory dwelling units), the 12-acre commercial site, and ancillary features; 4) design review of landscape and architectural plans for the residential portion; and 5) a development agreement. The project site is located along the north side of West Leland Road, south of State Route 4, at the intersection of Alves Ranch Road. Assessor's Parcel Nos. 093-460-001; 093-460-002; and 093-460-005.

This item was continued to the next regularly scheduled meeting of May 28, 2019.

STAFF COMMUNICATIONS

There were no staff communications.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

Commissioner Foster acknowledged May as Mental Health Awareness Month.

The meeting was adjourned at 7:34 p.m. to May 28, 2019.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
May 28, 2019**

ITEM: Alves Ranch Project, AP-18-1348 (GP, RZ, VTM, DR, DA)

ORIGINATED BY: Mandy Leung, on behalf of William Lyon Homes, Inc., 2603 Camino Ramon, Ste. 450, San Ramon, CA 94583

SUBJECT: This is a continued public hearing on a request by William Lyon Homes, Inc., for a recommendation to City Council for approval of: 1) a General Plan map amendment to change the 57.81-acre site's land use designation to 'Medium Density Residential' (approx. 46 acres) and 'Community Commercial' (approx. 12 acres); 2) a zoning map amendment to rezone the site to PD (Planned Development) District and CC (Community Commercial) District; 3) an amended vesting tentative map to facilitate the construction of 346 single family dwelling units (along with 10 accessory dwelling units), the 12-acre commercial site, and ancillary features; 4) design review of landscape and architectural plans for the residential portion; and 5) a development agreement. The project site is located along the north side of West Leland Road, south of State Route 4, at the intersection of Alves Ranch Road. Assessor's Parcel Nos. 093-460-001; 093-460-002; and 093-460-005.

RECOMMENDATION:

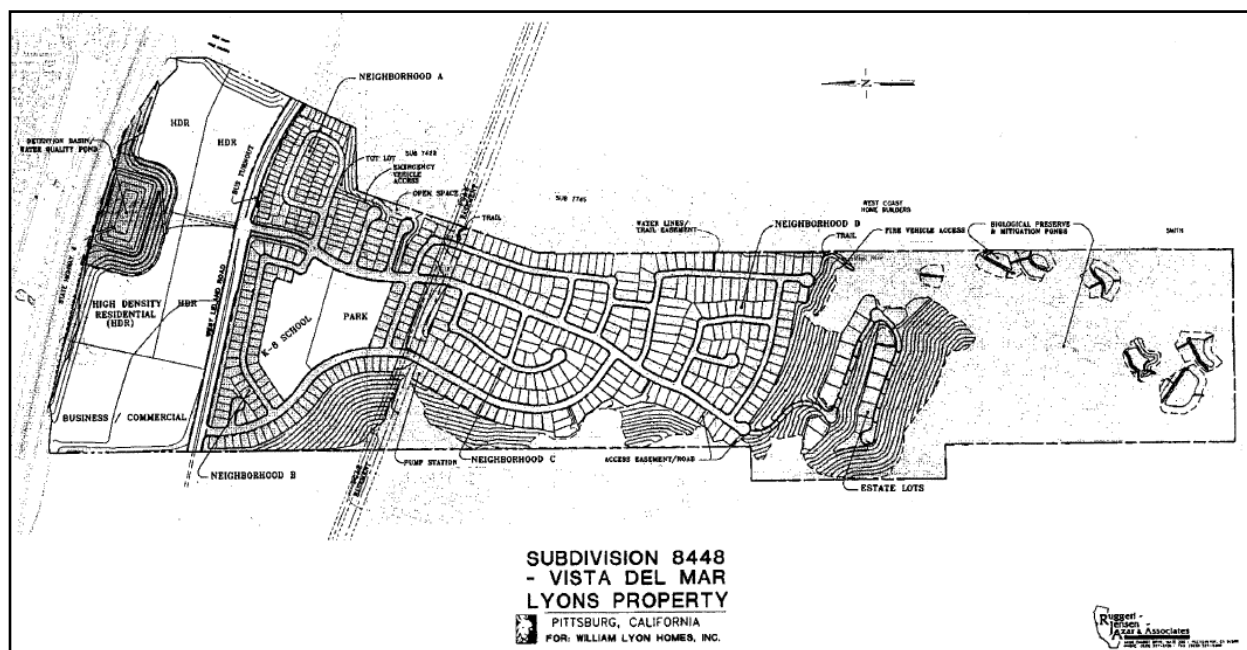
Staff recommends that the Commission adopt Resolution No. 10121, recommending City Council approval of: 1) a general plan amendment; 2) a zoning map amendment; 3) a vesting tentative map; 4) design review; and 5) a development agreement amendment for the Alves Ranch Project, Planning Application No. 18-1348, subject to conditions.

BACKGROUND:

In 2004, William Lyon Homes, Inc. and Alves Ranch, LLC, submitted a plan to develop approximately 293-acres as a residential and commercial subdivision, known as the Vista Del Mar development. The 2004 Vista Del Mar project anticipated approximately 1,100 housing units (spanning the north and south sides of West Leland Road), approximately 257,500 square feet of commercial floor space, an approximately 11.33-acre school/park site, approximately 117.68 acres of permanent hillside open space, associated landscaped buffers, public and private roadways, a detention basin, a water tank site, and a water pump station site (see Figure 1 below).

Planning Commission Staff Report
Alves Ranch Project, AP-18-1348 (GP, RZ, VTM, DR, DA)

Figure 1. 2004 Vista Del Mar Development Plan



On December 6, 2004, the City Council adopted an Ordinance (No. 04-1230) rezoning the portion of the project located north of West Leland Road (see Figure 2. Alves Ranch Site) to CO-P (Commercial Office with a Master Plan Overlay) and RH-P (High Density Residential with a Master Plan Overlay) Districts; however, no specific master plan/development plan was adopted at that time. On the same night, the Council also approved a Development Agreement (“DA,” Ordinance No. 04-1231) for the project site allowing development for up to 540 medium and high-density residential units, and no more than 20 acres of business commercial development.

In August 2008, a development plan for the Alves Ranch site was proposed. On January 20, 2009, the City Council approved a master plan for the site (Ordinance No. 08-1312), which allowed up to 560 housing units, a 0.6-acre recreational facility, and 221,500 square feet of commercial floor area on approximately 14 acres.

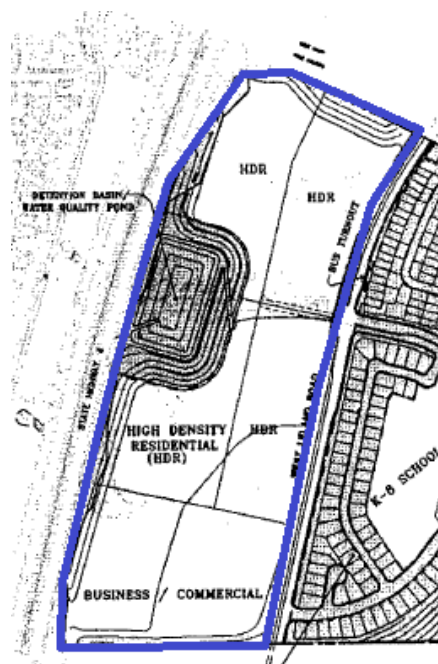


Figure 2. Alves Ranch Site

Since adoption of the Alves Ranch Master Plan, the project proposal for the site has been further refined based on current market conditions, as well as the desire of residents for additional retail commercial opportunities within the area of the City west of Bailey Road. On November 7, 2017, the proposed project was discussed by the Land

Use Subcommittee. The Subcommittee was generally supportive of the modifications proposed, including an amendment to the previous affordable housing requirement specified within the DA in exchange for reduced density, retail commercial acreage instead of office commercial, and prioritization of development of the commercial portion of the project.

On June 18, 2018, the applicant filed a formal application with the Planning Division requesting approval for rezoning of the site, a new vesting tentative map, and modified design review.

On August 21, 2018, the Planning Commission held a public hearing to consider the project (which did not include a general plan map amendment or development agreement amendment at the time) and voted 3-1 to recommend approval of the proposed project. On September 4, 2018, prior to a public hearing before the City Council, the applicant requested the project be continued, in order to allow the developer to refine and bolster the environmental documentation.

Following that meeting, the applicant modified their planning application to include a general plan amendment to ensure the general plan land use designations matched the proposed zoning, and a minor amendment to the existing DA was drafted to require provision of a retail commercial area with an approximately 40,000 square foot grocery store. The proposed DA amendment would also require the developer “stub out” utilities for the commercial portion of the project and pay a penalty should the commercial portion of the property not be developed within five years.

On May 14, 2019, at the request of the applicant, the Planning Commission continued the public hearing to May 28, 2019.

PROJECT DESCRIPTION:

Existing Conditions: The proposed project covers approximately 57.81 acres and is located north of West Leland Road, south of State Route (SR) 4, and approximately one-half mile west of the Pittsburg/Bay Point BART Station. The site proposed for development has been previously graded, so it is relatively flat, with the exception of a dirt mound that exists along the eastern project boundary and straddles the property line between the Alves Ranch site and the West Coast Home Builders owned property to the east, and a large detention basin located along the northern property boundary. The project site is also located at a higher elevation than the adjacent SR 4, so there are large graded slopes along the northern project boundary line that slope down to the adjacent freeway. The elevation difference from the freeway and the areas proposed for residential development is approximately 35 to 40 feet. The rest of the project site is currently vacant and undeveloped and there is no infrastructure (water, sewer, etc.) built on the site yet, with the exception of the intersection signal improvements at West Leland Road and Alves Ranch Road. This intersection will serve as the main entrance to the new development.

Surrounding Land Uses: See Attachment 9, “Project Location Map and Existing

Conditions,” for an overview of surrounding uses.

Proposed Project: The applicant proposes to construct 346 single-family residential units. The residential portion of the project is broken up into three sub-neighborhoods: Neighborhood A (comprised of sections A-1 and A-2), which includes 136 single-family attached units (“duets”); Neighborhood C, which includes 110 alley-loaded detached units; and Neighborhood D (comprised of sections D-1 and D-2) which includes 100 small lot, traditional single family detached homes. Ten of the homes within Neighborhood D would also include attached accessory dwelling units, which would be income restricted.

General Plan Land Use Map Amendment

Multiple approvals are requested for this project; the first is for a General Plan Land Use Map amendment which would change the land use designation of the site from ‘Business Commercial’ and ‘High-Density Residential,’ to ‘Community Commercial’ and ‘Medium Density Residential.’

Zoning Map Amendment

In order to maintain consistency with the proposed General Plan Land Use Map amendment, the second approval would entail a zoning map amendment that would eliminate the existing master plan and rezone the site from CO-P (Office Commercial with a Master Plan Overlay) and RH-P (High Density Residential with a Master Plan Overlay) Districts, to CC (Community Commercial) and PD (Planned Development) Districts. The PD District would allow for flexible, small lot development within the residential areas, while the CC District would facilitate the future development of a commercial shopping center. As shown in the PD Plan (Attachment 4), the proposed development regulations and lot sizes for the residential portion of the project, as well as for the recreation area, streets, alleyways, and other features, would be the same as those shown within the vesting tentative map and project plans.

Vesting Tentative Map

The third approval requested is for an amended vesting tentative map (Attachment 7) that would subdivide the 57.81-acre site into 346 residential lots ranging in size from approximately 1,686 to 4,645 square feet (yielding a residential density of approximately 14 dwelling unit per acre); a 12-acre commercial parcel; a 0.8-acre recreation area; a 9.11-acre stormwater detention area to be dedicated to the Southwest Geological Hazard Abatement District (GHAD); and various smaller open spaces, streets, and alleyways. Access to the residential portions of the development would be provided at two separate access points, one leading directly into Neighborhood D, and another between the commercial parcel and residential Neighborhood C.

All homes within Neighborhood A would be served by private, 20-foot wide driveways which would allow for automobile access to each unit’s garage. Access to each Neighborhood A unit’s front door would be via a pedestrian pathway between each four-

or eight-unit bunch. Homes within Neighborhood C would be served by private streets or alleyways which would provide garage access. Similar to Neighborhood A, the front of each home would be accessed via a private paseo. Units in Neighborhood C would each have a private yard approximately 9-feet wide, which would be placed between houses. Lots 75-76, as well as 177-186 would be oriented so that the front façade faces West Leland Road, helping to create an active streetscape that encourages non-automobile travel.

Neighborhood D would have a more traditional layout, with each home maintaining a rear yard and two side yards. Seventy-six of the proposed units in Neighborhood D would be accessed via private driveways, similar to recent development approved within the City, such as the Waterstone and Liberty Subdivisions; the remaining 24 units would be accessed via private streets. Parking would be prohibited along alleys/motor-courts; however, approximately 163 marked, on-street spaces would be available for guest parking.

Six-foot sidewalks would be installed along all streets and within paseos as necessary to provide a safe pedestrian pathway to all homes. In addition, the developer has proposed a Class I bike/pedestrian facility along the frontage of Neighborhoods C and D. This facility would include an eight-foot wide pathway, as well as two-foot wide shoulders on either side, allowing for a comfortable pedestrian or biking experience.

Design Review

The fourth approval requested is for design review of architectural and landscape plans (see Attachment 6). The architectural plans contain numerous house models, including two plans and three architectural styles for Neighborhood A, and three different plans and distinct architectural styles for Neighborhood C and D. In addition, the applicant has proposed over a dozen different color schemes and a plotting plan which shows no two adjacent homes would be alike.

Each unit within the subdivision would be two-story. The house model designs are characterized by a mixture of hipped and gable-end roofs with composite tile roofing material, stucco siding and simulated stone veneer or horizontal lap siding, and windows with wrought iron railings. The proposed house models range from 1,375 to 1,934 square feet in total living area. Homes in Neighborhoods A and C would include three bedrooms and two and one-half baths, while homes in Neighborhood D would include up to five bedrooms and two and one-half baths. Ten of the homes in Neighborhood D would be designed with a 452 square foot, two-story, one bedroom/one bathroom accessory dwelling unit (ADU) to meet the City's affordable housing requirements. These ADUs would maintain a separate entrance from the main home.

The landscape plans include fencing, planting, and irrigation details. Along West Leland Road, the proposed landscape improvements include wide landscaped areas with the aforementioned 12-foot wide Class I pathway and upwards of 80 street trees. Although the vesting tentative map and landscape plans show otherwise, the applicant has

agreed to construct decorative masonry walls along all side and rear residential yards adjacent to West Leland Road. The applicant also proposes a recreation area complete with bocce courts, a basketball half-court, an asphalt track, and benches, picnic tables, and a generous amount of open turf space, along with decorative plantings.

Development Agreement Amendment

The fifth and final approval requested would entail adoption of the fourth amendment to the Vista Del Mar DA. This amendment would make minor changes to two existing portions of the 'Recitals' section of the DA, and would also amend the Developer's affordable housing obligation by specifying the developer, as part of the project, shall provide a minimum of ten (10) affordable accessory dwelling units ("ADUs"). Location of all required ADU's shall be finalized prior to the City's approval of the first final subdivision map for the Alves Ranch Property. Each ADU shall be at least four hundred (400) square feet in size and contain a fully functional kitchen (including cabinets with countertop, one (1) refrigerator, one (1) four burner range with oven, one (1) sink with garbage disposal and electrical receptacles for small appliances), as well as at least two hundred (200) cubic feet of private storage space and a separate closet for the bedroom area.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located within the 'Southwest Hills' subarea of the General Plan. Currently, the approximate western half of the site is designated 'Business Commercial', while the approximate eastern half is designated 'High Density Residential.' As part of the proposed project, the developer is seeking a General Plan Land Use Map amendment which would designate approximately 12 acres of the site as 'Community Commercial', and the remaining portions 'Medium Density Residential.'

The 'Community Commercial' land use designation is intended to provide sites for retail shopping areas (primarily in shopping centers) containing a wide variety of businesses, including retail stores, eating and drinking establishments, commercial recreation, service stations, automobile sales and repair services, financial, business and personal services, motels, educational and social services. The 'Medium Density Residential' land use designation is intended for housing at densities from 7 to 14 units per gross acre, and dwelling types may include one- or two-story garden apartments, townhouses, and attached or detached single-family residences.

The residential portion of the proposed master plan includes a total of 346 residential units, as well as 10 ADUs, on approximately 25.2 acres, yielding an overall gross project density of 14 dwelling units per acre. The project density would be within the allowable density range identified by the General Plan for the 'Medium Density Residential' designation. The uses proposed are consistent with the accompanying General Plan land use designation and the provisions of the Vista Del Mar Development Agreement.

In addition, General Plan policy 2-P-88 is directly applicable to the project site, and it

generally states that development shall be allowed on the site east of the proposed West Leland Road/San Marco Boulevard intersection (Alves Ranch) with a maximum of 560 medium- and high-density residential units and a maximum of 20 acres of 'Business Commercial' land between West Leland Road and SR 4. The current project proposal is consistent with policy 2-P-88 and the overall intent of the General Plan in that there would be approximately 12 net acres of commercial development and 356 residential units proposed, which is within the maximum allowable development program.

Finally, the project is also consistent with General Plan Policy 2-P-11, as it has been determined that adequate sites are available elsewhere to meet the City's office and business development objectives, as additional land near the Pittsburg Center BART Station has been designated for these types of uses, and the City's focus for office and business development has shifted to this area. The land currently designated as 'Business Commercial' has stood undeveloped for nearly 20 years, with almost no interest in its development as an office park or similar type of use and point to the availability for these opportunities elsewhere.

Zoning: In similar fashion to the land use designations mentioned above, the western third of the site is zoned CO-P (Office Commercial with a Master Plan Overlay) District, while the eastern two-thirds is zoned and RH-P (High Density Residential with a Master Plan Overlay) District. These zoning districts were established as part of the 2009 Alves Ranch Master Plan, which was never developed. The requested zoning map amendment would eliminate the master plan component and change the zoning designation for the project site as follows: 1) the 12-acre commercial portion generally located near the center of the site would be rezoned to CC District; and 2) the remaining portions of the site would be rezoned to PD District.

Pursuant to PMC section 18.62.010(D), PD Districts can be utilized in order to provide for flexibility, consistent with the general plan, from the rigid land use and development regulations found in base districts in order to take advantage of unique land use or site characteristics. The proposed PD District is consistent with the PMC section, in that it includes reduced setback and lot size requirements, and increased lot coverage allowances, in order to construct a unique development pattern on a relatively-large infill site with a variety of housing types which have successfully been implemented in other areas of the City, as well as a retail commercial area. The development pattern was not contemplated by the existing base districts and would likely not be possible using the City's established standard residential development regulations. Pursuant to PMC section 18.48.030, the Planning Commission shall include written findings to support any recommendation it makes to the City Council to amend the Zoning Ordinance.

In contrast to the previous master plan, which identified more general design and development regulations for the majority of the residential areas, the proposed PD Plan provides a more detailed development program, and the developer proposes to entitle and construct all units in succession.

Design Guidelines: The proposed project is subject to the City's Development Review Design Guidelines (DRDG), adopted by the Planning Commission through Resolution

No. 9864. As shown in Attachment 11, the project is substantially consistent with the City's DRDGs.

Required Finding – General Plan Map Amendment: The California Government Code and PMC identify the Commission as the advisory body to the City Council on amendments to the general plan. In order to recommend City Council adoption of a general plan amendment, the Commission must determine, in accordance with Government Code section 65358, that the amendment would be in the public interest.

Required Findings – Zoning Map Amendment: PMC section 18.16.020 identifies the Commission as the advisory body to the City Council on proposed zoning changes, and requires that the Commission determine, prior to making its recommendation, that:

- A. the change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable specific plan;
- B. a community need is demonstrated for the change proposed; and
- C. its adoption would be in conformity with public convenience, general welfare and good zoning practice.

Required Findings – Tentative Map: PMC section 17.12.010 identifies the Commission as the advisory body to the City Council on proposed tentative maps when consolidated with one or more applications for other approvals which are subject to final approval by the City Council. In order to recommend City Council approval of a vesting tentative map, the Commission must determine, in accordance with PMC section 17.20.060(c), that:

- A. the proposed map is consistent with the general plan and any applicable specific plan, or other applicable provision of PMC;
- B. the site is physically suitable for the type of development;
- C. the site is physically suitable for the proposed density of development;
- D. the design of the subdivision or the proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- E. the design of the subdivision or the type of improvements would not cause serious public health problems; and
- F. the design of the subdivision or the type of improvements would not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Required Findings – Design Review: In order to recommend design review approval to

the City Council (pursuant to the direction of PMC 18.36.230), the Commission must determine, in accordance with PMC section 18.36.220.B, 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.

Required Findings – Development Agreement: Pursuant to City Council Resolution No. 96-8371, the Commission must make a recommendation on a development agreement prior to City Council consideration. The City Council may adopt the ordinance approving a development agreement if it finds that:

- A. the development agreement is consistent with the General Plan and any applicable specific plan; and
- B. the development agreement would promote the public health, safety, and general welfare.

Environmental Review: While the Planning Commission is not being asked to take action on the environmental document at this time, the following is provided as background information on the environmental documentation previously completed and currently being prepared. Staff recommends the Planning Commission consult the Draft SEIR while reviewing the project.

On October 18, 2004, the City Council adopted Resolution No. 04-10168 certifying that the Final Environmental Impact Report (FEIR) for the Vista Del Mar project (SCH # 2004012097) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. On November 29, 2004, after having reviewed and considered the environmental documentation prepared for the Vista Del Mar project, the Council adopted Resolution No. 04-10191 approving CEQA findings, adopting a Statement of Overriding Considerations, and a Mitigation and Monitoring and Reporting Program (MMRP) for the Vista Del Mar project.

The original 2004 EIR addressed the environmental implications of a proposed

comprehensive mixed-use development project occupying an approximately 293-acre site (2004 EIR project site) located south of State Highway 4 between the Oak Hills and San Marco subdivisions (both north and south of West Leland Road) in the City's Southwest Hills planning subarea. The development project addressed in the 2004 EIR consisted of a residential and commercial subdivision including a maximum of 1,100 housing units (537 single-family lots and courtyard houses south of West Leland Road, and 563 multi-family units north of West Leland Road), approximately 257,500 square feet of commercial floor space (also north of West Leland Road), an 11.3-acre school/park site, approximately 117.7 acres of permanent hillside open space, and associated landscaped buffers, public and private roadways (including an extension of West Leland Road through the site), detention basin site, water tank site, and water pump station site.

CEQA includes a presumption against requiring any further environmental review once an EIR has been prepared and certified for a project. Section 21166 of the Public Resources Code provides that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency" unless one of three circumstances apply: 1) Substantial changes to the approved project will require major revisions to the certified EIR; 2) substantial changes occur with respect to the circumstances under which the approved project is being undertaken will require major revisions to the certified EIR, or 3) new information, that was not known and could not have been known at the time the EIR for the approved project was certified becomes available.

The factors used to evaluate whether a subsequent or a supplemental EIR should be prepared are set forth in CEQA Guidelines 15162 and 15163 and relate to whether "substantial changes" to the EIR are required. As identified in CEQA Guidelines Section 15162, substantial changes to the EIR are those that are required: 1) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; 2) where mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or 3) where mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15163 of the CEQA Guidelines provides that the City may choose to prepare a supplement to an EIR rather than a subsequent EIR if any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, but only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation. Section 15163 further explains that:

1. The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.

Planning Commission Staff Report
Alves Ranch Project, AP-18-1348 (GP, RZ, VTM, DR, DA)

2. A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR under Section 15087.
3. A supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR.
4. When the agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised.

Based on the Initial Study prepared for the 2018 Project, the City determined that a supplemental EIR (SEIR) was appropriate. The Draft SEIR supplements the analysis presented in the 2004 EIR in accordance with applicable laws and regulations, including a description of the proposed modifications of the 2018 Project, as well as addressing any changed circumstances, and an evaluation of the potential to generate significant impacts not disclosed in the 2004 EIR. It contains sufficient information necessary to make the 2004 EIR adequate for the 2018 Project as revised.

An Initial Study was prepared to determine the issues that would require further study in the Draft SEIR and identify individual topical areas that were determined not to be significant and not warranting further review. The Initial Study found that the following topical areas may contain potentially significant environmental issues that were further analyzed in the Draft SEIR. These sections are as follows: Air Quality; Biological Resources; Greenhouse Gas Emissions; Noise; and Transportation.

Staff is currently preparing the Final SEIR, which will be provided to the Planning Commission for consideration as a separate document upon its public release.

Public Notice: On or prior to May 4, 2019, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020.A, B, C and D, a "Notice of Public Hearing," for the May 14, 2019, public hearing on this item was published in the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the surrounding Nextdoor neighborhoods including: 1) Toscana; 2) Vista Del Mar; 3) Oak Hills South; 4) San Marco; and 5) San Marco Villas. On May 14, 2019, at the request of the applicant, the Planning Commission continued the public hearing to May 28, 2019.

ANALYSIS:

Staff believes that the Commission can make the required findings to recommend City Council approval of the proposed project. In particular, staff believes the proposed project would promote a diversity of housing types and densities near the Pittsburg/Bay

Point BART station. The development would also enhance the visual quality of the area by developing a long-standing vacant site. In addition, the proposed development would potentially kick-start a new, large retail commercial development in the area, which residents west of Bailey Road have been requesting for several years.

The proposed rezoning would be consistent with the objectives, goals, and policies in the General Plan in that, among other reasons provided as part of the resolution, the project would: a) provide a variety of types of single-family residential units in an area accessible to transit and services; b) expand Pittsburg's housing diversity by providing higher-density single-family development on smaller lots; c) promote the development and intensification of the area near the Pittsburg/Bay Point BART Station as a neighborhood retail center by increasing the demand for retail and other amenities, while providing utility stub-outs to streamline future commercial development; d) encourage walking as a regular means of transportation due to the site's proximity to various amenities; e) provide a recreation area that is centrally located and within reasonable walking distance of all homes in the subdivision; f) provide sound walls along the northern site perimeter; and g) provide ten single-family homes with ADUs that would allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners.

The proposed project would conform with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed house models would feature an attractive architectural design characterized by a mixture of hipped and gable-end roofs with high-quality, composite tile roofing material; stucco siding with horizontal trim, and simulated stone veneer and/or horizontal lap siding; and windows with decorative wrought iron railings. The proposed project would also provide an attractive outdoor environment for residents. A variety of colorful, drought-tolerant landscaping would be provided, and a decorative, masonry sound wall with wall caps would be installed. Residential front yards would feature drought-tolerant plants and blooming street trees that would provide seasonal color throughout the subdivision.

Lastly, the proposed project would substantially conform to the applicable DRDGs for single-family development, particularly if conditions are added requiring the developer to: a) provide split face block walls with pilasters at intervals of 25 feet or less along West Leland Road; b) provide screening for utility boxes, transformers, backflow preventers, meters, and junction boxes; c) provide, as part of the options package for homebuyers, solar panels or an option offering pre-wiring for solar panels; d) proposed landscaping be required to meet the standards set forth in PMC Section 18.84.310; and e) provide cool roofs for reduction of heat island effect or installation of solar panels, consistent with DRDG sections 1.c, 2.b through 2.d, 2h, and 6.A.1 through 6.A.2, 6.A.4, and 6.A.6.

ACTION REQUIRED:

Move to adopt Resolution No. 10121, recommending City Council approval of a general plan amendment, zoning map amendment, vesting tentative map, design review, and

Planning Commission Staff Report
Alves Ranch Project, AP-18-1348 (GP, RZ, VTM, DR, DA)

development agreement for the Alves Ranch Project, Planning Application No. 18-1348, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10121
2. Exhibit A to Proposed Resolution – General Plan Land Use Map Amendment
3. Exhibit B to Proposed Resolution – Zoning Map Amendment
4. Exhibit C to Proposed Resolution – PD Plan
5. Exhibit D to Proposed Resolution – Fourth Amendment to DA
6. Vesting Tentative Map 9325
7. Project Plans
8. Preliminary Trash Pickup Plan
9. Project Location Map and Existing Conditions
10. Applicable General Plan Goals and Policies
11. Development Review Design Guidelines
12. Public Hearing Notice
13. Public Comments Received via email

****The 2004 EIR, and the 2018 Draft SEIR can be downloaded at www.ci.pittsburg.ca.us/alvesranch. The Final SEIR will also be available at this link upon its public release.***

Prepared by: Jordan Davis, Project Planner

Attachment 1

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Recommending City Council	)	Resolution No. 10121
Approval of a General Plan Map	)	
Amendment, Rezoning, Vesting Tentative	)	
Subdivision Map, Development	)	
Agreement, and Design Review for a 346-	)	
Unit Single-Family Residential	)	
Subdivision, Along the North Side of West	)	
Leland Road, for the "Alves Ranch	)	
Development, AP-18-1348 (GP, RZ, VTM,	)	
DR, DA)."	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On June 18, 2018, Mandy Leung of William Lyon Homes, Inc., filed Planning Application No. AP-18-1348, requesting approval of: 1) a zoning map amendment rezoning the site from a combination of RH-P (High Density Residential with a Master Plan Overlay) and CO-P (Office Commercial with a Master Plan Overlay) Districts to PD (Planned Development) and CC (Community Commercial) Districts; 2) a new vesting tentative map subdividing the 57.81-acre site to allow for the construction of a 346-unit, single family development as well as a 12-acre commercial site; and 3) design review of architectural and landscape plans. The project site is located along the north side of West Leland Road, south of State Route 4. Assessor's Parcel Nos. 097-700-001; 097-700-002; and 097-700-005.
- B. The proposed project is governed by the applicable goals and policies of the Pittsburgh General Plan, the Pittsburgh Municipal Code (PMC), and the City's Design Review and Development Guidelines adopted by Planning Commission through Resolution No. 9864.
- C. In 2004, William Lyon Homes, Inc. and Alves Ranch, LLC, submitted a plan to develop approximately 293-acres as a residential and commercial subdivision, known as the Vista Del Mar development. The 2004 Vista Del Mar project anticipated approximately 1,100 housing units (spanning the north and south sides of West Leland Road), approximately 257,500 square feet of commercial floor space, an approximately 11.33-acre school/park site, approximately 117.68 acres of permanent hillside open space, associated landscaped buffers, public and private roadways, a detention basin, a water tank site, and a water pump station site (see Figure 1 below).

- D. On October 18, 2004, the City Council adopted Resolution No. 04-10168 certifying that the Final Environmental Impact Report (2004 FEIR) for the Vista Del Mar project (SCH # 2004012097) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.
- E. On November 29, 2004, after having reviewed and considered the environmental documentation prepared for the Vista Del Mar project, the City Council adopted Resolution No. 04-10191, approving CEQA findings, adopting a Statement of Overriding Considerations, and a Mitigation and Monitoring and Reporting Program (MMRP) for the Vista Del Mar project.
- F. On December 6, 2004, the City Council adopted Ordinance No. 04-1230, rezoning the portion of the project located north of West Leland Road (Alves Ranch site) to CO-P (Commercial Office with a Master Plan Overlay) and RH-P (High Density Residential with a Master Plan Overlay) Districts; however, no specific master plan/development plan was adopted at that time. On the same night, the Council also approved a Development Agreement (Ordinance No. 04-1231) for the full Vista Del Mar project allowing development for up to 540 medium and high-density residential units, and no more than 20 acres of business commercial development.
- G. In August 2008, a master plan for development of the Alves Ranch site was proposed by the property owner. On January 20, 2009, the City Council adopted Ordinance No. 08-1312, approving the Alves Ranch Master Plan and an EIR addendum, which allowed for up to 560 housing units, a 0.6-acre recreational facility, and 221,500 square feet of commercial floor area on approximately 14 acres.
- H. Since adoption of the Alves Ranch Master Plan, the project proposal for the site has been further refined based on current market conditions, as well as the desire of residents for additional retail commercial opportunities within the area of the City west of Bailey Road.
- I. On November 7, 2017, the proposed project was discussed by the Land Use Subcommittee. The Subcommittee was generally supportive of the modifications proposed, including an amendment to the previous affordable housing requirement specified within the development agreement in exchange for reduced density, retail commercial acreage instead of office commercial, and prioritization of development of the commercial portion of the project.
- J. On August 21, 2018, the Planning Commission held a public hearing to consider the project (which did not include a general plan map amendment or development agreement amendment at the time) and voted 3-1 to recommend approval of the proposed project.

- K. On September 4, 2018, prior to a public hearing before the City Council, the applicant requested the project be continued, in order to allow the developer to refine and bolster the environmental documentation.
- L. Following that meeting, the applicant modified their planning application to include a general plan amendment to ensure the general plan land use designations matched the proposed zoning, and a minor amendment to the existing DA was drafted to require provision of a retail commercial area with an approximately 40,000 square foot grocery store. The proposed DA amendment would also require the developer “stub out” utilities for the commercial portion of the project and pay a penalty should the commercial portion of the property not be developed within five years.
- M. Pursuant to PMC section 17.16.100, an applicant may request that two or more applications for separate discretionary approvals, including zoning amendments under Title 18 of this Code, requested or required in conjunction with a project be consolidated.
- N. Under Government Code section 65358, the legislative body 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 required element may be adopted within one calendar year. For the 2019 calendar year, the City Council has not adopted any amendments to the General Plan Land Use Element to date.
- O. The California Government Code and PMC identify the Planning Commission as the advisory body to the City Council on amendments to the general plan. Government Code section 65353(a) requires that the Commission conduct at least one public hearing prior to making its recommendation on a proposed general plan amendment.
- P. PMC section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed zoning changes, and requires that the Commission determine, prior to making its recommendation, that:
 - 1. the change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable specific plan;
 - 2. a community need is demonstrated for the change proposed; and
 - 3. its adoption will be in conformity with public convenience, general welfare and good zoning practice.
- Q. Pursuant to City Council Resolution No. 96-8371, the Planning Commission must make a recommendation on a development agreement prior to City Council

consideration. The City Council may adopt the ordinance approving a development agreement if it finds that:

1. the development agreement is consistent with the General Plan and any applicable specific plan; and
2. the development agreement will promote the public health, safety, and general welfare.

R. PMC section 17.12.010 identifies the Planning Commission as the advisory body to the City Council on proposed tentative maps when consolidated with one or more applications for other approvals which are subject to final approval by the City Council. In order to recommend City Council approval of a vesting tentative map, the Commission must determine, in accordance with PMC section 17.20.060(c), that:

1. the proposed map is consistent with the general plan and any applicable specific plan, or other applicable provision of PMC;
2. the site is physically suitable for the type of development;
3. the site is physically suitable for the proposed density of development;
4. the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
5. the design of the subdivision or the type of improvements will not cause serious public health problems; and
6. the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

S. Pursuant to PMC section 18.36.230, the Planning Commission shall discuss the application for design review approval and integrate it with the land use approval process applicable to the project. In order to recommend design review approval (pursuant to the direction of PMC 18.36.230), the Commission must determine, in accordance with PMC section 18.36.220.B, that:

1. the structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
2. the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;

3. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
 4. the structure is in harmony with proposed developments on land in the general area; and
 5. the application conforms with the criteria set forth in any applicable City adopted design guidelines.
- T. The proposed project is subject to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (Public Resources Code section 21080). Pursuant to the provisions of the State CEQA Guidelines, and specifically, Guidelines Section 15163 the City may choose to prepare a supplement to an EIR rather than a subsequent EIR if any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, but only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation. Section 15163 further explains that:
1. The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.
 2. A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR under Section 15087.
 3. A supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR.
 4. When the agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised.
- U. On or prior to May 4, 2019, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020.A, B, C and D, a "Notice of Public Hearing," for the May 14, 2019, public hearing on this item was published in the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the surrounding Nextdoor neighborhoods including: 1) Toscana; 2) Vista Del Mar; 3) Oak Hills South; 4)

San Marco; and 5) San Marco Villas.

- V. On May 14, 2019, prior to opening the public hearing, the Planning Commission continued the public hearing to May 28, 2019.
- W. On May 14, 2019, the Planning Commission held a public hearing on Planning Application No. AP-18-1315 (GP, RZ, VTM, DR, DA), at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission staff report entitled, “Alves Ranch Project, AP-18-1315 (GP, RZ, VTM, DR, DA),” dated May 14, 2019, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the public hearing, the Planning Commission finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. Based on the Initial Study prepared for the 2018 Project, the City determined that a supplemental EIR (SEIR) was appropriate. The Draft SEIR supplements the analysis presented in the 2004 EIR in accordance with applicable laws and regulations, including a description of the proposed modifications of the 2018 Project, as well as addressing any changed circumstances, and an evaluation of the potential to generate significant impacts not disclosed in the 2004 EIR. As part of this recommendation, the Planning Commission has independently reviewed and considered the information contained therein.

General Plan:

- 3. The proposed amendments to the General Plan are in the public interest, in that the proposed land use change will facilitate quality residential development, promote the use of a long-standing vacant site, help facilitate commercial development west of Bailey Road, help the City maintain a compact urban form, and promote a diversity of housing types and densities near the Pittsburg/Bay Point BART Station. The development will also enhance the visual quality of the area and increase the number of residents within the area that naturally monitor the streetscape and one another, enhancing community safety.

Rezoning:

- 4. The proposed rezoning is consistent with the objectives, policies, general

land uses, and programs specified in the General Plan, in that:

- a. The project will be developed on an infill site, thereby helping the City maintain a compact urban form (Goal 2-G-1).
- b. The project will provide higher-density single-family residential units in an area near public transit (Goal 2-G-4). The project site is within a half-mile distance of the Pittsburg/Bay Point BART Station and directly adjacent to two bus stops located near the intersection of Alves Ranch Road and West Leland Road.
- c. The project will expand Pittsburg's housing diversity by providing higher-density single-family development on smaller lots ranging from approximately 1,686 to 4,645 square feet, with a variety of traditional detached units, alley-loaded detached units, and attached "duet-style" units (Goal 2-G-5 and Housing Goal G-1).
- d. The project will utilize a Planned Development (PD) zoning, in part, to achieve a high-quality design outcome (Policy 2-P-5).
- e. The project will provide an 34,848-square-foot recreation area, complete with a bocce court, basketball court, BBQs, and seating areas as a community amenity within the planned development (Policy 2-P-6). A condition of approval will require the developer also install a covered seating area and waste receptacles.
- f. The project will pay its share of the costs for the construction of facilities needed to serve the development (Policy 3-P-1, 3-P-13, and 7-P-2). It will comply with conditions of approval requiring payment of the Facilities Reserve Charge, Local Traffic Mitigation Fee (LTMF), and Regional Transportation Development Impact Mitigation Fee (RTDIM) in accordance with the PMC.
- g. The project will be built in an area where public facilities and infrastructure are already available (Policy 3-P-1).
- h. The existing transportation system has adequate capacity to accommodate the proposed development (Policy 3-P-2). Residents of the proposed development will have multiple transportation options available to them as the site is located near BART, Tri-Delta Transit, and bicycle lanes.
- i. A traffic impact study was prepared as part of the project. An updated Trip Generation Analysis and revised Site Access and Circulation Assessment was prepared as part of the proposed project to ensure the proposed project is consistent with the

previously prepared traffic impact study (Policy 3-P-5).

- j. The project will provide safe and contiguous routes for pedestrians and bicyclists (Policy 3-P-17, 7-P-34, and 7-P-40). While a Class II bicycle facility exists along the project frontage, as part of the proposed project, the developer has proposed a combination of a Class I bicycle facility and temporary path along the southern boundary of the project site, connecting to existing sidewalks on either side. In addition, a condition of approval will require the developer provide a separate Class I trail at a point along the eastern boundary of the site, which will potentially connect to a future Class I trail across the vacant parcel to the east.
- k. The project will encourage walking as a regular means of transportation due to the site's proximity to various amenities (Goal 7-G-15). The project site is within a half-mile distance of BART, existing commercial opportunities along Bailey Road and San Marco Boulevard, Ray Giacomelli Park, and a future Mt. Diablo Unified School District school site. In addition, the project will designate an approximately 12-acre commercial parcel, which, when developed, will allow for additional commercial opportunities within walking distance of the proposed development, but also existing developments in the area, further encouraging walking as a means of transportation in the area.
- l. The project will provide an approximately 0.8-acre recreation area that is centrally located and within reasonable walking distance of all homes in the subdivision (Policy 8-P-2).
- m. The project will equitably share the costs associated with providing water and wastewater services to the subdivision through payment of the Pittsburg Facilities Reserve Charge (Policy 11-P-7 and 11-P-18).
- n. The project will provide sound walls adjacent to all homes along the northern perimeter of the site to help ensure interior noise levels do not exceed 45 dB CNEL (Policy 12-P-6).
- o. The project site being rezoned is vacant, underutilized, and deemed appropriate for residential use given its proximity to parks, transit, and commercial amenities (Housing Element Policy P-1.1 B).
- p. The project will provide market-rate housing and increase demand for economic activity in nearby shopping centers (Housing Policy P-1.2).

- q. The project will provide at least ten single-family homes with accessory dwelling units that will allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners (Housing Policy P-1.5).
 - r. The project will help attain the City's Regional Housing Needs Allocation for moderate and above-moderate income households (Policy P-1.6).
 - s. The project will comply with conditions of approval requiring construction of quality home designs to ensure future residents will enjoy an attractive living environment (Housing Goal G-5 and Policy P-5.1).
5. There is a community need for the proposed zoning change, in that the amendment will facilitate occupancy of a long-standing vacant site in accordance with the City's housing goals calling for development of a variety of housing types, densities, and prices to balance the City's housing stock and to meet Pittsburgh's regional fair share housing needs for people of all income levels. Providing 346 small-lot, market-rate and above residential units along with multiple accessory units which are determined to be affordable by design at the site will provide diverse housing options for residents and create an opportunity for more residents to utilize the Pittsburgh/Bay Point BART Station and other public transit opportunities.
6. The proposed zoning amendment will be in conformity with public convenience, general welfare, and good zoning practice, in that the amendment will facilitate development of a long-standing vacant site, which could help to eradicate existing problems that come with vacant sites, such as illegal dumping and loitering. Additionally, the proposed project will add additional residents to the area who may frequent the established and potential commercial uses envisioned in the area. In addition, the site's proximity to both the Pittsburgh/Bay Point BART Station and two existing bus routes presents an opportunity for more residents to utilize public transit opportunities.

Subdivision:

- 7. The proposed vesting tentative subdivision map is consistent with the proposed General Plan land use designations of Community Commercial and Medium Density Residential.
- 8. The project site is physically suitable for the type of development

proposed in that the site is relatively flat, vacant, and surrounded by existing infrastructure, minimizing the amount of work and investment needed to extend utilities and services to the site.

9. The project site is physically suitable for the proposed density of development, in that the site is flat, vacant, and surrounded by existing, established development. Further, the site is located within one-half mile of the Pittsburg/Bay Point BART Station and adjacent to two existing bus routes, making it an appropriate location for a medium-density residential development, as defined by the City's General Plan.
10. The design of the proposed subdivision and accompanying improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat, in that the project will comply with the applicable mitigation measures identified in the 2004 Vista Del Mar EIR (SCH # 2004012097) and the Draft Supplemental EIR.
11. The design of the subdivision and type of improvements proposed will not cause serious public health problems. Site improvements have been, or shall be required to be, designed to meet City standards, as detailed in the conditions of approval. The residential project does not involve heavy manufacturing or other industrial uses that might generate high levels of pollution emissions, and the site is not located in close proximity to any stationary source polluters. Additionally, a mitigation measure requiring the developer implement an alternative form of ventilation for all proposed residential units within 200 feet of the centerline of West Leland Road, and within 400 feet of the centerline of SR-4, has been made a condition of approval have been added to address potential mobile source polluters.
12. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision, in that there are no existing public access easements on the site. The proposed map does include a new public street that will connect the development to existing public roadways, and the new street will be of sufficient width to accommodate automobile and emergency vehicle access into and around the site.

Design Review:

13. The proposed project conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed house models feature an attractive architectural design characterized by a mixture of hipped and gable-end roofs with high-quality, composite shingle roofing material; stucco siding

with horizontal trim, corbels, and simulated stone veneer; and articulated front porch entryways. The proposed project will also provide an attractive outdoor environment for residents. The developer will install a variety of colorful, drought-tolerant landscaping within common areas and outside of homes, and a condition of approval will require a decorative, masonry sound wall with wall caps designed to mimic the existing sound wall along the south side of West Leland Road, adjacent to the Vista Del Mar project. Residential front yards will feature drought-tolerant plants and blooming street trees that will provide seasonal color throughout the subdivision.

14. The proposed project will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the project will be built to standard building codes that dictate maximum noise levels for the interiors of residential units. The developer will also be required to install a sound wall along the northern or southern property lines of residential lots nearest West Leland Road or State Route 4, as applicable.
15. The exterior design of the proposed project is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value. Rather, the proposed project will enhance the neighborhood's appearance and value, in that it will result in a highly attractive environment utilizing a variety of compatible house and front yard landscape designs. The Alves Ranch Project will add value to the community by attracting additional residential and commercial investment in the area.
16. The proposed project is in harmony with proposed developments on land in the general area, in that the home designs are intended to complement the existing Vista Del Mar project to the south.
17. The proposed project will substantially conform to the applicable Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864) for single-family development if conditions are added requiring the developer to: a) provide split face block walls with pilasters at intervals of 25 feet or less along West Leland Road; b) provide screening for utility boxes, transformers, backflow preventers, meters, and junction boxes; c) provide, as part of the options package for homebuyers, solar panels or an option offering pre-wiring for solar panels; d) proposed landscaping be required to meet the standards set forth in PMC Section 18.84.310; and e) provide cool roofs for reduction of heat island effect or installation of solar panels, consistent with DRDG sections 1.c, 2.b through 2.d, 2h, and 6.A.1 through 6.A.2, 6.A.4, and 6.A.6.

Development Agreement:

18. The proposed development agreement amendment is consistent with the General Plan, specifically Housing Element Policy P-1.5, in that it will require the construction of ten accessory dwelling units which will allow extended families to live near each other, increase the City's affordable housing stock, and provide opportunities for homeowners to generate additional income, and General Plan policies 8-P-1, 8-P-2, 8-P-11, in that it requires payment of fees to help the City meet its park and recreation facility standards.
 19. The proposed development agreement will promote the public health, safety, and general welfare in that it requires the developer to pay a requisite fees in place at the time the original Development Agreement was executed.
- B. The Staff Report entitled, ""Alves Ranch Project, AP-18.1315 (GP, RZ, VTM, DR, DA)," dated May 14, 2019, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council adopt an ordinance and resolution to:

- A. Amend General Plan Figure 2-2 (Land Use Diagram) to change the land use designation of the properties described in section 1.A above, from a combination of 'Business Commercial' and 'High Density Residential,' to 'Community Commercial' and 'Medium Density Residential' as substantially presented in Exhibit A of this resolution, as well as modify other Land Use Element tables and charts as necessary to reflect the change in land use acreages and maintain internal consistency with the General Plan document;
- B. Amend the Zoning Map, as referenced in Pittsburg Municipal Code, Title 18 (Zoning Ordinance) section 18.04.020, to change the zoning of the properties described in section 1.A above, from a combination of 'CO-P' and 'RH-P' Districts, to 'CC' and 'PD' District as substantially presented in Exhibit B of this resolution;
- C. Adopt a PD Plan with specific land use and development regulations, as substantially presented in Exhibit C of this resolution.
- D. Approve a development agreement amendment as substantially presented in Exhibit D of this resolution;
- E. Approve Vesting Tentative Map 9325 subdividing the properties described in section 1.A above into 346 lots for single-family homes, a 12-acre commercial parcel, as well as other incidental parcels, subject to the conditions as

substantially presented below; and

- F. Approve design review of the accompanying architectural and landscape plans, subject to the conditions as substantially presented below.

General Conditions:

1. The project shall be constructed in substantial conformity with the Vesting Tentative Map and Project Plans, date stamped July 23, 2018, except as hereinafter may be modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.
2. Final plot plans shall be consistent with the approved PD Plan and in substantial conformity with the approved project plans. Minor plot plan rearrangements may be made subject to review and approval by the Planning Division. Final plot plans shall not result in two side by side lots having the same plan, elevations, and color adjacent to each other. Developer plans reflect that there are:
 1. Three plan types, three elevation styles for each plan and 12 color schemes for Neighborhood C;
 2. Three plan types, three elevation styles for each plan and 12 color schemes for Neighborhood D1 & D2; and
 3. Two plan types, three elevation styles for each plan and 12 color schemes for Neighborhood A1 & A2.
3. Prior to issuance of a building permit, the developer shall record the 2018 Amendment to the Development Agreement, which has been placed in an escrow account.
4. To the extent that the terms of any development agreement approved by the City Council are in conflict with the conditions of this Vesting Tentative Map approval, the provisions of the Development Agreement shall prevail.
5. Developer shall provide all new home buyers in the Alves Ranch development with a prepaid transit card (e.g. Clipper Card) preloaded with at least twenty dollars (\$20.00) (one card per home), as well as a welcome packet containing information on BART commuter tax benefits and 511 Contra Costa County Ride Matching Assistance, carpool/vanpool incentives. In the event these programs are discontinued at any point, developer shall work with the City to identify other resources and incentives and provide information to home buyers.

2004 EIR Mitigation Measures: The developer shall comply with all applicable Mitigation Measures (MM) identified within the Environmental Impact Report (EIR) certified by the City Council on October 18, 2004, including but not limited to the following:

6. Mitigation 5-1: To minimize the degree of project-specific adverse impact on the visual character and quality of the project site, the project shall include an overall layout and grading plan, and associated set of design standards and controls for grading, creekway and landform protection, individual site and architectural design (including individual custom lot architectural design), common and private landscaping, public and private roadways, and light and glare (including outdoor lighting), which to the satisfaction of the Pittsburg Planning Commission, as determined through the City's design review process, will sufficiently minimize the degree of adverse impact on the general visual character of the project site. Based upon related land use and urban design goals and policies set forth in the City of Pittsburg General Plan and General Plan EIR, these project design refinements should include some combination of the following:
- Incorporate natural creeks and open space amenities into the design of project residential neighborhoods (in keeping with GP goals and policies 2-P-26, 2-P-89, 4-G-4, 4-P-9).
 - Plant trees and other vegetation along West Leland Road and other project collector and arterial roadways in order to maintain the sense of "rural" open space at the City's southern boundary (in keeping with GP policy 4-P-6).
 - Use irregular planting on graded slopes to achieve a natural appearance (in keeping with GP policy 4-P-27).
 - Incorporate a selected combination of the above design refinements into the final design and title provisions for the project that, to the satisfaction of the Planning Commission as determined through the City's normal design review and approval process, will sufficiently reduce the adverse visual impacts of the project.
7. Mitigation 5-2: In addition to those listed under Mitigation 5-1, at later phases of the project (when detailed, design level applications are submitted for areas north of West Leland Road), incorporate the following design refinements into the project to the satisfaction of the Planning Commission:
- Ensure that proposed residential development in the project-designated High-Density Residential area is oriented with the lowest building heights adjacent to Highway 4, and set back from the edge of Highway 4 sufficiently to mitigate visual impacts (in keeping with GP goal 2-P-87).
 - As part of the subsequent development review process, limit building heights and massing in the designated Business Commercial area and/or maintain visual separations within the area, sufficient to preserve through views of the hills from Highway 4 and the Bay Point community north of Highway 4 (in keeping with GP policy 4-P-3).
 - Emphasize beautification of the Highway 4 corridor in project landscape plans through a sensitive combination of highway edge landscaping and significant view corridor preservation (in keeping with GP Goal 4-G-12).
 - Ensure that adequate landscaping is placed along the outer edge

(northern side) of the SR 4 sound wall (2008 Addendum).

8. Mitigation 8-1: As required by State SB 221, prior to City approval of a final map for the proposed project, the City of Pittsburg Community Development Department shall undertake a subsequent water supply analysis, which shall describe the citywide water supply situation at that future time (including valid water rights, infrastructure financing, permits, and approvals), including the status of (i.e., City progress on) current City studies and plans for expanding its reclaimed water program and conservation efforts and finding opportunities for future short-term water purchases. As required by SB 221, no final map shall be approved for the project until the City concludes, based on a written verification prepared in compliance with SB 221 and on the availability of other water supplies, as demonstrated by substantial evidence in the record, that sufficient water will be available to serve the proposed project needs, in addition to existing and planned future uses, during normal, single dry, and multiple dry years within a 20-year projection.

The project applicant shall also be required to comply with all applicable current and future City of Pittsburg water demand performance standards, including standards included in the City of Pittsburg Urban Water Management Plan, the City's reclaimed water project, and the City's water conservation program.

9. Mitigation 8-3: As a condition of Tentative Subdivision Map approval, the applicant shall: (1) comply with applicable per-unit conveyance system fees levied by DDSD, and (2) demonstrate to the satisfaction of the DDSD and the City Engineer that DDSD sewage treatment capacity will be adequate to serve the development. This requirement shall be met through preparation of a sewage treatment adequacy evaluation in coordination with and to the satisfaction of the City Engineer. No project development requiring sewage treatment service beyond the 1,218-ERU total anticipated by the DDSD shall be allowed until adequate sewage treatment capacity is demonstrated as required by this mitigation measure.
10. Mitigation 8-4: Implement Mitigation 8-3 above.
11. Mitigation 9-1: Provide an onsite storm water detention facility and maintenance program sufficient to permanently reduce peak rates of runoff into the east highway culvert, in accordance with adopted design and maintenance criteria (see details below), and subject to the approval of Caltrans, the CCCFCWCD, and the City Engineer. The project east highway culvert detention basin and all discharge structures shall be dedicated to a maintenance assessment district, in which future project property owners would be responsible for the facility's long-term maintenance.
12. Mitigation 9-2: The developer would be responsible for design and construction of all improvements within the appropriate any modifications required to also

increase the volume of onsite detention storage), as may be identified by CCCFCWCD, based on their review of the hydrology report.

The applicant shall also pay all applicable drainage fees, as determined by the CCCFCWCD (see details below). The project's Area 48B drainage fees would be used to fund construction of the proposed downstream drainage improvements. If the fees are not sufficient to cover the cost of these improvements, all additional costs would be paid by the applicant under the terms of a development agreement with the CCCFCWCD. This agreement would provide for repayment of these extra costs as additional fees are collected on future development projects, under the terms of the Flood Control District's reimbursement policy.

13. Mitigation 8-5: Implement mitigation measures identified in chapter 7, Traffic and Circulation, of this EIR to reduce the impacts on project-related traffic on West Leland Road and other local roads. In addition, require Police Department review and approval of project-proposed emergency access provisions prior to Tentative Subdivision Map approval. Implementation of these measures would reduce project impacts on emergency response and evacuation to a less-than-significant level.
14. Mitigation 8-6: As a condition of Tentative Subdivision Map approval, require (a) CCCFPD review and approval of the proposed Tentative Subdivision Map, (b) demonstration by the applicant that the project complies with all applicable City and CCCFPD road design and emergency access standards, and (c) installation of necessary access roads for each project phase, as determined by the CCCFPD, prior to building construction. Implementation of these measures would reduce this impact to a less-than-significant level.
15. Mitigation 8-8: To the satisfaction of the City, require the project applicant to comply with the park dedication requirements of chapter 17.32 of the City's Municipal Code.
16. Mitigation 9-1: Provide an onsite storm water detention facility and maintenance program sufficient to permanently reduce peak rates of runoff into the east highway culvert, in accordance with adopted design and maintenance criteria (see details below), and subject to the approval of Caltrans, the CCCFCWCD, and the City Engineer. The project east highway culvert detention basin and all discharge structures shall be dedicated to a maintenance assessment district, in which future project property owners would be responsible for the facility's long-term maintenance.
17. Mitigation 9-2: The developer would then be responsible for design and construction of all improvements within the appropriate sections of Drainage Area 48B, Lines B and B 1 (as well as for any modifications required to also increase the volume of onsite detention storage), as may be identified by CCCFCWCD,

based on their review of the hydrology report.

The applicant shall also pay all applicable drainage fees, as determined by the CCCFCWCD (see details below). The project's Area 48B drainage fees would be used to fund construction of the proposed downstream drainage improvements. If the fees are not sufficient to cover the cost of these improvements, all additional costs would be paid by the applicant under the terms of a development agreement with the CCCFCWCD. This agreement would provide for repayment of these extra costs as additional fees are collected on future development projects, under the terms of the Flood Control District's reimbursement policy.

18. Mitigation 9-3: In accordance with National Pollution Discharge Elimination System (NPDES) regulations, prepare a Storm Water Pollution Prevention Plan (SWPPP) consistent with State and RWQCB design standards, for implementation throughout project construction to control erosion on the project site, subject to the approval of the City Engineer.
19. Mitigation 9-4: To help reduce the long-term accumulation of non-point source pollutants from the project within downstream surface waters, incorporate long-term source control and pre-discharge treatment measures into the Storm Water Pollution Prevention Plan (SWPPP) described in Mitigation 9-3 above, in accordance with Municipal Regional Stormwater Permit Order No. R2-2015-0049 NPDES No. CAS612008, subject to the approval by the City Engineering Division.
20. Mitigation 10-1: The project geotechnical engineer shall prepare a final design-level project geotechnical study subject to review and approval by an independent engineering geologist retained by the City at applicant expense. The review shall evaluate if the study and all of its conclusions are consistent with generally accepted geotechnical engineering practice and in agreement with the approved site development plan. Relevant provisions of the geotechnical study shall be incorporated into project grading and site preparation plans. All earthwork and site preparation shall be performed under the direct supervision of a State-certified geotechnical engineer or these measures to the satisfaction of the independent engineering geologist and the City Engineer would reduce this potential impact to a less-than-significant level.
21. Mitigation 10-4: The City and its independent engineering geologist shall closely evaluate all project proposals for the construction of slopes in particular cut slopes steeper than three-to-one, to prevent future slope failures that could damage existing homes/project improvements or require slope repairs at the expense of the West Pittsburg GHAD. If the stability of these proposed slopes can be independently confirmed, implement the construction measures recommended in the project geotechnical study. If the slopes stability cannot be confirmed redesign the slopes to achieve a flatter more sustainable gradient.

Implementation of this measure to the satisfaction of the City-retained independent engineering geologist and City Engineer would reduce this potential impact to a less-than-significant level.

22. Mitigation 10-6: Specification for site development shall include mandatory phasing for construction of site improvements as recommended by the project geotechnical engineer if settlement monitoring indicates that long-term settlement within individual fill areas could eventually exceed allowable amounts and damage or otherwise limit the usefulness of buildings or other improvements. Implementation of this measure to the satisfaction of the City retained engineering geologist and City Engineer would reduce this potential impact to a less than significant level.
23. Mitigation 10-7: In addition to the observation of all cut and fill slope construction the project geotechnical engineer shall inspect and certify that any expansive soils underlying individual building pads and all roadway subgrades have been either removed or amended in accordance with City-approved construction specifications. If expansive soils are not fully remediated on each lot and in the area of all public and private improvements at the time of site development the project geotechnical engineer shall make site-specific recommendations for grading, drainage, installation of foundation design, the addition of soil amendments and or the use of imported non-expansive fill materials as may be required to fully mitigate the effects of weak or expansive soils and prevent future damage to project improvements. Following review and approval by the City-retained independent engineering geologist and City Engineer (see Mitigation 10-1) these recommendations shall be incorporated into a report to be included with each building permit application and with the plans for all public and common-area improvements.
24. Mitigation 10-8: Specification for site development shall include a protocol for verifying that adequate protection has been provided for all foundations and underground utilities that could be damaged by corrosive soils. The project civil engineer shall be responsible for implementation of this protocol with final approval by the City Engineer. Implementation of this measure would reduce this potential impact to a less-than-significant level.
25. Mitigation 10-9: Prepare an erosion control plan subject to City approval and implement the plan during construction. The plan shall provide for long-term stabilization of all exposed soils upon the completion of project development. Implementation of this measure would reduce this potential impact to a less than significant level.
26. Mitigation 10-10: Educational materials that discourage overwatering in landscaped areas shall be furnished to all future lot owners at the time of purchase and periodically thereafter (perhaps by inclusion with water or tax bills), as part of an effort to control groundwater seepage.

27. Mitigation 10-12: Require project annexation to the West Pittsburg Geologic Hazard Abatement District (GHAD) in order to adequately address the special circumstances and long-term geotechnical maintenance needs associated with development in areas of potential geologic instability. The existence of and the responsibilities attached to project inclusion in the GHAD shall be clearly disclosed to all purchasers of property within the project site. In addition, all risks and liabilities associated with the ownership of project land in the vicinity of potentially unstable slopes shall be fully explained to potential buyers at the time of purchase. Implementation of these measures to the satisfaction of the City-retained engineering geologist and City Engineer would this potential impact to a less than significant level.
28. Mitigation 12-1: Require that a qualified archaeologist be retained at applicant expense to monitor project-related onsite excavation. In the event that subsurface cultural resources are uncovered during approved ground-disturbing activities, work in the immediate vicinity shall be halted immediately and the retained archaeologist shall evaluate the finds and make a determination in regard to the cultural value of the discovery and warranted mitigation measures. Such preliminary field inspection may demonstrate the need for some form of additional subsurface testing (e.g., excavation by auger, shovel, or backhoe unit). The discovery or disturbance of any significant cultural resources should be reported to the California Historical Resources Information System (CHRIS). The discovery of any Native American cultural resources shall also be reported to the Native American Heritage Commission. If a significant archaeological resource is identified through this field inspection process, the City and project proponent shall seek to avoid damaging effects to the resource. Preservation is the preferred manner of mitigating impacts to an archaeological site. When in-place mitigation is determined by the City to be infeasible, a mitigation program, including measures set forth in sections 15064.4 and 15126.4 of the CEQA Guidelines, shall be implemented. Specifically, a data recovery plan, which makes provisions for adequate recovery of the scientifically consequential information about the site, shall be prepared prior to any additional excavation being undertaken. The plan shall be submitted to the California Historical Resources Regional Information Center (i.e., the NWIC at Sonoma State University). If Native American artifacts are indicated, the plan shall also be submitted to the Native American Heritage Commission (NHAC). Identified cultural resources should be recorded on State Department of Parks and Recreation form DPR 422 (archaeological sites). The data recovery plan should be finalized as necessary to incorporate any mitigation additions or revisions recommended by these two groups and/or required by the City. If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and CEQA Guidelines section 15126.4(b) shall apply. The identified mitigations shall be undertaken to City satisfaction, if necessary, prior to resumption of grading activities.

A data recovery plan and data recovery shall not be required if the City

determines that testing or studies already completed have adequately recovered the necessary data, provided that the data are available for review at the California Historical Resource Regional Information Center [CEQA Guidelines section 15126.4(b)].

2019 SEIR Mitigation Measures: The developer shall comply with all applicable Mitigation Measures (MM) identified within the Supplemental Environmental Impact Report (SEIR) certified by the City Council on _____, including but not limited to those specified below. In the event there is a conflict between the final Mitigation Monitoring and Reporting Program (MMRP), and the mitigation measure shown below, the more preventive requirements shall apply.

29. MM AIR-1: *Implement BAAQMD Best Management Practices During Construction.* The following text is a refinement of MM 15-1 from the 2004 Final EIR. The text is updated to reflect current BAAQMD best practices. The following Best Management Practices (BMPs), as recommended by BAAQMD, shall be included in the project design and implemented during construction:

- All active construction areas shall be watered at least three times per day.
- All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least three times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of CCR). Clear signage regarding idling restrictions shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The City of Pittsburg and the construction contractor shall take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

30. MM AIR-2: *Use Construction Equipment That Meets Tier 3 Off-road Emission Standards*. During construction activities, all off-road equipment with engines greater than 50 horsepower shall meet either EPA or ARB Tier 3 Final off-road emission standards. The construction contractor shall maintain records concerning its efforts to comply with this requirement, including equipment lists. Off-road equipment descriptions and information may include but are not limited to equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number.
31. MM BIO-1a: *Burrowing Owl*. No more than 30 days prior to the first ground-disturbing activities, the project applicant shall retain a qualified biologist to conduct a preconstruction survey on the project site. The survey shall establish the presence or absence of western burrowing owl and/or burrows, and evaluate any use by owls in accordance with applicable CDFW survey guidelines.

On the portion of the project site where the ground disturbing activity is proposed, the biologist shall survey the proposed disturbance footprint and a 500-foot radius from the perimeter of the proposed footprint to identify whether any burrows and/or owls are present. Adjacent areas on the project site that are not being proposed for ground disturbance need not be surveyed. The survey shall take place near the sunrise or sunset in accordance with applicable CDFW guidelines. All burrows or burrowing owls (if any) shall be identified and mapped. During the breeding season (February 1–August 31), surveys shall document whether burrowing owls (if any) are nesting on or directly adjacent to disturbance areas. During the non-breeding season (September 1–January 31), surveys shall document whether burrowing owls (if any) are using habitat on or directly adjacent to any disturbance area. Survey results shall be valid only for the season during which the survey is conducted.

If burrowing owls are not discovered during the above-described preconstruction surveys, or if burrows are identified but are inactive, further mitigation is not required.

If burrowing owls are observed during the pre-construction surveys, the project applicant shall perform the following measures to limit the impact on the burrowing owls:

- Avoidance shall include establishment of a 160-foot non-disturbance buffer zone. Construction may occur during the breeding season if a qualified biologist monitors the nest and determines that the birds have not begun egg-laying and incubation, or that the juveniles from the occupied burrows have fledged. During the non-breeding season (September 1–January 31), the project proponent shall avoid the owls and the burrows they are using, if possible. Avoidance shall include the establishment of a

160-foot non-disturbance buffer zone.

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

32. MM BIO-1b: *Swainson's Hawk*. Prior to any ground disturbance that occurs during the nesting season for Swainson's hawk (March 15 to September 15), a qualified biologist shall conduct a preconstruction survey no more than 30 days prior to construction to establish whether there are any Swainson's hawk nests within 1,000 feet of the project site, and if so, whether they are occupied. If potentially occupied nests within 1,000 feet are located adjacent to but not on the project site, then their occupancy shall be determined by observation from public roads or other publicly accessible observation areas of Swainson's hawk activity (e.g., foraging) near the project site. If Swainson's Hawks are not discovered during the above-described preconstruction surveys, or if a nest is identified but is inactive, further mitigation is not required.

33. If nests are located and determined to be occupied, minimization measures and construction monitoring are required as follows:

In order to mitigate for the loss of Swainson's hawk foraging habitat to a less than significant level, the Project applicant shall acquire conservation easements or other instruments to preserve suitable foraging habitat for Swainson's hawk, as determined by the California Department of Fish and Game. The location of mitigation parcels as well as the conservation instruments protecting them shall be acceptable to the City and to the California Department of Fish and Game. The amount of land preserved shall be governed by a 1:1 mitigation ratio for each acre developed at the Project site. In deciding whether to approve the land proposed for preservation by the Project applicant, the City shall consider the benefits of preserving lands in proximity to other protected lands. The preservation of land shall be done prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first. In addition, the City shall impose the following minimum conservation easement content standards:

- The land to be preserved shall be deemed suitable Swainson's hawk foraging habitat by the California Department of Fish and Wildlife.
- All owners of the mitigation land shall execute the document encumbering the land.

- The document shall be recordable and contain an accurate legal description of the mitigation land.
- The document shall prohibit any activity which substantially impairs or diminishes the land's capacity as suitable Swainson's hawk foraging habitat.
- If the land's suitability as foraging habitat is related to existing agricultural uses on the land, the document shall protect any existing water rights necessary to maintain such agricultural uses on the land covered by the document, and retain such water rights for ongoing use on the mitigation land.
- The applicant shall pay to the City a mitigation monitoring fee to cover the costs of administering, monitoring and enforcing the document in an amount determined by the receiving entity, not to exceed 10% of the easement price paid by the applicant, or a different amount approved by the City Council, not to exceed 15% of the easement price paid by the applicant.
- Interests in mitigation land shall be held in trust by an entity acceptable to the City and/or the City in perpetuity. The entity shall not sell, lease, or convey any interest in mitigation land which it shall acquire without the prior written approval of the City.
- The City shall be named a beneficiary under any document conveying the interest in the mitigation land to an entity acceptable to the City.
- If any qualifying entity owning an interest in mitigation land ceases to exist, the duty to hold, administer, monitor and enforce the interest shall be transferred to another entity acceptable to the City or to the City.

Before committing to the preservation of any particular land pursuant to this measure, the Project proponent shall obtain the City's approval of the land proposed for preservation. This mitigation measure may be fulfilled in combination with a mitigation measure imposed on the project requiring the preservation of agricultural land as long as the agricultural land is determined by the Department of Fish and Wildlife to be suitable Swainson's hawk habitat.

34. MM BIO-1c: *Migratory and Nesting Birds*. Prior to the start of construction, the implementation of the following avoidance and minimization measures would avoid or minimize potential effects to migratory birds and habitat in and adjacent to the project site. These measures shall be required to be implemented for construction work that occurs during the nesting season (February 15 through August 31). No mitigation measures shall be required during the non-nesting season (September 1 through February 14)

- If construction or tree removal is proposed during the nesting season for migratory birds (February 15 through August 31), a qualified biologist shall conduct pre-construction surveys for ground nesting birds and migratory species, such as the northern harrier, within the construction area, including a 300-foot survey buffer, no more than 3 days prior to the start of

ground disturbing activities in the construction area.

- If an active nest of any of the above-identified migratory birds is located during pre-construction surveys, then the project applicant shall adhere to notification requirements to USFWS and/or CDFW (as appropriate) regarding the status of the nest as may be required under applicable laws and regulations. Furthermore, construction activities shall be restricted as necessary within any identified buffer area (as determined by the qualified biologist) to avoid disturbance of the nest until it is abandoned or a qualified biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active migratory bird nest) or alteration of the construction schedule.
- A qualified biologist shall: determine the size of the appropriate buffer and delineate the identified buffer using nest buffer signs, ESA fencing, pin flags, and or flagging tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently, at which time no further mitigation shall be required.

35. MM GHG-1: *Implement Measures to Reduce GHG Emissions*. Prior to the issuance of the first certificate of occupancy for the relevant portion of the 2018 Project (i.e., residential or commercial), or building final as appropriate, the residential or commercial applicant (as relevant) shall provide documentation to the City of Pittsburg that the following measures have been achieved:

Residential Measures:

- Provide 100 percent renewable energy through either one or a combination of (1) Installation of solar photovoltaic systems consistent with the 2019 Building Energy Efficiency Standards and/or (2) Purchase 100 percent renewable energy for electricity consumption on the project site. For the purchase of renewable energy, prior to the issuance of the first certificate of occupancy for the residential portion of the 2018 Project, the Project applicant shall record Conditions, Covenants and Restrictions (CCRs) that require each homeowner to enroll into and maintain enrollment on an ongoing basis in the Marin Clean Energy's "Deep Green" or "Local Sol" program, or similar program offered at the time of project occupancy, to purchase 100 percent renewable energy for electricity consumption on the project site.
- Provide electrical outlets on the outside of the homes or outlets within the garages to encourage the use of electrical landscaping equipment.
- Install on-demand electric or solar water heaters.
- Use water efficient landscapes and native/drought-tolerant vegetation.
- Install smart meters and programmable thermostats.

Commercial Measures:

- Install on-site charging units for electric vehicles consistent with parking requirements in California Green Building Standards Code Section 5.106.5.2.
- Dedicate on-site parking for shared vehicles.
- Install on demand electric water heating instead of natural gas water heating for some or all of the project's hot water needs, to the extent such technology is then readily available and commercially practicable.
- Provide adequate, safe, convenient, and secure on-site bicycle parking and storage in the commercial portion of the project.

36. MM NOI-1: To reduce potential traffic noise impacts, the following multipart mitigation measure shall be implemented for the 2018 Project:

- a) The 2018 Project shall construct a soundwall (or equivalent) to protect residential units bordering West Leland Road. The soundwall (or equivalent) shall be a minimum 8-foot high above the finished grade of the residential units. Notwithstanding the foregoing, the 2018 Project applicant may propose an equivalent measure so long as the 2018 Project applicant can demonstrate, via an updated acoustical analysis prepared by a qualified noise consultant and approved by the City Engineer, that the applicable performance standards will be achieved with implication of this equivalent measure. The soundwall (or equivalent) shall effectively block the line of sight to West Leland Road for proposed outdoor active use areas (i.e., backyards or side yards) of all residential units within 100 feet of the edge of the southern project property line. The soundwall (or equivalent) shall be of solid construction, with no vertical or horizontal gaps, and shall have a minimum surface weight of 4 pounds per square foot. The acceptability of the proposed combination of soundwall (or equivalent) mitigation shall be confirmed by the City Engineer, as part of the final plans and permitting process, to ensure compliance with the applicable performance standards.
- b) The 2018 Project shall implement an alternative form of ventilation for all proposed residential units within 200 feet of the centerline of West Leland Road, and within 400 feet of the centerline of SR-4. This alternative form of ventilation would give an occupant the option of controlling noise by keeping the windows shut in order to reduce potential traffic noise impacts to a less than significant level. A standard central air conditioning system or a central heating system equipped with a 'summer switch,' which allows the fan to circulate air without furnace operation requiring mechanical ventilation, will provide a habitable interior environment and meet the airflow provisions under building code requirements.
- c) The 2018 Project shall construct a soundwall (or equivalent) to protect residential units bordering SR-4. The soundwall (or equivalent) shall be a

minimum 10-foot high above the finished grade of the residential units. Notwithstanding the foregoing, the 2018 Project applicant may propose an equivalent measure so long as the 2018 Project applicant can demonstrate, via an updated acoustical analysis prepared by a professional acoustical consultant and approved by the City Engineer, that the applicable performance standards will be achieved with implication of this equivalent measure. The soundwall (or equivalent) shall effectively block the line of sight to SR-4 for all first floor units and proposed outdoor active use areas (i.e., backyards) of all residential units within 400 feet of the centerline of SR-4. The soundwall shall be of solid construction, with no vertical or horizontal gaps, and shall have a minimum surface weight of 4 pounds per square foot. The acceptability of the proposed mitigation shall be confirmed by the City Engineer, as part of the final plans and permitting process, to ensure compliance with the applicable performance standards.

- d) The 2018 Project shall provide upgraded wall and window assemblies for all second story residential units in Neighborhoods A-1 and A-2 that would have a direct line of sight to SR-4 and the BART rail line. The combined wall and window assembly shall have a minimum Standard Transmission Class (STC) rating of 32-STC. This will provide sufficient noise reduction, with an adequate margin of safety, to ensure the 45 dBA Ldn interior noise level standard is maintained ($74 \text{ dBA} - 32 \text{ dBA} = 42 \text{ dBA}$). Prior to issuance of building permits, the applicant shall have a professional acoustic consultant review the final design plans to confirm with the City Engineer that the design would provide the required STC rating.

37. MM NOI-2: To reduce potential impacts related to construction noise, the Project shall restrict construction-related activities to normal business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday. The Project shall also implement the following construction period noise abatement measures and best practices:

- The construction contractor shall ensure that all internal combustion engine-driven equipment is equipped with mufflers that are in good condition and appropriate for the equipment.
- The construction contractor shall select quiet construction equipment, particularly air compressors, whenever feasible
- The construction contractor shall locate stationary noise-generating equipment as far as feasible from sensitive receptors when sensitive receptors adjoin or are near a construction project area. In addition, the project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site, whenever feasible.
- The construction contractor shall prohibit unnecessary idling of internal combustion engines.
- The construction contractor shall, to the maximum extent practical, locate

on-site equipment staging areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

- Designate a “noise disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and institute reasonable measures, consistent with this Improvement Measure, warranted to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site.
- Route all construction traffic to and from the project site via designated truck routes where practical. Prohibit construction-related heavy truck traffic in residential areas where feasible.
- The construction contractor shall limit noise producing construction activity to the daytime hours between 8:00 a.m. and 5:00 p.m.

38. MM TRANS-1a: Prior to issuance of building permits, the 2018 Project applicant shall pay applicable Local Traffic Mitigation Fee to the City of Pittsburg, which could be used to construct intersection improvements that would result in acceptable operations, which could include widening the northbound San Marco Boulevard north of West Leland Road to allow the westbound right movement to operate as a free tuning movement.
39. MM TRANS-3a: Prior to issuance of building permits, the 2018 Project applicant shall pay to the City of Pittsburg its pro rata fair share of the cost to restripe the northbound approach of the West Leland Road at Oak Hills Drive intersection to provide separate left and right-turn lanes. Provided, however, that should BART development not occur, this improvement would not be necessary, and the 2018 Project applicant would not be required to pay the fees identified in this Mitigation Measure TRANS-3a. Development considered in the Pittsburg/Bay Point BART Specific Plan included 1,168 dwelling units and 146,362 square feet of nonresidential uses in conjunction with site access and circulation improvements and parking.
40. MM TRANS-3b: Prior to issuance of building permits, the 2018 Project applicant shall pay to the City of Pittsburg its pro rata fair share of the cost to construct a second eastbound left-turn lane. However, there is insufficient right-of-way available to construct this improvement. As it is uncertain if improvements could be constructed and identified improvements would not result in acceptable LOS E operations, this impact would remain significant and unavoidable. The project applicant previously paid transportation impact fees for improvements at this intersection associated with development of the entitled project.
41. MM TRANS-3c: Prior to issuance of building permits, the 2018 Project applicant shall pay to the City of Concord its pro rata fair share of the costs to improve the intersection of Bailey Road/Myrtle Drive if and to the extent the City of Concord

has, at the time of building permit issuance, lawfully established an impact fee to fund the foregoing improvements. The improvements shall consist of signalization of this intersection in conjunction with the construction of a southbound left-turn lane. Provided, however, this mitigation measure shall not apply if there is not a legal mechanism by which for the 2018 Applicant to provide fees to the City of Concord or if the City of Concord does not support the improvements, as reflected by the City of Concord's lawful establishment of an impact fee to fund said improvements.

42. MM TRANS-3d: Prior to issuance of building permits, the 2018 Project applicant shall pay to the City of Concord its pro rata fair share of the costs to improve the intersection of Bailey Road/Concord Boulevard if and to the extent the City of Concord has, at the time of building permit issuance, lawfully established an impact fee to fund the foregoing improvements. The improvements shall consist of installation of southbound right-turn overlap phase and retiming the traffic signal to allow such a movement. Provided, however, this mitigation measure shall not apply if there is not a legal mechanism by which for the applicant to provide fees to the City of Concord or if the City of Concord does not support the improvements, as reflected by the City of Concord's lawful establishment of an impact fee to fund said improvements.
43. MM TRANS-4: Prior to issuance of building permits, the 2018 Project applicant shall pay all adopted applicable regional transportation related impact fees in accordance with the latest fee schedule, including the ECCRFFA.
44. MM TRANS-5a: Prior to issuance of the first building permit, the applicant shall demonstrate that the Alves Ranch Road extension into the project site is designed to Collector Street standards, and all other streets are designed to Local Street standards.
45. MM TRANS-5b: Prior to the issuance of the first grading permit, the applicant shall demonstrate (as shown on the final improvement plans) provide a refuse collection plan to that each home has a clear refuse collection staging area that considers the need for some on-street parking to be provided on refuse collection days.
46. MM TRANS-7a: Prior to issuance of building permits for the potential future commercial uses, the commercial project applicant shall prepare and submit plans to the City of Pittsburg demonstrating that a community kiosk is provided in a centrally located public space. The kiosk shall provide information about alternative modes of transportation including bicycling, walking, transit, and carpool programs or facilities.
47. MM TRANS-7b: Prior to issuance of building permits for the potential future commercial uses, the commercial project applicant shall prepare and submit plans to the City of Pittsburg demonstrating that bicycle racks and lockers or

secure room bicycle parking is provided based on the requirements outlined in Section 18.78.045 of the Pittsburgh Municipal Code. Approximately 20 percent of the required bicycle parking shall be long-term parking for employee use.

48. MM TRANS-7c: Prior to issuance of building permits for the 2018 Project, the residential project applicant shall demonstrate (as shown on final improvement plans) that it will either install signage and barricades prohibiting pedestrian crossing movements of West Leland Road at the new project roadway/Tomales Bay Drive on both the east and west legs of the intersection, or install a high visibility crosswalk with a pedestrian actuated flashing beacons or pedestrian hybrid signal across the west leg of the intersection and prohibit pedestrian crossings of the east leg through signage and barricades.

Site Access and Circulation Assessment Recommendations:

49. Prior to approval of the final map, the developer shall submit a final refuse pickup plan to be reviewed by the City and refuse collection company, which shall include, at a minimum:
 1. a map showing the general location where all trash bins shall be placed on pickup days, in substantial conformance with the draft refuse plan maps dated June 1, 2018;
 2. a copy of a disclosure to all residents detailing the trash pickup plan and homeowner responsibilities;
 3. a copy of language to be recorded within the Conditions, Covenants and Restrictions (CCRs) detailing the refuse plan requirements and homeowner responsibilities;
 4. a signage plan identifying trash receptacle placement areas at curbs; and
 5. any other materials deemed necessary by the City Engineer.
50. The developer shall install signage and barricades prohibiting pedestrian crossing movements on West Leland Road at the intersection of the new project roadway and Tomales Bay Drive on both the east and west legs of the intersection. The final design and location of the signage and barricades shall be subject to review and approval by the City Engineer.
51. The developer shall provide information on all available public transit opportunities to prospective and new residents to encourage transit use to and from the site.
52. The developer shall include within the CC&Rs language requiring garages be reserved for vehicle storage.

Design Review:

53. The proposed dog park on Lot K shall be modified to allow for a 12-foot wide Class I trail starting from the eastern terminus of Street B to the eastern edge of the project area. The easement shall be improved to provide a 12-foot wide Class I trail.
54. The proposed Class I trail on either side of Lot H shall be continued across Lot H with a temporary 8-foot wide asphalt concrete pedestrian path to allow for a connection between Neighborhoods “C” and “D.” A permanent trail connection may be conditioned upon the future commercial development.
55. Decorative crosswalks shall be installed at the following locations:
 1. Across Street A, immediately north of West Leland Road;
 2. Across Street A, immediately south of Street B
 3. Across Street B, to the west and east of Street A; and
 4. Across Street E, immediately north of West Leland Road.

Crosswalks described above shall be maintained by the City. Final design and locations of the decorative sidewalk shall be subject to approval by the City Planner and City Engineer.

56. Developer shall install of solar photovoltaic panels on each home in conjunction with other Title 24 energy components to meet current code.
57. Developer shall install prewiring for electric vehicle (EV) charging within each residential unit’s garage.
58. The developer shall provide estimated water use calculations with the Final Landscape Plans to ensure compliance with the City’s water efficient landscape ordinance (PMC 18.84.310).
59. Prior to occupancy of the residential units, the developer shall complete installation of landscaping and automatic irrigation systems in street landscape areas and all front, side and rear yards that are to be maintained by the project Home Owners Association (HOA), in accordance with Article VII (Landscaping, Irrigation and Hydroseeding) of PMC Chapter 18.84, or other applicable water efficient landscape ordinance, subject to approval by the Community Development Department. The developer shall provide the irrigation system controller map, programming table, and annual maintenance schedules to the HOA. 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 and turned over to the HOA to the satisfaction of the City.
60. The developer shall include in the project Conditions, Covenants, and Restrictions (CC&Rs) and homebuyer disclosures information about integrated pest management and the principles of water-efficient landscapes, including but

not limited to those principles that are described in PMC chapter 18.84, article VII.

61. Prior to issuance of a building permit, the developer shall provide a photometric plan to identify the appropriate street light spacing. In general, the lighting requirements used shall be as described in the Illuminating Engineering Society of North America (IESNA) standards. With the exception of Streets "A" and "B," the developer may opt to utilize lighting mounted to exterior house walls to provide street/alley and pathway lighting upon approval by the City Engineer. All light fixtures intended to provide lighting for streets/alleys and pathways shall be placed on a timer and shall automatically turn on at dusk and stay on until sunrise. The final design and location of the lighting fixtures shall be subject to approval by the Planning and Engineering Divisions.
62. The developer shall enter into an affordable housing agreement, subject to City Council approval, prior to the approval of a final map. The agreement shall comply with all applicable sections of the Vista Del Mar Development Agreement, previously adopted by the City Council through Ordinance No. 04-1231 and/or as amended in subsequent Development Agreements.
63. The developer shall provide a seating area between the basketball and bocce courts. The seating area shall include a charcoal bbq and shall be covered by a pergola or other cover. The developer shall also install trash and recycling bins. The final design and locations are subject to review and approval by the Planning Division prior to installation.
64. The mid-block bulb-out projecting into Street A shall be removed.
65. The developer shall install a landscape visual barrier along the east side of Lot C. Though intended to be a visual barrier, plantings shall still allow for visual permeability to the adjacent areas and shall allow light and air to travel freely between. As this is not intended to be a physical barrier, the density of the planting shall not impede a person's movement through the subject area. Landscape material shall include plants with a mature height of a minimum of six feet. The final design and location of the landscaping shall be subject to approval by the Planning Division.
66. Lot C shall reserve for a future walkway connection to the commercial site, to be determined with the commercial site development application, to provide for a pedestrian connection between Neighborhood D1 & D2 and the commercial site.
67. All side yard fencing along property lines adjacent to Streets E, F, G, and H within Neighborhood D shall not extend beyond 5 feet from the side of the building.
68. 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.

69. All garage doors within residential neighborhoods shall be equipped with automatic openers.
70. For residential units exposed to exterior decibel levels of 60 dB or higher, as shown on the noise contour map in Appendix E of the Draft SEIR, all exposed windows shall be acoustically strengthened to reduce interior noise levels to a maximum of 45 decibels.
71. In addition to the areas shown on the proposed vesting tentative map and project plans, and as required in accordance with MM 14-1, the developer shall install a masonry wall or wood fencing in the following locations:
 1. Six-foot high wood fencing along the eastern boundary of Lots 66, 68, 70, 72, 74, and 76;
 2. Minimum six-foot high masonry wall along the eastern boundary of Lots 325, 330, 335, 340, and 346; and
 3. Minimum 4-foot-high protective fencing, where there is no other fencing or wall, along the top of the slope of the stormwater basin on Parcel J and Parcel I.
72. The final design and colors of all masonry sound walls fronting West Leland Road shall be a Proto II or equal, split face block wall system in a tan color with a decorative wall cap and pilasters placed a maximum interval of 25 feet, similar to the existing wall design and color on the south side of the street. All masonry walls constructed as a part of this development shall be maintained by the applicable Homeowners' Association. The final design of the all masonry boundary walls shall be reviewed and approved by the Planning Division prior to issuance of a building permit.
73. Signage for the commercial site is not approved at this time. No signs shall be installed on-site until plans have been reviewed and approved by the City under a separate sign permit application.
74. The applicant shall install minimum four-inch-high, die cut, block style numbers on all residential units for address identification. The numbers shall be in a color that is contrasting to the background surface to which they are attached. Units in Neighborhoods A-1, A-2, and C shall be installed within 10 feet of each unit's main entry door and may also be installed on facades with garage doors, if different. Units in Neighborhood D shall be installed within 10 feet of each unit's entry door.
75. All air conditioning units, transformer boxes, and utility meters placed above-

ground shall be substantially screened from public view by way of unit location, permanent wood screening fences, or landscape planting, subject to review and approval by the Planning Division.

76. The developer shall install two wall-mounted bicycle racks within each garage.
77. All garages shall provide for a minimum of two 10-foot by 20-foot parking spaces. Garages for units within neighborhoods A-1 and A-2 shall provide an additional eight (8) square feet for trash bin storage.
78. In order to ensure the perpetual maintenance of landscape improvements along West Leland Road, landscape, trail and perimeter wall maintenance within parcels D, E, F, G and lot P shall be performed by the Homeowner's Association. In addition, the developer shall enter into an Operations and Maintenance Agreement with the City for the landscaping and irrigation improvements. This agreement shall run with the land and allow the City to access and maintain these areas if the City deems the landscaping and /or irrigation improvements are not maintained appropriately. The agreement shall specify that the cost of any required maintenance performed by the City shall be solely borne by the Homeowners' Association and shall be executed prior to final approval by the Building Division of any home.

Engineering Fees and Deposits:

79. Major Subdivision Map Processing Fee. The developer shall pay the fee according to the following amounts as applicable to the project:

<u>1st - 3rd Final Map Check</u>		<u>4th Final Map Check</u>
5-50 lots	\$2,300	\$2,300 + \$800/ea. additional map check
51-150 lots	\$3,000	\$3,000 + \$1,500/ea. additional map check
151 or more	\$3,365	\$3,365 + \$1,330/ea. additional map check

This fee shall be paid in full to the Engineering Division prior to the City Council's approval of the Final Map.

80. Improvement Plan Review Fee. The Plan Review Fee is based on the engineer's estimate, which shall be included with the first set of plans submitted for review. The current Improvement Plan Review Fee is 3.5% of the engineer's cost estimate for improvements.
81. Improvement Plan Review Deposit. The developer shall provide a deposit of 50% of the total Improvement Plan Review Fee with the initial submittal of improvement plans. This initial deposit will also be applied towards the total fees due for the project. The remaining balance of Improvement Plan Review fees shall be due payable prior to the issuance of an Engineering Site Development Permit.

82. Improvement Inspection Fee. The developer shall pay an Improvement Inspection Fee according to the following rates as applicable to the project:

Percent of engineer's estimate	Total estimated costs
6.5%	≥ \$500,000
4%	\$500,001 - \$5 million
3.6%	< \$5 million

The improvement Inspection fee shall be due payable prior to the issuance of an Engineering Site Development Permit.

83. Grading Plan Review Fee. The Grading Plan Review Fee is based on the engineer's estimate for the cost of grading, or if cubic yard quantities are available, per the Grading Fee Table approved by City Council. The current Grading Plan Review Fee is 2.5% of the engineer's estimate for the cost of grading.
84. Grading Plan Review Deposit. The developer shall provide a deposit of 50% of the total Grading Plan Review Fee with the initial submittal of grading plans. This initial deposit will also be applied towards the total fees due for the project. The remaining balance of Grading Plan Review Fees are due payable prior to the issuance of the Grading Permit.
85. Grading Inspection Fee. The Grading Inspection Fee is based on the engineer's estimate for the cost of grading, or if cubic yard quantities are available, per the Grading Fee Table approved by City Council. The current Grading Inspection Fee is 3% of the engineer's estimate for the cost of grading. The fee shall be due payable prior to the issuance of a Grading Permit.
86. In Lieu Parkland Dedication Fee. The developer shall pay an In-Lieu Parkland Dedication Fee equivalent to providing 5 acres of park area per one thousand persons residing within the new development and shall be based on the fair market value of developed parkland, or as established with separate agreement as approved by the City Engineer.
87. Facility Reserve Charge. The applicant shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Department, for water and sewer service in the amounts in effect when the applicant obtains a Building Permit. The applicant 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.
88. Local Traffic Mitigation Fee. The developer shall pay the Local Traffic Mitigation Fee in accordance with PMC Chapter 15.90 to the Engineering Department prior

to issuance of 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.

89. Regional Transportation Development Impact Fee. The Developer shall pay the Regional Transportation Development Impact (RTDIM) Fee in accordance with PMC Chapter 15.103 to the Engineering Department prior to issuance of 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.
90. Final Map Deposit. The developer shall provide a deposit of \$500 prior to City Council's approval of the final map. The deposit shall be returned to developer once the City is in receipt of a full-size vellum copy of the recorded final map.
91. Record Drawing Deposit. The developer shall provide a \$500 deposit prior to City Council's approval of the final map. The deposit shall be returned to developer once the City is in receipt of the Record Drawing AutoCAD and PDF file, and full sized vellum copy of Improvement Plans, that were signed by the City Engineer prior to Engineering Site Development Permit issuance.
92. Sanitary Sewer Inspection Deposit. The developer shall provide a sanitary sewer inspection deposit prior to the issuance of the Engineering Site Development Permit issuance. The current deposit amount is \$1,000 for the first 1,000 linear feet of sewer main plus \$1.10/linear foot of additional sewer pipe.
93. Storm Drain Inspection Deposit. The developer shall provide a storm drain inspection deposit prior to the issuance of the Engineering Site Development Permit issuance. The current deposit amount is \$1,000 for the first 1,000 linear feet of storm drain main plus \$1.10/linear foot of additional storm drain pipe.
94. Geographical Information System Fee. The current Geographical Information System (GIS) Fee is \$0.05/sf of building for non-residential projects, and \$100/dwelling unit for all residential projects. The GIS fee is due payable prior to the issuance of an Engineering Site Development Permit.
95. NPDES Plan Review Fee. The developer shall pay an NPDES plan review fee for review of stormwater control plans and processing of closeout agreements and / or review of Storm Water Pollution Prevention Plans (SWPPP). The current fee is:
 - \$3,000 for the first 10,000 sf up to 1st acre (projects with Risk Factor 1)
 - Add additional \$136/acre for projects greater than 1 acre, up to the first 5

- acres (projects with Risk Factors 2 or 3)
- Add additional \$31/acre for projects greater than 5 acres

96. NPDES Site Inspection Deposit. The developer shall pay an NPDES inspection deposit for City staff's inspection of C.3 compliant facilities constructed, and /or inspection of construction site for compliance with Best Management Practices in accordance with the City's Municipal Regional Stormwater NPDES Permit. The current rate is:

- \$12,000 for the first 10,000 sf up to 1st acre (projects with Risk Factor 1)
- \$24,000 for projects greater than 1 acre (projects with Risk Factor 2 or 3)

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

97. 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.

Submittals to the Engineering Division:

98. Final Map. The developer shall submit three (3), full size, hard copies of the Final Map with closure calculations, prior to City Council's approval of each final map, improvement, or grading plans.

99. Improvement Plans. The developer shall submit seven (7) full size, hard copies of Improvement Plans. The Improvement Plans shall include, but not be limited to, the following:

- Site Plan
- Grading and Drainage Plan
- Utilities Plan which identifies ownership and maintenance responsibilities of both wet and dry utilities;
- Landscaping and Irrigation Plan
- Joint Trench Plan
- Offsite Improvements Due to Project Impacts

100. All CCRs recorded as part of the project shall identify the long-term maintenance responsibilities of the City and the Homeowners' Association, as shown in the Improvement Plans.

101. The developer shall submit two (2) copies of the Storm Water Pollution

Prevention Plan (SWPPP) to the Engineering Department for review and comment prior to the issuance of a Grading Permit. The SWPPP shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff. The SWPPP measures shall also include erosion control measures to prevent soil, dirt, and debris from entering the storm drain system. The developer shall provide the project WDID number as evidence of having obtained a construction permit from the Regional Water Quality Control Board. If a WDID number has not yet been issued, a copy of the Notice of Intent that was sent to the Regional Water Quality Control Board shall be submitted with the grading permit application.

102. The developer shall submit three (3) complete sets of plans and specifications of the project, including any of the following required built-in fire protection systems, to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. Plan review fees for the Fire District will be assessed at that time.
 - a. Private underground service water mains
 - b. Building construction plans
 - c. Fire Sprinklers
 - d. Site improvement Plans
103. The developer shall submit a current geotechnical report to the Engineering Department prior to approval of any civil plans and issuance of an engineering permit.
104. The developer shall submit a complete area study specific to the Alves ranch project site only, for storm water (10-year storm design) capabilities, prior to the approval of the final map, and mitigate additional storm runoff demands anticipated under build out conditions. The study shall include a review of the impact of the site grading on the 10-year flood level in accordance with the Federal Emergency Management Agency (FEMA) guidelines. If additional mitigation measures are required then the study and measures shall be submitted to the City Council for its review and approval.
105. The developer shall submit grading and improvement plans to retrofit the existing detention basin, to accommodate stormwater runoff from the residential improvements of the Alves Ranch project and the Vista Del Mar subdivisions. These revisions are required to enable the detention basin to function both as a Stormwater Treatment, and Stormwater Detention Facility to meet the criteria for both provision C.3 of the Clean Water Program's Regional Permit, and Flood Control criteria, respectively. Improvement plans detailing modifications to the outlet and dewatering structures are to be submitted to the City and County Flood Control District for review and approval by the City prior to the issuance of any grading permits for the project. In addition, all such improvements to the basin must include adequate access for maintenance vehicles and equipment.

106. Prior to the City's acceptance of the Detention Basin, the developer shall submit an Operations and Maintenance Control Plan (O&M Plan) for the maintenance of the basin by the GHAD. Proper maintenance of the basin is essential for maintaining the functionality of the basin. The O&M Plan shall address maintenance of the spillway and standpipe and provide recommended intervals for silt removal. Developer understands that acceptance of the detention basin by the GHAD shall occur when all streets within the development are completed, and Street A has been accepted for continuous maintenance by the City.
107. Developer understands that all streets within the project, with the exception of Street A will be privately maintained by the HOA. However, upon City Council's acceptance of the public improvements for continuous maintenance, the Pittsburg Police Department is authorized to enforce all provisions of the State Vehicle Code on all private streets of the Alves Ranch Development. Enforcement of the Vehicle Code shall consist of but not be limited to enforcement of the following: Speed Limits, Off Street Parking, and Vehicle Codes on the common private streets within the subdivision. Developer further understands all appropriate signage and striping are to be installed and completed prior to commencement of enforcement by the Pittsburg Police Department.
108. Developer understands that the establishment of a perpetual conservation easement, specifying management of the land to be for "Waters of the United States" and state California red-legged frog, and California tiger salamander values, is yet to be completed. This conservation easement was a mitigation measure to address the impacted wetland areas, of the previously approved overall project site. Recordation of this conservation easement shall occur prior to the recordation of the last final map for the residential subdivision, as outlined in the Development Agreement between The City of Pittsburg, Alves Ranch LLC, and William Lyon Homes, section 3.06a. Alternatively, Developer may post a bond in a form and in an amount, and with a surety acceptable to the City and the City shall not object to the recordation of the last final map.
109. Annexation Documentation for CFD 2005-1. Community Facilities District 2005-1 is for Public Safety Services, the fee will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The developer shall deliver written approval in a manner acceptable to the City Finance 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 recordation of the first Final Map.
110. Annexation Documentation for 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 City Finance 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 recordation of the first Final Map.

111. Annexation Documentation for CFD 2017-1. Community Facilities District 2017-1 is for Fire Facilities and Fire Safety and Emergency Services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 21017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the issuance of any building or engineering permits.
112. Street A shall be designed to meet City Standard Specifications within the 78-foot street right-of-way. Final design of Street A shall be subject to review and approval by the City Engineer.
113. Grading and/or building permit plans (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings) shall show the details and methods of construction for site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants.
114. 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 or retrofit of existing facilities shall be borne by the developer.
115. The developer shall provide appropriate sanitary sewer, sized to adequately accommodate the project's wastewater demand.
116. The developer shall underground all new utility distribution facilities fronting the property. The location of all existing above ground utility distribution facilities to remain as-is and will be screened, to the best of the developer's ability, by landscape plantings.
117. The developer shall install all utility boxes underground and all wires and cables must be installed in conduits. Compliance with this condition shall be at the discretion of the City Engineer.
118. The developer shall incorporate and/ or adhere to all applicable provisions of the Development Agreement, between the City, Alves Ranch, LLC, and William Lyon Homes, recorded February 25, 2005, and subsequent amendments to the Development Agreement between the City of Pittsburg, Alves Ranch LLC, and William Lyon Homes. Provisions of this agreement shall be reviewed prior to the approval any final map. The City reserves the right to require the applicant to perform any of the applicant's obligations under the development agreement

before recordation of the final map to the extent deemed necessary by the City Engineer.

119. The developer shall ensure that proposed revisions to the basin are in conformance with prior acceptance by the Division of Safety of Dams (DSOD). If changes to the basin are proposed, by the developer, these changes shall be subject to review and approval by the City Engineer.
120. The developer shall submit to the Flood Control District for review a drainage study, with an updated hydrology map, that analyzes the feasibility of increasing the onsite basin's water treatment volumes and the impacts these proposed modifications will have on the basin's Flood Control storage capacity. Developer to obtain approval by the City for these improvements prior to the issuance of a Grading Permit.
121. The developer shall pay all fees associated with Drainage Area 48B (DA 48B) to the Flood Control District prior to issuance of the first final map. The Flood Control District entered into a reimbursement Agreement (dated September 27, 2011) with the Vista Del Mar developer, William Lyon Homes, for the construction of planned drainage lines "B" and "B-1" in DA 48B. Per the Reimbursement Agreement, the Alves ranch Development was afforded a credit of \$449,231 in DA 48B fees for construction of certain planned drainage facilities. Per the Agreement, "In the event there are changes in the land use, density, or impervious surfaces on the Alves property, Alves or its successor(s) in interest shall be responsible for paying the Flood Control District additional drainage fees based on the drainage fee ordinance applicable at that time." Should changes to the original site plan incur additional DA 48B fees, they are due payable to the Flood Control District prior to recordation of the first final map.
122. The developer shall maintain a minimum of fifteen (15') feet setback from top of detention basin, as recommended in Feb. 2008 - Preliminary Geotechnical Investigation prepared by BGC, or any design exception recommendations specifically noted by Geotechnical engineer in a supplemental report and approved by City Engineer.
123. The developer shall preserve the existing maintenance access road to the detention basin & overflow structure and provide an access point to the road. The final design of this access point shall be reviewed and approved by the City Engineer.
124. The developer shall provide an eight- foot (8') temporary asphalt concrete pathway fronting Lot H, the future commercial development. A permanent pathway may be conditioned to be constructed as part of the approvals for the commercial development.
125. The developer shall relinquish the abutter's rights for all corner lots.

126. The developer shall provide 6-foot wide sidewalks throughout the subdivision.
127. The developer shall construct walls made from concrete block, gravity concrete, or similar material when walls are required between lots.
128. The developer shall provide a safe release of drainage from sump areas, without conveying water over private property, allowing water to drain without damaging private or public improvements in the event of blockage to the storm drain system.
129. The developer shall provide a water sampling station as directed by the City Public Works Department.
130. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 2,000 gallons per minute (GPM). Required flow shall be delivered from not more than two hydrants flowing simultaneously for the duration of 120 minutes while maintaining 20 pounds residual pressure in the main.
131. The developer shall install fire hydrants of the East Bay type. Hydrant locations shall be determined by the Contra Costa Fire Protection District upon submittal of three (3) copies of complete site improvement plans or utility plans. Hydrants shall be installed, in service, and inspected by the Fire District prior to construction.
132. The developer shall submit three (3) copies of a 300-foot scale parcel map indicating approved fire hydrant locations, street names, and addresses to the Fire District for mapping purposes. These maps are required prior to Fire District approval of final improvement plans.
133. The developer shall create and dedicate utility parcels to the City or provide adequate utility easement areas for City's maintenance and access.
134. The developer shall provide estimated water use calculations to show compliance with the City's water efficient landscape ordinance.
135. The developer shall provide access to the satisfaction of the Contra Costa County Fire Protection District (CCCYPD) prior to issuance of the first building permit for any unit east of Street "A".
136. The developer shall paint 'No Parking' markings where no parking stalls are shown, and "Fire Lane" markings shall be painted where appropriate.
137. The developer shall provide traffic signal pre-emption systems (Opticom) on any new traffic signals installed in conjunction with this development.

138. The developer shall provide a Central Irrigation System, for portions of the site landscaping to be maintained by the City, 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.
139. The developer shall design the landscaping within the areas of public right of way in accordance with the provisions of Section 18.84.320 of the Pittsburg Municipal Code, and current standard details.
140. 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 BMP's in accordance with the Contra Costa Clean Water Program for the site's storm water drainage:
 - Use pavers for walkways and other appropriate hardscape surfaces as an option to buyers to minimize impervious areas.
 - Minimize the amount of directly connected impervious surface area.
 - Delineate all storm drains with "No Dumping, Drains to Delta" permanent markings
 - Construct 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.
 - Distribute public information items regarding proper use of pesticides to buyers.

Standard Conditions:

141. The Standards Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval of this project, as determined applicable by the Planning Division. Where there is a conflict between Resolution No. 8931 and the specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
142. 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.
143. The design and construction of storm drain, water, and sewer facilities shall be in accordance with Section 17.28.020 of the Pittsburg Municipal Code.
144. The developer shall comply with all the requirements of the Community Development Department, including the Planning Division, Engineering Division,

and Building Division, the Contra Costa Department of Environmental Health, the Contra Costa County Fire Protection District, the Contra Costa County Flood Control & Water Conservation District, the California Regional Water Quality Control Board, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to check with each agency for requirements that may pertain to the project.

145. 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.
146. The conditional design review approval of architectural plans and elevations will expire 36 months after the adoption of this resolution, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building or grading permit issuance unless work is commenced and diligently pursued prior to the expiration of the building or grading permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 28th day of May, 2019, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

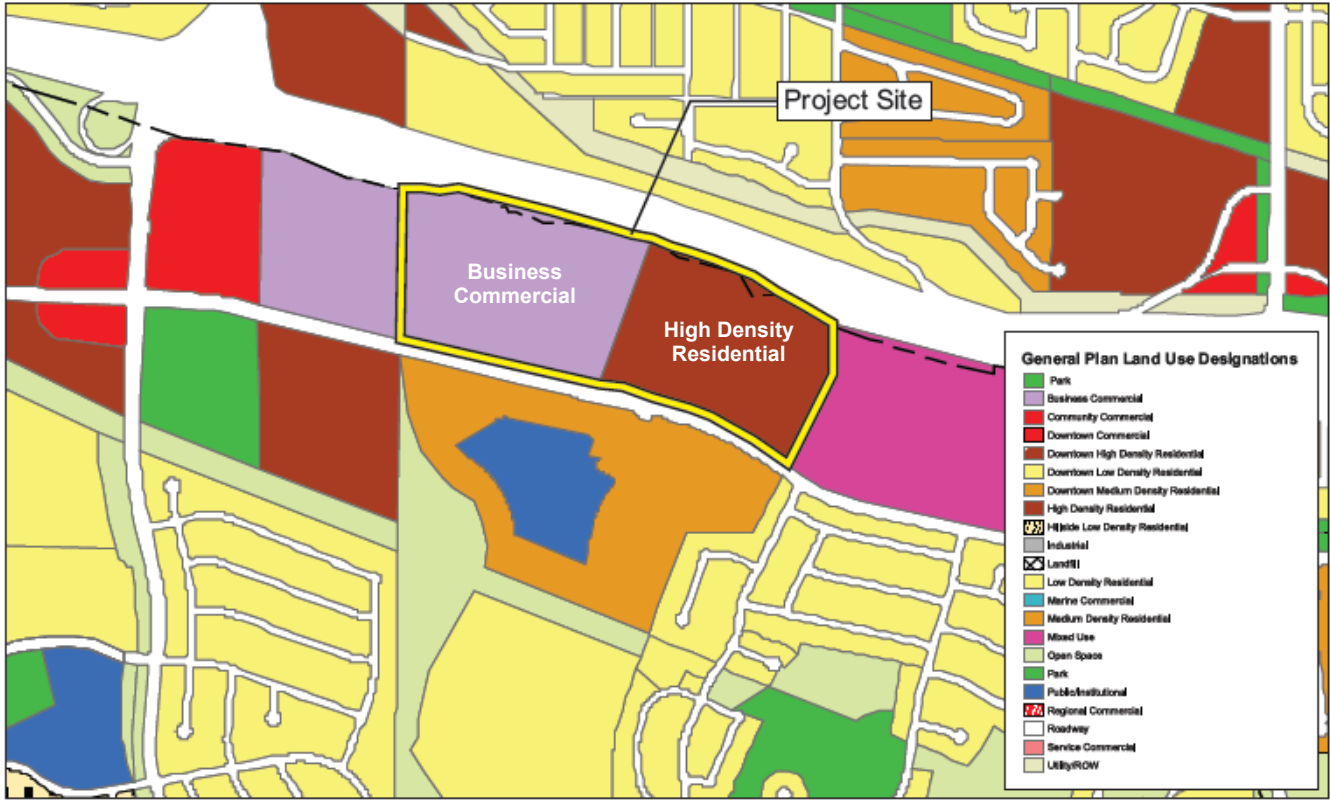
ABSENT:

I hereby certify that the above Resolution No. 10121 was adopted by the Planning Commission of the City of Pittsburg on May 28, 2018.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Exhibit A of Resolution No. 10121
General Plan Map Amendment

Existing General Plan Land Use

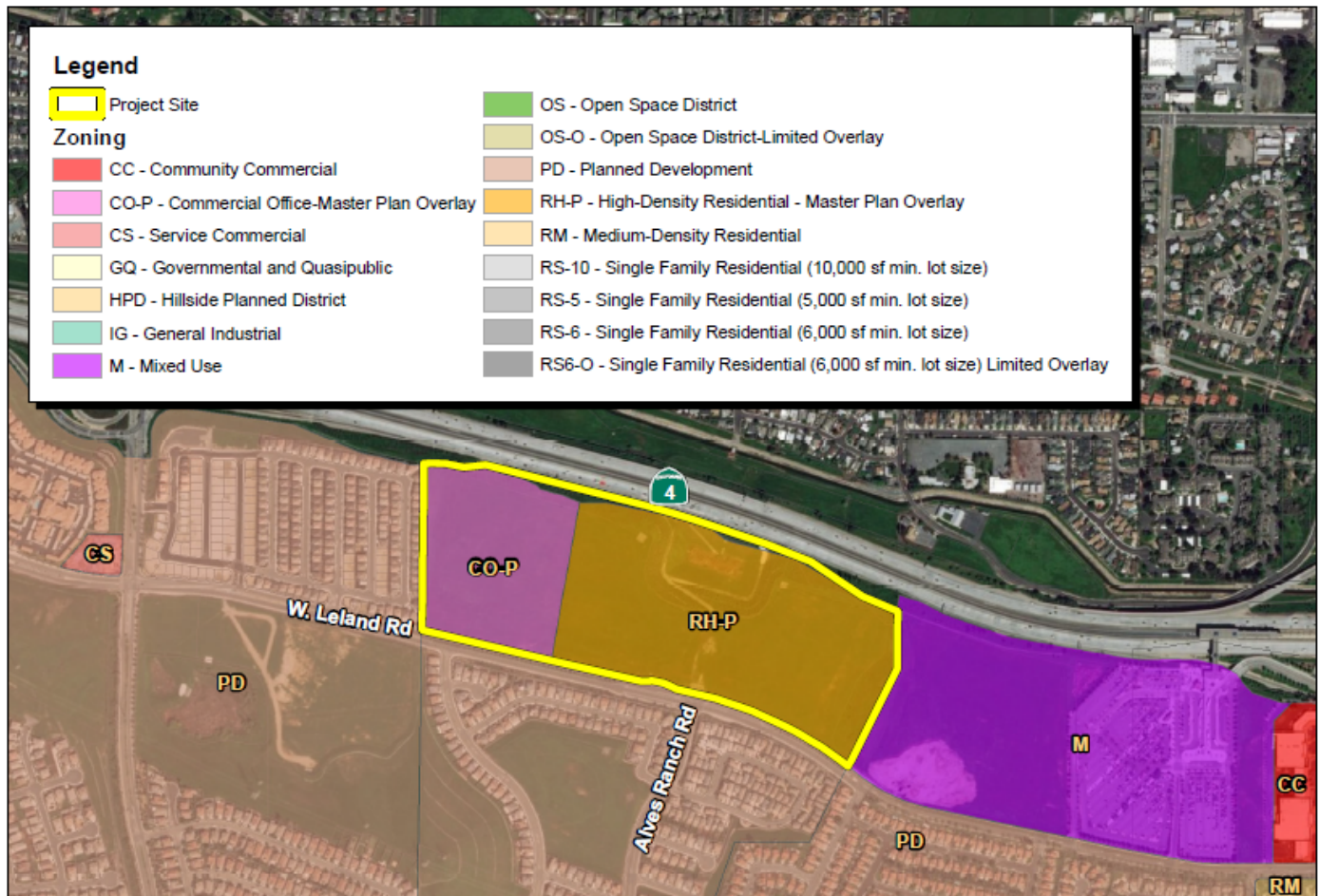


Proposed General Plan Land Use

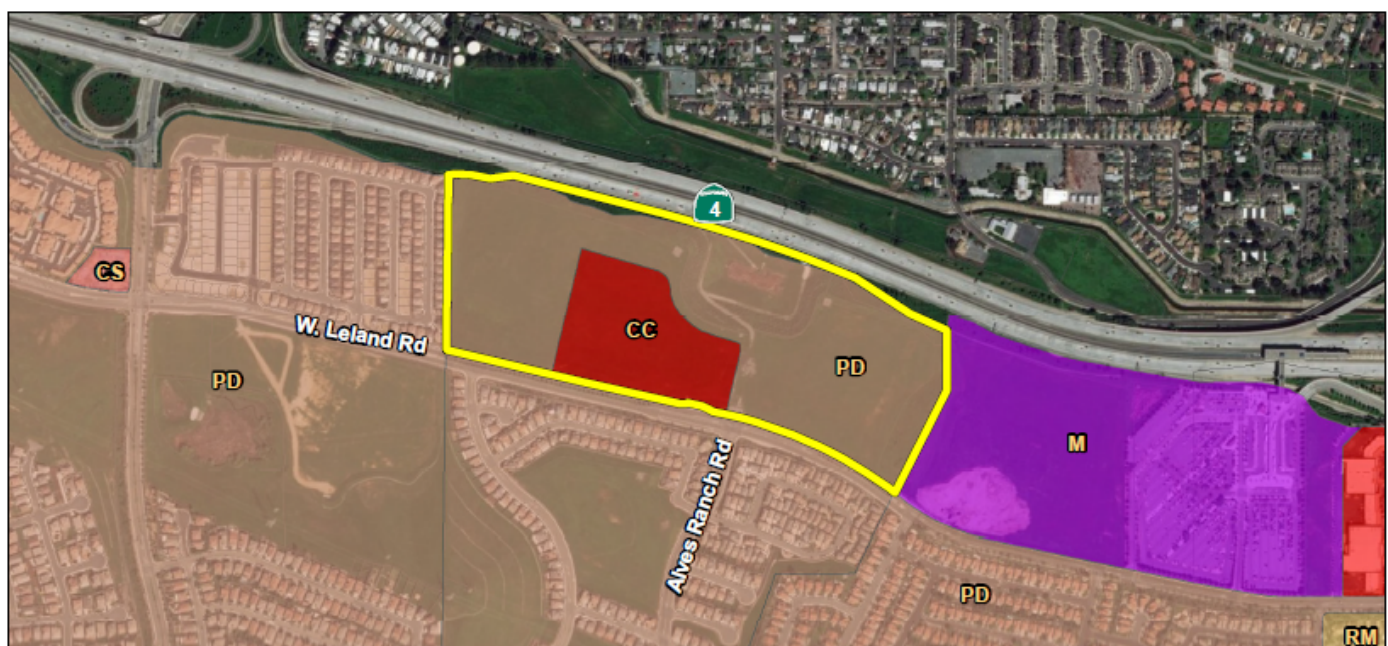


Exhibit B of Resolution No. 10121 Zoning Map Amendment

Existing Zoning



Proposed Zoning



**Exhibit C of Resolution No. 10121
Planned Development (PD) Plan**

Land Use Regulations

- A. The land uses allowed within Lots 1-346 as shown on Vesting Tentative Map (VTM) 9235 shall be the same as those allowed in the RS-4 (Single-Family Residential) District (Pittsburg Municipal Code [PMC] Chapter 18.50).
- B. The land uses allowed on Lots A-Q (with the exception of 'Lot H' and 'Lot M') as shown on VTM 9235 shall be limited to those uses identified on VTM 9235 and the approved project plans. All parcels identified as either 'Streets' or 'Alleys' on VTM 9235 shall be limited to use as a public or private street, alley, or driveway, as defined within the PMC.
- C. The land uses allowed within the area identified as 'Lot M' on VTM 9235 shall be the same as those allowed in the RS-4 (Single-Family Residential) District (Pittsburg Municipal Code [PMC] Chapter 18.50). Lot M shall also allow for construction of an electronic billboard, in accordance with the Development Agreement, pending approval by all regulatory agencies.

Development Regulations.

- A. Except as indicated below or expressly indicated within the approved development plan, all development regulations of the residential portions of the PD District shall be the same as those of the RM (Medium Density Residential) District. Use and development of the property shall also comply with Article 3 (Performance Standards) and Article 5 (Home Occupations) of PMC Chapter 18.50, and with the off-street parking requirements of PMC Chapter 18.78. The development regulations below shall not apply to non-residential parcels.

Residential Neighborhood A-1 and A-2 (Duets)	
Minimum Lot Area	1,600 square feet
Minimum Lot Width	27 feet
Minimum Front Yard Setback (fronting private "street")*	10 feet
Minimum Front Yard Porch Setback*	6 feet
Minimum Front Building-to-Building Separation (Paseo)	15 feet
Minimum Side Yard Setback (unattached side)	5 feet
Minimum Corner Side Yard Setback	8 feet
Minimum Rear Yard Setback (at garage elevation)	4 feet
Maximum Lot Coverage	Per approved development plan
Maximum Building Height	30 feet
Minimum Private Storage Area	--
Minimum Private Open Space	----

* Front yard setbacks shall be measured from the lot line directly adjacent to the main entry of the primary dwelling unit. Permitted building projections into yards pursuant to PMC section 18.80.010.

**Exhibit C of Resolution No. 10121
Planned Development (PD) Plan**

Residential Neighborhood C (Single Family)	
Minimum Lot Area	2,000 square feet
Minimum Lot Width	30 feet
Minimum Front Yard Setback (fronting private "street")*	10 feet
Minimum Front Yard Porch Setback*	6 feet
Minimum Front Building-to-Building Separation (Paseo)	20 feet
Minimum Side Yard Setback	4 feet
Minimum Corner Side Yard Setback	8 feet
Minimum Corner Street Return Setback	4 feet
Minimum Rear Yard Setback (at garage elevation)	4 feet
Maximum Lot Coverage	Per approved development plan
Maximum Building Height	30 feet

* Front yard setbacks shall be measured from the lot line directly adjacent to the main entry of the primary dwelling unit. Permitted building projections into yards pursuant to PMC section 18.80.010.

Residential Neighborhood D-1 and D-2 (Single Family)	
Minimum Lot Area	2,000 square feet
Minimum Lot Width	30 feet
Minimum Front Yard Setback*	5 feet
Minimum Front Yard Porch Setback*	4 feet
Minimum Side Yard Setback	4 feet
Minimum Corner Side Yard Setback	5 feet
Minimum Rear Yard Setback	5 feet
Minimum Setback at Garage Elevation	5 feet
Maximum Lot Coverage	Per approved development plan
Maximum Building Height	30 feet

* Front yard setbacks shall be measured from the lot line directly adjacent to the main entry of the primary dwelling unit. Permitted building projections into yards pursuant to PMC section 18.80.010.

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565
Attention: City Clerk

(SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY)

**FOURTH AMENDMENT TO
DEVELOPMENT AGREEMENT
BETWEEN
THE CITY OF PITTSBURG, CALIFORNIA
AND
ALVES RANCH, LLC
AND
WILLIAM LYON HOMES, INC.**

**FOURTH AMENDMENT TO
DEVELOPMENT AGREEMENT
BETWEEN
THE CITY OF PITTSBURG, CALIFORNIA
AND
ALVES RANCH, LLC
AND
WILLIAM LYON HOMES, INC.**

THIS FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT (this “**Fourth Amendment**”) is entered into as of March __, 2018, between ALVES RANCH, LLC, a California limited liability company (“**Alves Ranch**”), WILLIAM LYON HOMES, INC., a California corporation (“**Lyon**”) (**Alves Ranch and Lyon are herein collectively referred to as “Developer”**), and the CITY OF PITTSBURG, a California municipal corporation (“**City**”), pursuant to California Government Code § 65864 *et seq.*

RECITALS

A. Effective January 5, 2005, Developer and City entered into that certain Development Agreement (recorded 2-25-05, instrument #2005-65303) for the Project; subsequently entered into that certain First Amendment to Development Agreement for the Project, which First Amendment was signed by the parties on May 13, 2005 and recorded in the Official Records of Contra Costa County on June 14, 2005 (recorded 6-14-05, instrument #2005-213402); subsequently entered into that certain Second Amendment to Development Agreement for the Project, which Second Amendment was signed by the parties on June 26, 2006 and recorded in the Official Records of Contra Costa County on August 10, 2006 (recorded 8-10-06, instrument #2006-253453); and subsequently entered into that certain Third Amendment to Development Agreement for the Project, which Third Amendment was signed by the parties on September 8, 2010 and recorded in the Official Records of Contra Costa County on two occasions – once on September 21, 2010 (recorded 9/21/10, instrument # 2010-199994) and again on October 8, 2010 (recorded 10/08/10, instrument # 2010-218997) (collectively, the “**Development Agreement**”), pursuant to which City granted Developer a vested right to develop the Project Site.

B. On January 20, 2009, the Pittsburg City Council adopted Ordinance No. 08-1312 approving the Master Plan for the Alves Ranch Development, including neighborhoods A-1, A-2, B, C, D, and E (the “**Alves Ranch Master Plan**”).

C. The purpose of this Fourth Amendment is to reflect certain minor changes to the Development Agreement relating to changing Recital I.3 to allow a change in the zoning classification from Commercial Office to Community Commercial, which Developer wishes to pursue consistent with applicable law; Recital J.3 to specify the Developer's commitment to include a minimum of ten (10) affordable housing units; and Section 3.13 to modify the number of affordable housing units to be constructed, as well as to provide further specificity of the units' sizes and amenities.

D. The Developer desires to change the zoning classification to provide the opportunity for potential development of a grocery store and other commercial projects.

E. Section 3.13(e) of the Development Agreement currently requires Alves Ranch to enter into an affordable housing agreement, subject to City Council approval, prior to approval of the first final map on the Alves Ranch Property or issuance of the first building permit on the Alves Ranch Property, whichever occurs first.

F. The parties desire to amend the Development Agreement to modify the obligations related to the number of affordable units to be included, due to changes in the affordable housing market and the parties' intent to ensure a viable housing product for the Pittsburgh community.

G. This Fourth Amendment only involves minor changes which will not "substantially affect" the Project and is properly processed as an Administrative Agreement Amendment pursuant to and in compliance with Section 7.02(a) of the Development Agreement which authorizes the use of Administrative Agreement Amendments.

H. The City further finds that this Fourth Amendment is consistent with the provisions of State law and Resolution No. 89-7466 governing development agreements and that this Fourth Amendment will not be detrimental to the public health, safety, or general welfare of the community.

NOW, THEREFORE, in consideration of the promises, covenants, and provisions set forth herein, the receipt and adequacy of which consideration is hereby acknowledged, the parties agree as follows:

AGREEMENT

1. **Recitals.** The foregoing recitals are true and correct and hereby incorporated herein.

2. **Defined Terms.** All capitalized terms not defined herein shall have the meanings ascribed to them in the Development Agreement.

3. **Recital I.** Recital I.3 of the Development Agreement is amended to add the following: "Notwithstanding the above, Developer may seek amendment of the applicable zoning to change the existing zoning of CO-P (Commercial Office-Master Plan Overlay) to CC (Community Commercial)."

4. **Recital J.** Recital J.3 of the Development Agreement is amended to delete the existing sentence in its entirety and replace it with “Developer’s commitment that the Project will include a minimum of ten (10) affordable housing units, as more particularly set forth in Section 3.13 of this Agreement.”

5. **Section 3.13.** Section 3.13 of the Development Agreement is amended to delete Sections 3.13 (a), (b), and (c) in their entirety and replace with the following:

“(a) **Alves Ranch Property.** To satisfy its affordable housing obligation for the Project, Alves Ranch shall provide a minimum of ten (10) affordable accessory dwelling units (“ADUs”). Location of all required ADU’s shall be finalized prior to the City’s approval of the first final subdivision map for the Alves Ranch Property. Each ADU shall be at least four hundred (400) square feet in size and contain a fully functional kitchen (including cabinets with countertop, one (1) refrigerator, one (1) four burner range with oven, one (1) sink with garbage disposal and electrical receptacles for small appliances), as well as at least two hundred (200) cubic feet of private storage space and a separate closet for the bedroom area. Upon City’s written request, Alves Ranch agrees to record restrictive covenants on these units on terms and conditions, subject to the written approval of the City Manager or his or her designee, running for up to 55 years.

(b) Intentionally omitted.

(c) Intentionally omitted.”

6. **Effect of this Fourth Amendment.** Except as expressly modified by this Fourth Amendment, the Development Agreement shall continue in full force and effect according to its terms, and Developer and City hereby ratify and affirm all their respective rights and obligations under the Development Agreement, including but not limited to Developer’s indemnification obligations as set forth in Section 9.01 of the Development Agreement. In the event of any conflict between this Fourth Amendment and the Development Agreement, the provisions of this Fourth Amendment shall govern.

7. **Binding Agreement.** This Fourth Amendment shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors in interest, and assigns of each of the parties hereto. Any reference in this Fourth Amendment to a specifically named party shall be deemed to apply to any successor, administrator, executor, or assign of such party who has acquired an interest in compliance with the terms of this Fourth Amendment or under law.

8. **Counterparts.** This Fourth Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, when taken together, shall constitute the same document.

9. **California Law.** This Fourth Amendment shall be governed by and interpreted in accordance with the laws of the State of California.

10. **Invalidity.** Any provision of this Fourth Amendment that is determined by a court of competent jurisdiction to be invalid or unenforceable shall be deemed severed from this

Fourth Amendment, and the remaining provisions shall remain in full force and effect as if the invalid or unenforceable provision had not been a part hereof.

11. Headings. The headings used in this Fourth Amendment are for convenience only and shall be disregarded in interpreting the substantive provisions of this Fourth Amendment.

IN WITNESS WHEREOF, this Fourth Agreement has been entered into by and between Developer and City as of the date and year first above written.

CITY:

CITY OF PITTSBURG,
a California municipal corporation

By: _____
Name: Joe Sbranti
Title: City Manager

DEVELOPER:

ALVES RANCH, LLC,
a California limited liability company

By: _____
Name: Gerald Alves
Title: Manager

ATTEST:

WILLIAM LYON HOMES, Inc.,
a California corporation

By: _____
Name: Alice Evenson
Title: City Clerk

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

By: _____
Name: Ruthann G. Ziegler
Title: City Attorney

2938617.3



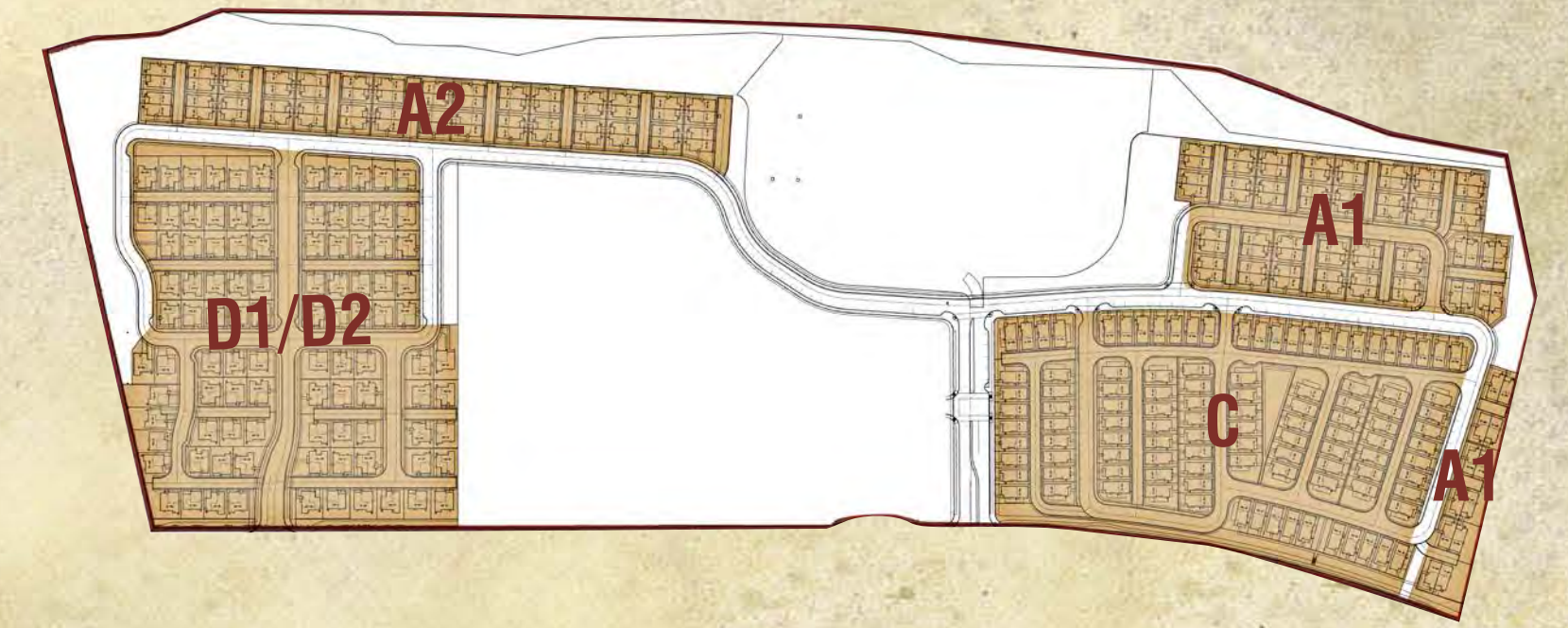
Neighborhood C | 31 x 65' Small Lot/Alley Loaded Lots



Neighborhood D₁ & D₂ | 43' x 54' Small Lot Traditional Single Family Homes



Neighborhood A₁ & A₂ | Duets



Alves Ranch
Pittsburg California



OUR TEAM

William Lyon Homes

Contact: Mandy Leung
2603 Camino Ramon, San Ramon, CA 94583
925.543.5562 | www.lyonhomes.com

WHA. Architects . Planners . Designers .

Contact: Robert Lee
5000 Executive Pkwy, Suite 375, San Ramon, CA 94583
925.463.1700 | www.WHAinc.com
July 13, 2018



Ruggeri-Jensen-Azar & Assoc.

Contact: Alex Azar
8055 Camino Arroyo, Gilroy, CA 95020
408.848.0300 | www.rja-gps.com



VanderToolen Assoc..

Contact: Phil VanderToolen
855 Bordeaux Way, Ste 240, Napa, CA 94558
707.224.2299 | www.vandertoolen.com

Table of Contents:

Civil

- P-1 Preliminary Site Plan
- P-2 Precise Plan
- P-3 Precise Plan
- P-4 Precise Plan

Neighborhood C

31 x 65' Small Lot/Alley Loaded Lots

- A1.PP Plot Plan
- A1.1 Street Scene
- A1.2 Plan 1A - Floor Plan
- A1.3 Plan 1A - Elevation Wraps & Roof Plan
- A1.4 Plan 1B - Floor Plan
- A1.5 Plan 1B - Elevation Wraps & Roof Plan
- A1.6 Plan 1C - Floor Plan
- A1.7 Plan 1C - Elevation Wraps & Roof Plan
- A1.8 Plan 2A - Floor Plan
- A1.9 Plan 2A - Elevation Wraps & Roof Plan
- A1.10 Plan 2B - Floor Plan
- A1.11 Plan 2B - Elevation Wraps & Roof Plan
- A1.12 Plan 2C - Floor Plan
- A1.13 Plan 2C - Elevation Wraps & Roof Plan
- A1.14 Plan 3A - Floor Plan
- A1.15 Plan 3A - Elevation Wraps & Roof Plan
- A1.16 Plan 3B - Floor Plan
- A1.17 Plan 3B - Elevation Wraps & Roof Plan
- A1.18 Plan 3C - Floor Plan
- A1.19 Plan 3C - Elevation Wraps & Roof Plan
- A1.20 Color & Materials - 'A' Traditional
- A1.21 Color & Materials - 'B' Bungalow
- A1.22 Color & Materials - 'C' Cottage

Neighborhood D1 & D2

43' x 54' Small Lot Traditional SFD

- A2.PP Plot Plan
- A2.1 Street Scene I
- A2.2 Plan 1A - Floor Plan
- A2.3 Plan 1A - Elevation Wraps & Roof Plan
- A2.4 Plan 1B - Floor Plan
- A2.5 Plan 1B - Elevation Wraps & Roof Plan
- A2.6 Plan 1C - Floor Plan
- A2.7 Plan 1C - Elevation Wraps & Roof Plan
- A2.8 Plan 2A - Floor Plan
- A2.9 Plan 2A - Elevation Wraps & Roof Plan
- A2.10 Plan 2B - Floor Plan
- A2.11 Plan 2B - Elevation Wraps & Roof Plan
- A2.12 Plan 2C - Floor Plan
- A2.13 Plan 2C - Elevation Wraps & Roof Plan
- A2.14 Plan 2XA - Floor Plan
- A2.15 Plan 2XA - Elevation Wraps & Roof Plan
- A2.16 Plan 2XB - Floor Plan
- A2.17 Plan 2XB - Elevation Wraps & Roof Plan
- A2.18 Plan 2XC - Floor Plan
- A2.19 Plan 2XC - Elevation Wraps and Roof Plan
- A2.20 Plan 2ZA - Floor Plan
- A2.21 Plan 2ZA - Elevation Wraps & Roof Plan
- A2.22 Plan 2ZB - Floor Plan
- A2.23 Plan 2ZB - Elevation Wraps & Roof Plan
- A2.24 Plan 2ZC - Floor Plan
- A2.25 Plan 2ZC - Elevation Wraps & Roof Plan
- A2.26 Plan 3A - Floor Plan
- A2.27 Plan 3A - Elevation Wraps & Roof Plan
- A2.28 Plan 3B - Floor Plan
- A2.29 Plan 3B - Elevation Wraps & Roof Plan
- A2.30 Plan 3C - Floor Plan
- A2.31 Plan 3C - Elevation Wraps & Roof Plan
- A2.32 Color & Materials - 'A' Traditional
- A2.33 Color & Materials - 'B' Bungalow
- A2.34 Color & Materials - 'C' Cottage

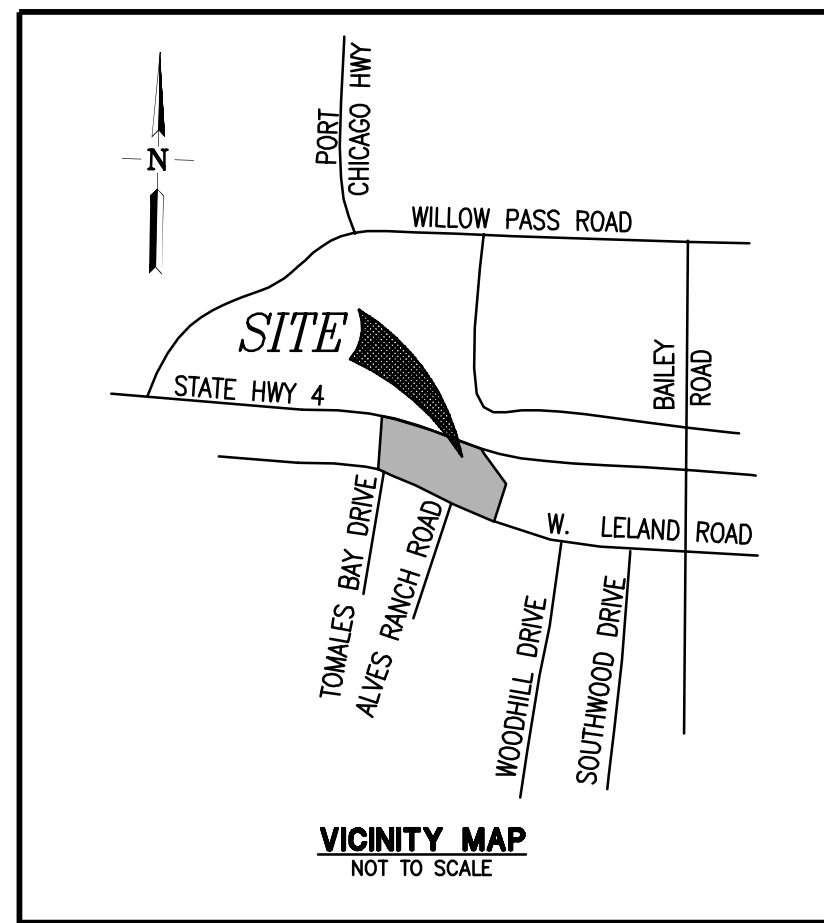
Neighborhood A1 & A2

Duets

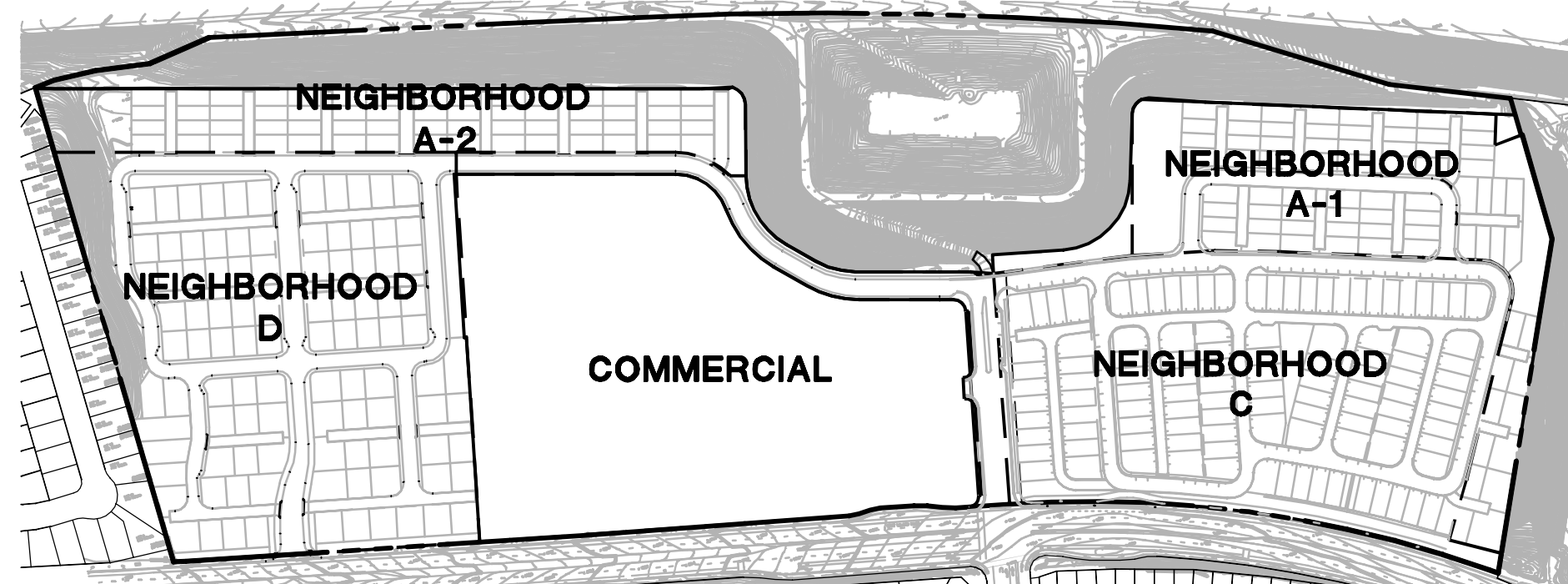
- A3.PP1 Plot Plan Neighborhood A1
- A3.PP2 Plot Plan Neighborhood A2
- A3.1 Street Scene
- A3.2 Plan 1A / 2A - Floor Plan
- A3.3 Plan 1A / 2A - Elevation Wraps
- A3.4 Plan 1B / 2B - Floor Plan
- A3.5 Plan 1B / 2B - Elevation Wraps
- A3.6 Plan 1C / 2C - Floor Plan
- A3.7 Plan 1C / 2C - Elevation Wraps
- A3.8 Plans 1& 2 / A, B& C - Roof Plans
- A3.9 Colo & Materials - 'A' Traditional
- A3.10 Color & Materials - 'B' Bungalow
- A3.11 Color & Materials - 'C' Cottage

Landscape

- L-1 Overall Landscape Plan
- L-2 Neighborhood A1
- L-3 Neighborhood C
- L-4 Neighborhood A2
- L-5 Neighborhoods D1 & D2
- L-6 Typical Single Family Detached Homes
- L-7 Typical Alley Loaded Homes
- L-8 Typical Duet Homes
- L-9 Recreation Area
- L-10 Typical Streetscape Along West Leland Road
- L-11 Typical Entry

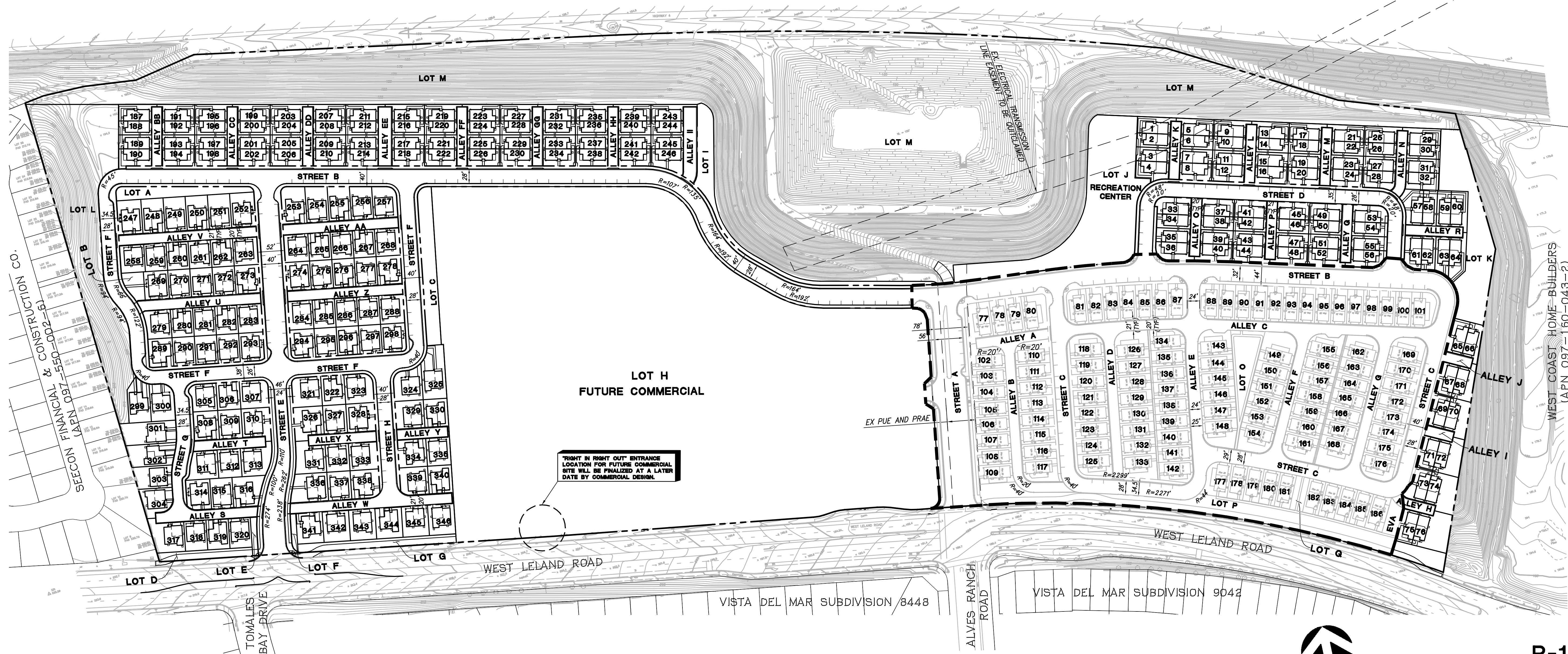


ABBREVIATIONS	
BNDRY	BOUNDARY
BW	BOTTOM OF WALL
CL	CENTER LINE
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FLUSH CURB
FH	FIRE HYDRANT
FC	FACE OF CURB
HP	HIGH POINT
JT	JOINT TRENCH
LP	LOW POINT
P	POD
PAE	PRIVATE ACCESS EASEMENT
PAV	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RET	RETURN
RW	RIGHT OF WAY
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SYSTEM
SWK	SIDEWALK
STME	STREET TREE MAINTENANCE EASEMENT
W	WATER
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
YE	YARD EASEMENT



KEY MAP
NOT TO SCALE

STATE HIGHWAY 4



PRELIMINARY SITE PLAN

ALVES RANCH

PITTSBURG, CA

SITE SUMMARY

ALVES RANCH	
TOTAL GROSS AREA:	2,474,478 SF (56.8 AC)
COMMERCIAL GROSS AREA:	522,930 SF (12.0 AC)
RESIDENTIAL GROSS AREA:	1,951,548 SF (44.8 AC)
A. TOTAL UNIT COUNT:	346
B. AVERAGE DENSITY (DU/AC):	7.7
C. TOTAL PARKING PROVIDED:	835
(COVERED/UNCOVERED)	

NEIGHBORHOOD A-1 (DUETS) - LOTS 1-76

GROSS AREA:	268,330 SF (6.2 AC)
NUMBER OF UNITS:	76
MAX BUILDING HEIGHT:	30'
PARKING:	COVERED (GARAGE) = 128 (2 PER UNIT)
	UNCOVERED = 19
	TOTAL = 147

NEIGHBORHOOD A-2 (DUETS) - LOTS 187-246

GROSS AREA:	144,184 SF (3.3 AC)
NUMBER OF UNITS:	60
MAX BUILDING HEIGHT:	30'
PARKING:	COVERED (GARAGE) = 120 (2 PER UNIT)

GHAD/SLOPED AREA/DETENTION BASIN

LOTS M, L, AND N GROSS AREA:	571,072 SF (13.1 AC)
------------------------------	----------------------

NEIGHBORHOOD C (SINGLE FAMILY) - LOTS 65-174

GROSS AREA:	463,478 SF (10.6 AC)
NUMBER OF UNITS:	110
MAX BUILDING HEIGHT:	30'
PARKING:	COVERED (GARAGE) = 220 (2 PER UNIT)
	UNCOVERED = 64
	TOTAL = 284

NEIGHBORHOOD D (SINGLE FAMILY) - LOTS 247-346

GROSS AREA:	507,038 SF (11.6 AC)
NUMBER OF UNITS:	100
MAX BUILDING HEIGHT:	30'
PARKING:	COVERED (GARAGE) = 200 (2 PER UNIT)
	UNCOVERED = 84
	TOTAL = 284

NEIGHBORHOOD C IS IN SUBSTANTIAL CONFORMANCE PER THE VESTING TENTATIVE MAP APPROVED IN 2009 FOR SUBDIVISION 9235

- NOTE:
- ALL CURB RADIUS ARE 25' MIN UNLESS OTHERWISE STATED.
 - ALLEYS ARE 20' FC/FC AND 21' R/W TO R/W UNLESS OTHERWISE NOTED.



P-1



LOT SIZE TABLE

LOT NO.	LOT SIZE	
	S.F.	ACRE
1	2,131	0.05
2	1,740	0.04
3	1,740	0.04
4	2,226	0.05
5	2,068	0.05
6	1,688	0.04
7	1,688	0.04
8	2,063	0.05
9	2,068	0.05
10	1,688	0.04
11	1,687	0.04
12	2,063	0.05
13	2,068	0.05
14	1,687	0.04
15	1,688	0.04
16	2,063	0.05
17	2,068	0.05
18	1,687	0.04
19	1,688	0.04
20	2,063	0.05
21	2,068	0.05
22	1,687	0.04
23	1,688	0.04
24	2,063	0.05
25	2,068	0.05
26	1,687	0.04
27	1,688	0.04
28	2,098	0.05
29	2,116	0.05
30	1,728	0.04
31	1,728	0.04
32	2,116	0.05
33	2,185	0.05
34	1,746	0.04
35	1,759	0.04
36	2,280	0.05
37	2,072	0.05
38	1,680	0.04
39	1,690	0.04
40	2,165	0.05
41	2,073	0.05
42	1,681	0.04
43	1,691	0.04
44	2,141	0.05
45	2,065	0.05
46	1,686	0.04
47	1,689	0.04
48	2,142	0.05
49	2,065	0.05
50	1,686	0.04
51	1,689	0.04
52	2,140	0.05
53	2,166	0.05
54	1,845	0.04
55	1,849	0.04
56	2,362	0.05
57	2,516	0.06
58	1,863	0.04
59	1,859	0.04
60	2,320	0.05
61	2,240	0.05
62	1,747	0.04
63	1,915	0.04
64	2,569	0.06
65	2,112	0.05
66	2,001	0.05
67	2,016	0.05
68	2,403	0.06
69	2,016	0.05
70	2,883	0.07
71	2,016	0.05
72	3,363	0.08
73	2,293	0.05
74	3,843	0.09
75	2,048	0.05
76	4,645	0.11

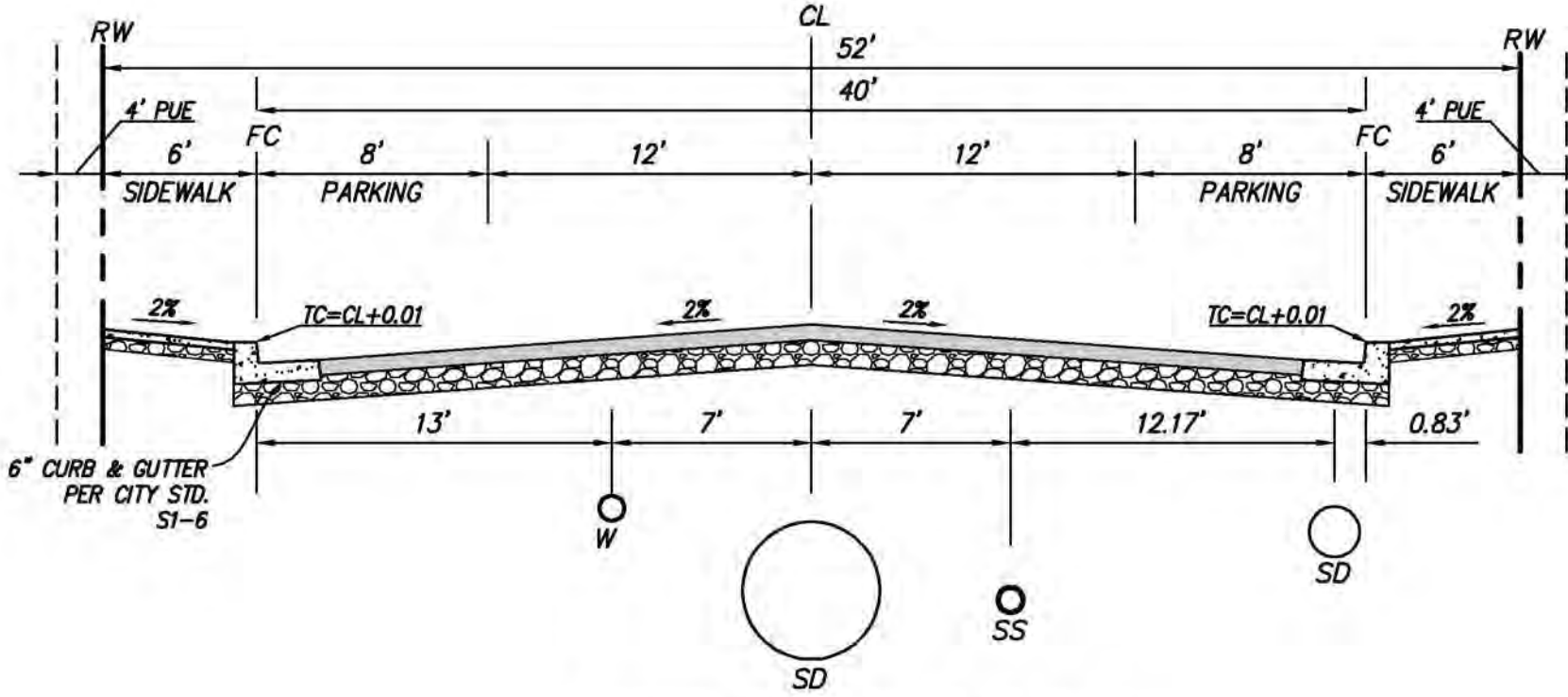
LOT NO.	LOT SIZE	
	S.F.	ACRE
77	3,215	0.07
78	2,092	0.05
79	2,092	0.05
80	3,074	0.07
81	2,555	0.06
82	2,125	0.05
83	2,125	0.05
84	2,125	0.05
85	2,125	0.05
86	2,125	0.05
87	2,345	0.05
88	2,436	0.06
89	2,109	0.05
90	2,093	0.05
91	2,093	0.05
92	2,092	0.05
93	2,092	0.05
94	2,092	0.05
95	2,093	0.05
96	2,093	0.05
97	2,092	0.05
98	2,093	0.05
99	2,092	0.05
100	2,093	0.05
101	2,929	0.07
102	2,760	0.06
103	2,046	0.05
104	2,046	0.05
105	2,046	0.05
106	2,046	0.05
107	2,046	0.05
108	2,046	0.05
109	2,398	0.06
110	2,775	0.06
111	2,054	0.05
112	2,054	0.05
113	2,054	0.05
114	2,054	0.05
115	2,054	0.05
116	2,054	0.05
117	2,795	0.06
118	2,755	0.06
119	2,030	0.05
120	2,030	0.05
121	2,031	0.05
122	2,031	0.05
123	2,031	0.05
124	2,030	0.05
125	2,741	0.06
126	3,408	0.08
127	2,056	0.05
128	2,056	0.05
129	2,056	0.05
130	2,056	0.05
131	2,056	0.05
132	2,056	0.05
133	3,089	0.07
134	2,606	0.06
135	2,121	0.05
136	2,113	0.05
137	2,113	0.05
138	2,113	0.05
139	2,045	0.05
140	2,181	0.05
141	2,113	0.05
142	2,563	0.06
143	2,863	0.07
144	2,056	0.05
145	2,056	0.05
146	2,056	0.05
147	2,056	0.05
148	3,350	0.08
149	3,937	0.09
150	2,046	0.05
151	2,046	0.05
152	2,046	0.05

LOT NO.	LOT SIZE	
	S.F.	ACRE
153	2,046	0.05
154	3,232	0.07
155	2,887	0.07
156	2,085	0.05
157	2,085	0.05
158	2,085	0.05
159	2,085	0.05
160	2,085	0.05
161	3,212	0.07
162	3,121	0.07
163	2,085	0.05
164	2,085	0.05
165	2,085	0.05
166	2,085	0.05
167	2,085	0.05
168	3,840	0.09
169	3,107	0.07
170	2,031	0.05
171	2,031	0.05
172	2,030	0.05
173	2,031	0.05
174	2,030	0.05
175	2,031	0.05
176	2,817	0.06
177	2,965	0.07
178	2,075	0.05
179	2,075	0.05
180	2,075	0.05
181	2,075	0.05
182	2,075	0.05
183	2,075	0.05
184	2,074	0.05
185	2,075	0.05
186	2,358	0.05
187	2,095	0.05
188	1,728	0.04
189	1,728	0.04
190	2,193	0.05
191	2,047	0.05
192	1,688	0.04
193	1,688	0.04
194	2,062	0.05
195	2,047	0.05
196	1,688	0.04
197	1,688	0.04
198	2,062	0.05
199	2,047	0.05
200	1,688	0.04
201	1,688	0.04
202	2,062	0.05
203	2,047	0.05
204	1,688	0.04
205	1,688	0.04
206	2,063	0.05
207	2,047	0.05
208	1,688	0.04
209	1,688	0.04
210	2,062	0.05
211	2,061	0.05
212	1,688	0.04
213	1,688	0.04
214	2,063	0.05
215	2,061	0.05
216	1,688	0.04
217	1,687	0.04
218	2,062	0.05
219	2,047	0.05
220	1,688	0.04
221	1,688	0.04
222	2,062	0.05
223	2,047	0.05
224	1,688	0.04
225	1,688	0.04
226	2,063	0.05
227	2,047	0.05
228	1,687	0.04

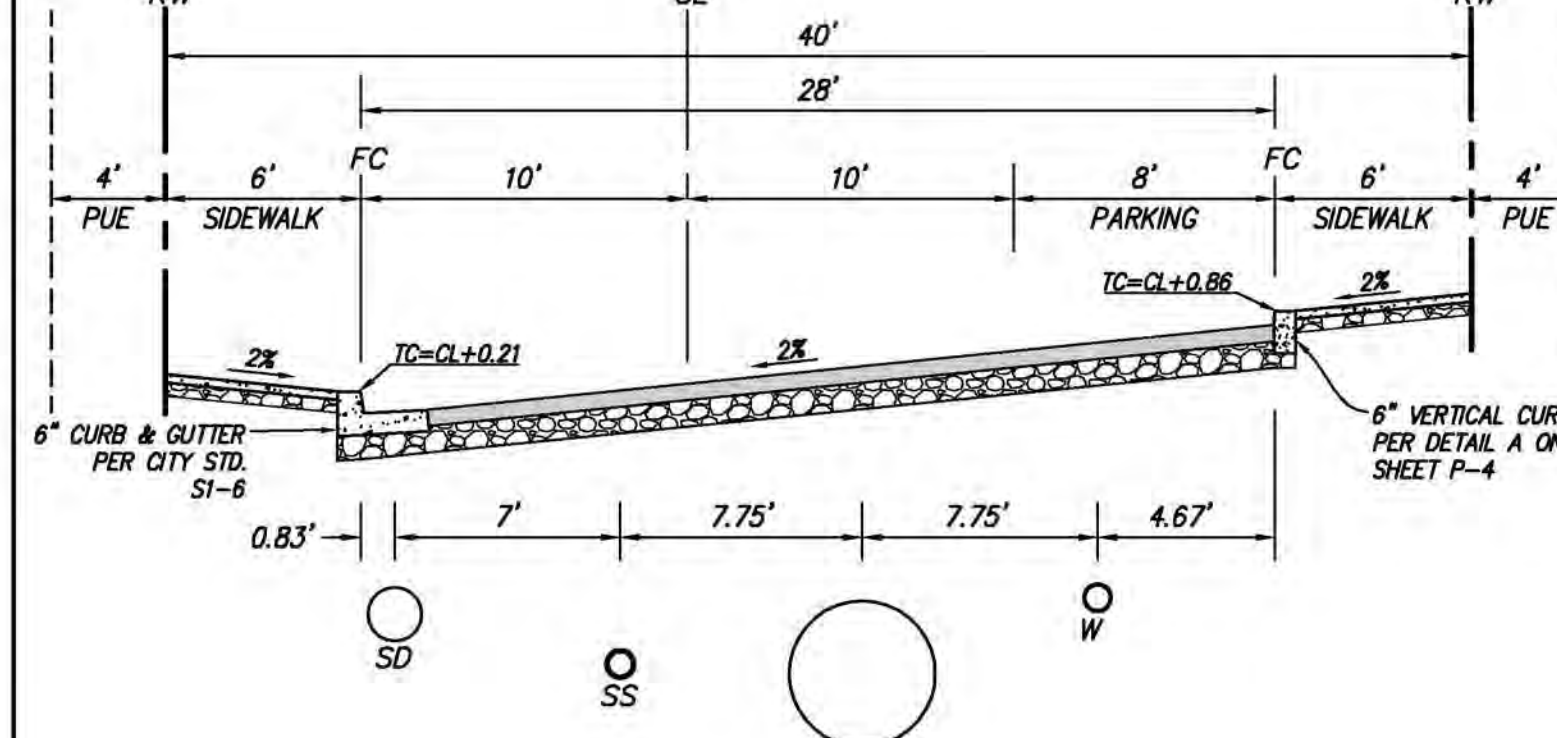
PAGE NO.	LOT SIZE	
	S.F.	ACRE
229	1,688	0.04
230	2,063	0.05
231	2,047	0.05
232	1,687	0.04
233	1,688	0.04
234	2,063	0.05
235	2,047	0.05
236	1,687	0.04
237	1,687	0.04
238	2,063	0.05
239	2,047	0.05
240	1,688	0.04
241	1,688	0.04
242	2,064	0.05
243	2,121	0.05
244	1,688	0.04
245	1,687	0.04
246	2,522	0.06
247	3,116	0.07
248	2,851	0.07
249	2,851	0.07
250	2,851	0.07
251	2,851	0.07
252	3,116	0.07
253	3,340	0.08
254	2,958	0.07
255	2,838	0.07
256	2,718	0.06
257	2,767	0.06
258	2,491	0.06
259	2,279	0.05
260	2,279	0.05
261	2,279	0.05
262	2,279	0.05
263	2,491	0.06
264	2,491	0.06
265	2,279	0.05
266	2,279	0.05
267	2,279	0.05
268	2,491	0.06
269	2,585	0.06
270	2,365	0.05
271	2,365	0.05
272	2,365	0.05
273	2,585	0.06
274	2,585	0.06
275	2,365	0.05
276	2,365	0.05
277	2,365	0.05
278	2,585	0.06
279	2,696	0.06
280	2,365	0.05
281	2,365	0.05
282	2,365	0.05
283	2,585	0.06
284	2,585	0.06
285	2,365	0.05
286	2,365	0.05
287	2,365	0.05
288	2,585	0.06
289	2,582	0.06
290	2,365	0.05
291	2,365	0.05
292	2,365	0.05
293	2,573	0.06
294	2,571	0.06
295	2,365	0.05
296	2,365	0.05
297	2,365	0.05
298	2,571	0.06
299	3,364	0.08
300	3,248	0.07
301	4,487	0.10
302	3,812	0.09
303	3,058	0.07
304	2,898	0.07

LOT NO.	LOT SIZE	
	S.F.	ACRE
305	2,610	0.06
306	2,385	0.05
307	2,890	0.07
308	2,670	0.06
309	2,497	0.06
310	3,175	0.07
311	2,920	0.07
312	2,452	0.06
313	3,168	0.07
314	2,697	0.06
315	2,515	0.06
316	3,206	0.07
317	3,717	0.09
318	3,467	0.08
319	2,469	0.06
320	2,470	0.06
321	3,213	0.07
322	2,565	0.06
323	3,058	0.07
324	3,240	0.07
325	4,459	0.10
326	3,391	0.08
327	2,475	0.06
328	3,025	0.07
329	2,970	0.07
330	2,510	0.06
331	3,363	0.08
332	2,385	0.05
333	2,915	0.07
334	2,970	0.07
335	2,510	0.06
336	3,757	0.09
337	2,475	0.06
338	2,973	0.07
339	2,918	0.07
340	2,510	0.06
341	3,033	0.07
342	3,009	0.07
343	3,009	0.07
344	3,009	0.07
345	3,009	0.07
346	3,034	0.07
LOT A	4,356	0.10
LOT B	1,742	0.04
LOT C	8,502	0.20
LOT D	3,049	0.07
LOT E	871	0.02
LOT F	871	0.02
LOT G	4,356	0.10
LOT H	522,930	12.00
LOT I	8,712	0.20
LOT J	34,848	0.80
LOT K	21,780	0.50
LOT L	152,460	3.50
LOT M	396,832	9.11
LOT N	21,780	0.50
LOT O	8,712	0.20
LOT P	27,762	0.64
LOT Q	1,742	0.04
STREET A	30,695	0.70
STREET B	111,741	2.57
STREET C	52,742	1.21
STREET D	26,283	0.60
STREET E	36,082	0.83
STREET F	45,292	1.04
STREET G	8,412	0.19
STREET H	9,434	0.22
ALLEY A	2,950	0.07
ALLEY B	7,719	0.18
ALLEY C	14,700	0.34
ALLEY D	6,112	0.14
ALLEY E	9,014	0.21
ALLEY F	5,681	0.13
ALLEY G	6,265	0.14
ALLEY H	1,674	0.04
ALLEY I	1,150	0.03

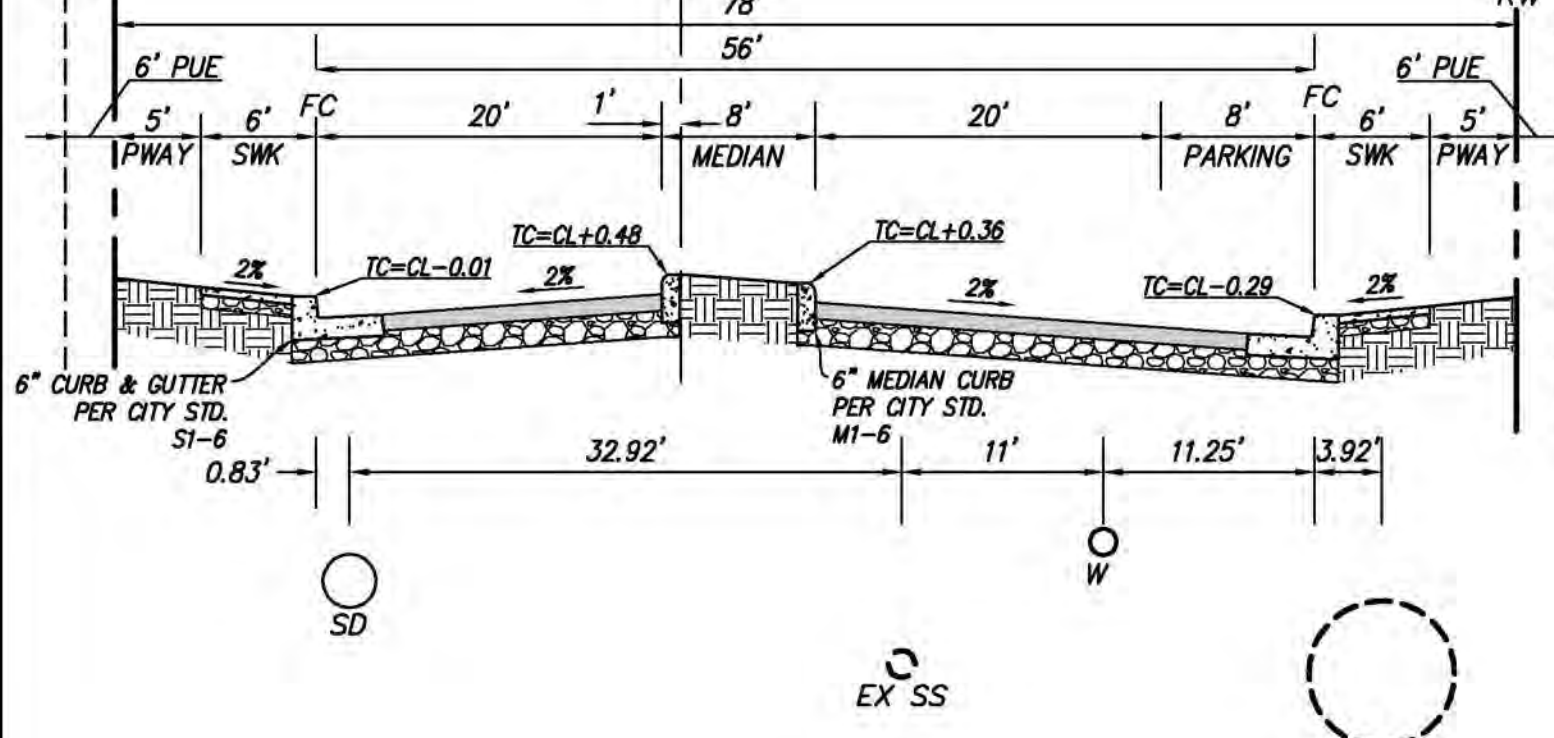
LOT NO.	LOT SIZE	
	S.F.	ACRE
ALLEY J	1,150	0.03
ALLEY K	2,362	0.05
ALLEY L	2,362	0.05
ALLEY M	2,362	0.05
ALLEY N	2,637	0.06
ALLEY O	2,364	0.05
ALLEY P	2,362	0.05
ALLEY Q	2,363	0.05
ALLEY R	2,341	0.05
ALLEY S	4,142	0.10
ALLEY T	2,919	0.07
ALLEY U	4,953	0.11
ALLEY V	5,586	0.13
ALLEY W	7,057	0.16
ALLEY X	2,762	0.06
ALLEY Y	2,069	0.05
ALLEY Z	4,683	0.11
ALLEY AA	4,683	0.11
ALLEY BB	2,405	0.06
ALLEY CC	2,405	0.06
ALLEY DD	2,405	0.06
ALLEY EE	3,092	0.07
ALLEY FF	2,405	0.06
ALLEY GG	2,405	0.06
ALLEY HH	2,405	0.06
ALLEY II	3,817	0.09
TOTAL:	2,474,478	56.8



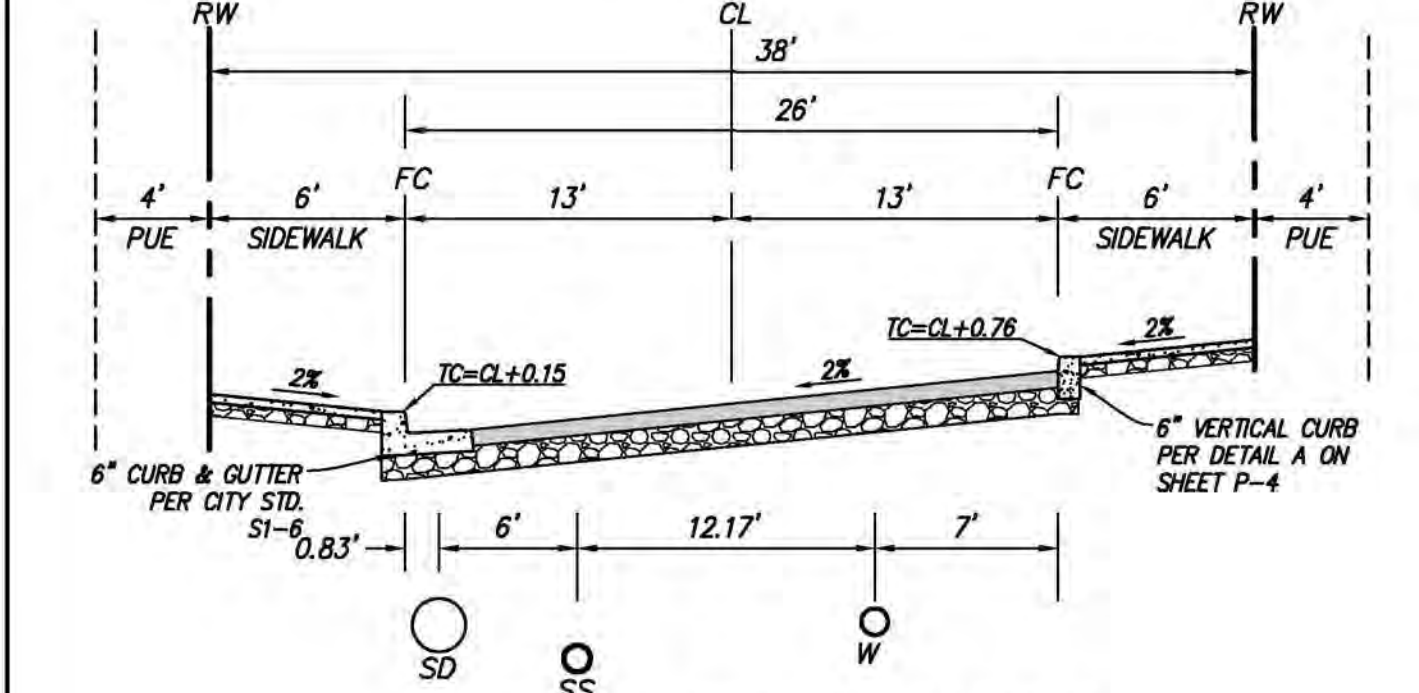
STREET "E" WITH PARKING



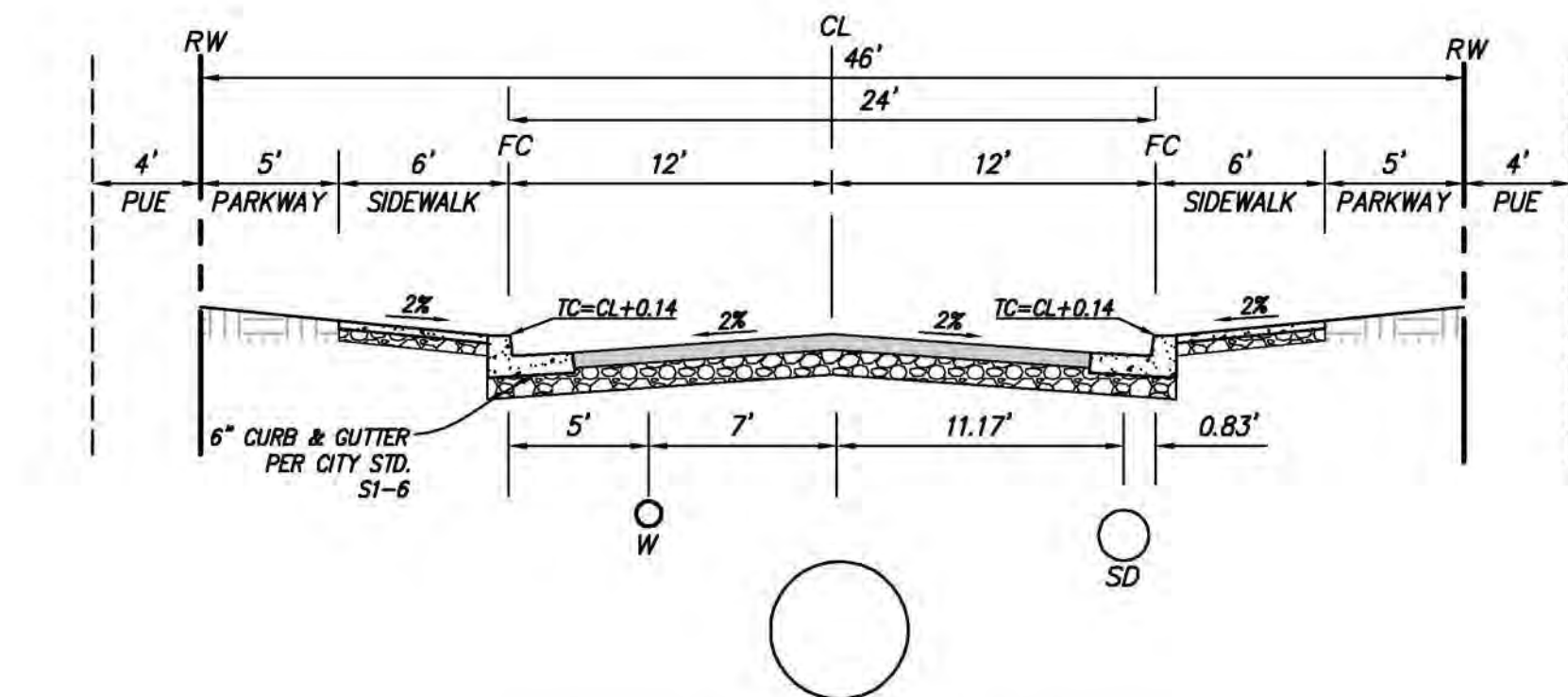
STREET "B" 28 FEET WIDE
(WEST OF STREET A)



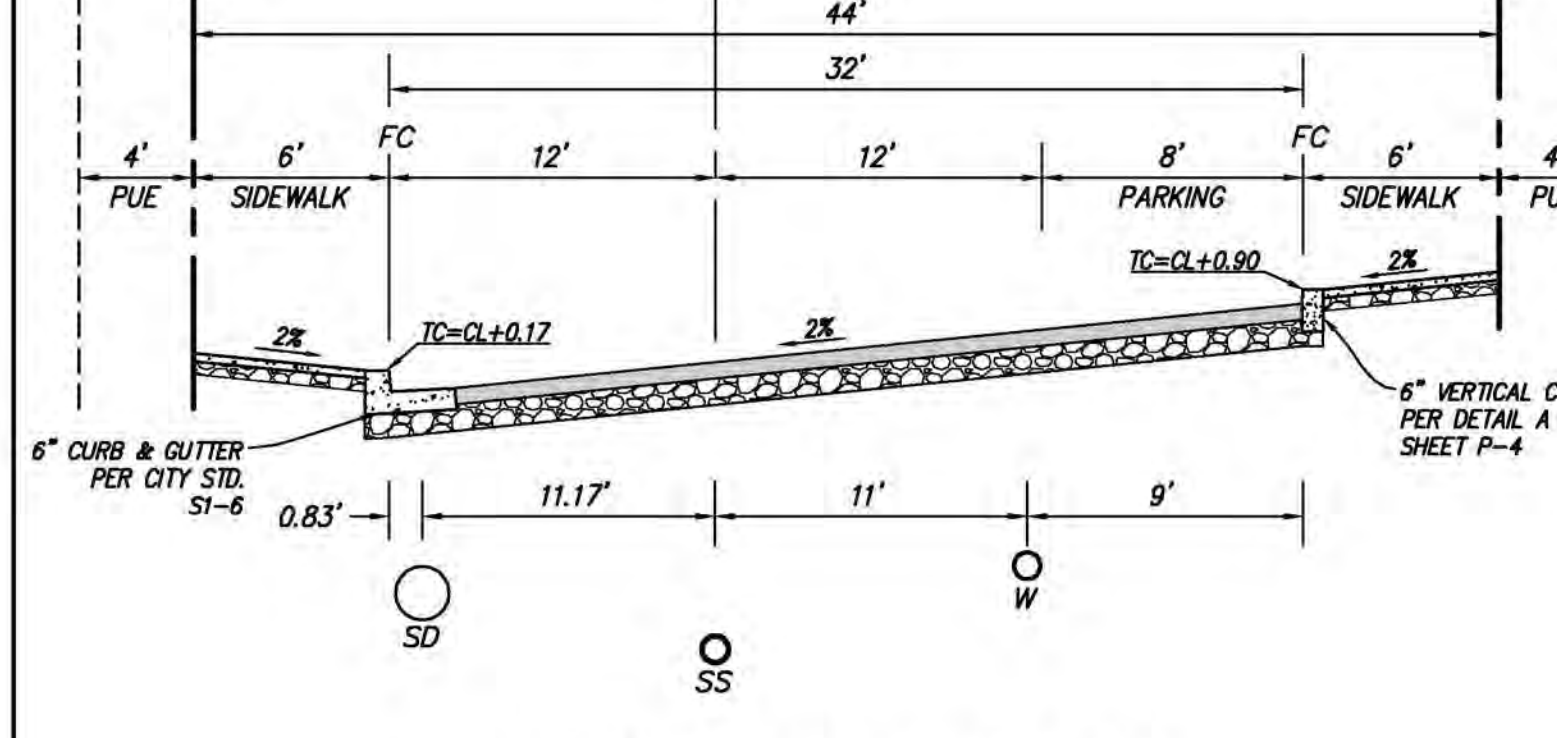
STREET "A" WITH PARKING



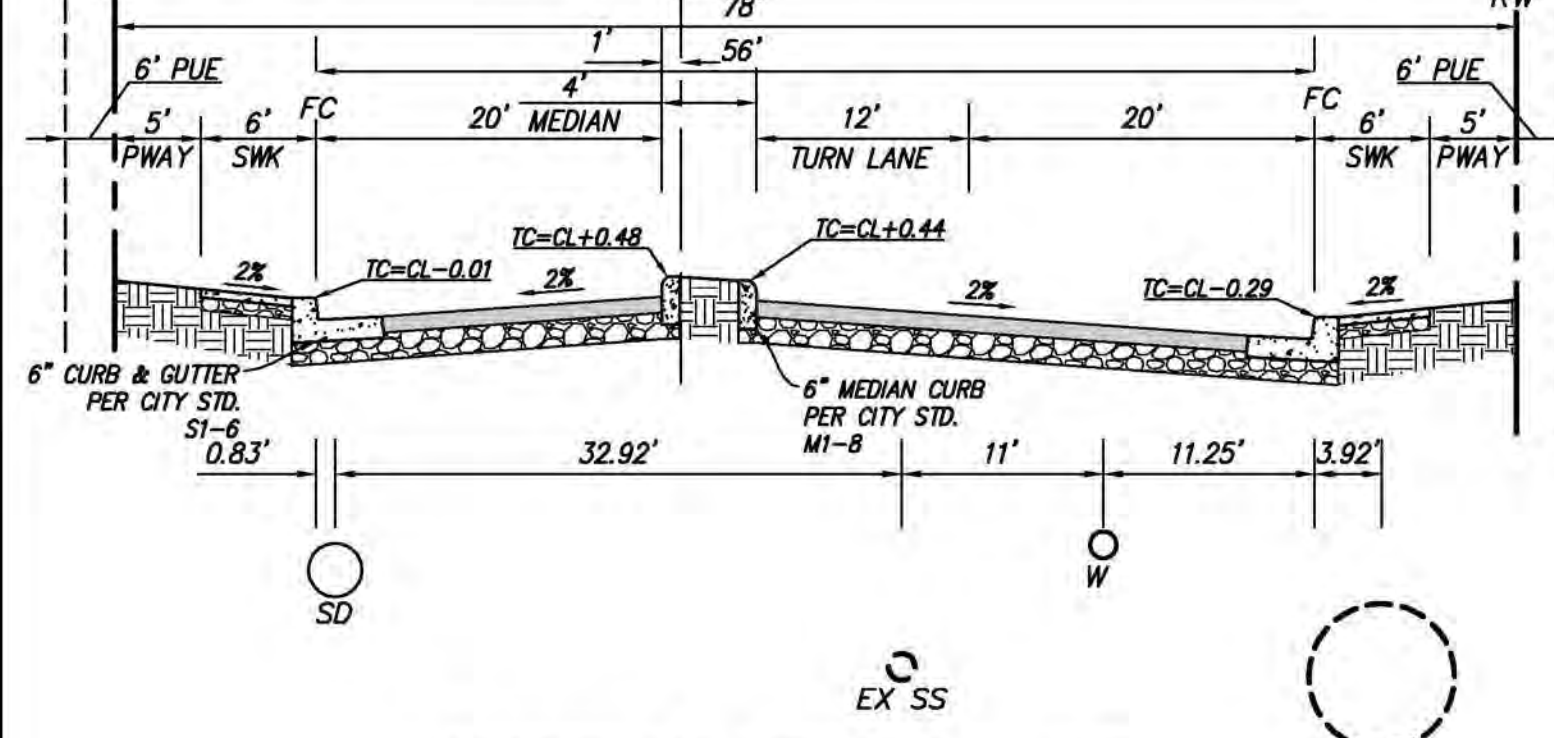
STREET "F" WITHOUT PARKING



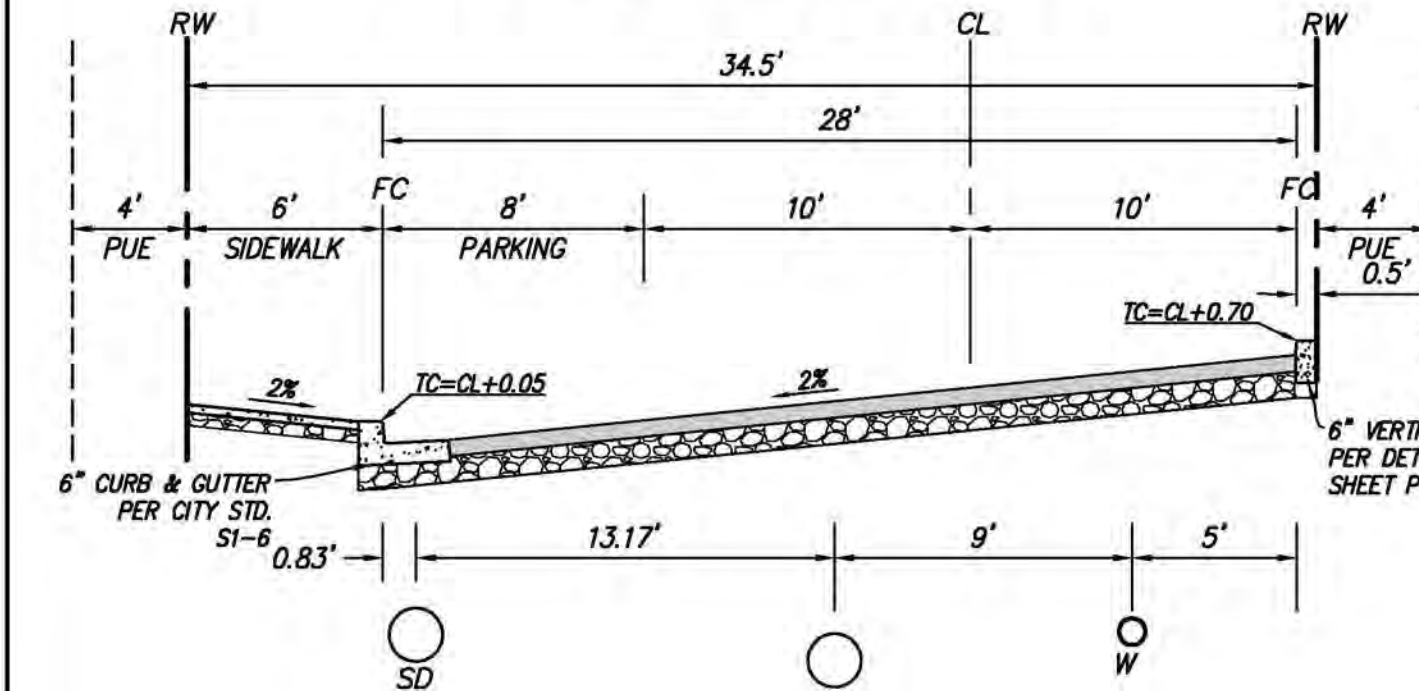
STREET "E" WITHOUT PARKING



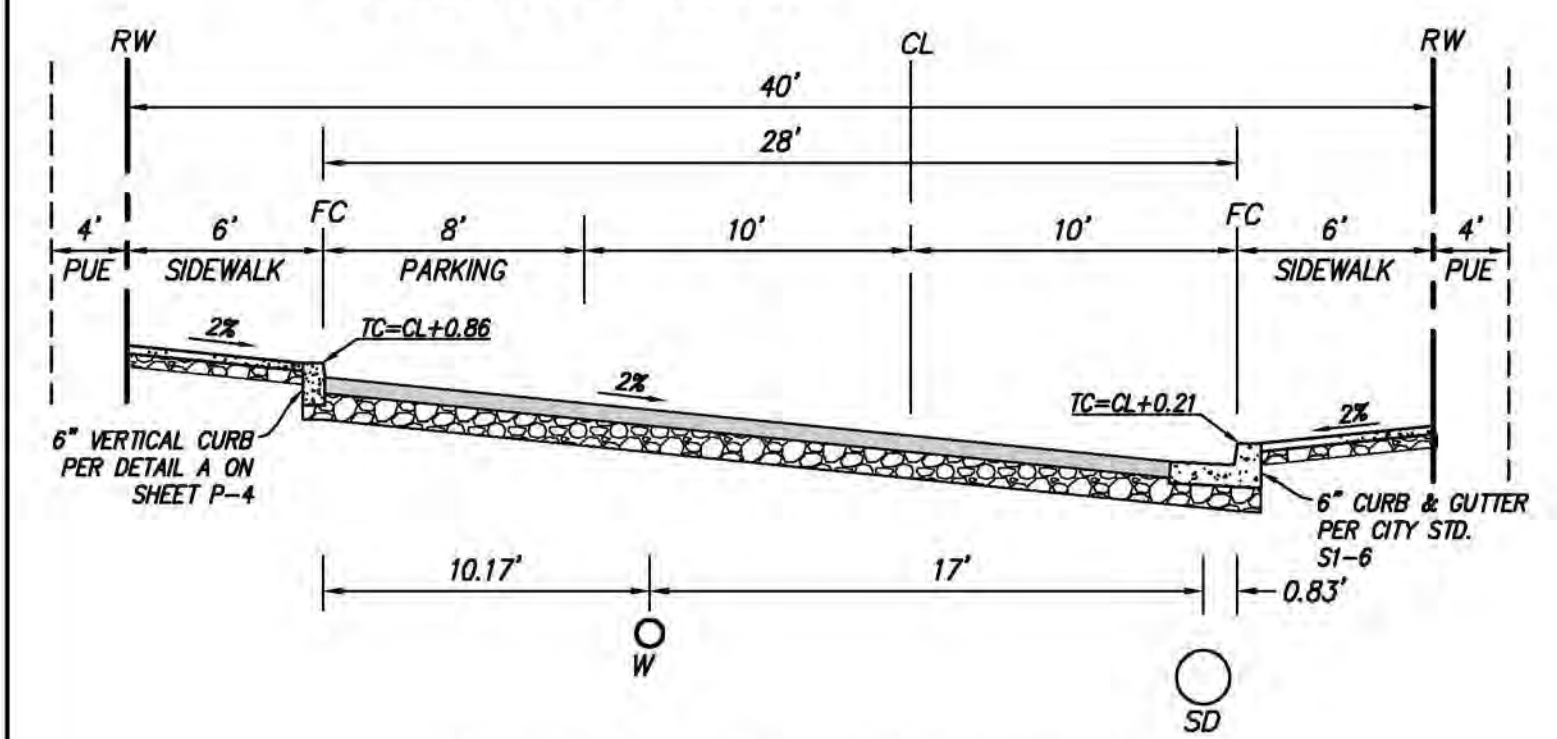
STREET "B" 32 FEET WIDE
(EAST OF STREET A)



STREET "A" WITH TURN LANE



STREET "F" WITH SIDEWALK ON ONE
SIDE AND PARKING



STREET "F" WITH SIDEWALK ON
BOTH SIDES AND PARKING

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

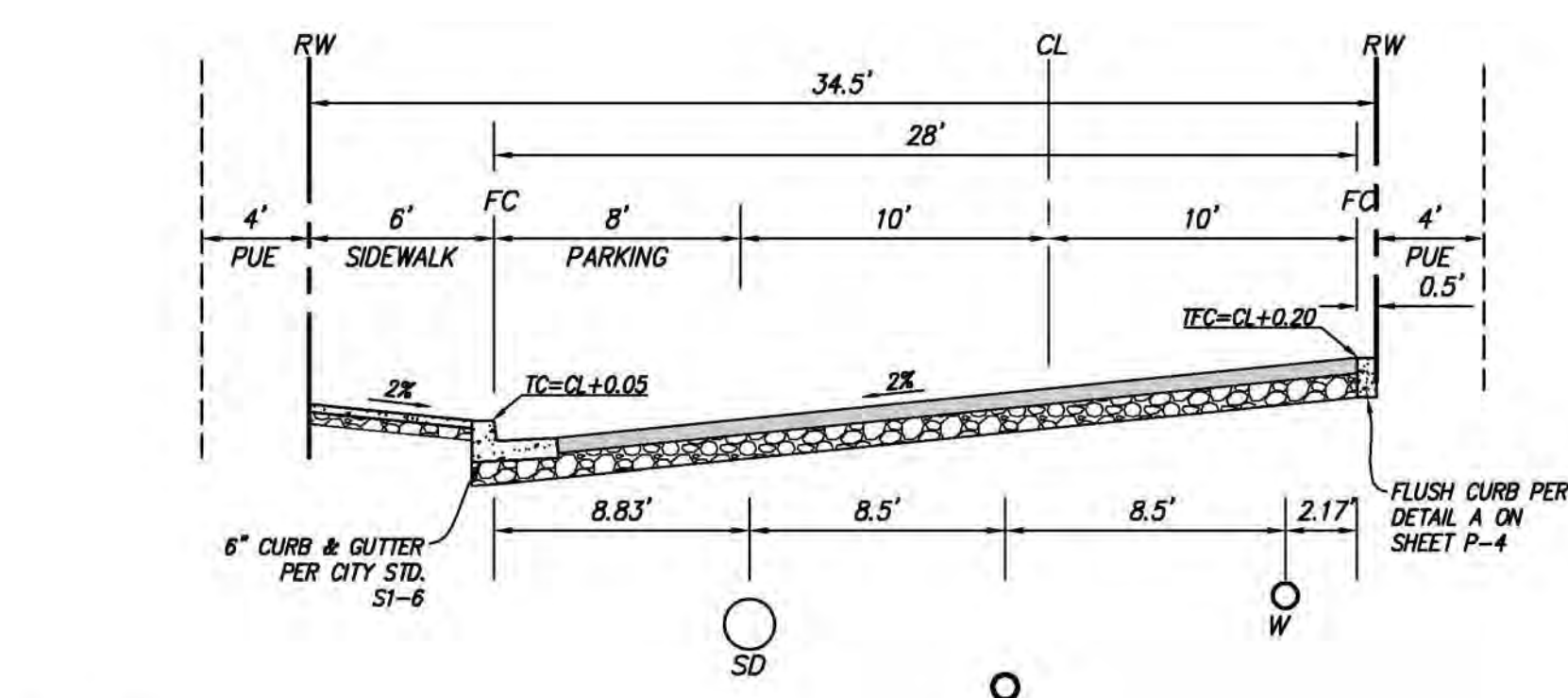
NOT TO SCALE

A PRIVATE STREET "E"

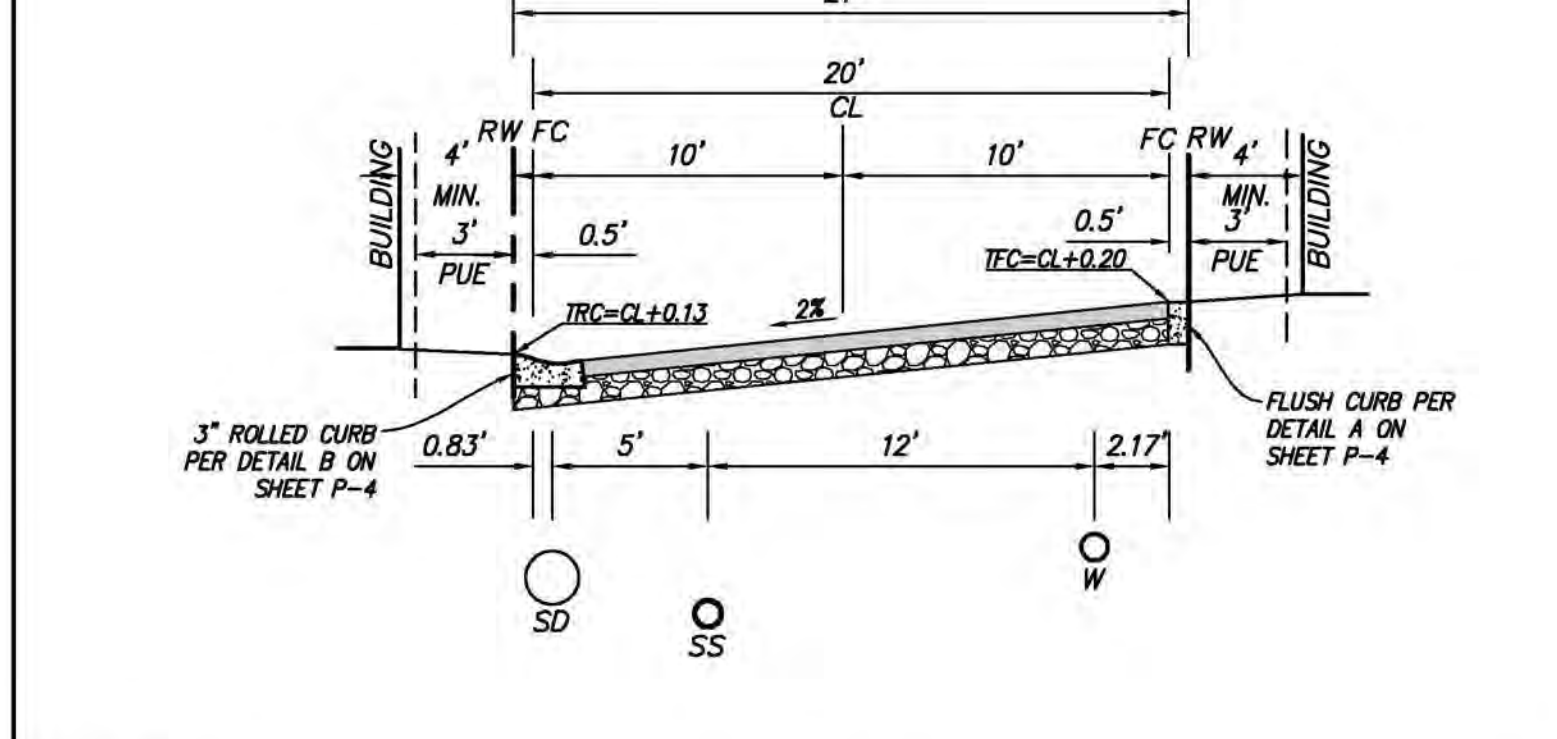
B PRIVATE STREET "B" AND STREET "H"

C PUBLIC STREET "A"

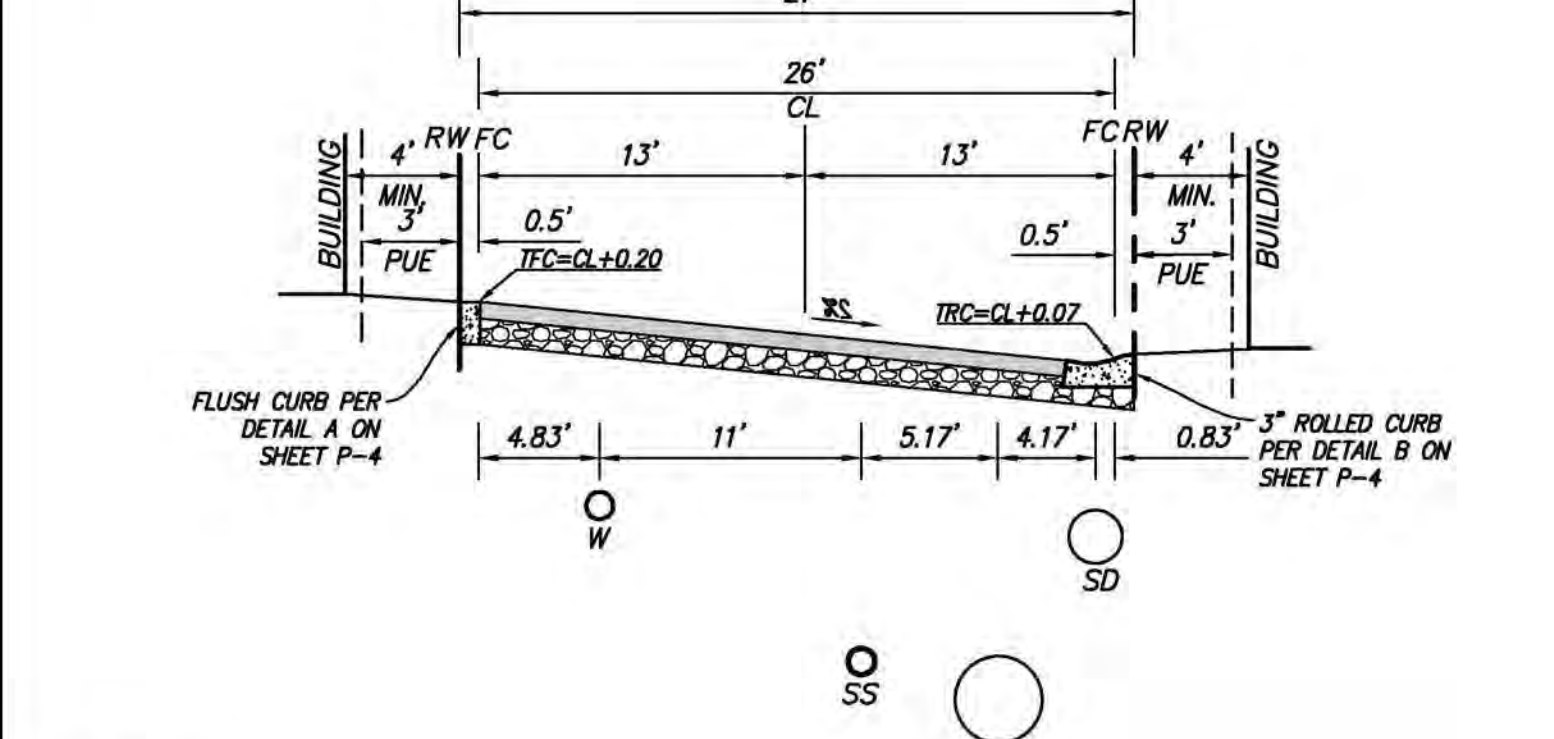
D PRIVATE STREET "F"



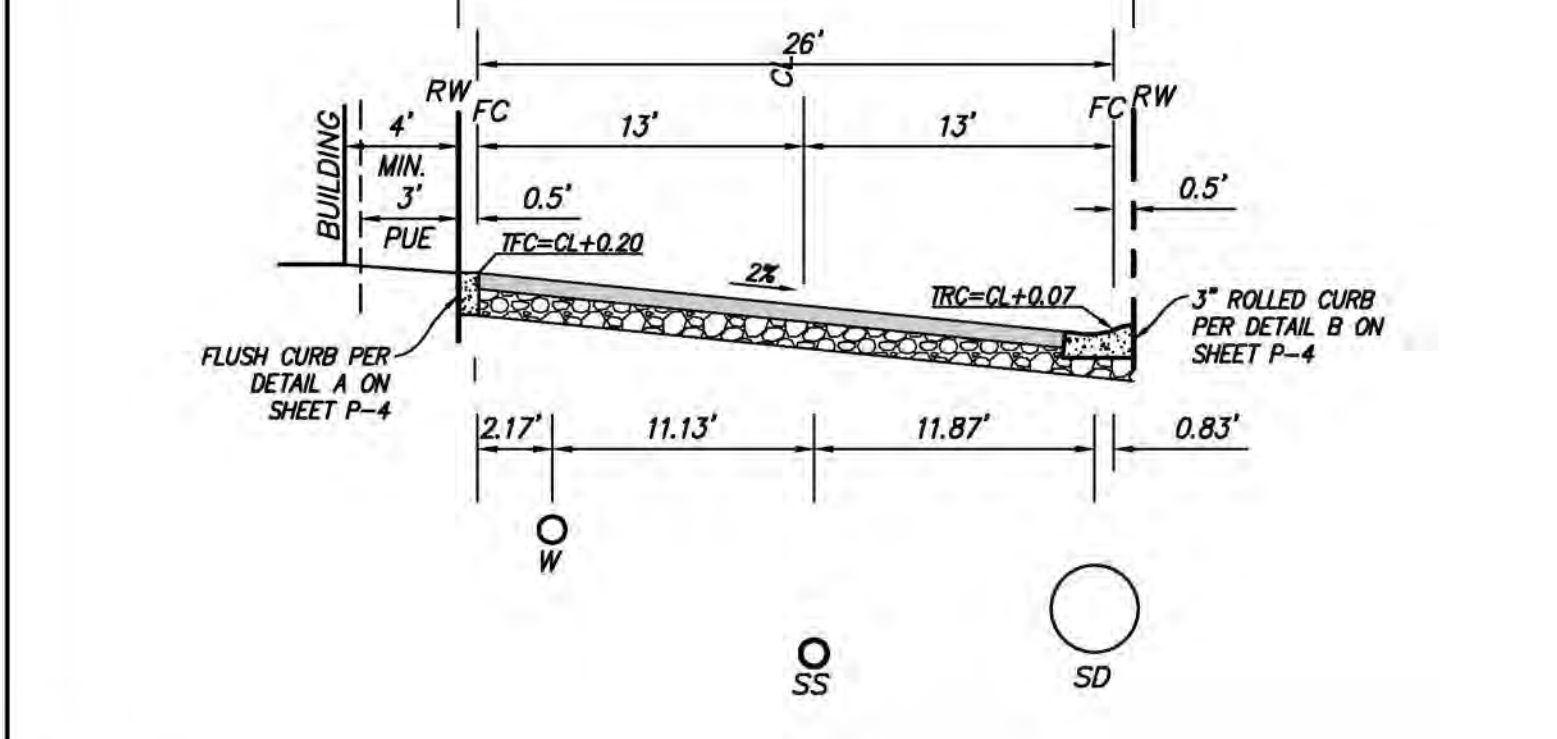
NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

E PRIVATE STREET "G"

F PRIVATE ALLEY A, B, C, D, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, FF, GG, HH

G PRIVATE ALLEY EE

H PRIVATE ALLEY II

PRECISE PLAN
SUBDIVISION 9235 - ALVES RANCH
DETAILS AND SECTIONS

ALVES RANCH

PITTSBURG, CA

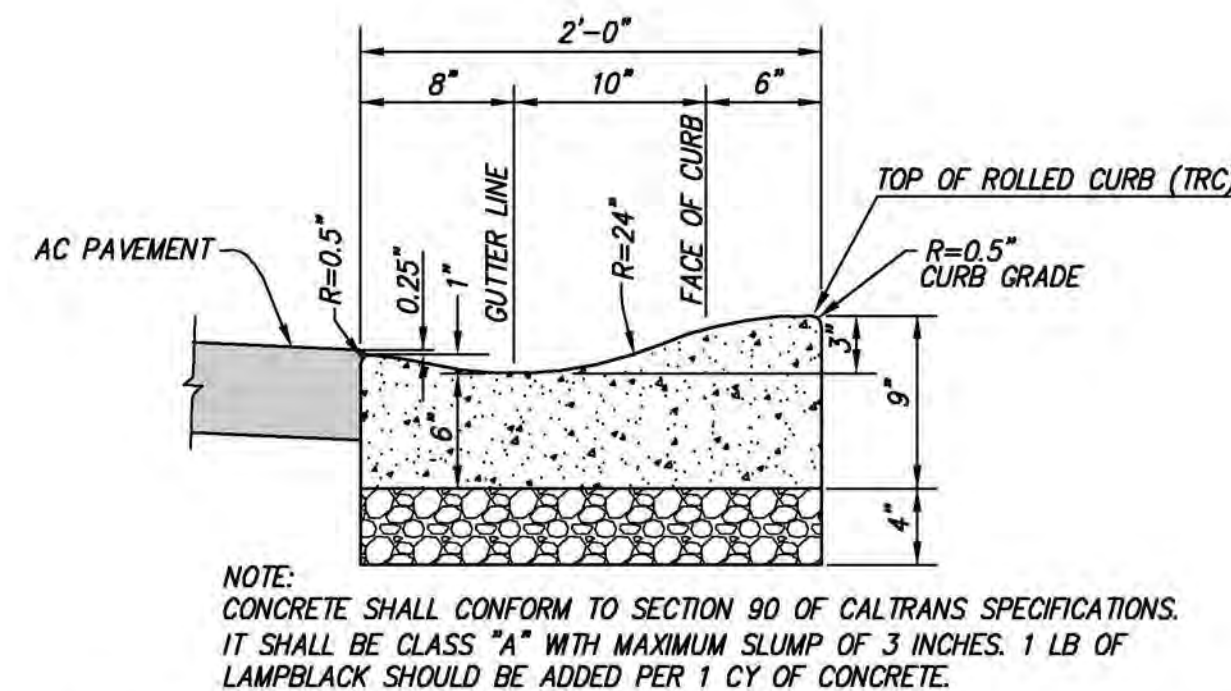
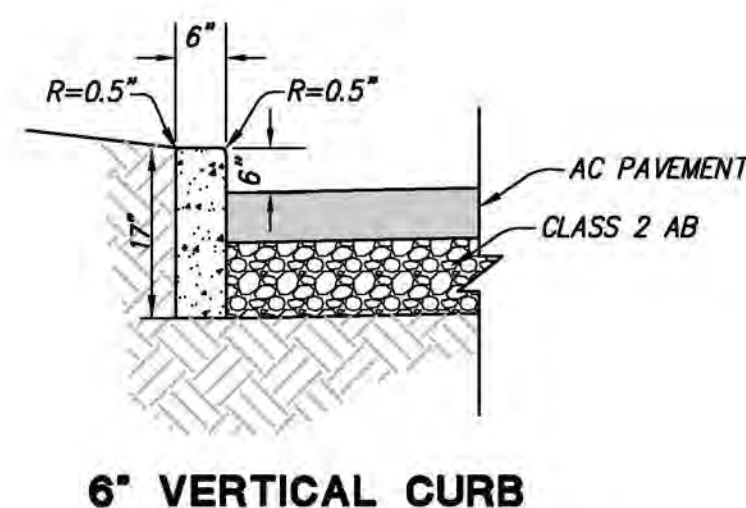
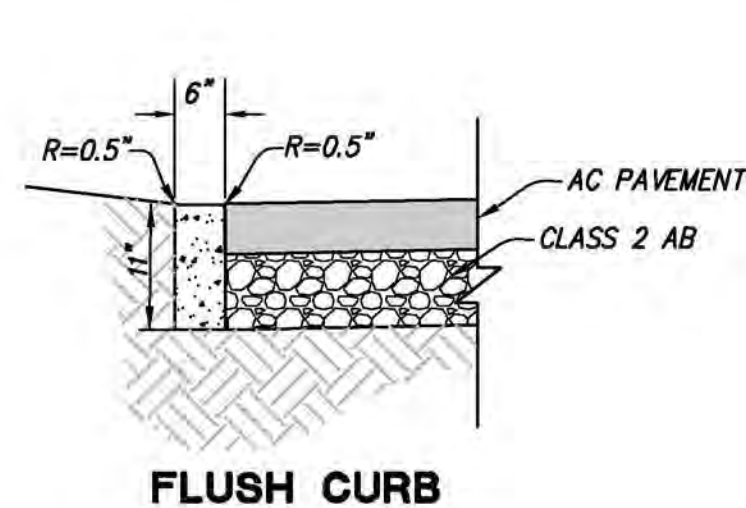


P-3



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

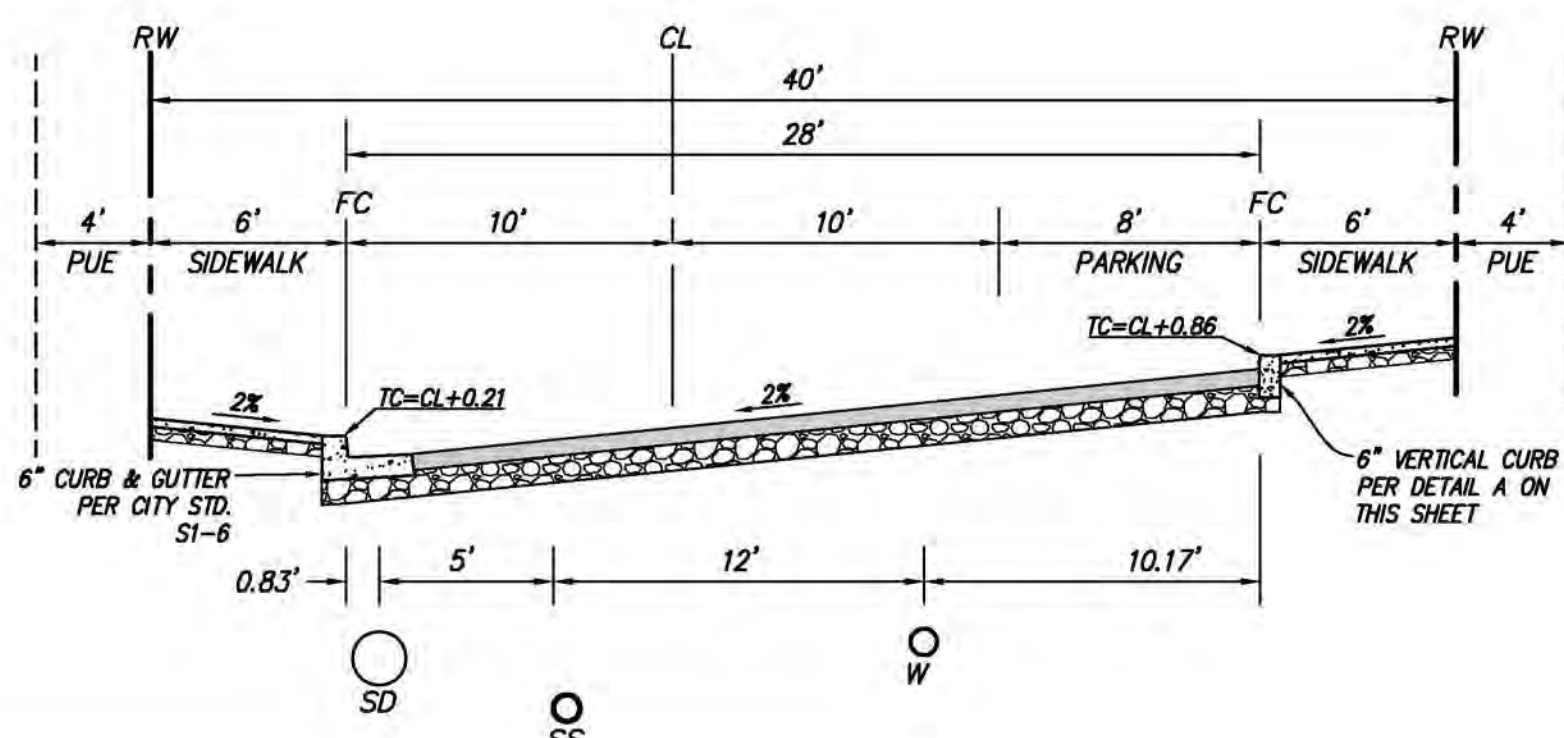
VTM SUBMITTAL
| 171084 | 06-18-18



NOTE:
CONCRETE SHALL CONFORM TO SECTION 90 OF CALTRANS SPECIFICATIONS.
IT SHALL BE CLASS "A" WITH MAXIMUM SLUMP OF 3 INCHES. 1 LB OF
LAMPBLACK SHOULD BE ADDED PER 1 CY OF CONCRETE.

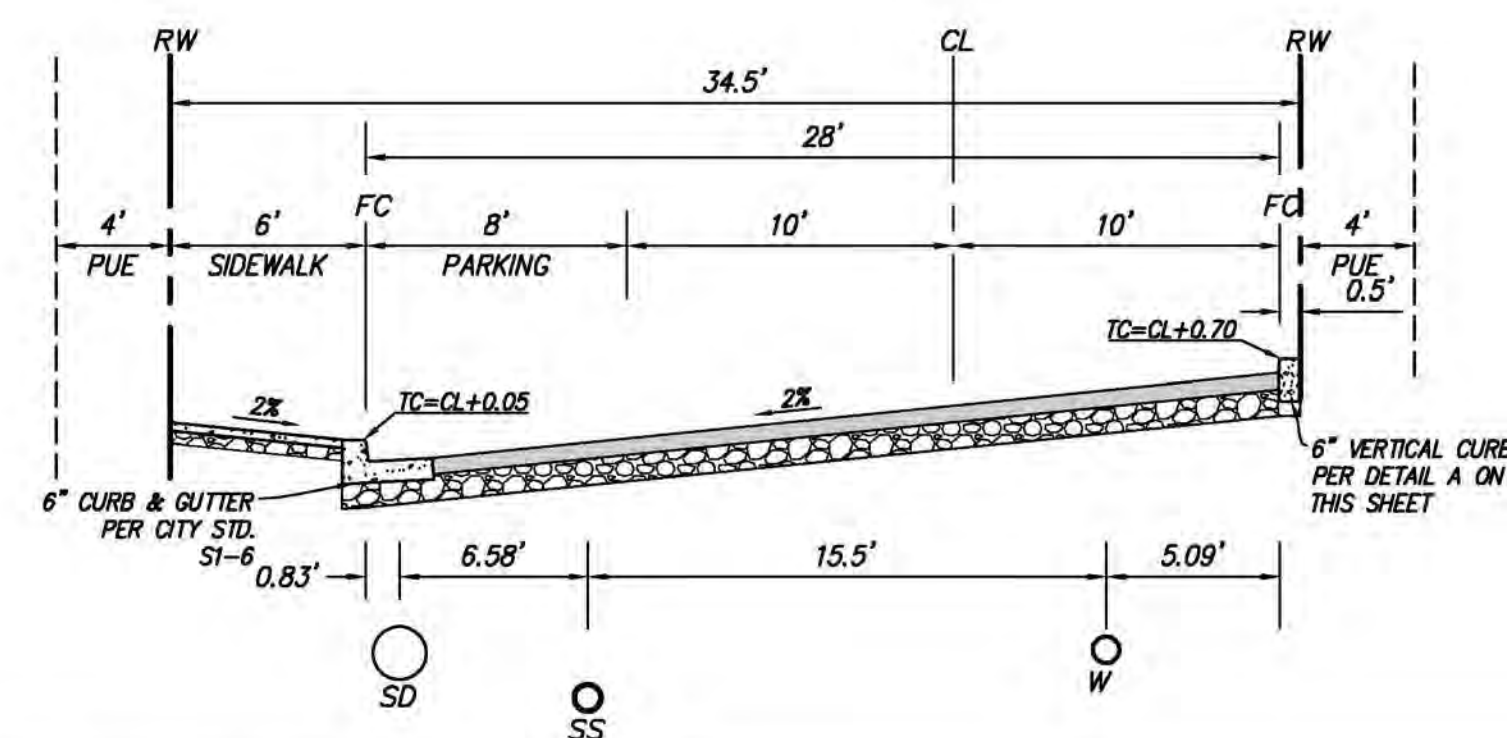
NOT TO SCALE

A CURB DETAILS



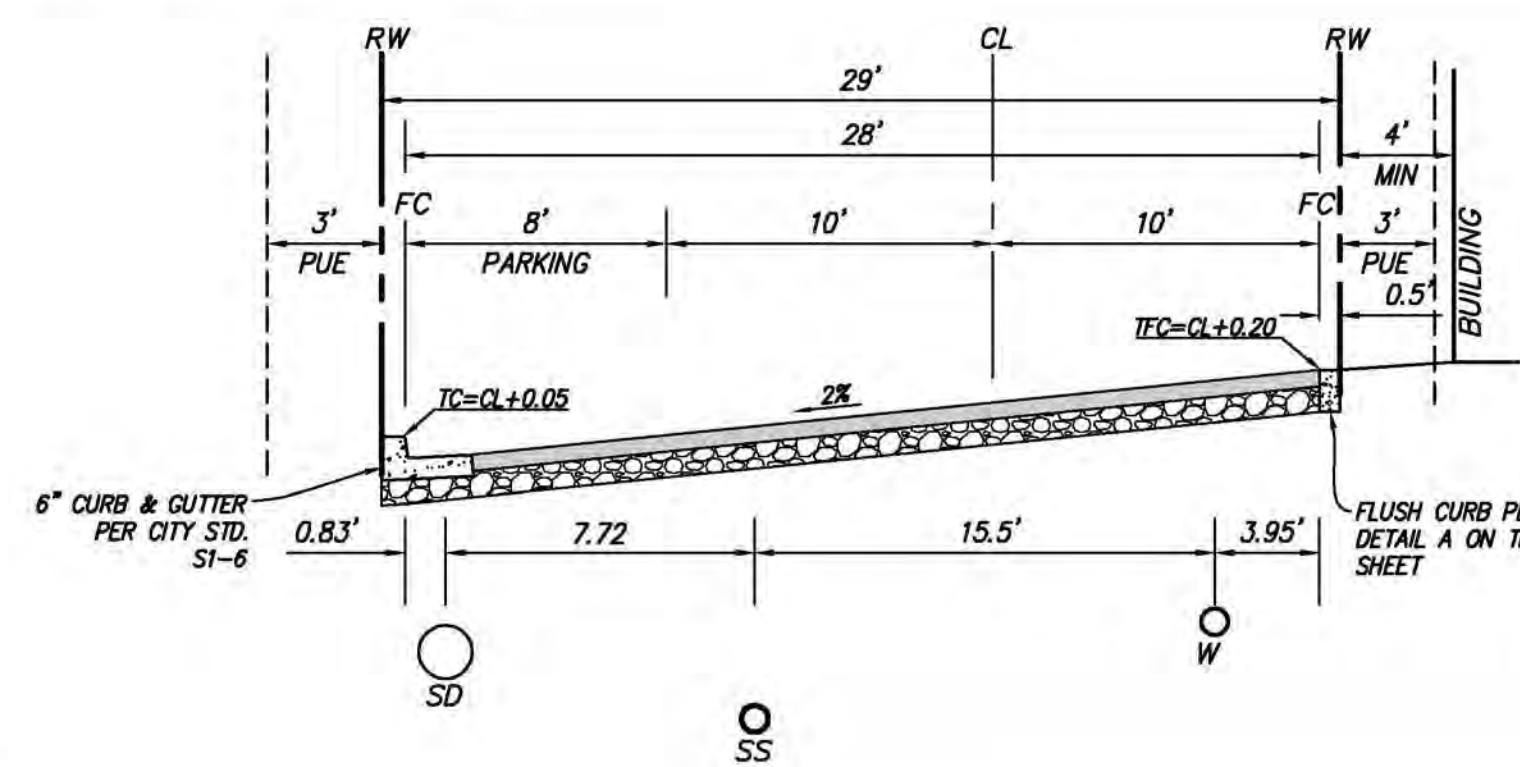
NOT TO SCALE

C PRIVATE STREET H



NOT TO SCALE

E PRIVATE STREET D

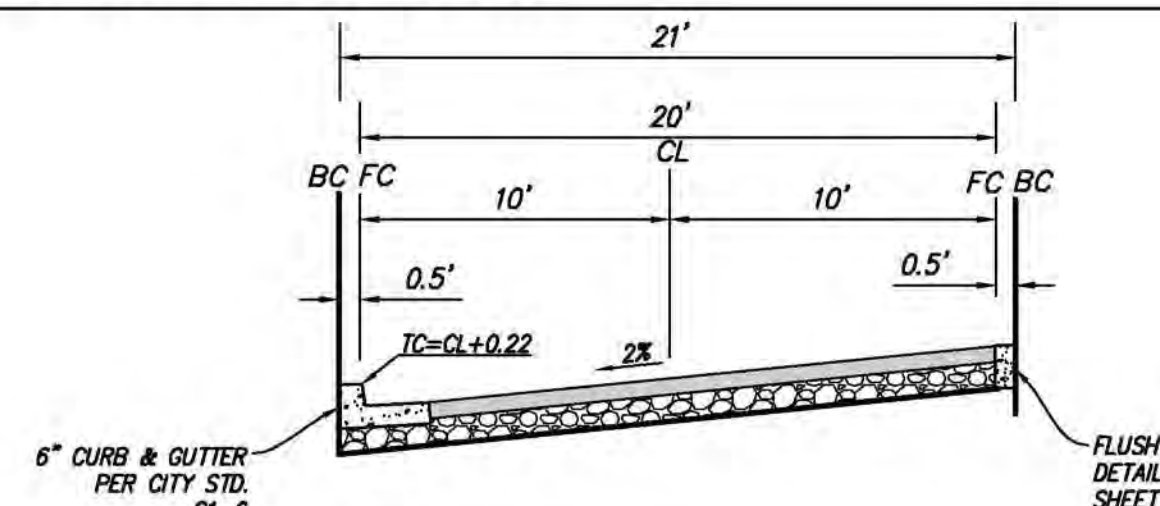


NOT TO SCALE

G PRIVATE STREET C

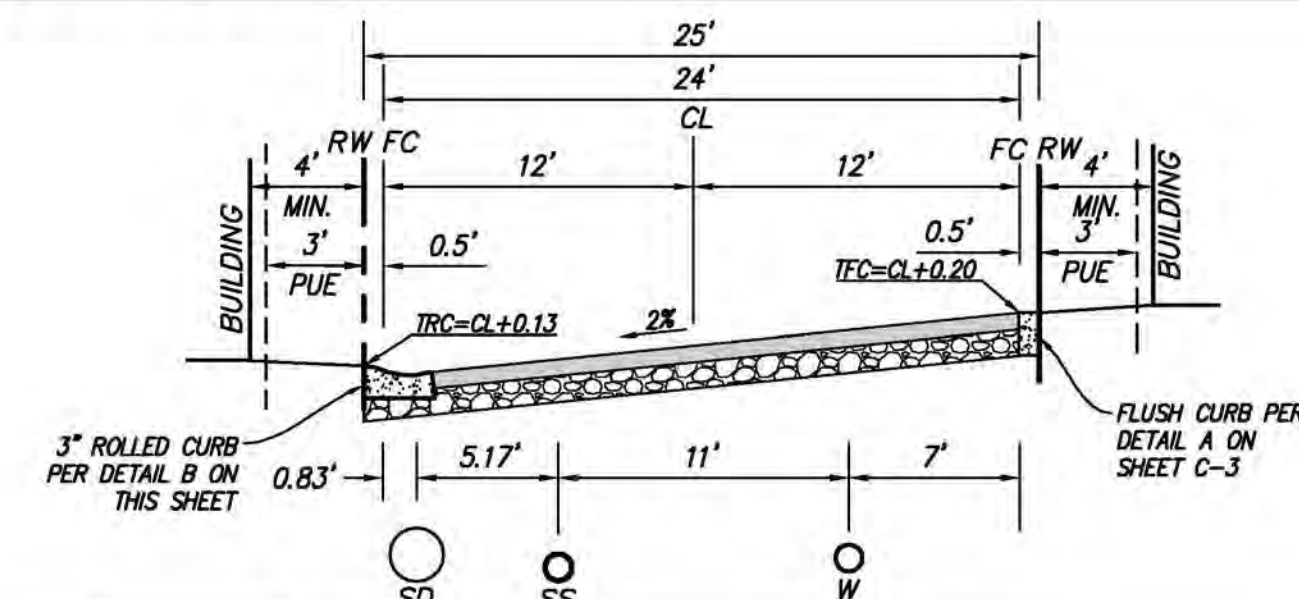
NOT TO SCALE

B 3" ROLLED CURB & GUTTER



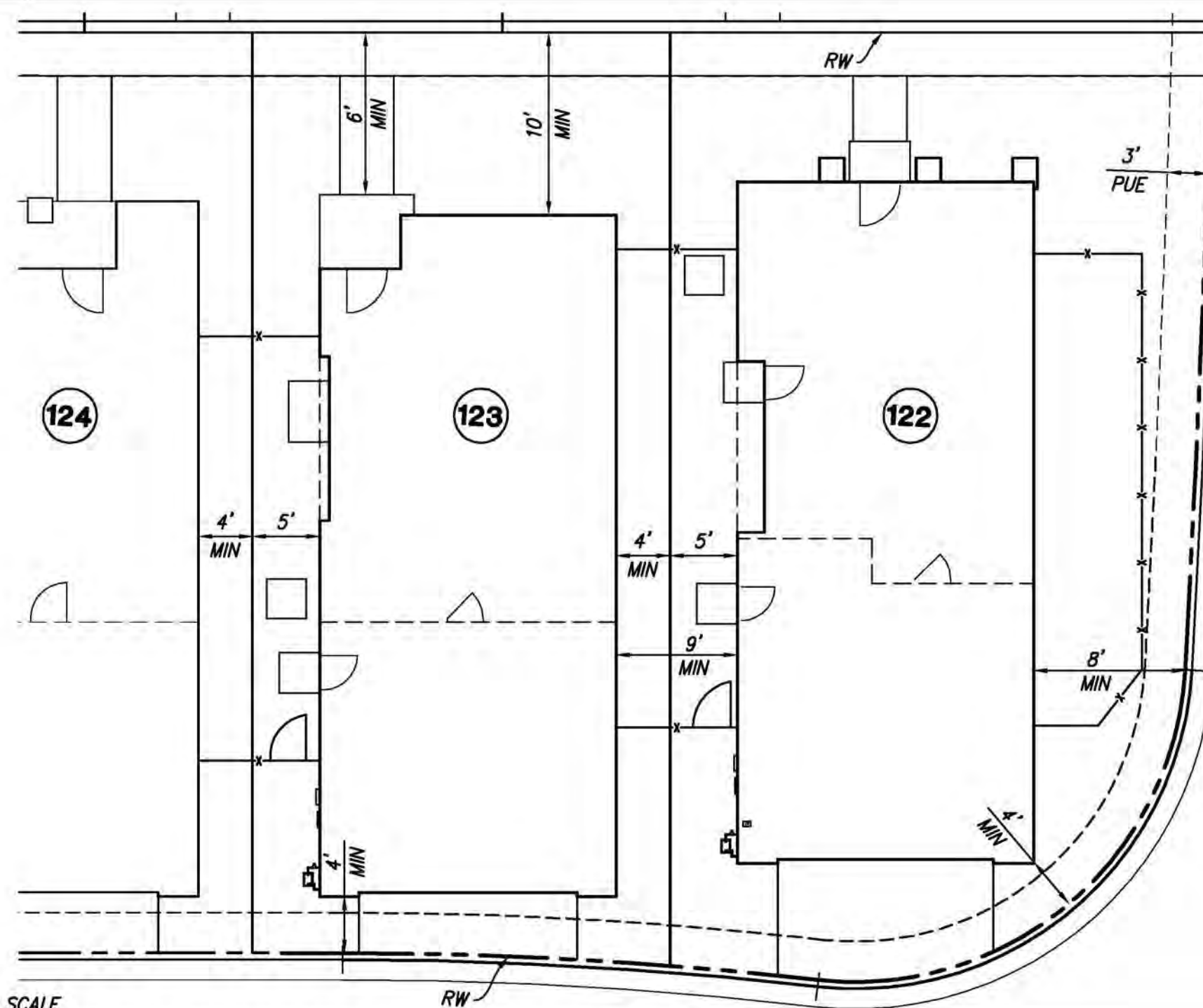
NOT TO SCALE

D PRIVATE EVA ROAD



NOT TO SCALE

F PRIVATE ALLEY E

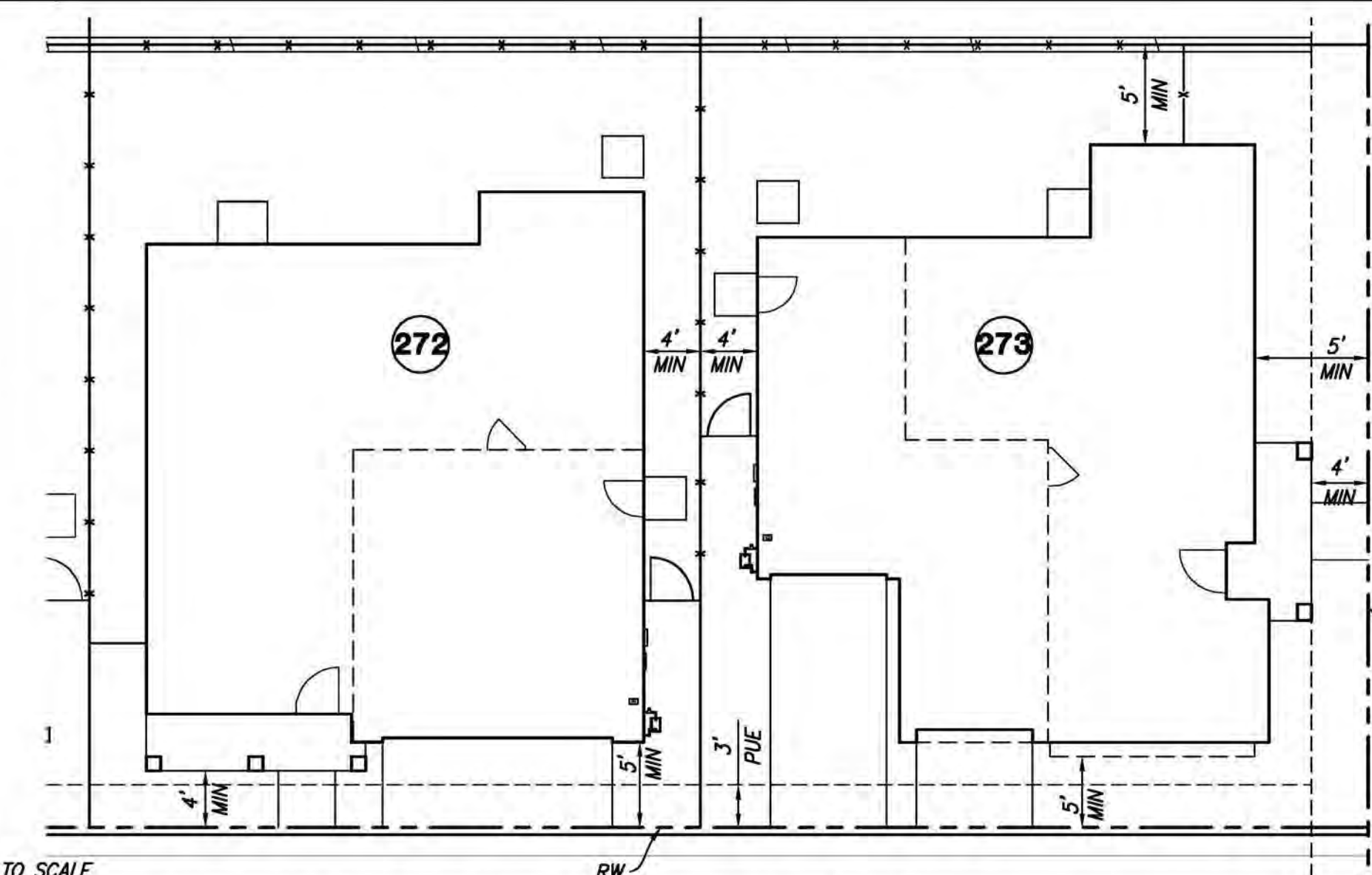


NOT TO SCALE

I NEIGHBORHOOD C TYPICAL LOT SETBACKS

NOT TO SCALE

H NEIGHBORHOOD A-1 & A-2 TYPICAL SETBACKS



NOT TO SCALE

J NEIGHBORHOOD D-1 & D-2 TYPICAL SETBACKS

RESIDENTIAL NEIGHBORHOOD A-1 & A-2 (DUETS)		RESIDENTIAL NEIGHBORHOOD C (SINGLE FAMILY)	
MIN. FRONT YARD (MEASURED FROM RW)*	10'	MIN. FRONT YARD (MEASURED FROM RW)*	10'
MIN. FRONT YARD PORCH (MEASURED FROM RW)*	6'	MIN. FRONT YARD PORCH (MEASURED FROM RW)*	6'
MIN. FRONT BUILDING-TO-BUILDING SEPARATION (PASEO)	15'	MIN. FRONT BUILDING-TO-BUILDING SEPARATION (PASEO)	20'
MIN. SIDE YARD (MEASURED FROM PROP. LINE / RW)	5'	MIN. SIDE YARD (MEASURED FROM PROP. LINE / RW)	4'
MIN. CORNER SIDE YARD (MEASURED FROM RW)*	8'	MIN. CORNER SIDE YARD (MEASURED FROM RW)**	8'
MIN. GARAGE (BUILDING FACE TO PROP. LINE)	4'	MIN. GARAGE (BUILDING FACE TO PROP. LINE)	4'

* PERMITTED BUILDING PROJECTIONS INTO YARDS. SEE CITY ZONING CODE SECTION 18.80.010

** SETBACK AT CORNER STREET RETURN MINIMUM 4 FT.

RESIDENTIAL NEIGHBORHOOD D-1 & D-2 (SINGLE FAMILY)	
MIN. FRONT YARD (MEASURED FROM RW)*	5'
MIN. PORCH (MEASURED FROM RW)*	4'
MIN. SIDE YARD (MEASURED FROM PROP. LINE / RW)*	4'
MIN. CORNER SIDE YARD (MEASURED FROM RW)*	5'
MIN. REAR YARD (MEASURED FROM PROP. LINE / RW)	5'
MIN. GARAGE (BUILDING FACE TO RW)	5'

* PERMITTED BUILDING PROJECTIONS INTO YARDS. SEE CITY ZONING CODE SECTION 18.80.010

NOT TO SCALE

K SETBACK TABLE

PRECISE PLAN
SUBDIVISION 9235 - ALVES RANCH
DETAILS AND SECTIONS
ALVES RANCH

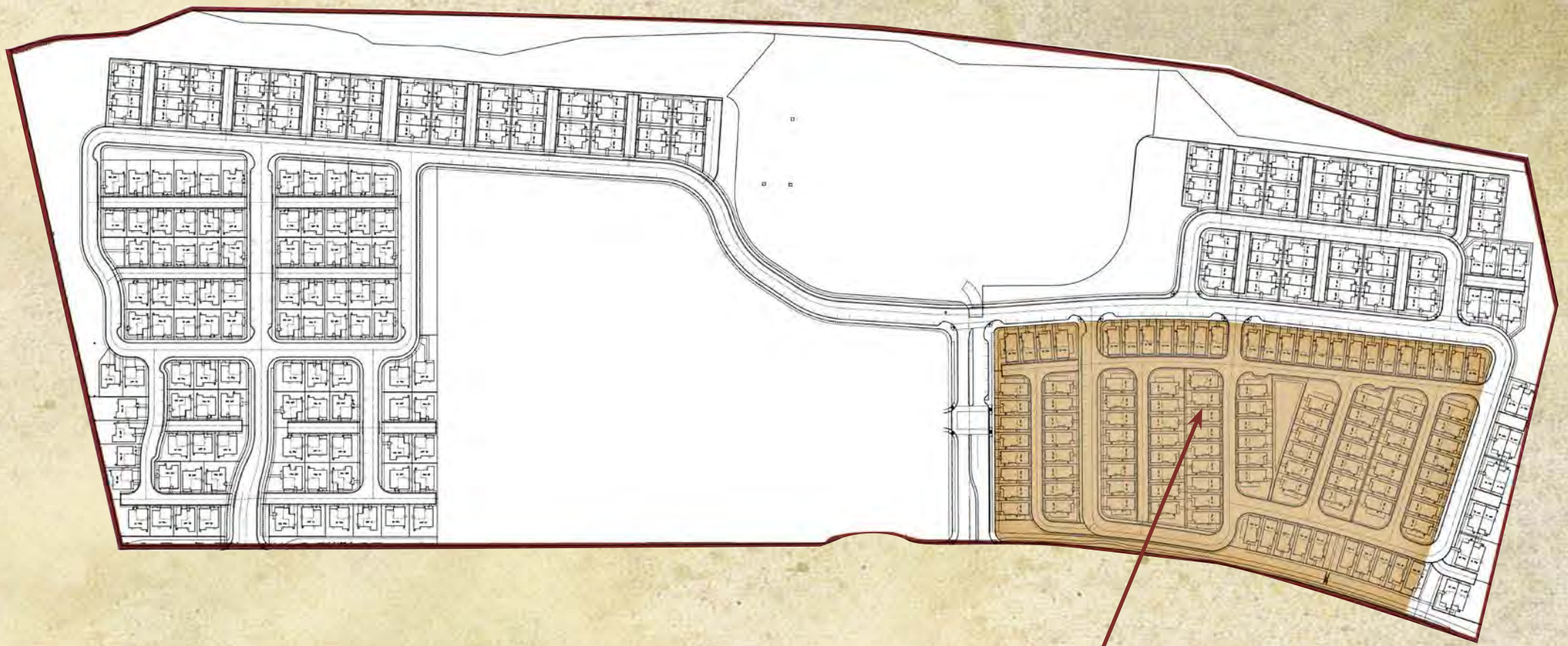
PITTSBURG, CA



P-4



VTM SUBMITTAL
| 171084 | 06-18-18

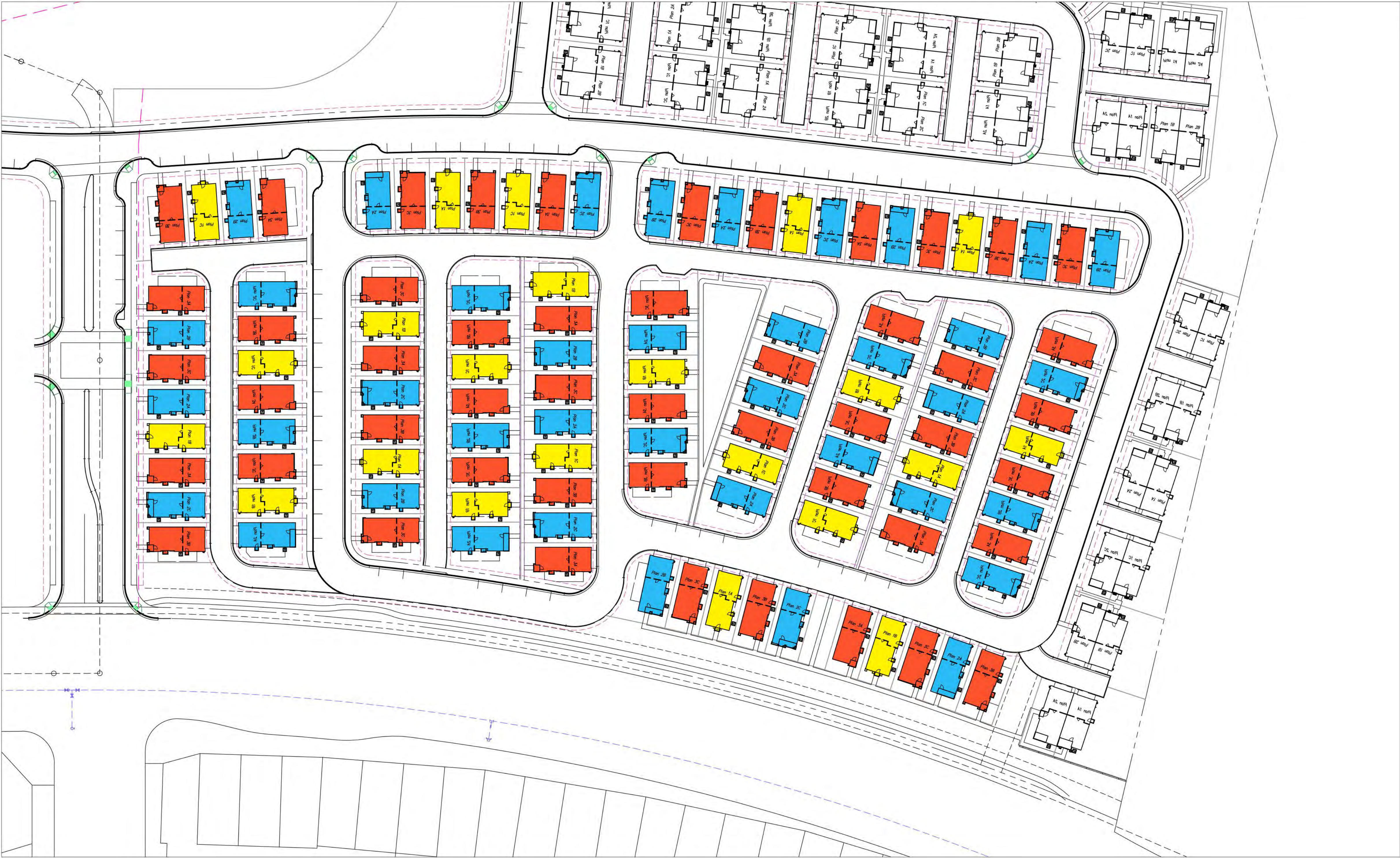


Neighborhood C

Neighborhood C

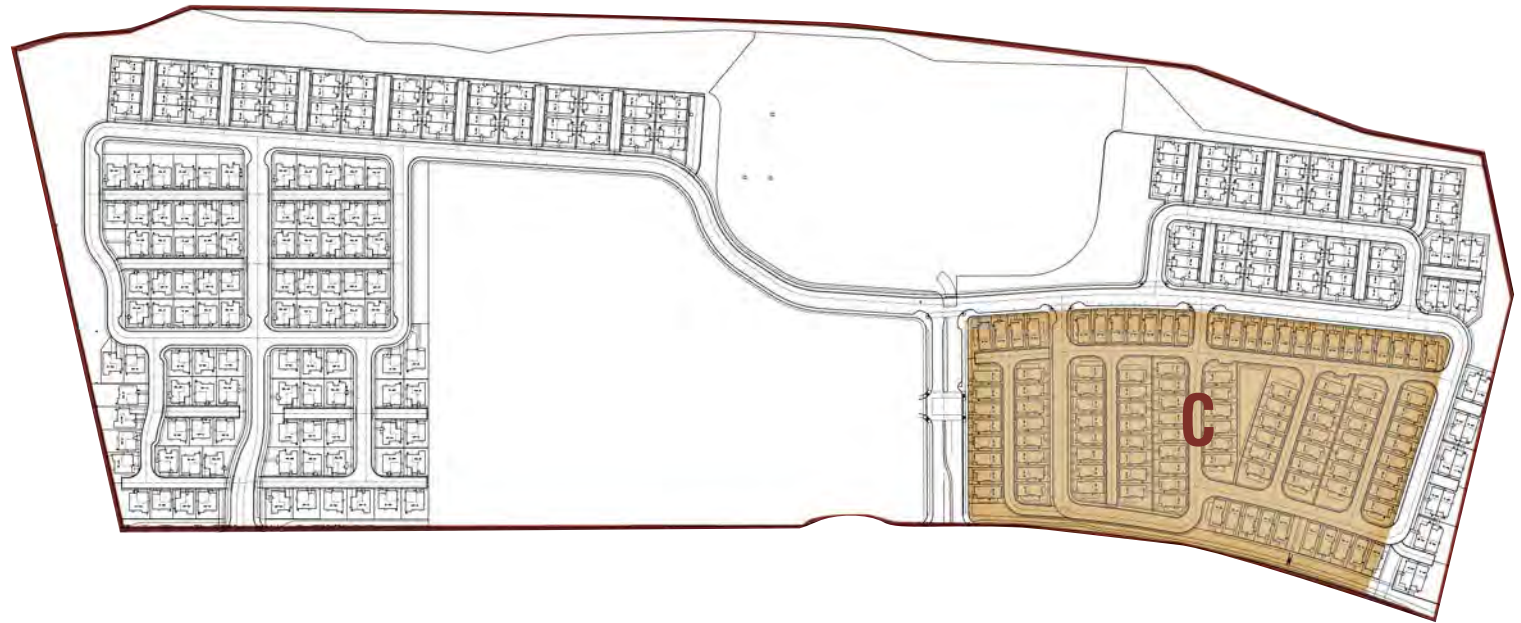
31 x 65' Small Lot/Alley Loaded Lots

A1.PP	Plot Plan
A1.1	Street Scene
A1.2	Plan 1A - Floor Plan
A1.3	Plan 1A - Elevation Wraps & Roof Plan
A1.4	Plan 1B - Floor Plan
A1.5	Plan 1B - Elevation Wraps & Roof Plan
A1.6	Plan 1C - Floor Plan
A1.7	Plan 1C - Elevation Wraps & Roof Plan
A1.8	Plan 2A - Floor Plan
A1.9	Plan 2A - Elevation Wraps & Roof Plan
A1.10	Plan 2B - Floor Plan
A1.11	Plan 2B - Elevation Wraps & Roof Plan
A1.12	Plan 2C - Floor Plan
A1.13	Plan 2C - Elevation Wraps & Roof Plan
A1.14	Plan 3A - Floor Plan
A1.15	Plan 3A - Elevation Wraps & Roof Plan
A1.16	Plan 3B - Floor Plan
A1.17	Plan 3B - Elevation Wraps & Roof Plan
A1.18	Plan 3C - Floor Plan
A1.19	Plan 3C - Elevation Wraps & Roof Plan
A1.20	Color & Materials - 'A' Traditional
A1.21	Color & Materials - 'B' Bungalow
A1.22	Color & Materials - 'C' Cottage



	PLAN 1	22 DU	20%
	PLAN 2	39 DU	35%
	PLAN 3	49 DU	45%
TOTAL		110 DU	

- Notes:**
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints might change due to the final design elevation style.
 6. Open space area is subject to change due to the balcony design of the elevation.
 7. Building setbacks are measured from property lines to building foundation lines.



KEY MAP

CONCEPTUAL PLOT PLAN
NEIGHBORHOOD C
ALVES RANCH
PITTSBURG, CA



Note: Artist's Conception; Colors, Materials And Application May Vary.

PLAN 2B
BUNGALOW

PLAN 1C
Cottage

PLAN 3A
TRADITIONAL

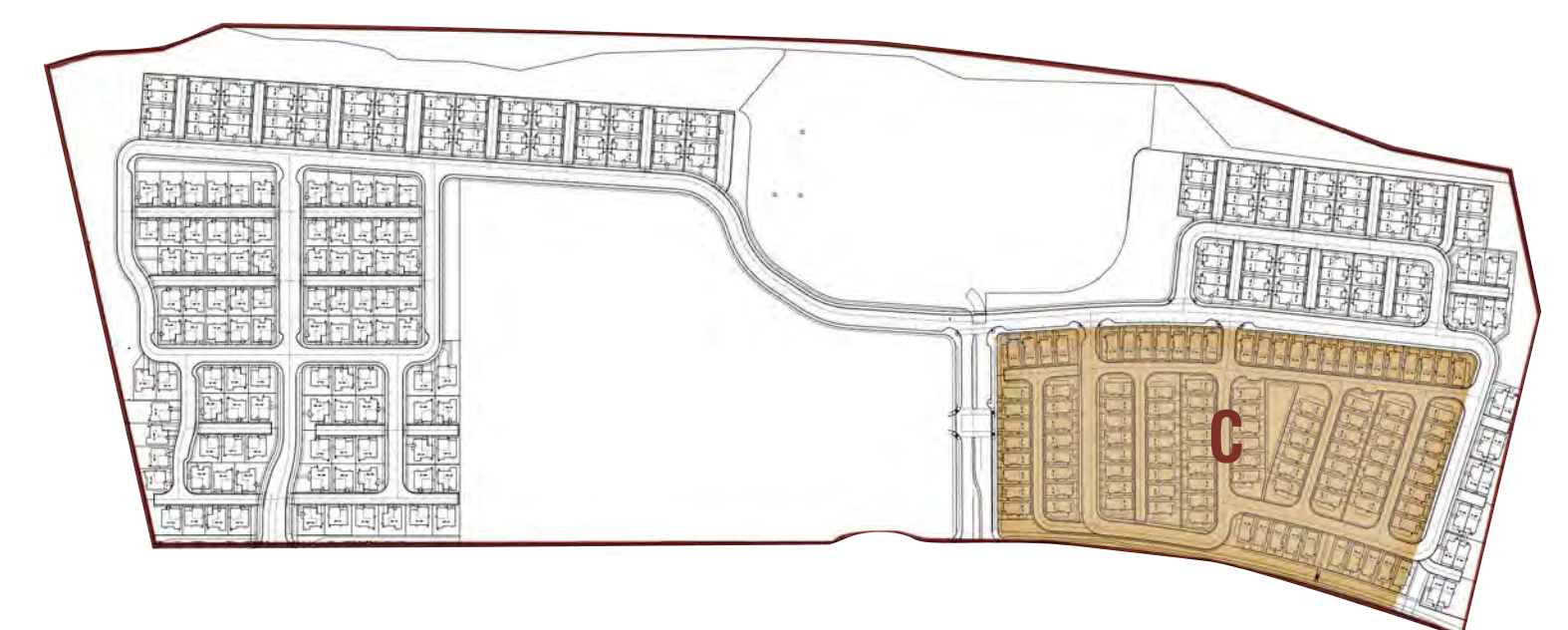
PLAN 2C
Cottage

PLAN 3B
BUNGALOW

PLAN 1A
TRADITIONAL

CONCEPTUAL STREETSCENE
NEIGHBORHOOD C
ALVES RANCH

PITTSBURG, CA

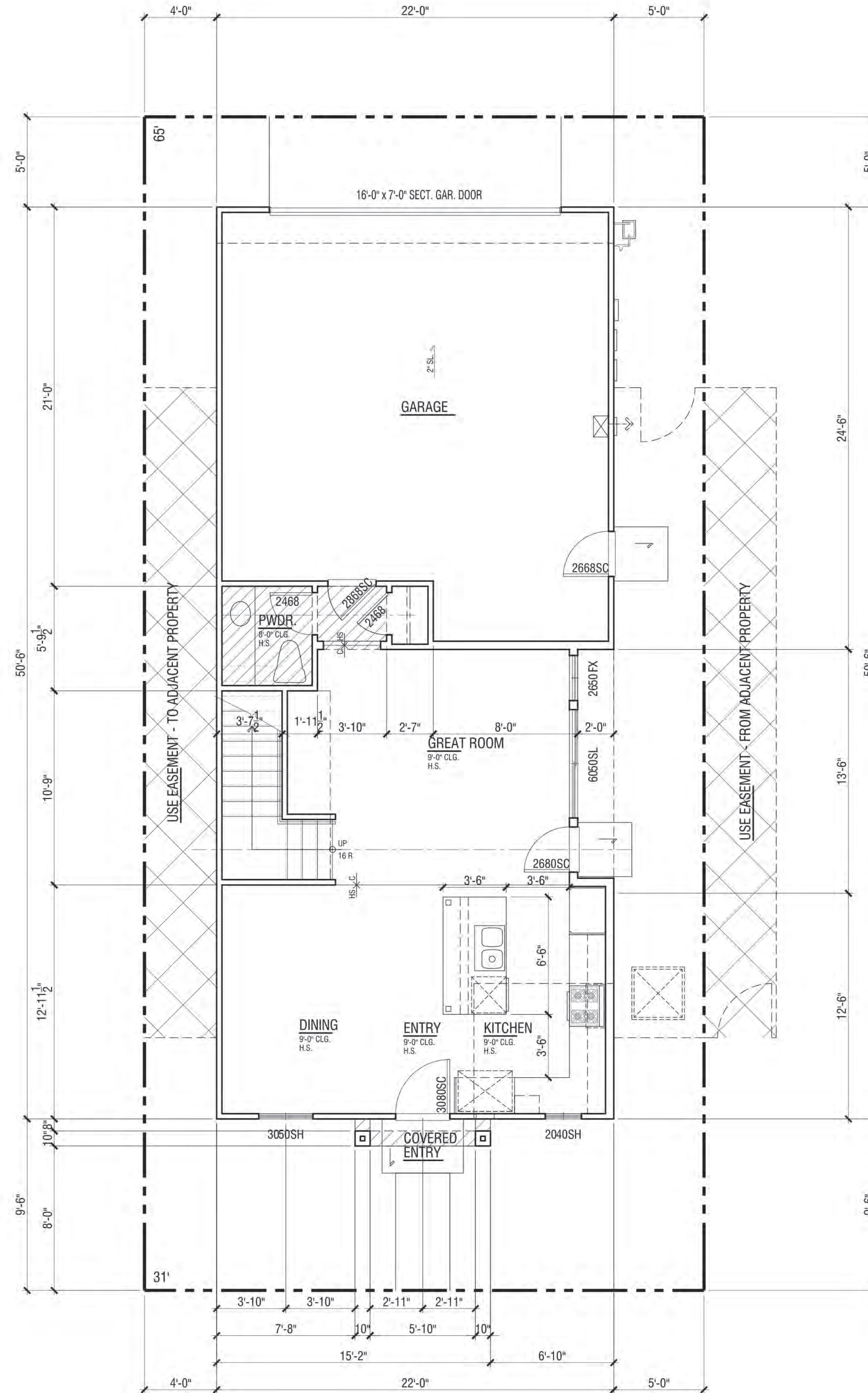
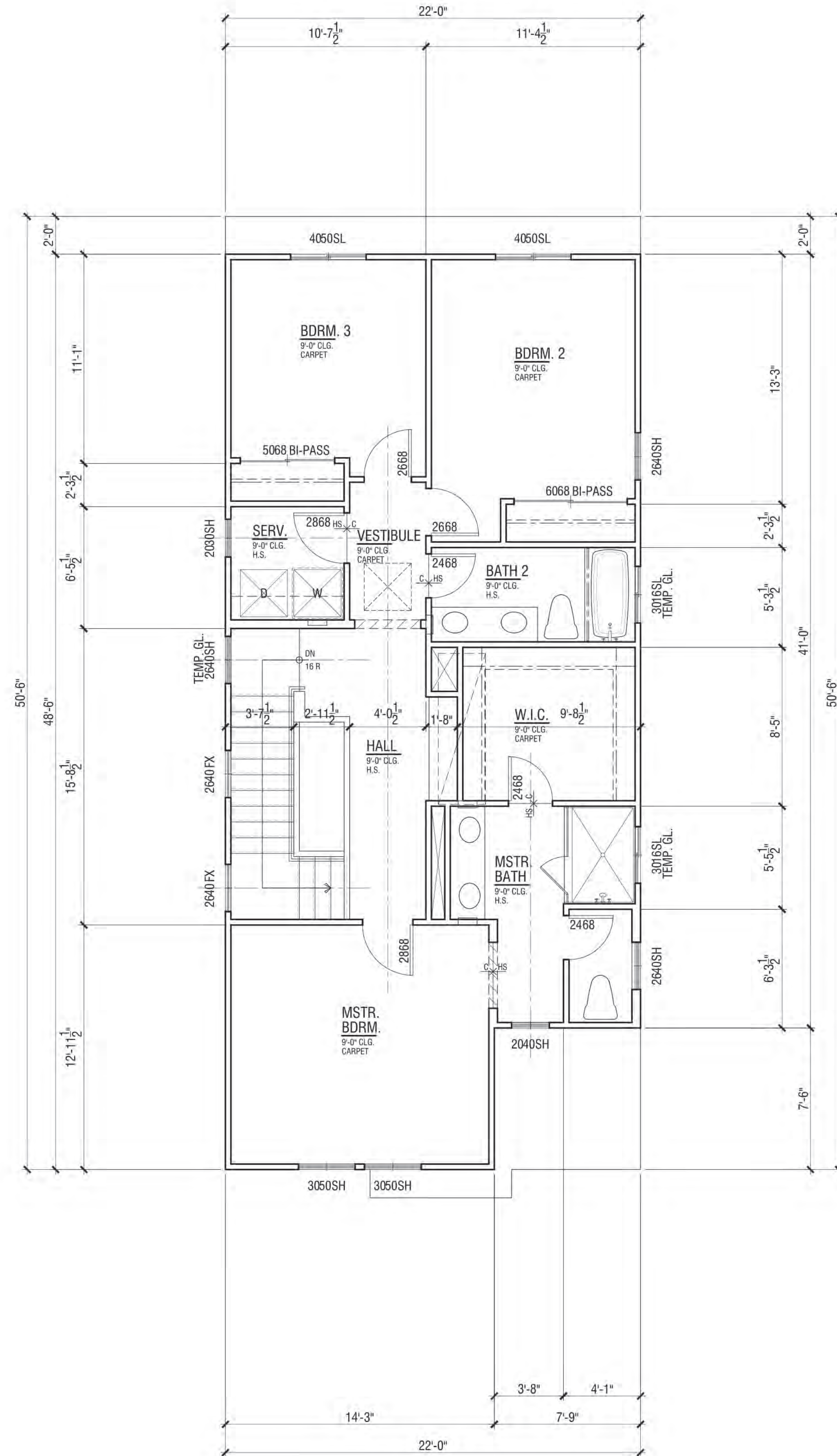


KEY MAP

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

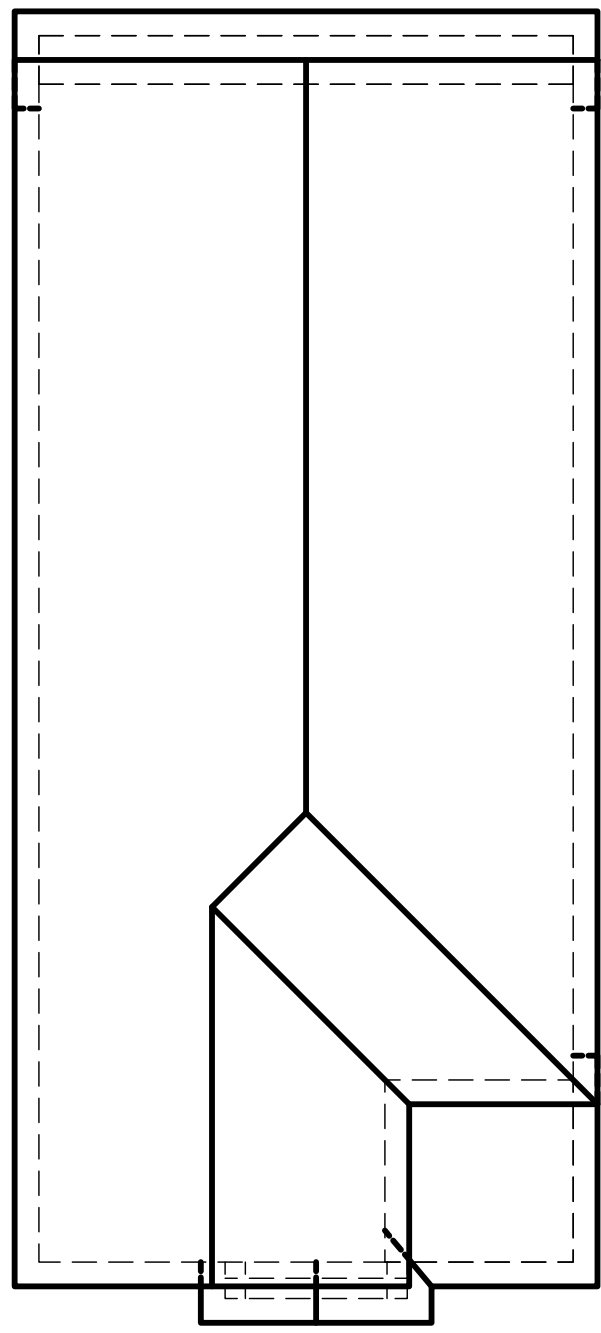


FLOOR PLAN | PLAN 1A

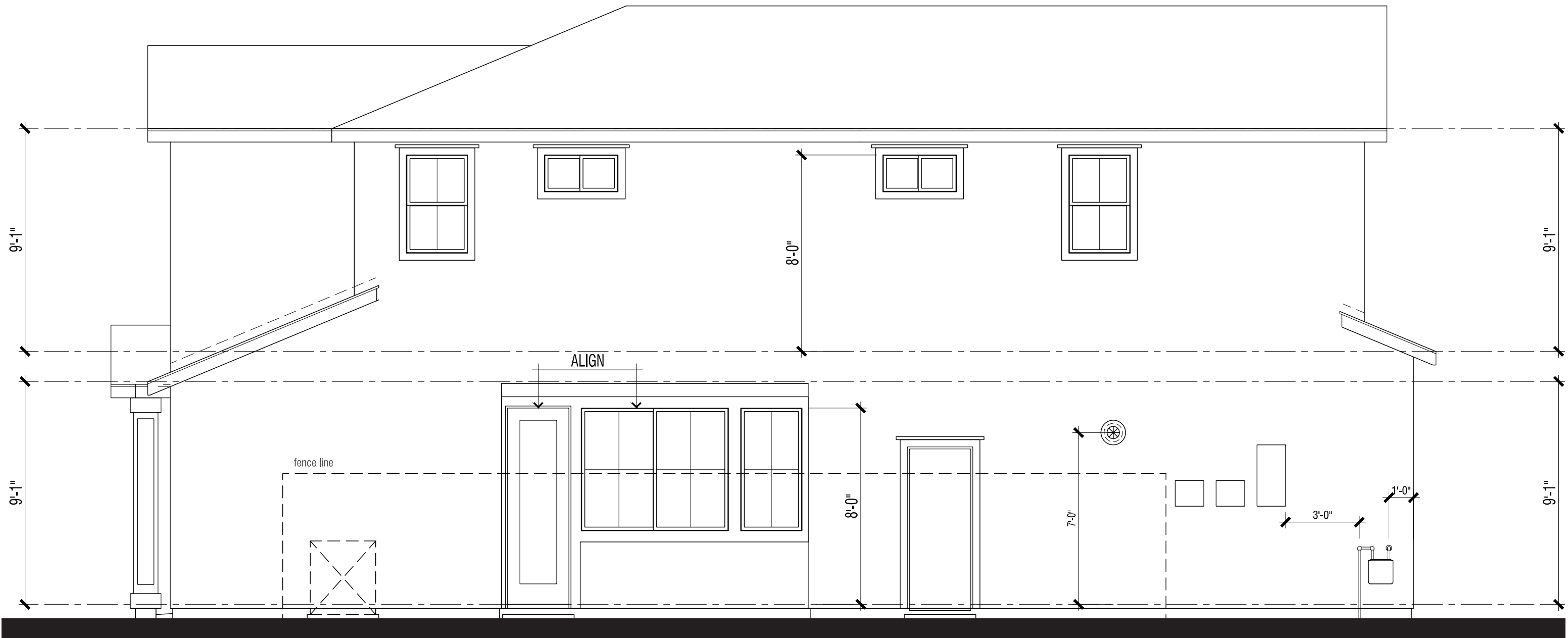
FLOOR AREA TABLE	PLAN 1A
LOWER FLOOR PLAN	596 SQ. FT.
UPPER FLOOR PLAN	924 SQ. FT.
TOTAL	1519 SQ. FT.
2-BAY GARAGE	490 SQ. FT.
COVERED ENTRY	11 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NEIGHBORHOOD C ALVES RANCH PITTSBURG, CA



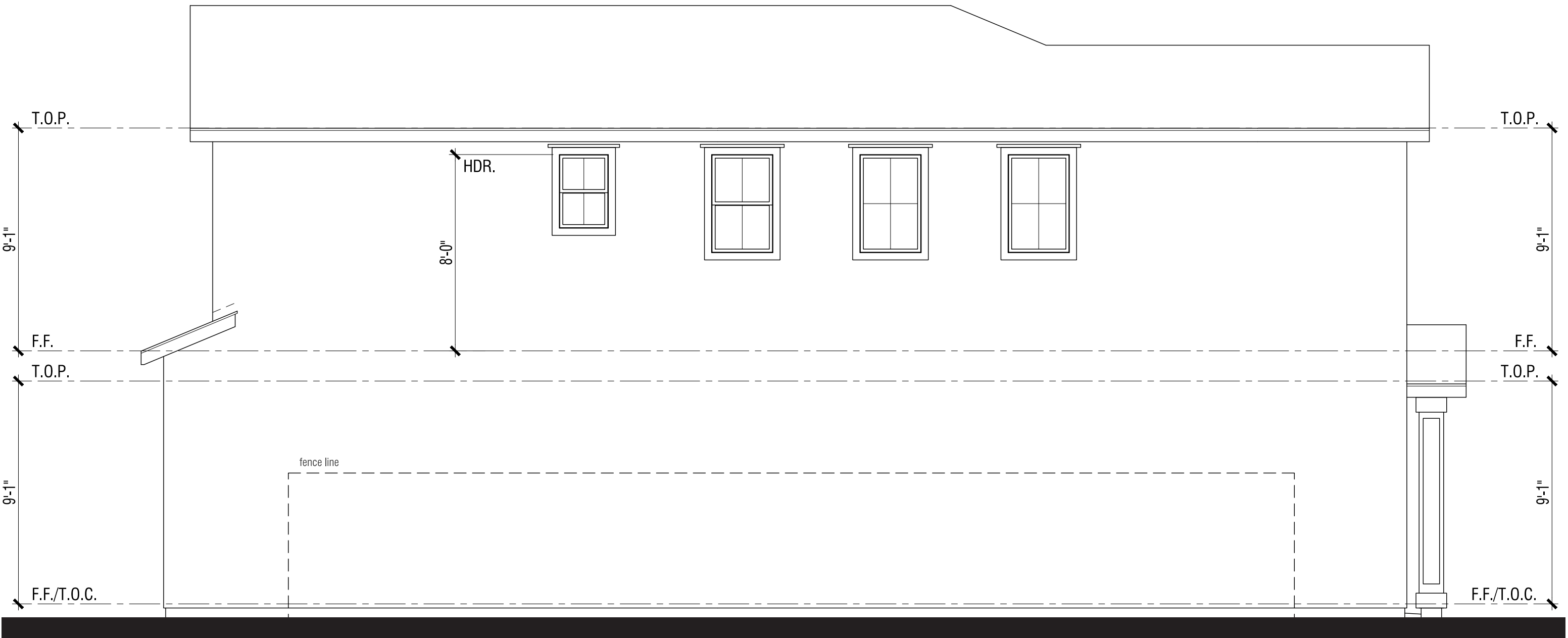
Roof Plan
at 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



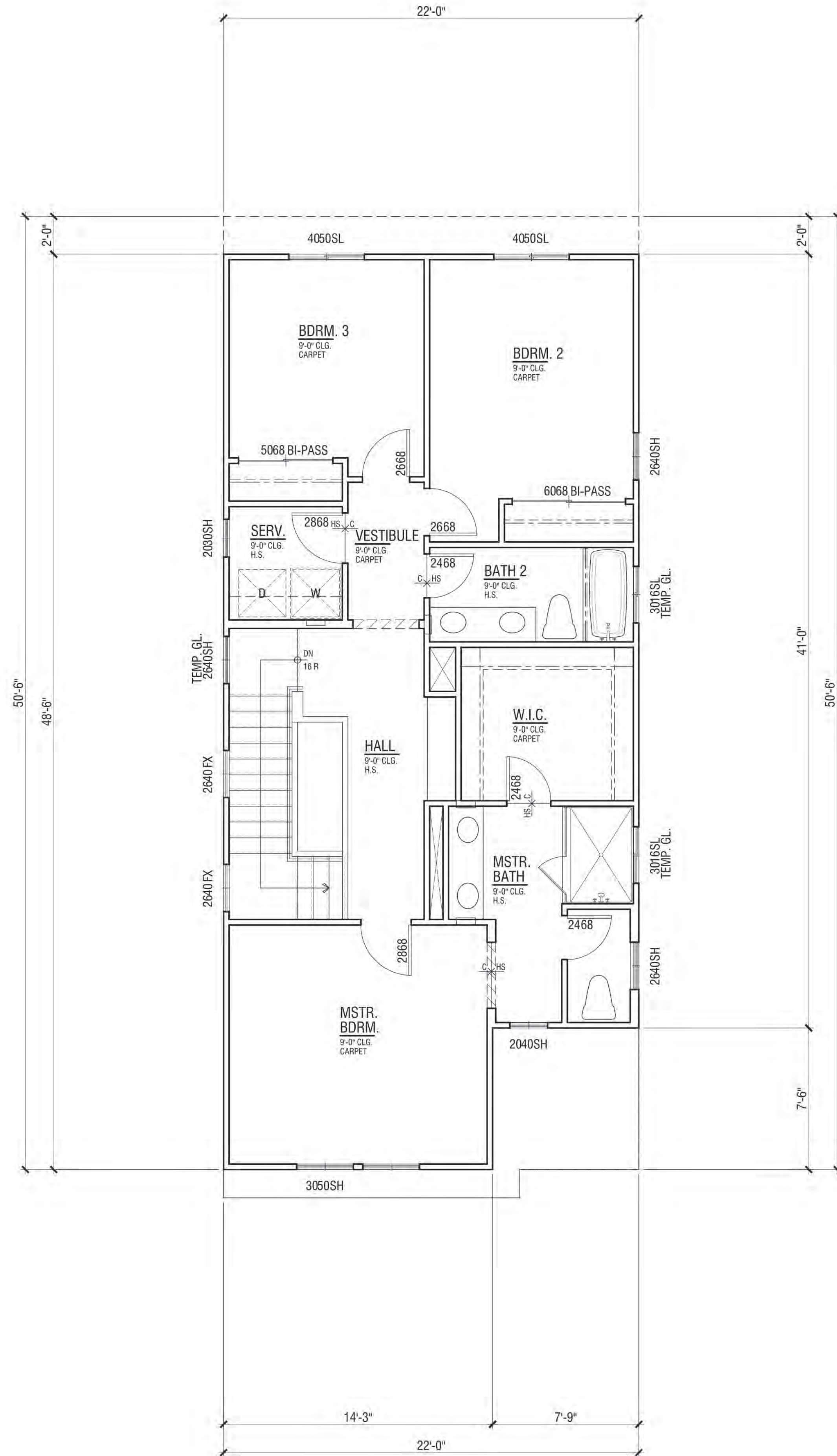
Front Elevation

MATERIAL STYLE ELEMENTS 'A' TRADITIONAL

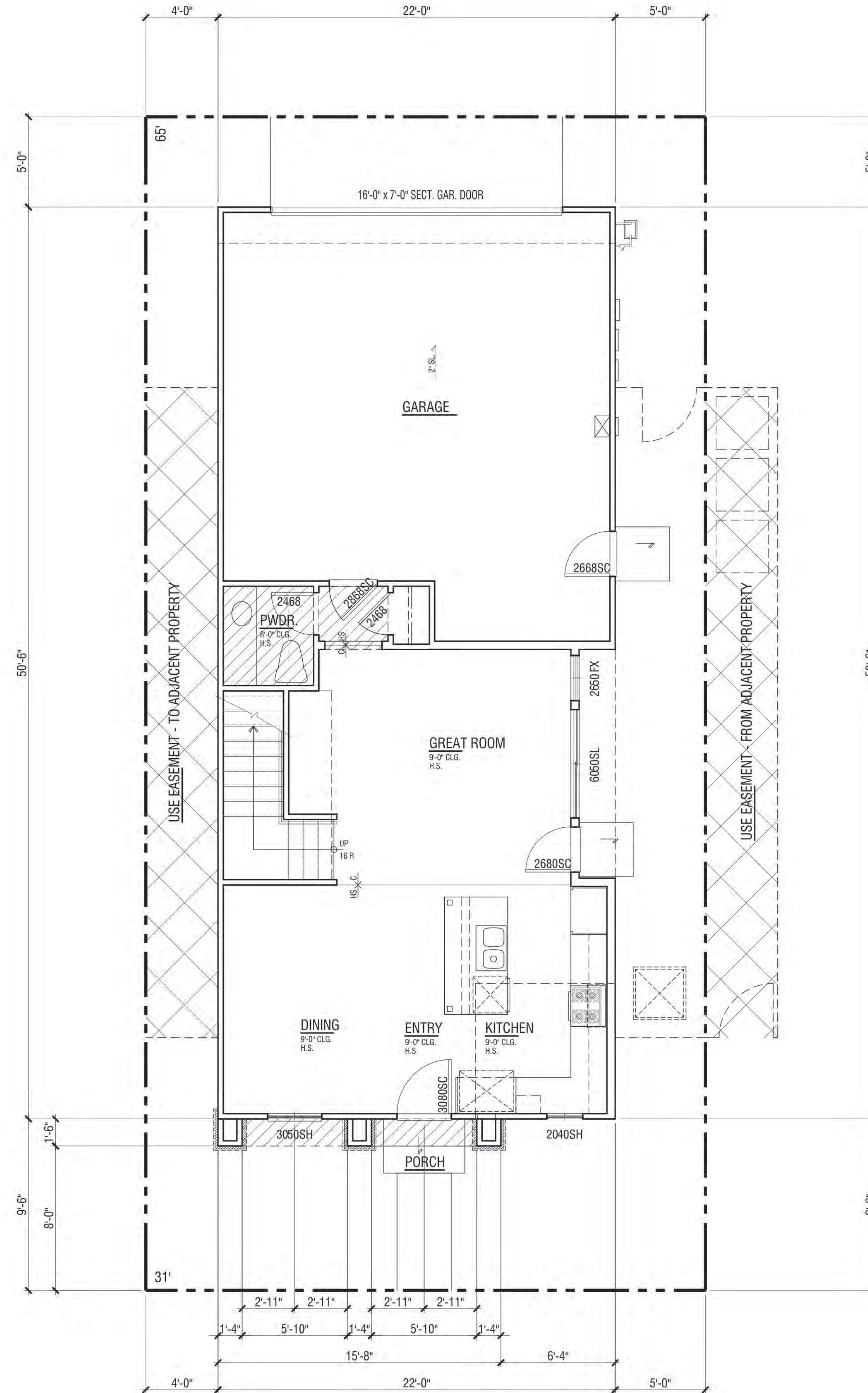
- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Gable: Horizontal Lap Siding
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 1A | ELEVATION WRAPS & ROOF PLAN
NEIGHBORHOOD C
ALVES RANCH
PITTSBURG, CA





Second Floor 924 SF



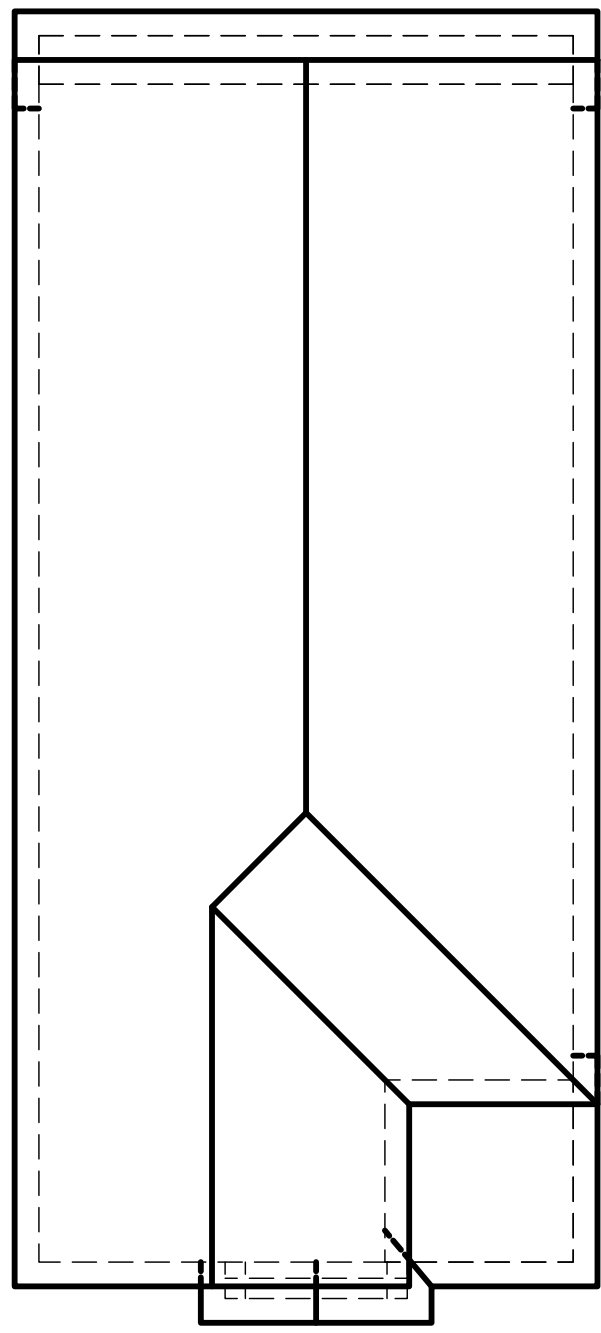
First Floor 596 SF

FLOOR PLAN | PLAN 1B

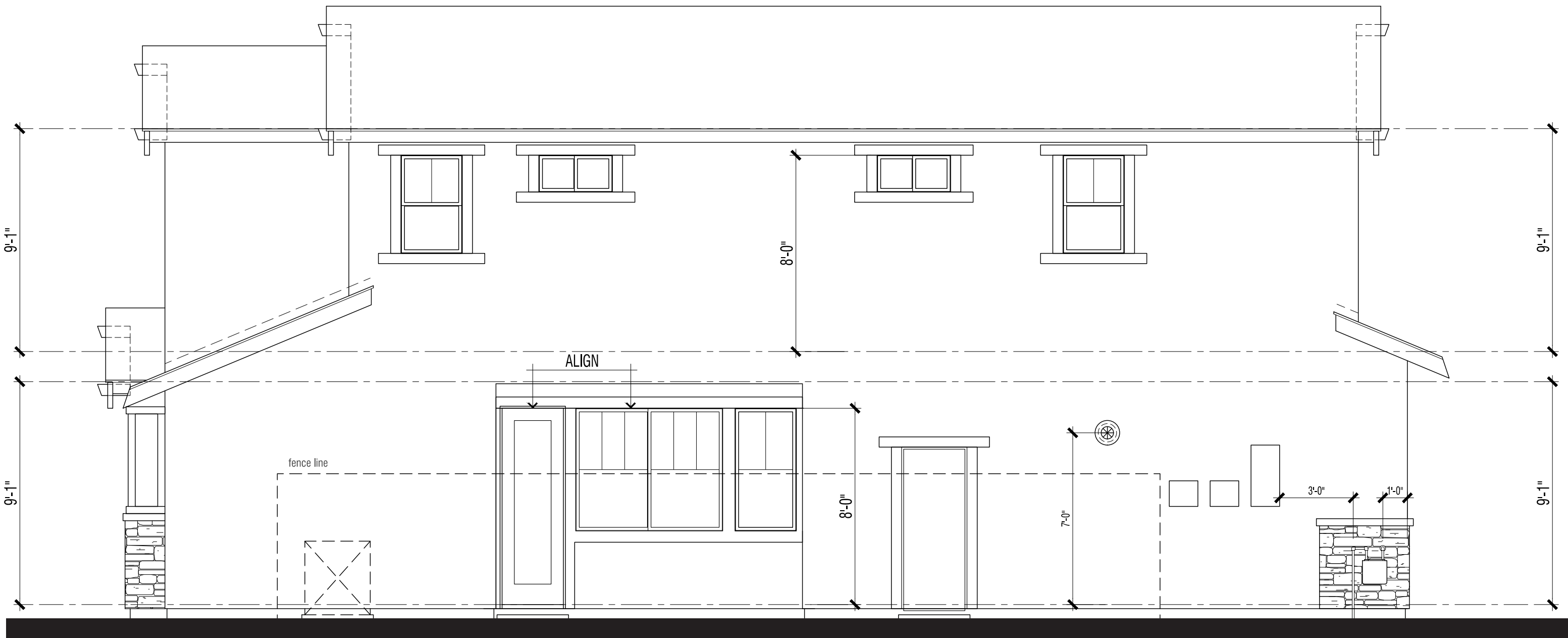
FLOOR AREA TABLE	PLAN 1B
LOWER FLOOR PLAN	596 SQ. FT.
UPPER FLOOR PLAN	924 SQ. FT.
TOTAL	1520 SQ. FT.
2-BAY GARAGE	490 SQ. FT.
COVERED ENTRY/PORCH	13 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

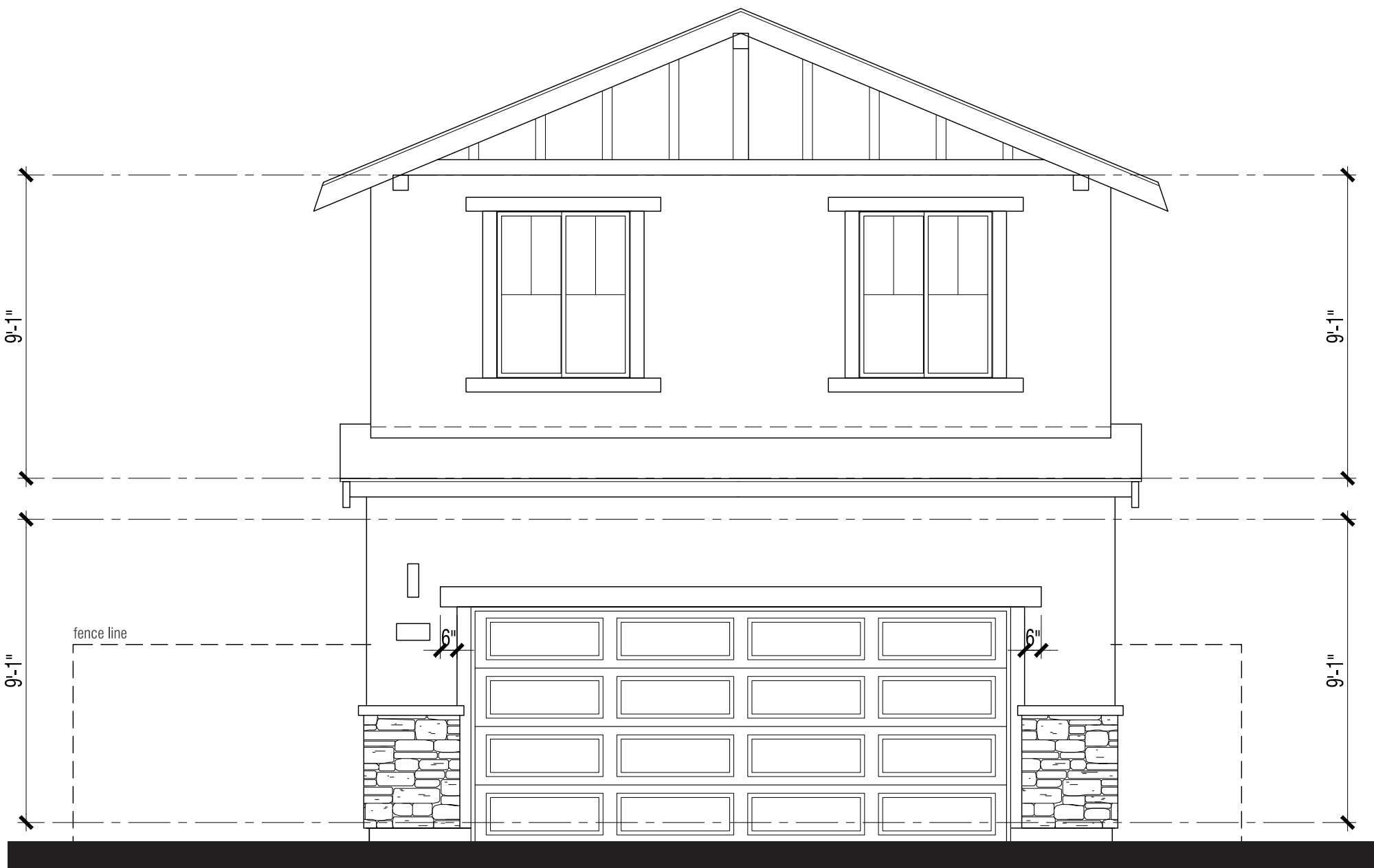
NEIGHBORHOOD C ALVES RANCH PITTSBURG, CA



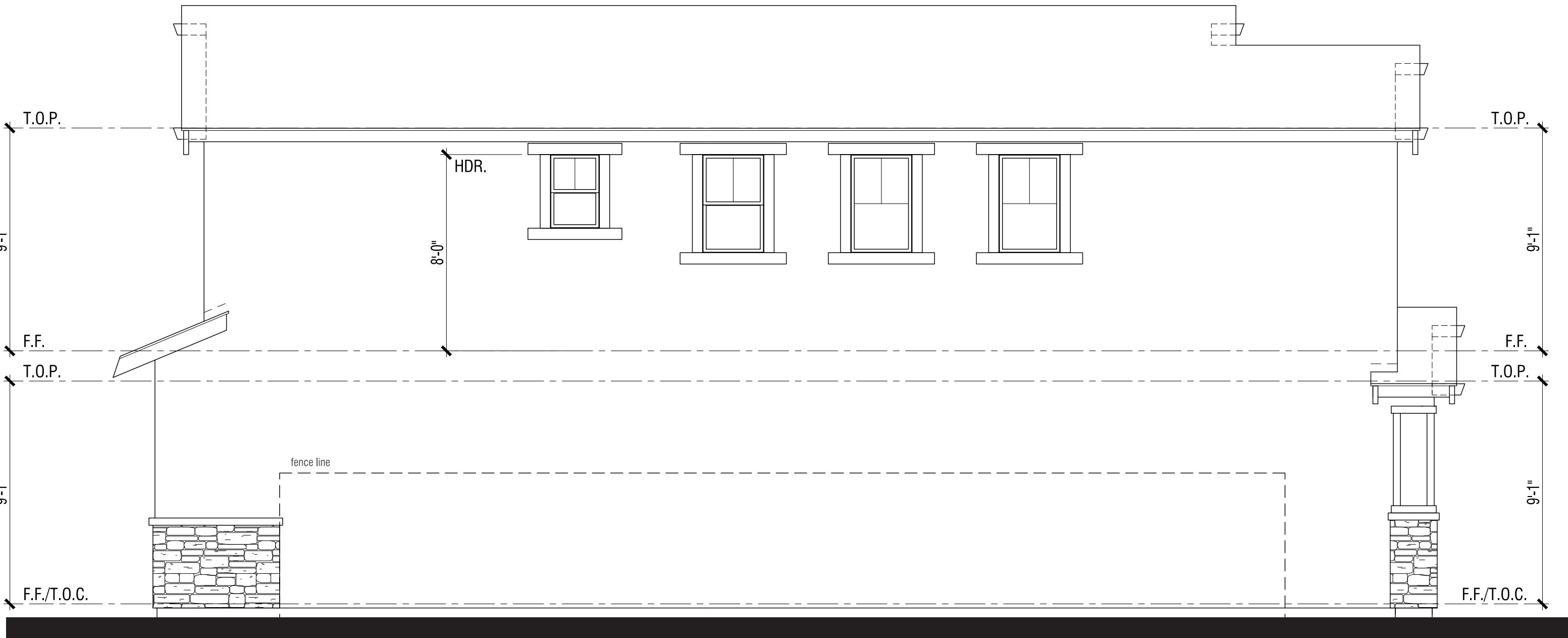
Roof Plan
at 1' = 8"



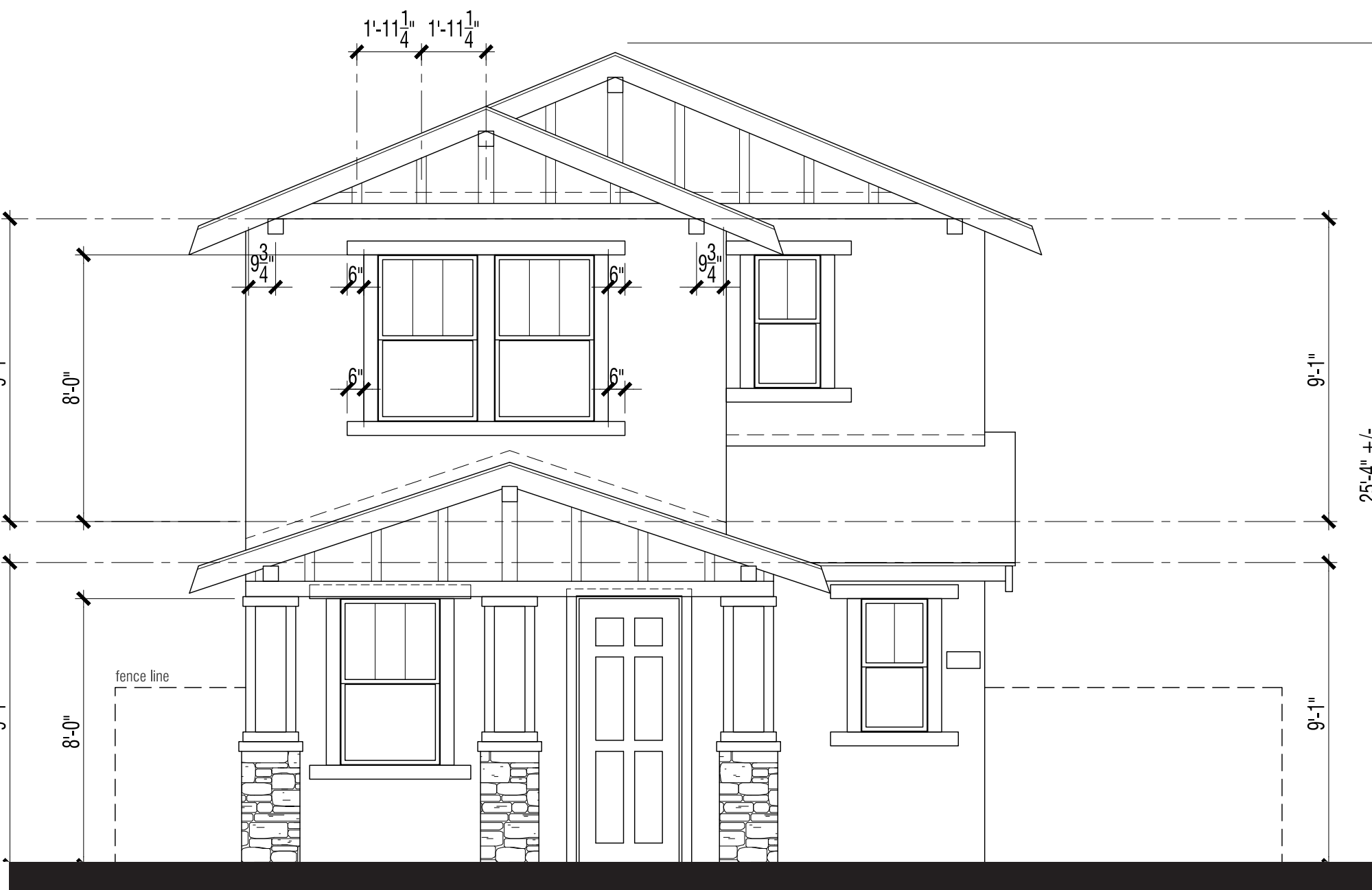
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL STYLE ELEMENTS 'B' BUNGALOW

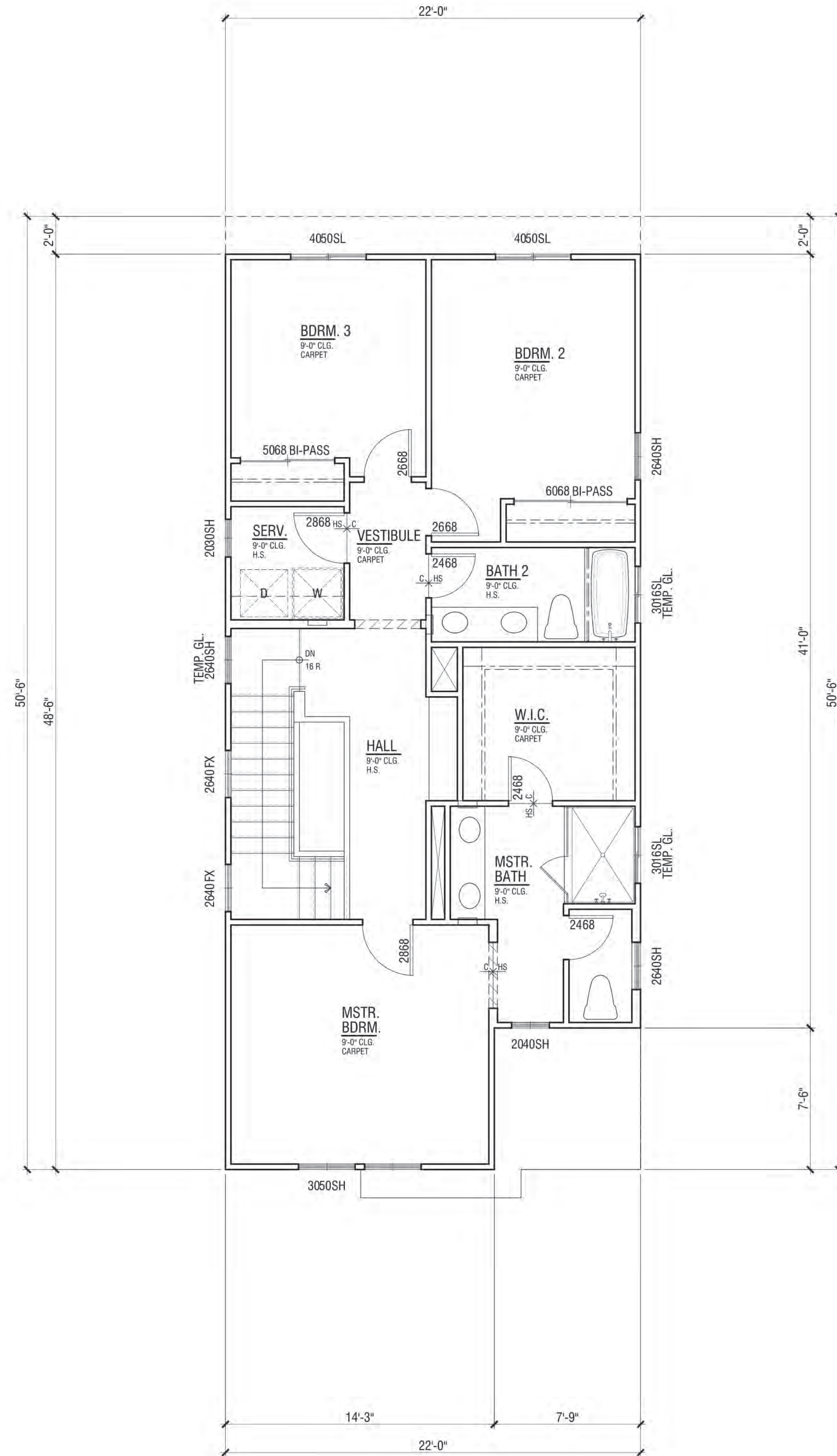
- | | |
|---------------------|--|
| Roof: | Composition Shingle |
| Fascia: | 2X6 Wood Typical |
| Gable: | Wood Outlookers with Board and Batten |
| Exterior: | Stucco (16/20 Sand Finish) |
| Window & Door Trim: | Stucco over Foam Trim per Elevation Style |
| Entry Door: | Decorative Front Entry Door |
| Stone: | Manufactured Stone Veneer |
| Garage Door: | Decorative Metal Roll-Up Garage Door per Elevation Style |

PLAN 1B | ELEVATION WRAPS & ROOF PLAN

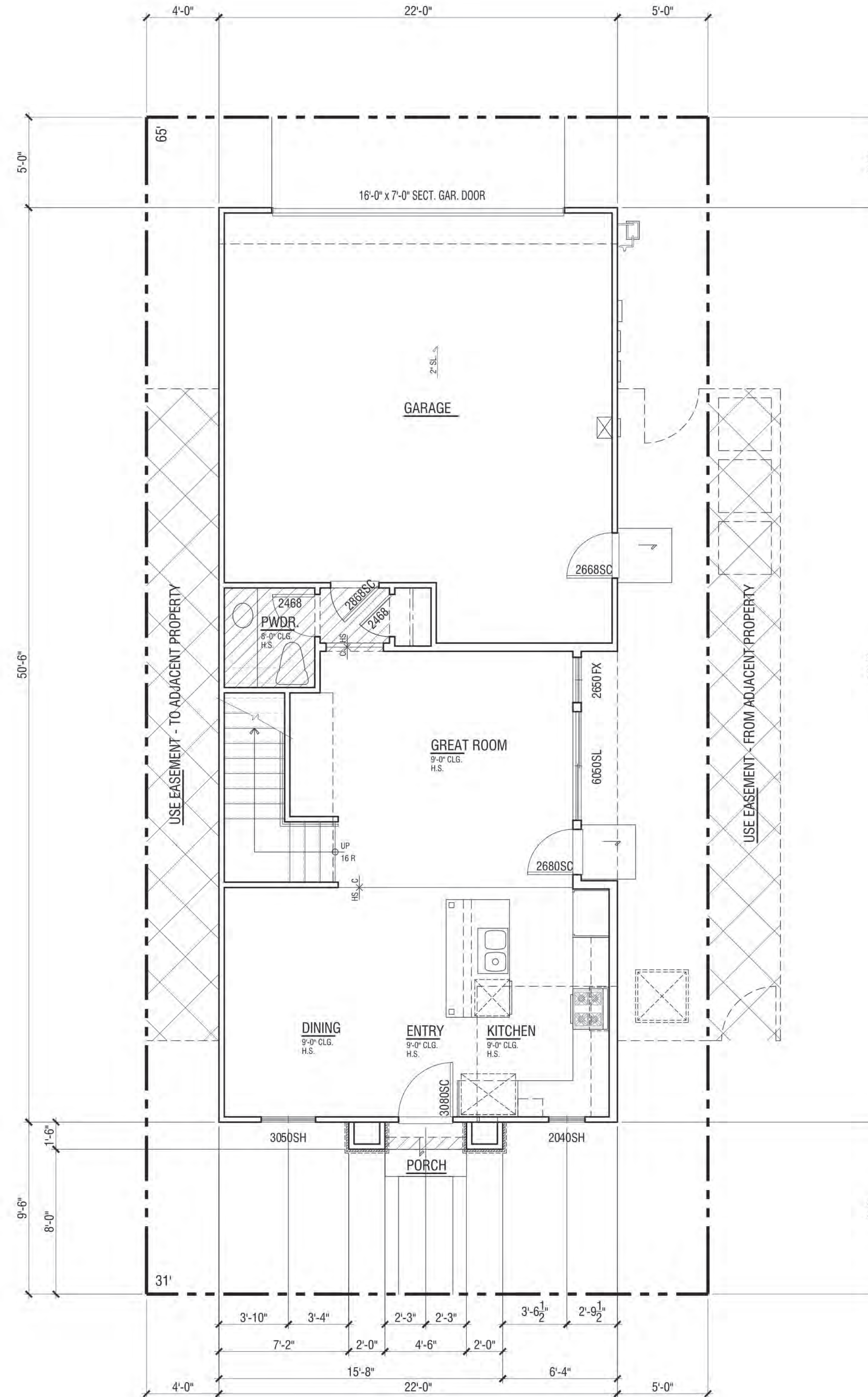
NEIGHBORHOOD C

ALVES RANCH

PITTSBURG, CA



Second Floor 924 SF



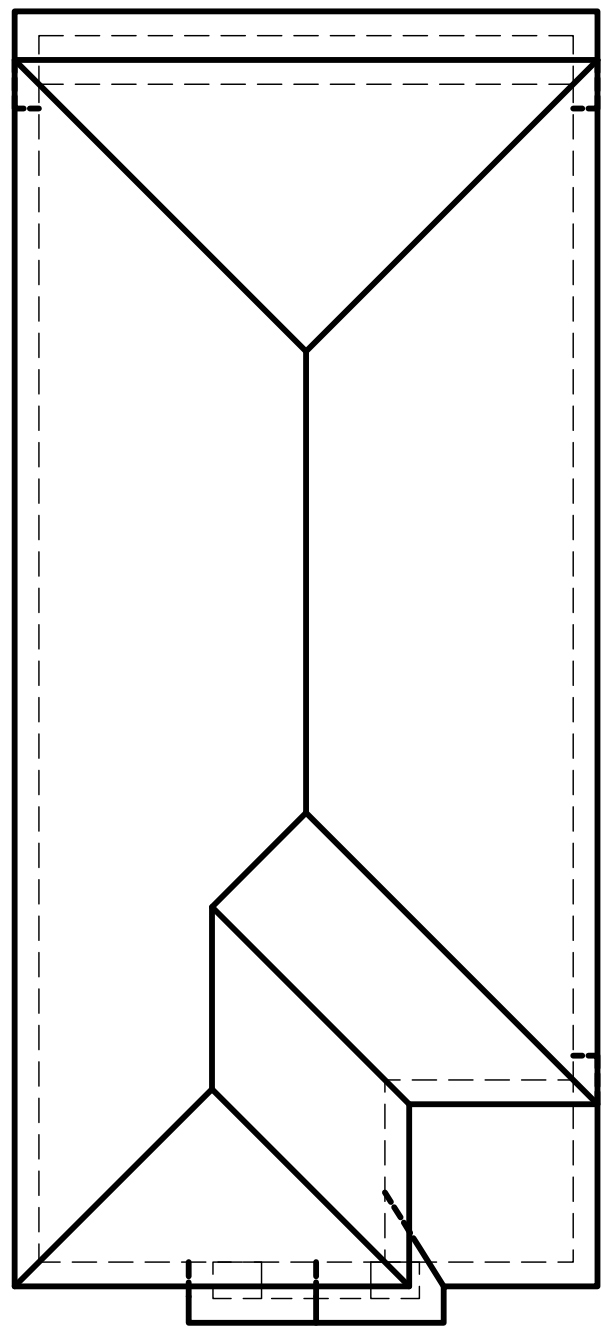
First Floor 596 SF

FLOOR PLAN | PLAN 1C

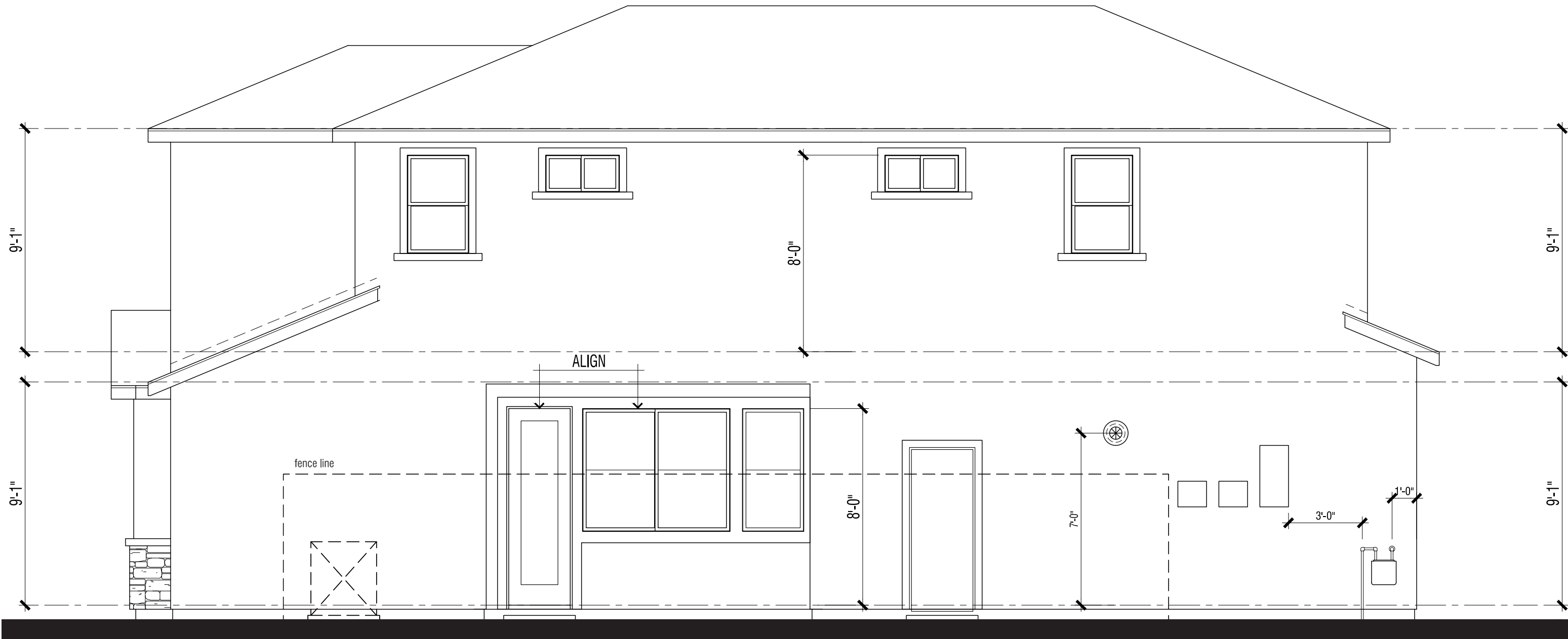
FLOOR AREA TABLE	PLAN 1C
LOWER FLOOR PLAN	596 SQ. FT.
UPPER FLOOR PLAN	924 SQ. FT.
TOTAL	1520 SQ. FT.
2-BAY GARAGE	490 SQ. FT.
COVERED ENTRY/PORCH	13 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NEIGHBORHOOD C ALVES RANCH PITTSBURG, CA



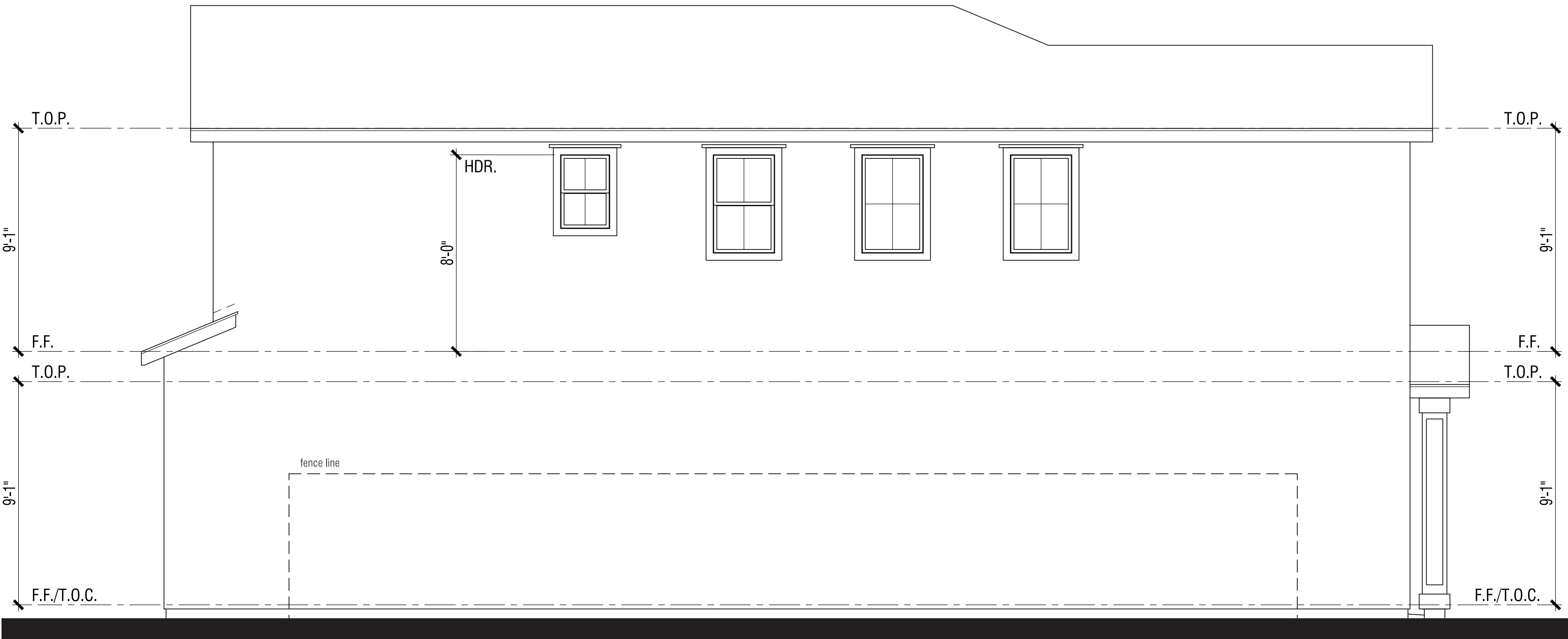
Roof Plan
at 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

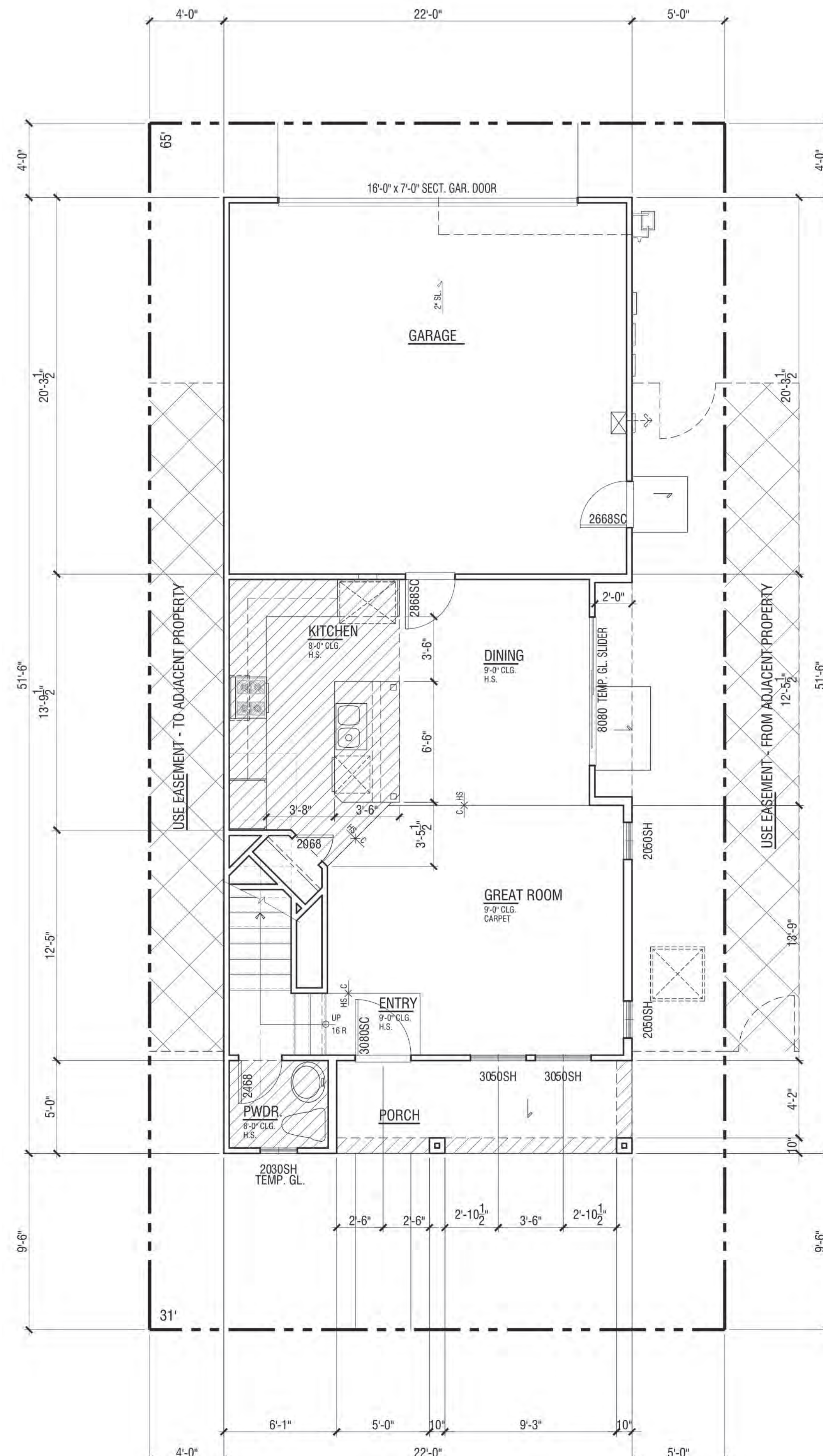
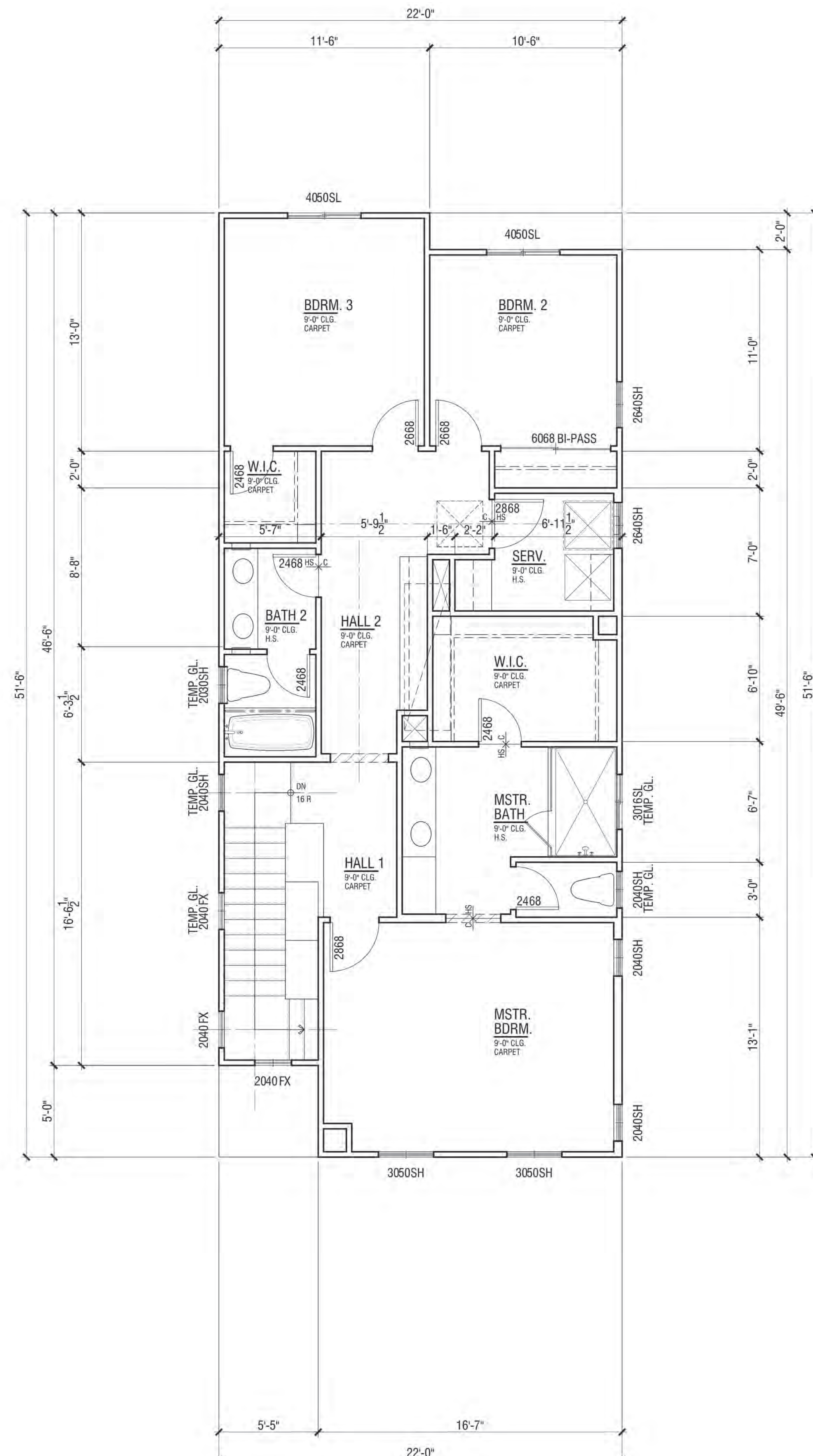
MATERIAL STYLE ELEMENTS 'C' COTTAGE

- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 1C | ELEVATION WRAPS & ROOF PLAN
NEIGHBORHOOD C
ALVES RANCH

PITTSBURG, CA



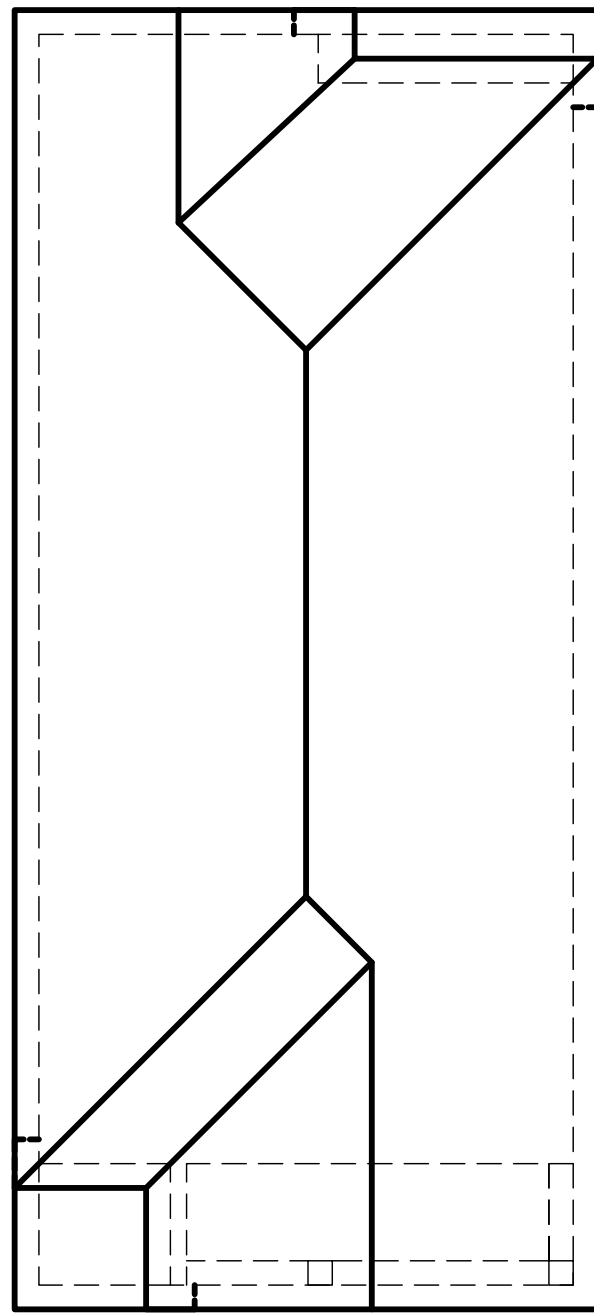


FLOOR PLAN | PLAN 2A

FLOOR AREA TABLE	PLAN 2A
LOWER FLOOR PLAN	583 SQ. FT.
UPPER FLOOR PLAN	1000 SQ. FT.
TOTAL	1583 SQ. FT.
2-BAY GARAGE	447 SQ. FT.
COVERED ENTRY/PORCH	80 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NEIGHBORHOOD C ALVES RANCH PITTSBURG, CA



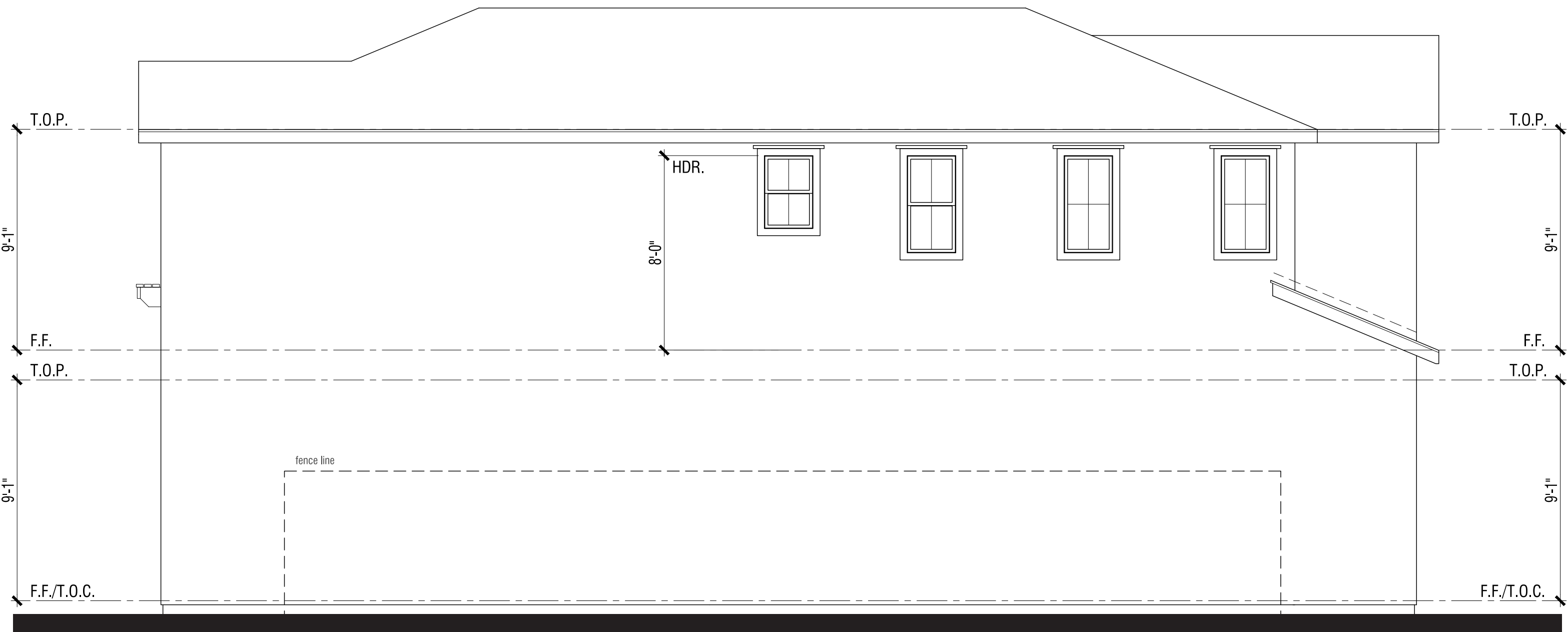
Roof Plan
at 1' = 8"



Right Elevation



Rear Elevation



Left Elevation

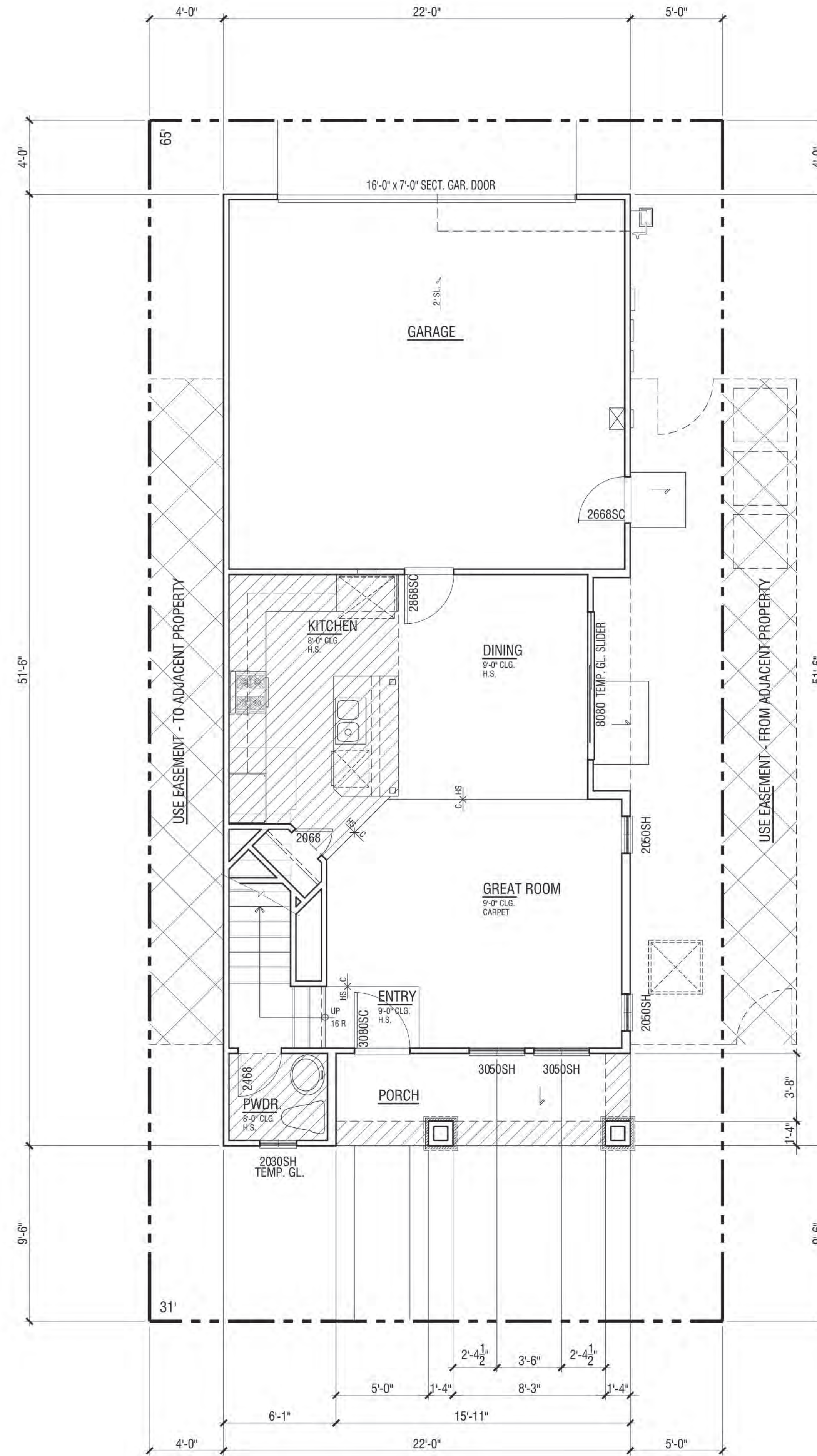
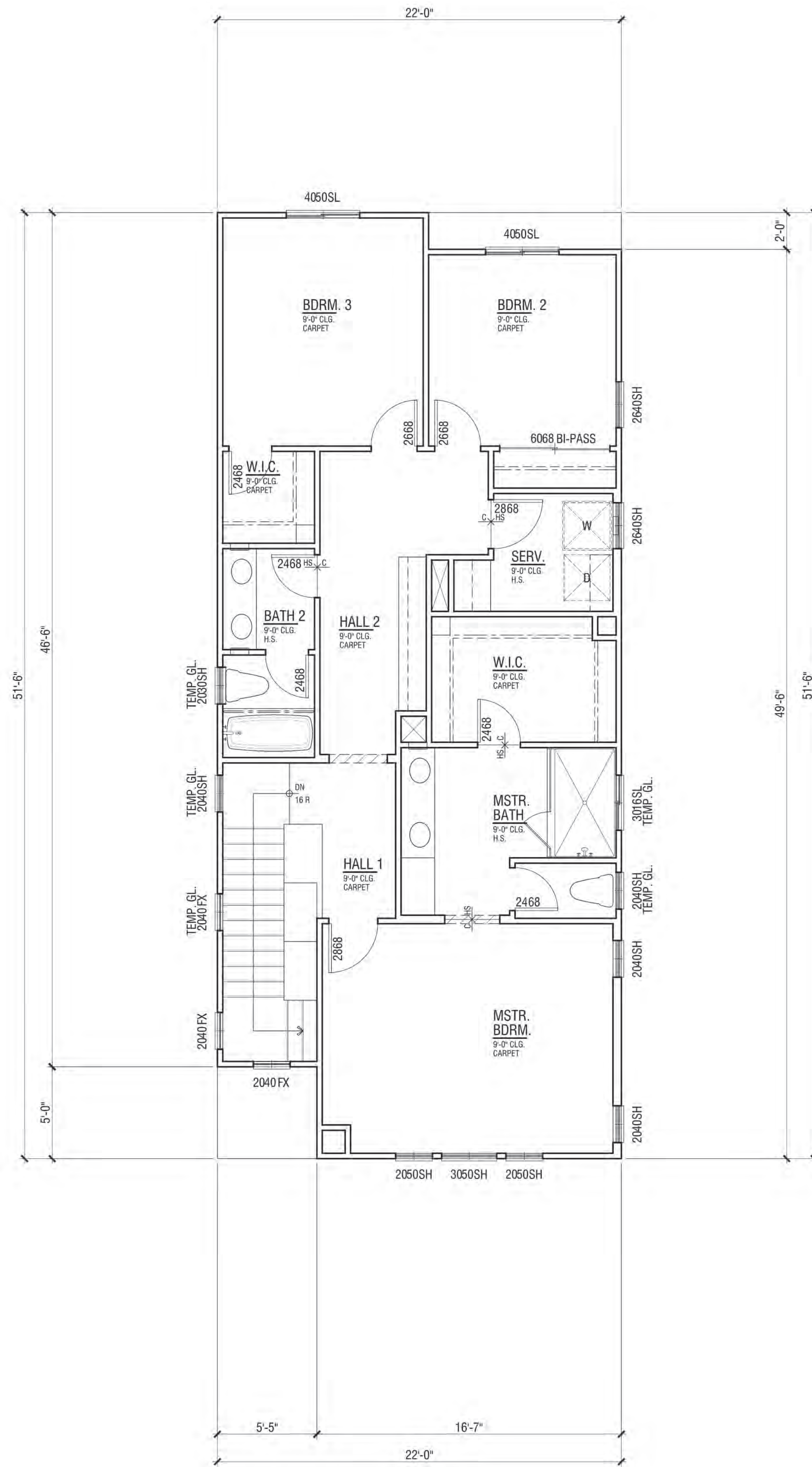


Front Elevation

MATERIAL **STYLE ELEMENTS 'A' TRADITIONAL**

- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Gable: Horizontal Lap Siding
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 2A | ELEVATION WRAPS & ROOF PLAN
NEIGHBORHOOD C
ALVES RANCH
PITTSBURG, CA

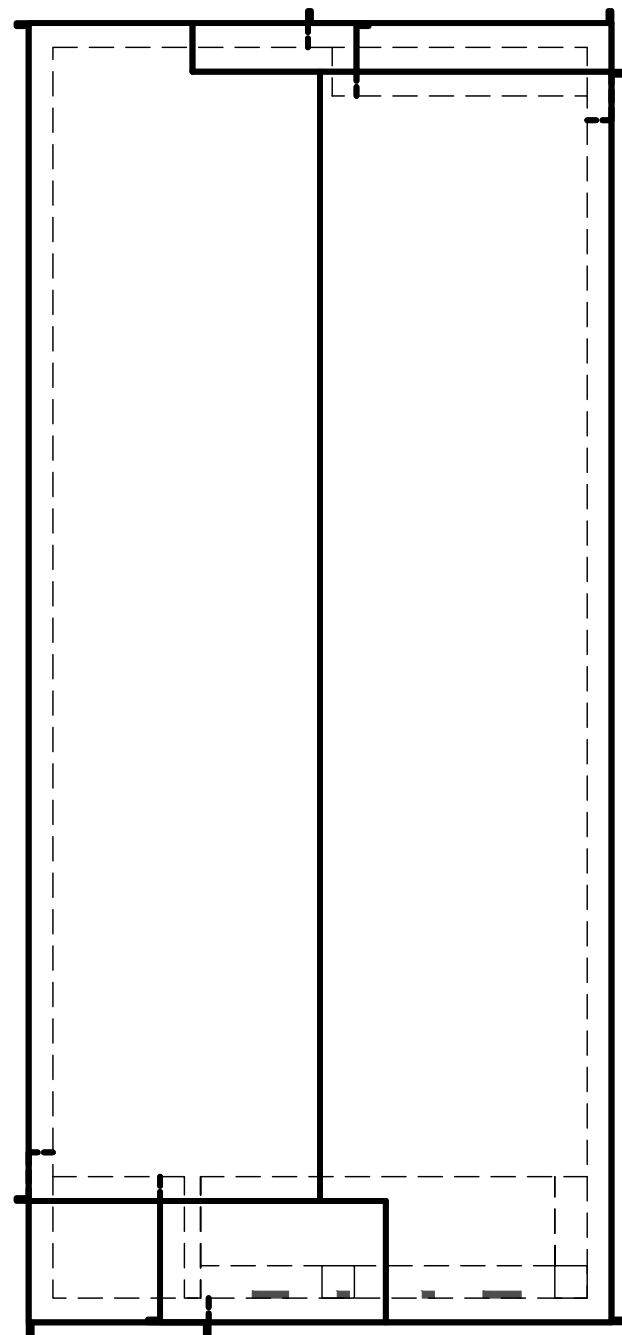


NEIGHBORHOOD C
ALVES RANCH
PITTSBURG, CA

FLOOR PLAN | PLAN 2B

FLOOR AREA TABLE	PLAN 2B
LOWER FLOOR PLAN	583 SQ. FT.
UPPER FLOOR PLAN	1000 SQ. FT.
TOTAL	1583 SQ. FT.
2-BAY GARAGE	447 SQ. FT.
COVERED ENTRY/PORCH	80 SQ. FT.

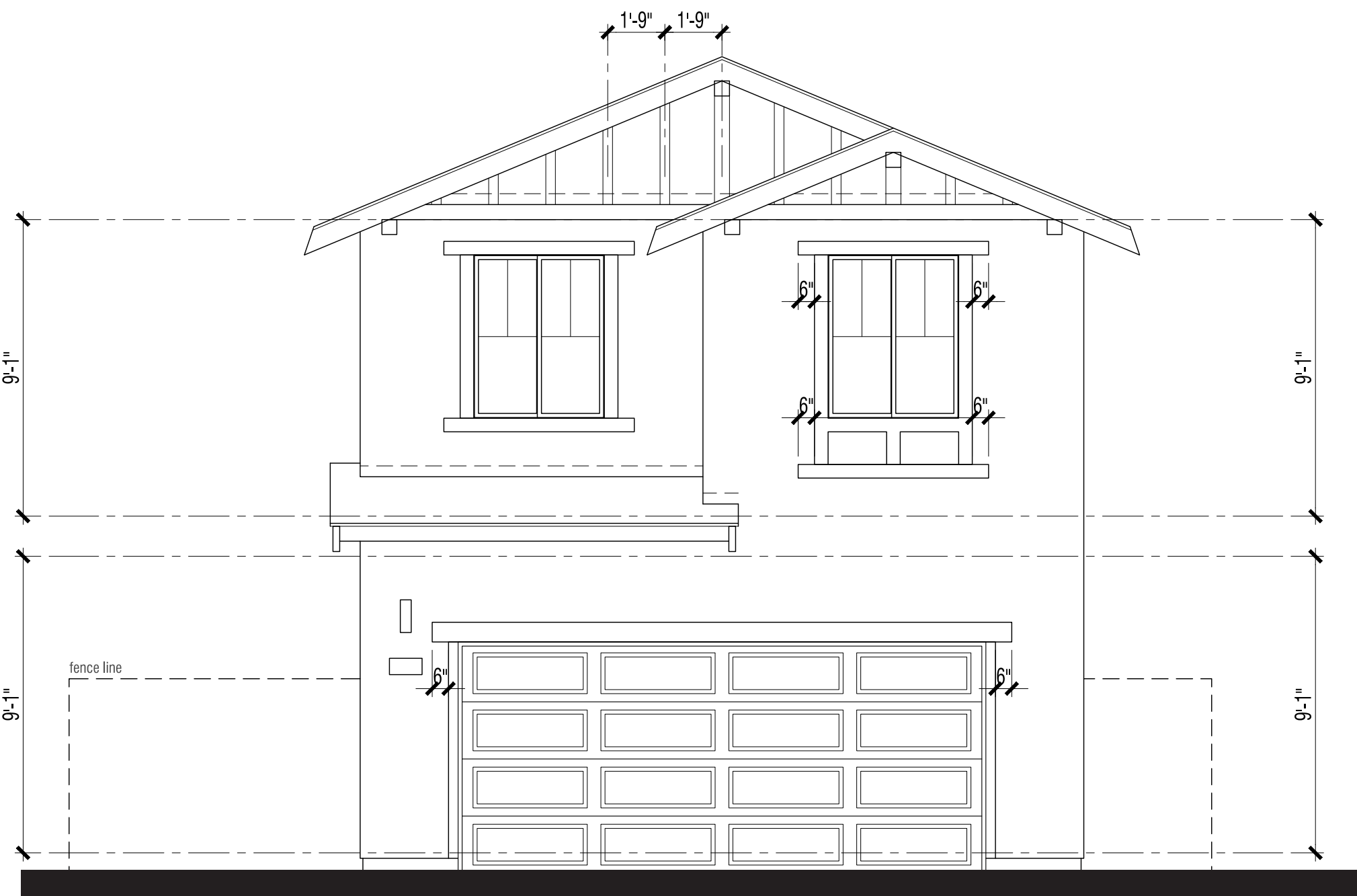
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



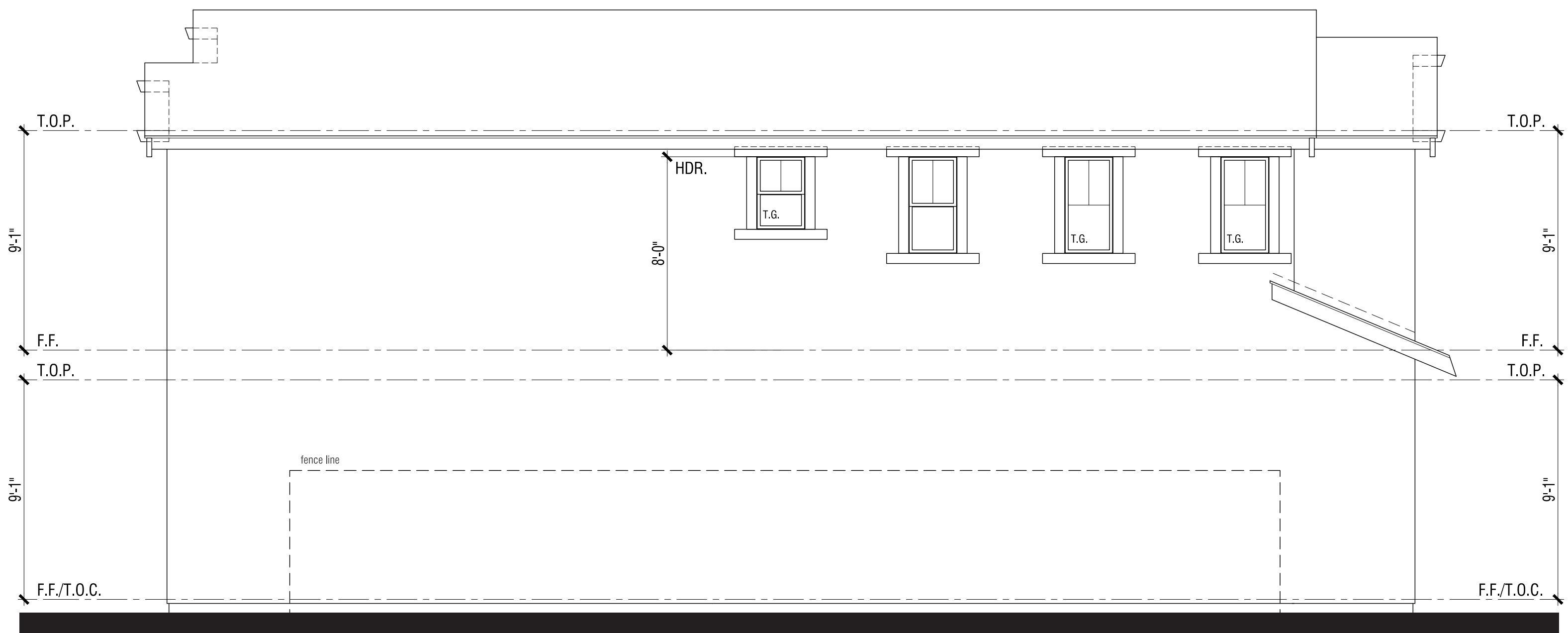
Roof Plan
at 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL **STYLE ELEMENTS 'B' BUNGALOW**

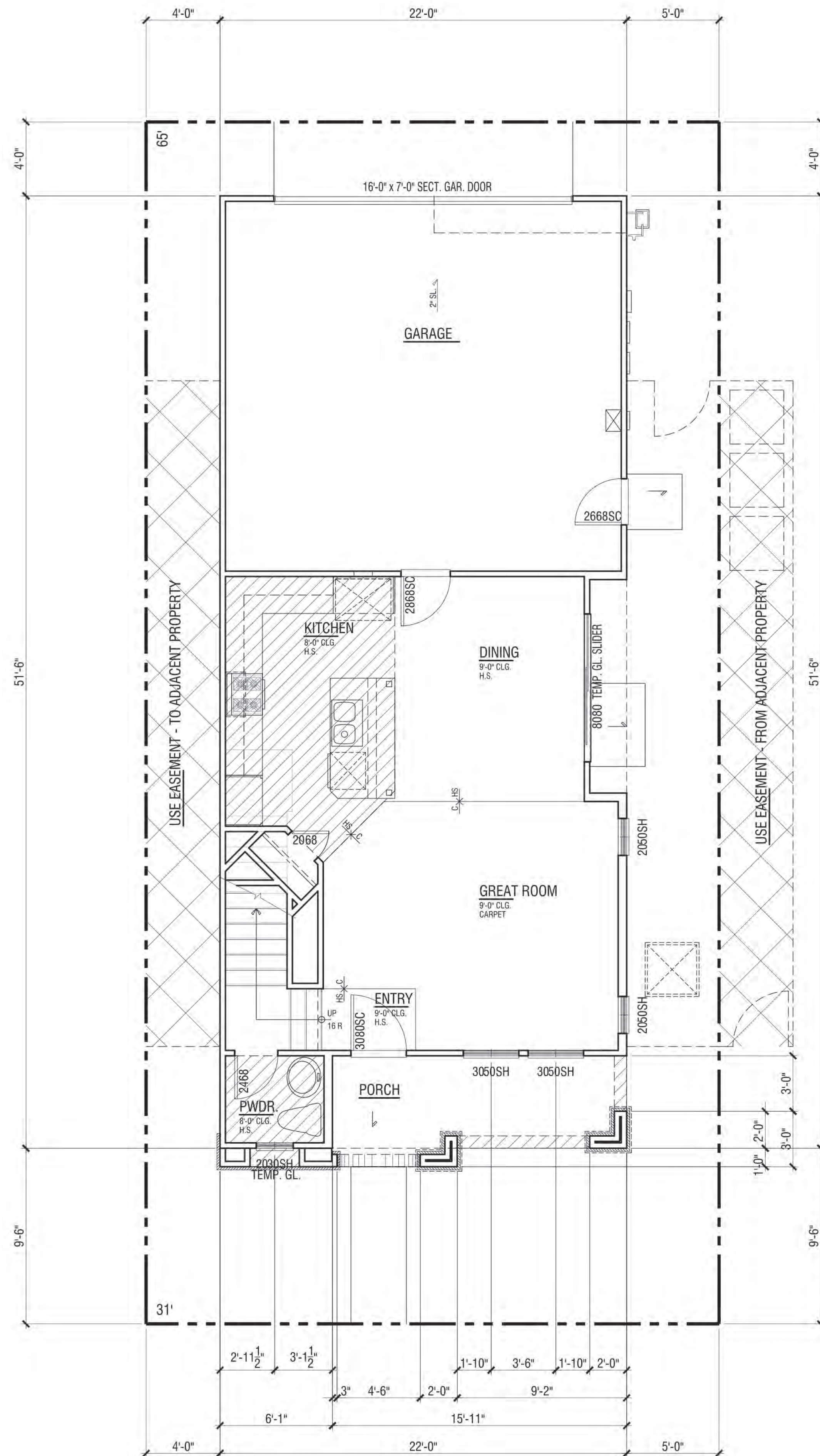
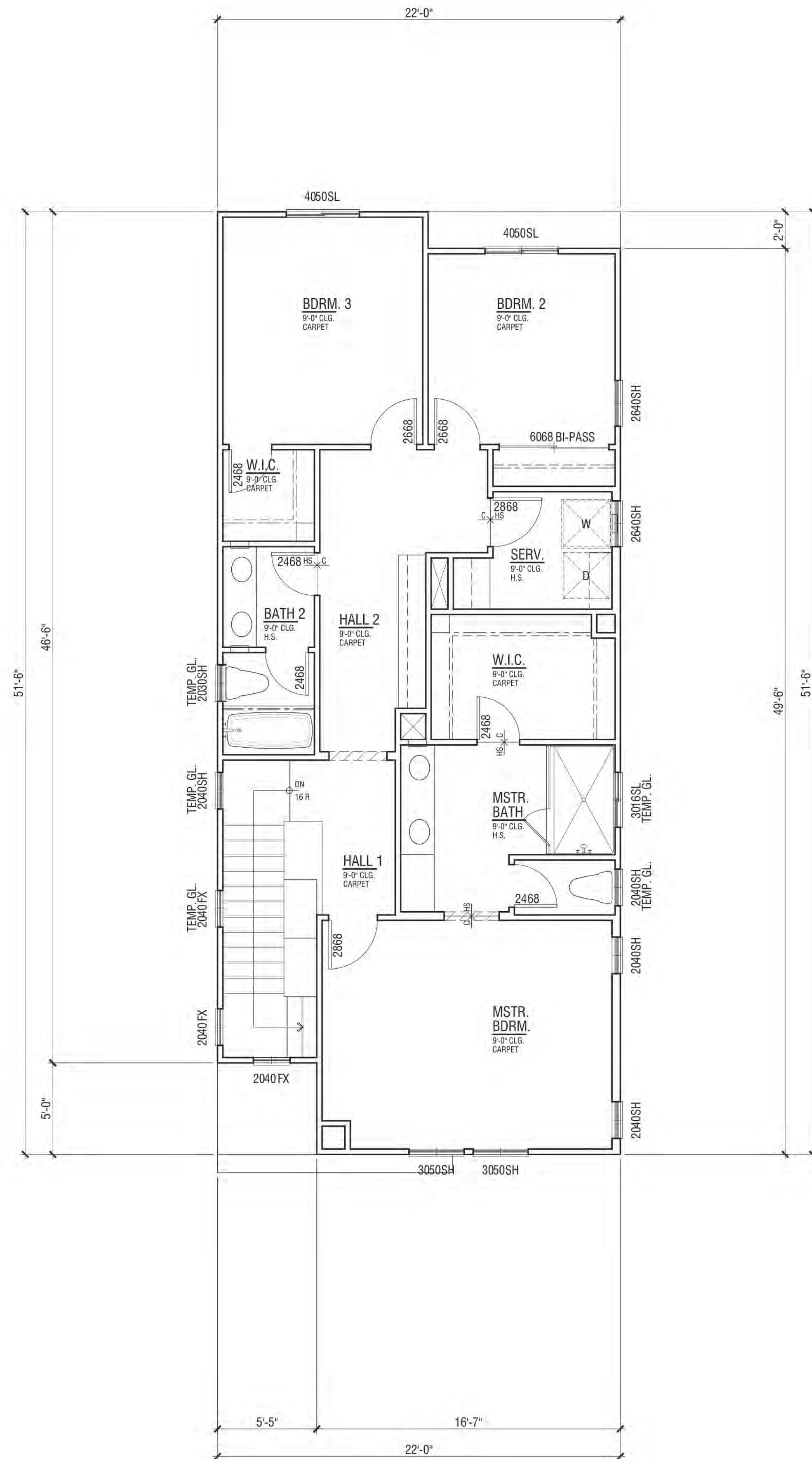
- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Gable: Wood Outlookers with Board and Batten
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Stone: Manufactured Stone Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 2B | ELEVATION WRAPS & ROOF PLAN

NEIGHBORHOOD C

ALVES RANCH

PITTSBURG, CA

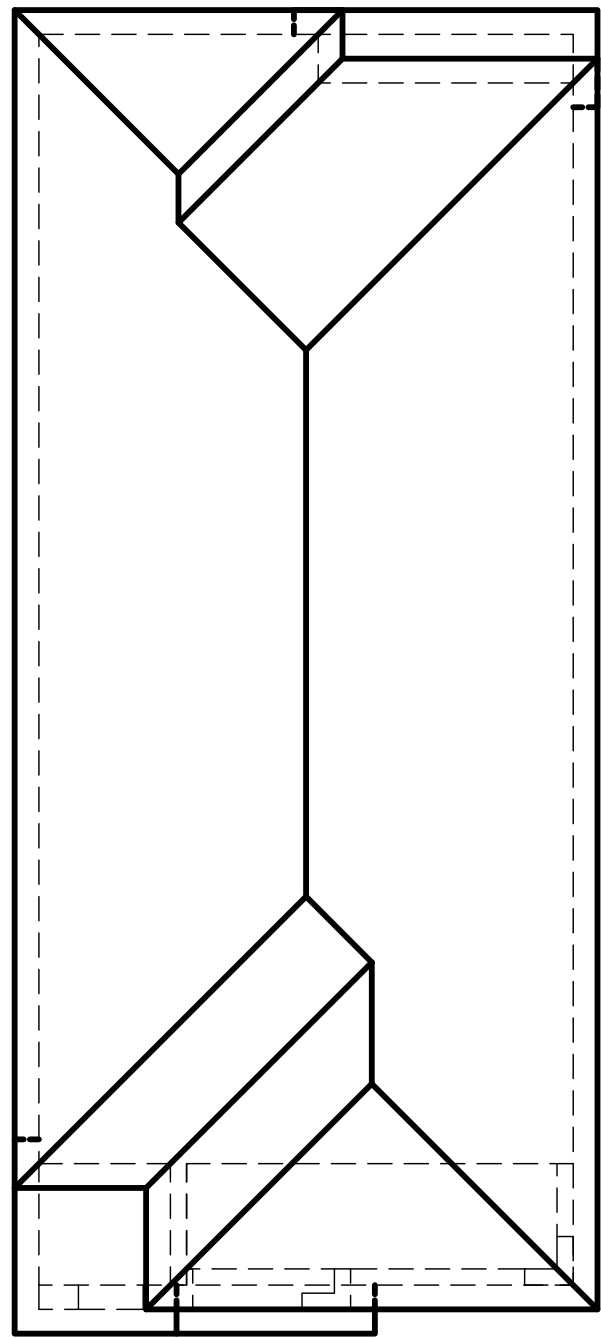


FLOOR PLAN | PLAN 2C

FLOOR AREA TABLE	PLAN 2C
LOWER FLOOR PLAN	583 SQ. FT.
UPPER FLOOR PLAN	1000 SQ. FT.
TOTAL	1583 SQ. FT.
2-BAY GARAGE	447 SQ. FT.
COVERED ENTRY/PORCH	86 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

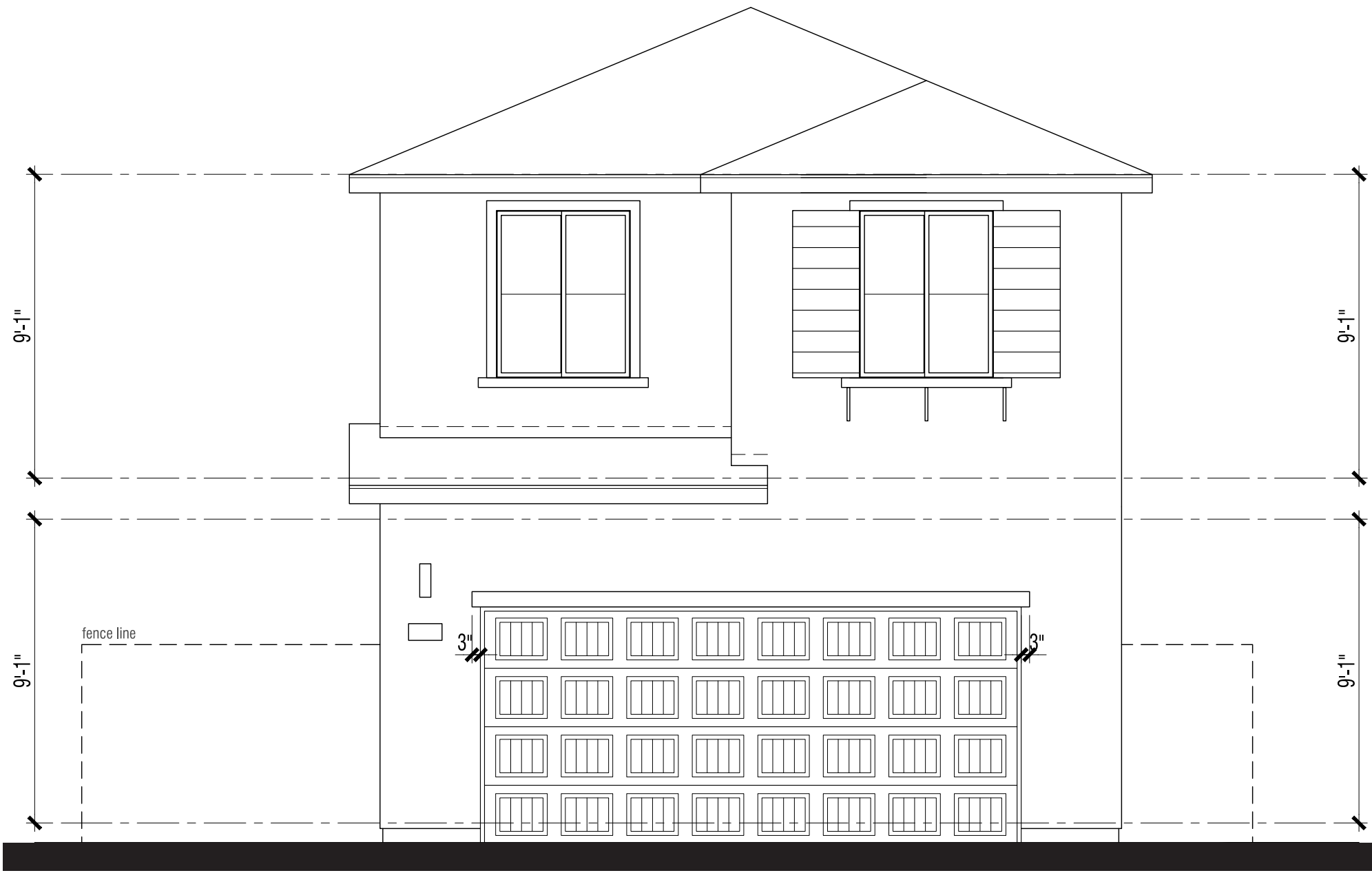
NEIGHBORHOOD C ALVES RANCH PITTSBURG, CA



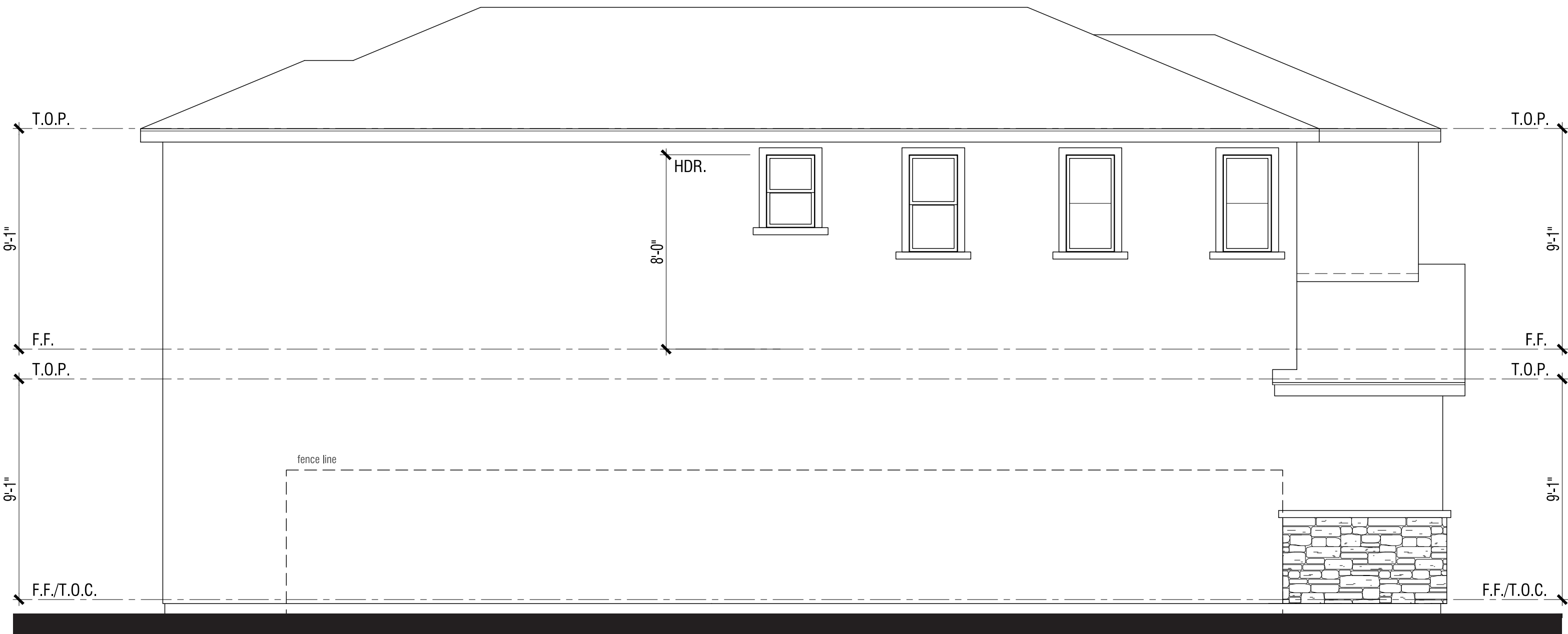
Roof Plan
at 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

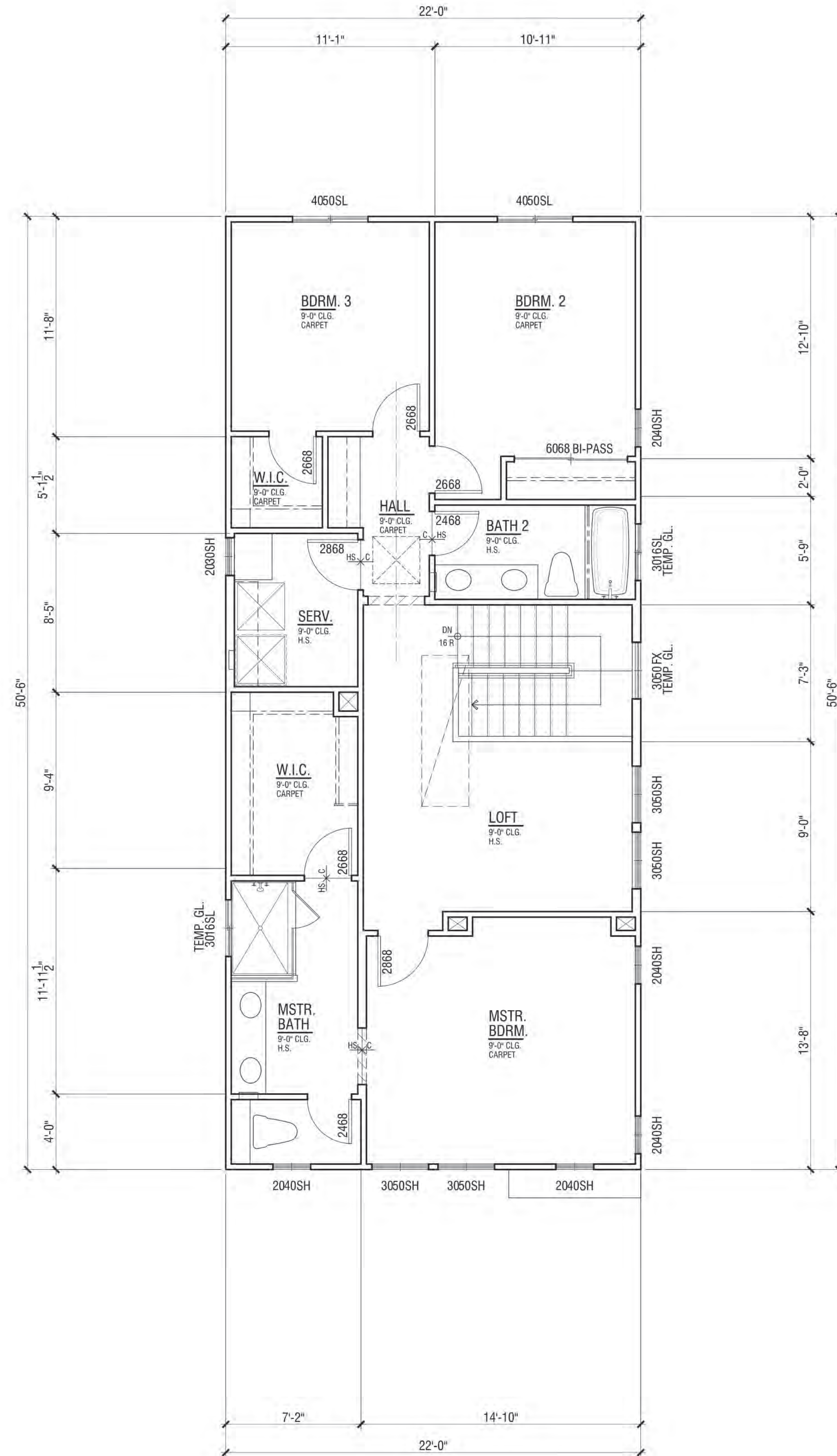
MATERIAL STYLE ELEMENTS 'C' COTTAGE

- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

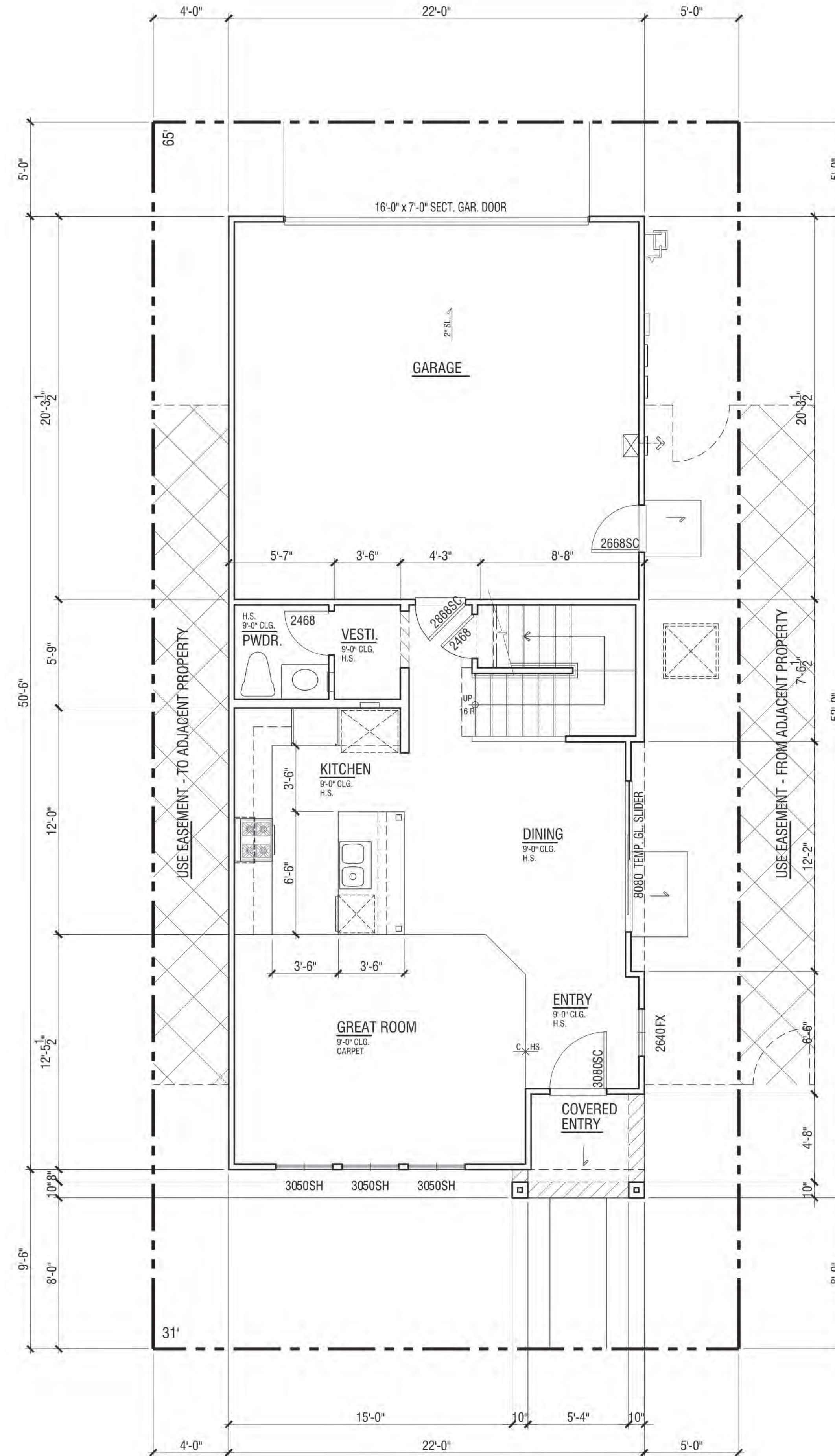
PLAN 2C | ELEVATION WRAPS & ROOF PLAN
NEIGHBORHOOD C
ALVES RANCH

PITTSBURG, CA





Second Floor 1,044 SF



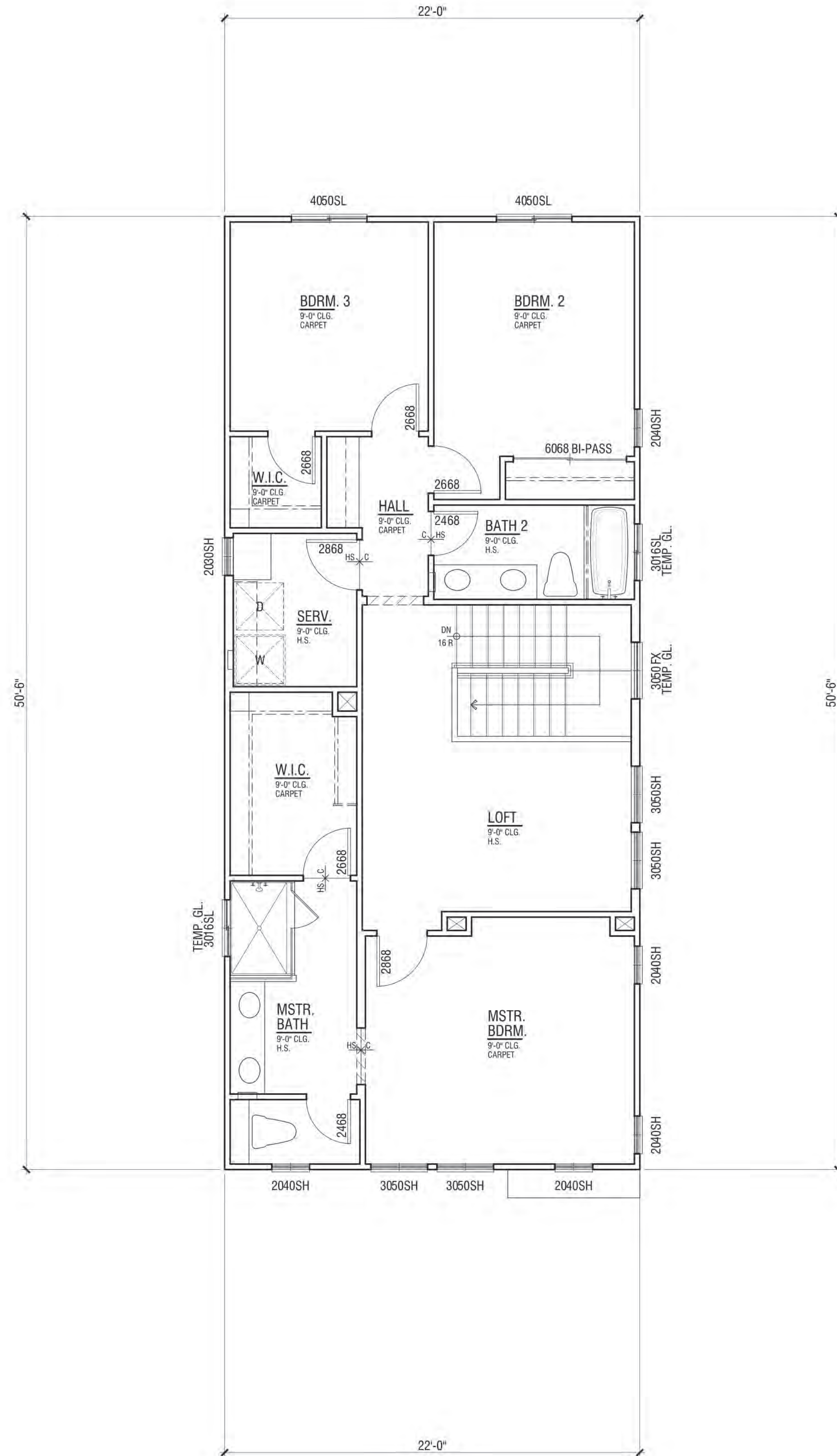
First Floor 632 SF

FLOOR PLAN | PLAN 3A

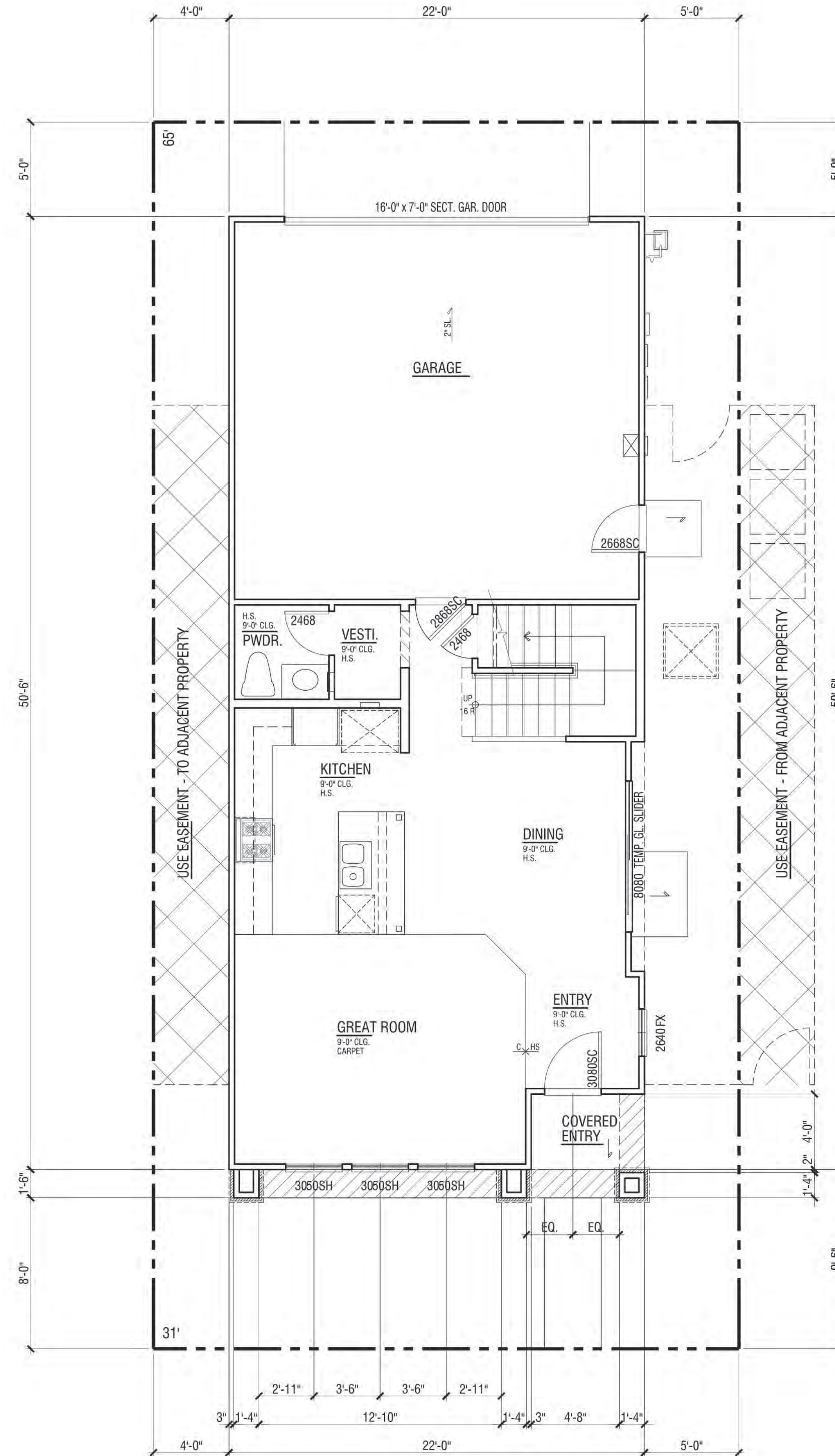
FLOOR AREA TABLE	PLAN 3A
LOWER FLOOR PLAN	632 SQ. FT.
UPPER FLOOR PLAN	1044 SQ. FT.
TOTAL	1676 SQ. FT.
2-BAY GARAGE	446 SQ. FT.
COVERED ENTRY	33 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NEIGHBORHOOD C ALVES RANCH PITTSBURG, CA



Second Floor 1,044 SF



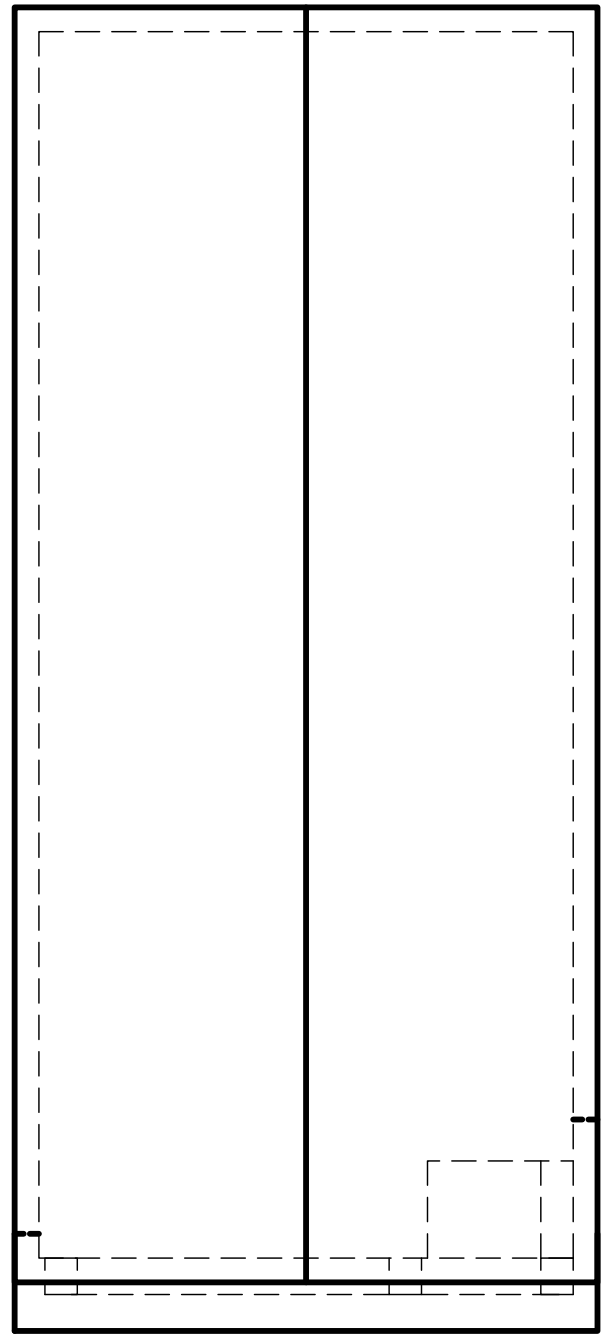
First Floor 632 SF

FLOOR PLAN | PLAN 3B

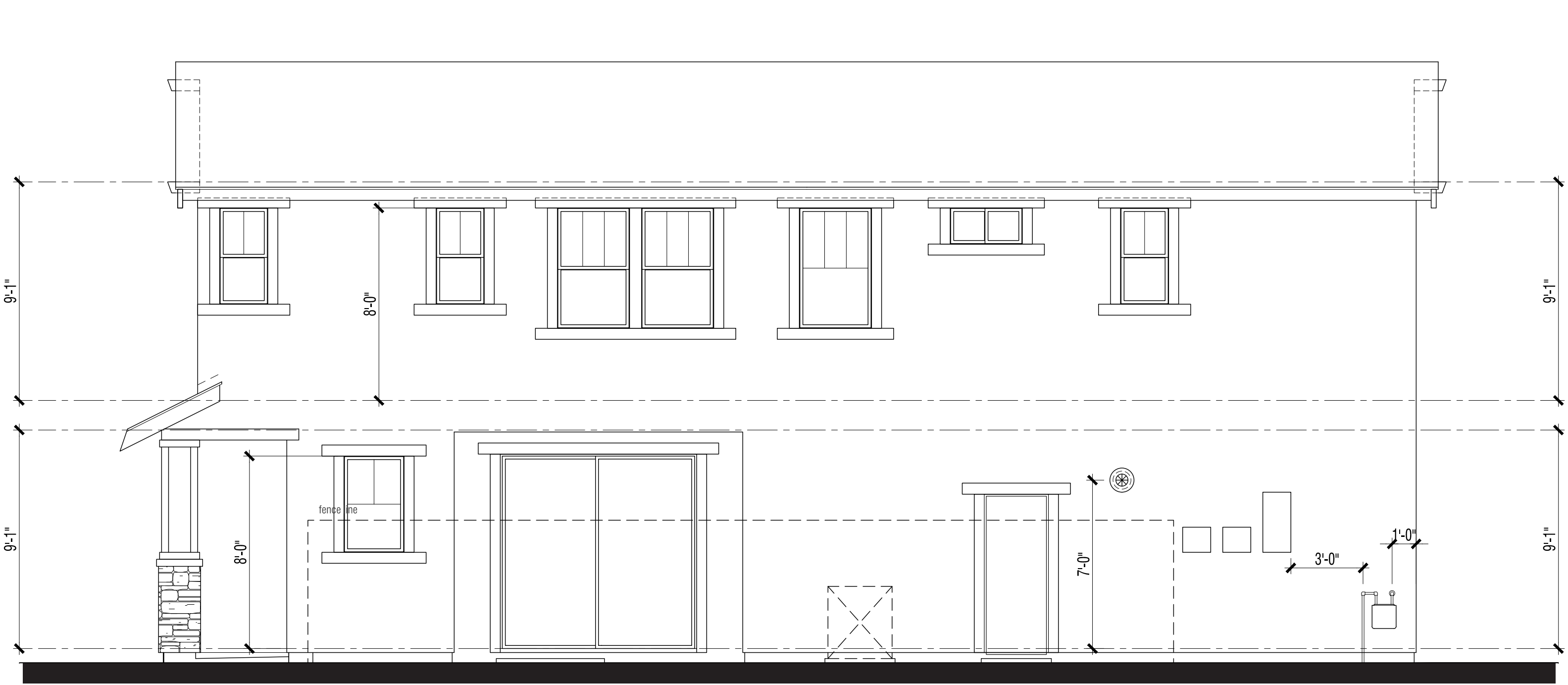
FLOOR AREA TABLE	PLAN 3B
LOWER FLOOR PLAN	632 SQ. FT.
UPPER FLOOR PLAN	1044 SQ. FT.
TOTAL	1676 SQ. FT.
2-BAY GARAGE	446 SQ. FT.
COVERED ENTRY/PORCH	33 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

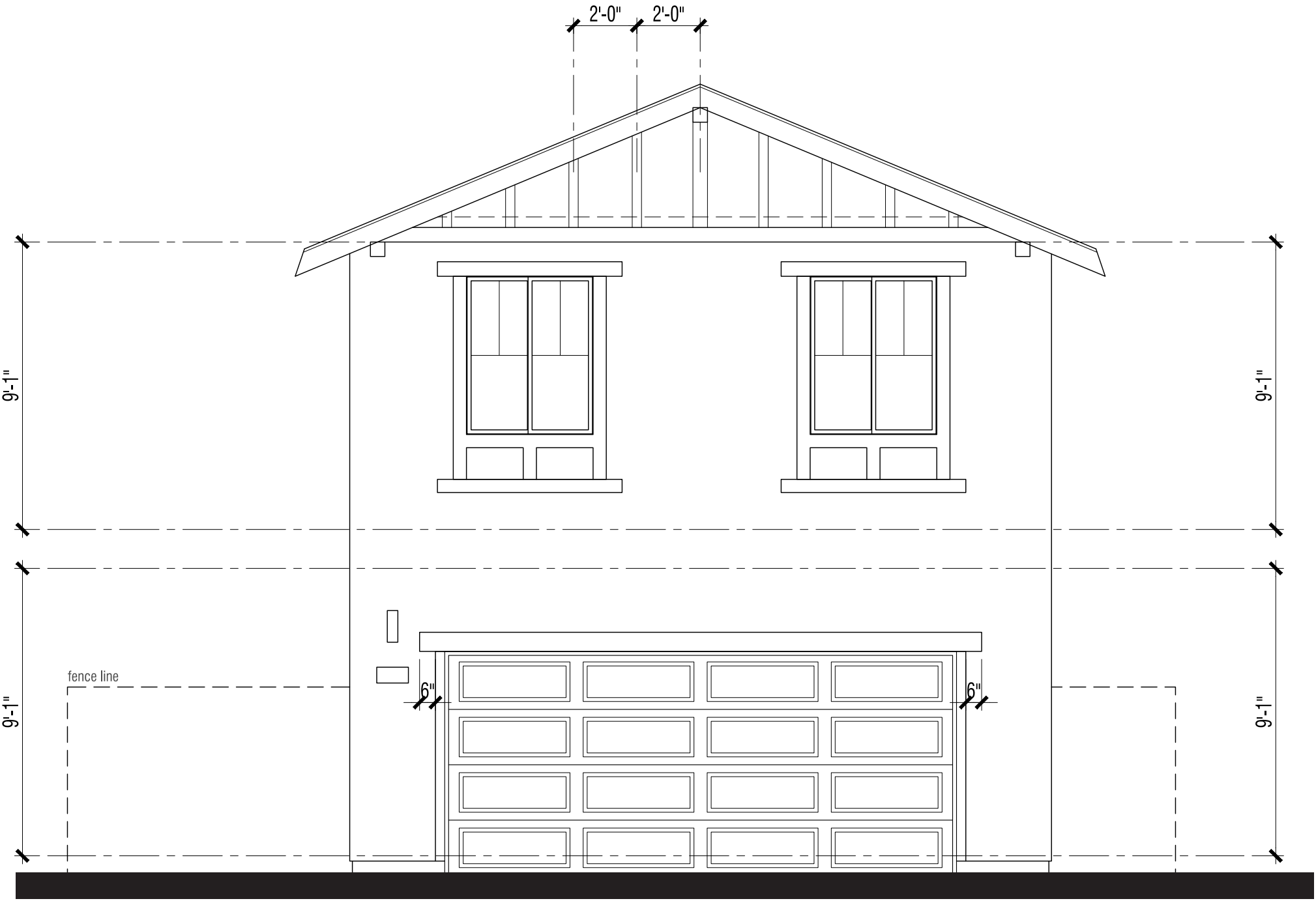
NEIGHBORHOOD C ALVES RANCH PITTSBURG, CA



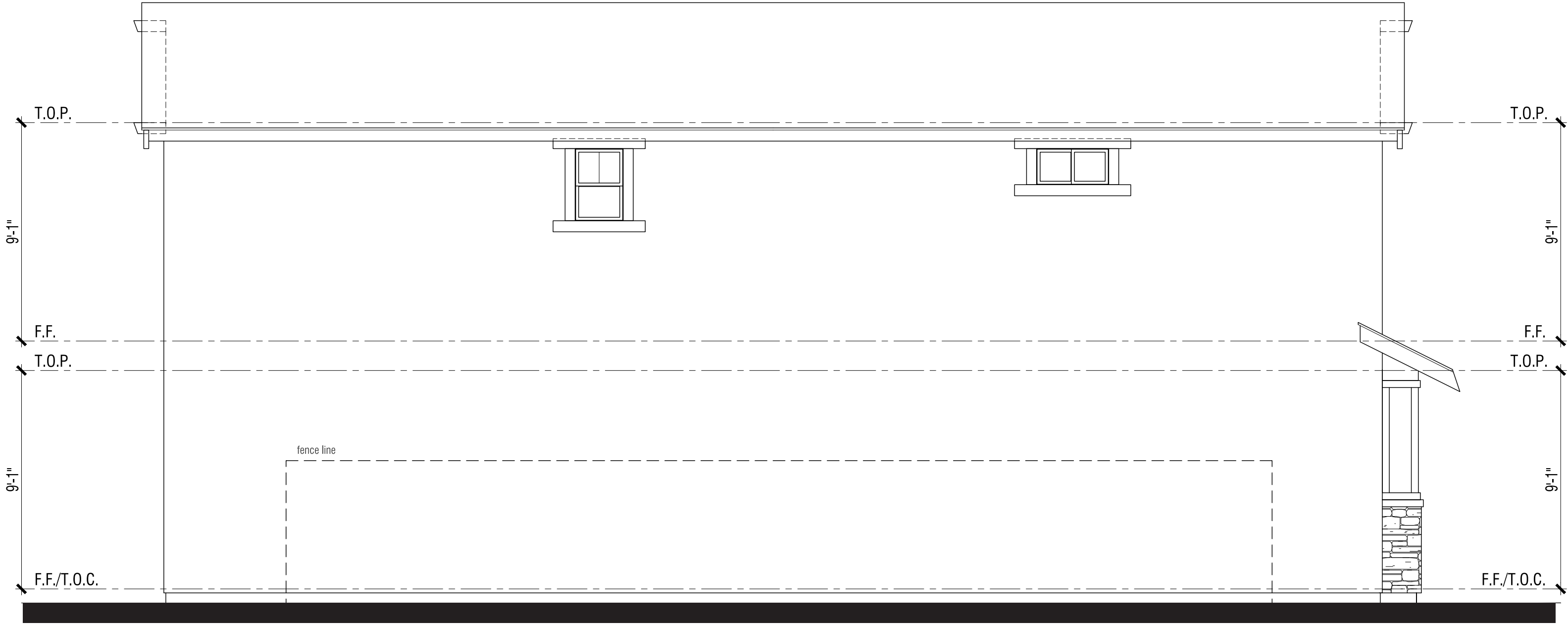
Roof Plan
at 1' = 8"



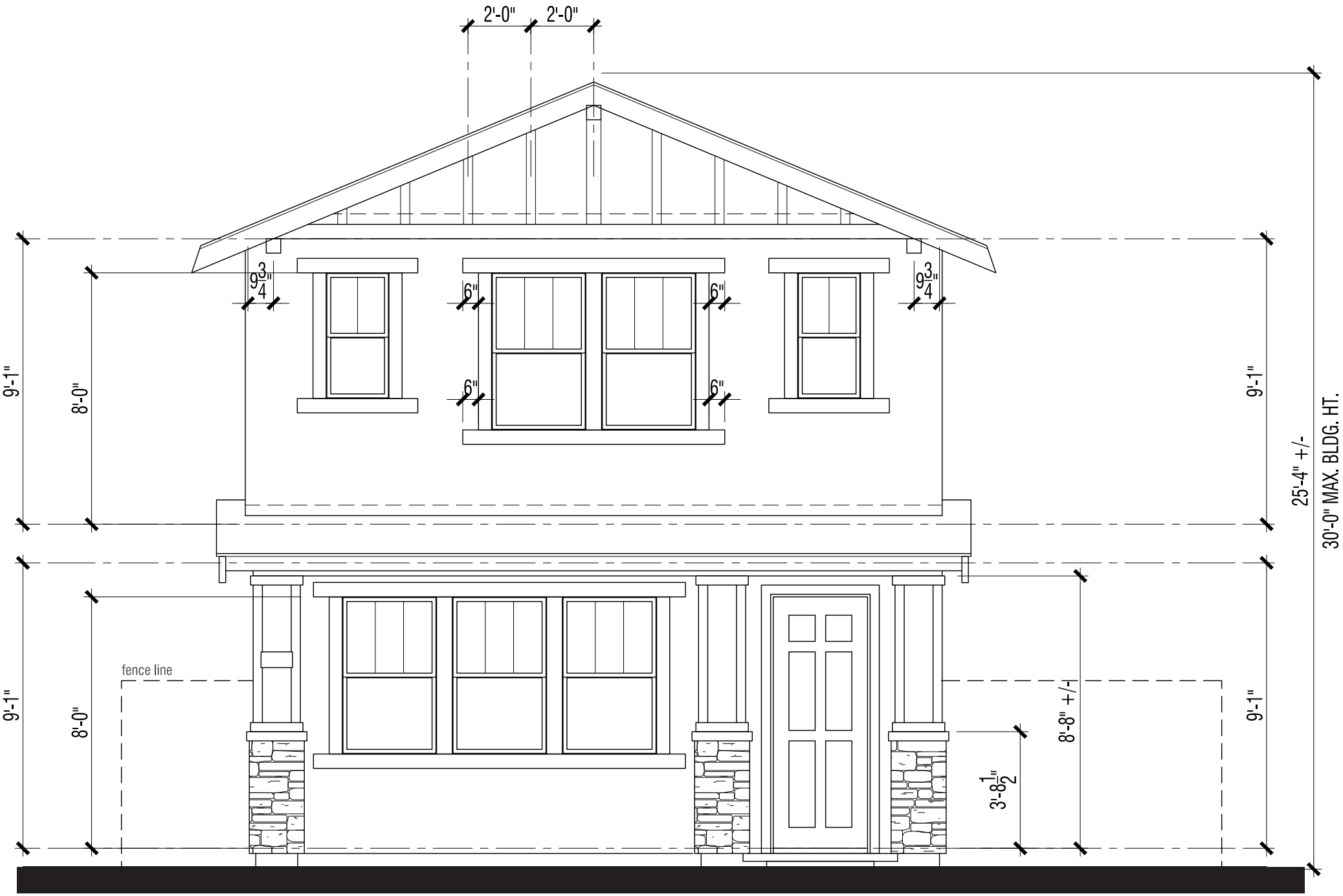
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL **STYLE ELEMENTS 'B' BUNGALOW**

- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Gable: Wood Outlookers with Board and Batten
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Stone: Manufactured Stone Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 3B | ELEVATION WRAPS & ROOF PLAN

NEIGHBORHOOD C

ALVES RANCH

PITTSBURG, CA

A1.17

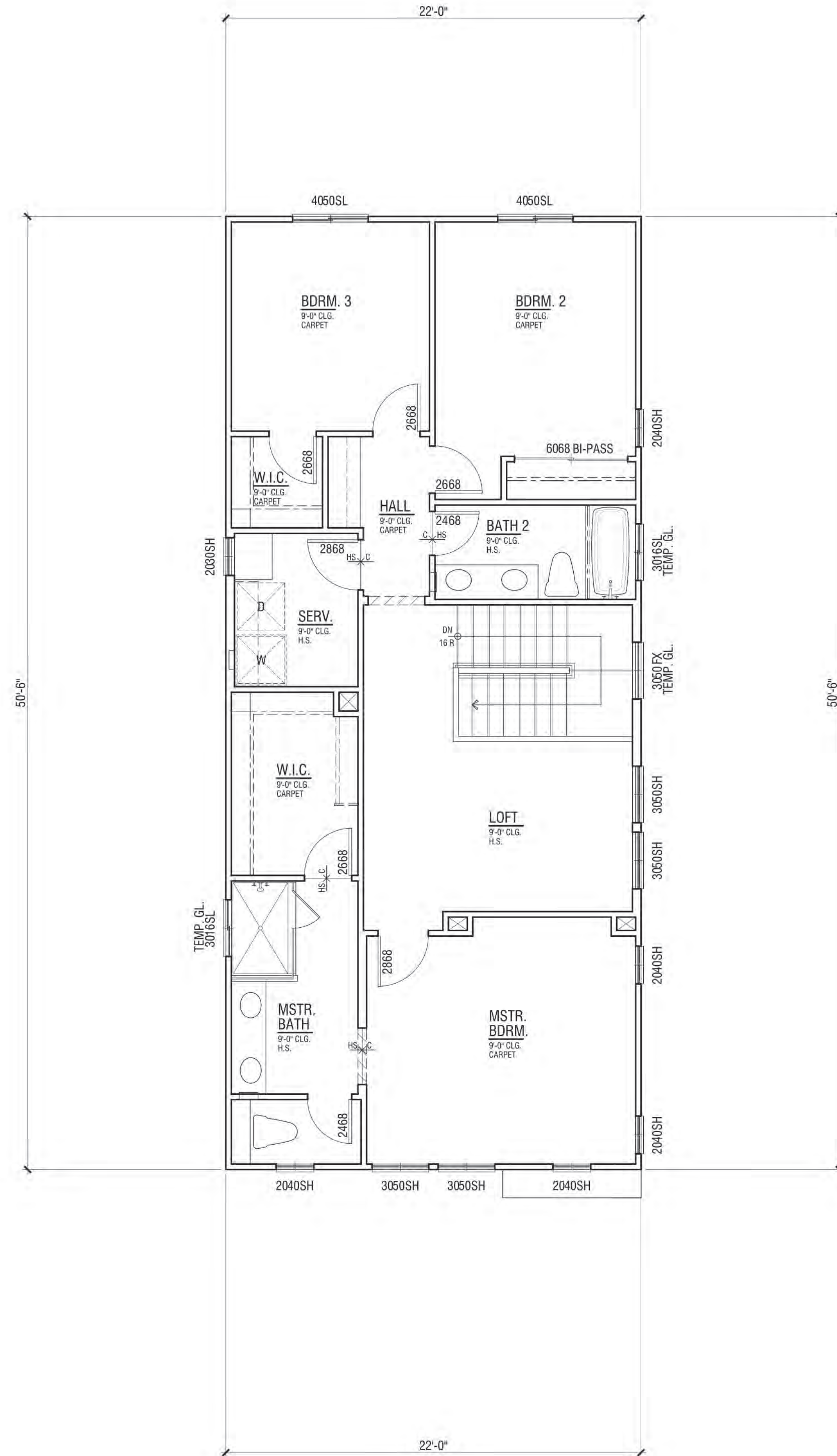
FORMAL SUBMITTAL

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2017404 | 07-10-18

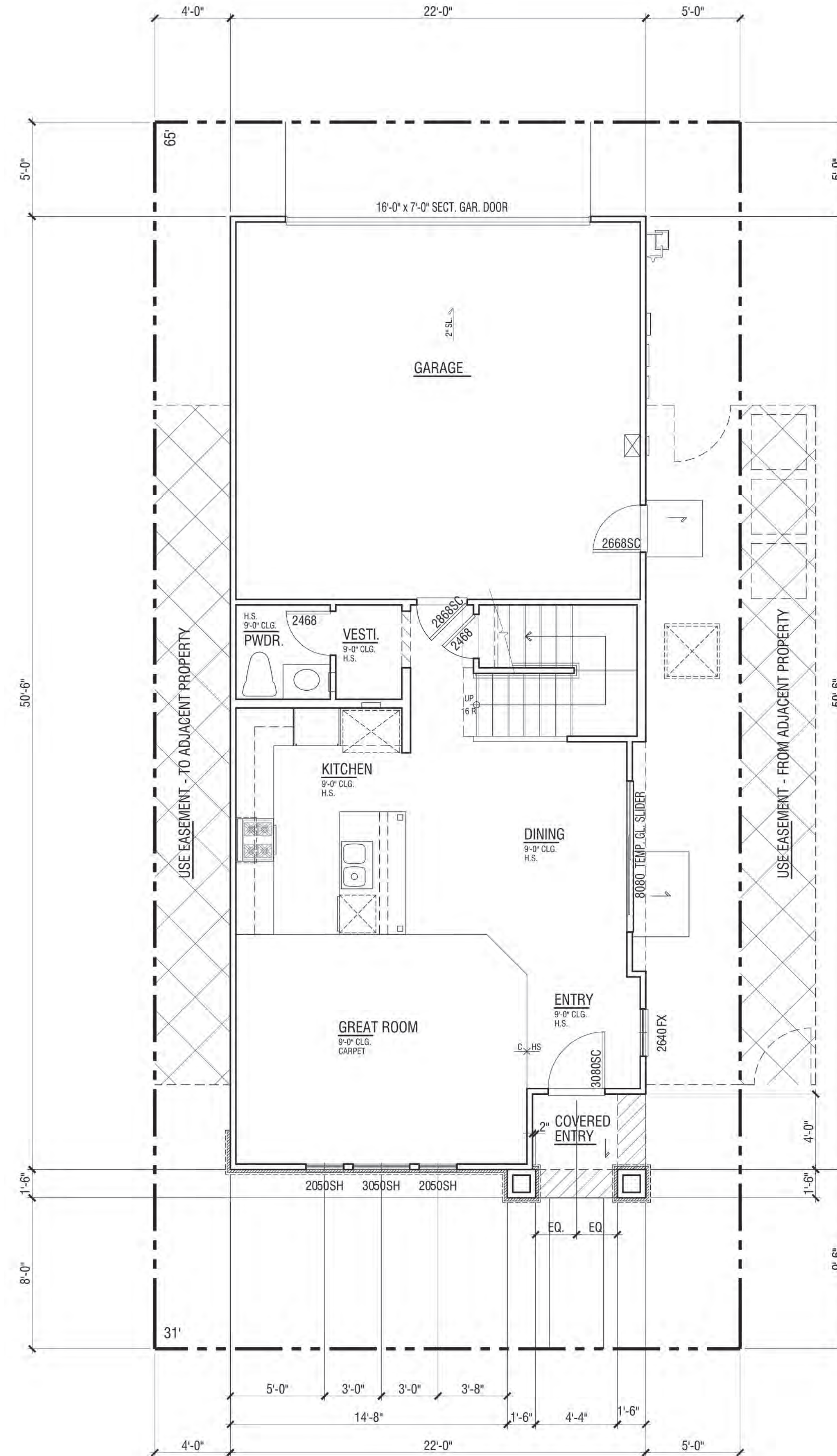
ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA



Second Floor 1,044 SF



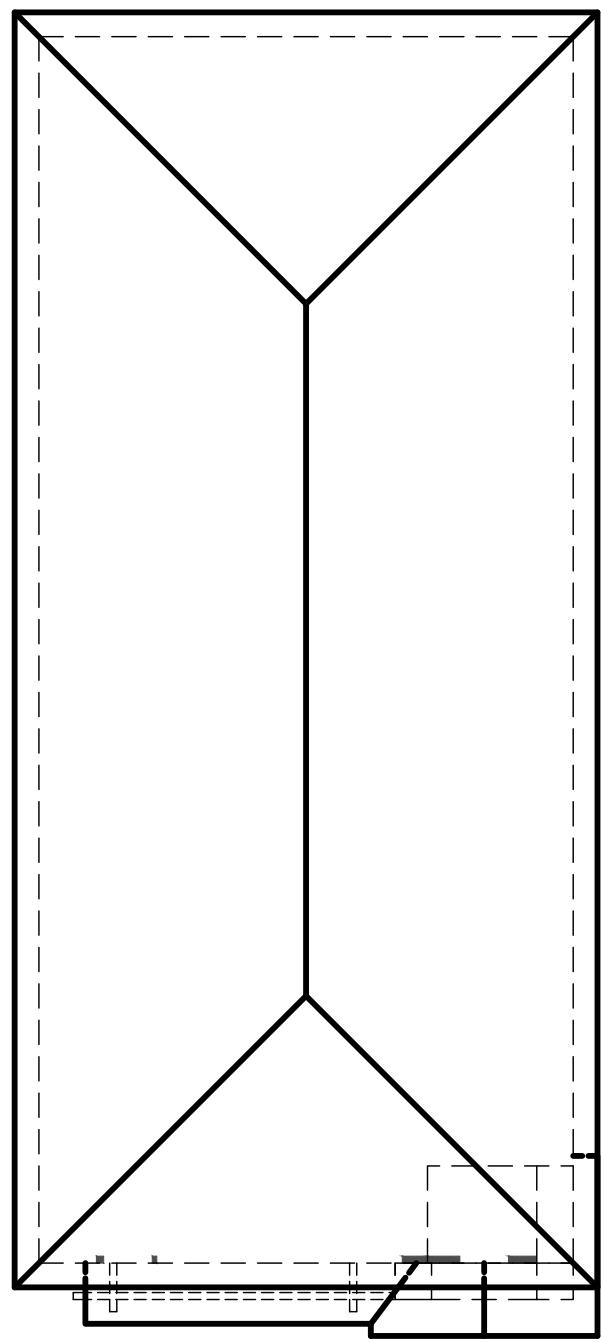
First Floor 632 SF

FLOOR PLAN | PLAN 3C

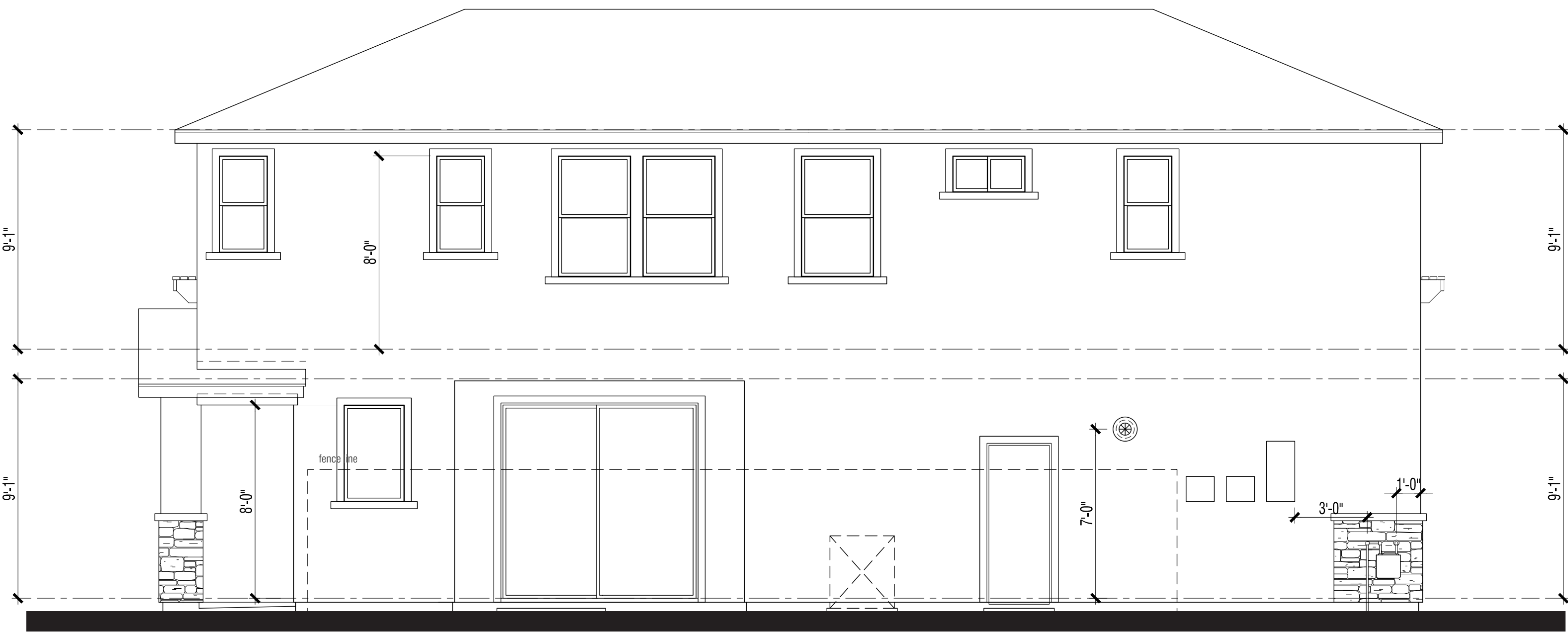
FLOOR AREA TABLE	PLAN 3C
LOWER FLOOR PLAN	632 SQ. FT.
UPPER FLOOR PLAN	1044 SQ. FT.
TOTAL	1676 SQ. FT.
2-BAY GARAGE	446 SQ. FT.
COVERED ENTRY/PORCH	33 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

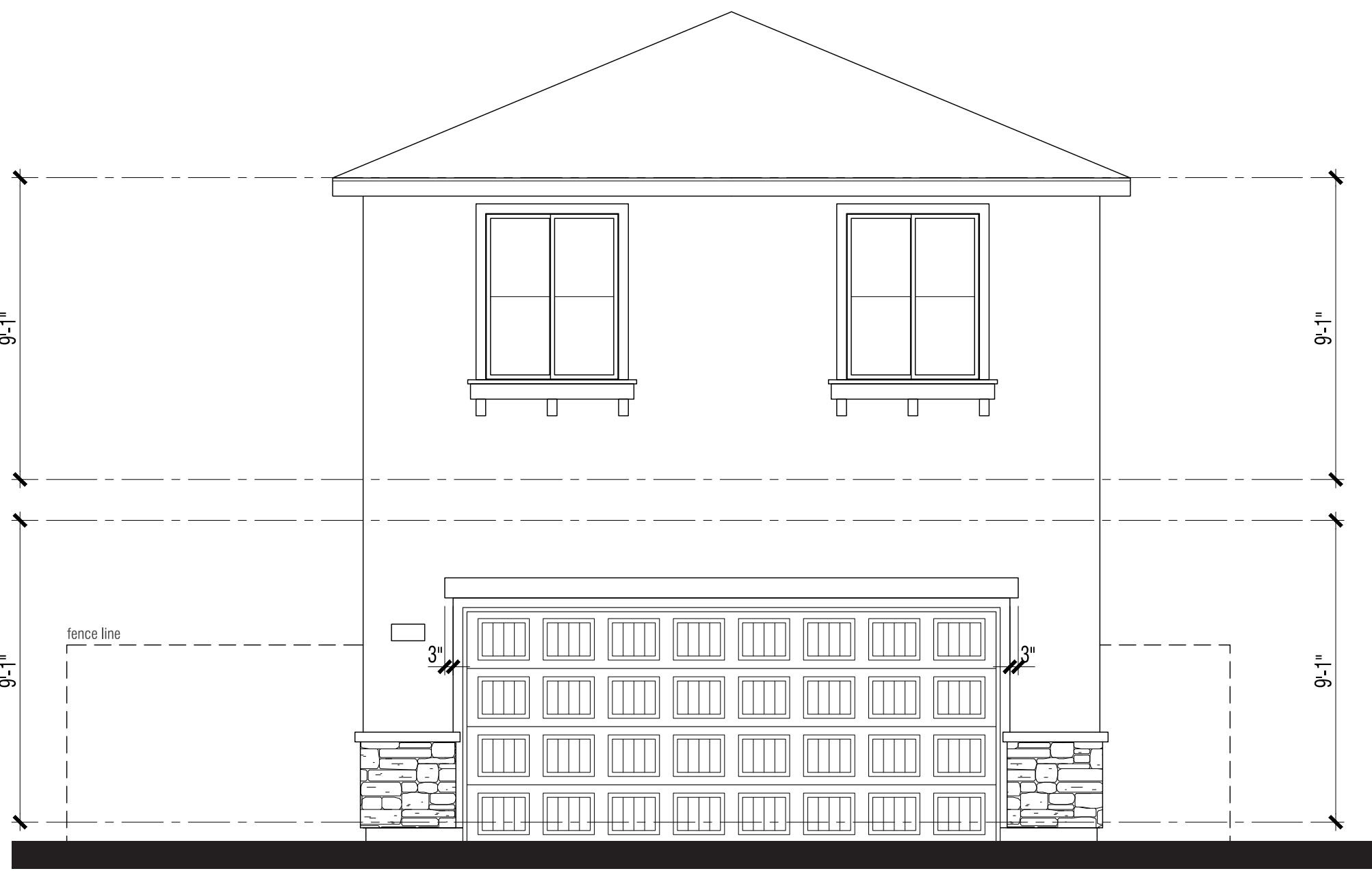
NEIGHBORHOOD C ALVES RANCH PITTSBURG, CA



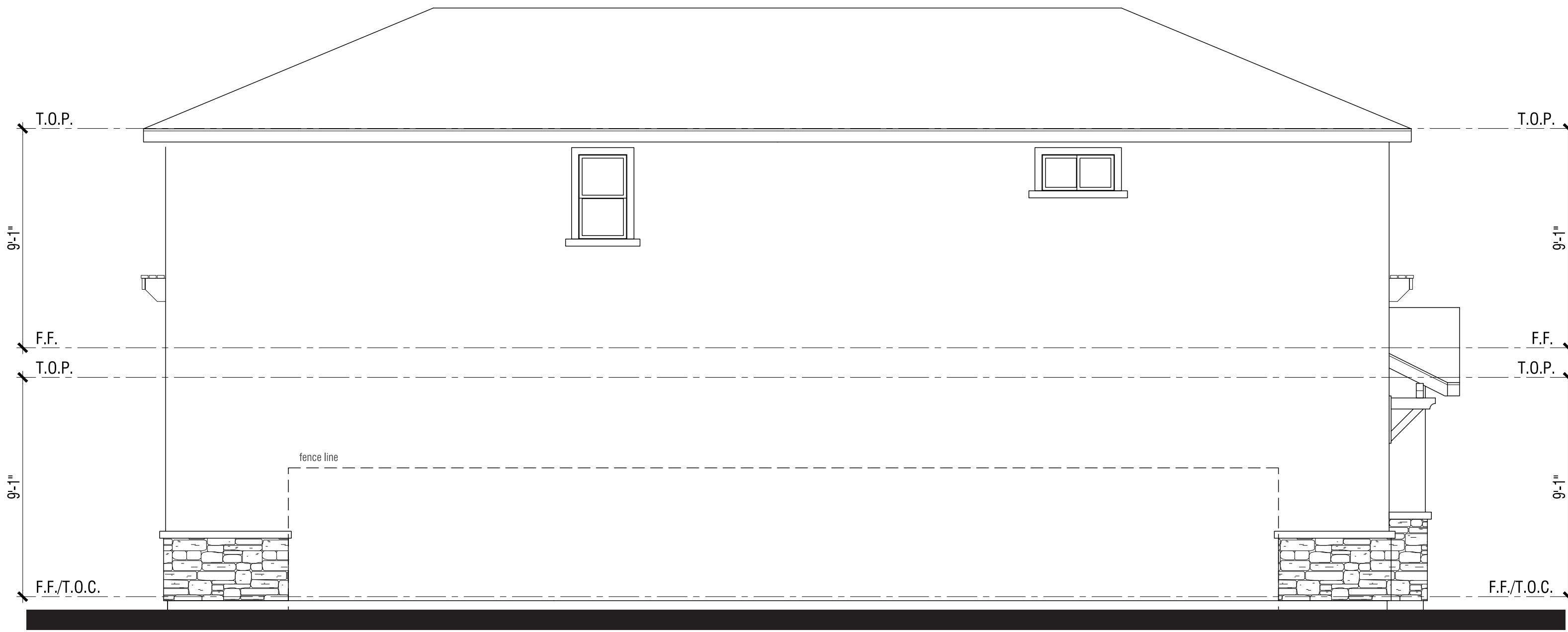
Roof Plan
at 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL **STYLE ELEMENTS 'C' COTTAGE**

- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 3C | ELEVATION WRAPS & ROOF PLAN
NEIGHBORHOOD C
ALVES RANCH

PITTSBURG, CA





Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

Scheme 2



Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development

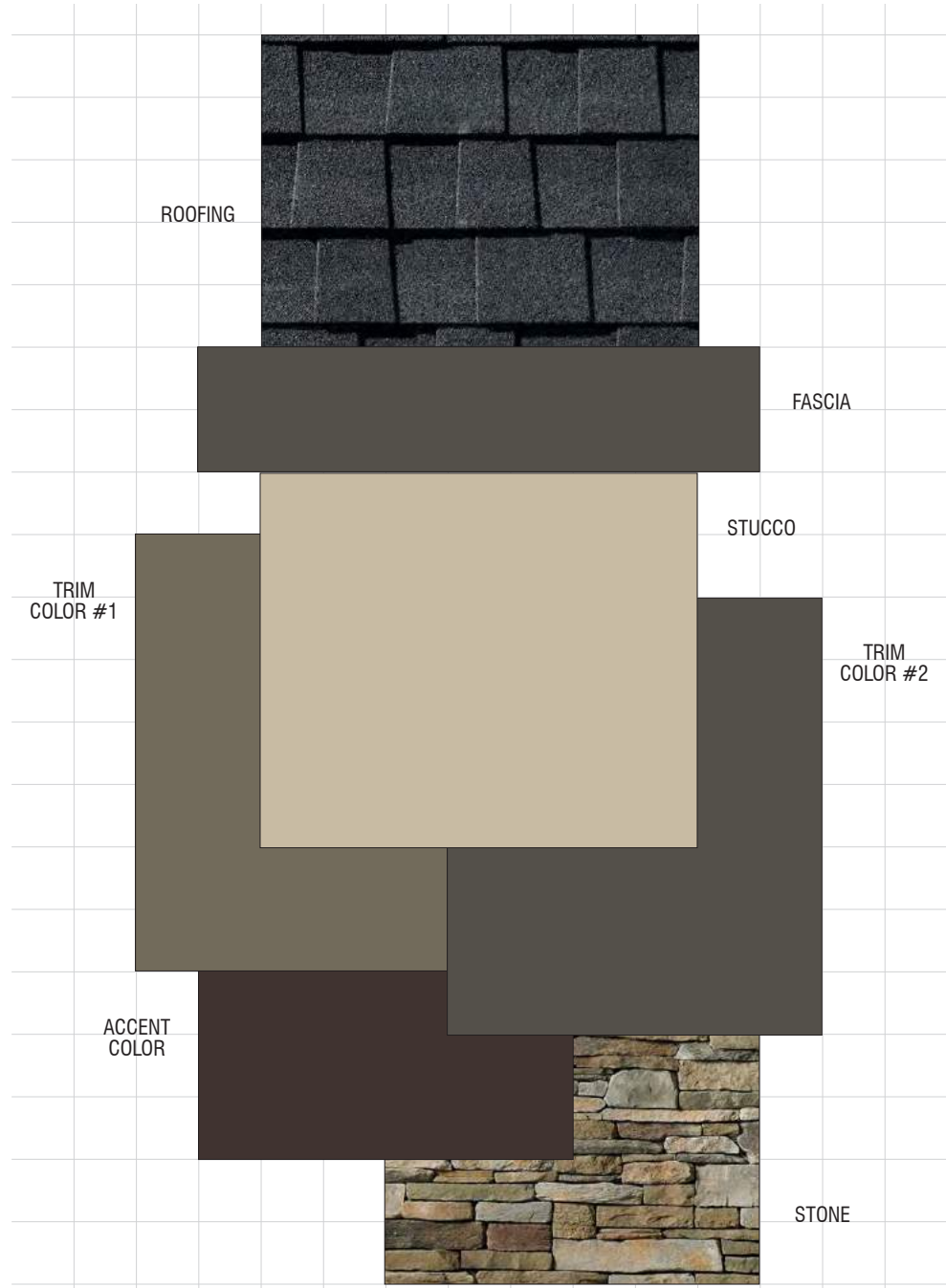


Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development

Scheme 4

PITTSBURG, CA



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 5
'B' Elevations Only
Bungalow

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

'SCHEME 5 OF 12

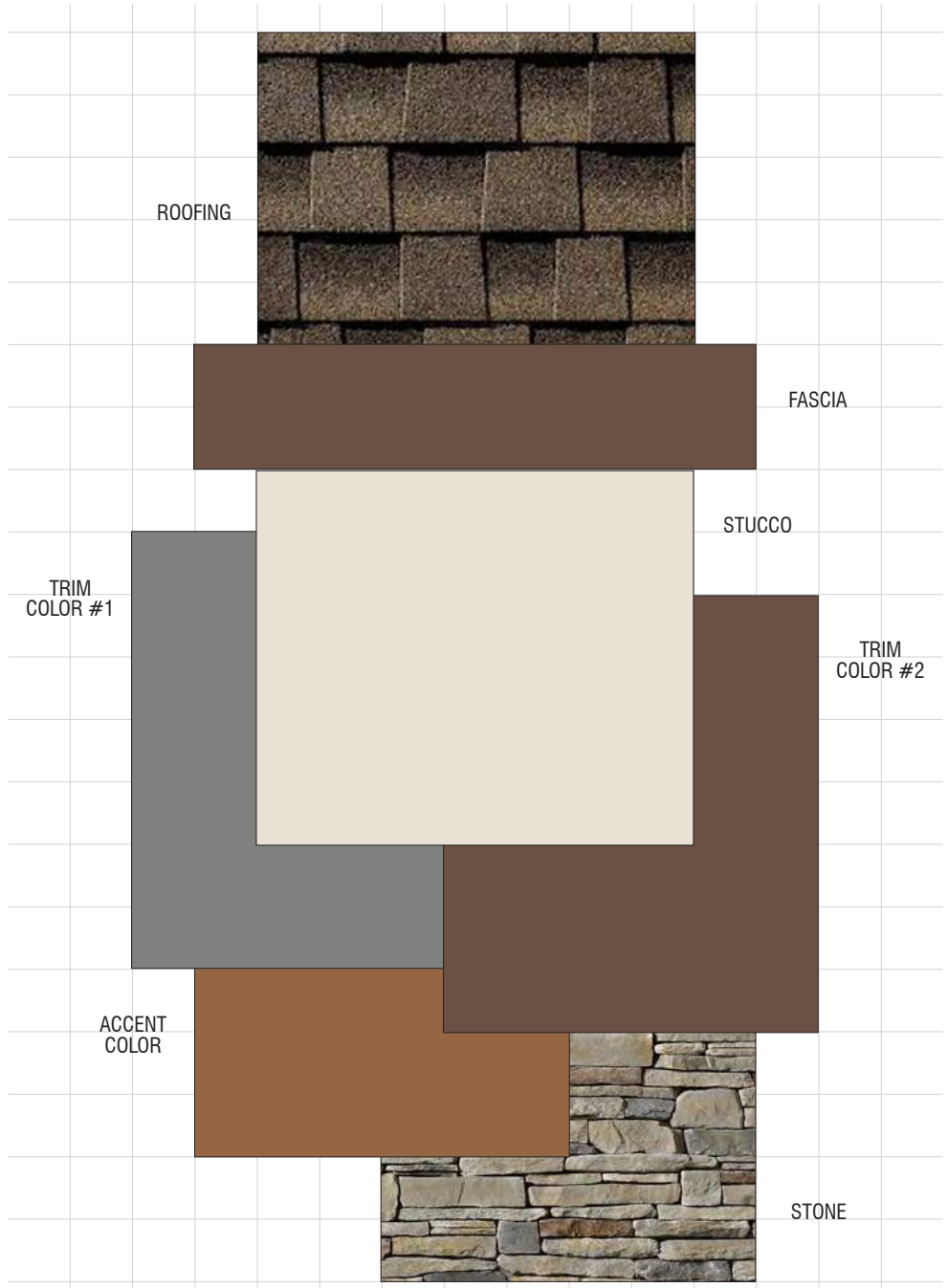
'B' ELEVATIONS ONLY, BUNGALOW

Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Bucks County Southern LedgeStone	Cultured by Boral
Mortar @ Stone	Khaki	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 6149 Relaxed Khaki	Sherwin Williams
Trim Color #1 (applied to): Board & Battens @ Gables Columns Panel Detail Trim	SW 6173 Cocoon	Sherwin Williams
Trim Color #2 (applied to): Eaves Fascia Garage Doors Outlookers	SW 7048 Urbane Bronze	Sherwin Williams
Accent Color (applied to): Front Door	SW 6006 Black Bean	Sherwin Williams
Weatherstrip @ Garage Door	Terra Bronze	Fehr Bros

NOTE: Neely WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Martinez (925) 453-1700.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 6
'B' Elevations Only
Bungalow

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

'SCHEME 6 OF 12

'B' ELEVATIONS ONLY, BUNGALOW

Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Echo Ridge Southern LedgeStone	Cultured by Boral
Mortar @ Stone	Grey	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 6154 Nacre	Sherwin Williams
Trim Color #1 (applied to): Board & Battens @ Gables Columns Panel Detail Trim	SW 7067 Cityscape	Sherwin Williams
Trim Color #2 (applied to): Eaves Fascia Garage Doors Outlookers	SW 7520 Plantation Shutters	Sherwin Williams
Accent Color (applied to): Front Door	SW 0045 Antiquarian Brown	Sherwin Williams
Weatherstrip @ Garage Door	Gray	Fehr Bros

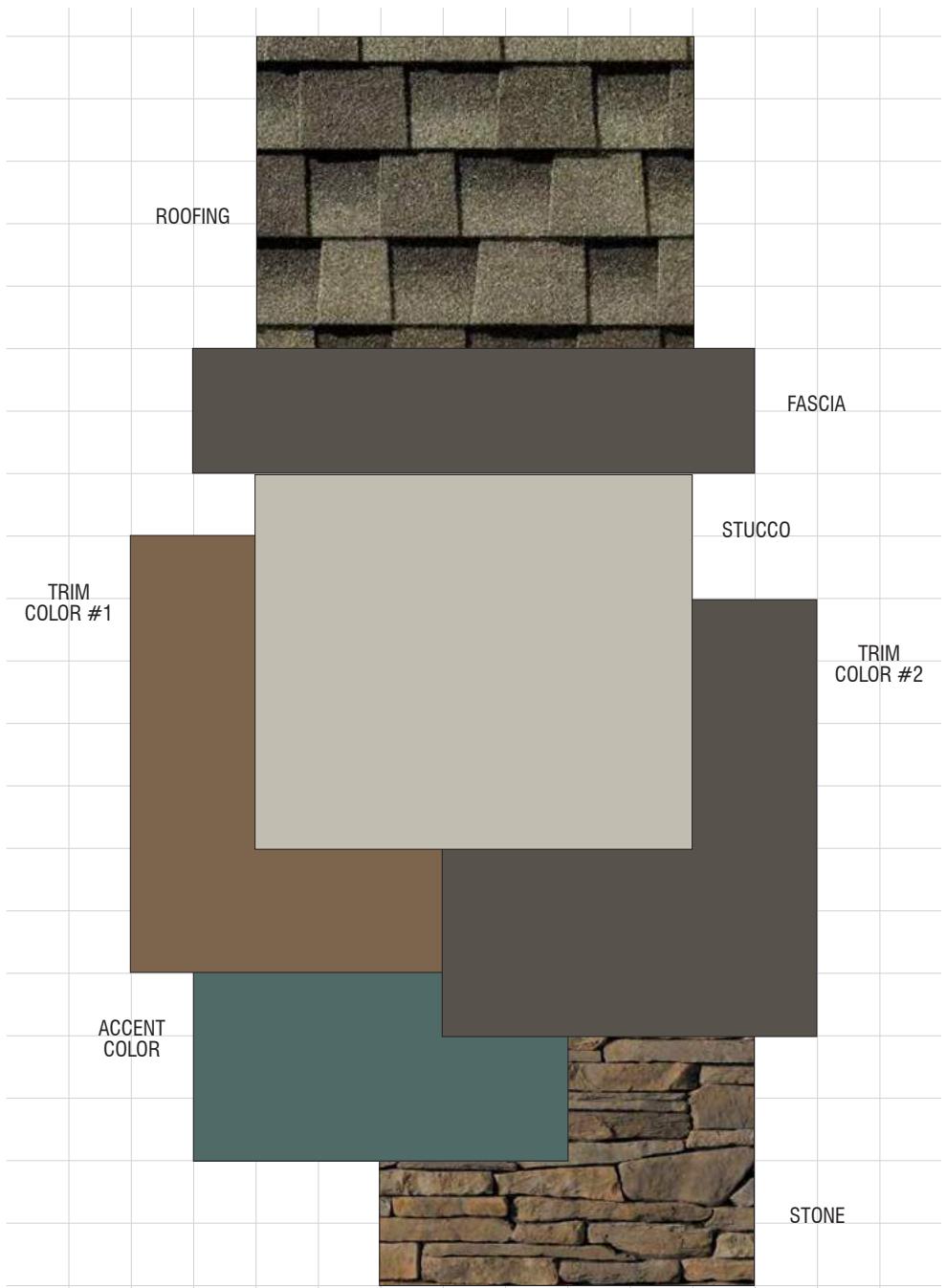
NOTE: Neely WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Martinez (925) 453-1700.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

Scheme 5

Scheme 6



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 7
'B' Elevations Only
Bungalow

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

'SCHEME 7 OF 12

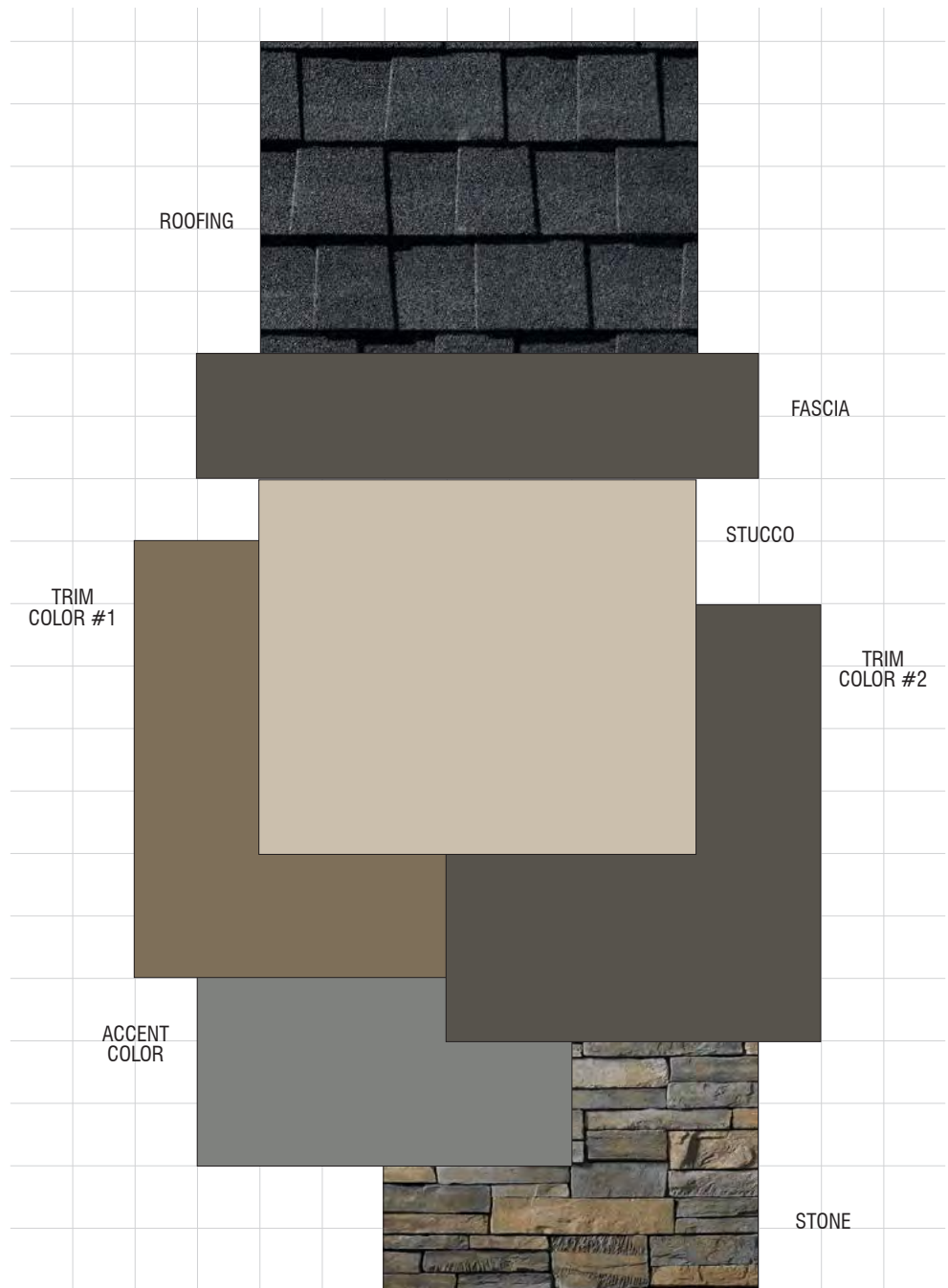
'B' ELEVATIONS ONLY, BUNGALOW

Material	Color	Manufacturer
Roofing: Composition Shingle	Weathered Wood Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Hudson Bay Southern LedgeStone	Cultured by Boral
Mortar @ Stone	Misty Cove	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 2644 Roccroft Mist Gray	Sherwin Williams
Trim Color #1 (applied to): Board & Battens @ Gables Columns Panel Detail Trim	SW 6103 Tea Chest	Sherwin Williams
Trim Color #2 (applied to): Eaves Fascia Garage Doors Outlookers	SW 7645 Thunder Gray	Sherwin Williams
Accent Color (applied to): Front Door	SW 2810 Rookwood Sash Green	Sherwin Williams
Weatherstrip @ Garage Door	Golden Oak	Fehr Bros

NOTE: Neely WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Martinez (925) 453-1700.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 8
'B' Elevations Only
Bungalow

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

'SCHEME 8 OF 12

'B' ELEVATIONS ONLY, BUNGALOW

Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Skyline Country LedgeStone	Cultured by Boral
Mortar @ Stone	Misty Cove	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 7547 Sandbar	Sherwin Williams
Trim Color #1 (applied to): Board & Battens @ Gables Columns Panel Detail Trim	SW 6159 High Tea	Sherwin Williams
Trim Color #2 (applied to): Eaves Fascia Garage Doors Outlookers	SW 7645 Thunder Gray	Sherwin Williams
Accent Color (applied to): Front Door	SW 7067 Cityscape	Sherwin Williams
Weatherstrip @ Garage Door	Bronze	Fehr Bros

NOTE: Neely WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Martinez (925) 453-1700.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

Scheme 7

Scheme 8

COLOR & MATERIALS - 'B' BUNGALOW

NEIGHBORHOOD C

ALVES RANCH

PITTSBURG, CA

A1.21

FORMAL SUBMITTAL

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2017404 | 07-10-18

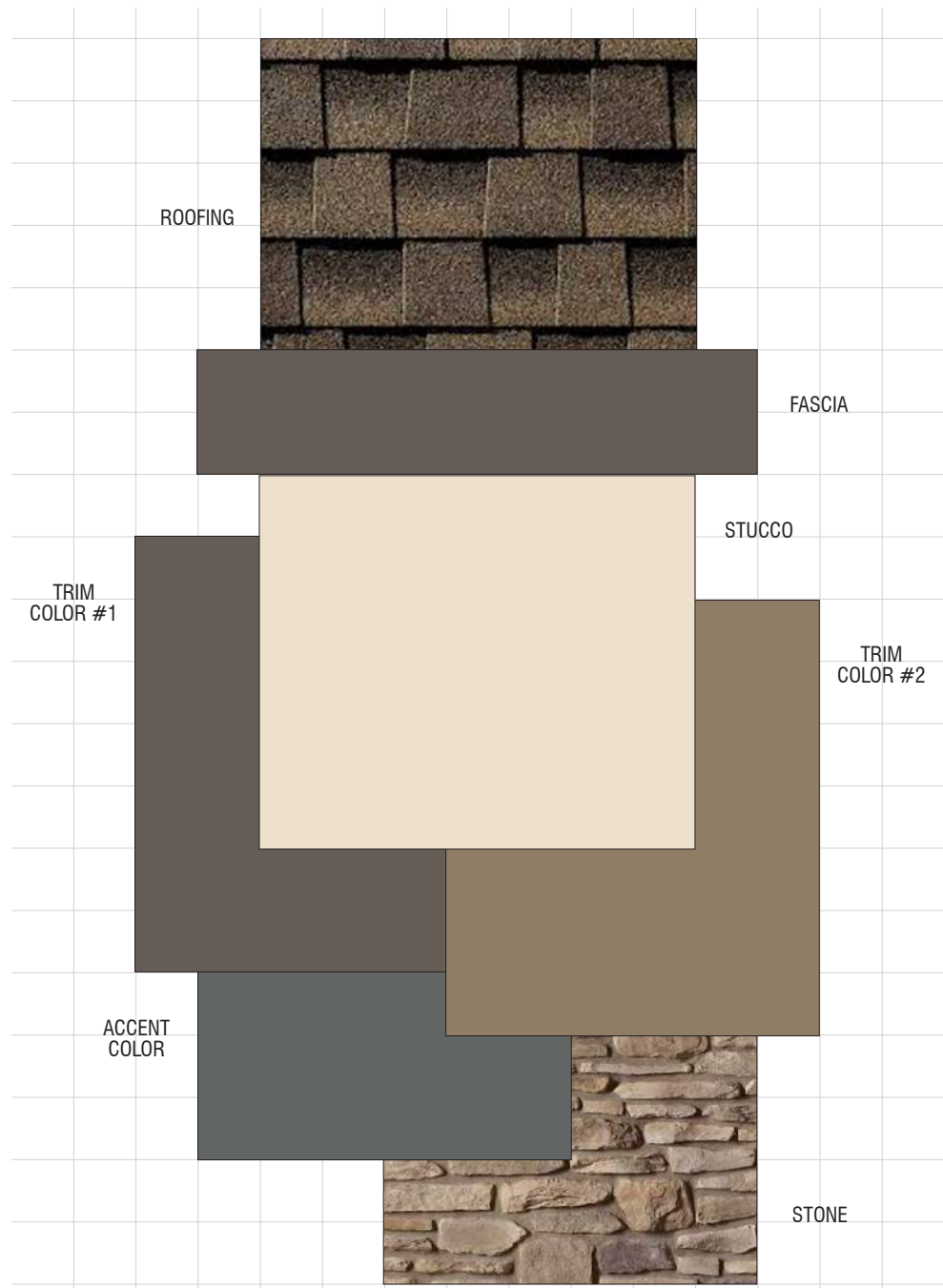
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



William Lyon Homes
Experience the pride.



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 9
'C' Elevations Only
Cottage

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

SCHEME 9 OF 12

'C' ELEVATIONS ONLY, COTTAGE

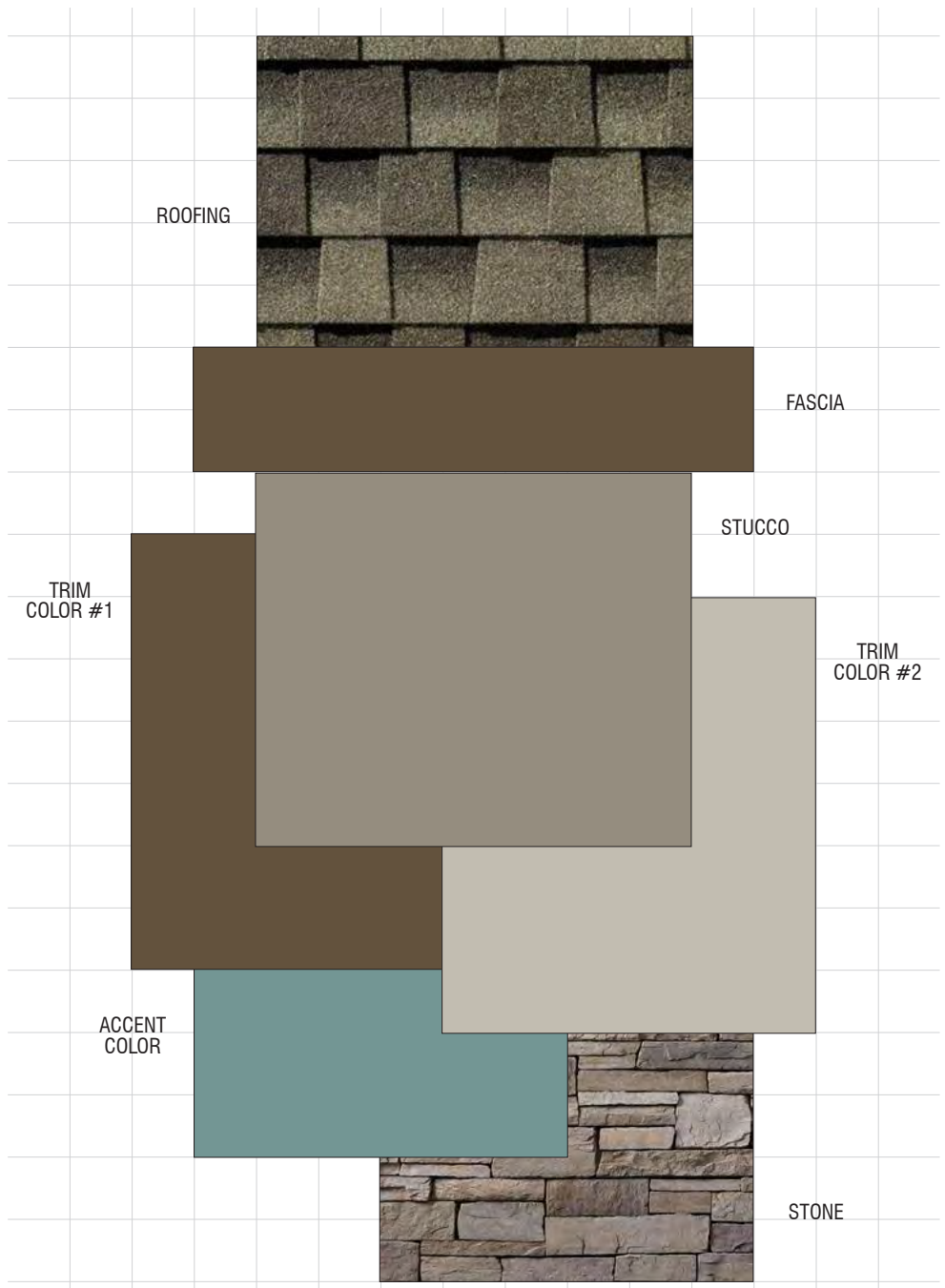
Material	Color	Manufacturer
Roofing: Composition Shingle	Barkwood Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Palatino Del Mare LedgeStone	Cultured by Boral
Mortar @ Stone	Light Khaki	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 7571 Casa Blanca	Sherwin Williams
Trim Color #1 (applied to): Board & Batten Siding Eaves Fascia Gable Siding Garage Door @ SFD & Alley Louvered Vents Pot Shelves	SW 7505 Manor House	Sherwin Williams
Trim Color #2 (applied to): Garage Doors @ Duets Trim	SW 7550 Resort Tan	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 2848 Roycroft Pewter	Sherwin Williams
Weatherstrip @ Garage Door	Match adjacent color	Fehr Bros

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Marziani (951) 455-1700.

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 10
'C' Elevations Only
Cottage

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

SCHEME 10 OF 12

'C' ELEVATIONS ONLY, COTTAGE

Material	Color	Manufacturer
Roofing: Composition Shingle	Weathered Wood Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Ashtail Country LedgeStone	Cultured by Boral
Mortar @ Stone	Khaki	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 9172 Studio Clay	Sherwin Williams
Trim Color #1 (applied to): Board & Batten Siding Eaves Fascia Gable Siding Garage Door @ SFD & Alley Louvered Vents Pot Shelves	SW 7545 Pier	Sherwin Williams
Trim Color #2 (applied to): Garage Doors @ Duets Trim	SW 2844 Roycroft Mist Gray	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 0020 Peacock Plume	Sherwin Williams
Weatherstrip @ Garage Door	Match adjacent color	Fehr Bros

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Marziani (951) 455-1700.

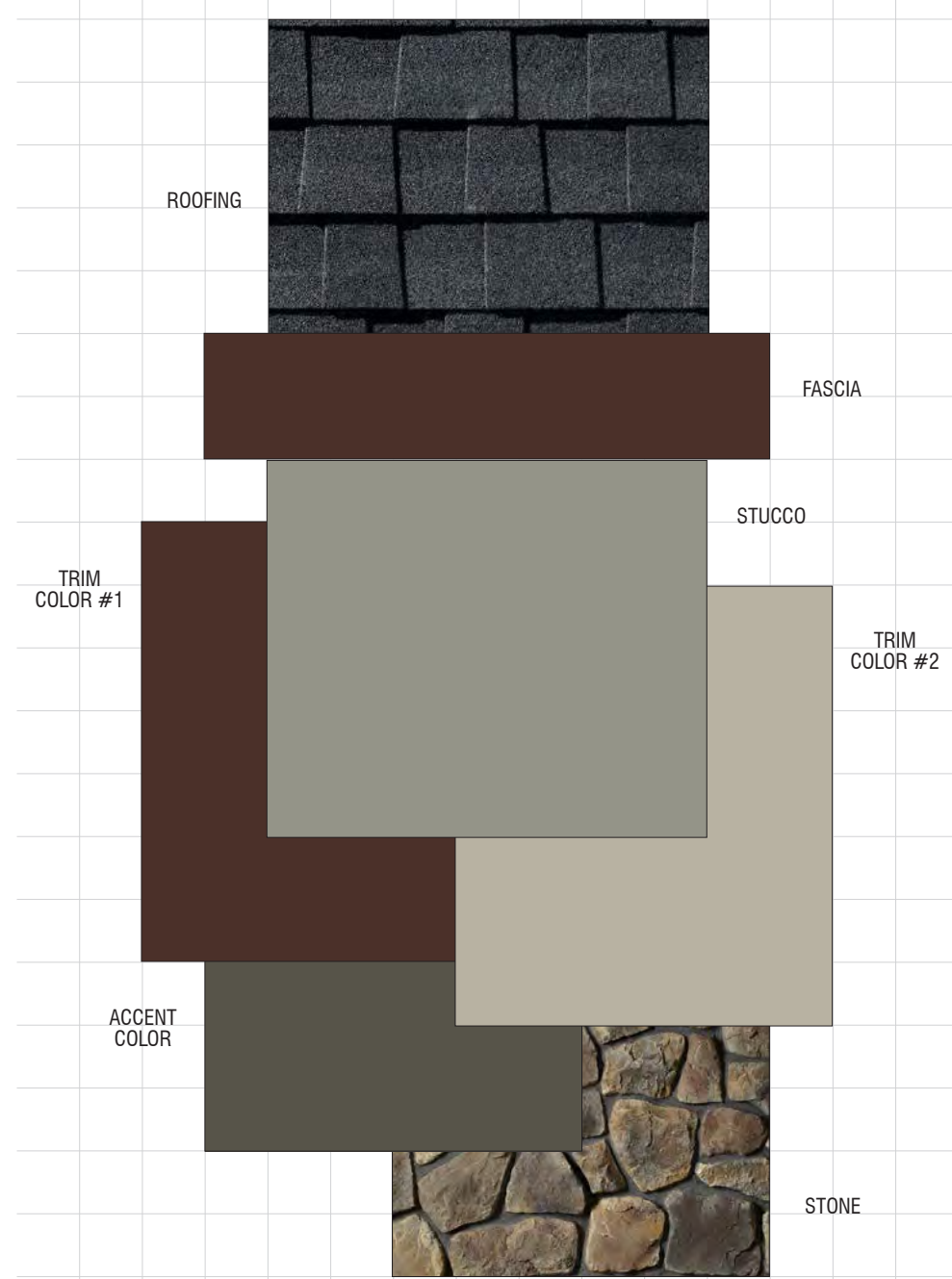
© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

Scheme 9

Scheme 10



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 11
'C' Elevations Only
Cottage

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

SCHEME 11 OF 12

'C' ELEVATIONS ONLY, COTTAGE

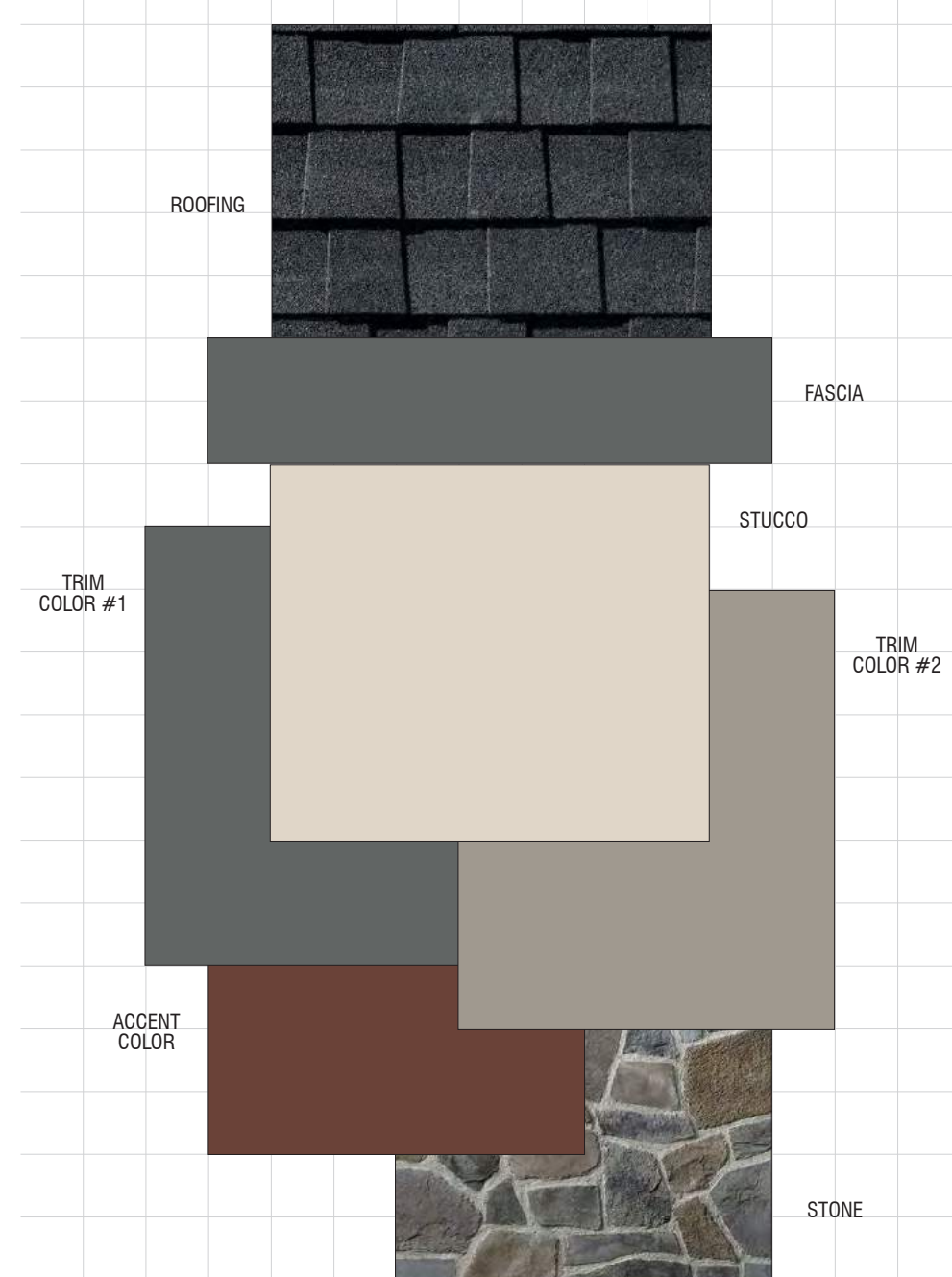
Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Wolf Creek Dressed Fieldstone	Cultured by Boral
Mortar @ Stone	Khaki	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 9131 Cornwall Slate	Sherwin Williams
Trim Color #1 (applied to): Board & Batten Siding Eaves Fascia Gable Siding Garage Door @ SFD & Alley Louvered Vents Pot Shelves	SW 9182 Rajo Marron	Sherwin Williams
Trim Color #2 (applied to): Garage Doors @ Duets Trim	SW 0049 Silver Gray	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 2846 Roycroft Bronze Green	Sherwin Williams
Weatherstrip @ Garage Door	Match adjacent color	Fehr Bros

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Marziani (951) 455-1700.

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 12
'C' Elevations Only
Cottage

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

SCHEME 12 OF 12

'C' ELEVATIONS ONLY, COTTAGE

Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Palisades Ancient Villa Fieldstone	Cultured by Boral
Mortar @ Stone	Misty Cove	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 7516 Kestrel White	Sherwin Williams
Trim Color #1 (applied to): Board & Batten Siding Eaves Fascia Gable Siding Garage Door @ SFD & Alley Louvered Vents Pot Shelves	SW 2848 Roycroft Pewter	Sherwin Williams
Trim Color #2 (applied to): Garage Doors @ Duets Trim	SW 7642 Pavestone	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 2837 Aurora Brown	Sherwin Williams
Weatherstrip @ Garage Door	Match adjacent color	Fehr Bros

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Marziani (951) 455-1700.

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

Scheme 11

Scheme 12

COLOR & MATERIALS - 'C' COTTAGE

NEIGHBORHOOD C

ALVES RANCH

PITTSBURG, CA

A1.22

FORMAL SUBMITTAL

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2017404 | 07-10-18

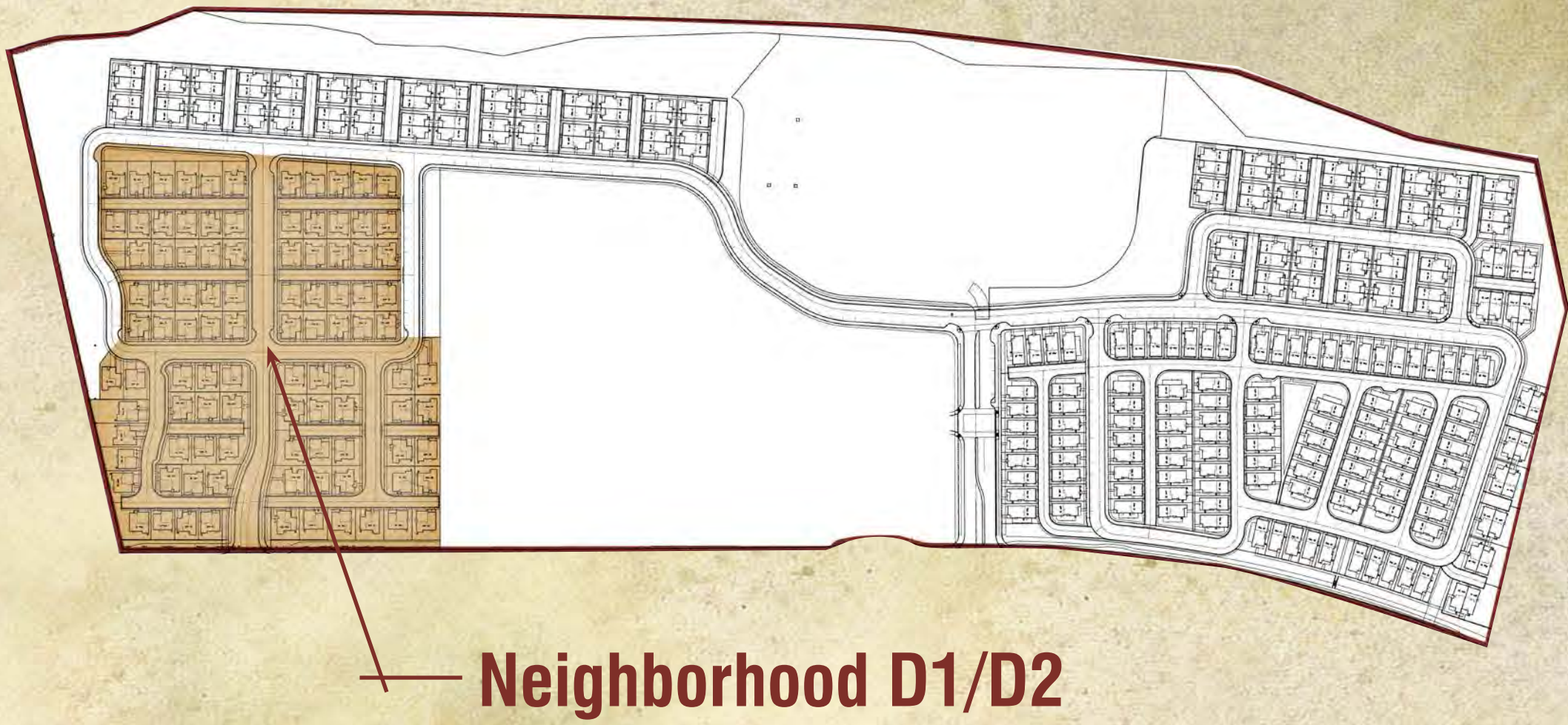
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



William Lyon Homes
Experience the pride.

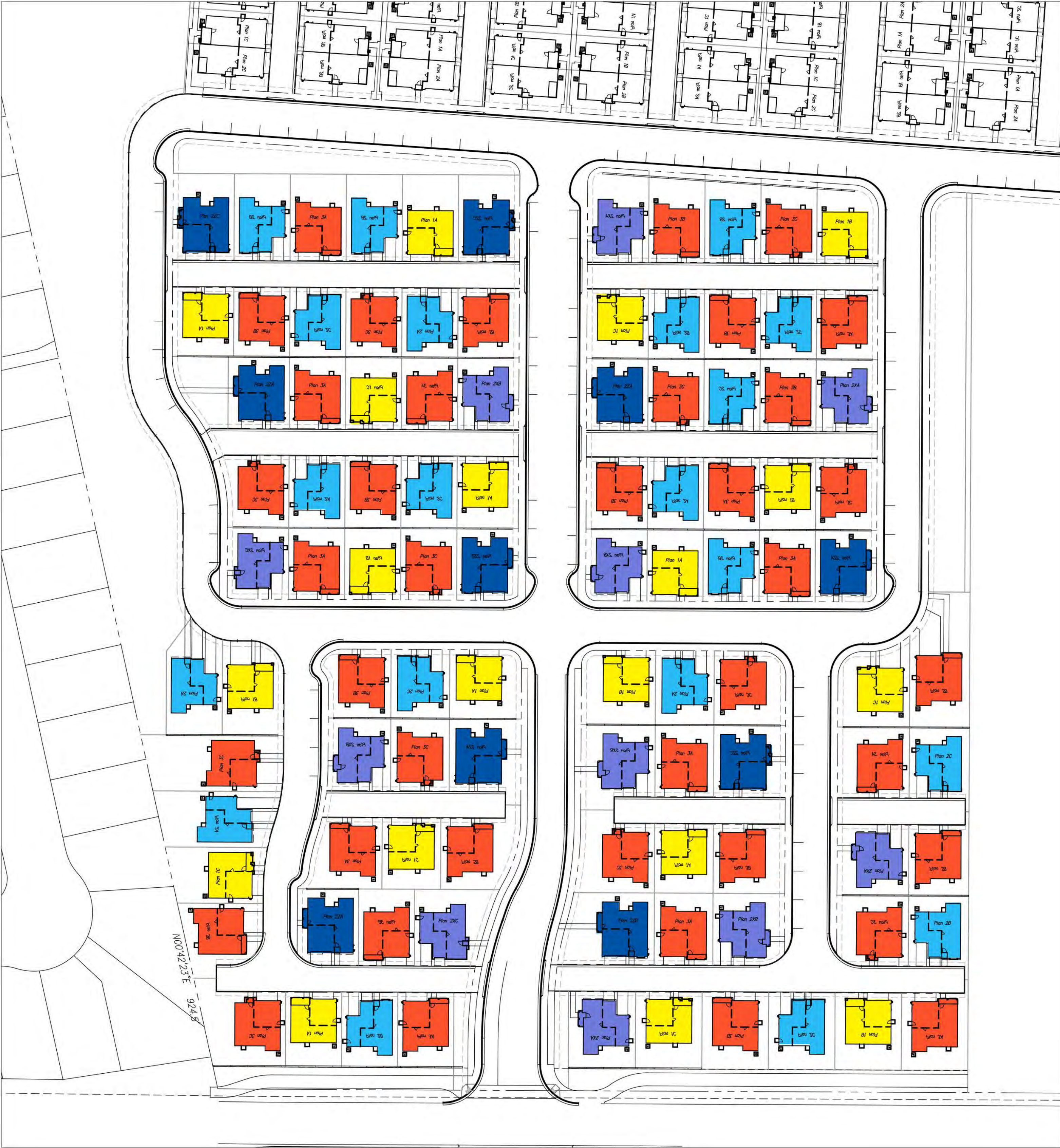


Neighborhood D₁ & D₂

43' x 54' Small Lot Traditional Single Family Homes

A2.PP	Plot Plan
A2.1	Street Scene I
A2.2	Plan 1A - Floor Plan
A2.3	Plan 1A - Elevation Wraps & Roof Plan
A2.4	Plan 1B - Floor Plan
A2.5	Plan 1B - Elevation Wraps & Roof Plan
A2.6	Plan 1C - Floor Plan
A2.7	Plan 1C - Elevation Wraps & Roof Plan
A2.8	Plan 2A - Floor Plan
A2.9	Plan 2A - Elevation Wraps & Roof Plan
A2.10	Plan 2B - Floor Plan
A2.11	Plan 2B - Elevation Wraps & Roof Plan
A2.12	Plan 2C - Floor Plan
A2.13	Plan 2C - Elevation Wraps & Roof Plan
A2.14	Plan 2XA - Floor Plan
A2.15	Plan 2XA - Elevation Wraps & Roof Plan
A2.16	Plan 2XB - Floor Plan
A2.17	Plan 2XB - Elevation Wraps & Roof Plan
A2.18	Plan 2XC - Floor Plan
A2.19	Plan 2XC - Elevation Wraps and Roof Plan

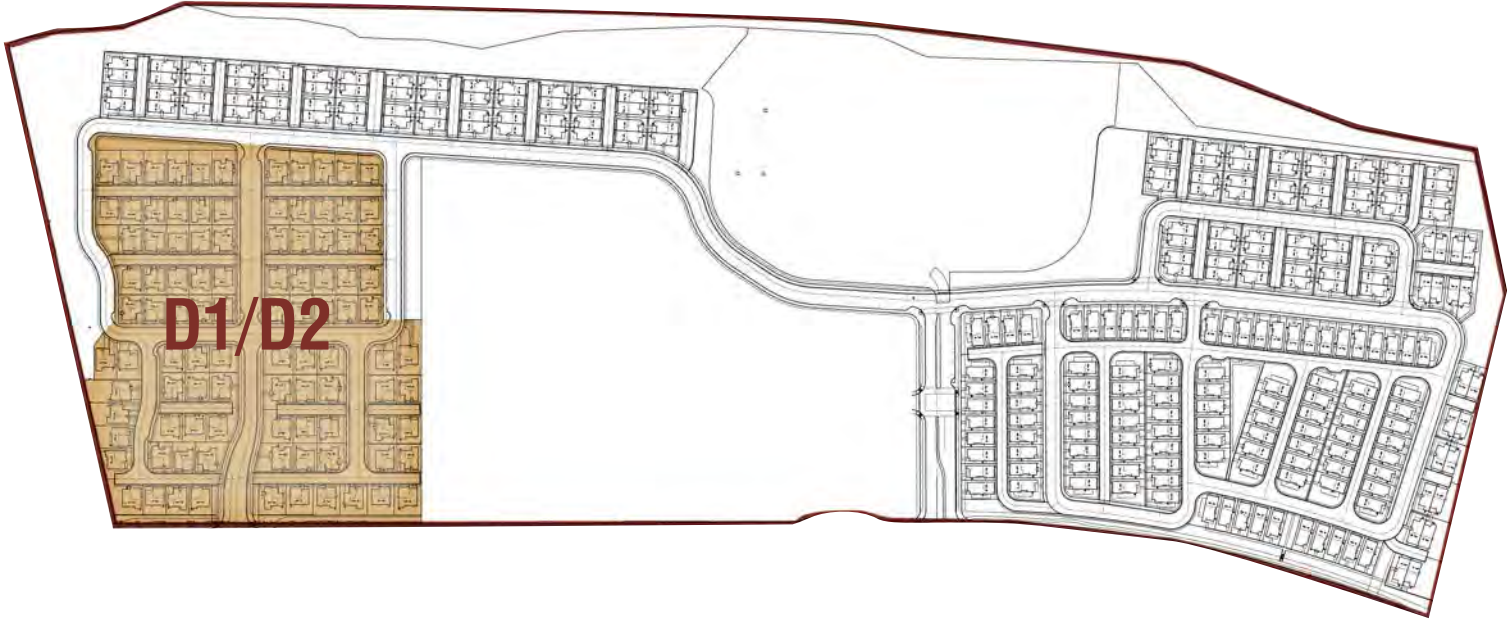
A2.20	Plan 2ZA - Floor Plan
A2.21	Plan 2ZA - Elevation Wraps & Roof Plan
A2.22	Plan 2ZB - Floor Plan
A2.23	Plan 2ZB - Elevation Wraps & Roof Plan
A2.24	Plan 2ZC - Floor Plan
A2.25	Plan 2ZC - Elevation Wraps & Roof Plan
A2.26	Plan 3A - Floor Plan
A2.27	Plan 3A - Elevation Wraps & Roof Plan
A2.28	Plan 3B - Floor Plan
A2.29	Plan 3B - Elevation Wraps & Roof Plan
A2.30	Plan 3C - Floor Plan
A2.31	Plan 3C - Elevation Wraps & Roof Plan
A2.32	Color & Materials - 'A' Traditional
A2.33	Color & Materials - 'B' Bungalow
A2.34	Color & Materials - 'C' Cottage



	PLAN 1	19 DU	19%
	PLAN 2	20 DU	20%
	PLAN 2X	11 DU	11%
	PLAN 2Z*	10 DU	10%
	PLAN 3	40 DU	40%
TOTAL		100 DU	

Note *: Plan 2Z includes an accessory dwelling unit

- Notes:
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints might change due to the final design elevation style.
 6. Open space area is subject to change due to the balcony design of the elevation.
 7. Building setbacks are measured from property lines to building foundation lines.



CONCEPTUAL PLOT PLAN
NEIGHBORHOOD D1 & D2
ALVES RANCH
PITTSBURG, CA



Note: Artist's Conception; Colors, Materials And Application May Vary.

PLAN 2ZA
TRADITIONAL

PLAN 1CR
COTTAGE

PLAN 2B
BUNGALOW

PLAN 3AR
TRADITIONAL

PLAN 2XC
COTTAGE



PLAN 2ZA
TRADITIONAL
CORNER LOT CONDITION

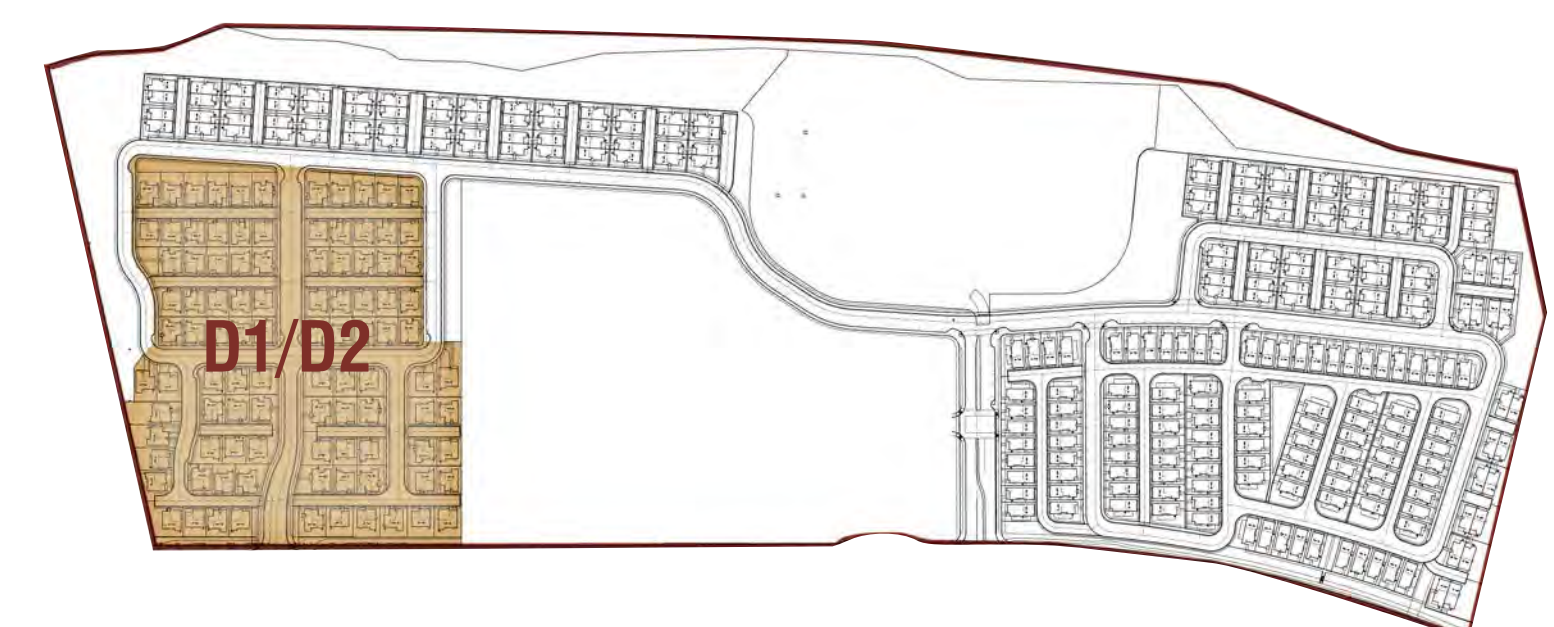


PLAN 2XC
COTTAGE
CORNER LOT CONDITION

CONCEPTUAL STREETSCENE NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA

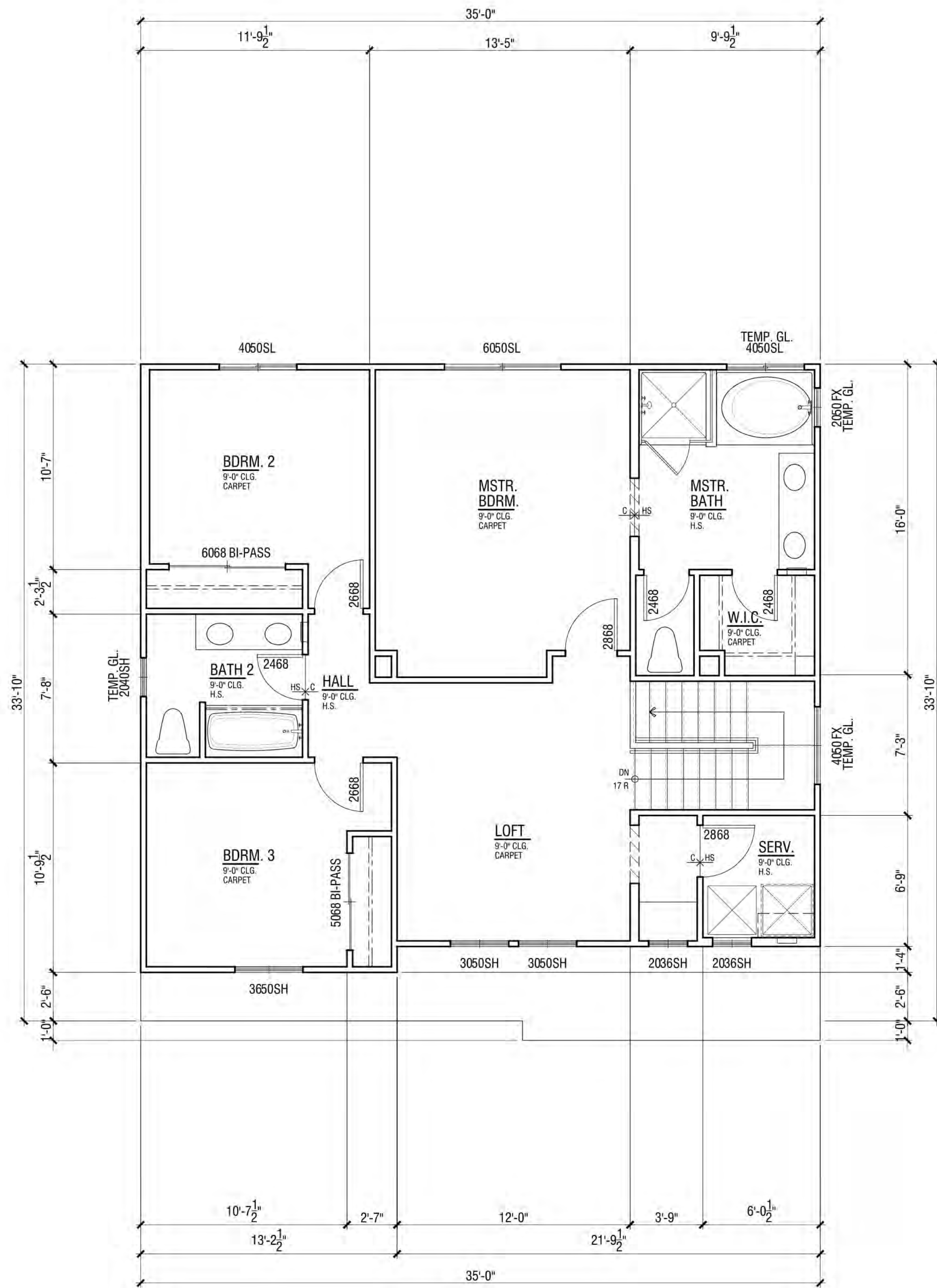


KEY MAP

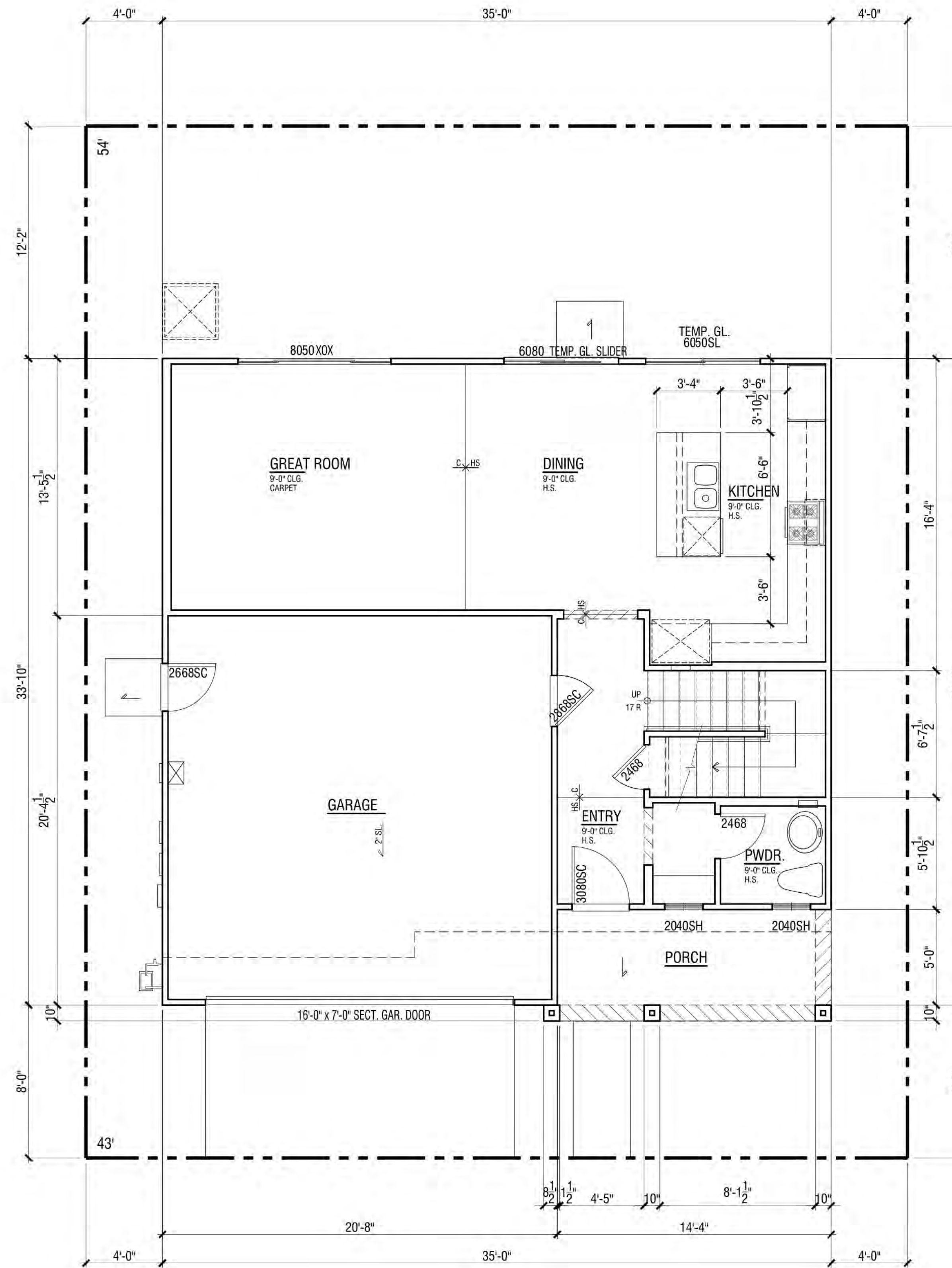
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



UPPER FLOOR PLAN



LOWER FLOOR PLAN

FLOOR PLAN | PLAN 1A

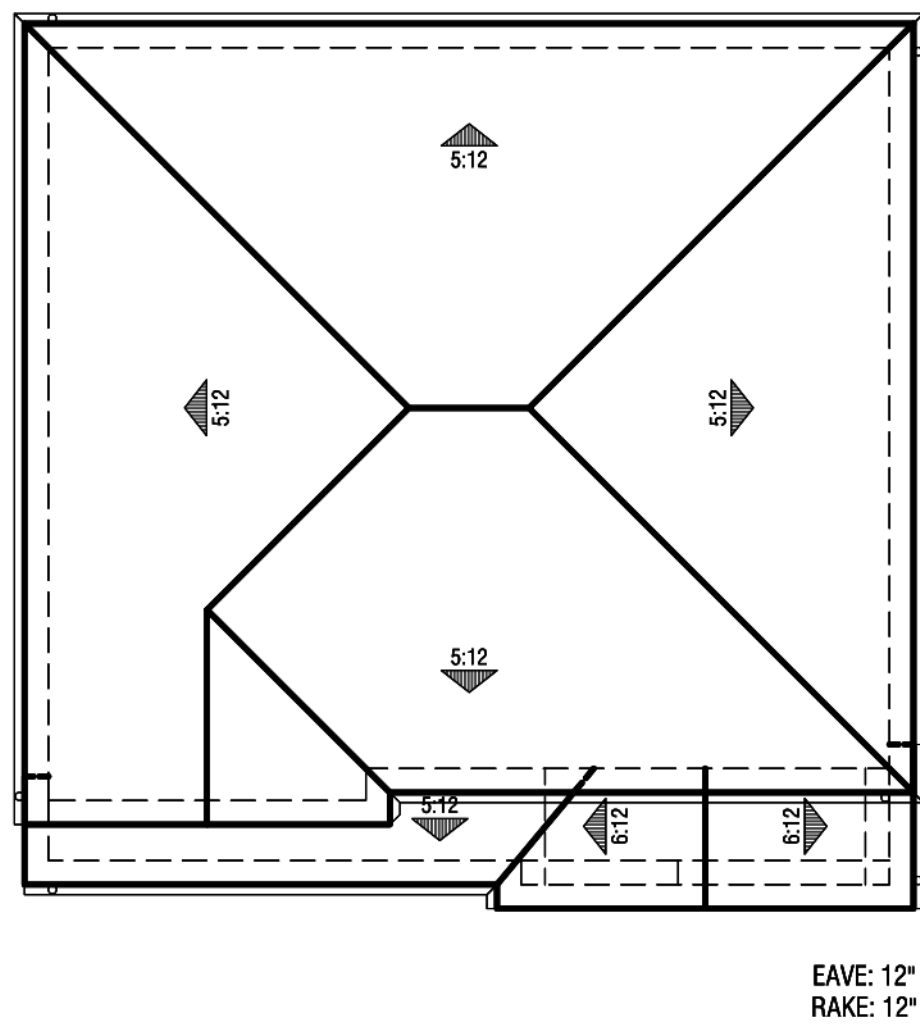
FLOOR AREA TABLE	PLAN 1A
LOWER FLOOR PLAN	696 SQ. FT.
UPPER FLOOR PLAN	1001 SQ. FT.
TOTAL	1697 SQ. FT.
2-BAY GARAGE	417 SQ. FT.
COVERED ENTRY/PORCH	84 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

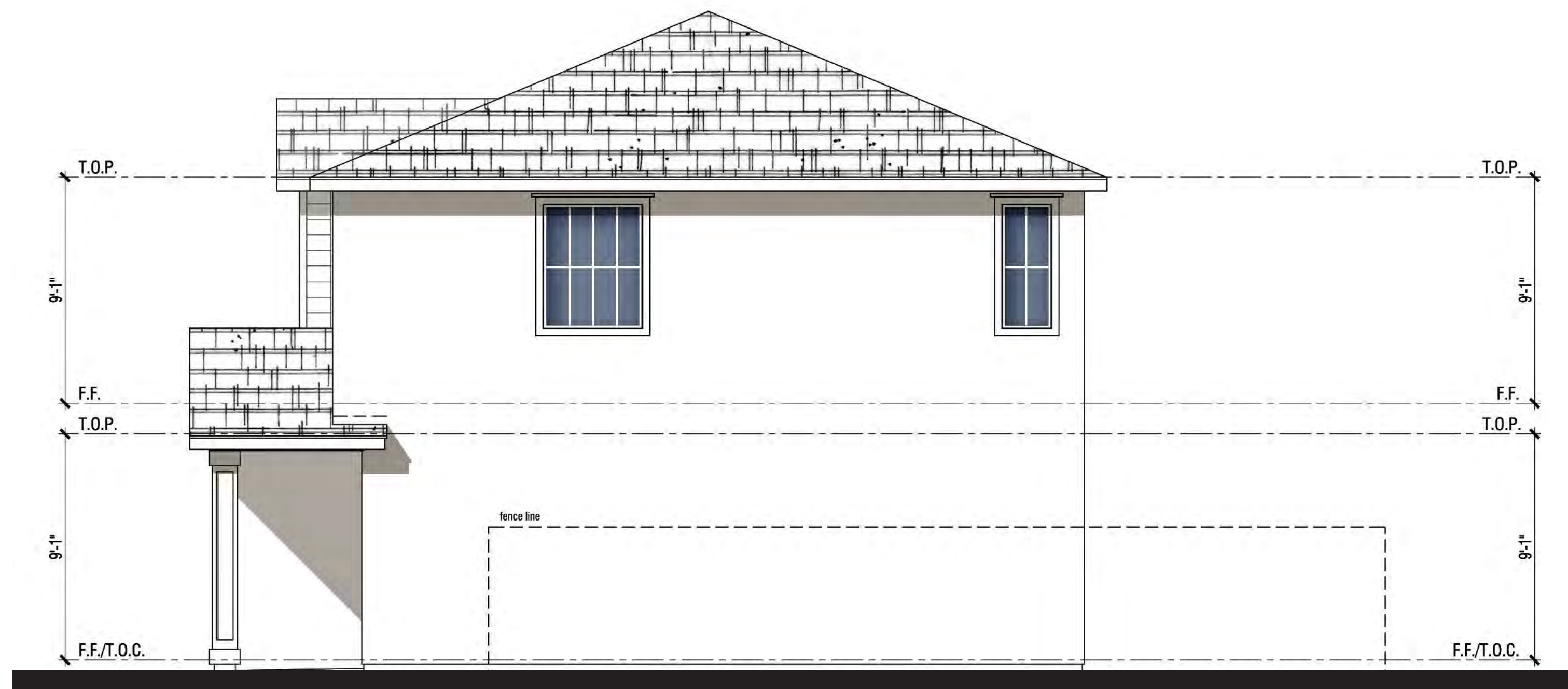
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA



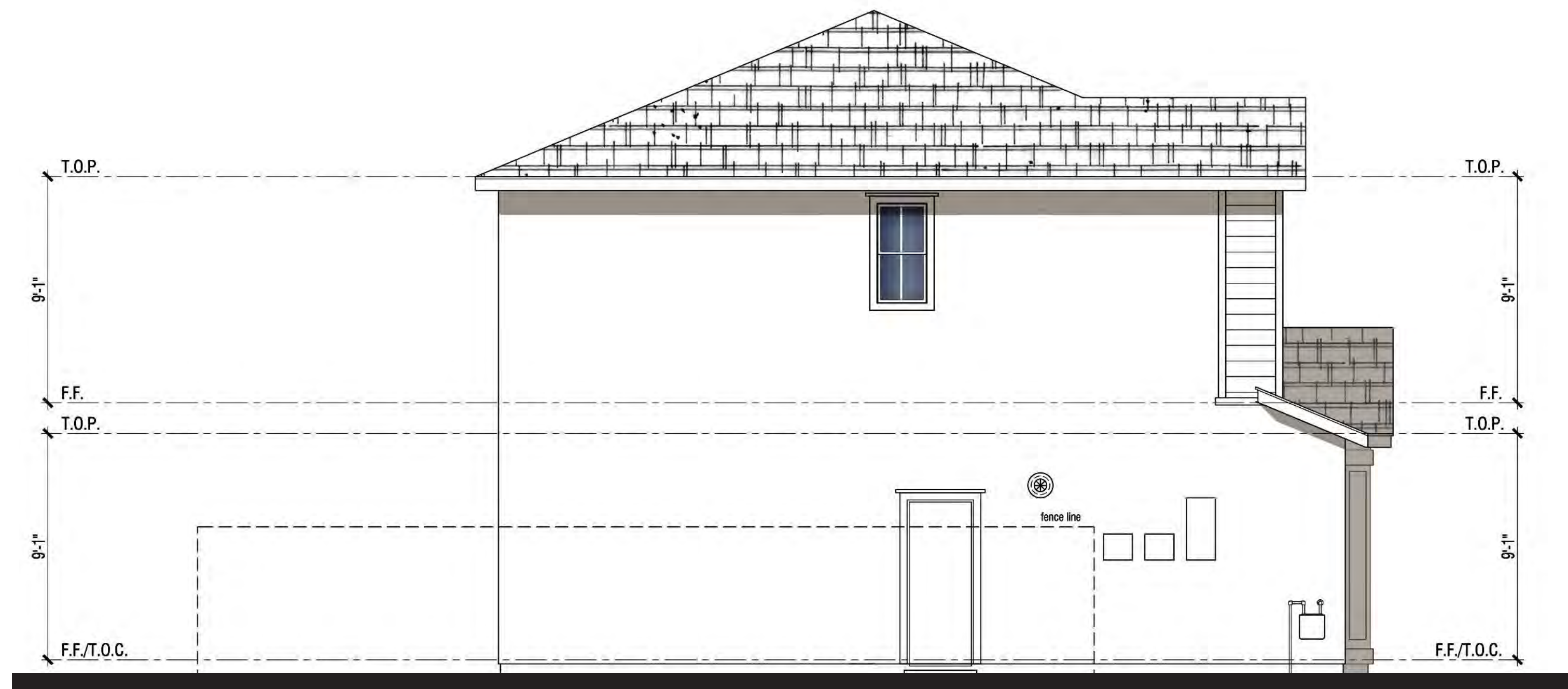
Roof Plan
@ 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL **STYLE ELEMENTS 'A' TRADITIONAL**

Roof: Composition Shingle
 Fascia: 2X6 Wood Typical
 Gable: Horizontal Lap Siding
 Exterior: Stucco (16/20 Sand Finish)
 Window & Door Trim: Stucco over Foam Trim per Elevation Style
 Entry Door: Decorative Front Entry Door
 Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 1A | ELEVATION WRAPS & ROOF PLAN

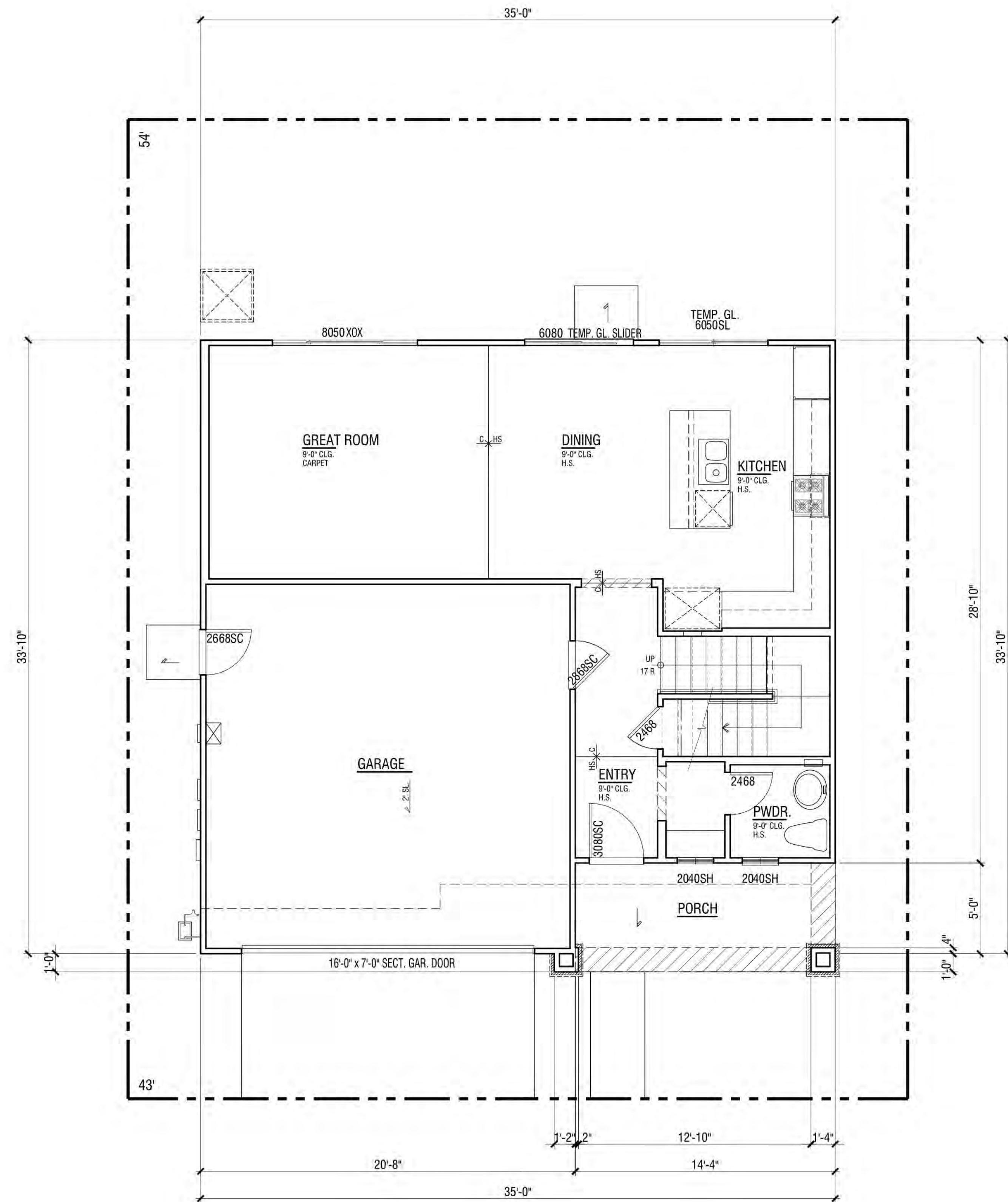
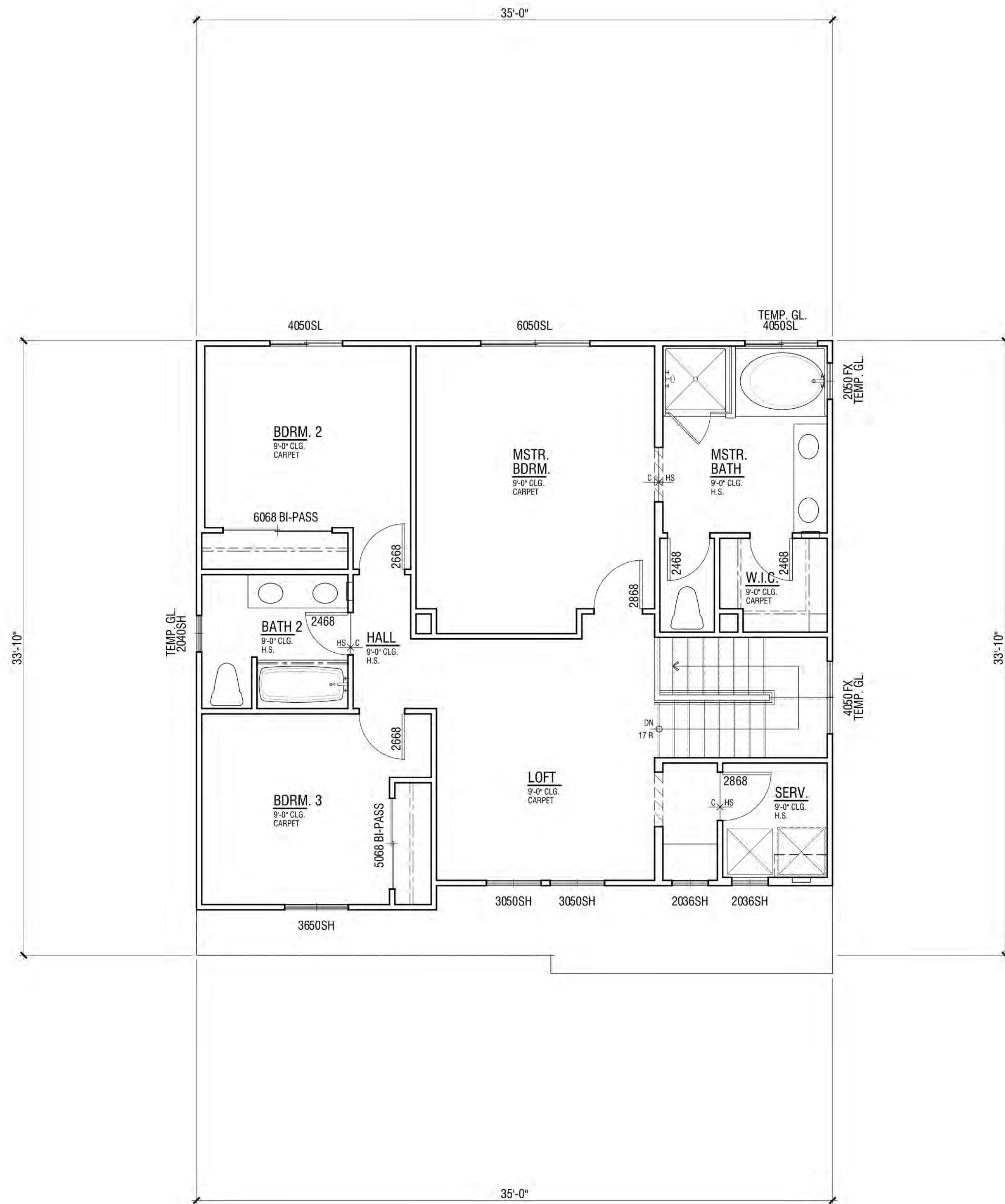
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 1



FLOOR PLAN | PLAN 1B

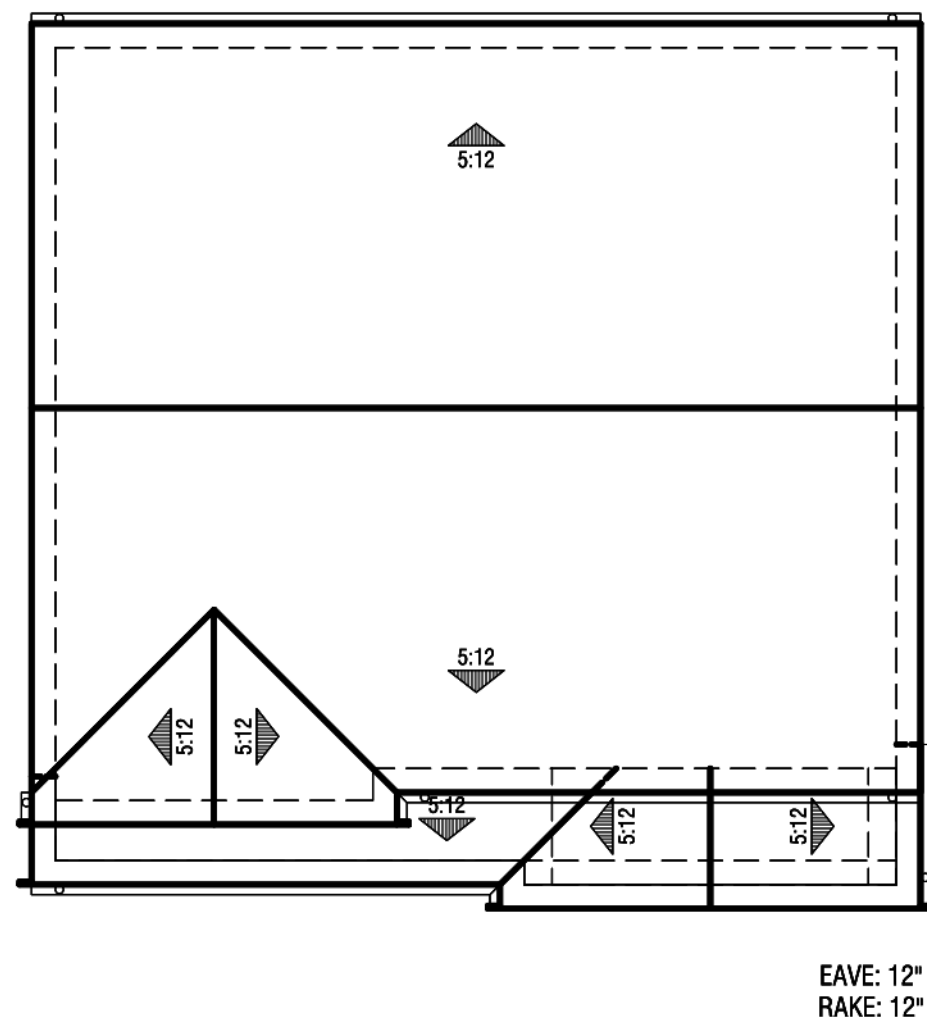
FLOOR AREA TABLE	PLAN 1B
LOWER FLOOR PLAN	696 SQ. FT.
UPPER FLOOR PLAN	1001 SQ. FT.
TOTAL	1697 SQ. FT.
2-BAY GARAGE	417 SQ. FT.
COVERED ENTRY/PORCH	86 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

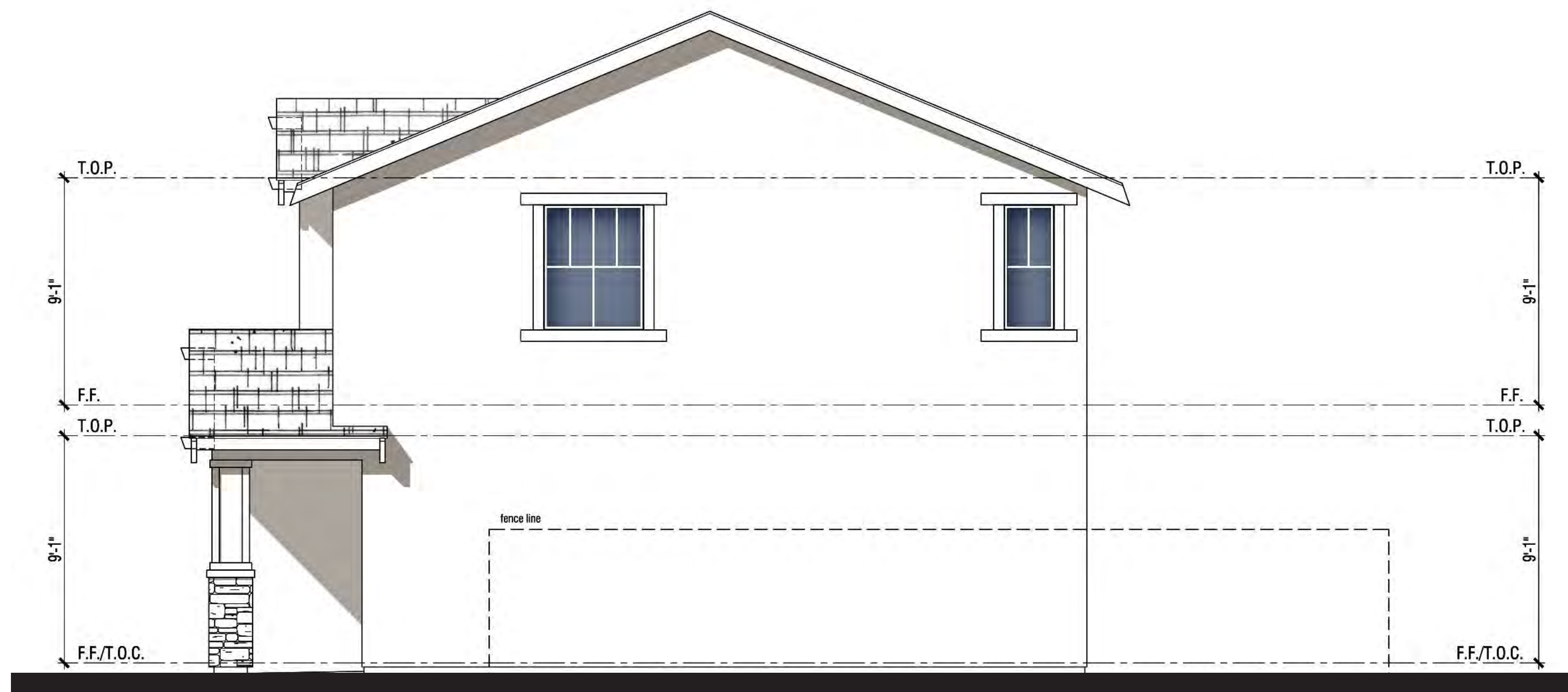
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA



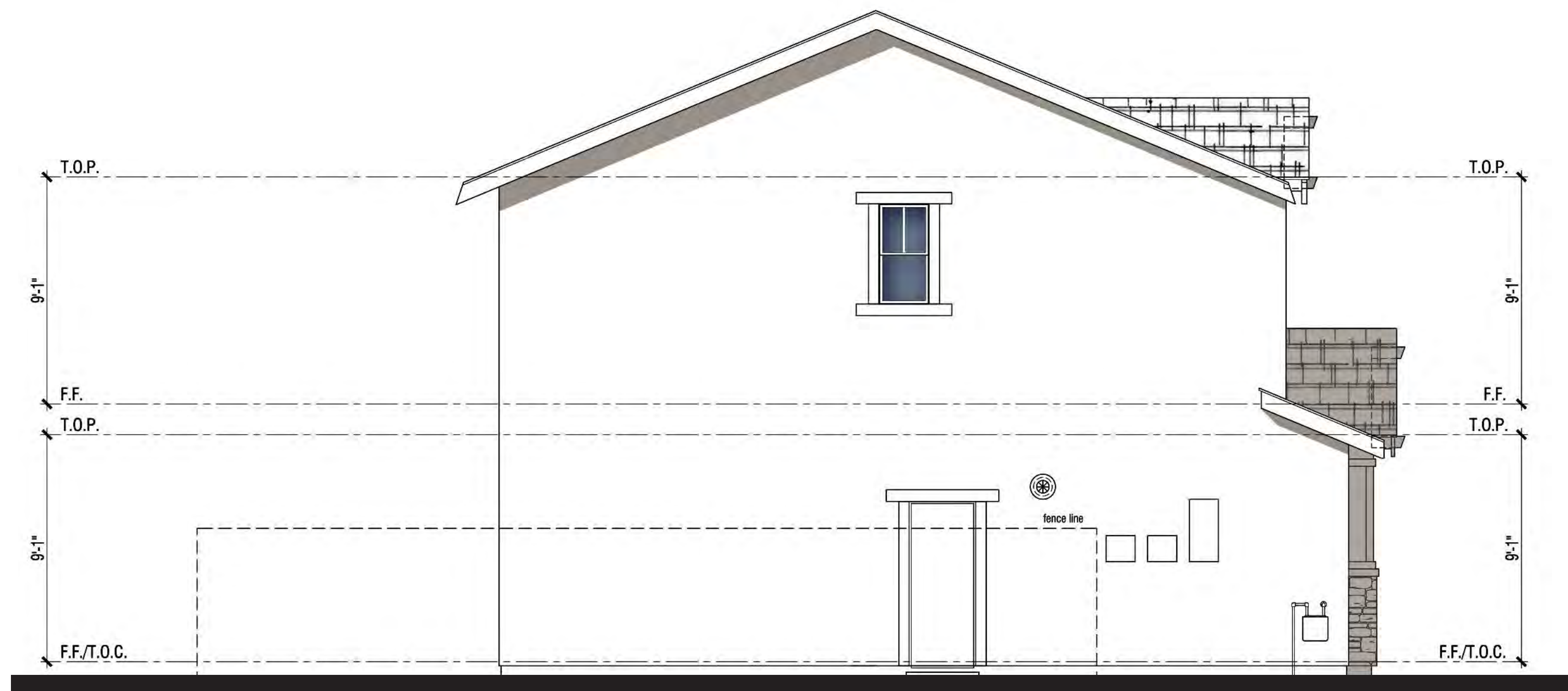
Roof Plan
@ 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL **STYLE ELEMENTS 'B' BUNGALOW**

Roof:	Composition Shingle
Fascia:	2X6 Wood Typical
Gable:	Wood Outlookers with Board and Batten
Exterior:	Stucco (16/20 Sand Finish)
Window & Door Trim:	Stucco over Foam Trim per Elevation Style
Entry Door:	Decorative Front Entry Door
Stone:	Manufactured Stone Veneer
Garage Door:	Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 1B | ELEVATION WRAPS & ROOF PLAN

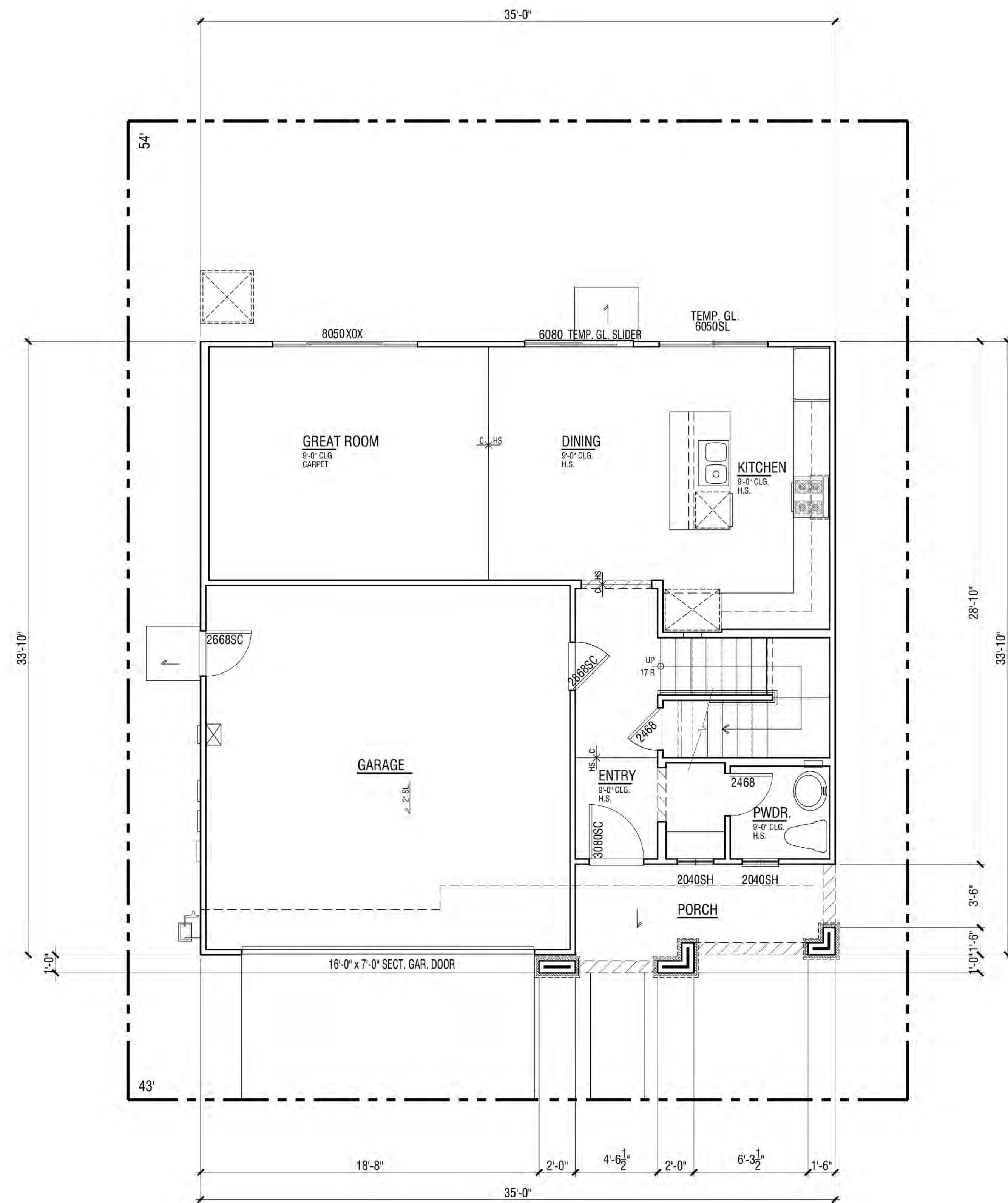
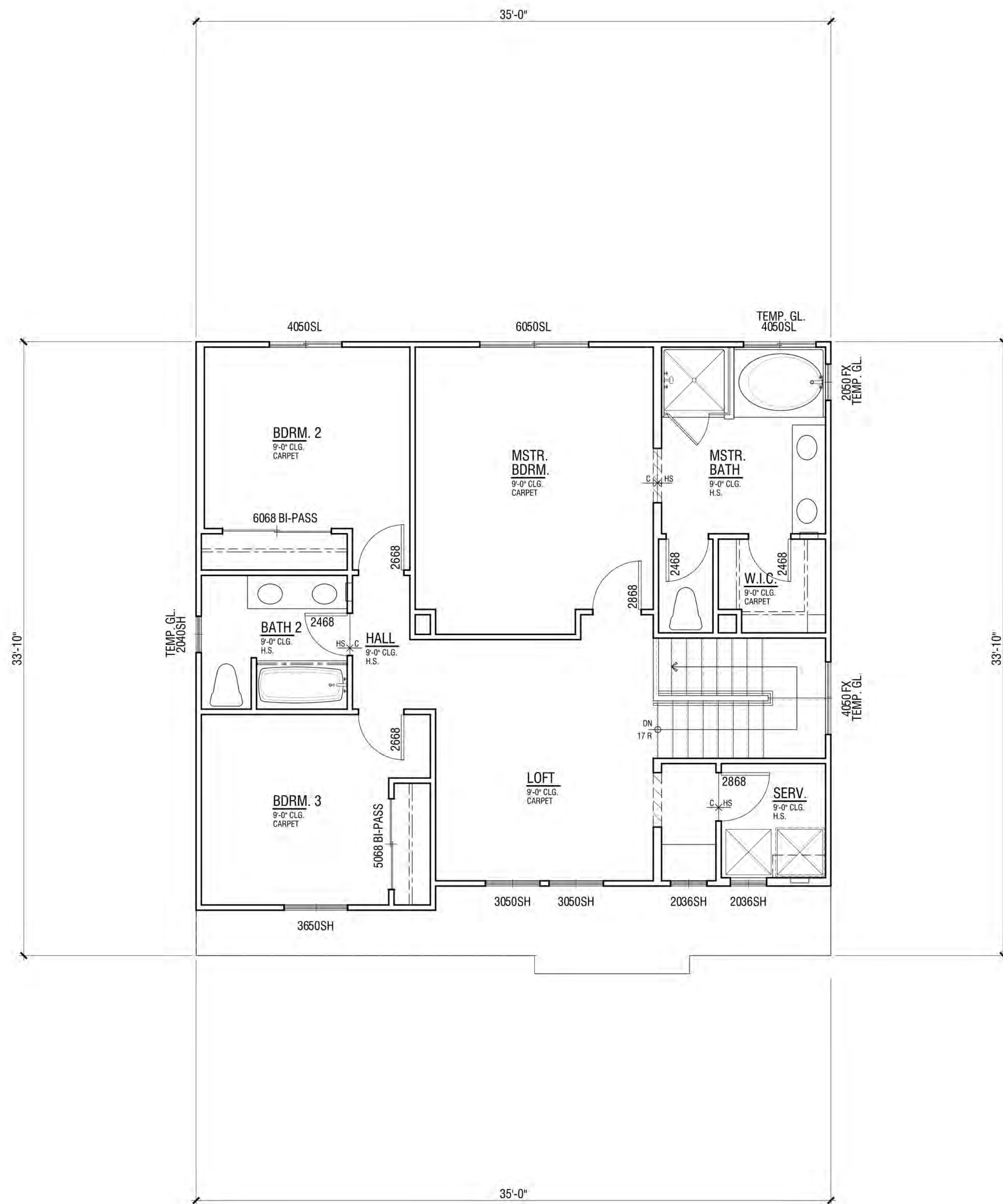
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA

Scheme# 5

Note: Artist's Conception; Colors, Materials And Application May Vary.



ADDENDA FLOOR PLAN NOTES

NOTE: SHADED WALLS INDICATE AREAS THAT ARE DIFFERENT THAN THE BASE FLOOR PLAN

NOTE: REFER TO CIVIL AND LANDSCAPE DRAWINGS BY OTHERS FOR ALL DRIVEWAYS AND SIDEWALK LOCATIONS.

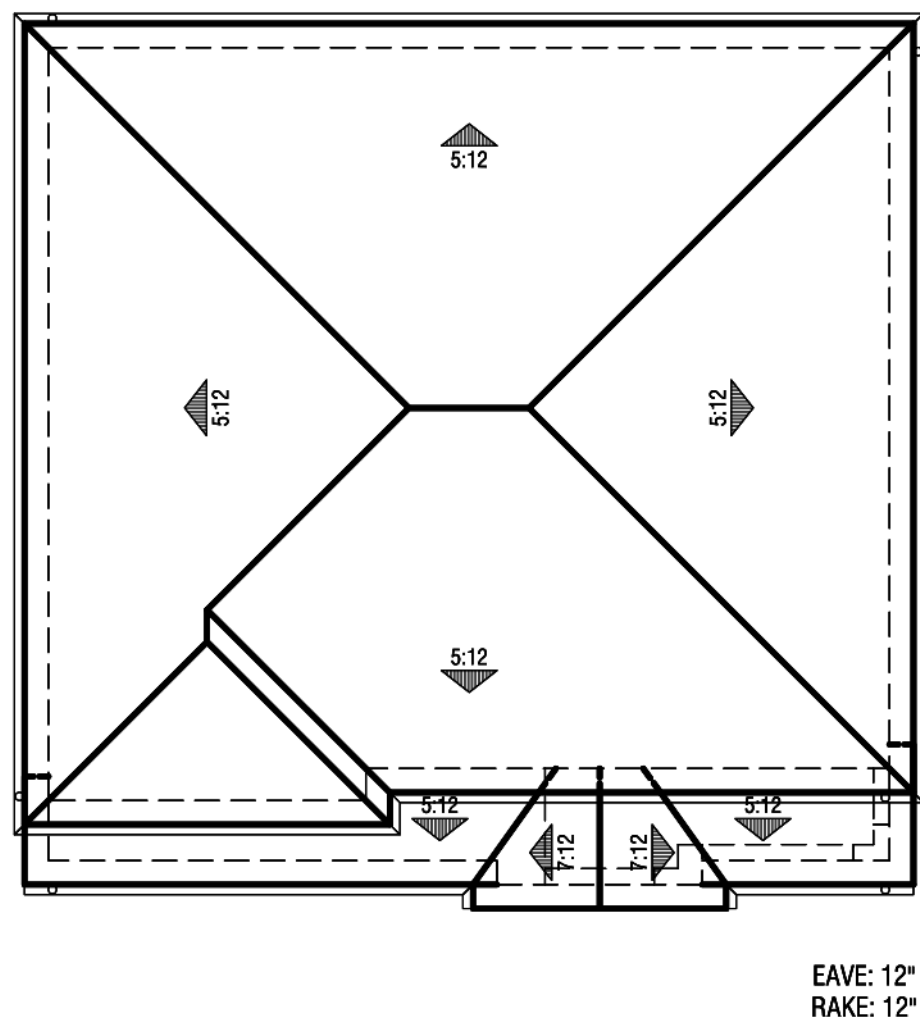
REFER TO BASE PLAN SHEET A1.1 FOR ADDITIONAL NOTES AND DIMENSIONS.



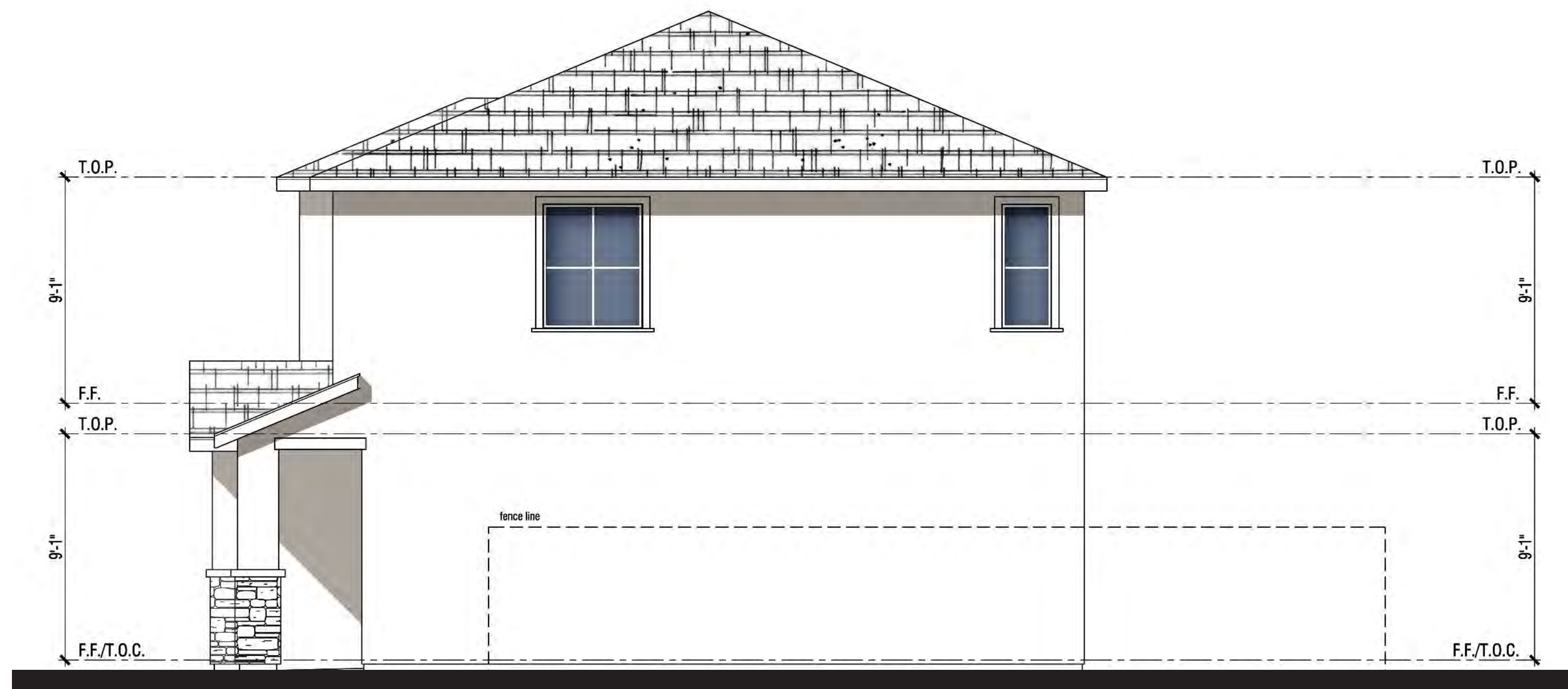
FLOOR PLAN | PLAN 1C

FLOOR AREA TABLE	PLAN 1C
LOWER FLOOR PLAN	696 SQ. FT.
UPPER FLOOR PLAN	1001 SQ. FT.
TOTAL	1697 SQ. FT.
2-BAY GARAGE	417 SQ. FT.
COVERED ENTRY/PORCH	78 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



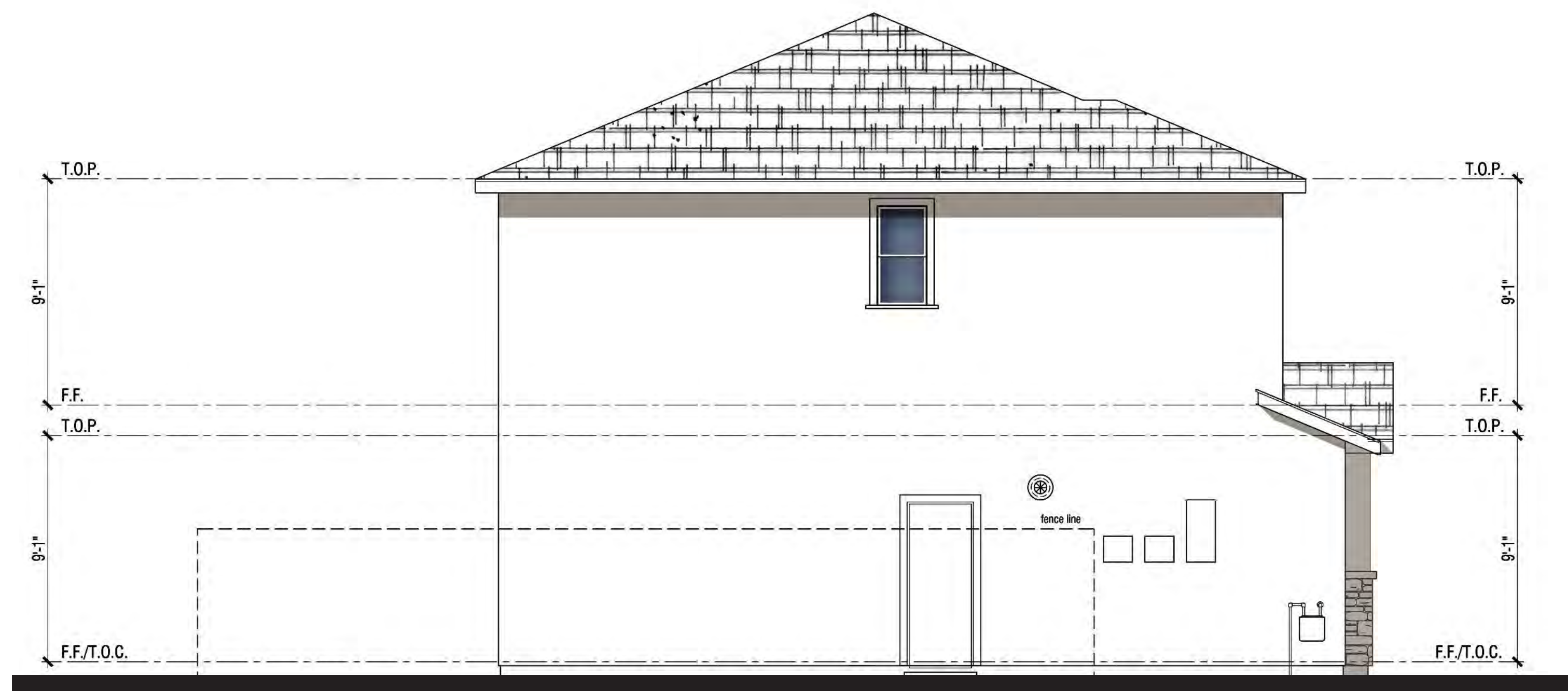
Roof Plan
@ 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL **STYLE ELEMENTS 'C' COTTAGE**

Roof: Composition Shingle
Fascia: 2X6 Wood Typical
Exterior: Stucco (16/20 Sand Finish)
Window & Door Trim: Stucco over Foam Trim per Elevation Style
Entry Door: Decorative Front Entry Door
Veneer: Manufactured Stone Veneer
Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 1C | ELEVATION WRAPS & ROOF PLAN

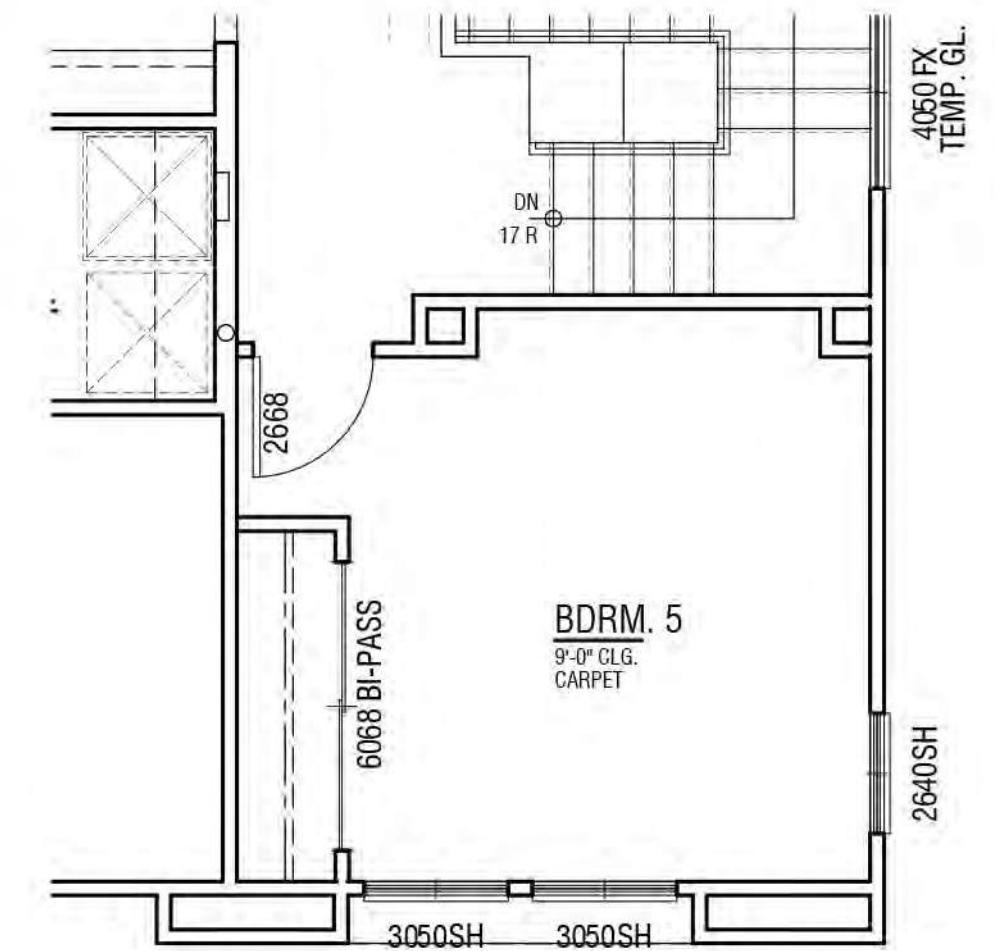
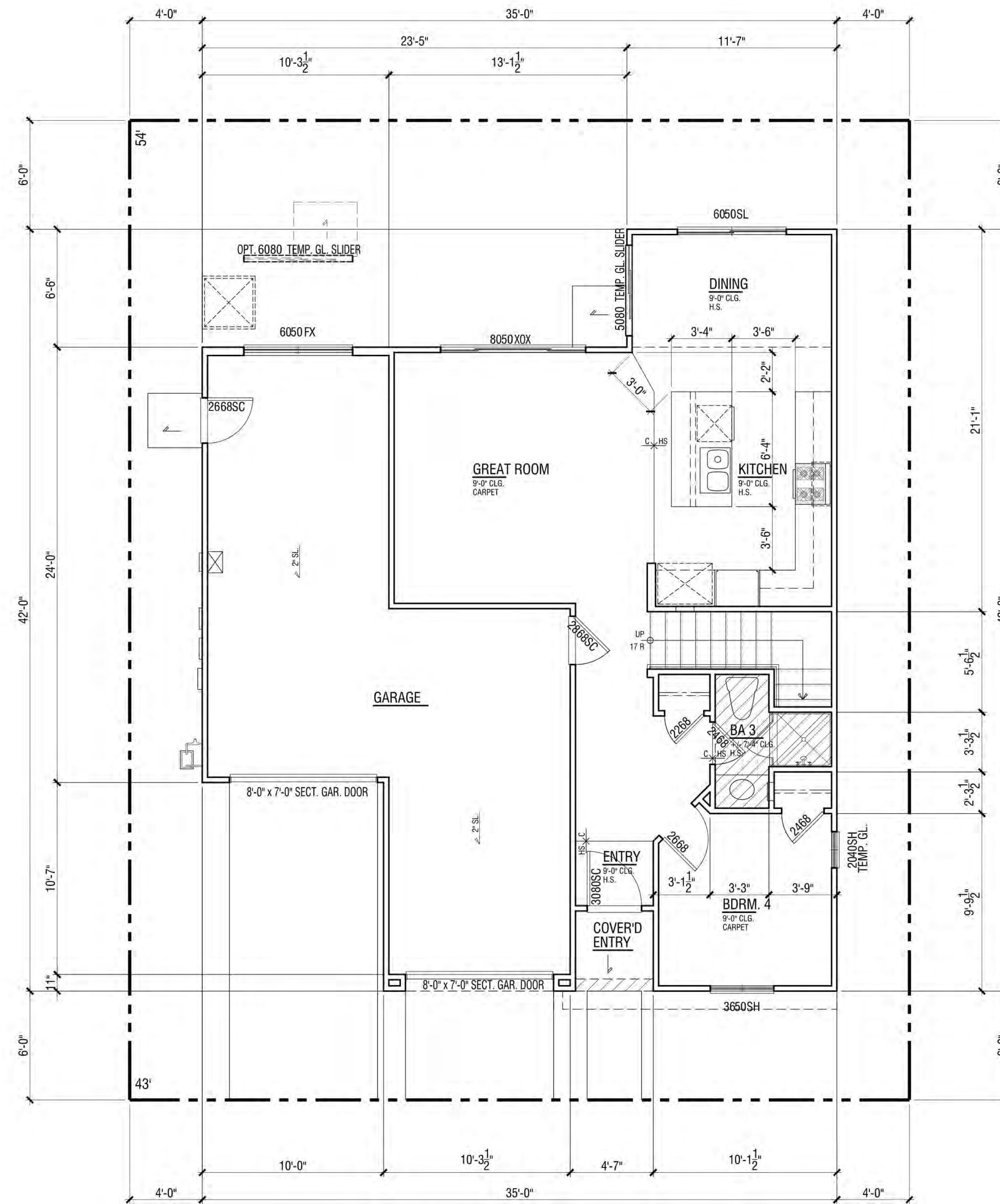
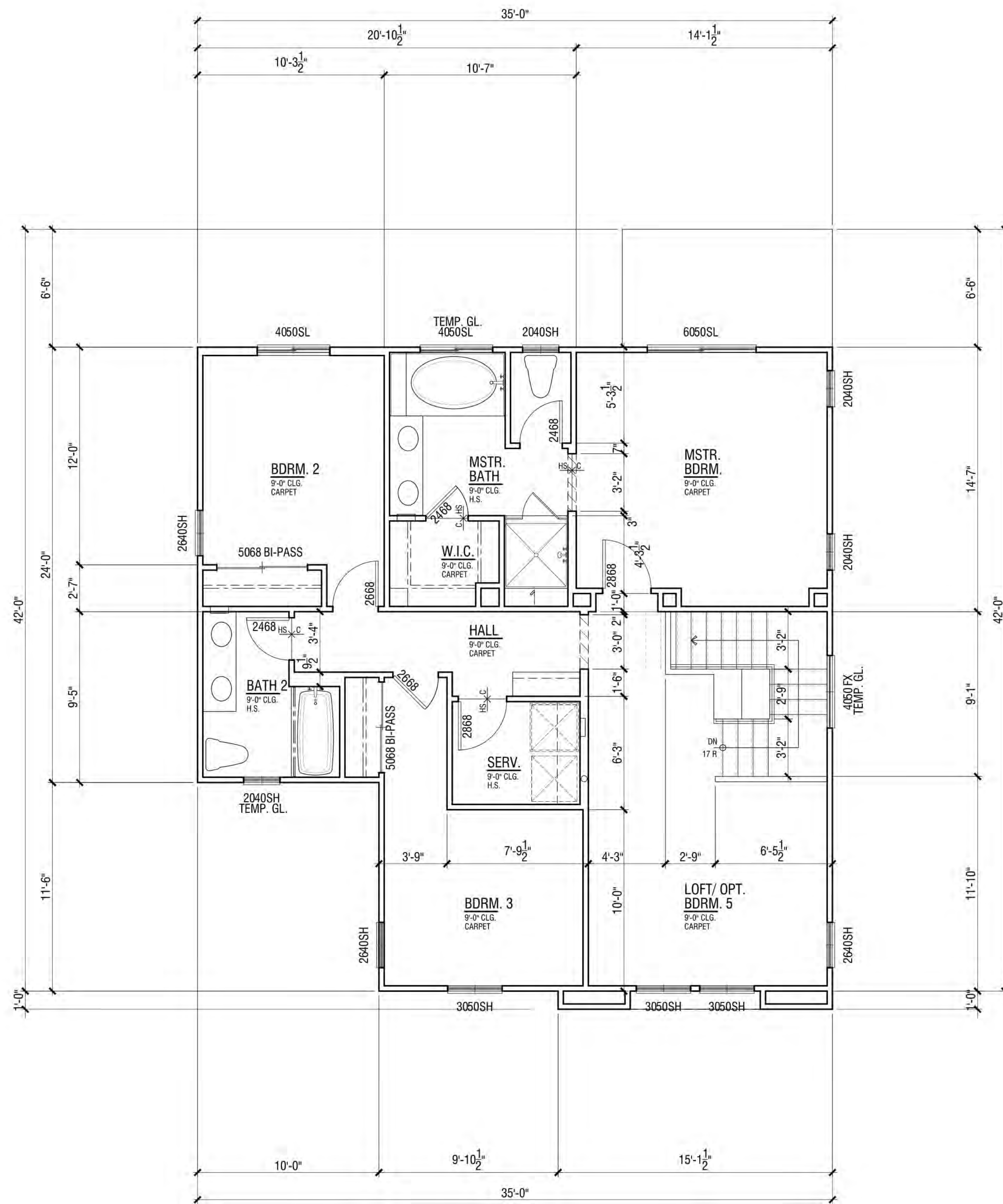
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 9



FLOOR PLAN | PLAN 2A

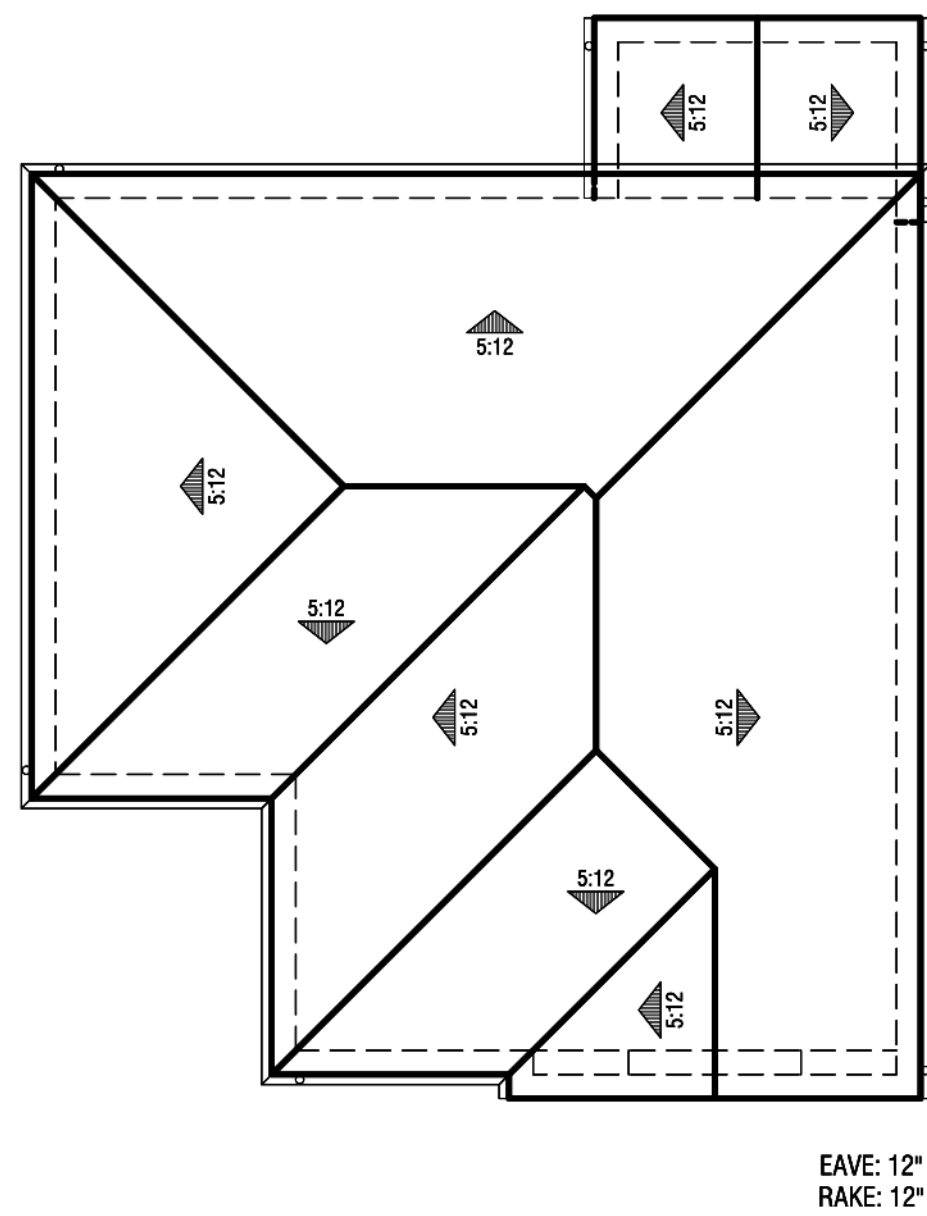
FLOOR AREA TABLE	PLAN 2A
LOWER FLOOR PLAN	721 SQ. FT.
UPPER FLOOR PLAN	1071 SQ. FT.
TOTAL	1792 SQ. FT.
2-BAY GARAGE	456 SQ. FT.
COVERED ENTRY/PORCH	19 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

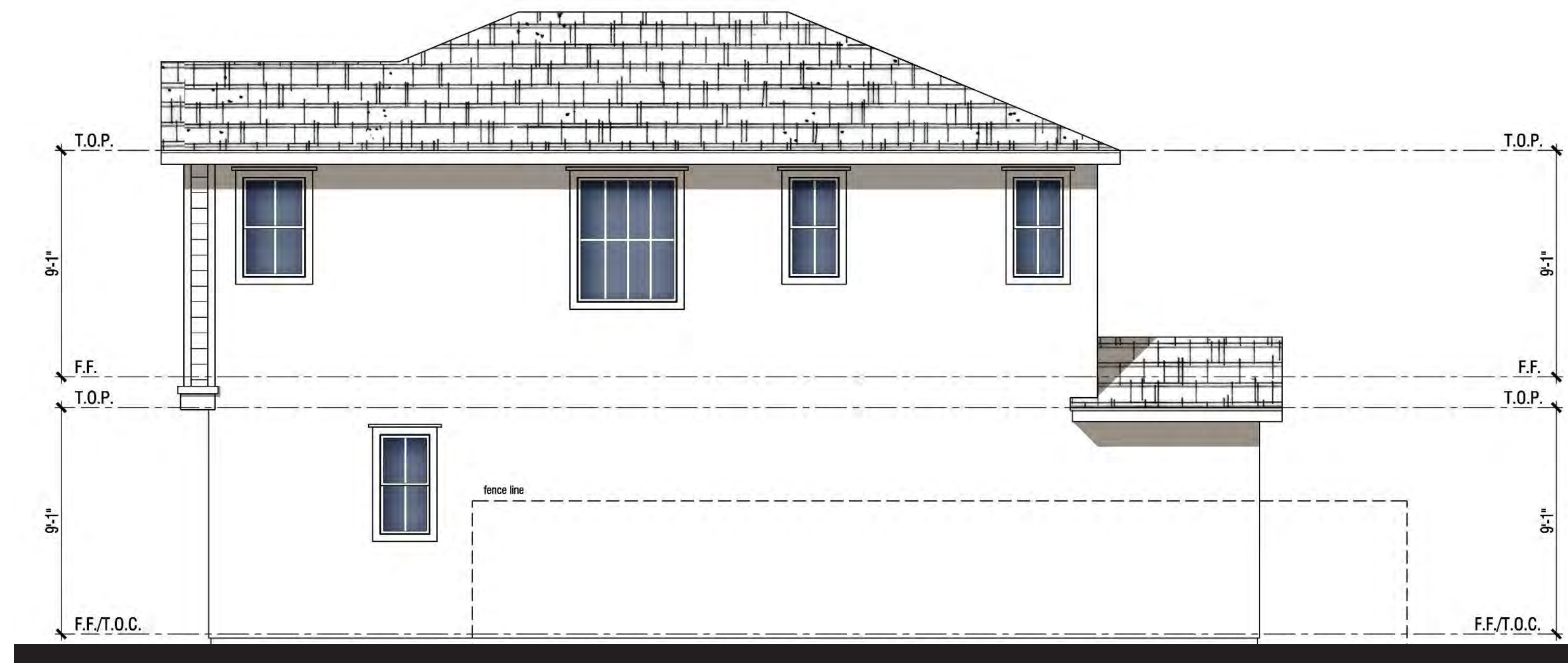
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA



Roof Plan
@ 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL **STYLE ELEMENTS 'A' TRADITIONAL**

Roof: Composition Shingle
Fascia: 2X6 Wood Typical
Gable: Horizontal Lap Siding
Exterior: Stucco (16/20 Sand Finish)
Window & Door Trim: Stucco over Foam Trim per Elevation Style
Entry Door: Decorative Front Entry Door
Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 2A | ELEVATION WRAPS & ROOF PLAN

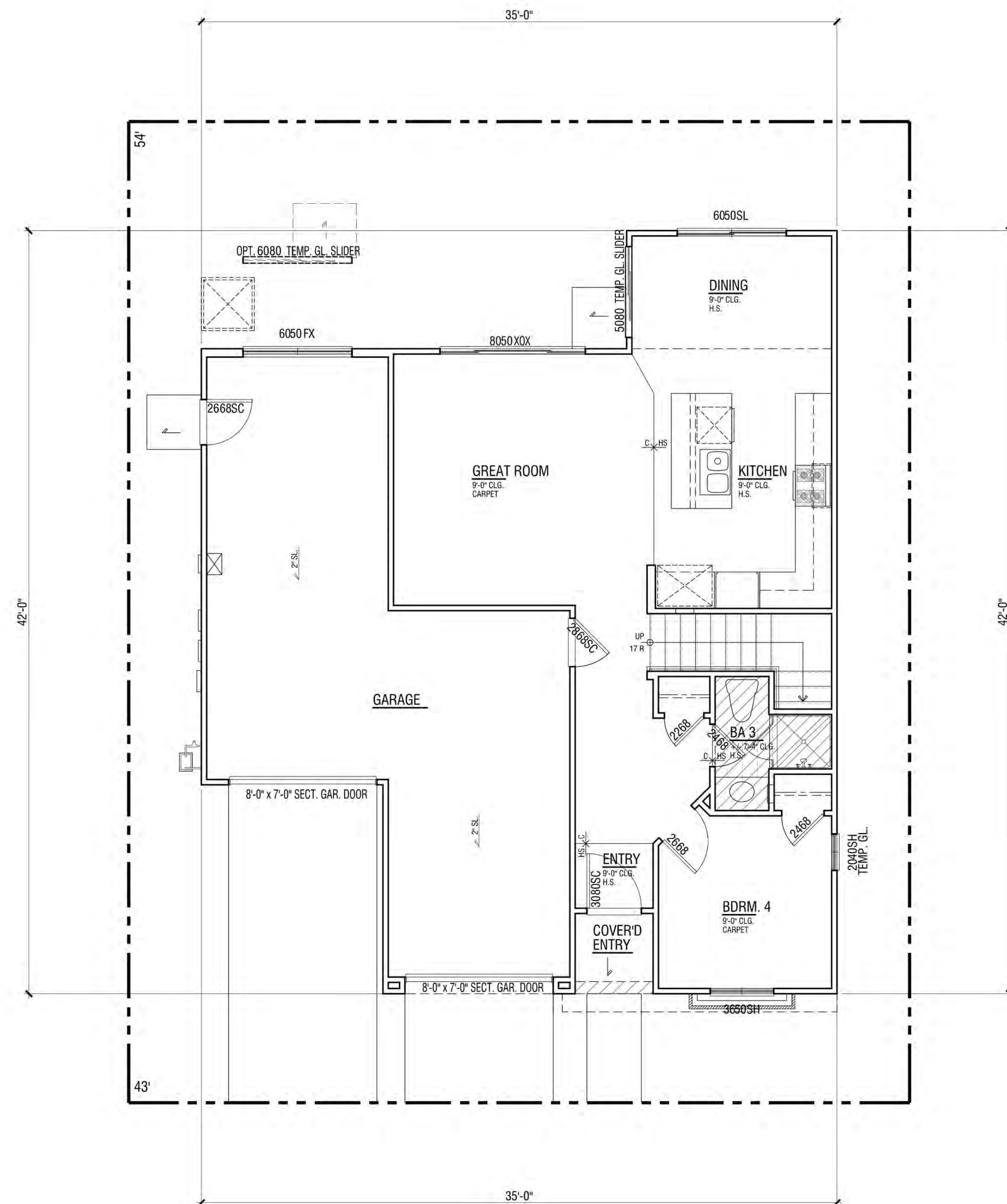
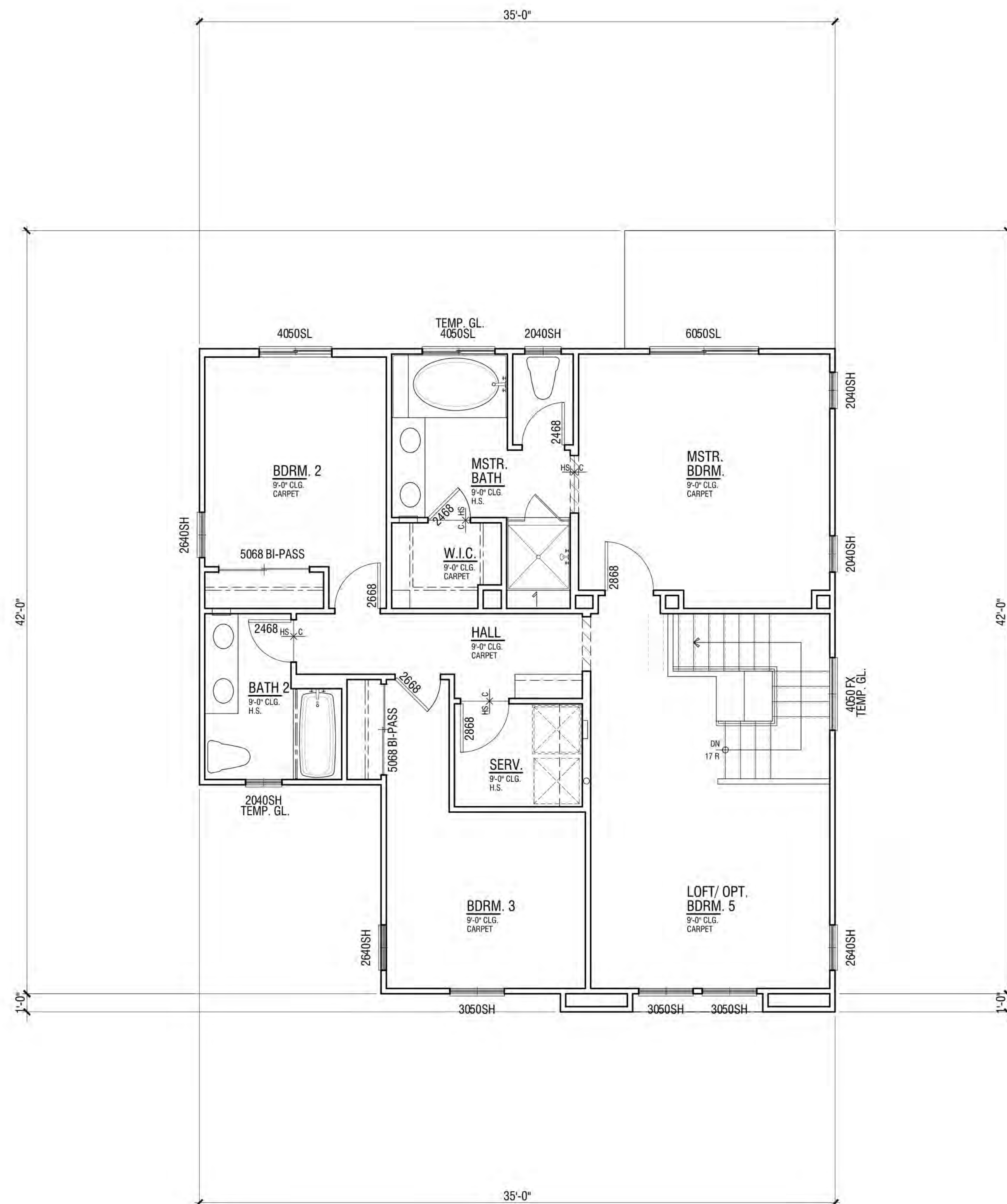
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 2



UPPER FLOOR PLAN

LOWER FLOOR PLAN

NEIGHBORHOOD D1 & D2

ALVES RANCH

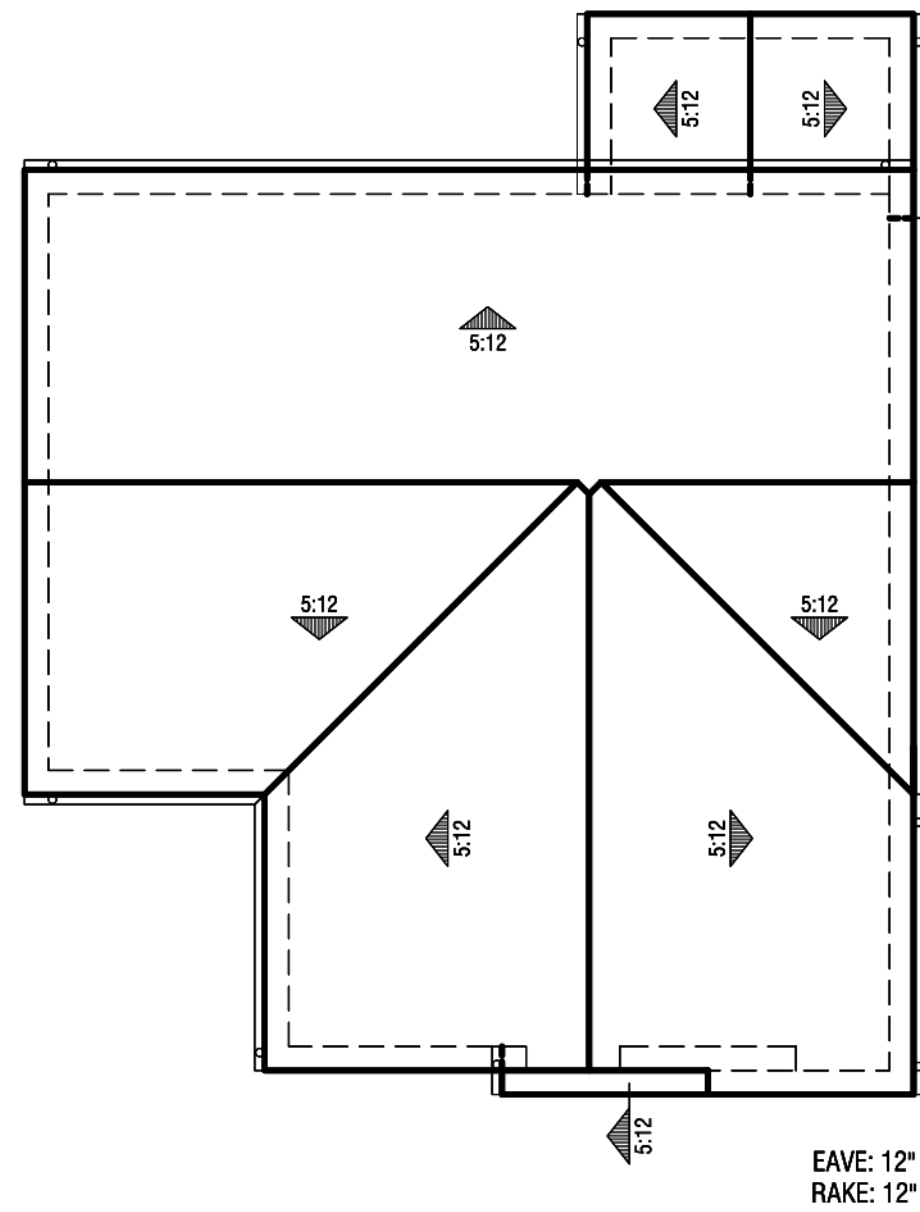
PITTSBURG, CA

FLOOR PLAN | PLAN 2B

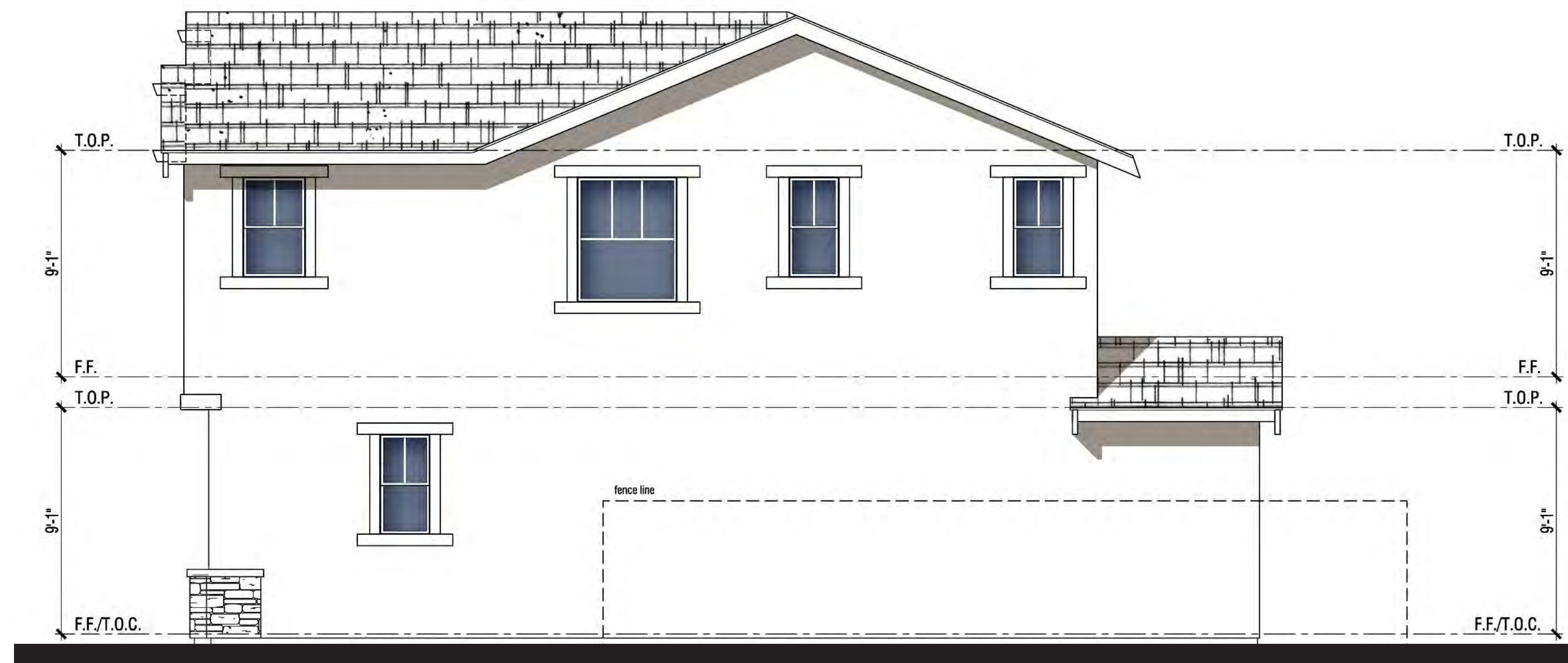
FLOOR AREA TABLE	PLAN 2B
LOWER FLOOR PLAN	721 SQ. FT.
UPPER FLOOR PLAN	1070 SQ. FT.
TOTAL	1792 SQ. FT.
2-BAY GARAGE	456 SQ. FT.
COVERED ENTRY/PORCH	19 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





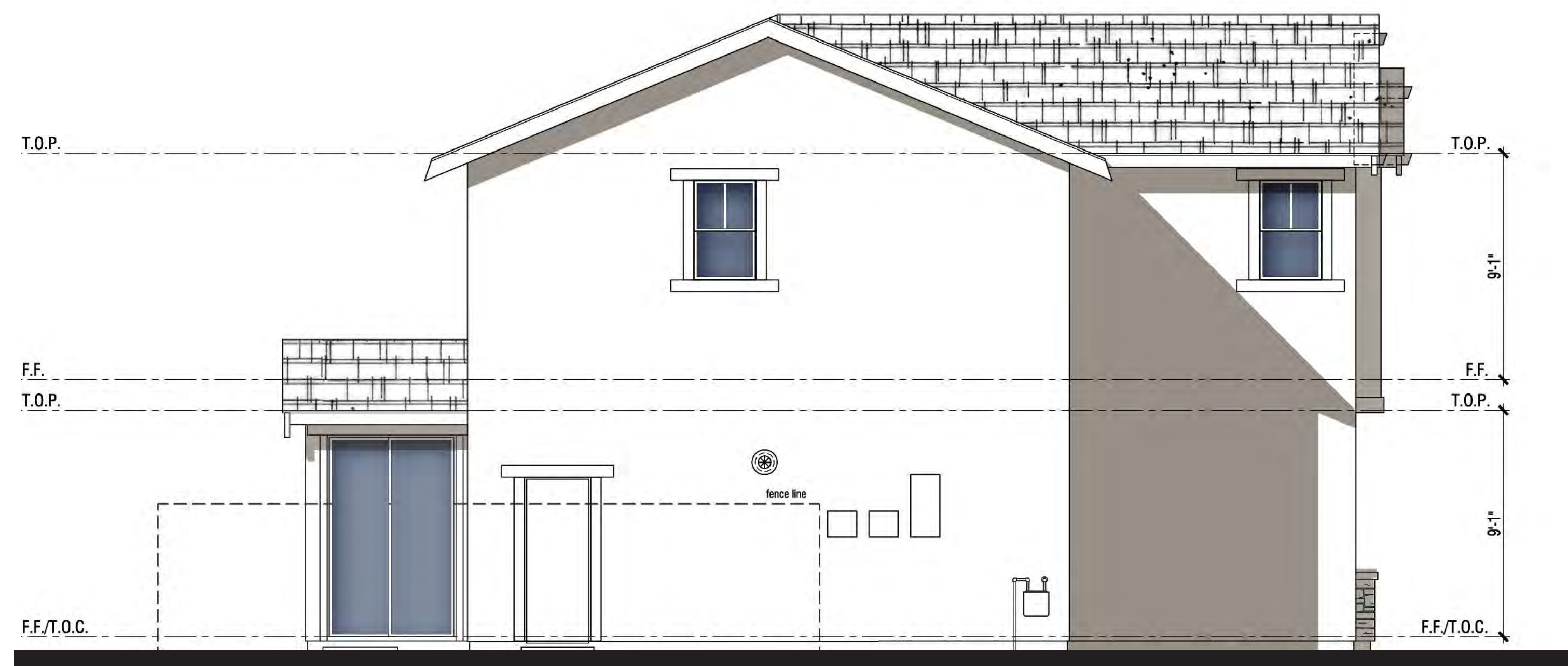
Roof Plan
@ 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL **STYLE ELEMENTS 'B' BUNGALOW**

Roof: Composition Shingle
Fascia: 2X6 Wood Typical
Gable: Wood Outlookers with Board and Batten
Exterior: Stucco (16/20 Sand Finish)
Window & Door Trim: Stucco over Foam Trim per Elevation Style
Entry Door: Decorative Front Entry Door
Stone: Manufactured Stone Veneer
Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 2B | ELEVATION WRAPS & ROOF PLAN

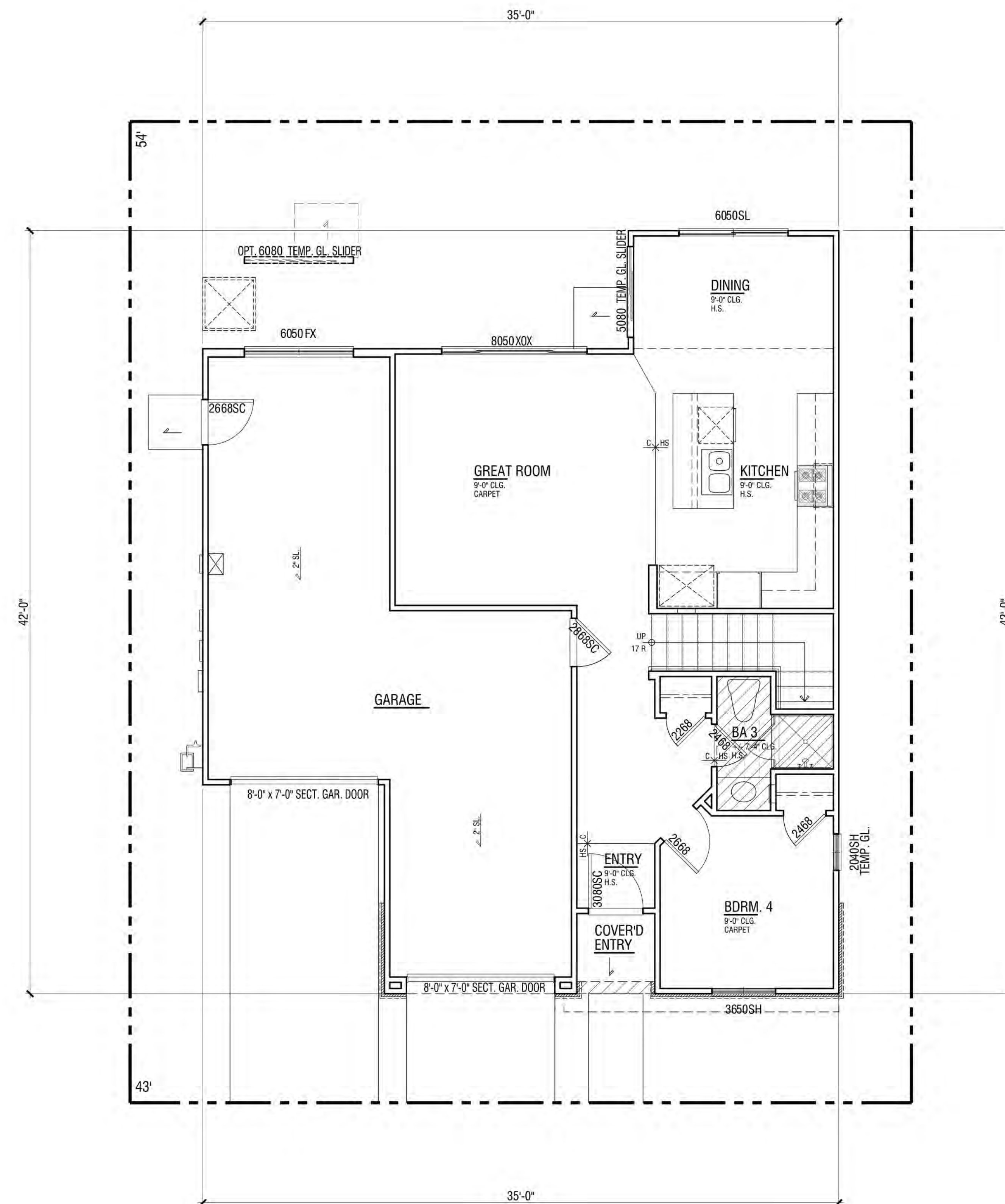
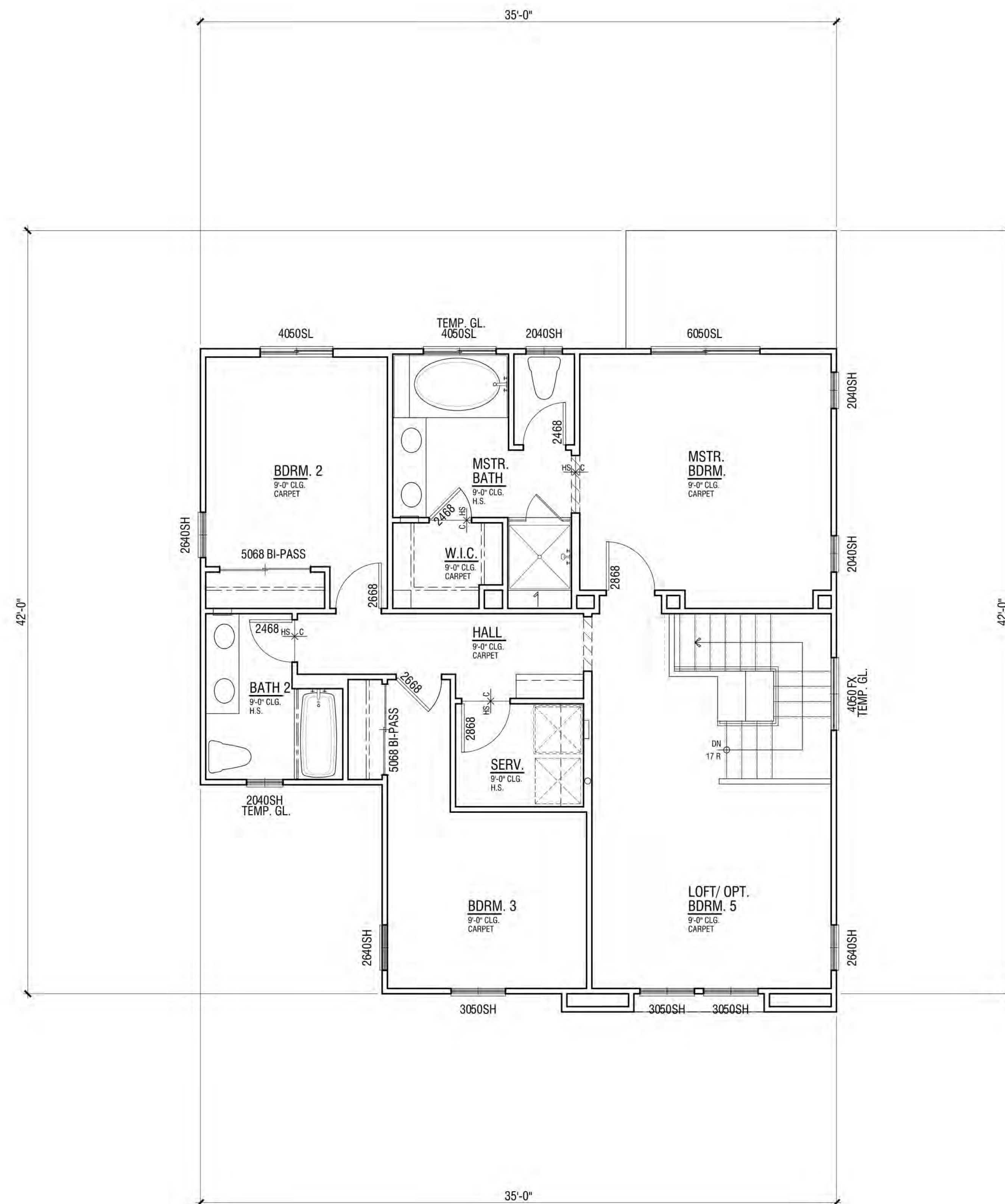
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 7



UPPER FLOOR PLAN

LOWER FLOOR PLAN

NEIGHBORHOOD D1 & D2

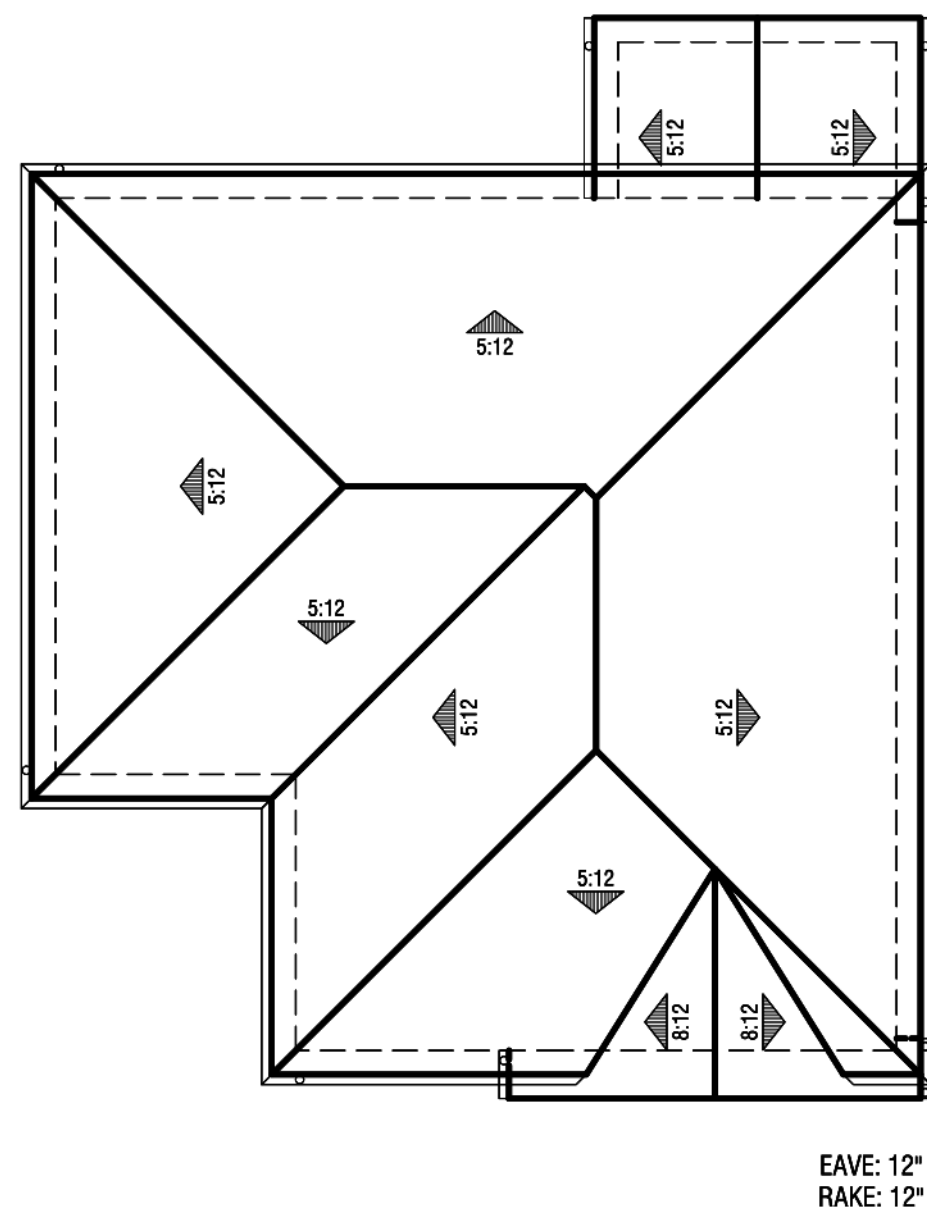
ALVES RANCH

PITTSBURG, CA

FLOOR PLAN | PLAN 2C

FLOOR AREA TABLE	PLAN 2C
LOWER FLOOR PLAN	721 SQ. FT.
UPPER FLOOR PLAN	1070 SQ. FT.
TOTAL	1792 SQ. FT.
2-BAY GARAGE	456 SQ. FT.
COVERED ENTRY/PORCH	19 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



Roof Plan
@ 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL **STYLE ELEMENTS 'C' COTTAGE**

Roof: Composition Shingle
Fascia: 2X6 Wood Typical
Exterior: Stucco (16/20 Sand Finish)
Window & Door Trim: Stucco over Foam Trim per Elevation Style
Entry Door: Decorative Front Entry Door
Veneer: Manufactured Stone Veneer
Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 2C | ELEVATION WRAPS & ROOF PLAN

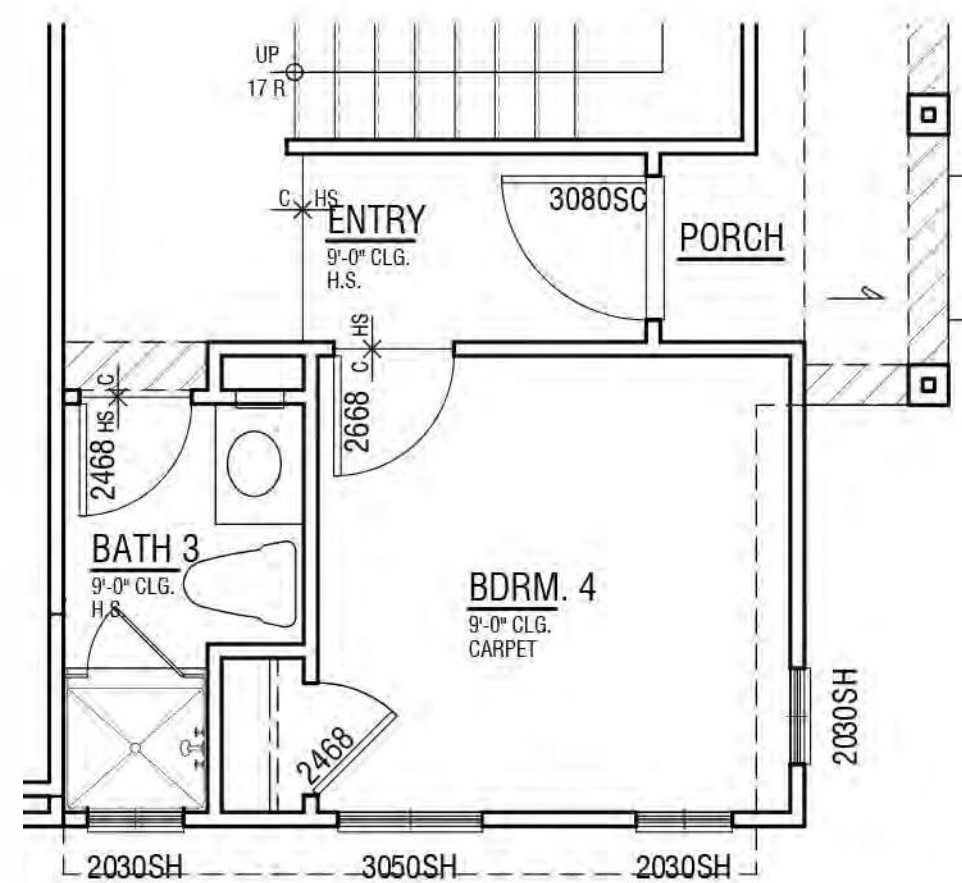
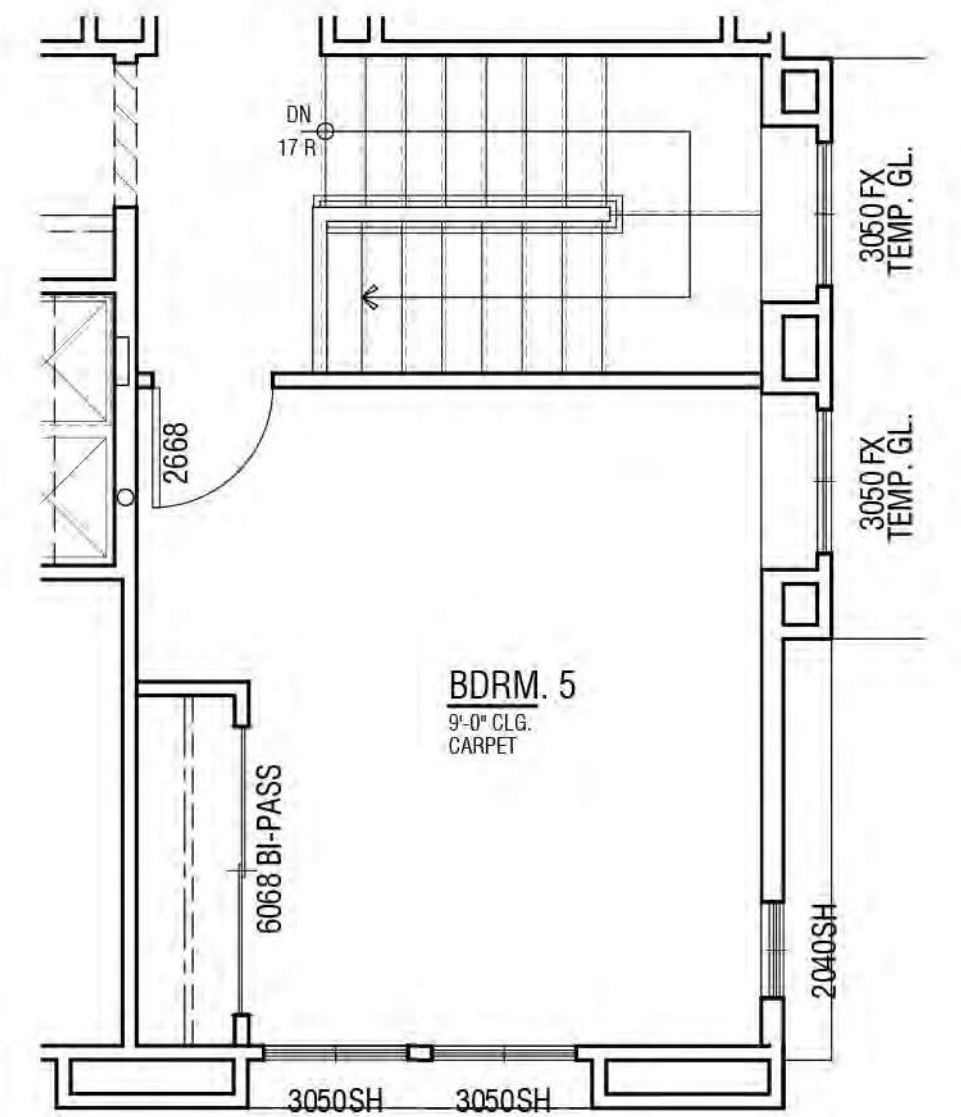
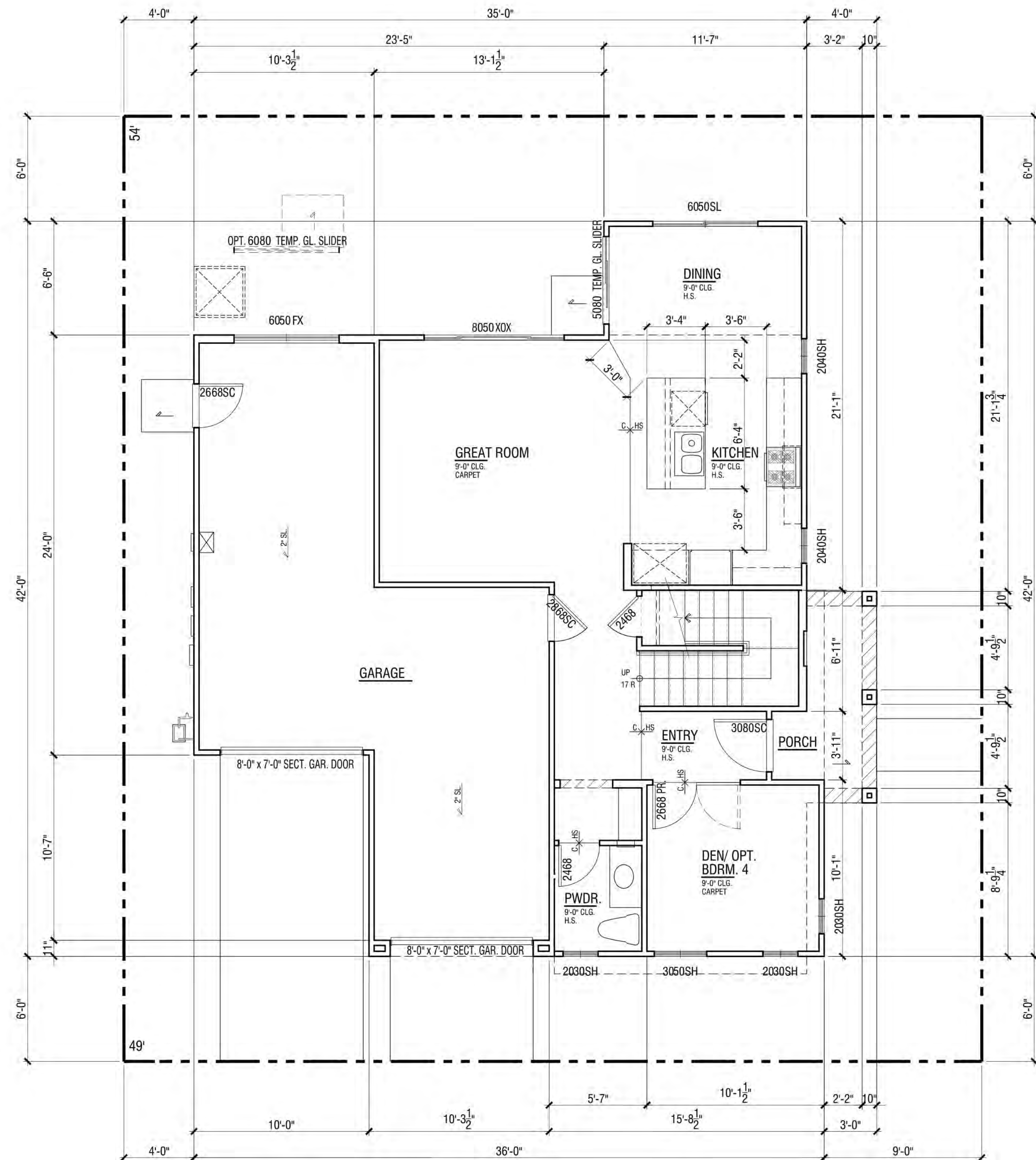
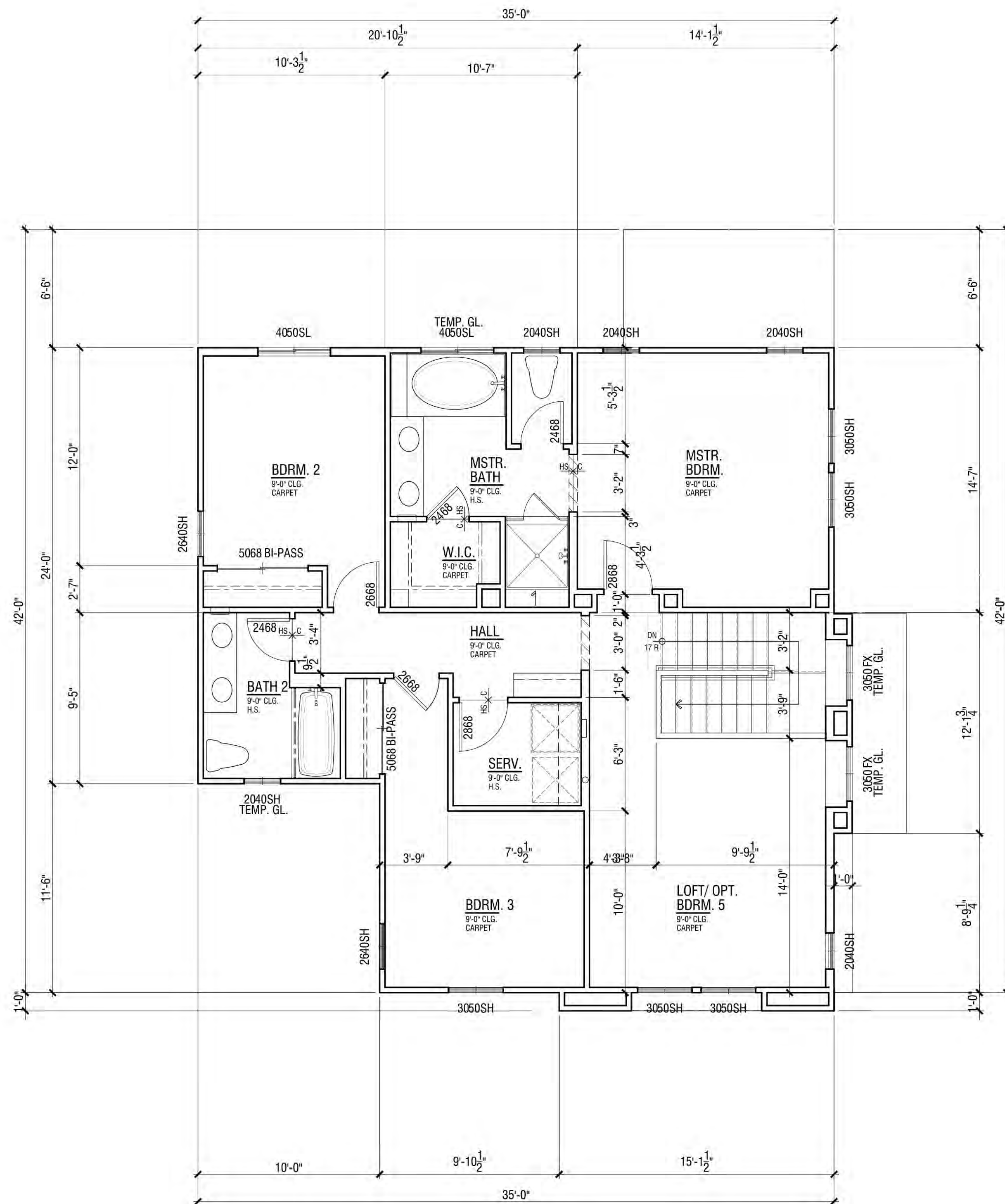
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 11



FLOOR PLAN | PLAN 2XA

FLOOR AREA TABLE	PLAN 2XA
LOWER FLOOR PLAN	744 SQ. FT.
UPPER FLOOR PLAN	1065 SQ. FT.
TOTAL	1809 SQ. FT.
2-BAY GARAGE	455 SQ. FT.
COVERED ENTRY/PORCH	55 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA

LOWER FLOOR PLAN

UPPER FLOOR PLAN



© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2017405 | 07-10-18

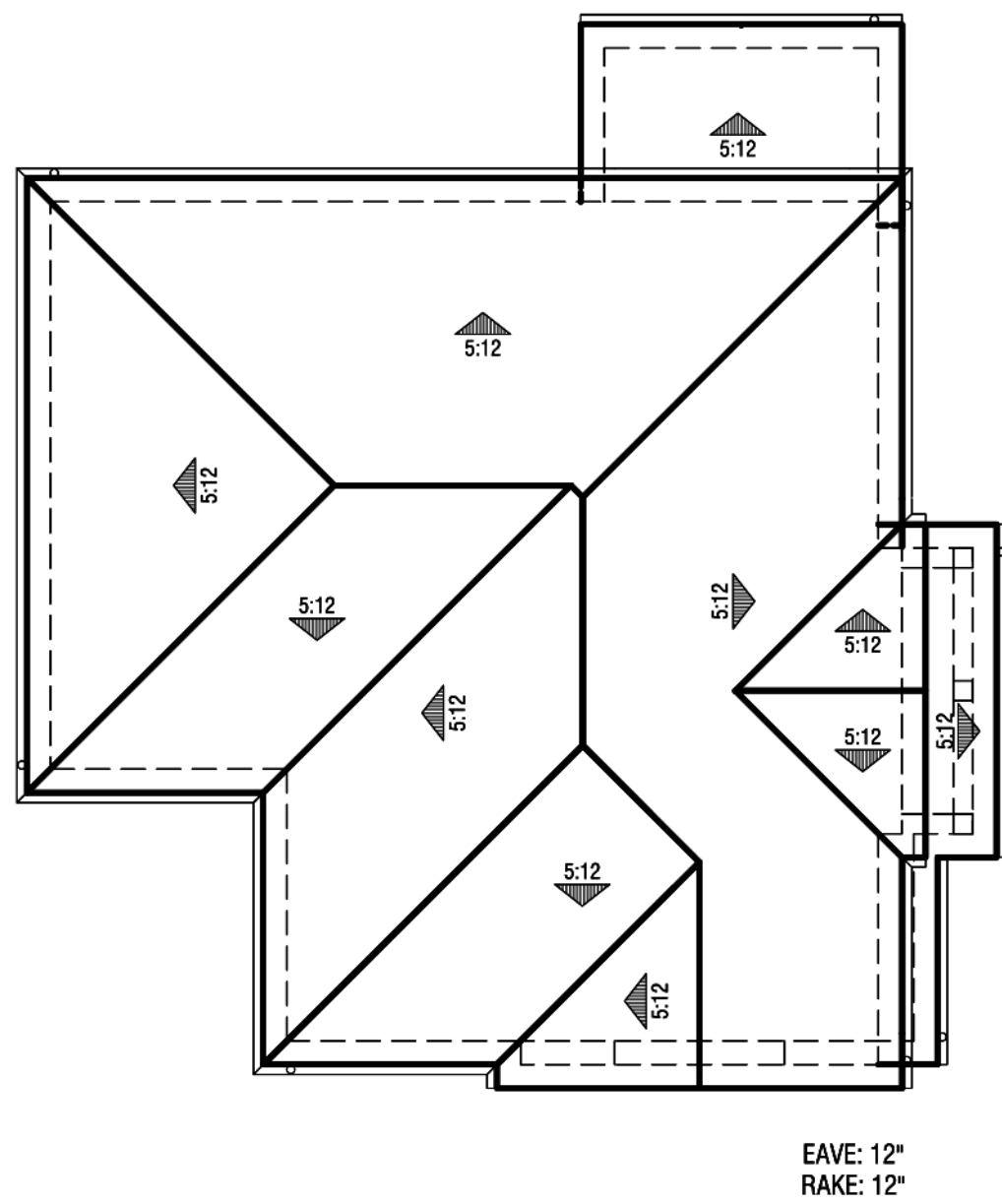
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

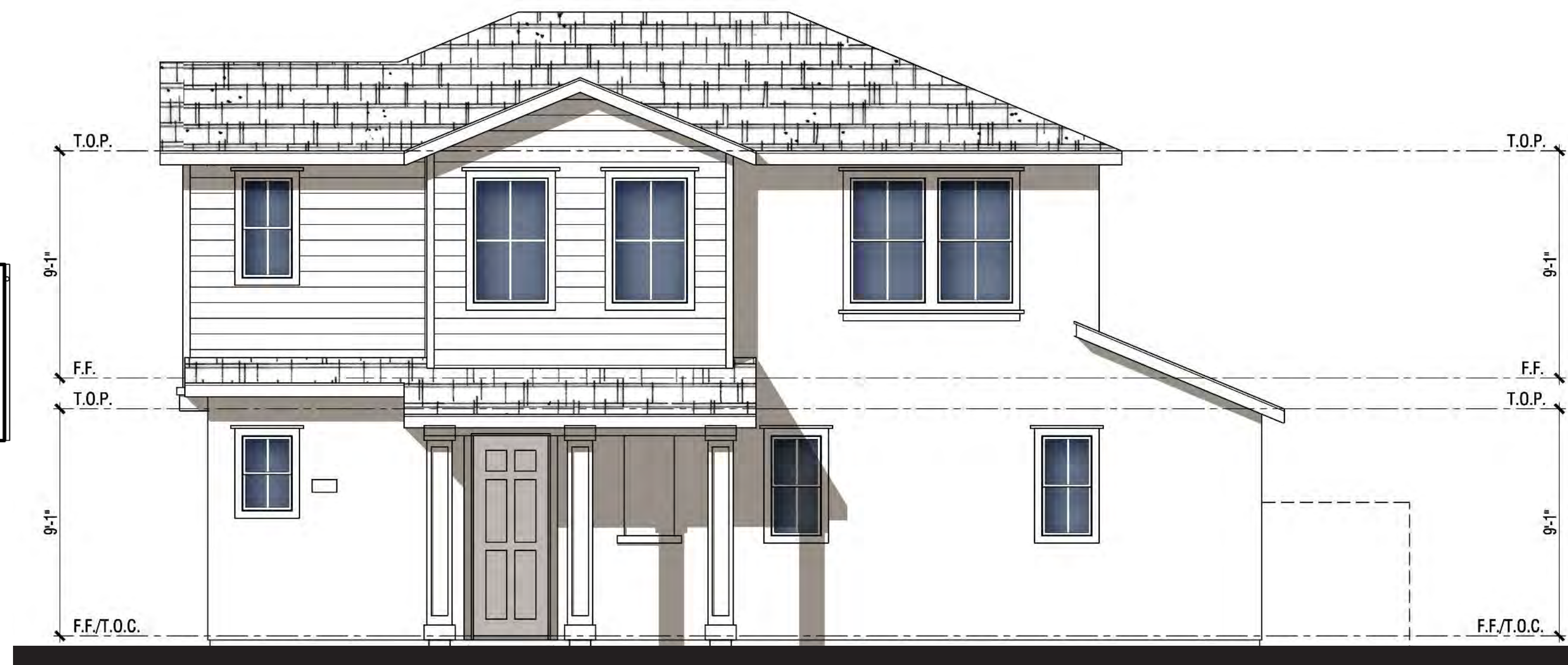
ORANGE COUNTY . LOS ANGELES . BAY AREA

A2.14

FORMAL SUBMITTAL



Roof Plan
@ 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL **STYLE ELEMENTS 'A' TRADITIONAL**

Roof: Composition Shingle
Fascia: 2X6 Wood Typical
Gable: Horizontal Lap Siding
Exterior: Stucco (16/20 Sand Finish)
Window & Door Trim: Stucco over Foam Trim per Elevation Style
Entry Door: Decorative Front Entry Door
Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 2XA | ELEVATION WRAPS & ROOF PLAN

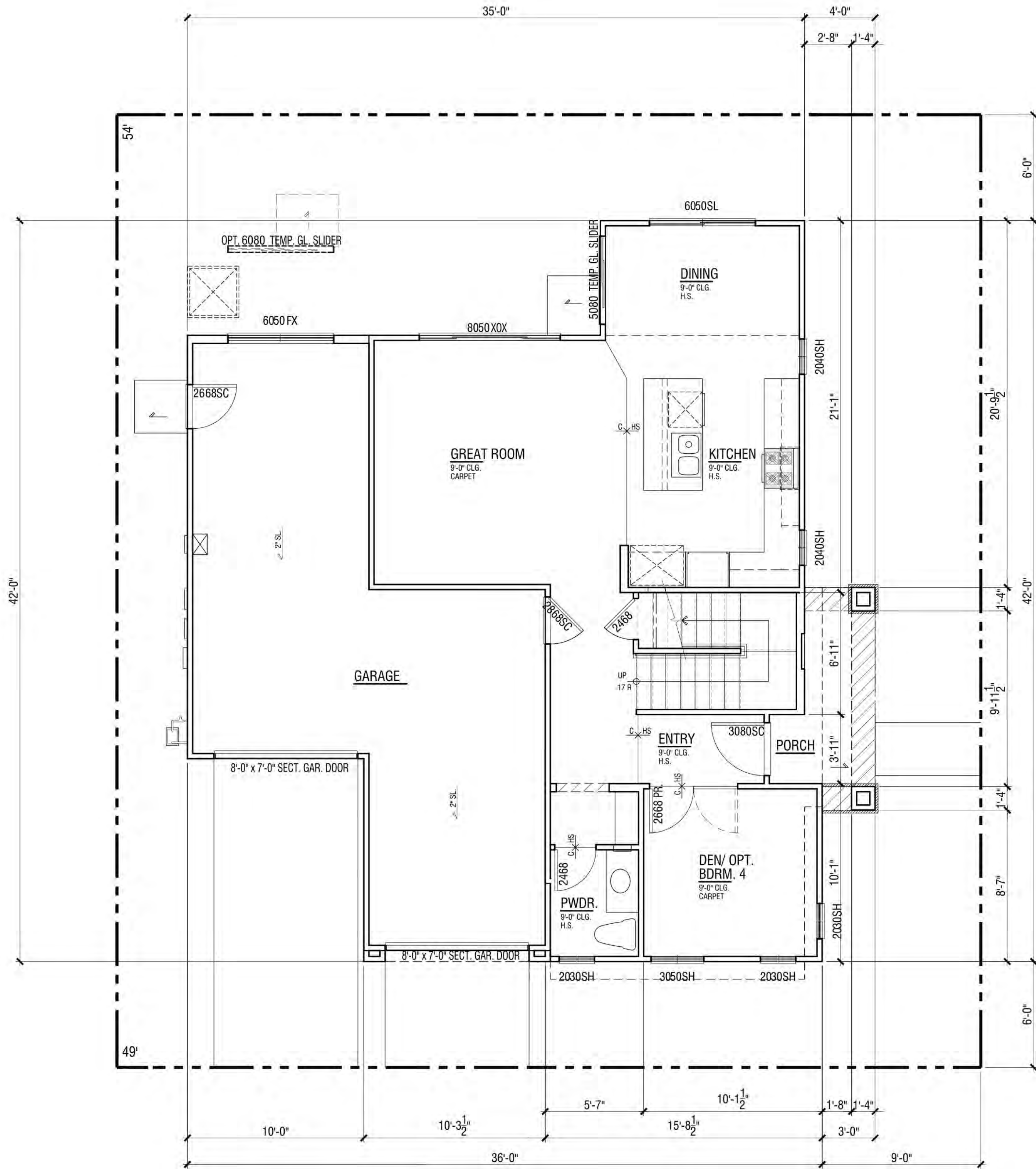
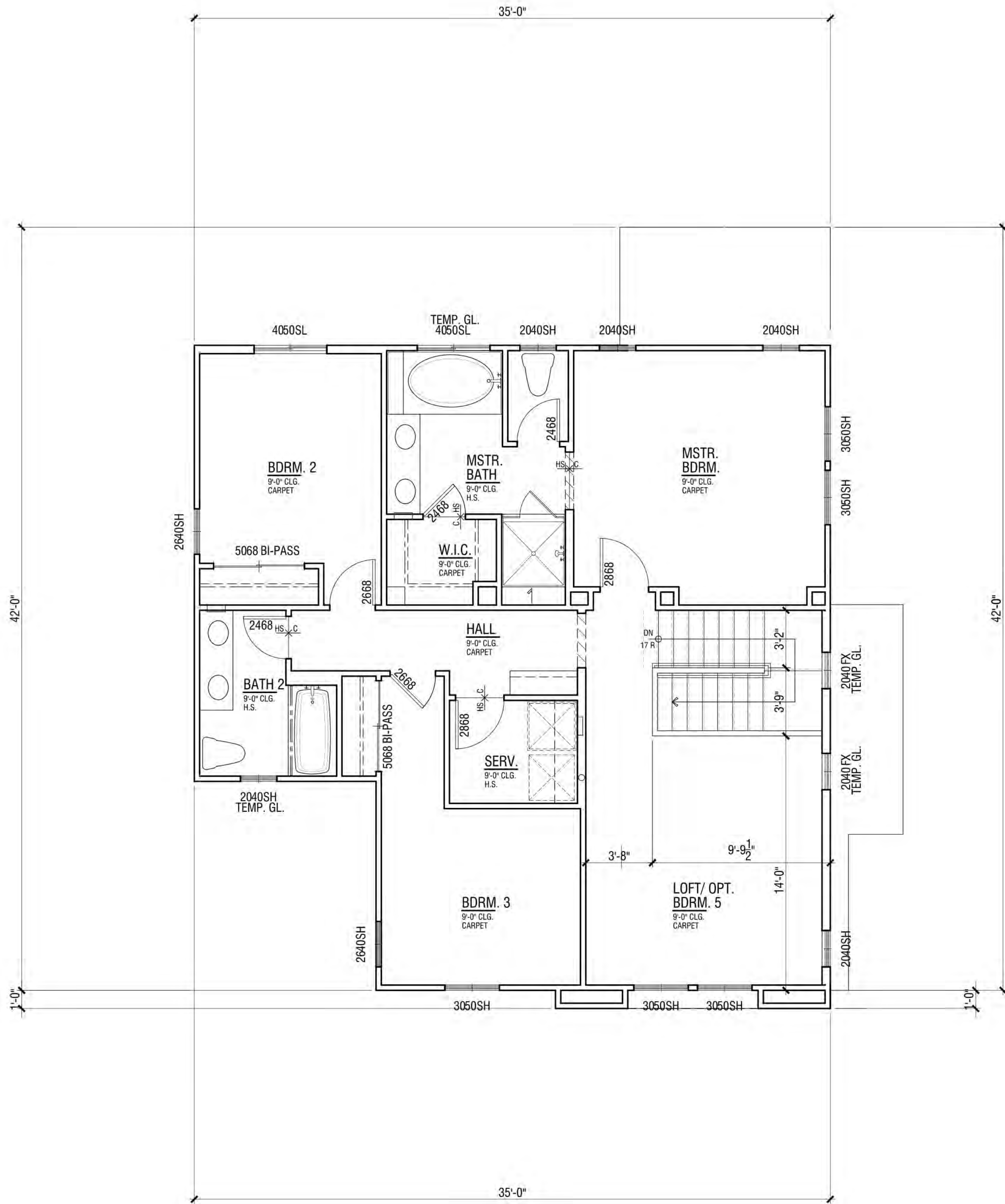
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 3



FLOOR PLAN | PLAN 2XB

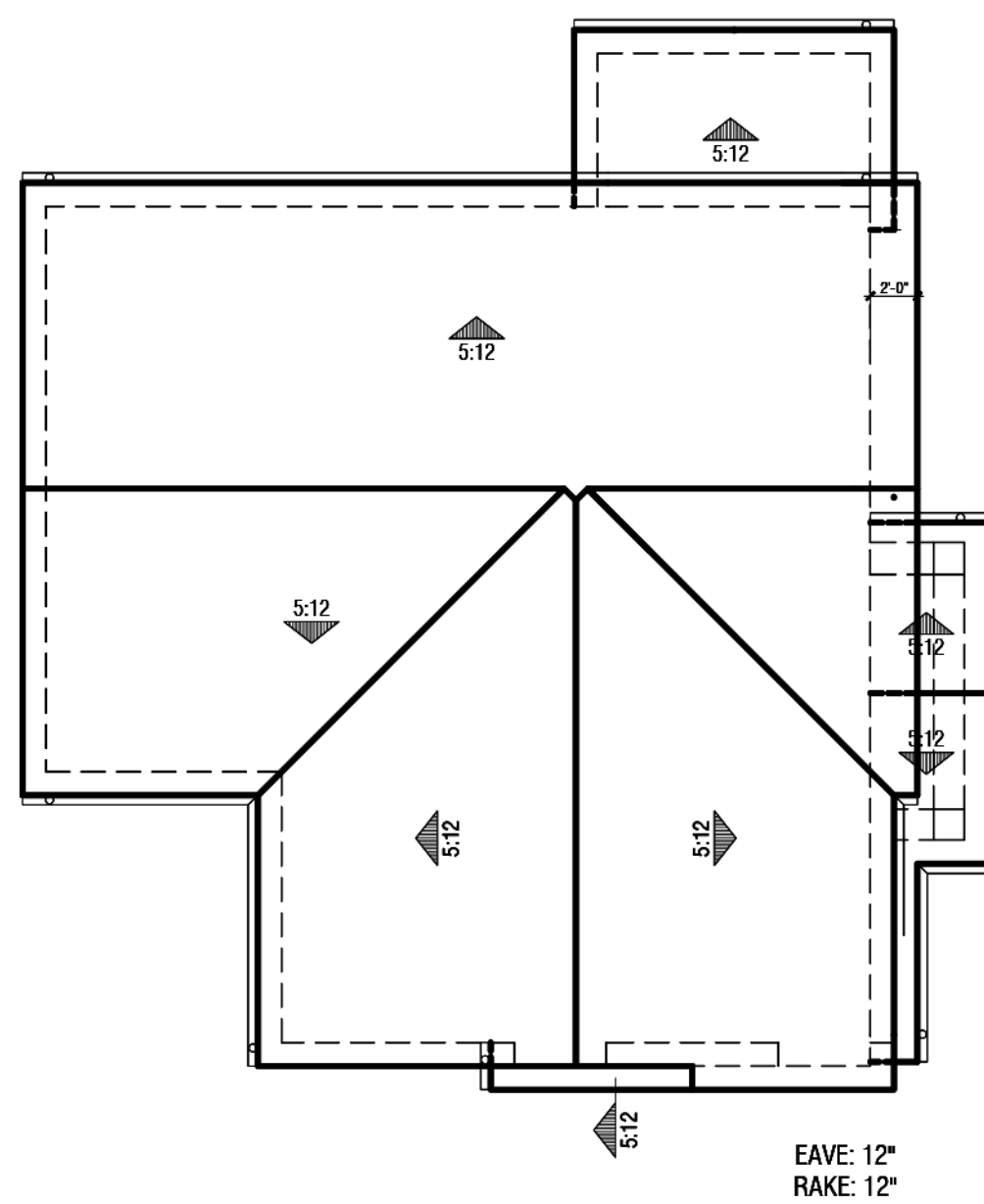
FLOOR AREA TABLE	PLAN 2XB
LOWER FLOOR PLAN	744 SQ. FT.
UPPER FLOOR PLAN	1065 SQ. FT.
TOTAL	1809 SQ. FT.
2-BAY GARAGE	455 SQ. FT.
COVERED ENTRY/PORCH	57 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA



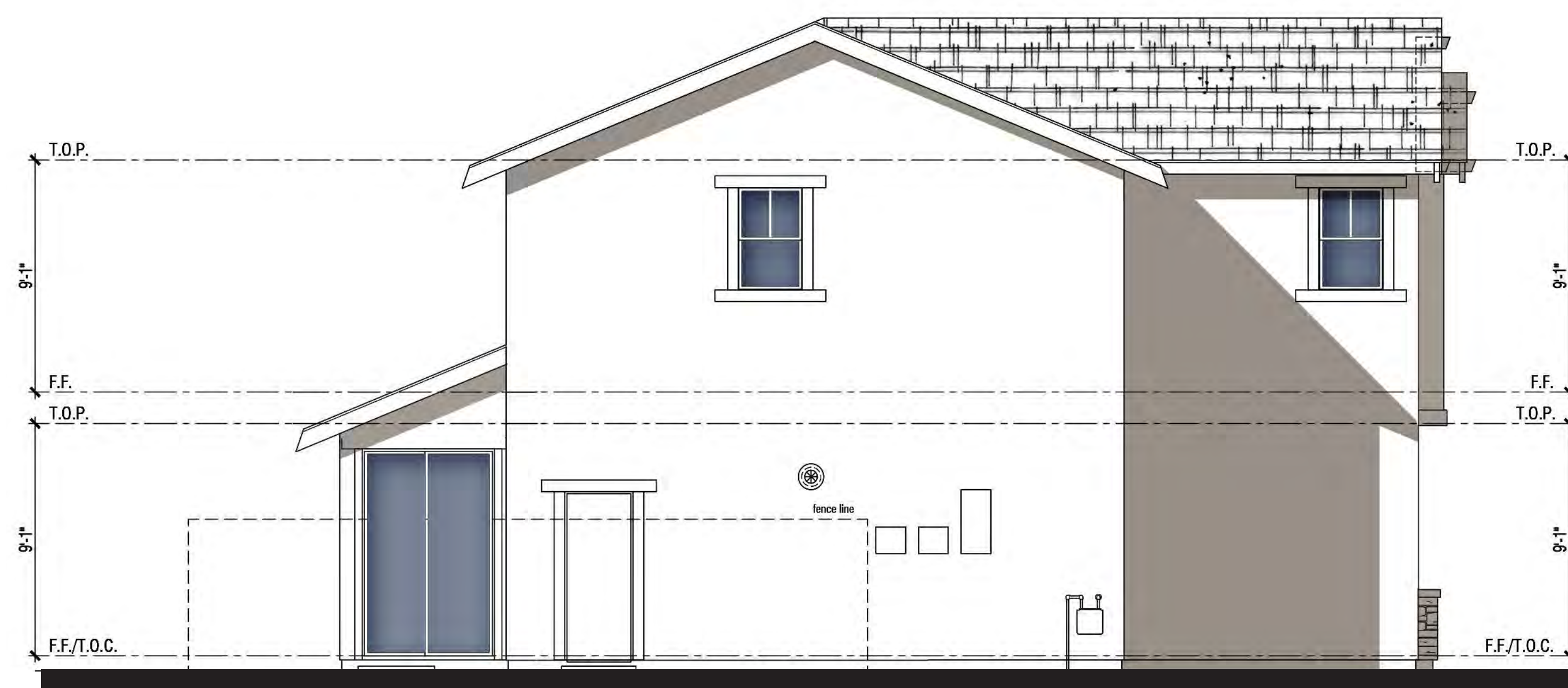
Roof Plan
@ 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Note: Artist's Conception; Colors, Materials And Application May Vary.

MATERIAL **STYLE ELEMENTS 'B' BUNGALOW**

Roof:	Composition Shingle
Fascia:	2X6 Wood Typical
Gable:	Wood Outlookers with Board and Batten
Exterior:	Stucco (16/20 Sand Finish)
Window & Door Trim:	Stucco over Foam Trim per Elevation Style
Entry Door:	Decorative Front Entry Door
Stone:	Manufactured Stone Veneer
Garage Door:	Decorative Metal Roll-Up Garage Door per Elevation Style

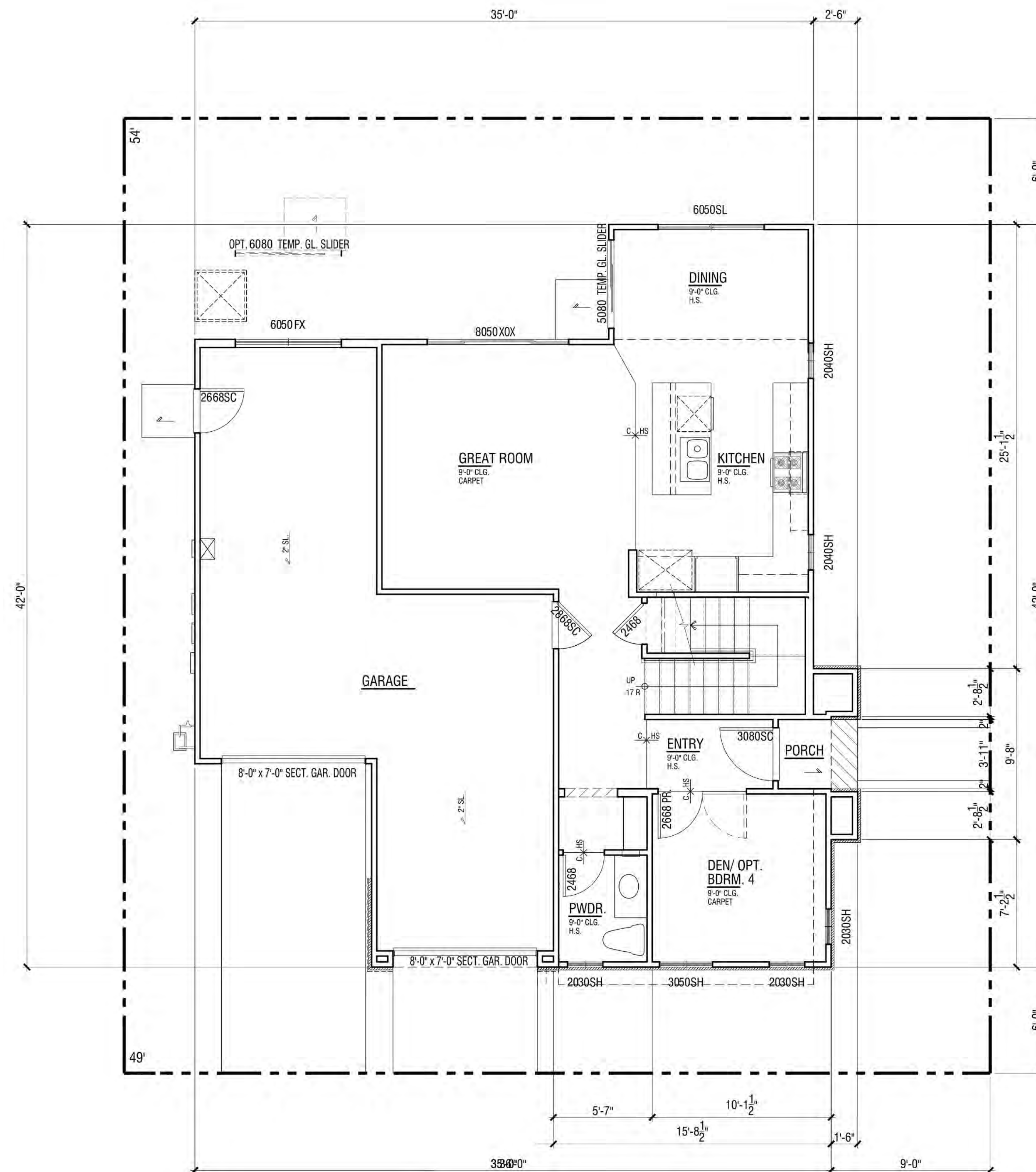
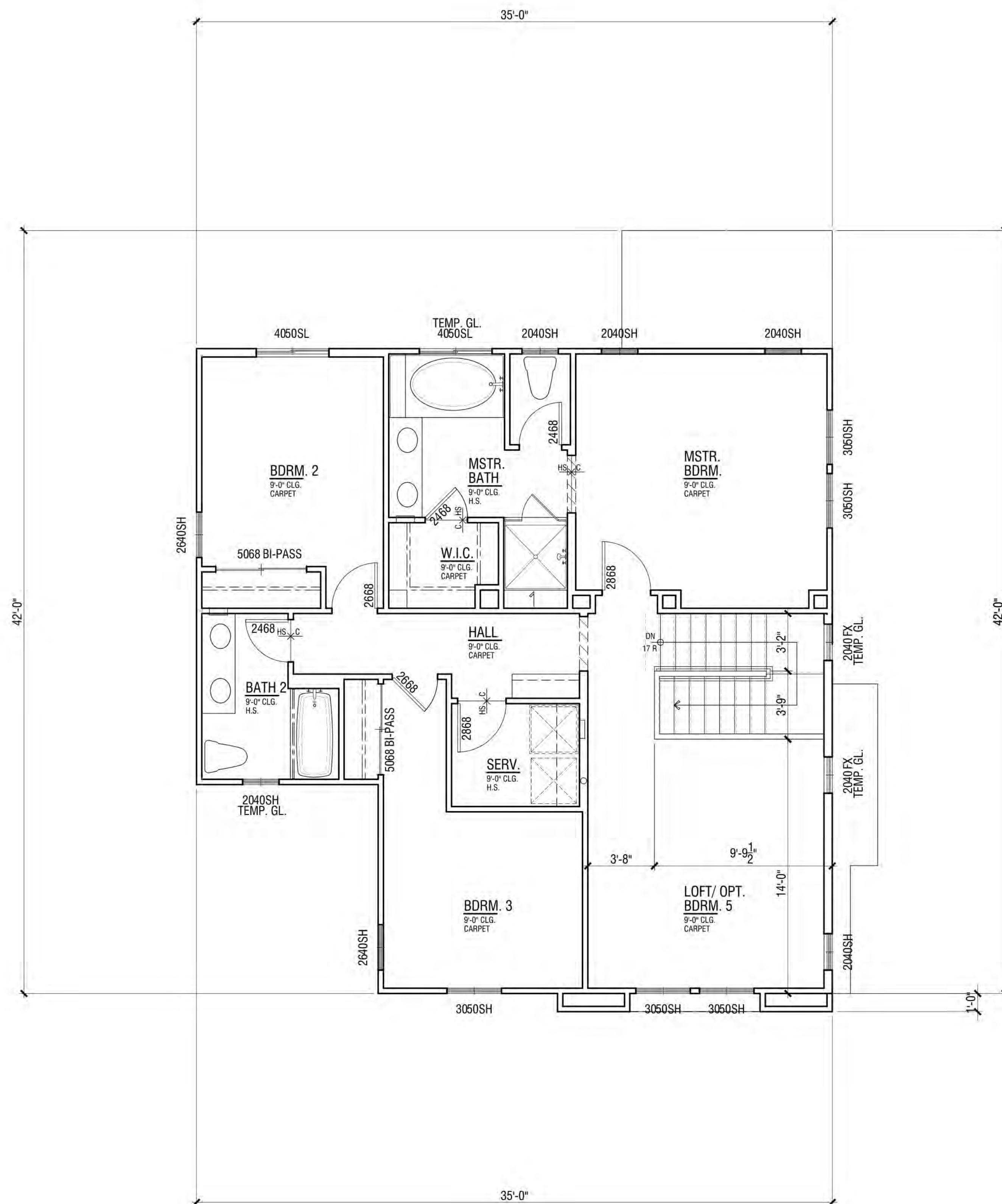
PLAN 2XB | ELEVATION WRAPS & ROOF PLAN

NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA

Scheme# 6



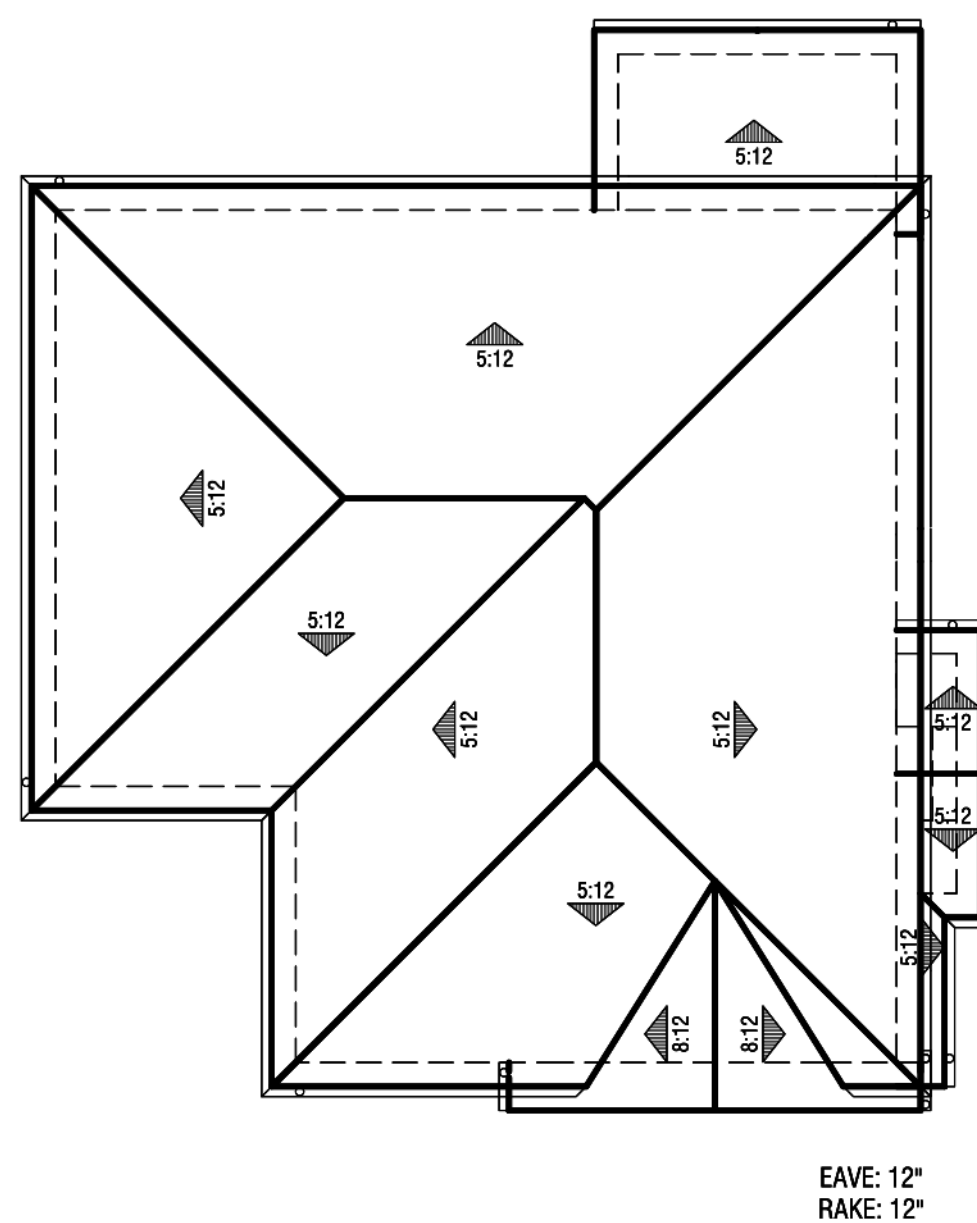
UPPER FLOOR PLAN

LOWER FLOOR PLAN

FLOOR PLAN | PLAN 2XC

FLOOR AREA TABLE	PLAN 2XC
LOWER FLOOR PLAN	744 SQ. FT.
UPPER FLOOR PLAN	1065 SQ. FT.
TOTAL	1809 SQ. FT.
2-BAY GARAGE	455 SQ. FT.
COVERED ENTRY/PORCH	18 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



Roof Plan
@ 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL **STYLE ELEMENTS 'C' COTTAGE**

Roof: Composition Shingle
Fascia: 2X6 Wood Typical
Exterior: Stucco (16/20 Sand Finish)
Window & Door Trim: Stucco over Foam Trim per Elevation Style
Entry Door: Decorative Front Entry Door
Veneer: Manufactured Stone Veneer
Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 2XC | ELEVATION WRAPS & ROOF PLAN

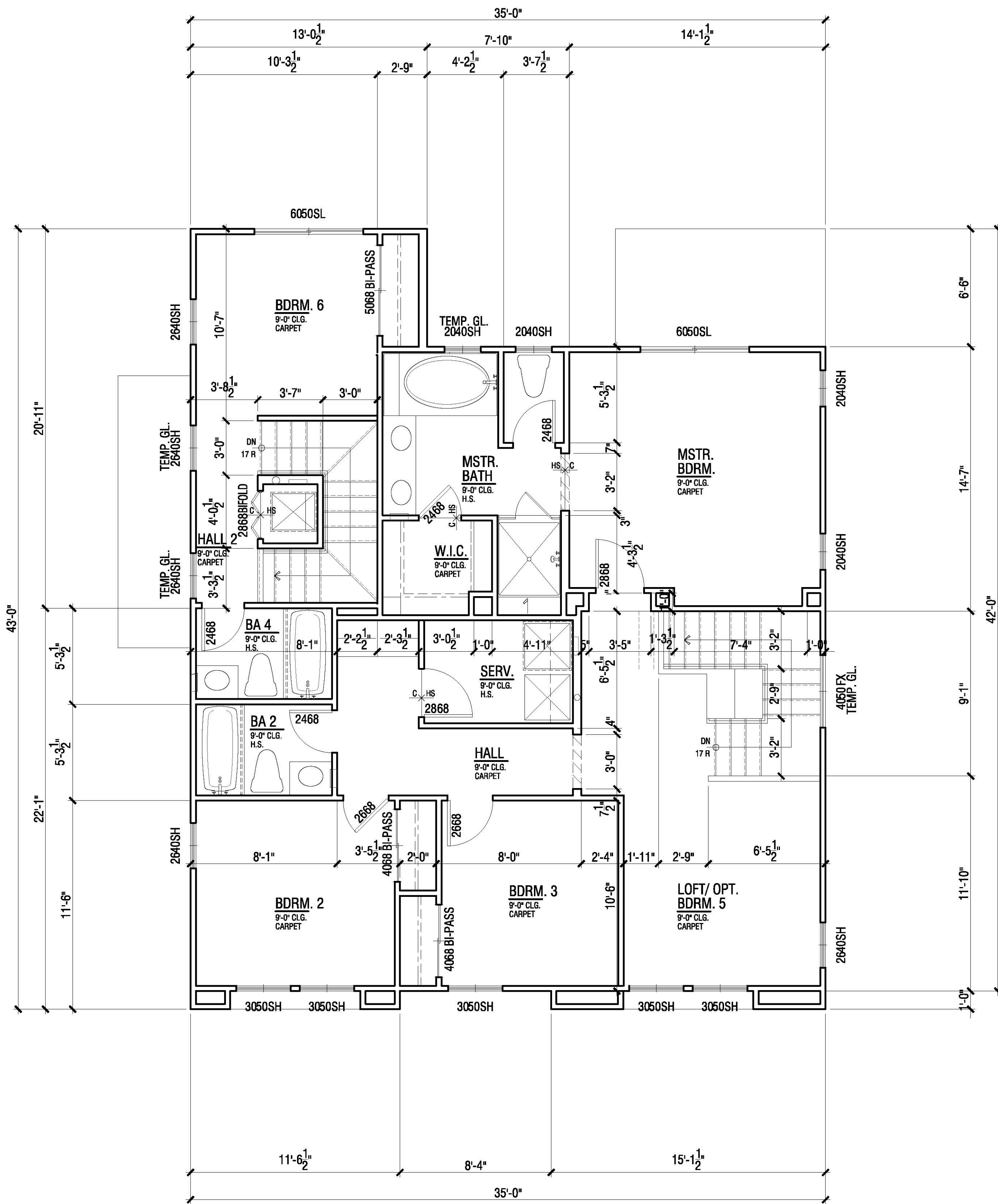
NEIGHBORHOOD D1 & D2

ALVES RANCH

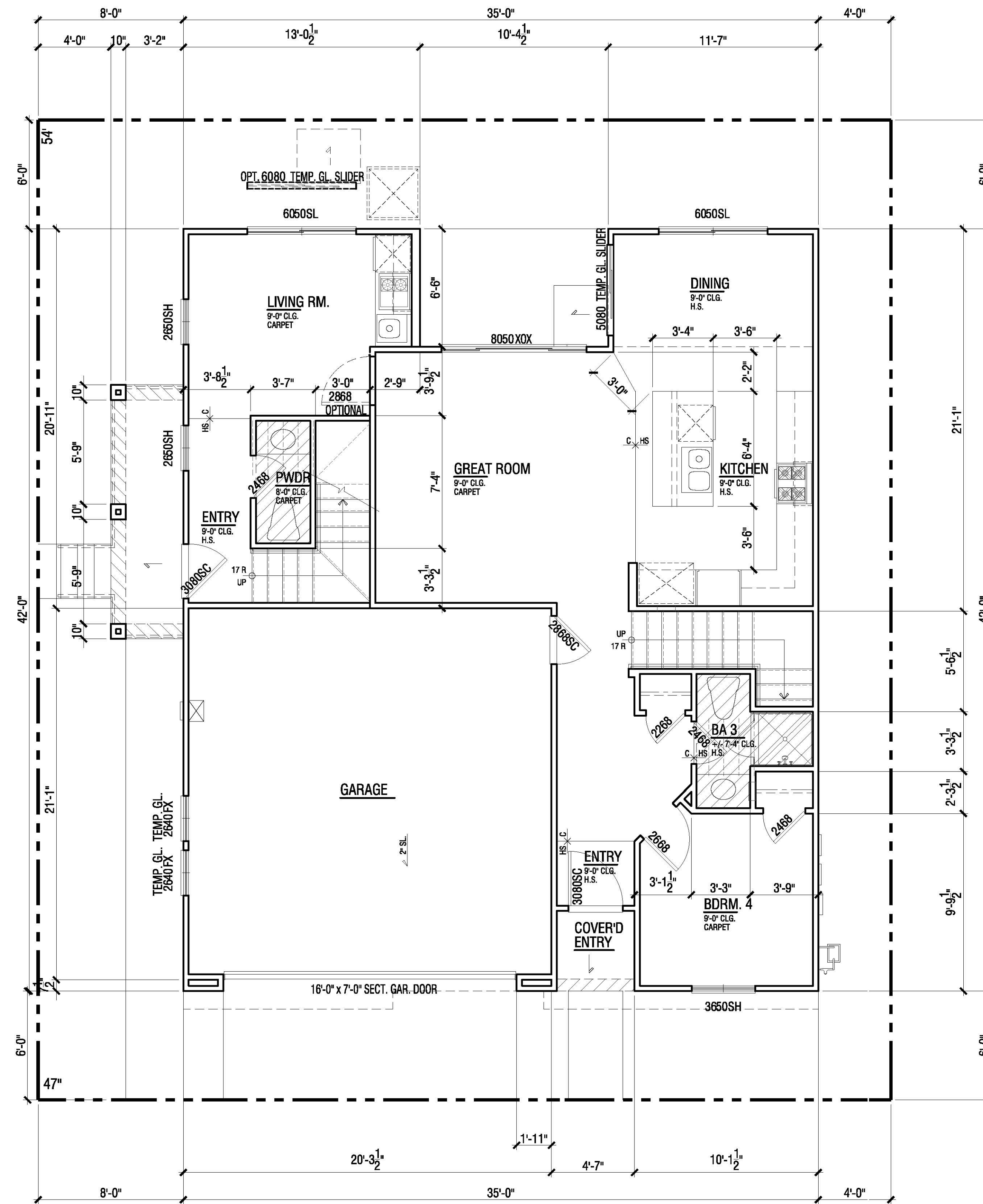
PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

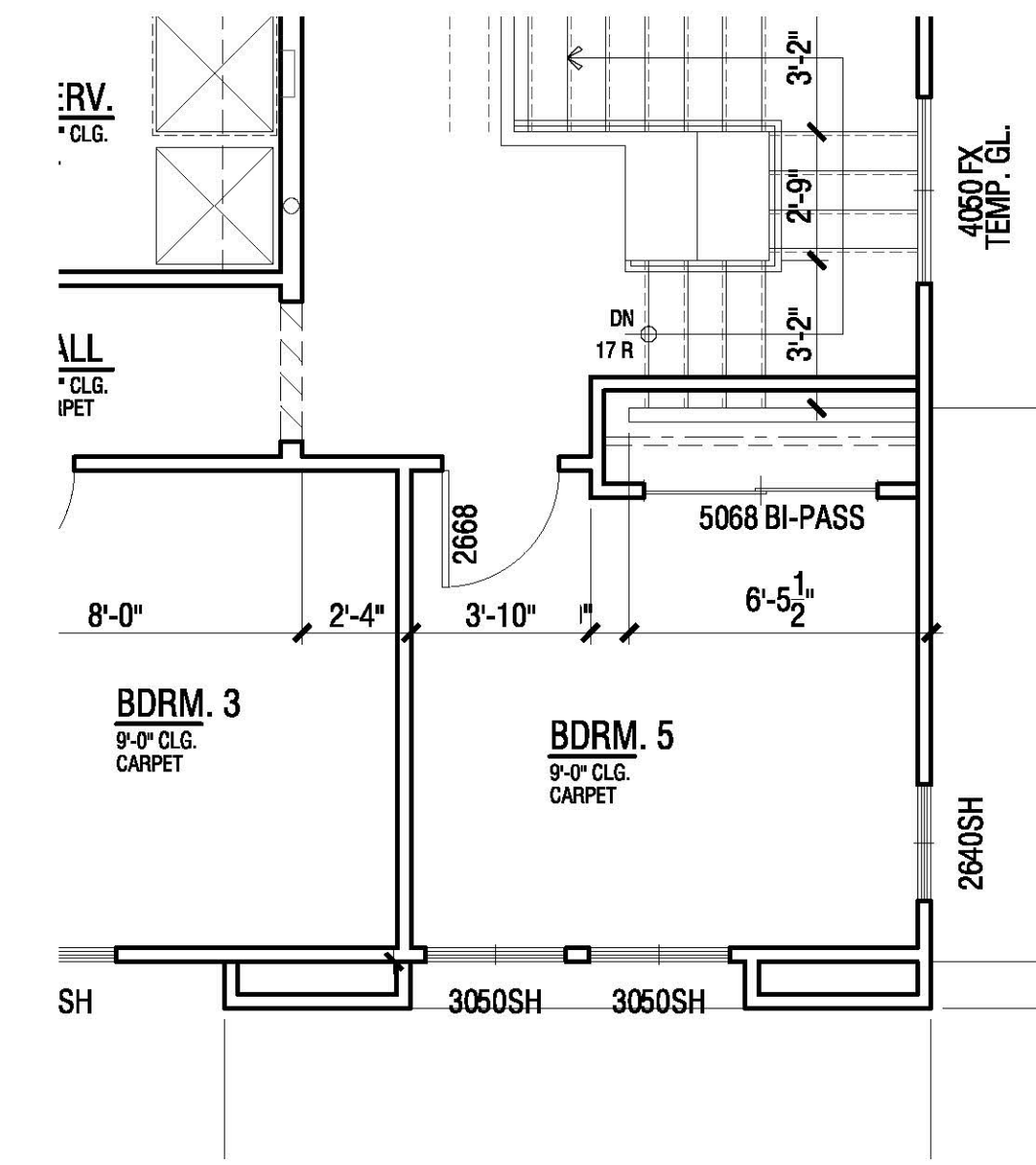
Scheme# 10



UPPER FLOOR PLAN



LOWER FLOOR PLAN



OPT. BEDROOM 5

FLOOR PLAN | PLAN 2ZA

FLOOR AREA TABLE	PLAN 2ZA
LOWER FLOOR PLAN	721 SQ. FT.
UPPER FLOOR PLAN	1019 SQ. FT.
TOTAL	1740 SQ. FT.
2-BAY GARAGE	416 SQ. FT.
COVERED ENTRY/PORCH	19 SQ. FT.

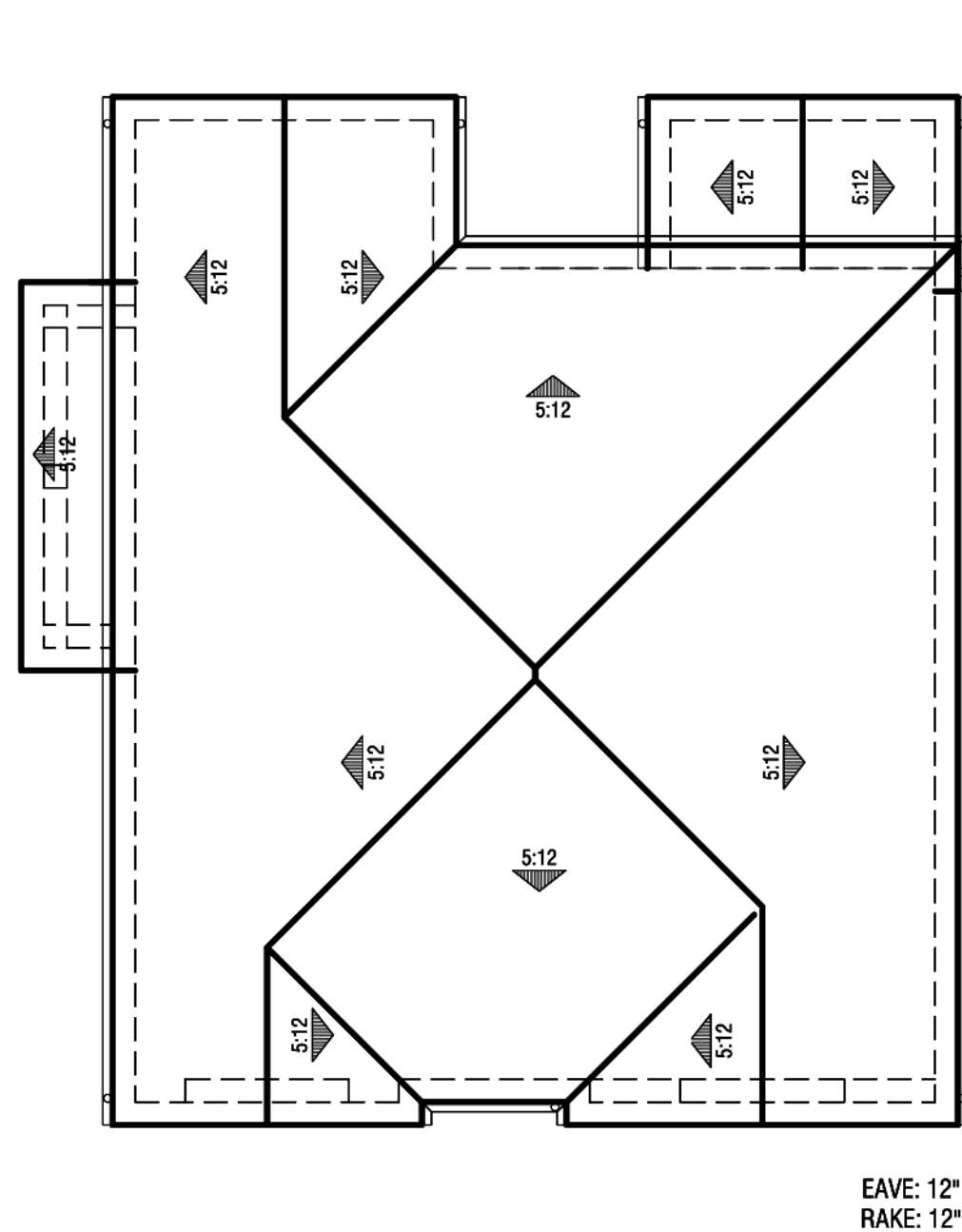
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE	PLAN 2ZA (ADU)
LOWER FLOOR PLAN	232 SQ. FT.
UPPER FLOOR PLAN	220 SQ. FT.
TOTAL	452 SQ. FT.

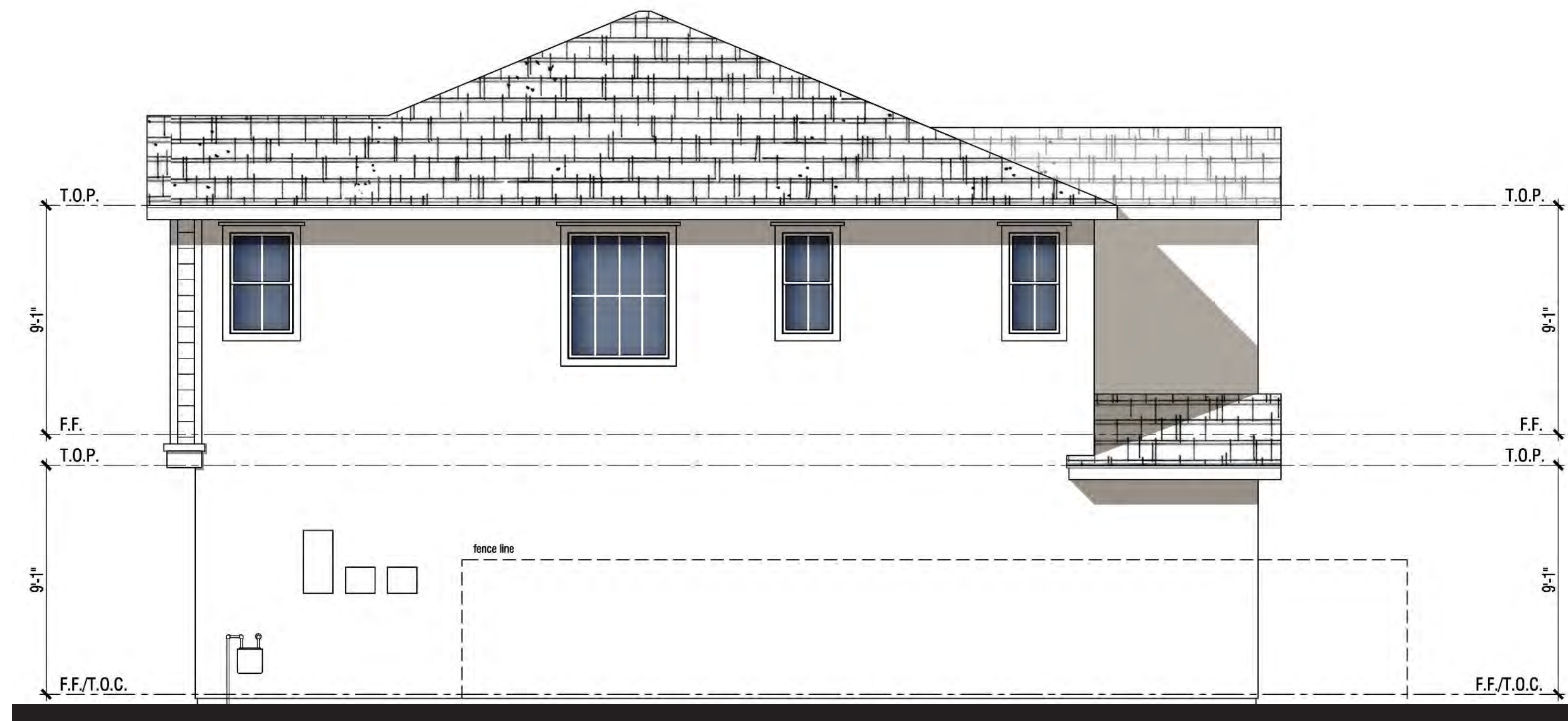
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA



Roof Plan
@ 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL **STYLE ELEMENTS 'A' TRADITIONAL**

Roof: Composition Shingle
 Fascia: 2X6 Wood Typical
 Gable: Horizontal Lap Siding
 Exterior: Stucco (16/20 Sand Finish)
 Window & Door Trim: Stucco over Foam Trim per Elevation Style
 Entry Door: Decorative Front Entry Door
 Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 2ZA | ELEVATION WRAP & ROOF PLAN

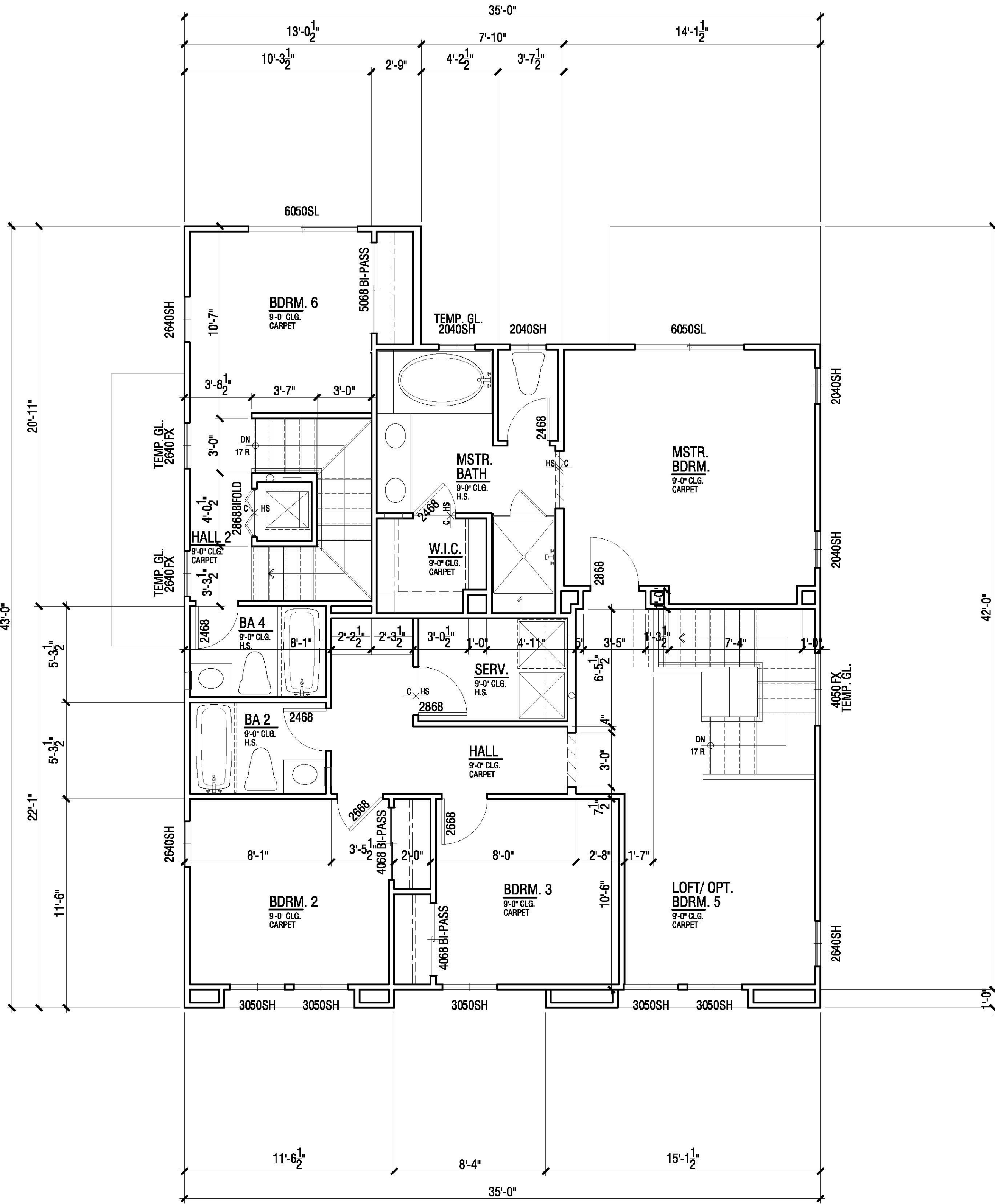
NEIGHBORHOOD D1 & D2

ALVES RANCH

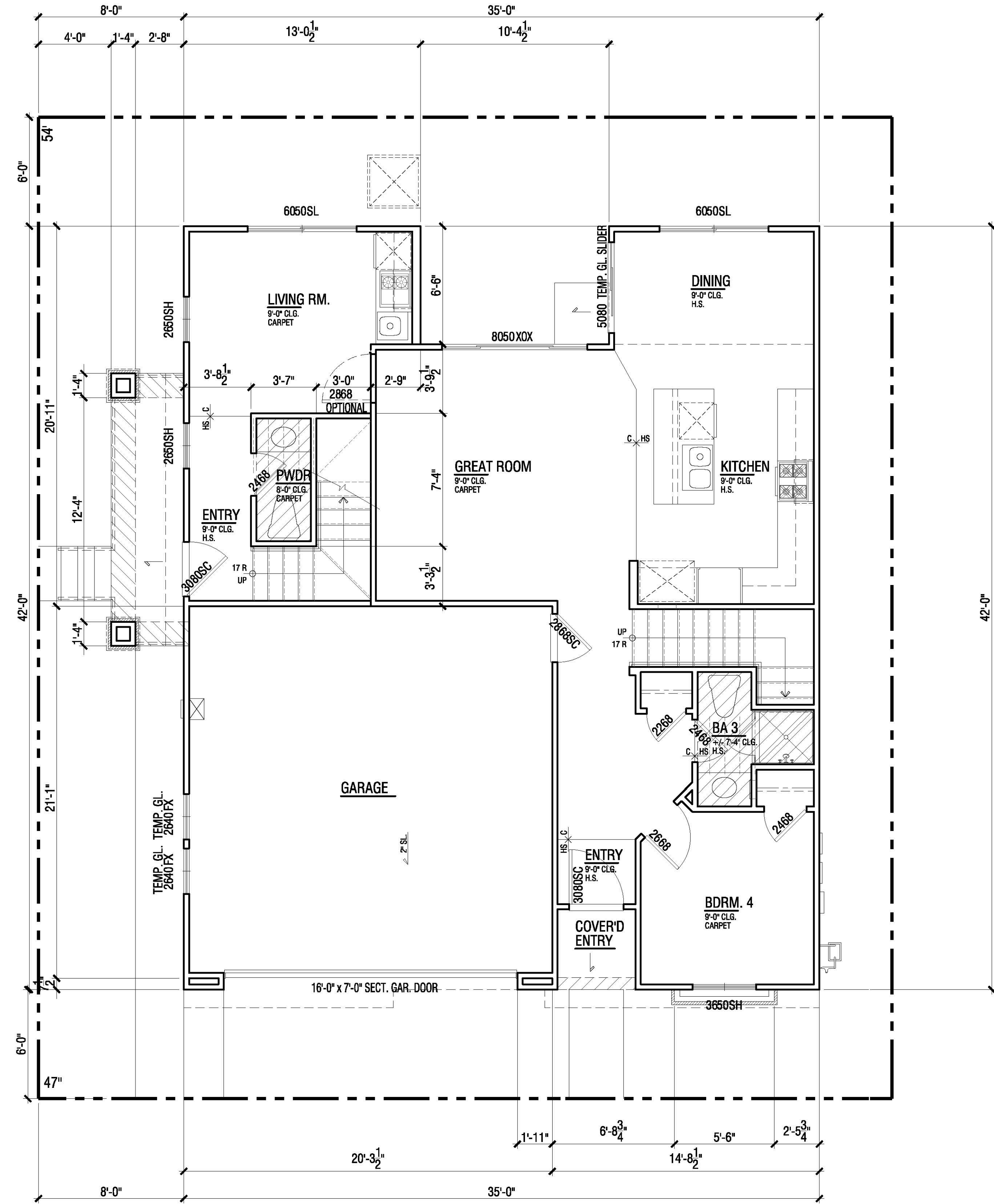
PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 2



UPPER FLOOR PLAN



LOWER FLOOR PLAN

FLOOR PLAN | PLAN 2ZB

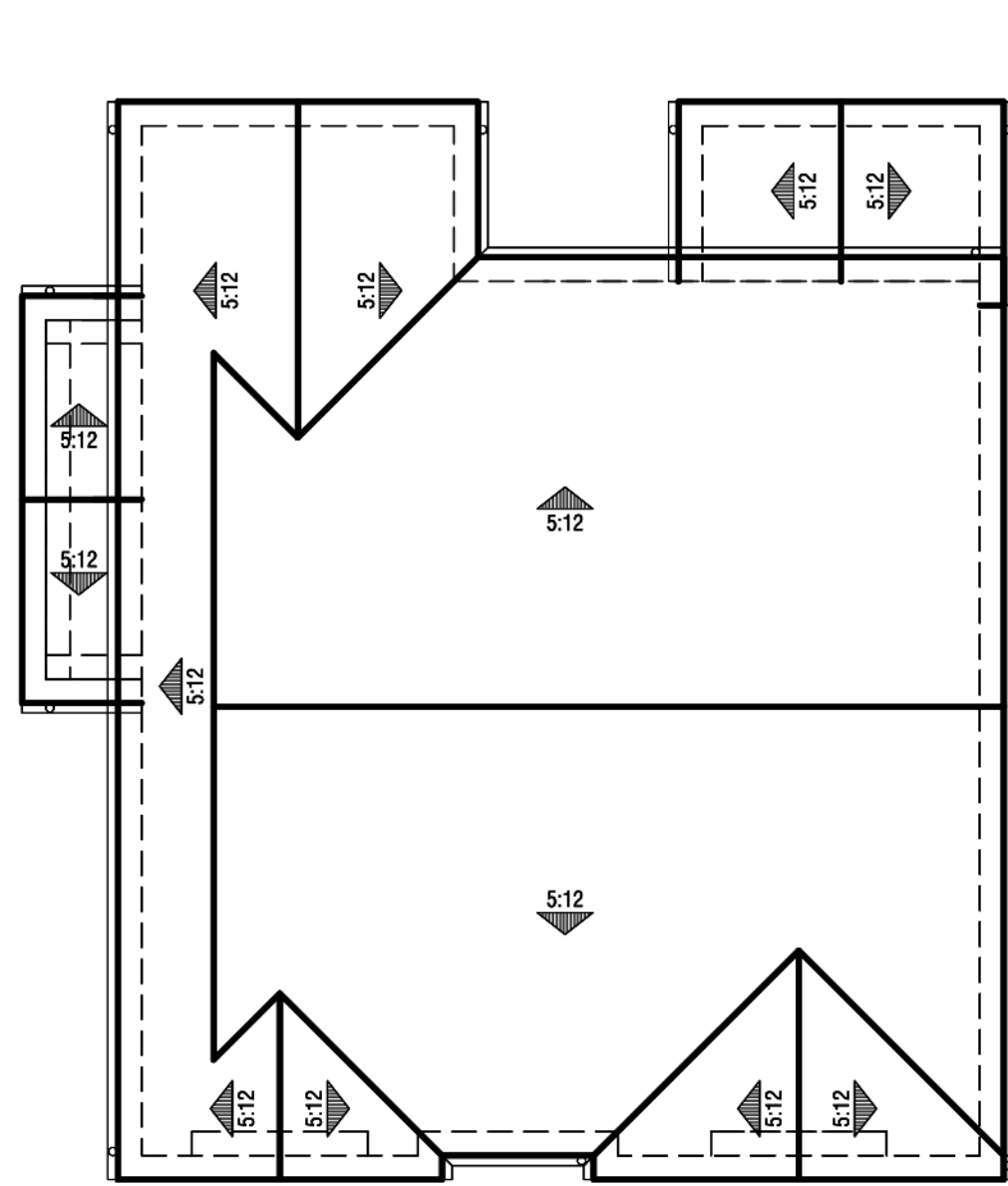
FLOOR AREA TABLE	PLAN 2ZB
LOWER FLOOR PLAN	721 SQ. FT.
UPPER FLOOR PLAN	1019 SQ. FT.
TOTAL	1740 SQ. FT.
2-BAY GARAGE	416 SQ. FT.
COVERED ENTRY/PORCH	19 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

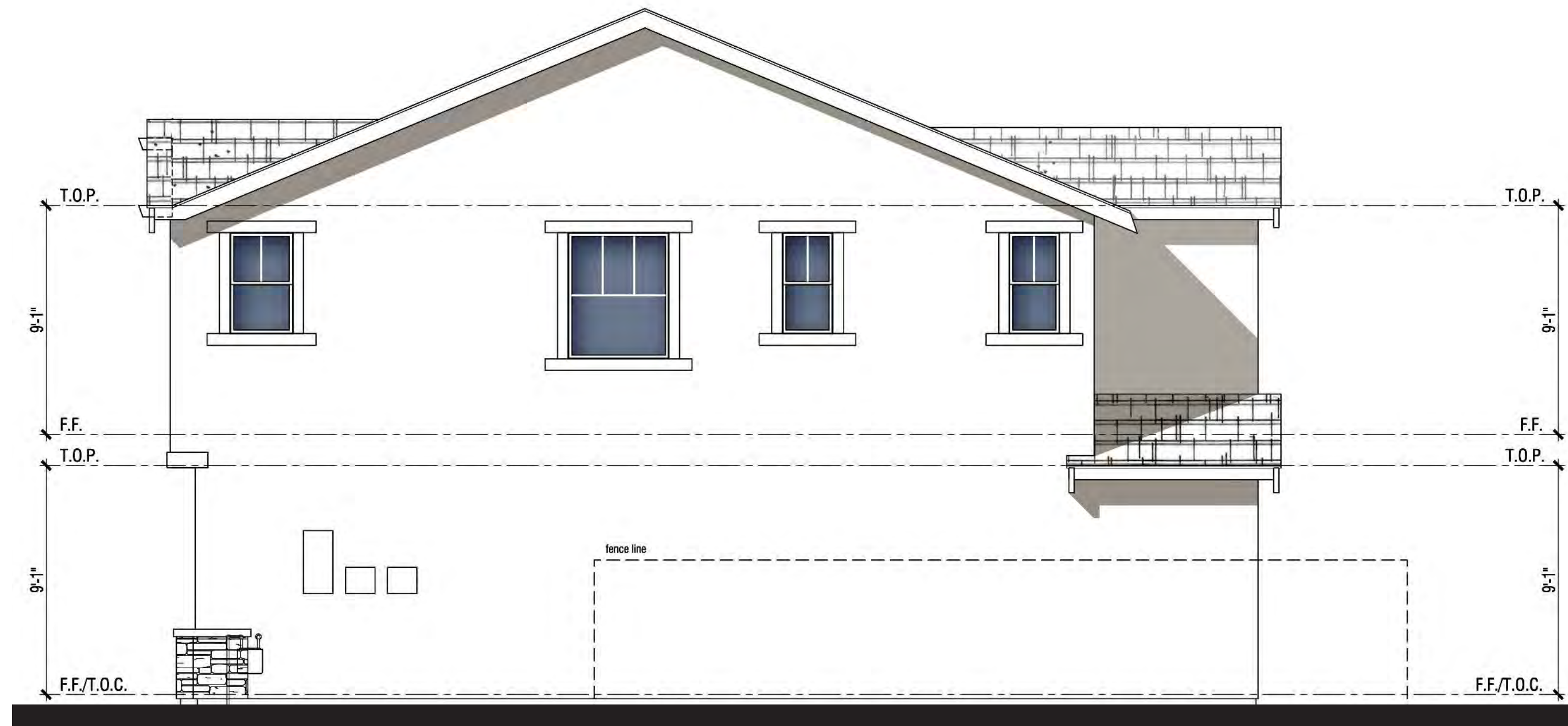
FLOOR AREA TABLE	PLAN 2ZB (ADU)
LOWER FLOOR PLAN	232 SQ. FT.
UPPER FLOOR PLAN	220 SQ. FT.
TOTAL	452 SQ. FT.

NEIGHBORHOOD D1 & D2
ALVES RANCH
PITTSBURG, CA





Roof Plan
@ 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 8

MATERIAL **STYLE ELEMENTS 'B' BUNGALOW**

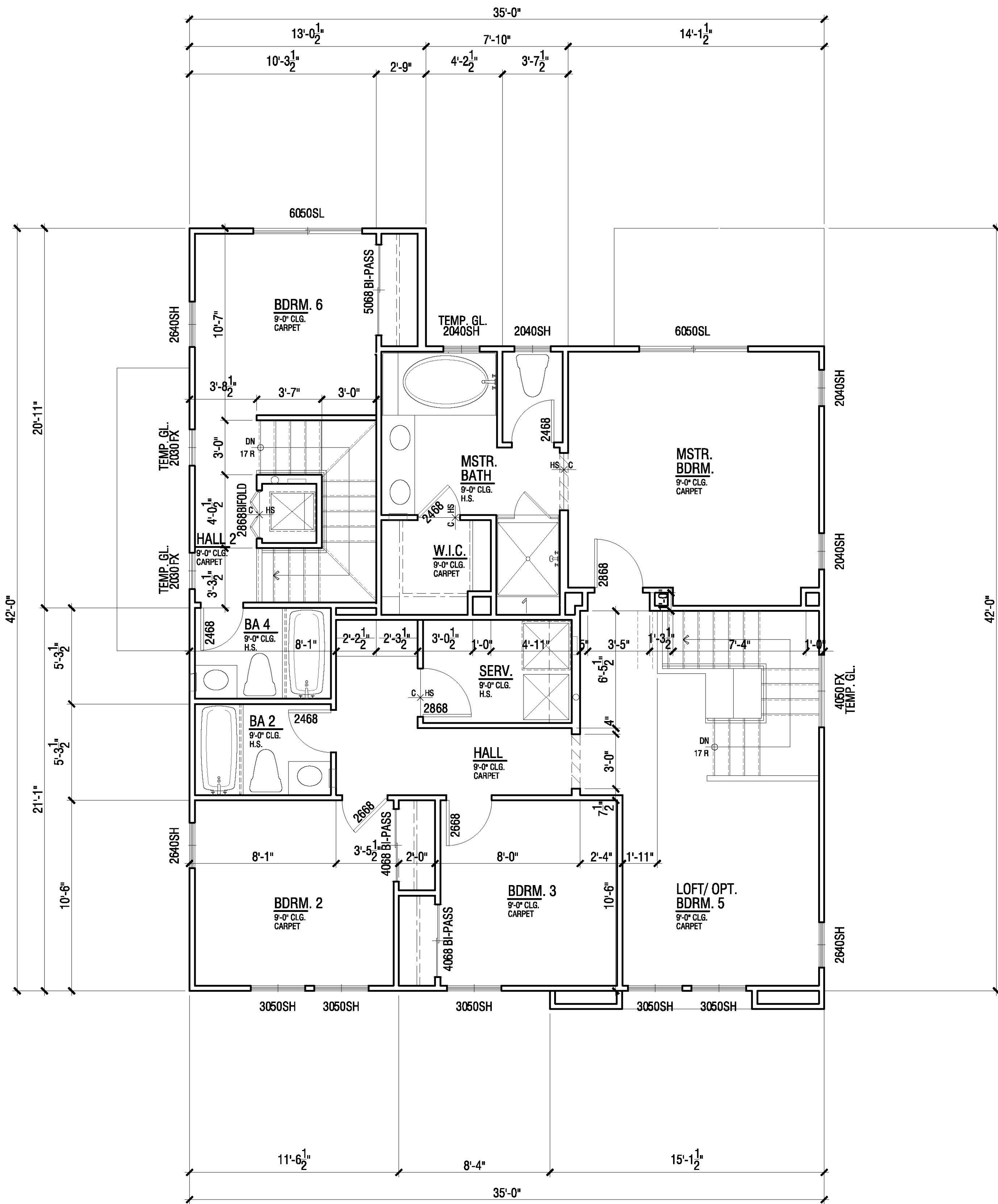
- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Gable: Wood Outlookers with Board and Batten
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Stone: Manufactured Stone Veneer
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 22B | ELEVATION WRAPS & ROOF PLAN

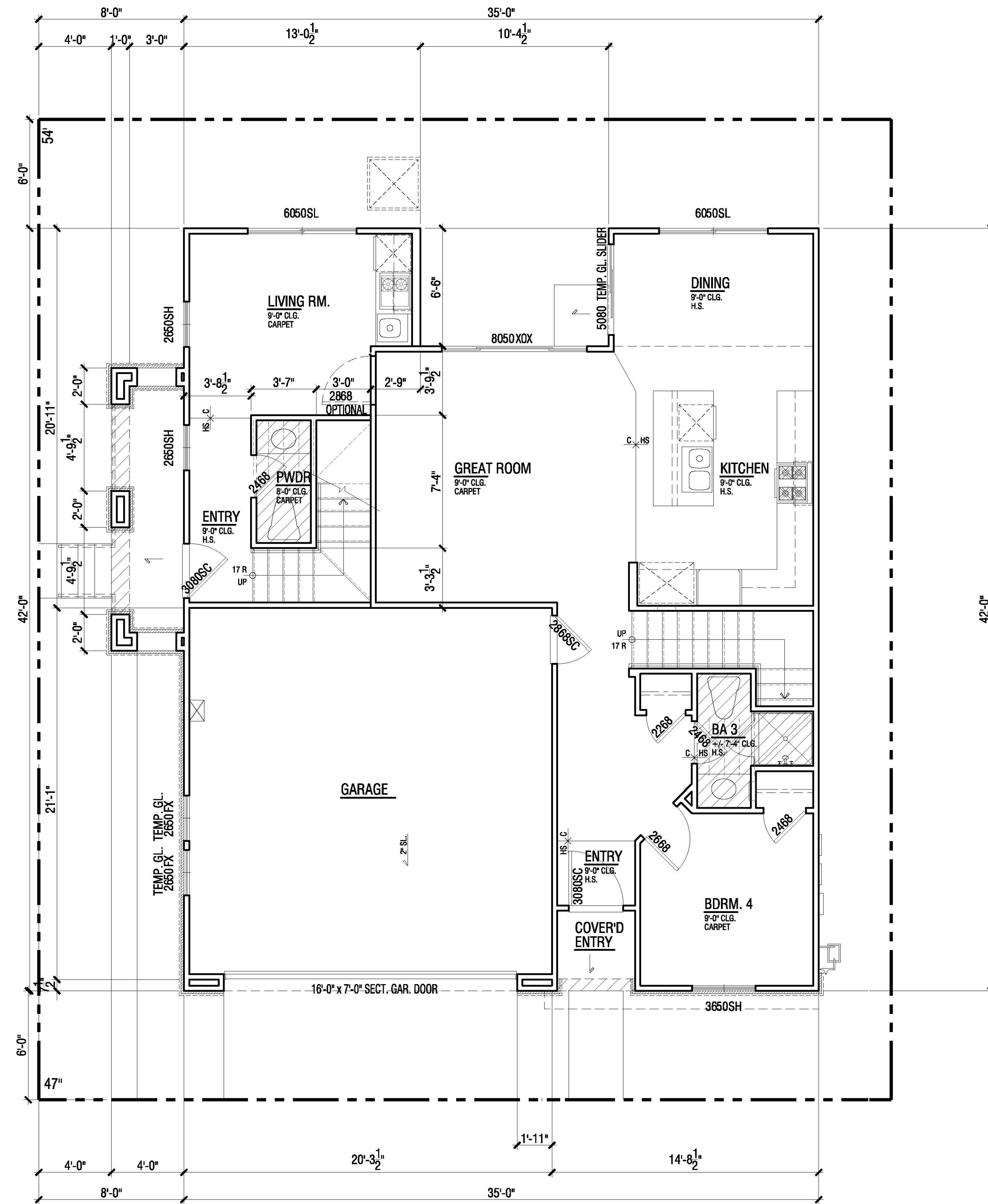
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA



UPPER FLOOR PLAN



LOWER FLOOR PLAN

FLOOR PLAN | PLAN 2ZC

FLOOR AREA TABLE	PLAN 2ZC
LOWER FLOOR PLAN	721 SQ. FT.
UPPER FLOOR PLAN	1019 SQ. FT.
TOTAL	1740 SQ. FT.
2-BAY GARAGE	416 SQ. FT.
COVERED ENTRY/PORCH	19 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

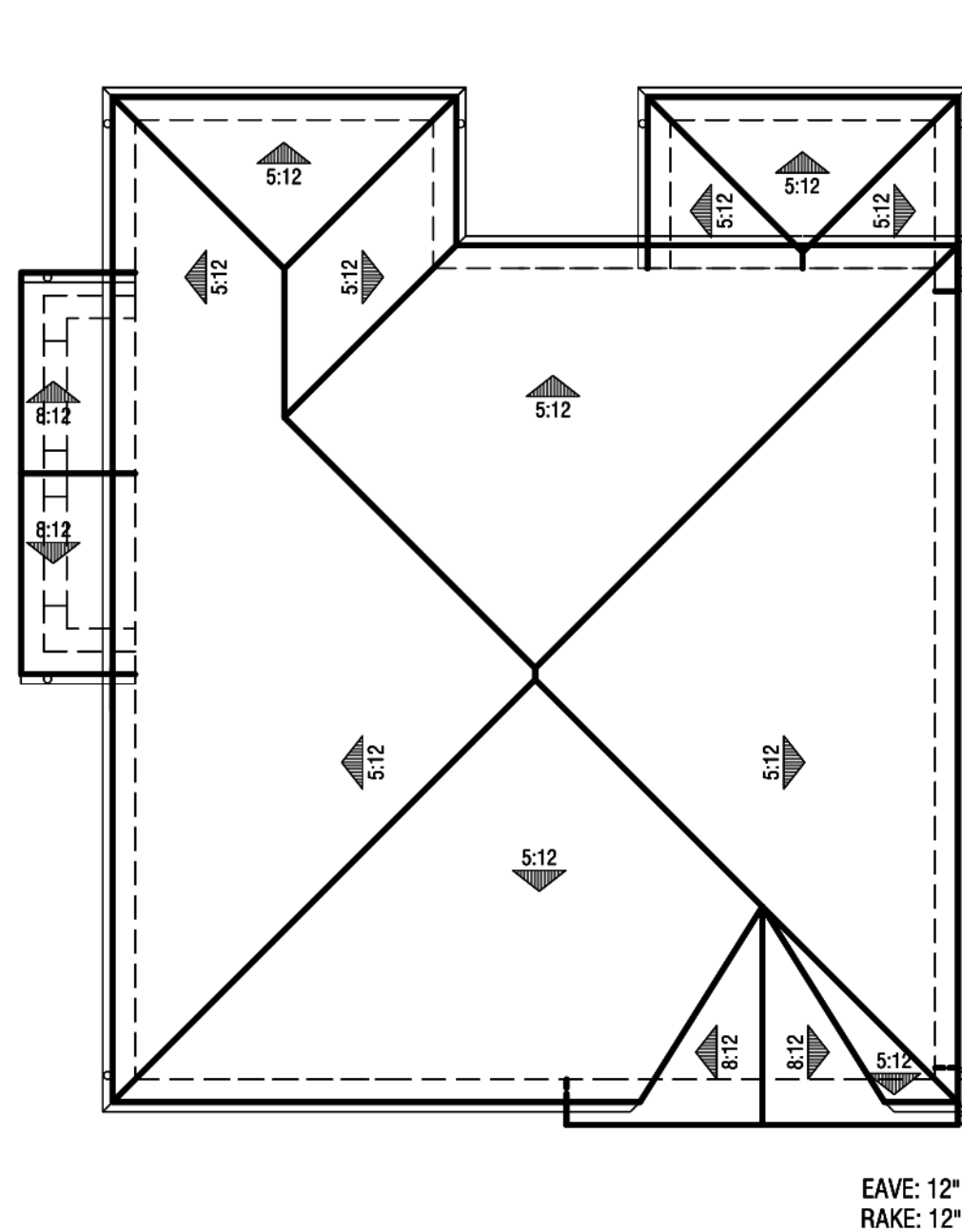
FLOOR AREA TABLE	PLAN 2ZC (ADU)
LOWER FLOOR PLAN	232 SQ. FT.
UPPER FLOOR PLAN	220 SQ. FT.
TOTAL	452 SQ. FT.

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

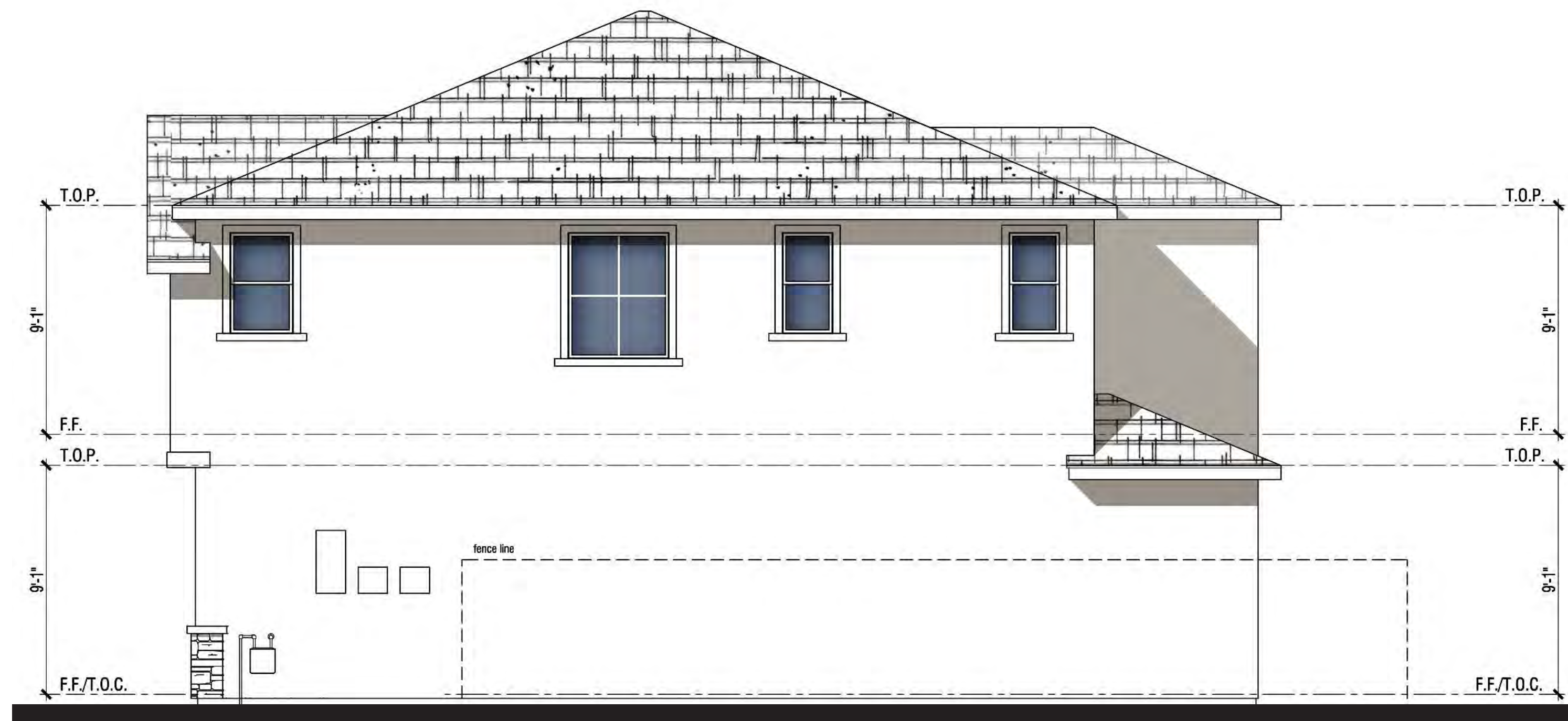
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA



Roof Plan
@ 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL **STYLE ELEMENTS 'C' COTTAGE**

Roof: Composition Shingle
 Fascia: 2X6 Wood Typical
 Exterior: Stucco (16/20 Sand Finish)
 Window & Door Trim: Stucco over Foam Trim per Elevation Style
 Entry Door: Decorative Front Entry Door
 Veneer: Manufactured Stone Veneer
 Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 22C | ELEVATION WRAPS & ROOF PLAN

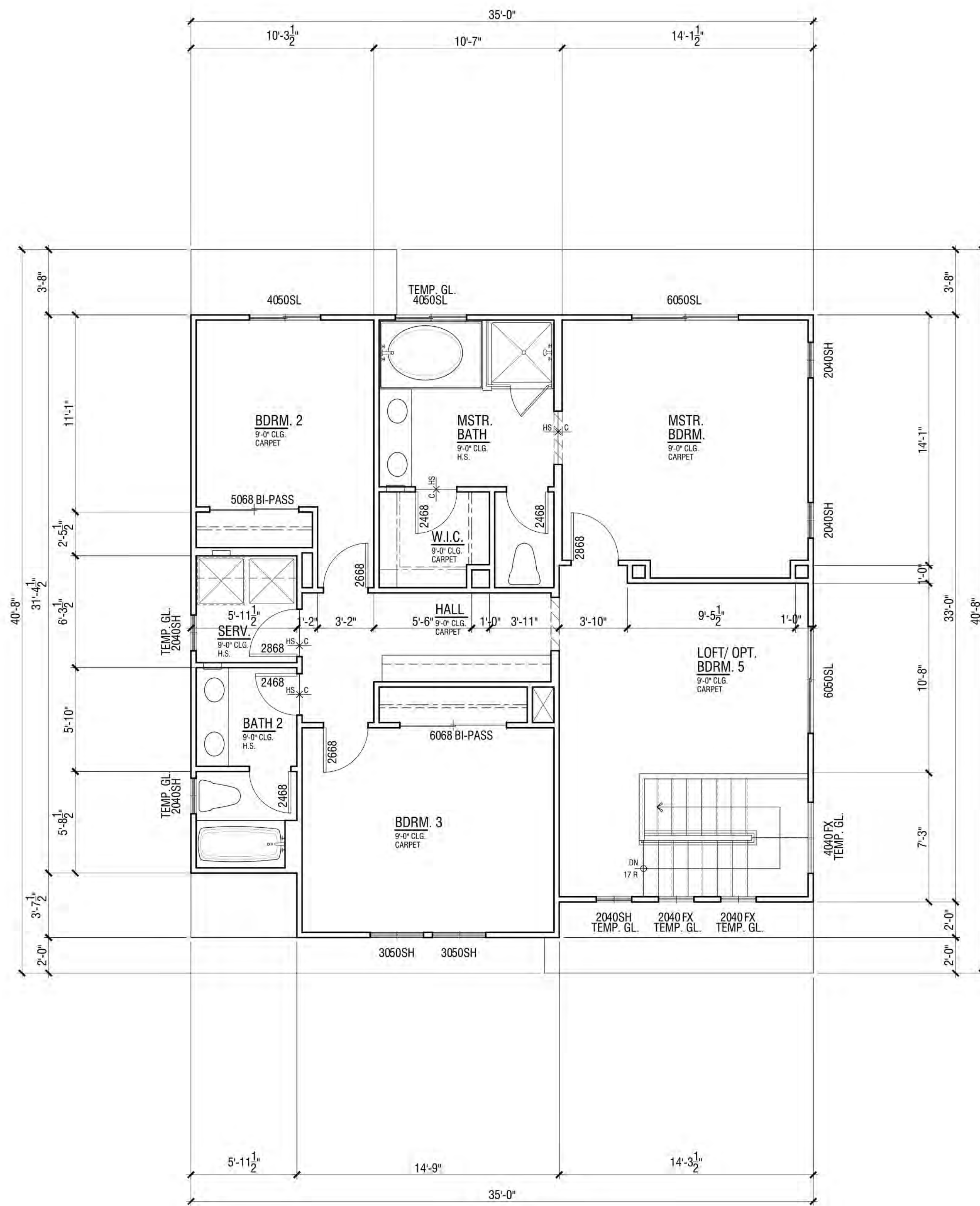
NEIGHBORHOOD D1 & D2

ALVES RANCH

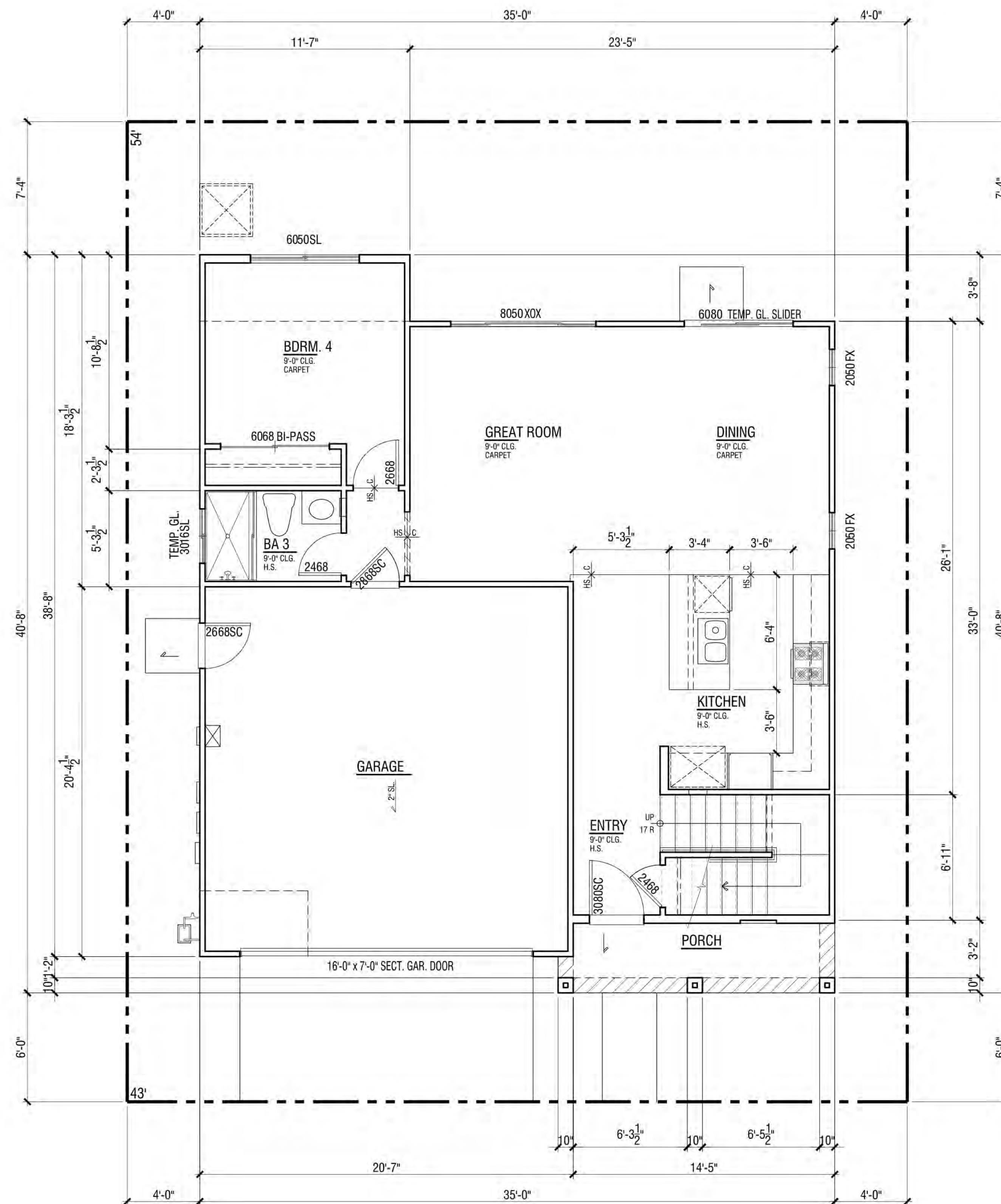
PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

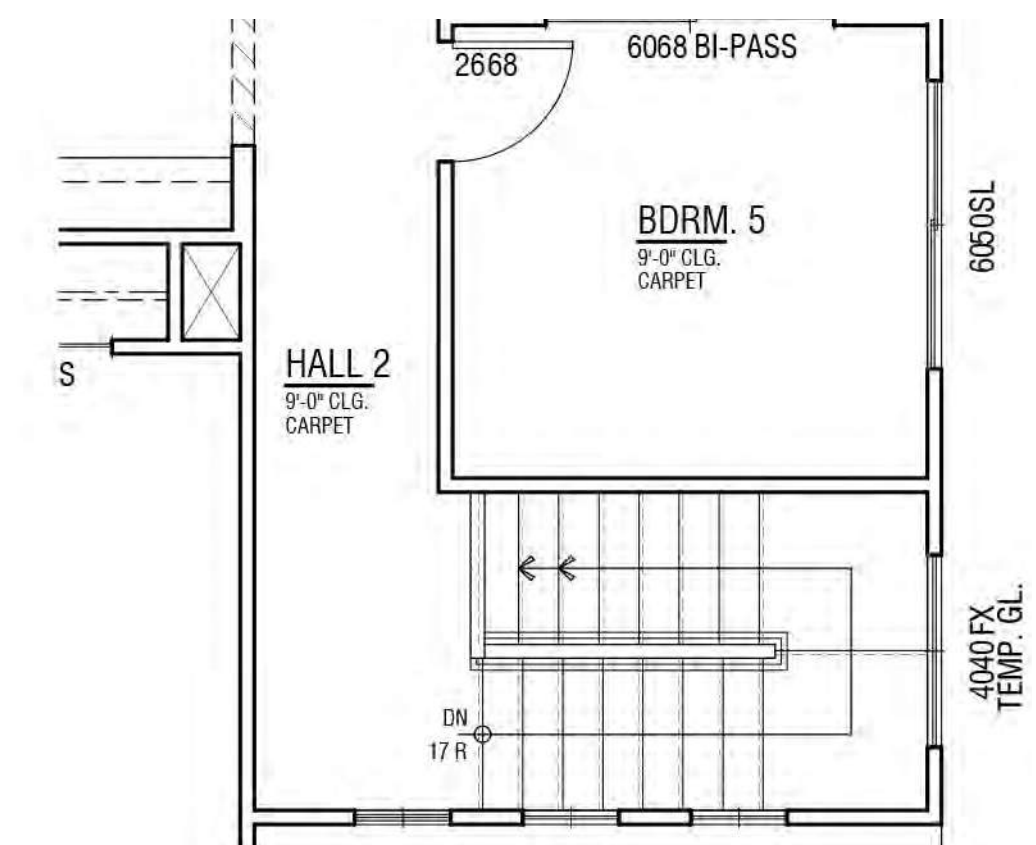
Scheme# 12



UPPER FLOOR PLAN



LOWER FLOOR PLAN



OPT. BEDROOM 5

FLOOR PLAN | PLAN 3A

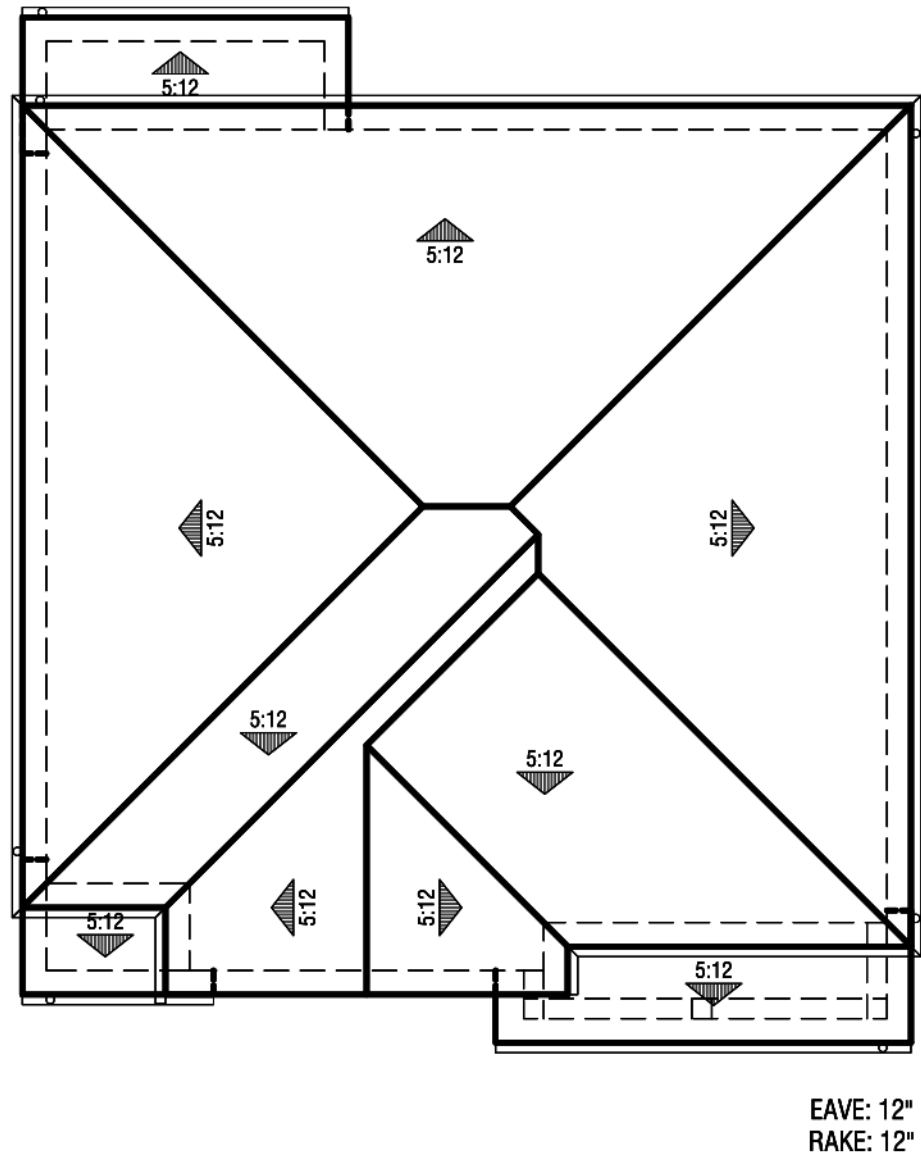
FLOOR AREA TABLE	PLAN 3A
LOWER FLOOR PLAN	825 SQ. FT.
UPPER FLOOR PLAN	1109 SQ. FT.
TOTAL	1934 SQ. FT.
2-BAY GARAGE	414 SQ. FT.
COVERED ENTRY/PORCH	58 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

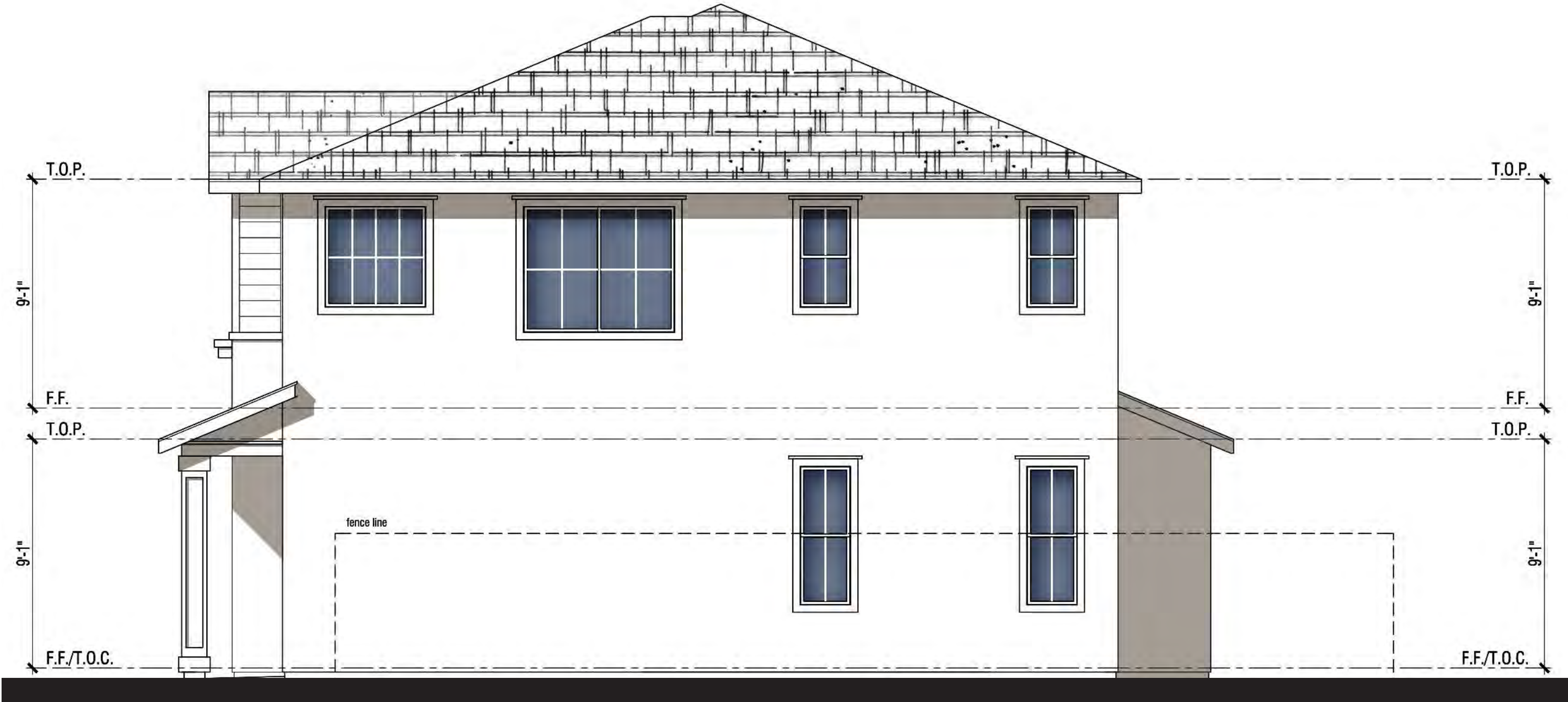
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA



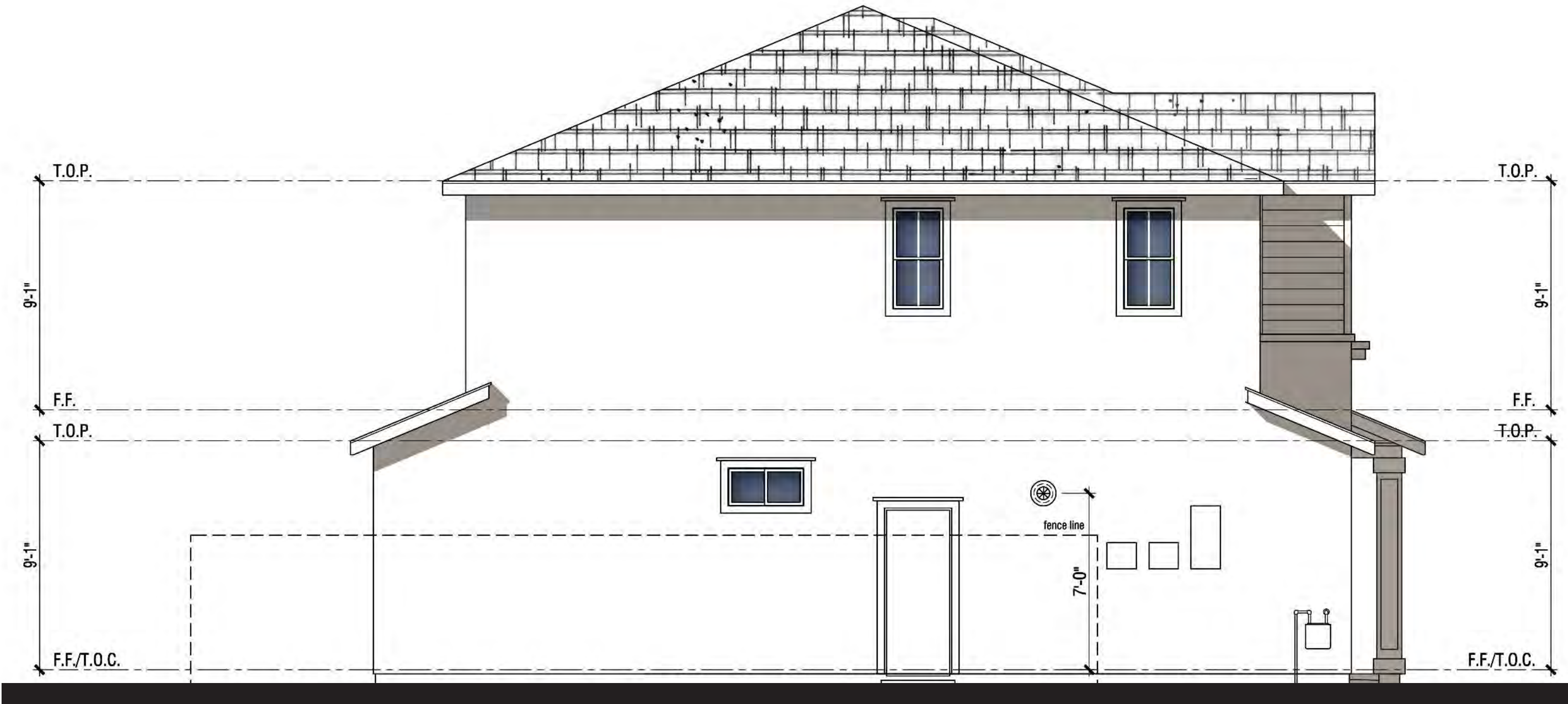
Roof Plan
@ 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL **STYLE ELEMENTS 'A' TRADITIONAL**

- Roof: Composition Shingle
- Fascia: 2X6 Wood Typical
- Gable: Horizontal Lap Siding
- Exterior: Stucco (16/20 Sand Finish)
- Window & Door Trim: Stucco over Foam Trim per Elevation Style
- Entry Door: Decorative Front Entry Door
- Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 3A | ELEVATION WRAPS & ROOF PLAN

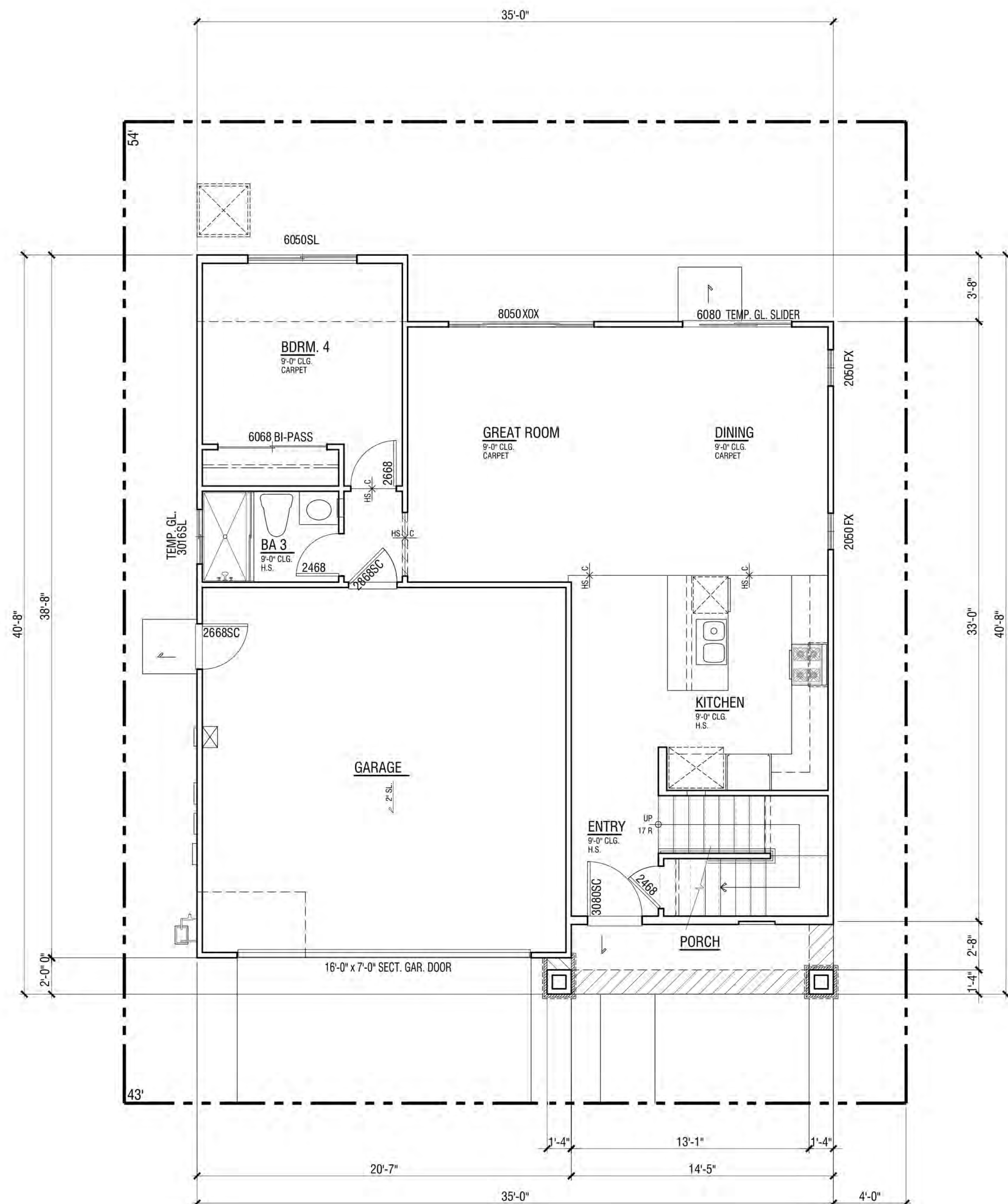
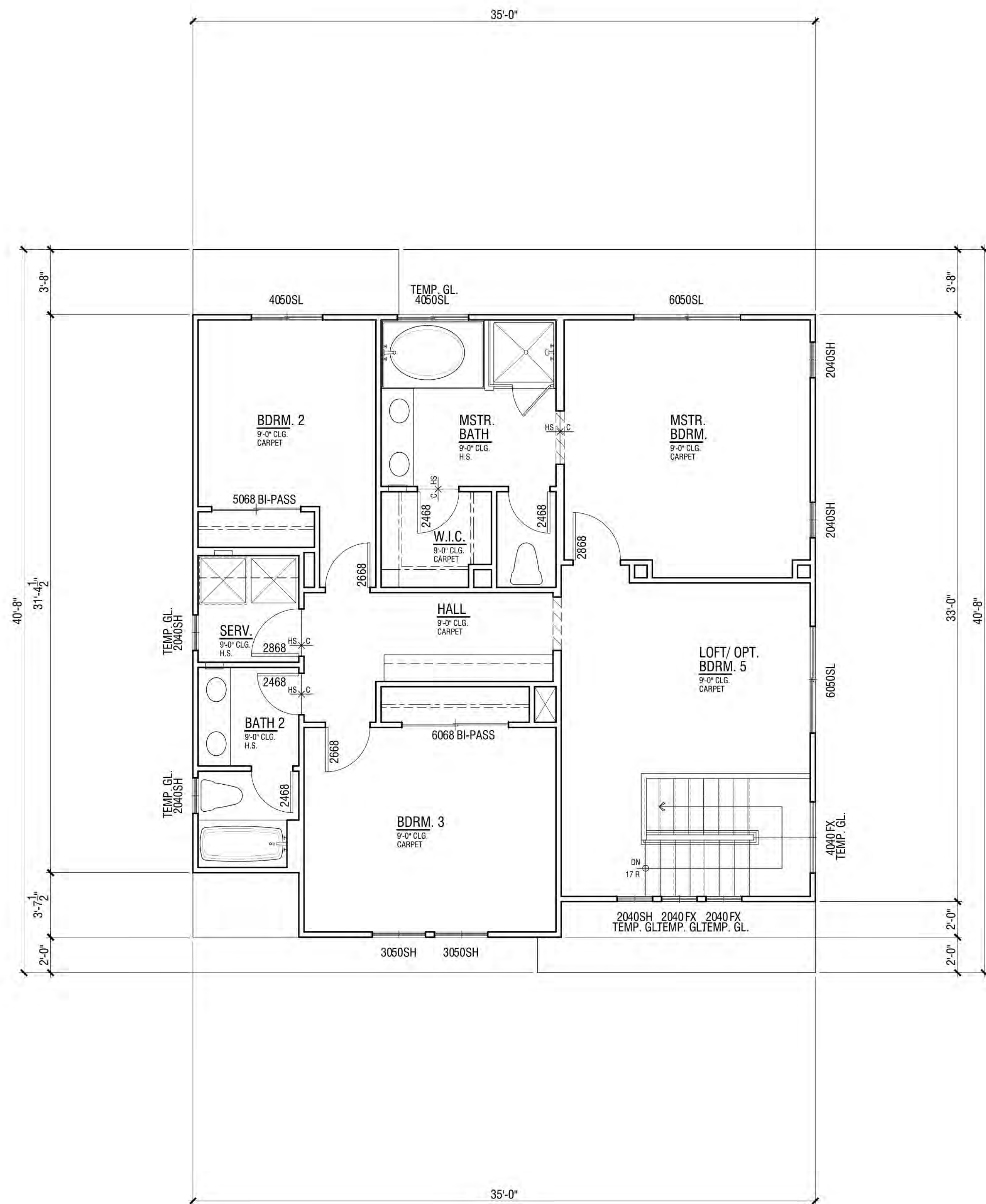
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 4



FLOOR PLAN | PLAN 3B

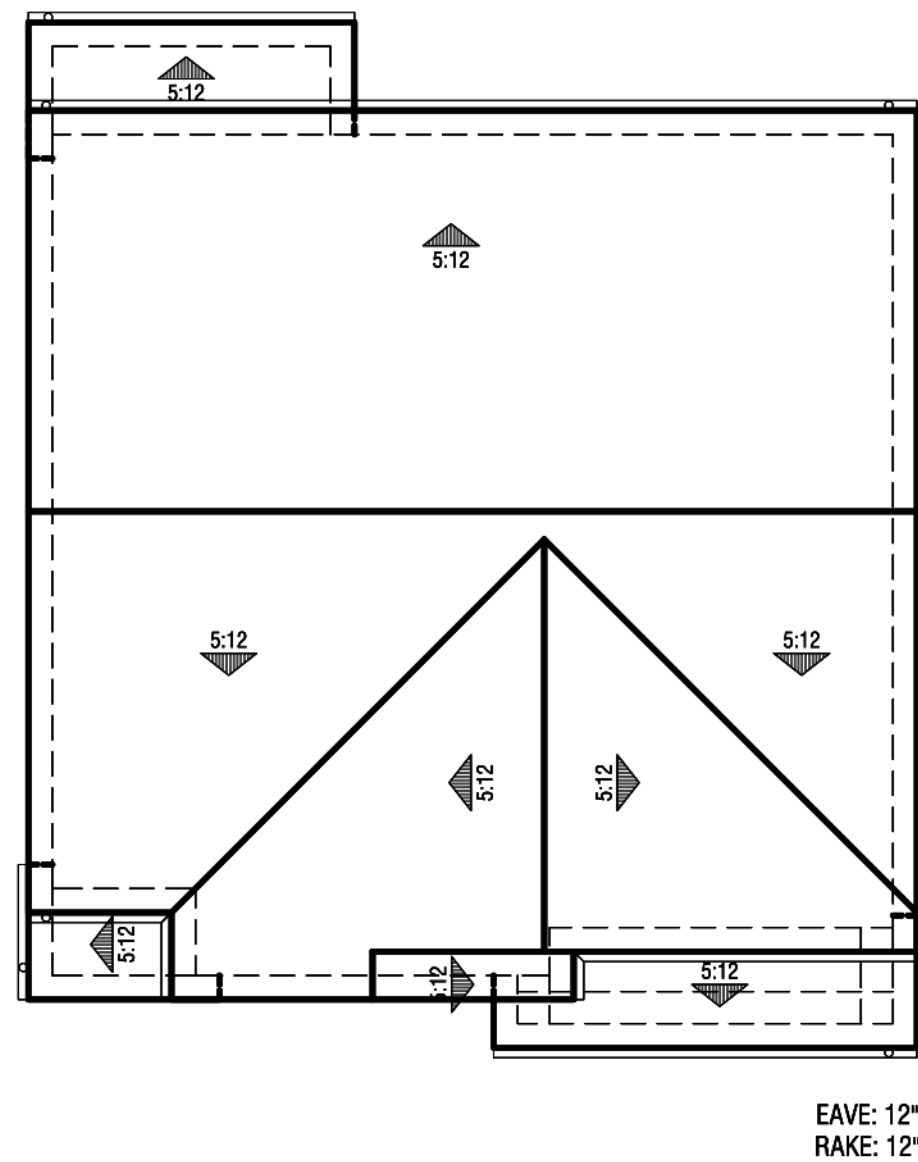
FLOOR AREA TABLE	PLAN 1B
LOWER FLOOR PLAN	825 SQ. FT.
UPPER FLOOR PLAN	1109 SQ. FT.
TOTAL	1934 SQ. FT.
2-BAY GARAGE	414 SQ. FT.
COVERED ENTRY/PORCH	58 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

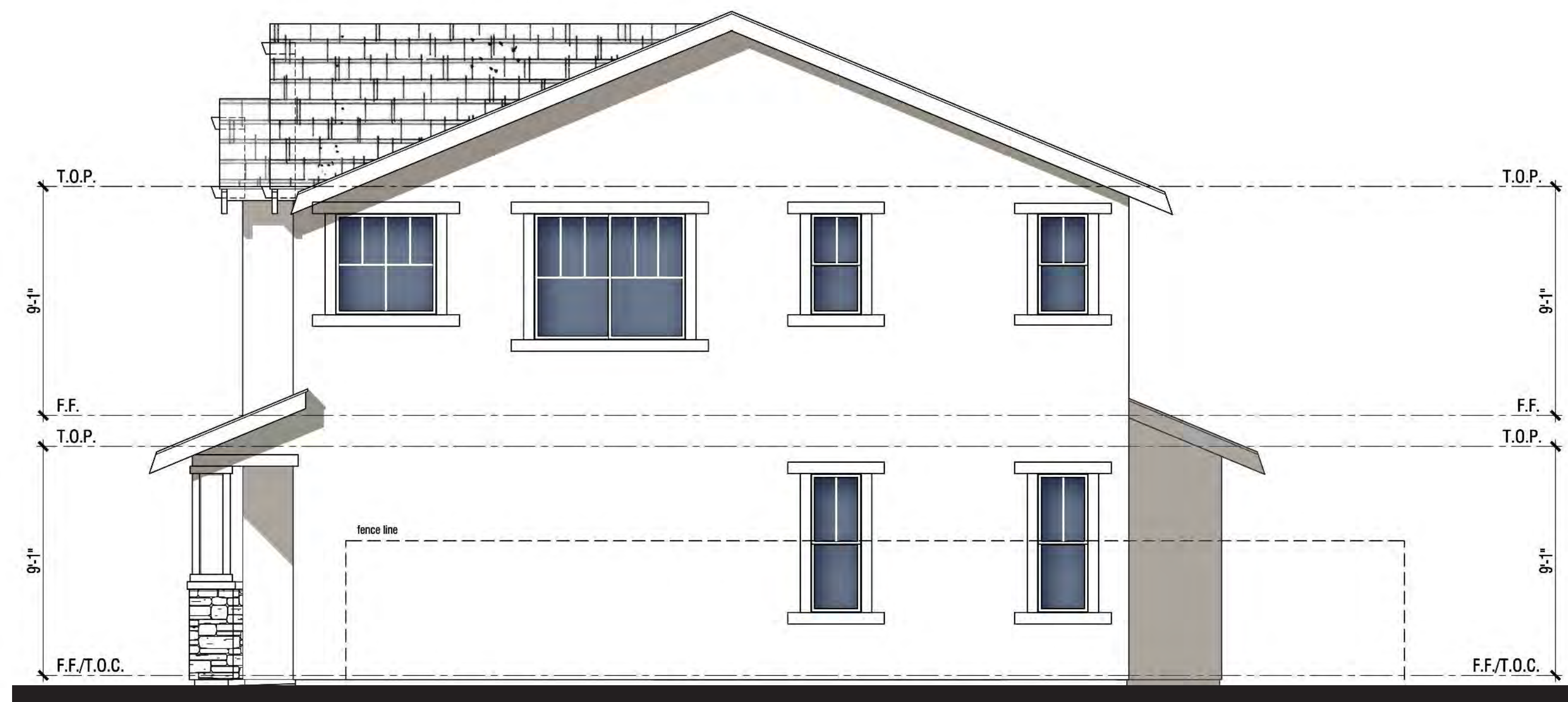
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA



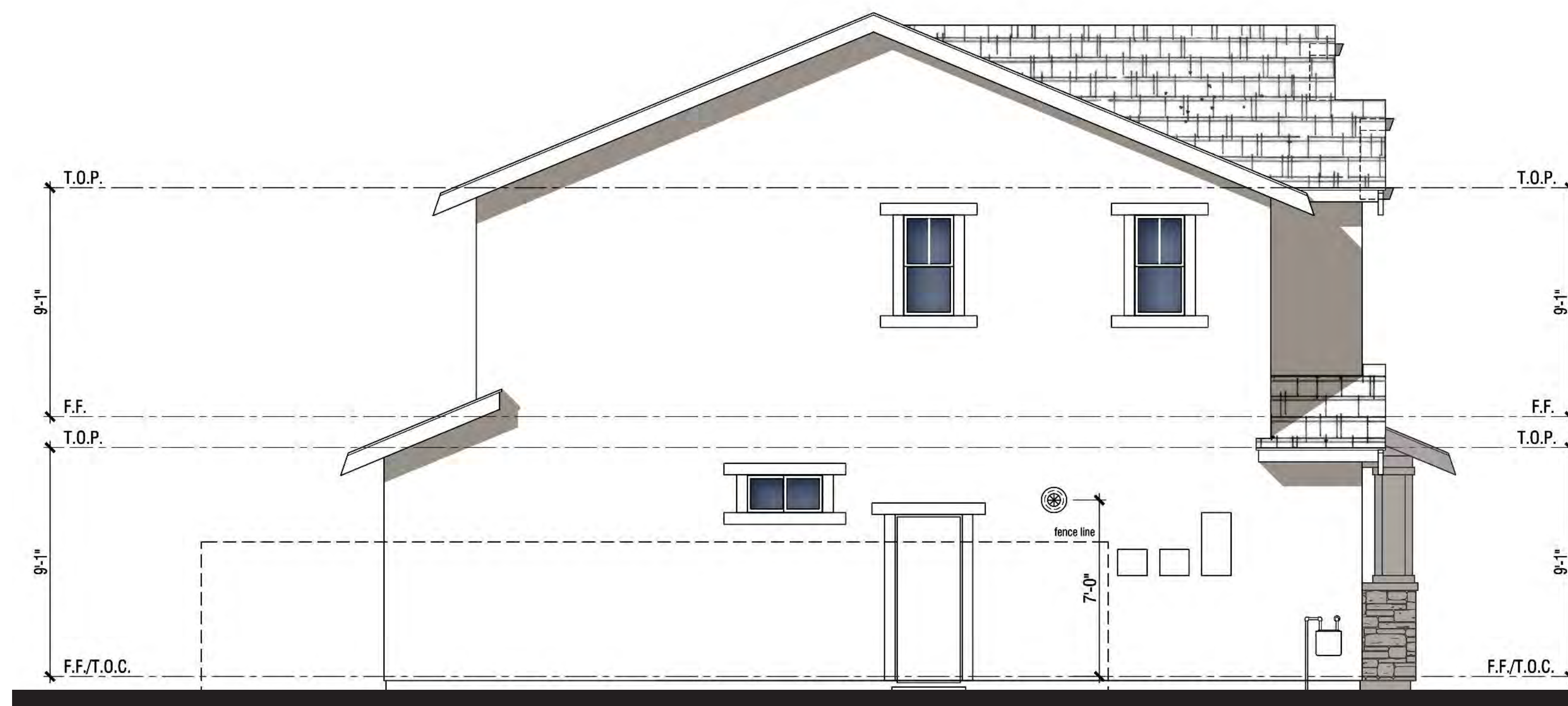
Roof Plan
@ 1' = 8"



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL **STYLE ELEMENTS 'B' BUNGALOW**

Roof: Composition Shingle
Fascia: 2X6 Wood Typical
Gable: Wood Outlookers with Board and Batten
Exterior: Stucco (16/20 Sand Finish)
Window & Door Trim: Stucco over Foam Trim per Elevation Style
Entry Door: Decorative Front Entry Door
Stone: Manufactured Stone Veneer
Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 3B | ELEVATION WRAPS & ROOF PLAN

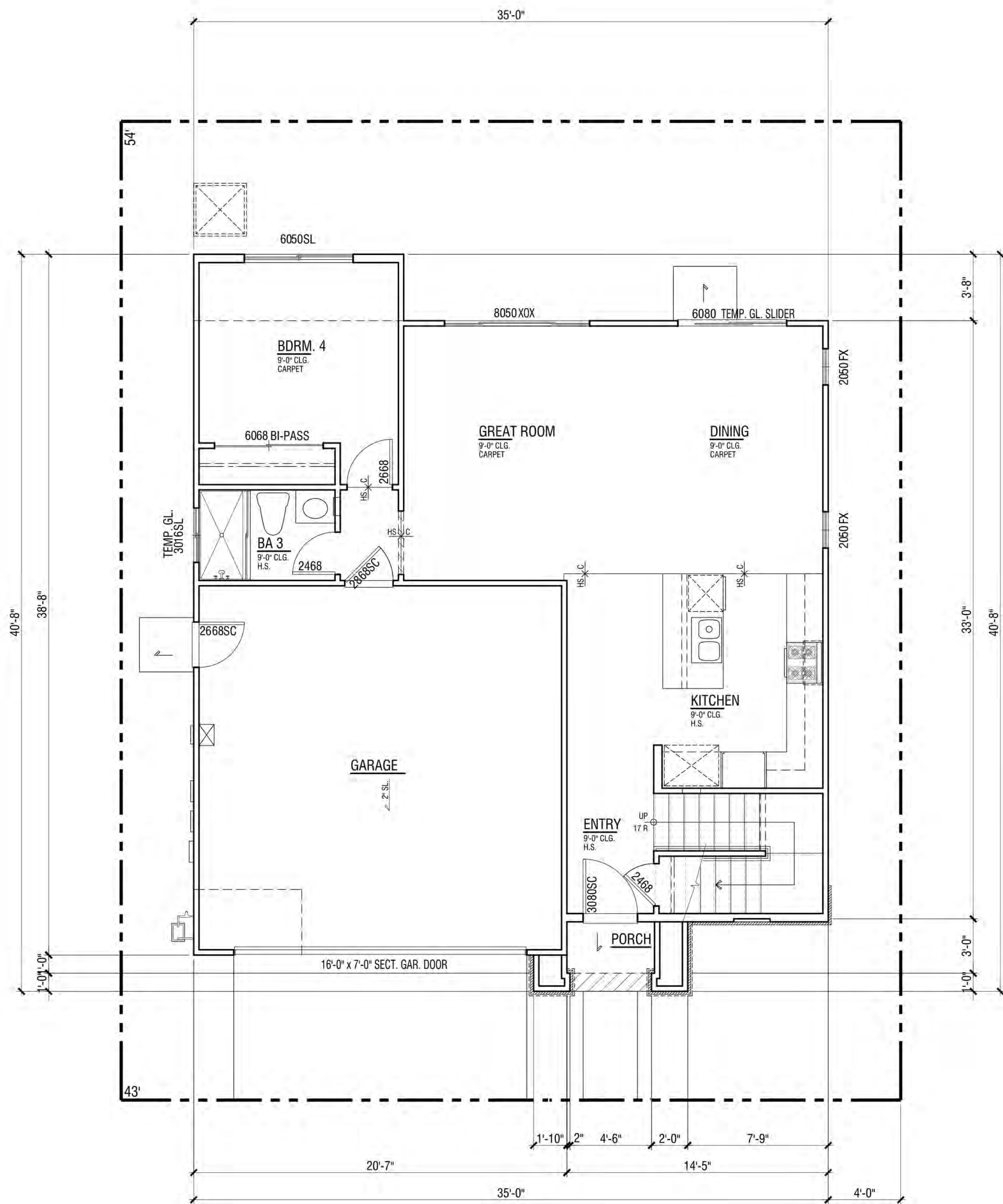
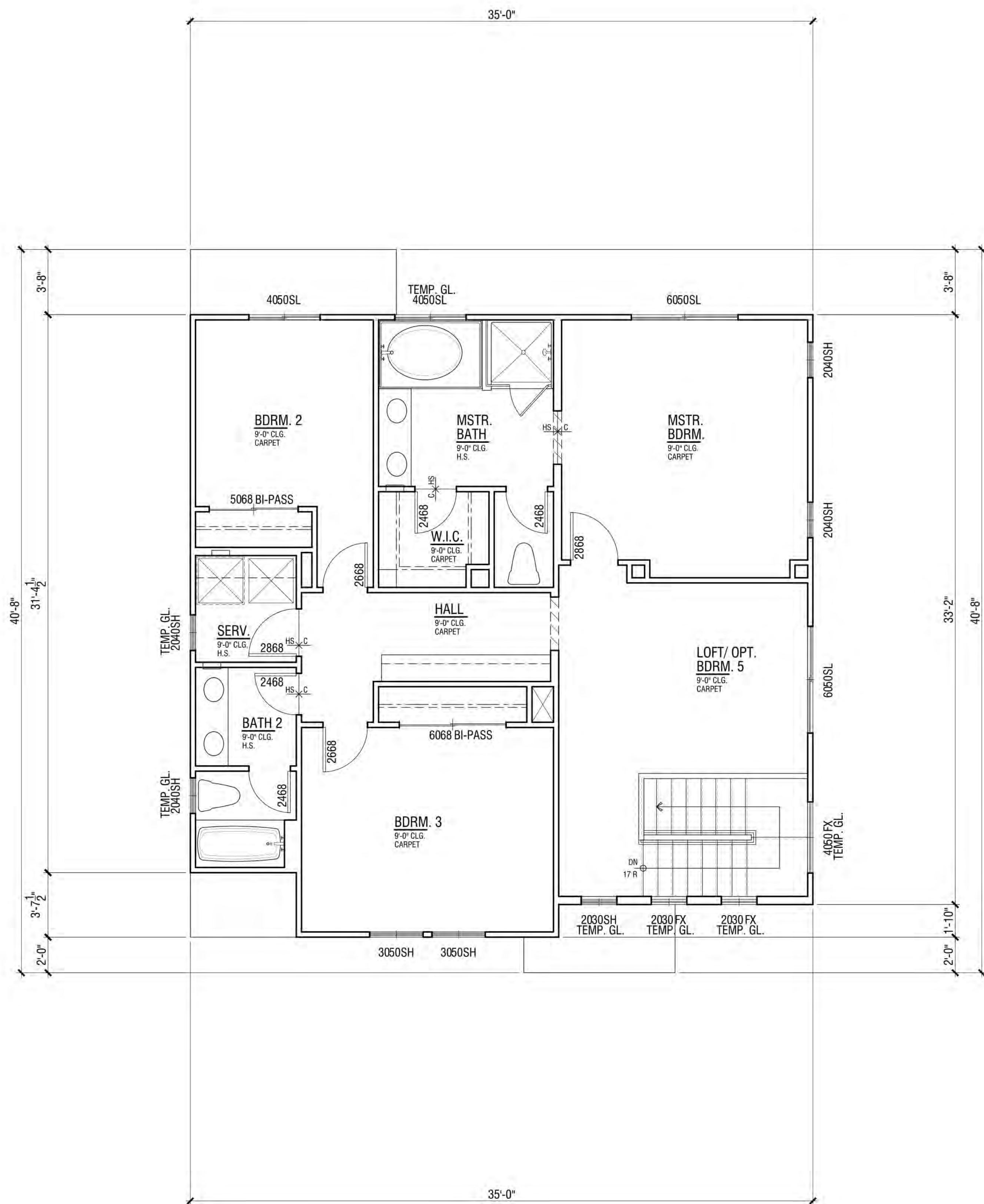
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 7



FLOOR PLAN | PLAN 3C

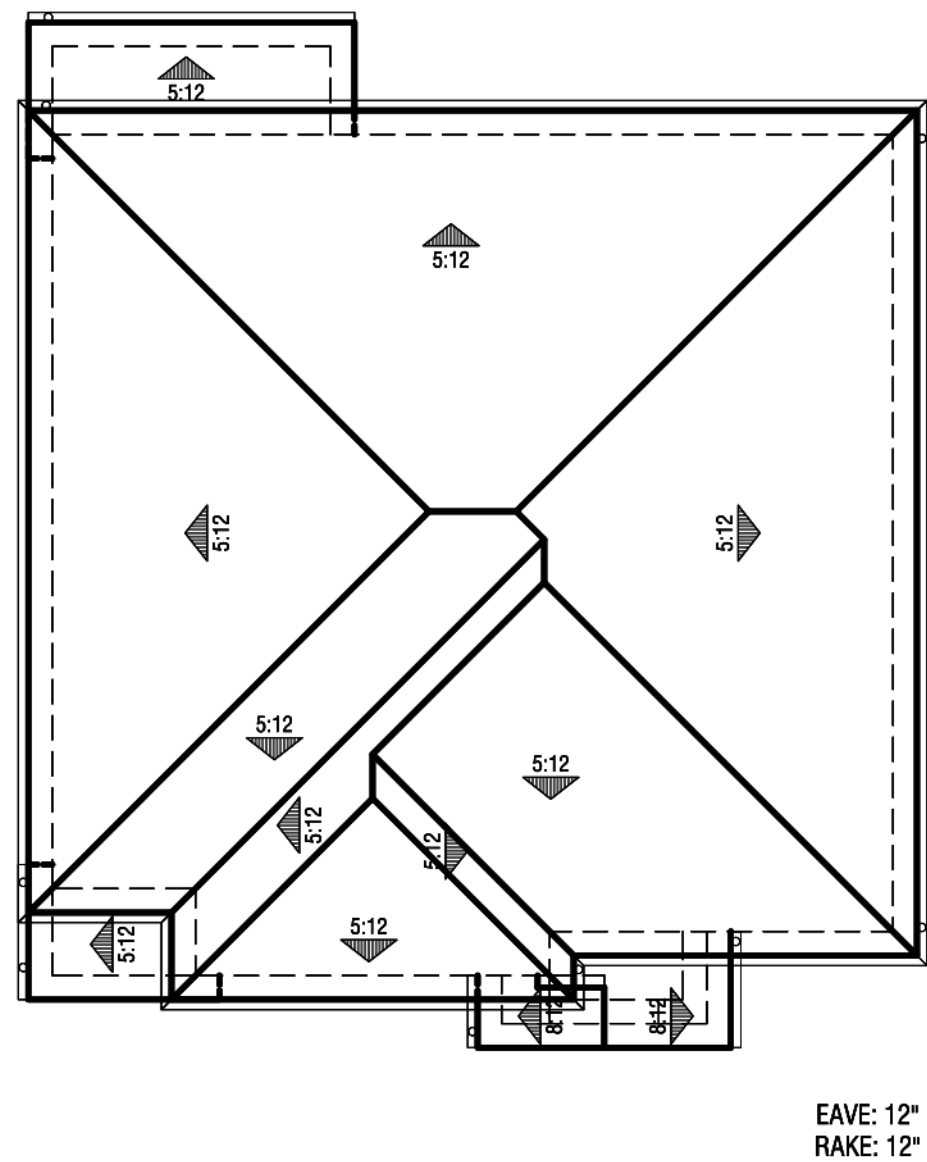
FLOOR AREA TABLE	PLAN 1C
LOWER FLOOR PLAN	825 SQ. FT.
UPPER FLOOR PLAN	1109 SQ. FT.
TOTAL	1934 SQ. FT.
2-BAY GARAGE	414 SQ. FT.
COVERED ENTRY/PORCH	22 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA



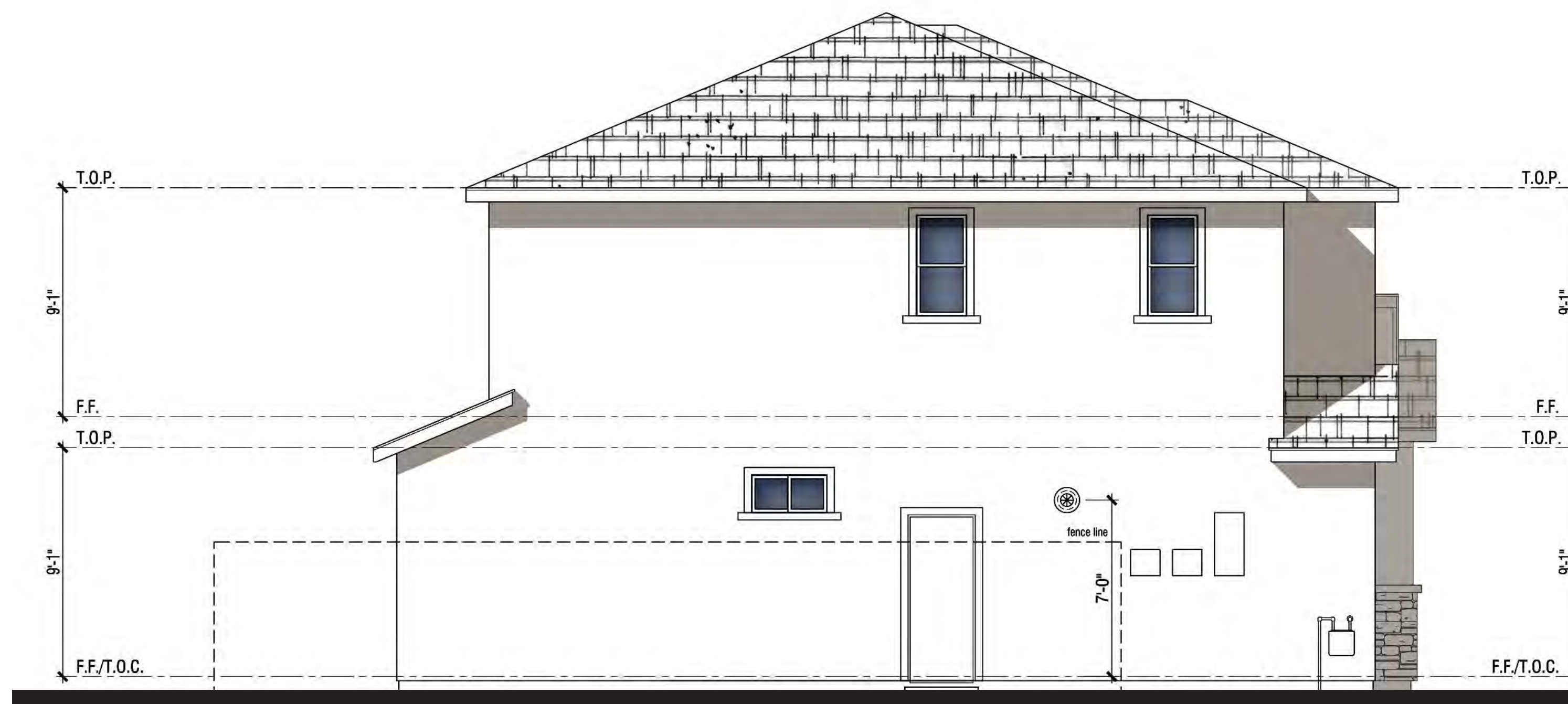
Roof Plan
@ 1' = 8"



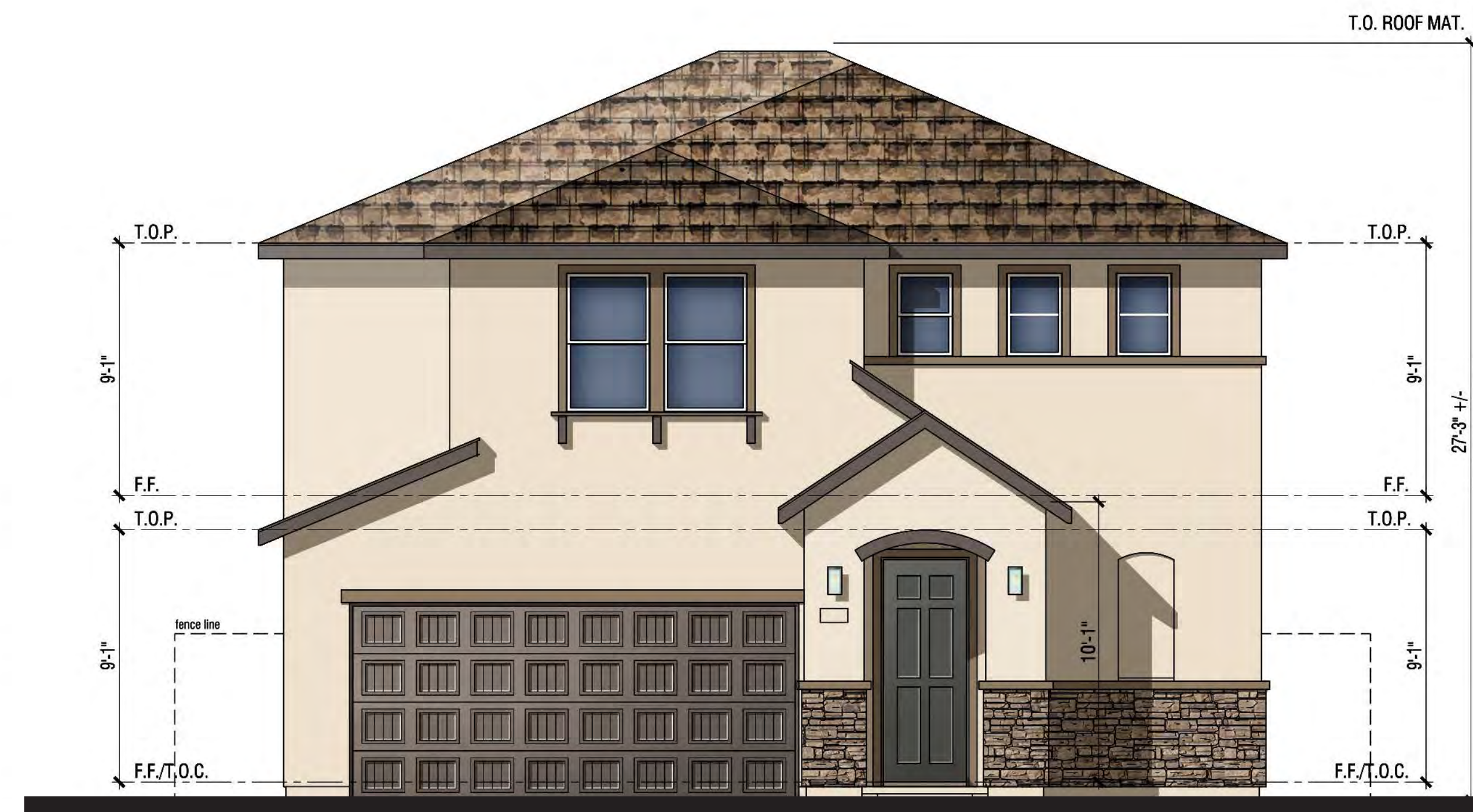
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

MATERIAL **STYLE ELEMENTS 'C' COTTAGE**

Roof: Composition Shingle
Fascia: 2X6 Wood Typical
Exterior: Stucco (16/20 Sand Finish)
Window & Door Trim: Stucco over Foam Trim per Elevation Style
Entry Door: Decorative Front Entry Door
Veneer: Manufactured Stone Veneer
Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

PLAN 3C | ELEVATION WRAPS & ROOF PLAN

NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

Scheme# 9

ROOFING

FASCIA

TRIM COLOR #1

STUCCO

TRIM COLOR #2

ACCENT COLOR

STONE

ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 1

'A' Elevations Only
Traditional

1ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

SCHEME 1 OF 12

'A' ELEVATIONS ONLY, TRADITIONAL

Material	Color	Manufacturer
Roofing: Composition Shingle	Barkwood Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (dry stacked joints)	Wolf Creek Southern LedgeStone	Cultured by Boral
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 7048 Anonymous	Sherwin Williams
Trim Color #1 (applied to): Corbels Eaves Fascia Gable Detail @ Siding Posts Pot Shell Trim	SW 7015 Repose Gray	Sherwin Williams
Trim Color #2 (applied to): Corner Boards Gable Detail @ Stucco Garage Door Lap Siding	SW 7645 Thunder Gray	Sherwin Williams
Accent Color (applied to): Front Door	SW 2704 Merlot	Sherwin Williams
Weatherstrip @ Garage Door	Terra Bronze	Fehr Bros

NOTE: Neely WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Mariner (925) 453-1700.

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

ROOFING

FASCIA

TRIM COLOR #1

STUCCO

TRIM COLOR #2

ACCENT COLOR

STONE

ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 2

'A' Elevations Only
Traditional

1ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

SCHEME 2 OF 12

'A' ELEVATIONS ONLY, TRADITIONAL

Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (dry stacked joints)	Bucks County Southern LedgeStone	Cultured by Boral
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 9172 Studio Clay	Sherwin Williams
Trim Color #1 (applied to): Corbels Eaves Fascia Gable Detail @ Siding Posts Pot Shell Trim	SW 7015 Repose Gray	Sherwin Williams
Trim Color #2 (applied to): Corner Boards Gable Detail @ Stucco Garage Door Lap Siding	SW 2838 Polished Mahogany	Sherwin Williams
Accent Color (applied to): Front Door	SW 7069 Iron Ore	Sherwin Williams
Weatherstrip @ Garage Door	Brown	Fehr Bros

NOTE: Neely WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Mariner (925) 453-1700.

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

Scheme 1

Scheme 2

ROOFING

FASCIA

TRIM COLOR #1

STUCCO

TRIM COLOR #2

ACCENT COLOR

STONE

ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 3

'A' Elevations Only
Traditional

1ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

SCHEME 3 OF 12

'A' ELEVATIONS ONLY, TRADITIONAL

Material	Color	Manufacturer
Roofing: Composition Shingle	Mission Brown Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (dry stacked joints)	Gray Southern LedgeStone	Cultured by Boral
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 0077 Classic French Gray	Sherwin Williams
Trim Color #1 (applied to): Corbels Eaves Fascia Gable Detail @ Siding Posts Pot Shell Trim	SW 7015 Repose Gray	Sherwin Williams
Trim Color #2 (applied to): Corner Boards Gable Detail @ Stucco Garage Door Lap Siding	SW 2848 Roxcroft Pewter	Sherwin Williams
Accent Color (applied to): Front Door	SW 2865 Classical Yellow	Sherwin Williams
Weatherstrip @ Garage Door	Gray	Fehr Bros

NOTE: Neely WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Mariner (925) 453-1700.

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

ROOFING

FASCIA

TRIM COLOR #1

STUCCO

TRIM COLOR #2

ACCENT COLOR

STONE

ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 4

'A' Elevations Only
Traditional

1ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

SCHEME 4 OF 12

'A' ELEVATIONS ONLY, TRADITIONAL

Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (dry stacked joints)	Hudson Bay Southern LedgeStone	Cultured by Boral
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 9172 Studio Clay	Sherwin Williams
Trim Color #1 (applied to): Corbels Eaves Fascia Gable Detail @ Siding Posts Pot Shell Trim	SW 7015 Repose Gray	Sherwin Williams
Trim Color #2 (applied to): Corner Boards Gable Detail @ Stucco Garage Door Lap Siding	SW 7622 Homburg Gray	Sherwin Williams
Accent Color (applied to): Front Door	SW 6216 Jasper	Sherwin Williams
Weatherstrip @ Garage Door	Bronze	Fehr Bros

NOTE: Neely WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Mariner (925) 453-1700.

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

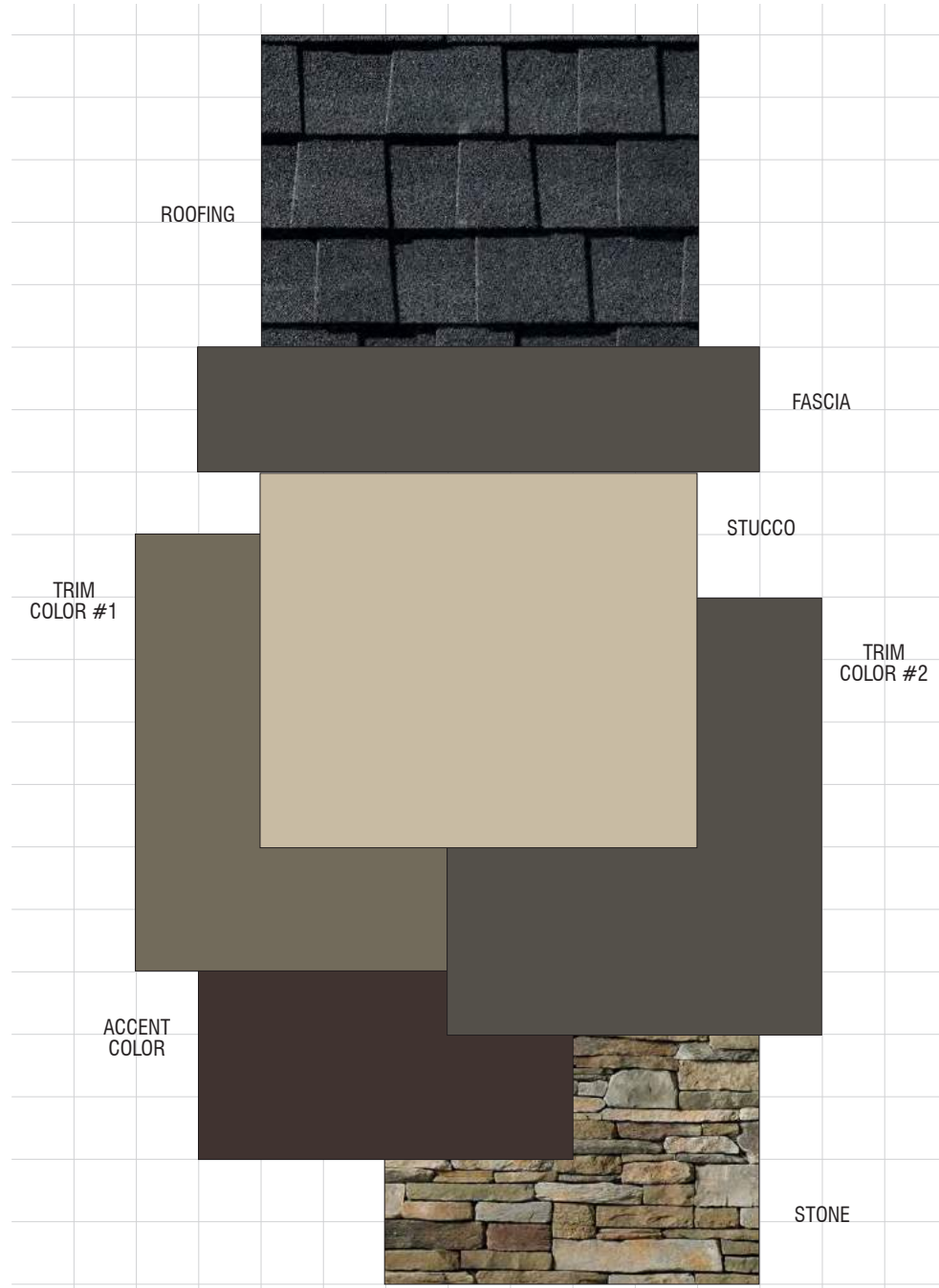
Scheme 3

Scheme 4

COLOR & MATERIALS - 'A' TRADITIONAL
NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 5
'B' Elevations Only
Bungalow

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

'SCHEME 5 OF 12

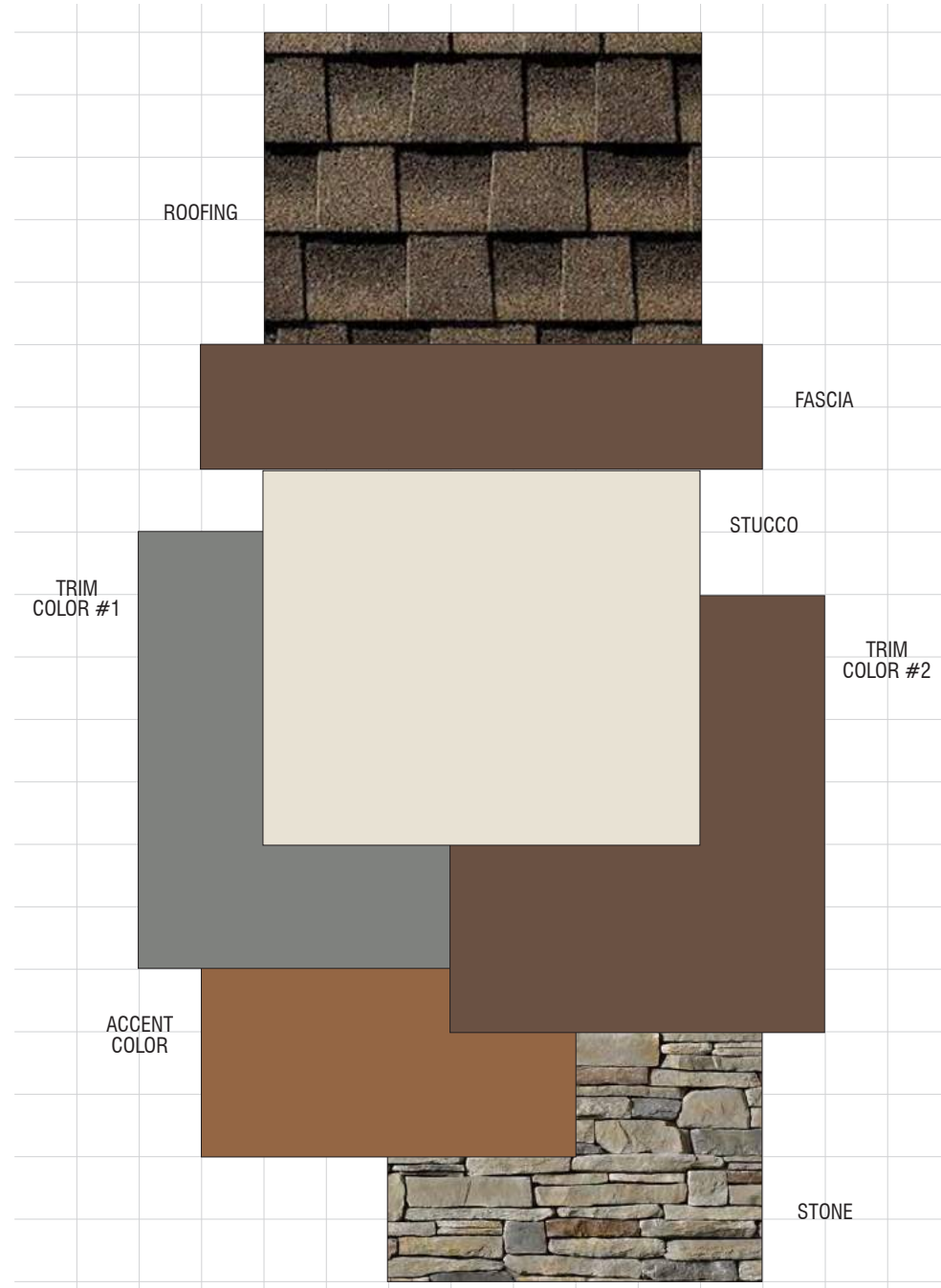
'B' ELEVATIONS ONLY, BUNGALOW

Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Bucks County Southern LedgeStone	Cultured by Boral
Mortar @ Stone	Khaki	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 6149 Relaxed Khaki	Sherwin Williams
Trim Color #1 (applied to): Board & Battens @ Gables Columns Panel Detail Trim	SW 6173 Cocoon	Sherwin Williams
Trim Color #2 (applied to): Eaves Fascia Garage Doors Outlookers	SW 7048 Urban Bronze	Sherwin Williams
Accent Color (applied to): Front Door	SW 6006 Black Bean	Sherwin Williams
Weatherstrip @ Garage Door	Terra Bronze	Fehr Bros

NOTE: Neely WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Martinez (925) 453-1700.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 6
'B' Elevations Only
Bungalow

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

'SCHEME 6 OF 12

'B' ELEVATIONS ONLY, BUNGALOW

Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Echo Ridge Southern LedgeStone	Cultured by Boral
Mortar @ Stone	Grey	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 6154 Nacre	Sherwin Williams
Trim Color #1 (applied to): Board & Battens @ Gables Columns Panel Detail Trim	SW 7067 Cityscape	Sherwin Williams
Trim Color #2 (applied to): Eaves Fascia Garage Doors Outlookers	SW 7520 Plantation Shutters	Sherwin Williams
Accent Color (applied to): Front Door	SW 0045 Antiquarian Brown	Sherwin Williams
Weatherstrip @ Garage Door	Gray	Fehr Bros

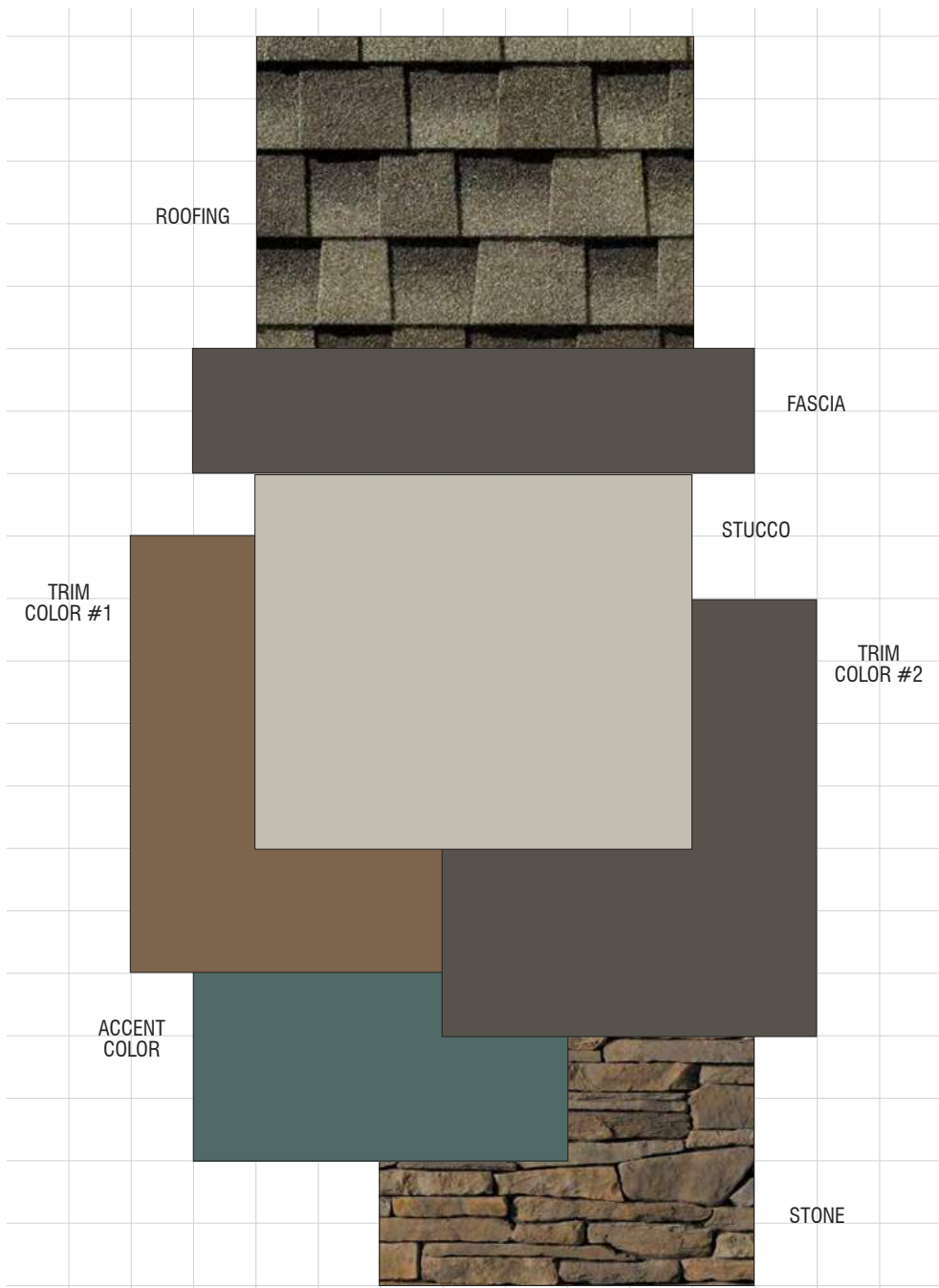
NOTE: Neely WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Martinez (925) 453-1700.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

Scheme 5

Scheme 6



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 7
'B' Elevations Only
Bungalow

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

'SCHEME 7 OF 12

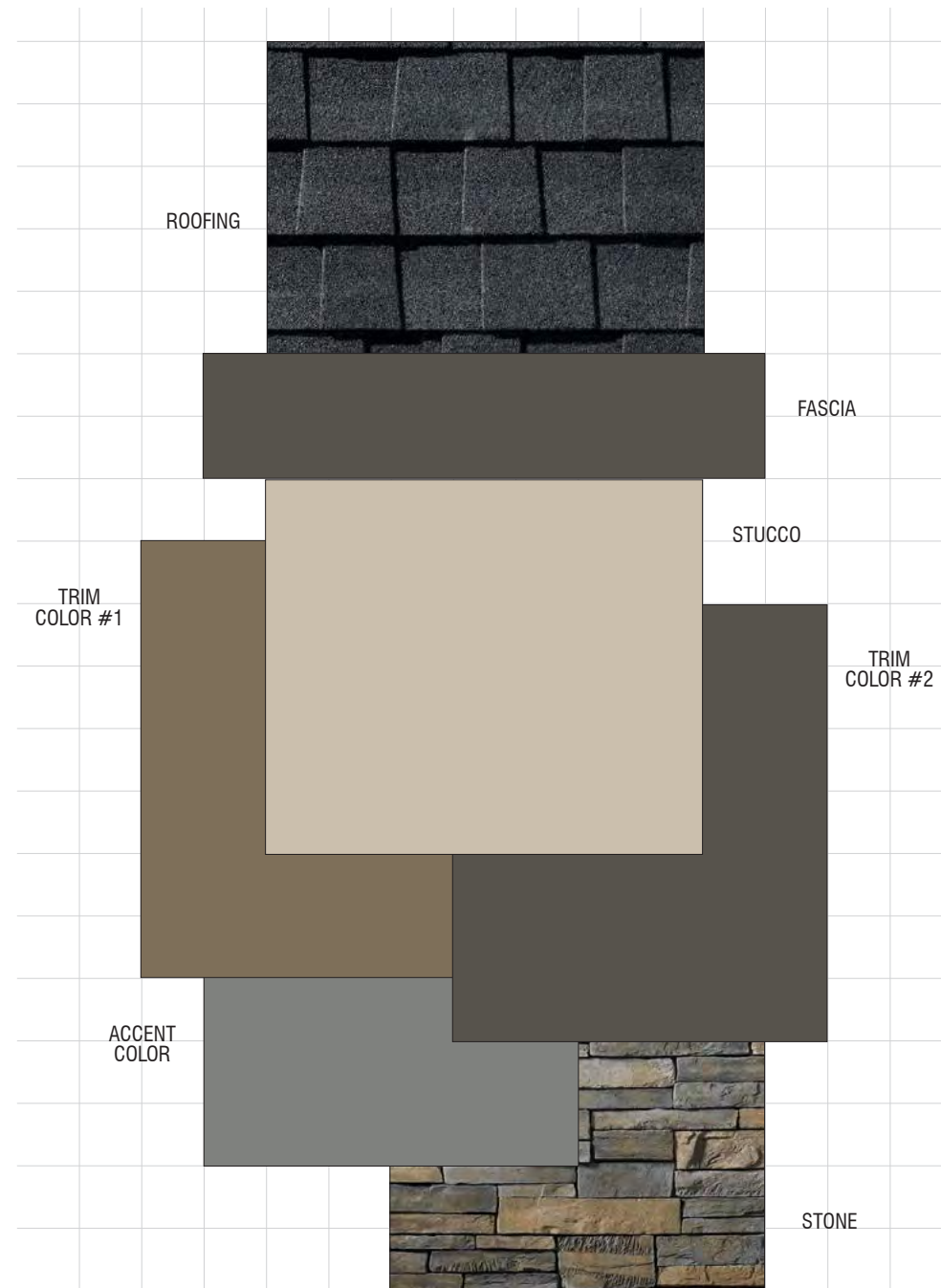
'B' ELEVATIONS ONLY, BUNGALOW

Material	Color	Manufacturer
Roofing: Composition Shingle	Weathered Wood Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Hudson Bay Southern LedgeStone	Cultured by Boral
Mortar @ Stone	Misty Cove	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 2844 Roxcroft Mist Gray	Sherwin Williams
Trim Color #1 (applied to): Board & Battens @ Gables Columns Panel Detail Trim	SW 6103 Tea Chest	Sherwin Williams
Trim Color #2 (applied to): Eaves Fascia Garage Doors Outlookers	SW 7645 Thunder Gray	Sherwin Williams
Accent Color (applied to): Front Door	SW 2810 Rookwood Sash Green	Sherwin Williams
Weatherstrip @ Garage Door	Golden Oak	Fehr Bros

NOTE: Neely WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Martinez (925) 453-1700.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 8
'B' Elevations Only
Bungalow

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

'SCHEME 8 OF 12

'B' ELEVATIONS ONLY, BUNGALOW

Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Skyline Country LedgeStone	Cultured by Boral
Mortar @ Stone	Misty Cove	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 7547 Sandbar	Sherwin Williams
Trim Color #1 (applied to): Board & Battens @ Gables Columns Panel Detail Trim	SW 6159 High Tea	Sherwin Williams
Trim Color #2 (applied to): Eaves Fascia Garage Doors Outlookers	SW 7645 Thunder Gray	Sherwin Williams
Accent Color (applied to): Front Door	SW 7067 Cityscape	Sherwin Williams
Weatherstrip @ Garage Door	Bronze	Fehr Bros

NOTE: Neely WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Martinez (925) 453-1700.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

Scheme 7

Scheme 8

COLOR & MATERIALS - 'B' BUNGALOW

NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA

A2.33

FORMAL SUBMITTAL

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2017405 | 07-10-18

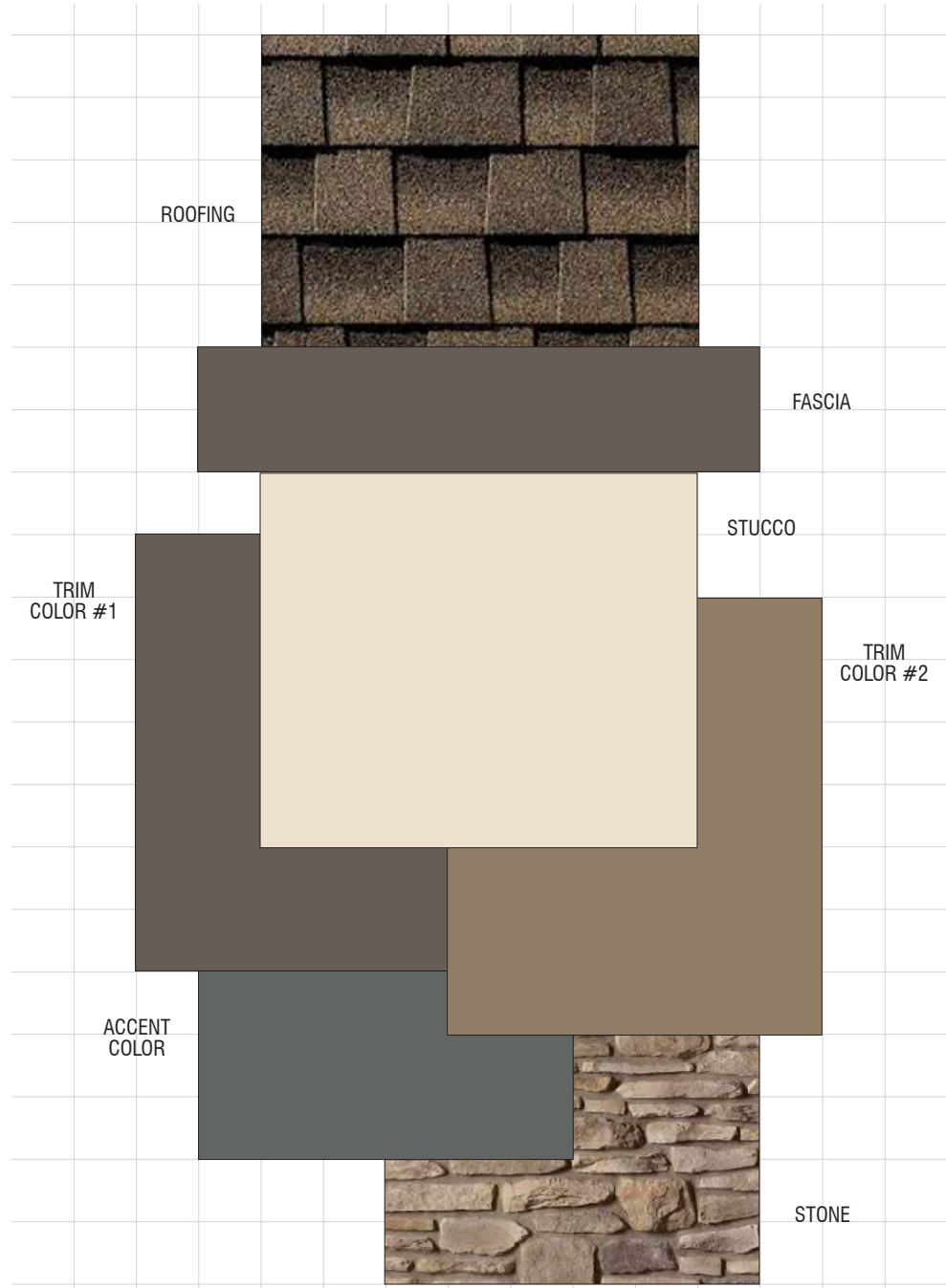
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



William Lyon Homes
Experience the pride.



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 9
'C' Elevations Only
Cottage

ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

SCHEME 9 OF 12

'C' ELEVATIONS ONLY, COTTAGE

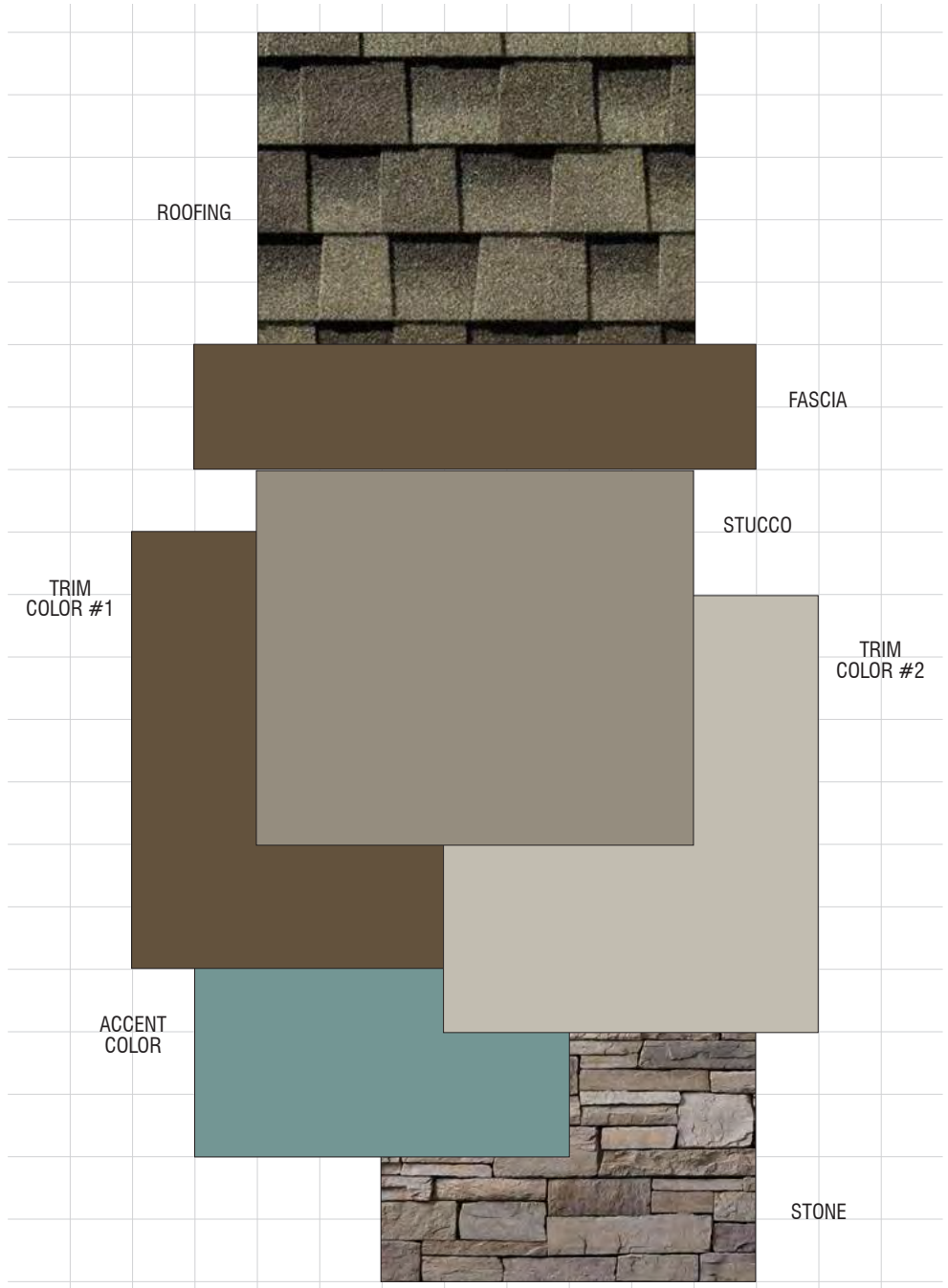
Material	Color	Manufacturer
Roofing: Composition Shingle	Barkwood Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Palatino Del Mare LedgeStone	Cultured by Boral
Mortar @ Stone	Light Khaki	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 7571 Casa Blanca	Sherwin Williams
Trim Color #1 (applied to): Board & Batten Siding Eaves Fascia Gable Siding Garage Door @ SFD & Alley Louvered Vents Pot Shelves	SW 7505 Manor House	Sherwin Williams
Trim Color #2 (applied to): Garage Doors @ Duets Trim	SW 7550 Resort Tan	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 2848 Roycroft Pewter	Sherwin Williams
Weatherstrip @ Garage Door	Match adjacent color	Fehr Bros

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Marzette (951) 455-1700

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 10
'C' Elevations Only
Cottage

ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

SCHEME 10 OF 12

'C' ELEVATIONS ONLY, COTTAGE

Material	Color	Manufacturer
Roofing: Composition Shingle	Weathered Wood Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Ashtail Country LedgeStone	Cultured by Boral
Mortar @ Stone	Khaki	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 9172 Studio Clay	Sherwin Williams
Trim Color #1 (applied to): Board & Batten Siding Eaves Fascia Gable Siding Garage Door @ SFD & Alley Louvered Vents Pot Shelves	SW 7545 Pier	Sherwin Williams
Trim Color #2 (applied to): Garage Doors @ Duets Trim	SW 2844 Roycroft Mist Gray	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 0020 Peacock Plume	Sherwin Williams
Weatherstrip @ Garage Door	Match adjacent color	Fehr Bros

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Marzette (951) 455-1700

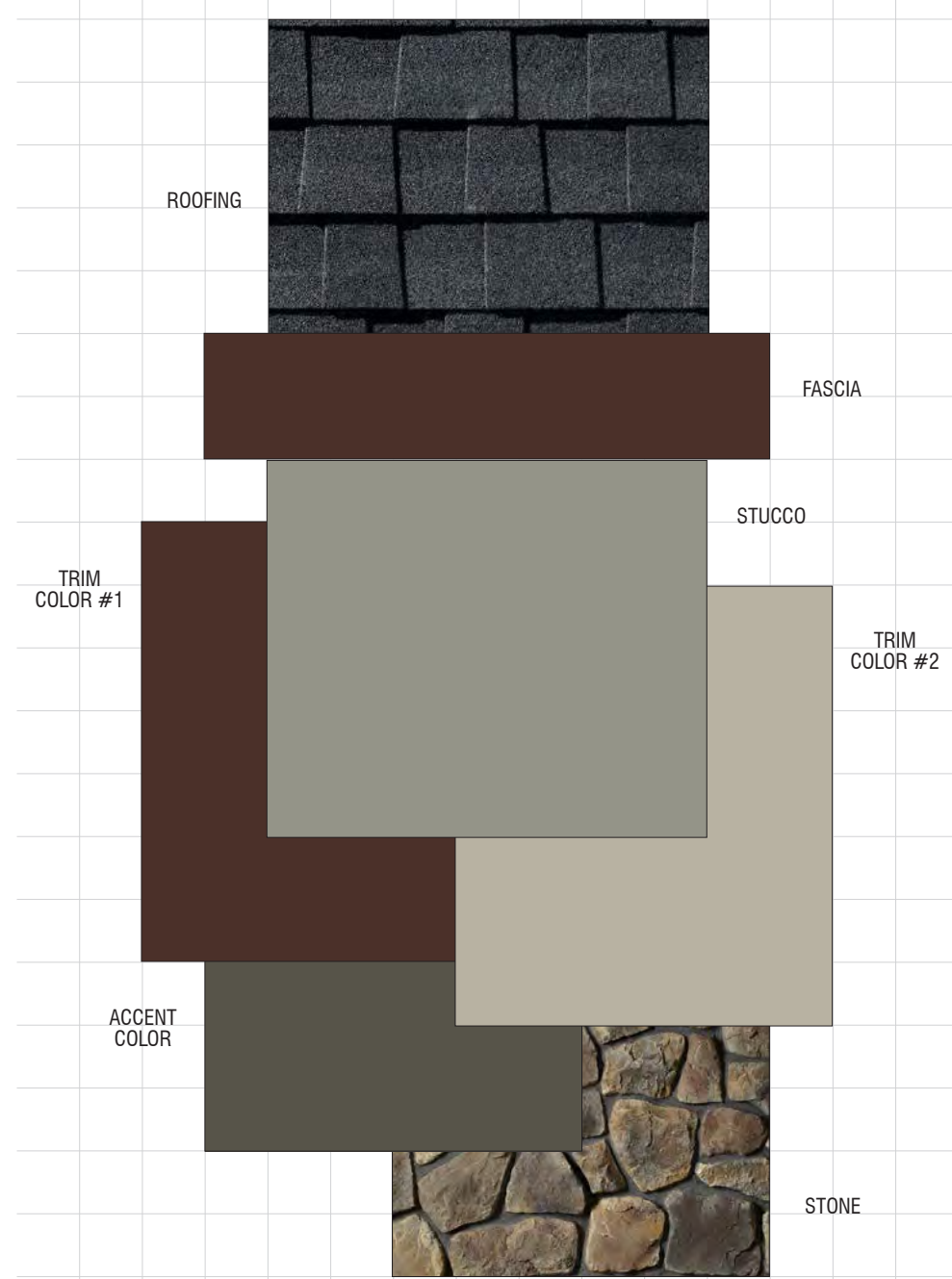
© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

Scheme 9

Scheme 10



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 11
'C' Elevations Only
Cottage

ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

SCHEME 11 OF 12

'C' ELEVATIONS ONLY, COTTAGE

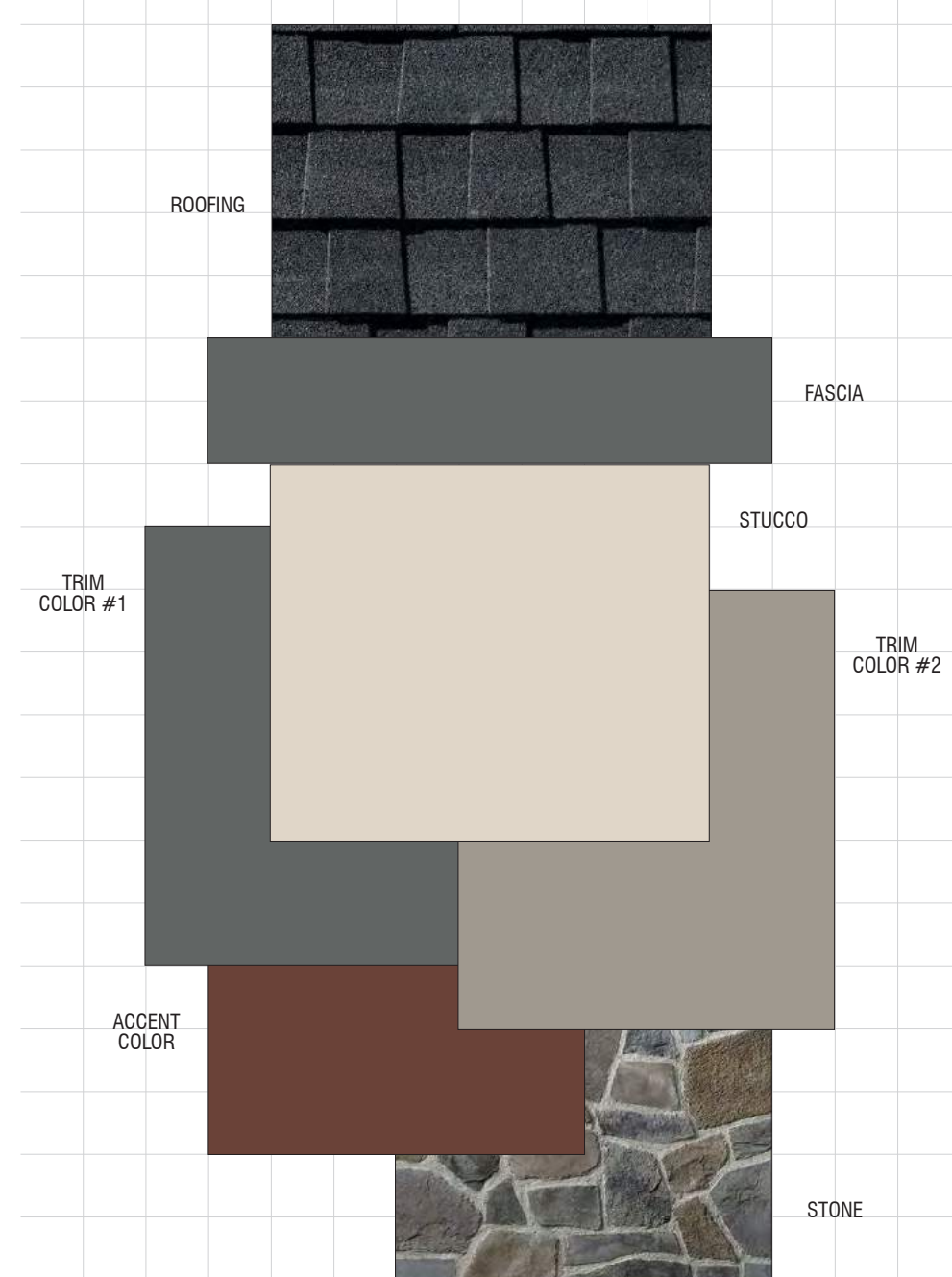
Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Wolf Creek Dressed Fieldstone	Cultured by Boral
Mortar @ Stone	Khaki	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 9131 Cornwall Slate	Sherwin Williams
Trim Color #1 (applied to): Board & Batten Siding Eaves Fascia Gable Siding Garage Door @ SFD & Alley Louvered Vents Pot Shelves	SW 9182 Rope Marron	Sherwin Williams
Trim Color #2 (applied to): Garage Doors @ Duets Trim	SW 0049 Silver Gray	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 2846 Roycroft Bronze Green	Sherwin Williams
Weatherstrip @ Garage Door	Match adjacent color	Fehr Bros

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Marzette (951) 455-1700

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 12
'C' Elevations Only
Cottage

ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

SCHEME 12 OF 12

'C' ELEVATIONS ONLY, COTTAGE

Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Palisades Ancient Villa Fieldstone	Cultured by Boral
Mortar @ Stone	Misty Cove	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 7516 Kestrel White	Sherwin Williams
Trim Color #1 (applied to): Board & Batten Siding Eaves Fascia Gable Siding Garage Door @ SFD & Alley Louvered Vents Pot Shelves	SW 2848 Roycroft Pewter	Sherwin Williams
Trim Color #2 (applied to): Garage Doors @ Duets Trim	SW 7642 Pavestone	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 2837 Aurora Brown	Sherwin Williams
Weatherstrip @ Garage Door	Match adjacent color	Fehr Bros

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Marzette (951) 455-1700

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

Scheme 11

Scheme 12

COLOR & MATERIALS - 'C' COTTAGE

NEIGHBORHOOD D1 & D2

ALVES RANCH

PITTSBURG, CA

A2.34

FORMAL SUBMITTAL

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2017405 | 07-10-18

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

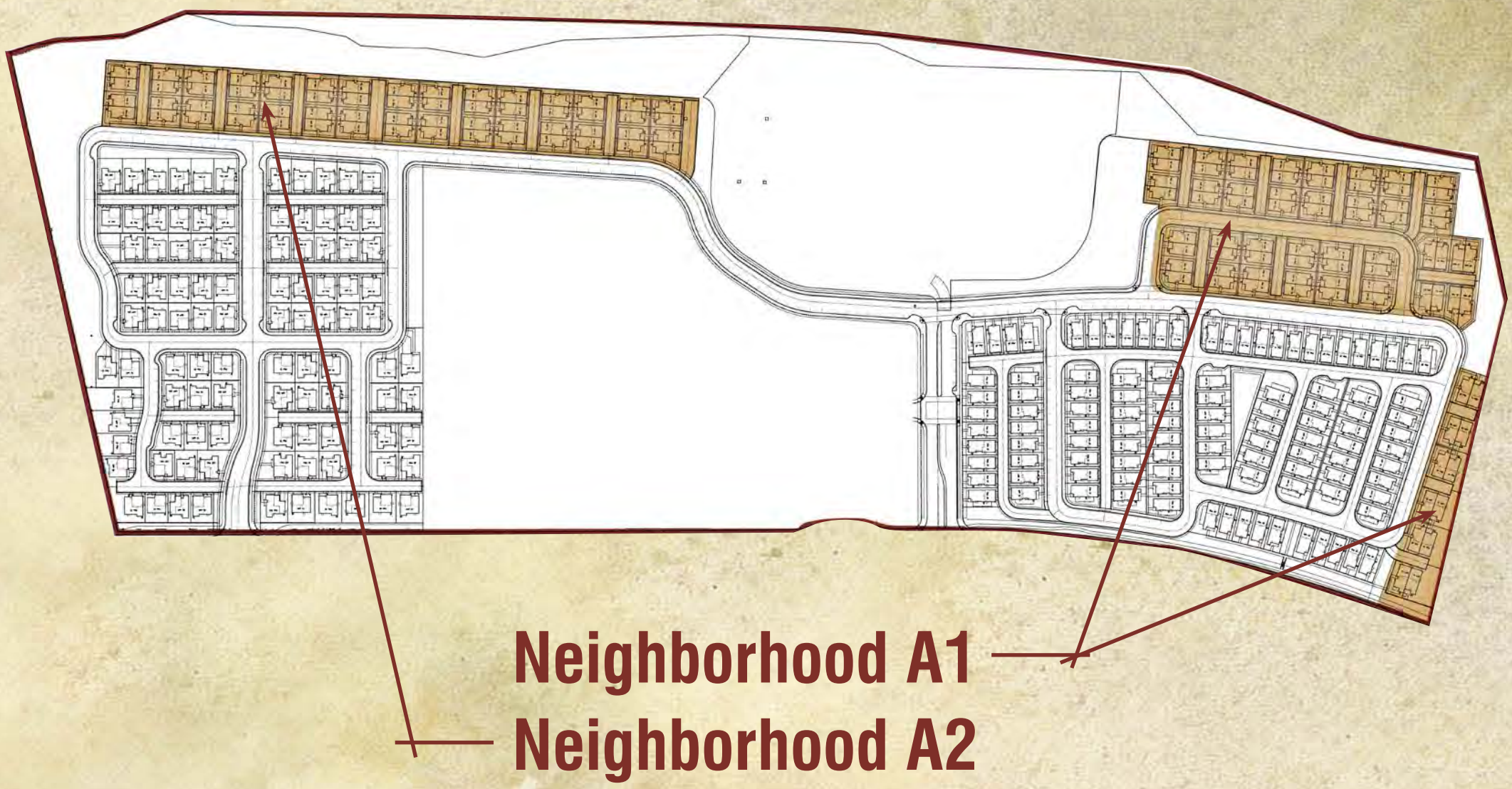
ORANGE COUNTY . LOS ANGELES . BAY AREA



William Lyon Homes
Experience the pride.



Neighborhood A₁ & A₂ *Duets*

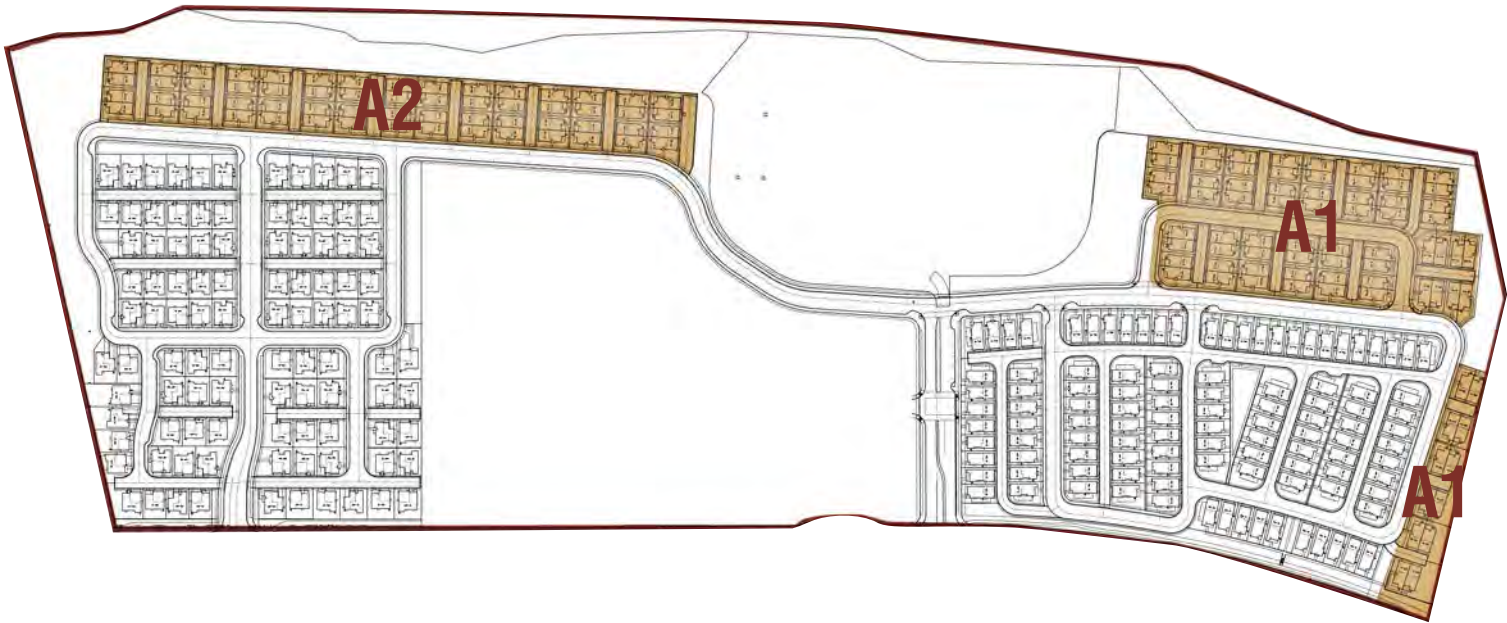


- A3.PP1 Plot Plan Neighborhood 1
- A3.PP2 Plot Plan Neighborhood 2
- A3.1 Street Scene
- A3.2 Plan 1A / 2A - Floor Plan
- A3.3 Plan 1A / 2A - Elevation Wraps
- A3.4 Plan 1B / 2B - Floor Plan
- A3.5 Plan 1B / 2B - Elevation Wraps
- A3.6 Plan 1C / 2C - Floor Plan
- A3.7 Plan 1C / 2C - Elevation Wraps
- A3.8 Plans 1& 2 / A, B& C - Roof Plans
- A3.9 Colo & Materials - 'A' Traditional
- A3.10 Color & Materials - 'B' Bungalow
- A3.11 Color & Materials - 'C' Cottage



	PLAN 1	38 DU	50%
	PLAN 2	38 DU	50%
TOTAL		76 DU	

- Notes:**
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints might change due to the final design elevation style.
 6. Open space area is subject to change due to the balcony design of the elevation.
 7. Building setbacks are measured from property lines to building foundation lines.



CONCEPTUAL PLOT PLAN NEIGHBORHOOD 1
NEIGHBORHOOD A1 & A2
ALVES RANCH
PITTSBURG, CA

KEY MAP

ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA

A3.PP1

0 25 50 100

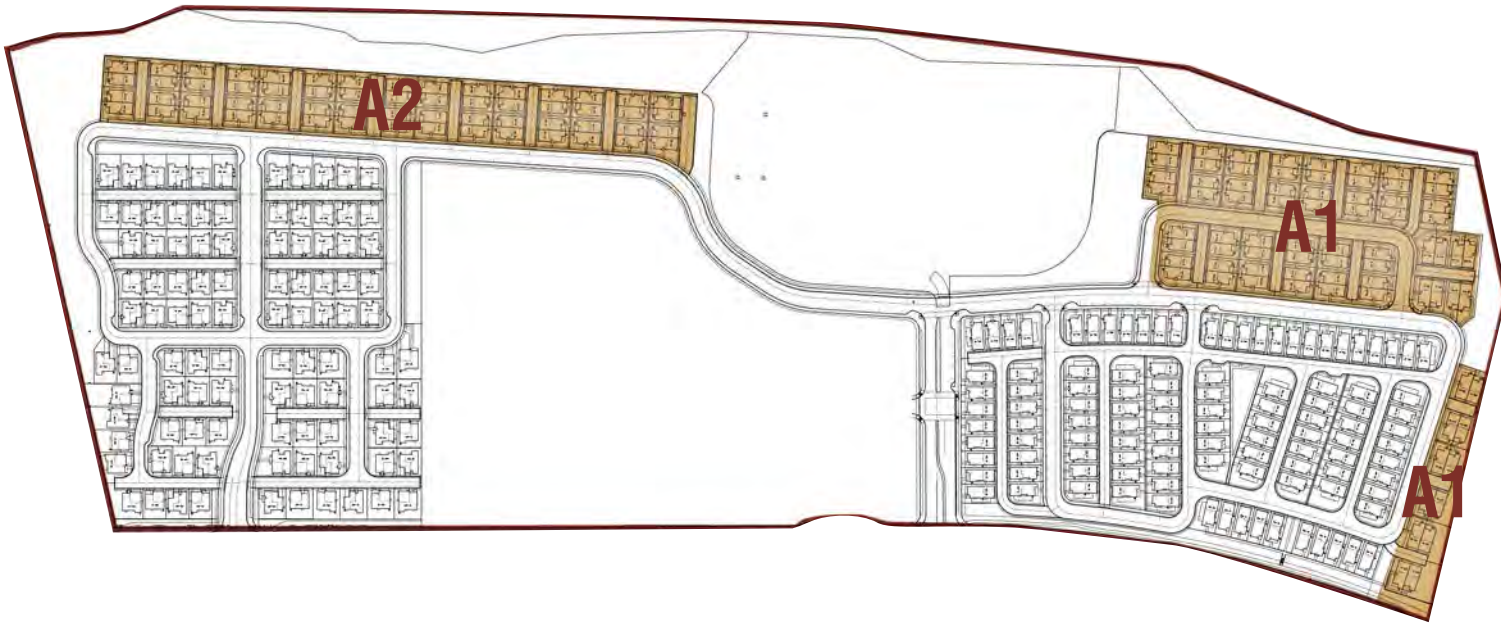
FORMAL SUBMITTAL

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2018032 | 07-10-18

	PLAN 1	30 DU	50%
	PLAN 2	30 DU	50%
TOTAL		60 DU	



- Notes:**
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints might change due to the final design elevation style.
 6. Open space area is subject to change due to the balcony design of the elevation.
 7. Building setbacks are measured from property lines to building foundation lines.



KEY MAP

CONCEPTUAL PLOT PLAN NEIGHBORHOOD 2

NEIGHBORHOOD A1 & A2

ALVES RANCH

PITTSBURG, CA



Note: Artist's Conception; Colors, Materials And Application May Vary.

PLAN 2AR - LEFT

PLAN 2AR

PLAN 1AR

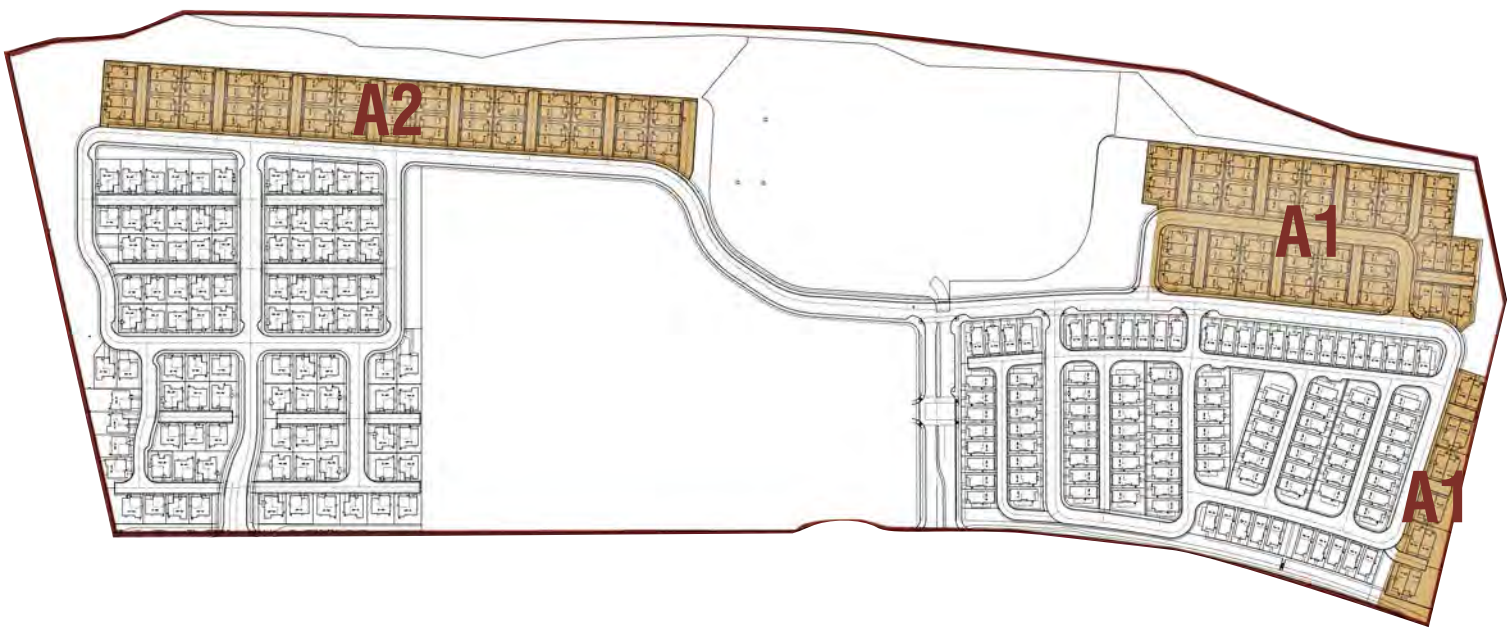
PLAN 1B

PLAN 2B

PLAN 2B - RIGHT

CONCEPTUAL STREETSCENE
NEIGHBORHOOD A1 & A2
ALVES RANCH

PITTSBURG, CA

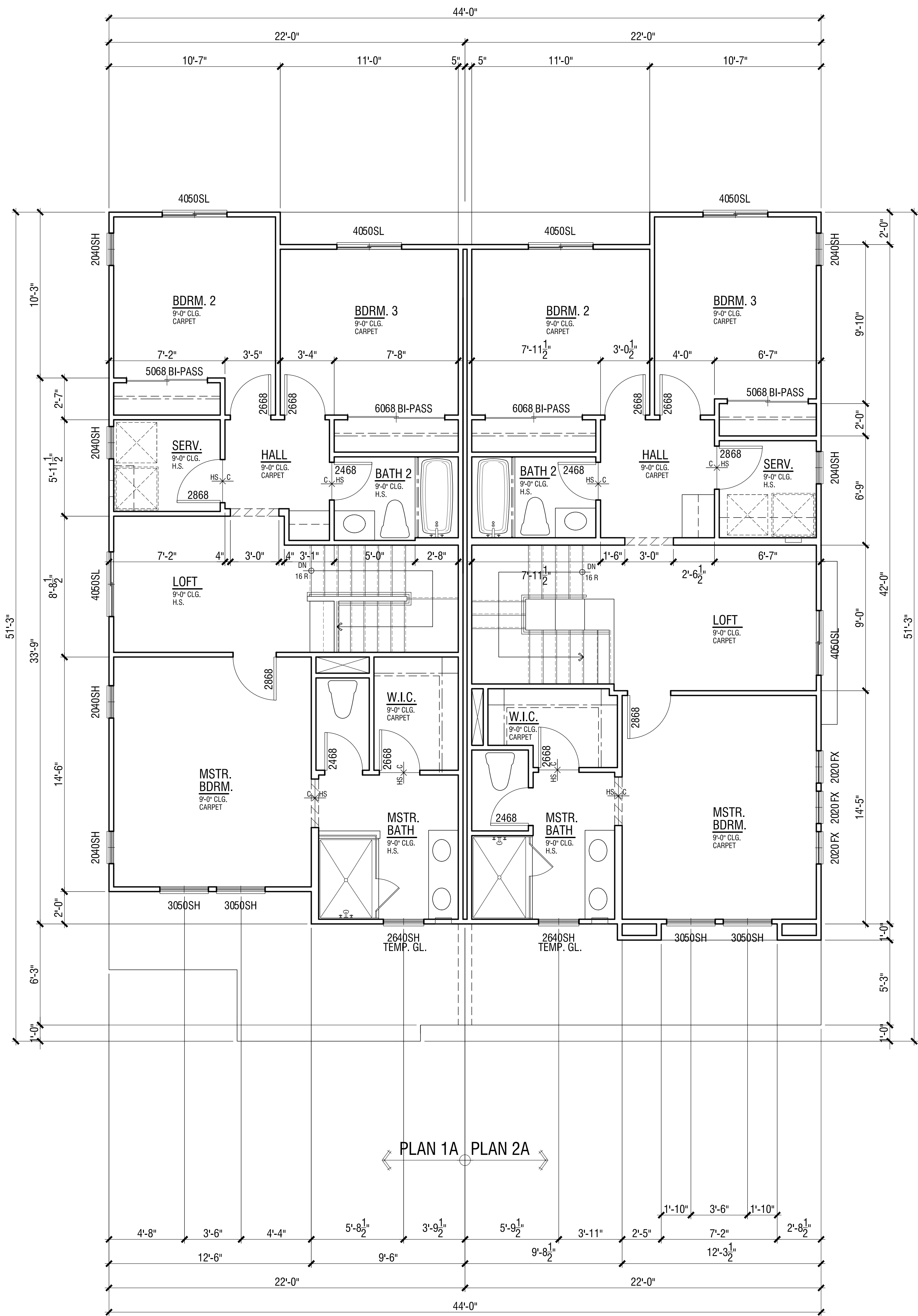


KEY MAP

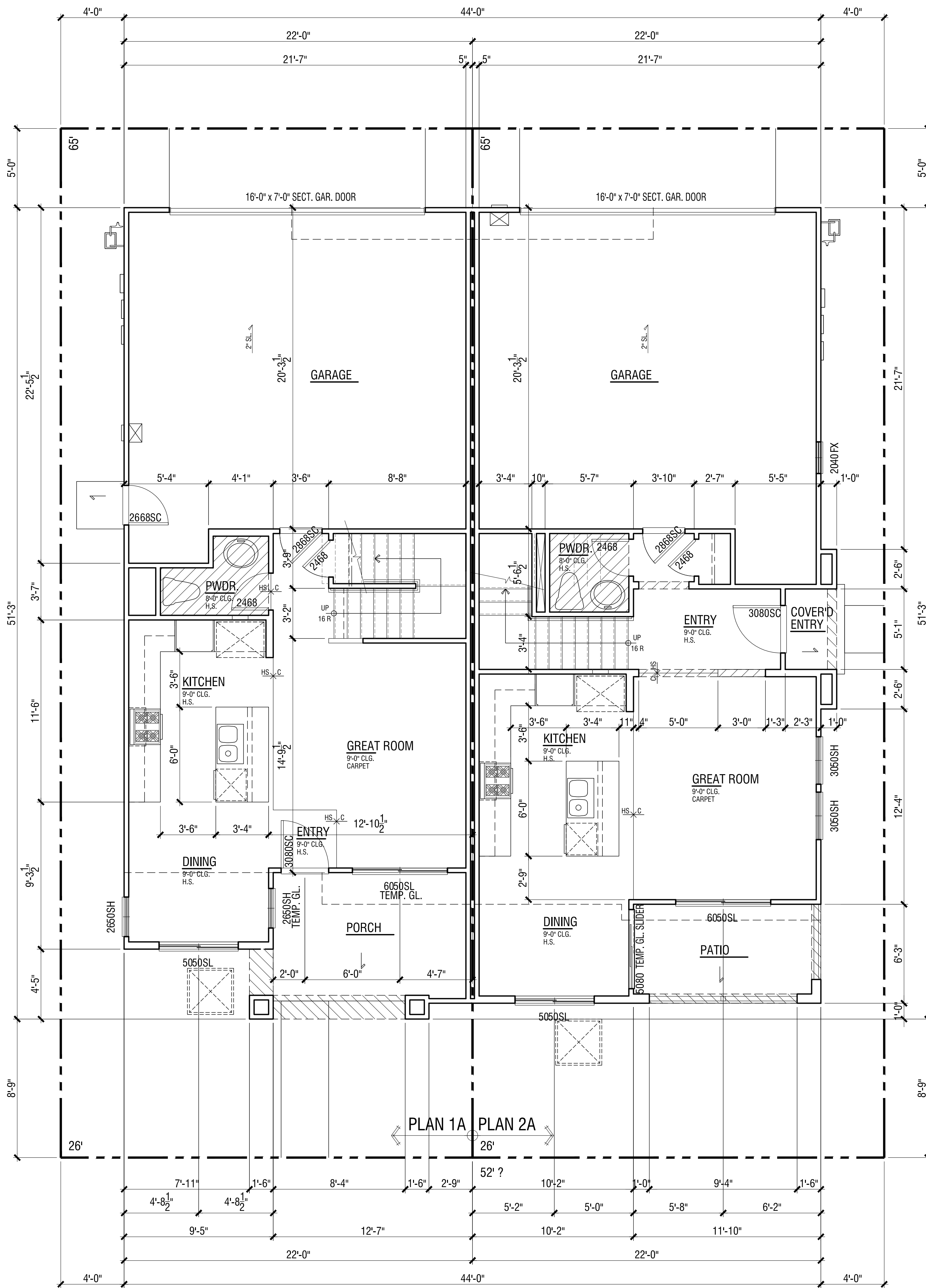
A3.1

0 2 4 8

FORMAL SUBMITTAL



Second Floor



NEIGHBORHOOD A1 & A2

First Floor

FLOOR PLAN | PLAN 1A/2A

FLOOR AREA TABLE	PLAN 2A
LOWER FLOOR PLAN	554 SQ. FT.
UPPER FLOOR PLAN	883 SQ. FT.
TOTAL	1437 SQ. FT.
2-BAY GARAGE	466 SQ. FT.
COVERED ENTRY/PORCH	17 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

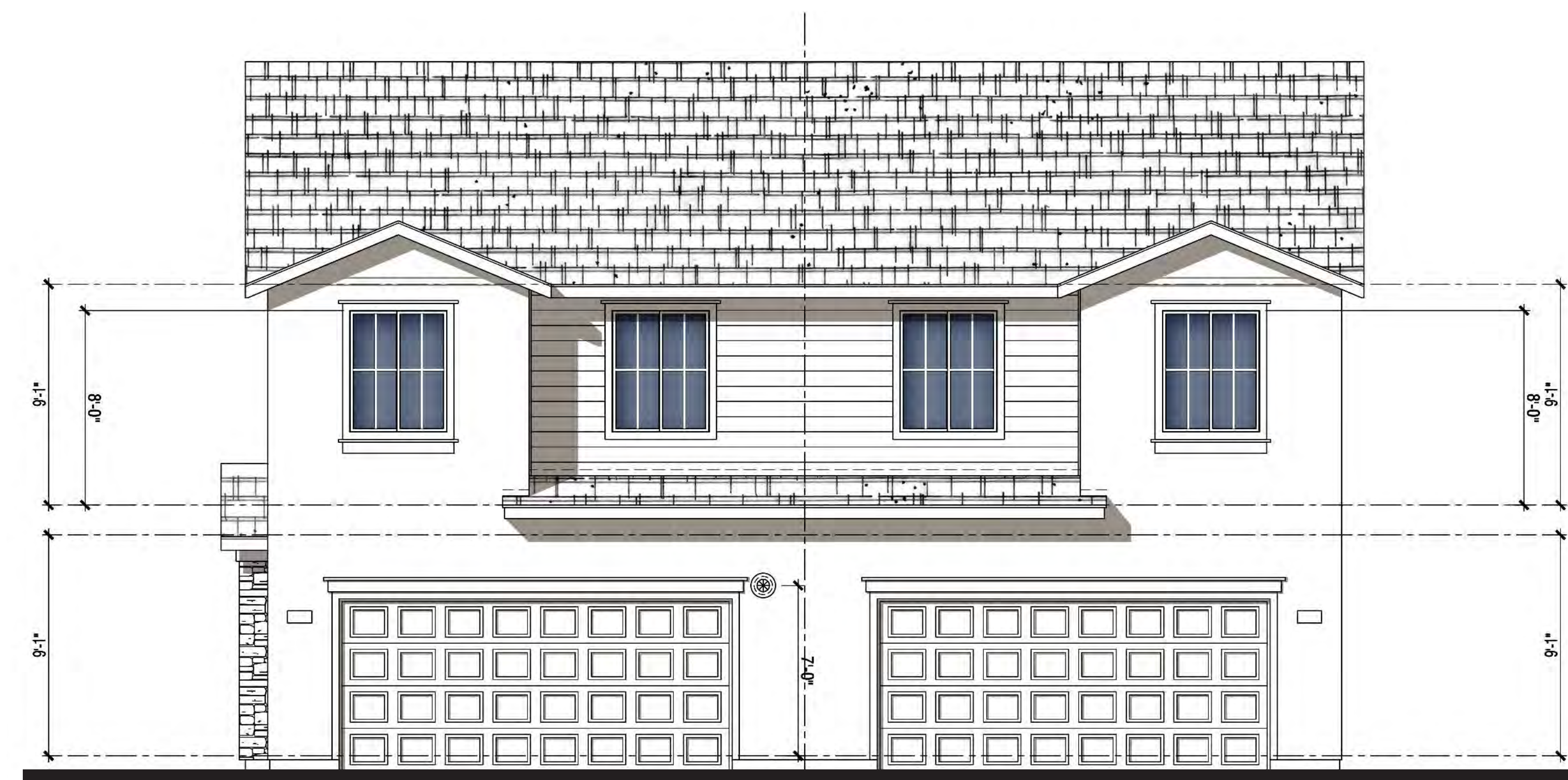
FLOOR AREA TABLE	PLAN 1A
LOWER FLOOR PLAN	512 SQ. FT.
UPPER FLOOR PLAN	863 SQ. FT.
TOTAL	1375 SQ. FT.
2-BAY GARAGE	458 SQ. FT.
COVERED ENTRY/PORCH	102 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



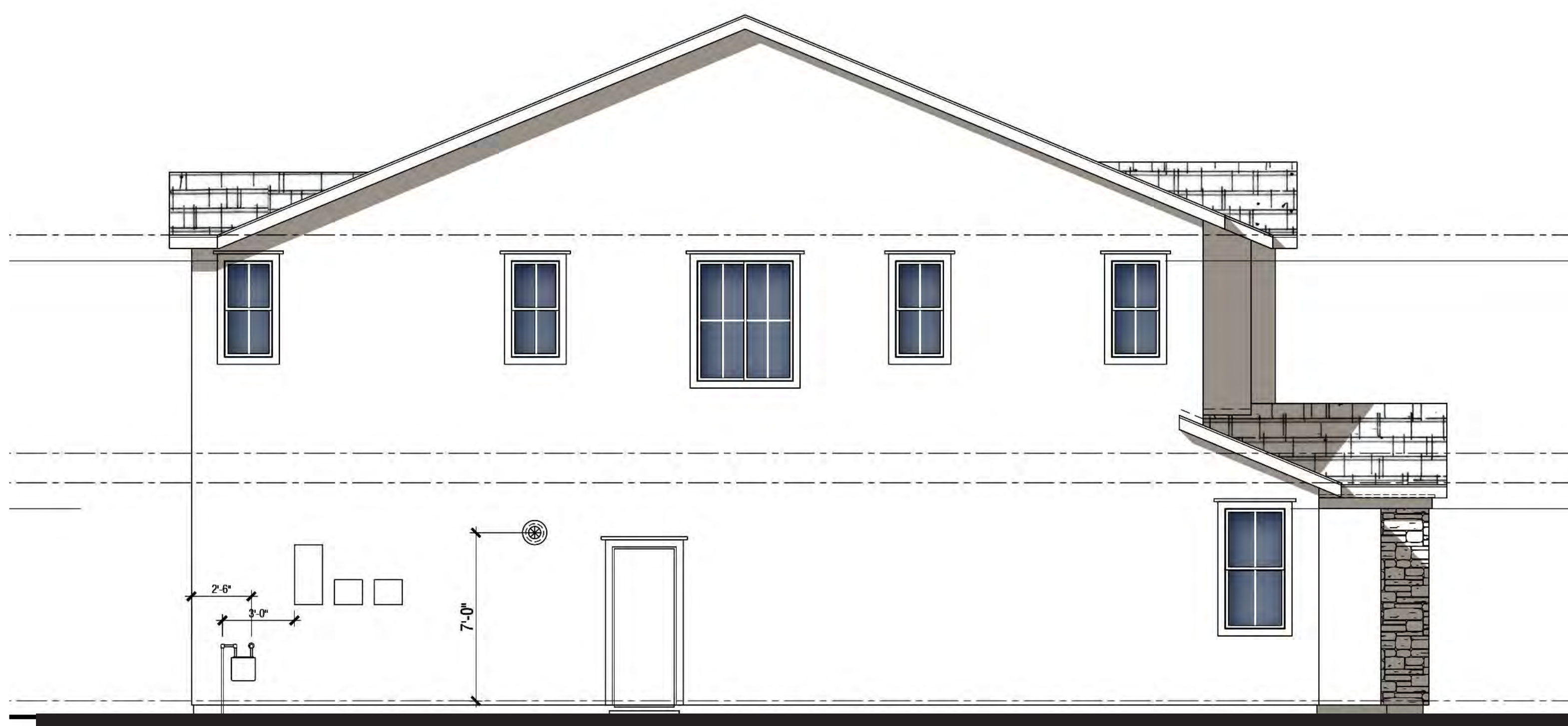
PLAN 2A

Right Elevation



PLAN 2A | PLAN 1A

Rear Elevation



PLAN 1A

MATERIAL STYLE ELEMENTS 'A' TRADITIONAL

Left Elevation



PLAN 1A | PLAN 2A

Front Elevation

Scheme# 2

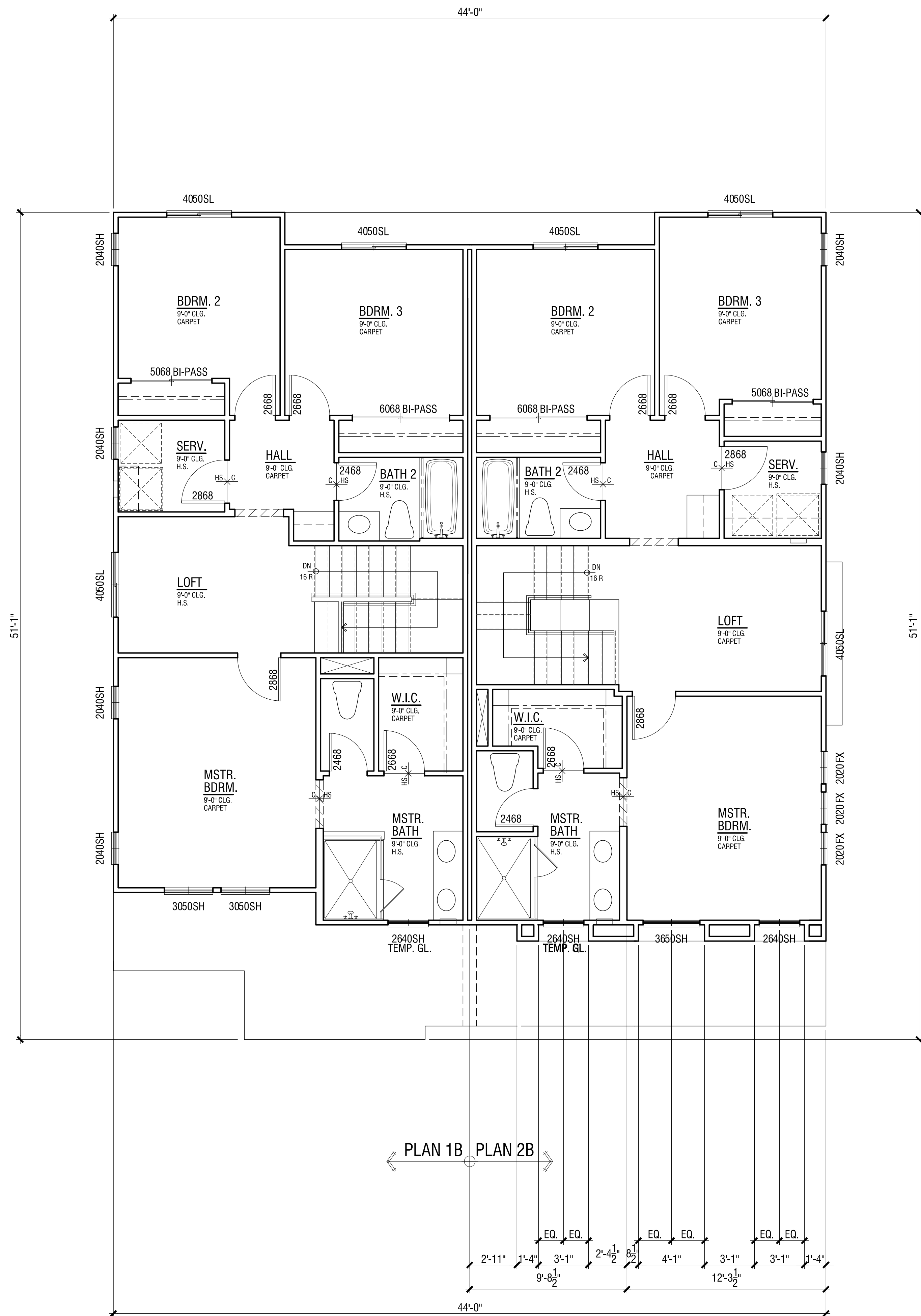
PLAN 1A/PLAN 2A | ELEVATION WRAPS

NEIGHBORHOOD A1 & A2

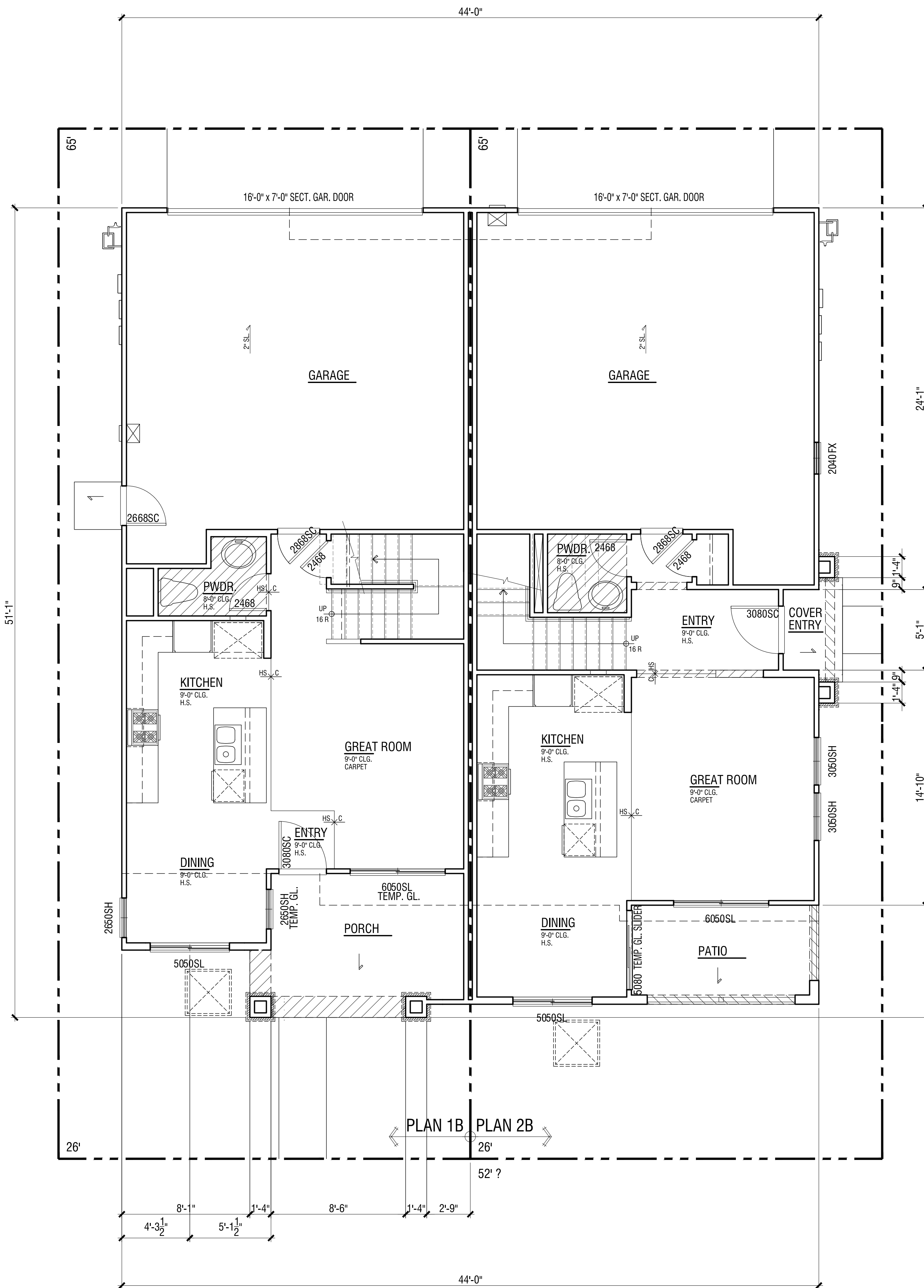
ALVES RANCH

PITTSBURG, CA

Roof: Composition Shingle
 Fascia: 2X6 Wood Typical
 Gable: Horizontal Lap Siding
 Exterior: Stucco (16/20 Sand Finish)
 Window & Door Trim: Stucco over Foam Trim per Elevation Style
 Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style



Second Floor



NEIGHBORHOOD A1 & A2

First Floor

FLOOR PLAN | PLAN 1B/2B

FLOOR AREA TABLE	PLAN 2B
LOWER FLOOR PLAN	554 SQ. FT.
UPPER FLOOR PLAN	883 SQ. FT.
TOTAL	1437 SQ. FT.
2-BAY GARAGE	466 SQ. FT.
COVERED ENTRY/PORCH	74 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE	PLAN 1B
LOWER FLOOR PLAN	512 SQ. FT.
UPPER FLOOR PLAN	863 SQ. FT.
TOTAL	1375 SQ. FT.
2-BAY GARAGE	458 SQ. FT.
COVERED ENTRY/PORCH	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



PLAN 2A

Right Elevation



PLAN 2B | PLAN 1B

Rear Elevation



PLAN 1B

STYLE ELEMENTS 'B' BUNGALOW

Left Elevation



PLAN 1B | PLAN 2B

Front Elevation

MATERIAL

Roof: Composition Shingle
 Fascia: 2X6 Wood Typical
 Gable: Wood Outlookers with Board and Batten
 Exterior: Stucco (16/20 Sand Finish)
 Window & Door Trim: Stucco over Foam Trim per Elevation Style
 Stone: Manufactured Stone Veneer
 Garage Door: Decorative Metal Roll-Up Garage Door per Elevation Style

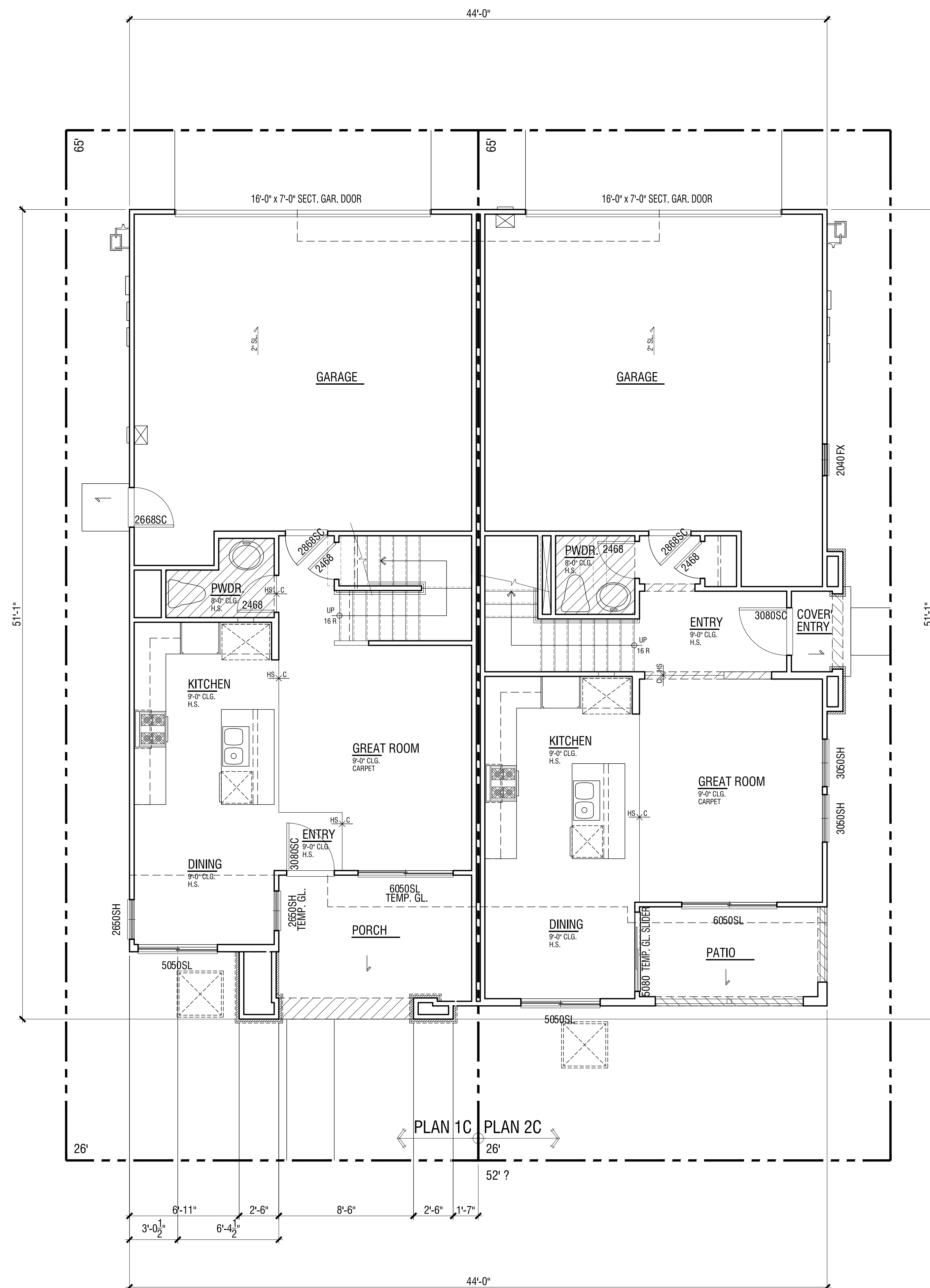
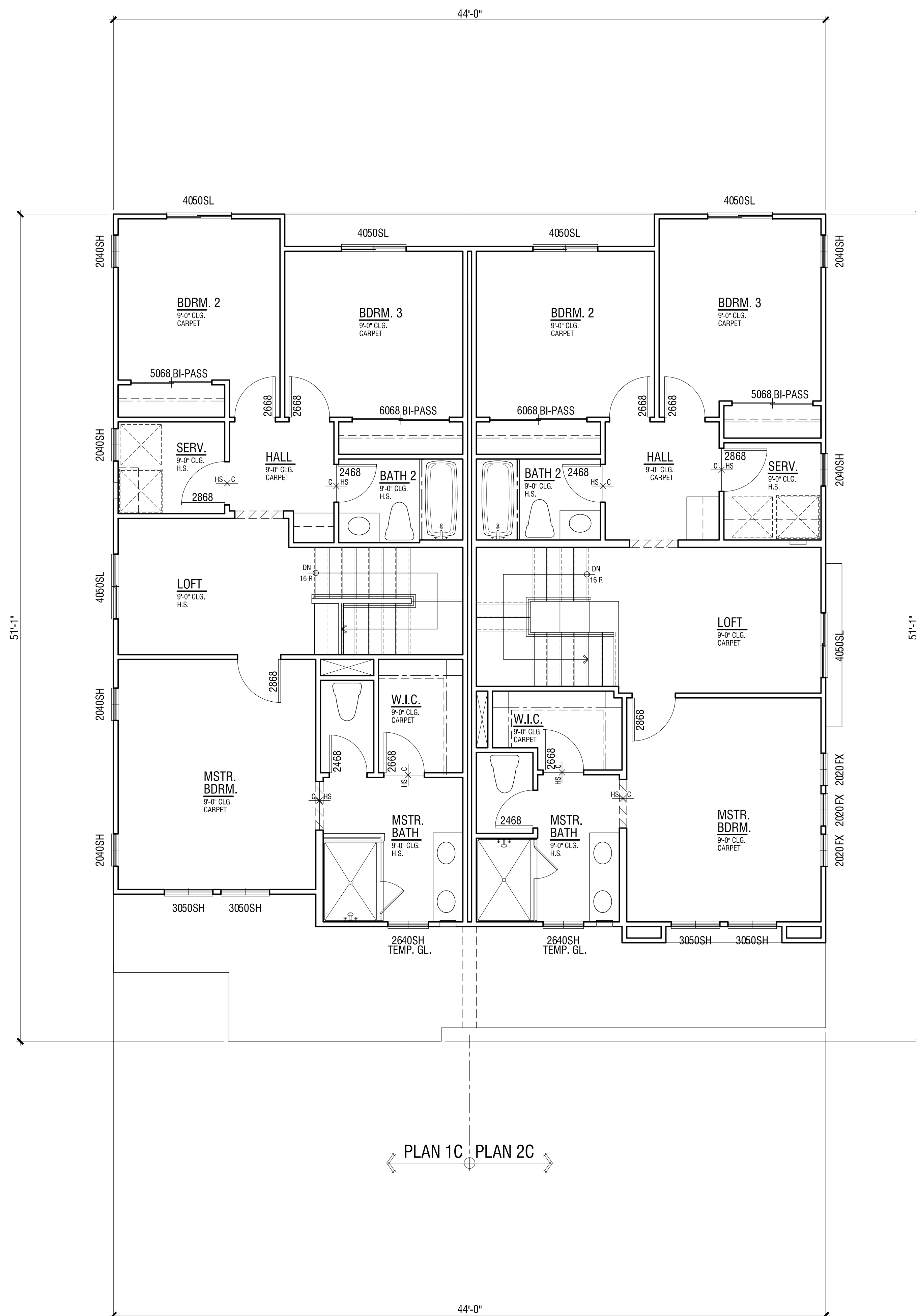
PLAN 1B/PLAN 2B | ELEVATION WRAPS

NEIGHBORHOOD A1 & A2

ALVES RANCH

PITTSBURG, CA

Scheme# 7



FLOOR PLAN | PLAN 1C/2C

FLOOR AREA TABLE	PLAN 2C
LOWER FLOOR PLAN	554 SQ. FT.
UPPER FLOOR PLAN	883 SQ. FT.
TOTAL	1437 SQ. FT.
2-BAY GARAGE	466 SQ. FT.
COVERED ENTRY/PORCH	74 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE	PLAN 1C
LOWER FLOOR PLAN	512 SQ. FT.
UPPER FLOOR PLAN	863 SQ. FT.
TOTAL	1375 SQ. FT.
2-BAY GARAGE	458 SQ. FT.
COVERED ENTRY/PORCH	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



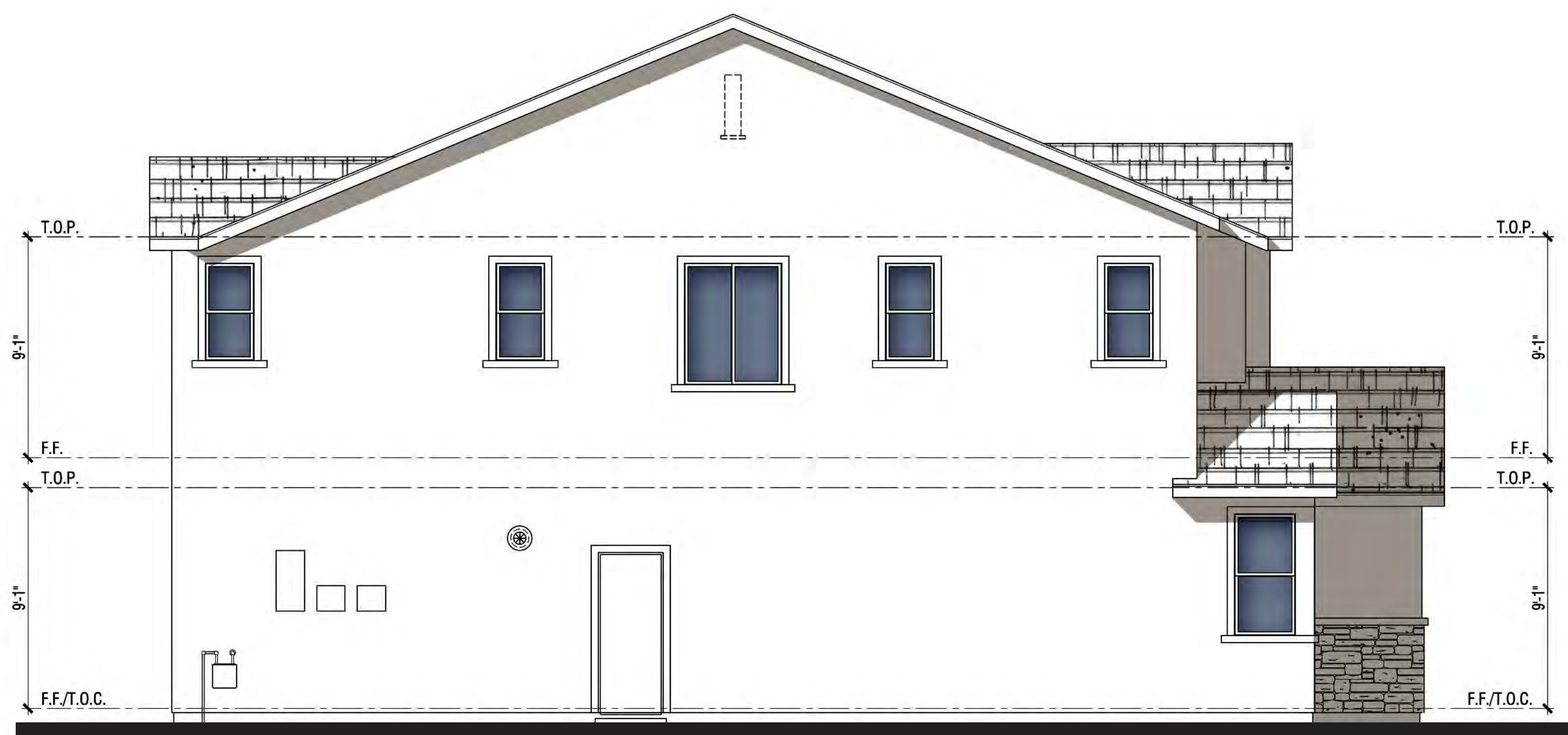
PLAN 2A

Right Elevation



PLAN 2C | PLAN 1C

Rear Elevation



PLAN 1C

STYLE ELEMENTS 'C' COTTAGE

Left Elevation



PLAN 1C | PLAN 2C

Front Elevation

Scheme# 9

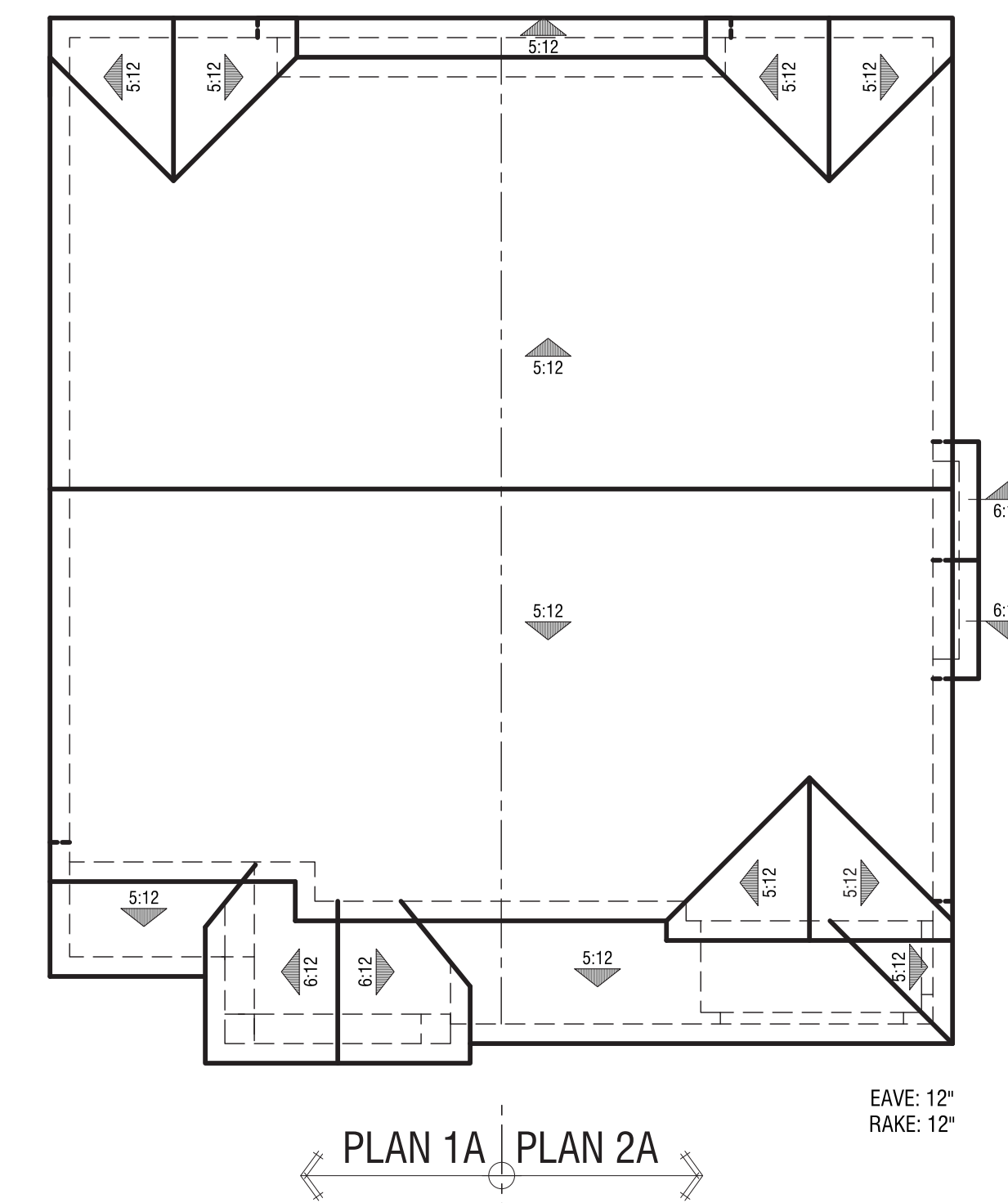
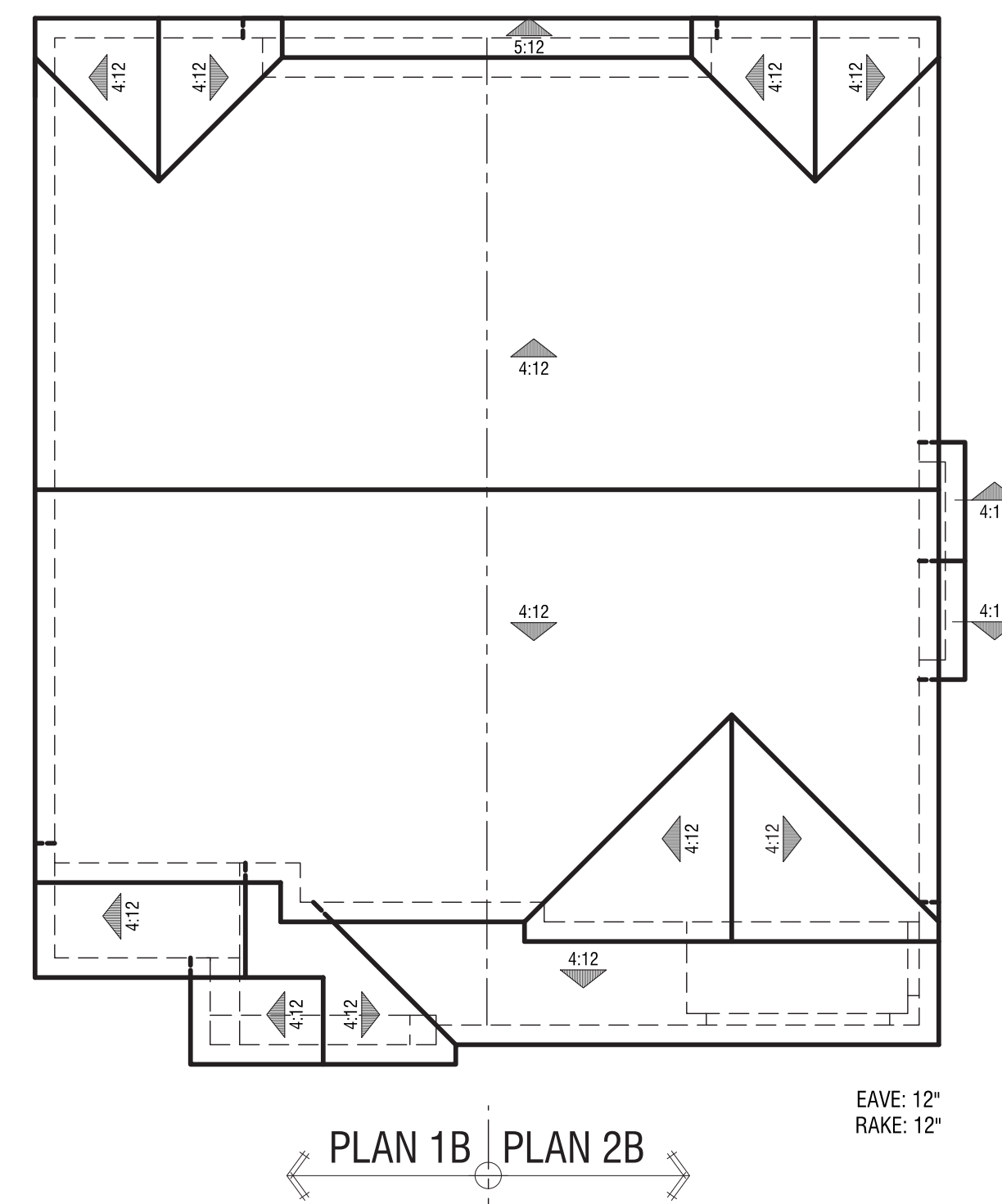
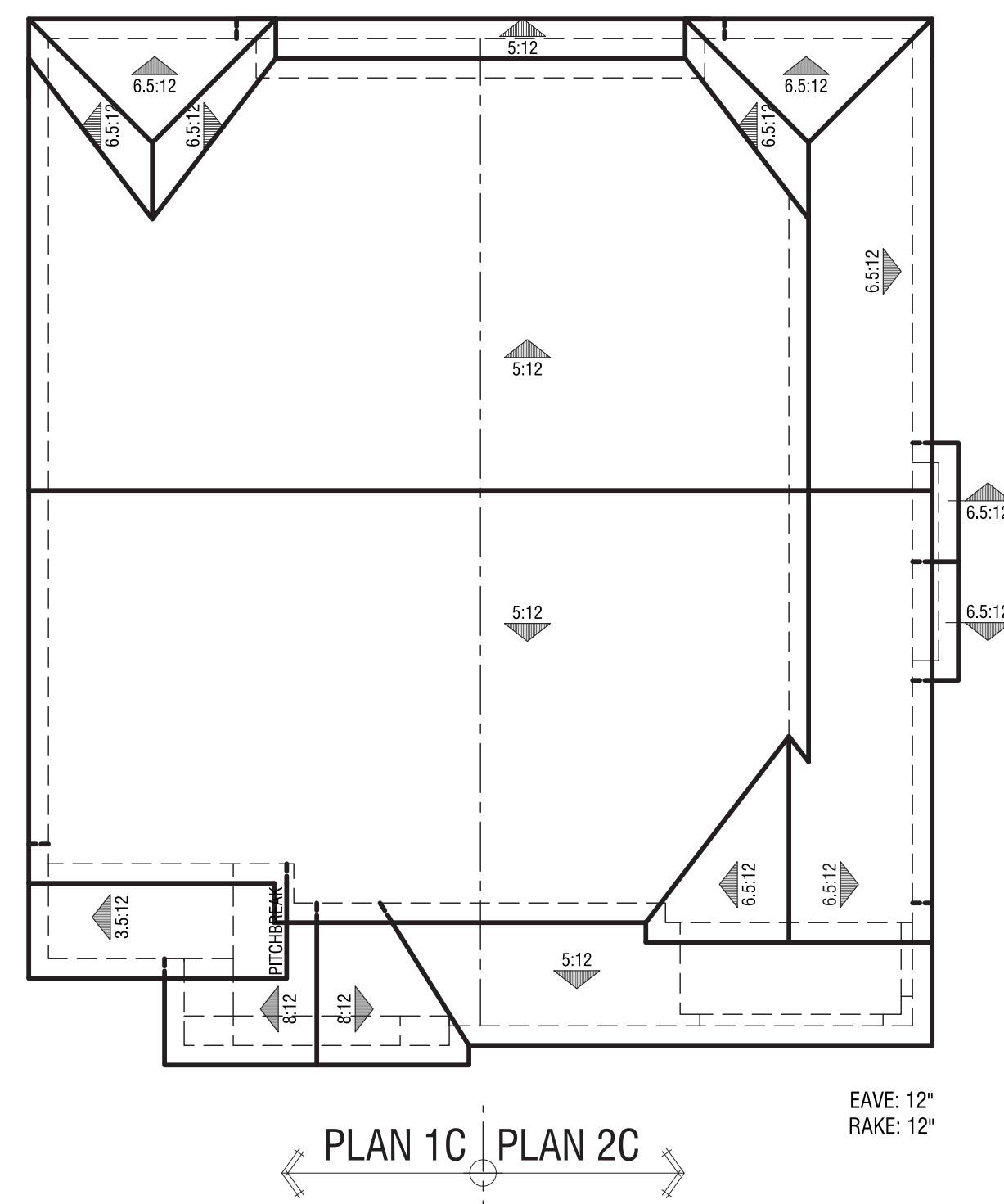
PLAN 1C/PLAN 2C | ELEVATION WRAPS

NEIGHBORHOOD A1 & A2

ALVES RANCH

PITTSBURG, CA

MATERIAL	Roof:	Composition Shingle
	Fascia:	2X6 Wood Typical
	Exterior:	Stucco (16/20 Sand Finish)
	Window & Door Trim:	Stucco over Foam Trim per Elevation Style
	Veneer:	Manufactured Stone Veneer
	Garage Door:	Decorative Metal Roll-Up Garage Door per Elevation Style



PLANS 1& 2 / A, B& C | ROOF PLANS

NEIGHBORHOOD A1 & A2

ALVES RANCH

PITTSBURG, CA



Number	Date	Description
1	06/25/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



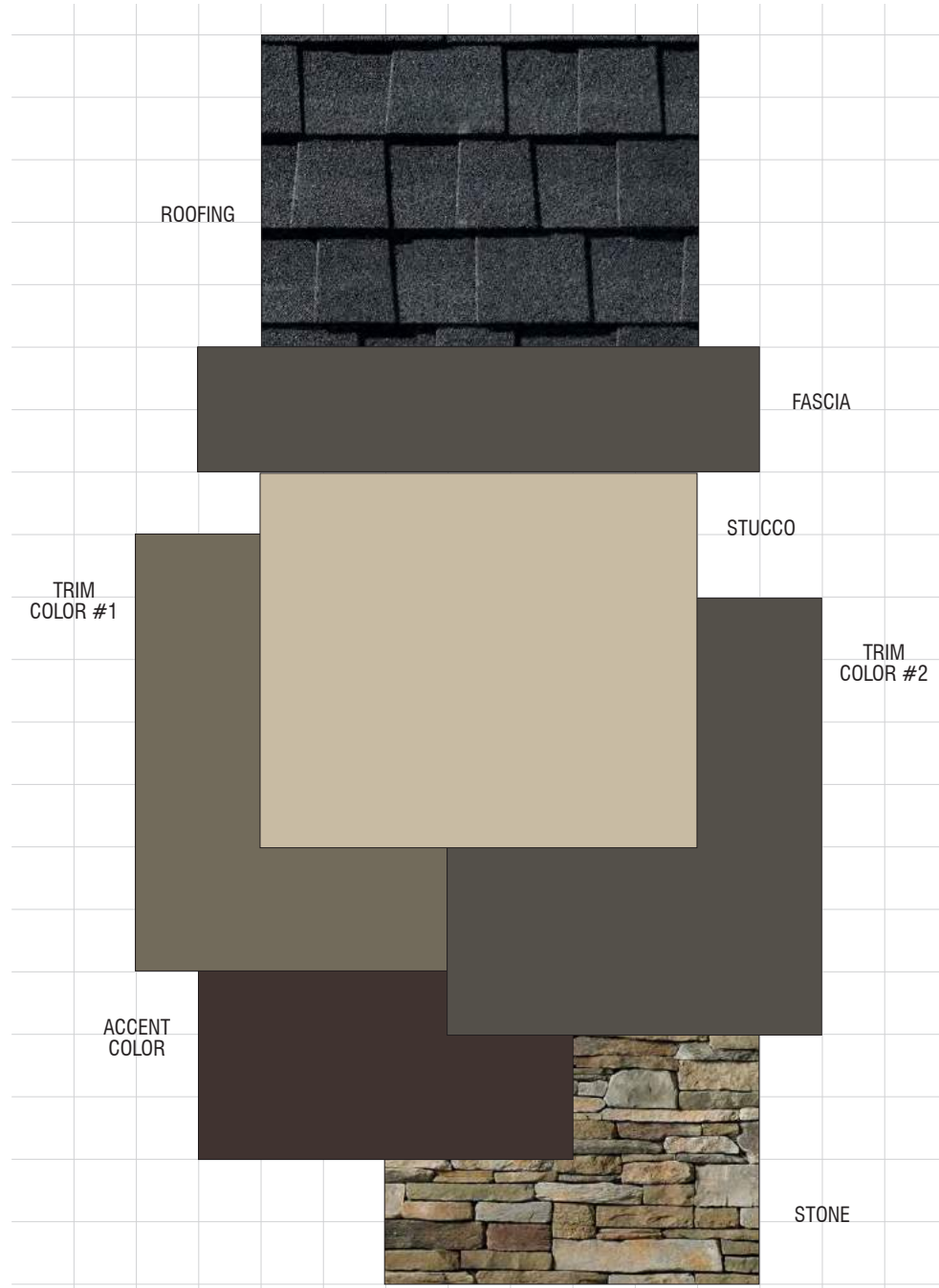
Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



Number	Date	Description
1	06/25/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 5
'B' Elevations Only
Bungalow

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

'SCHEME 5 OF 12

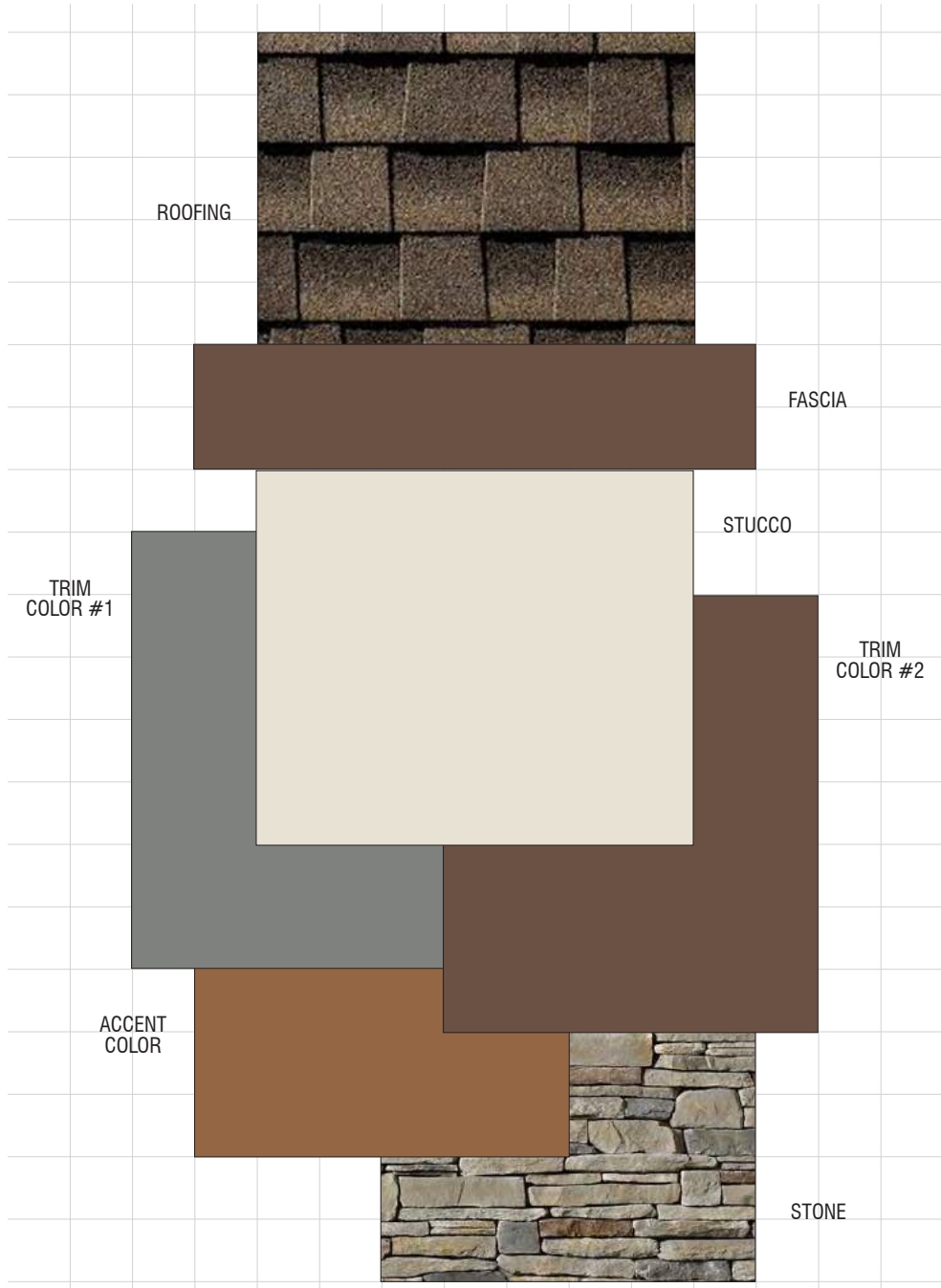
'B' ELEVATIONS ONLY, BUNGALOW

Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Bucks County Southern LedgeStone	Cultured by Boral
Mortar @ Stone	Khaki	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 6149 Relaxed Khaki	Sherwin Williams
Trim Color #1 (applied to): Board & Battens @ Gables Columns Panel Detail Trim	SW 6173 Cocoon	Sherwin Williams
Trim Color #2 (applied to): Eaves Fascia Garage Doors Outlookers	SW 7048 Urban Bronze	Sherwin Williams
Accent Color (applied to): Front Door	SW 6006 Black Bean	Sherwin Williams
Weatherstrip @ Garage Door	Terra Bronze	Fehr Bros

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Martinez (925) 453-1700.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 6
'B' Elevations Only
Bungalow

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

'SCHEME 6 OF 12

'B' ELEVATIONS ONLY, BUNGALOW

Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Echo Ridge Southern LedgeStone	Cultured by Boral
Mortar @ Stone	Grey	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 6154 Nacre	Sherwin Williams
Trim Color #1 (applied to): Board & Battens @ Gables Columns Panel Detail Trim	SW 7067 Cityscape	Sherwin Williams
Trim Color #2 (applied to): Eaves Fascia Garage Doors Outlookers	SW 7520 Plantation Shutters	Sherwin Williams
Accent Color (applied to): Front Door	SW 0045 Antiquarian Brown	Sherwin Williams
Weatherstrip @ Garage Door	Gray	Fehr Bros

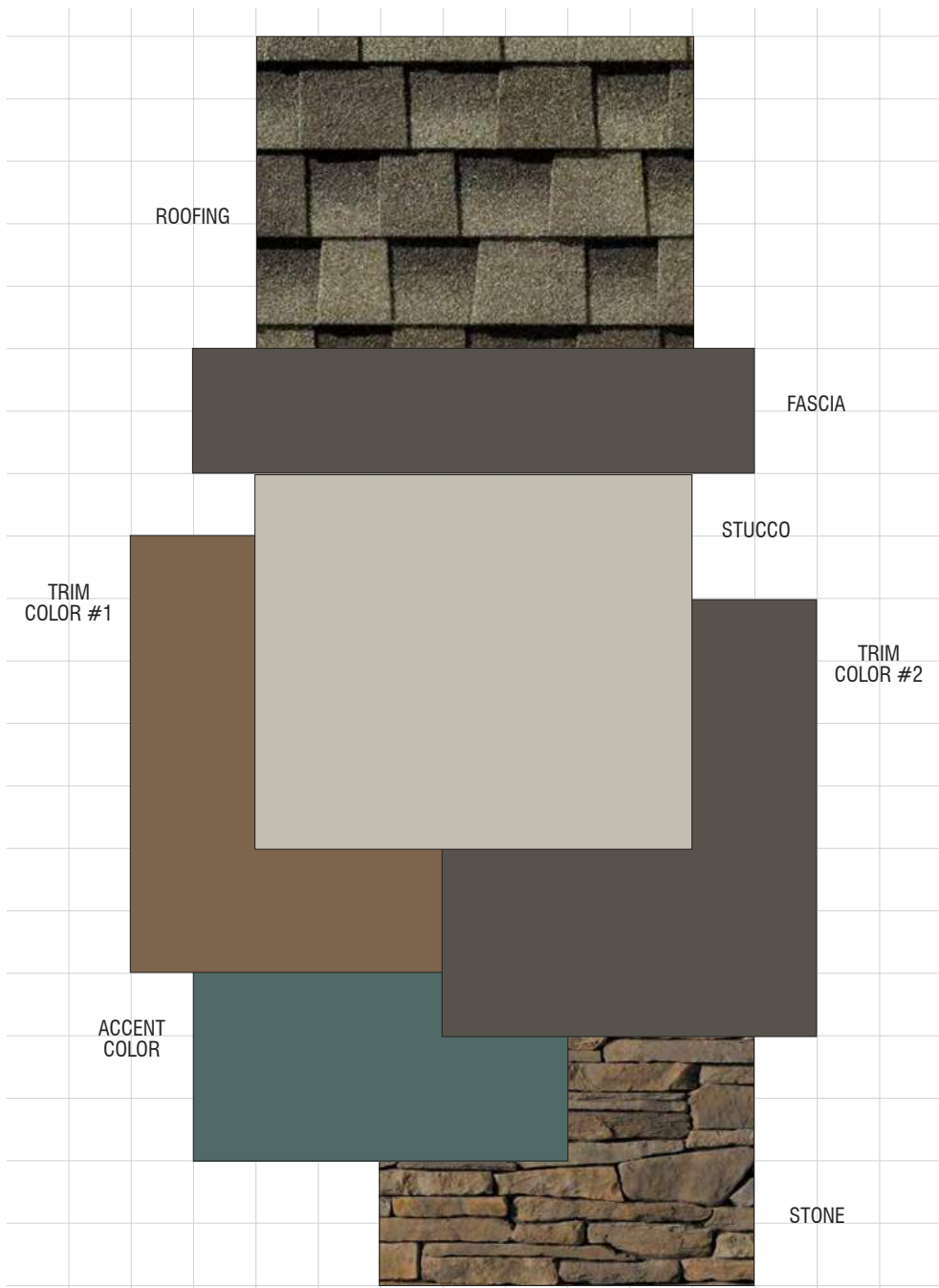
NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Martinez (925) 453-1700.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

Scheme 5

Scheme 6



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 7
'B' Elevations Only
Bungalow

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

'SCHEME 7 OF 12

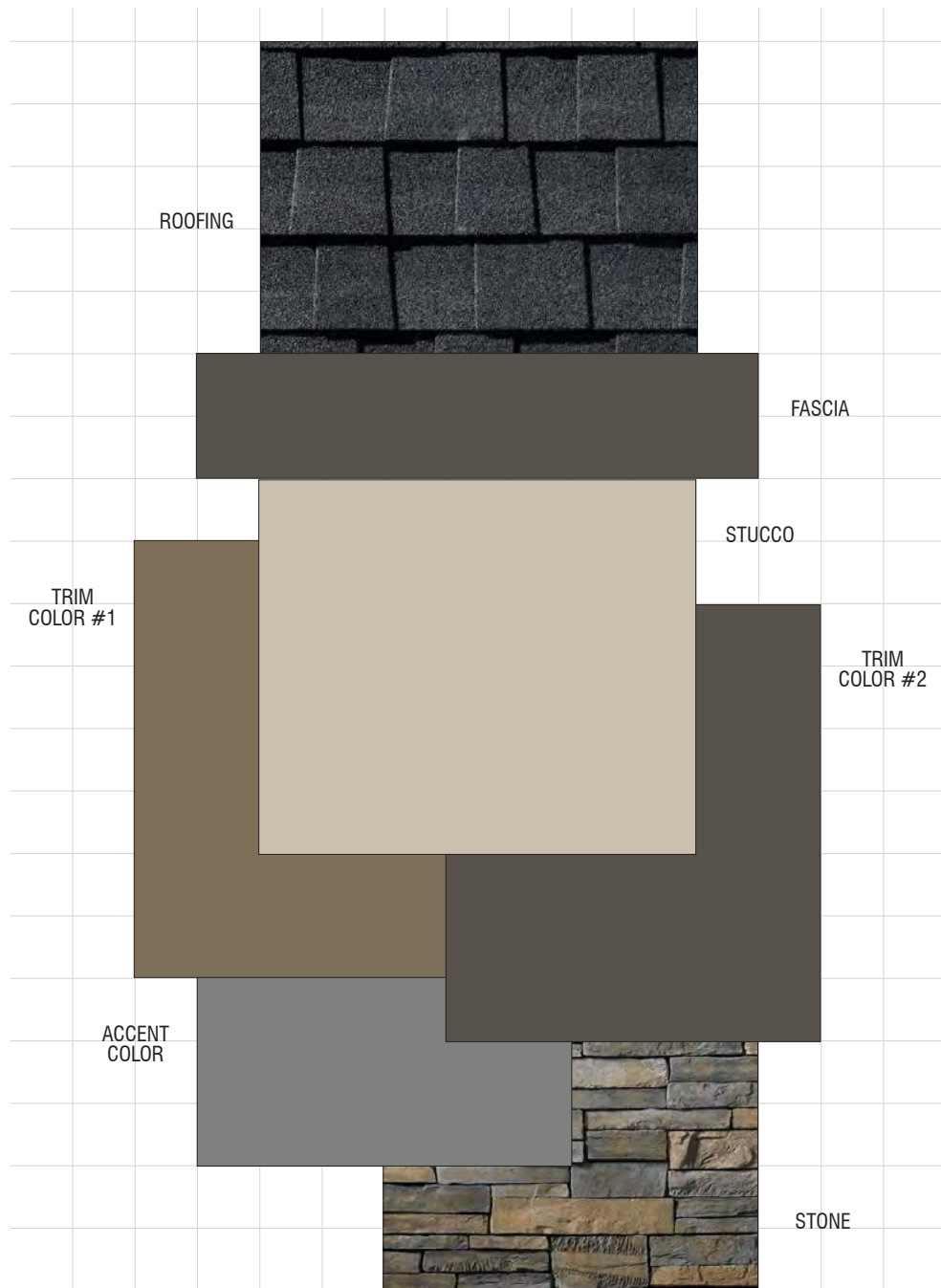
'B' ELEVATIONS ONLY, BUNGALOW

Material	Color	Manufacturer
Roofing: Composition Shingle	Weathered Wood Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Hudson Bay Southern LedgeStone	Cultured by Boral
Mortar @ Stone	Misty Cove	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 2644 Roxcroft Mist Gray	Sherwin Williams
Trim Color #1 (applied to): Board & Battens @ Gables Columns Panel Detail Trim	SW 6103 Tea Chest	Sherwin Williams
Trim Color #2 (applied to): Eaves Fascia Garage Doors Outlookers	SW 7645 Thunder Gray	Sherwin Williams
Accent Color (applied to): Front Door	SW 2810 Rookwood Sash Green	Sherwin Williams
Weatherstrip @ Garage Door	Golden Oak	Fehr Bros

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Martinez (925) 453-1700.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 8
'B' Elevations Only
Bungalow

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

'SCHEME 8 OF 12

'B' ELEVATIONS ONLY, BUNGALOW

Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Skyline Country LedgeStone	Cultured by Boral
Mortar @ Stone	Misty Cove	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 7547 Sandbar	Sherwin Williams
Trim Color #1 (applied to): Board & Battens @ Gables Columns Panel Detail Trim	SW 6159 High Tea	Sherwin Williams
Trim Color #2 (applied to): Eaves Fascia Garage Doors Outlookers	SW 7645 Thunder Gray	Sherwin Williams
Accent Color (applied to): Front Door	SW 7067 Cityscape	Sherwin Williams
Weatherstrip @ Garage Door	Bronze	Fehr Bros

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Martinez (925) 453-1700.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

Scheme 7

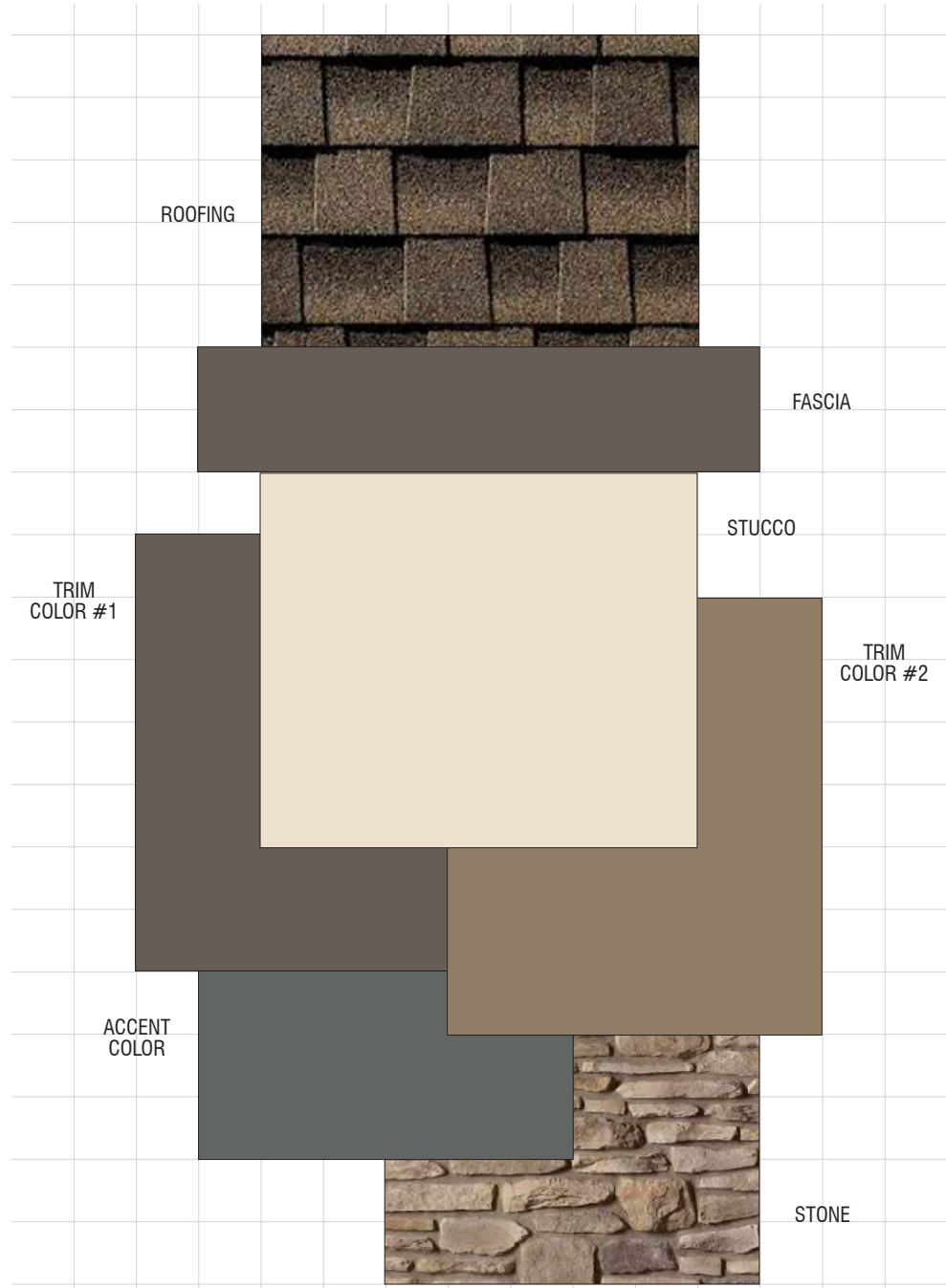
Scheme 8

COLOR & MATERIALS - 'B' BUNGALOW

NEIGHBORHOOD A1 & A2

ALVES RANCH

PITTSBURG, CA



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 9
'C' Elevations Only
Cottage

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

SCHEME 9 OF 12

'C' ELEVATIONS ONLY, COTTAGE

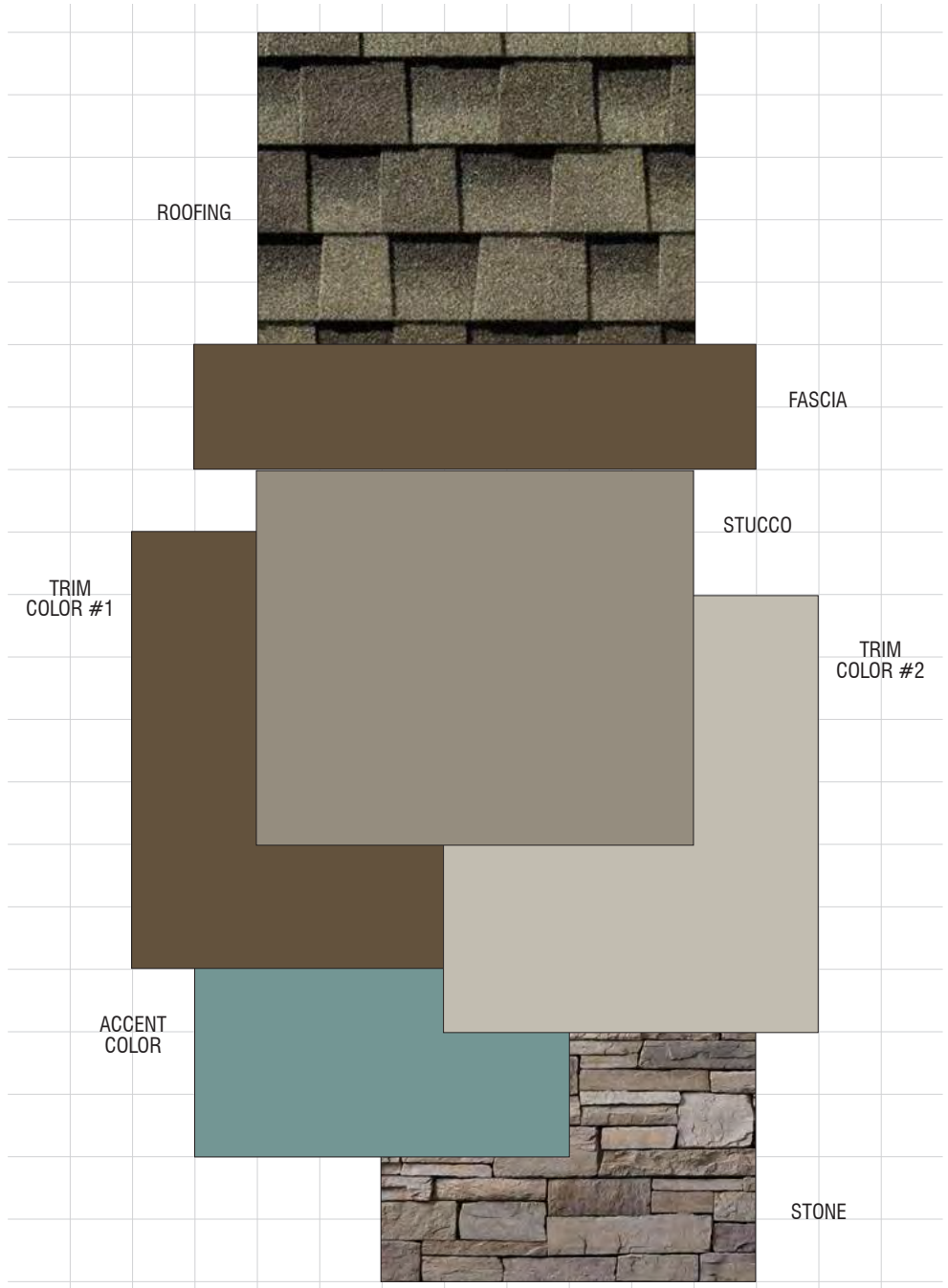
Material	Color	Manufacturer
Roofing: Composition Shingle	Barkwood Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Palatino Del Mare LedgeStone	Cultured by Boral
Mortar @ Stone	Light Khaki	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 7571 Casa Blanca	Sherwin Williams
Trim Color #1 (applied to): Board & Batten Siding Eaves Fascia Gable Siding Garage Door @ SFD & Alley Louvered Vents Pot Shelves	SW 7505 Manor House	Sherwin Williams
Trim Color #2 (applied to): Garage Doors @ Duets Trim	SW 7550 Resort Tan	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 2848 Roycroft Pewter	Sherwin Williams
Weatherstrip @ Garage Door	Match adjacent color	Fehr Bros

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Marzette (951) 455-1700.

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 10
'C' Elevations Only
Cottage

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

SCHEME 10 OF 12

'C' ELEVATIONS ONLY, COTTAGE

Material	Color	Manufacturer
Roofing: Composition Shingle	Weathered Wood Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Ashtail Country LedgeStone	Cultured by Boral
Mortar @ Stone	Khaki	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 9172 Studio Clay	Sherwin Williams
Trim Color #1 (applied to): Board & Batten Siding Eaves Fascia Gable Siding Garage Door @ SFD & Alley Louvered Vents Pot Shelves	SW 7545 Pier	Sherwin Williams
Trim Color #2 (applied to): Garage Doors @ Duets Trim	SW 2844 Roycroft Mist Gray	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 0020 Peacock Plume	Sherwin Williams
Weatherstrip @ Garage Door	Match adjacent color	Fehr Bros

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Marzette (951) 455-1700.

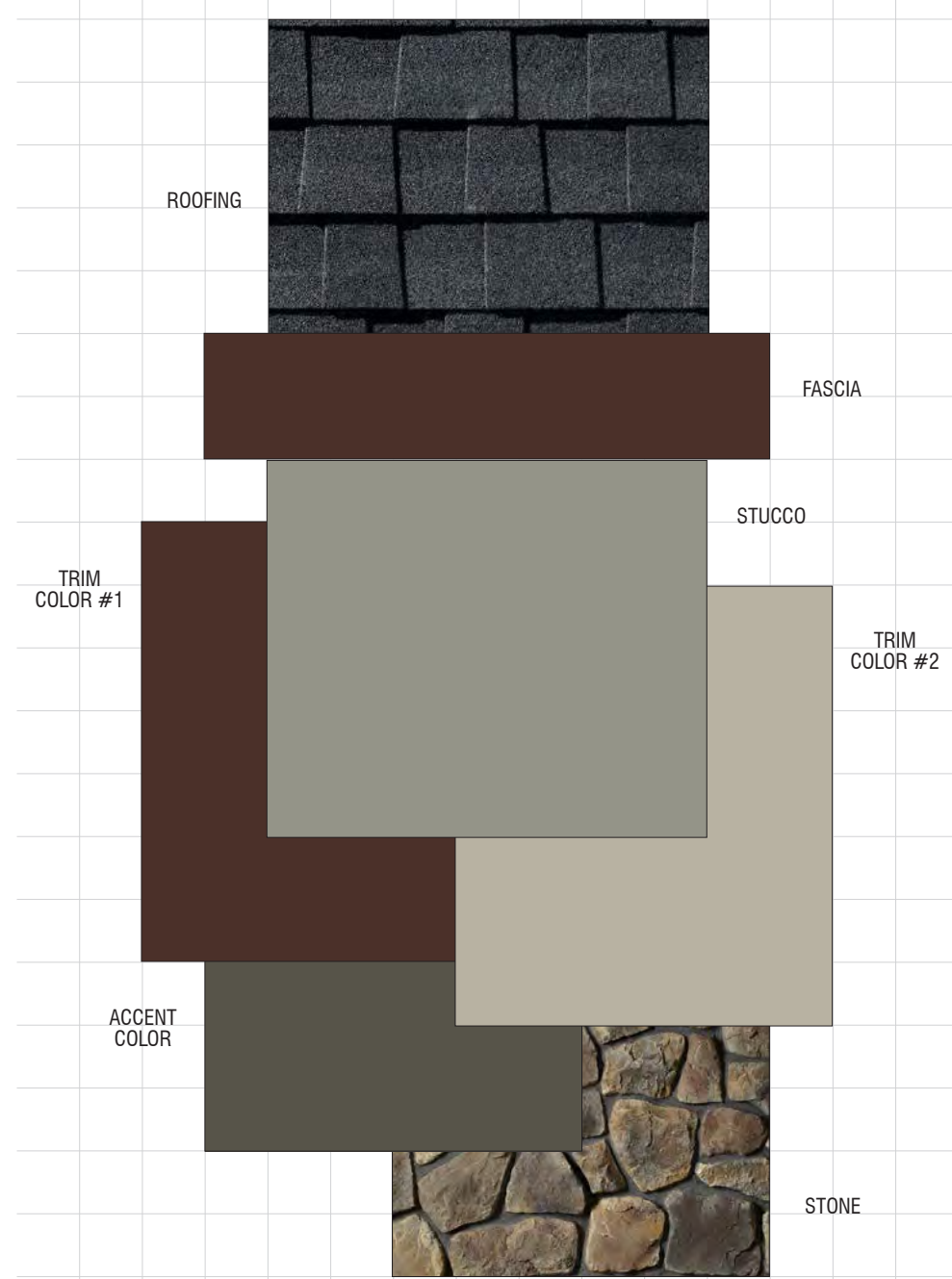
© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

Scheme 9

Scheme 10



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 11
'C' Elevations Only
Cottage

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

SCHEME 11 OF 12

'C' ELEVATIONS ONLY, COTTAGE

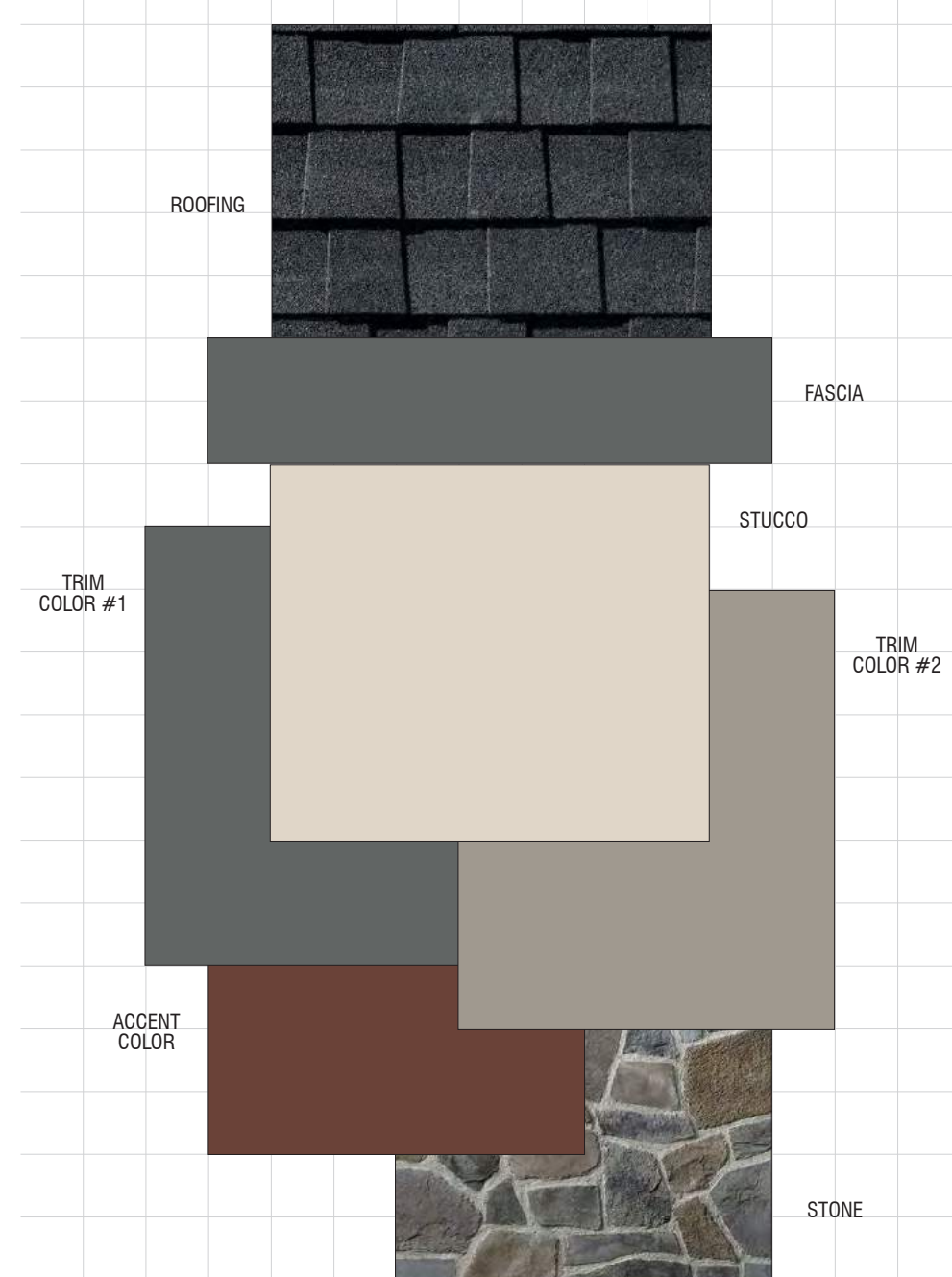
Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Wolf Creek Dressed Fieldstone	Cultured by Boral
Mortar @ Stone	Khaki	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 9131 Cornwall Slate	Sherwin Williams
Trim Color #1 (applied to): Board & Batten Siding Eaves Fascia Gable Siding Garage Door @ SFD & Alley Louvered Vents Pot Shelves	SW 9182 Rope Marron	Sherwin Williams
Trim Color #2 (applied to): Garage Doors @ Duets Trim	SW 0049 Silver Gray	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 2846 Roycroft Bronze Green	Sherwin Williams
Weatherstrip @ Garage Door	Match adjacent color	Fehr Bros

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Marzette (951) 455-1700.

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.



ALVES RANCH (SFD, ALLEY & DUETS)
Pittsburg, California
WILLIAM LYON HOMES
June 26, 2018 | 2017404

SCHEME 12
'C' Elevations Only
Cottage

1ALVES RANCH (SFD, ALLEY & DUETS)

Pittsburg, California
WILLIAM LYON HOMES
April 11, 2018 | 2017404.00

Exterior Color & Materials

SCHEME 12 OF 12

'C' ELEVATIONS ONLY, COTTAGE

Material	Color	Manufacturer
Roofing: Composition Shingle	Charcoal Timberline HD	GAF
Vinyl Windows (factory finish)	White	TBD
Manufactured Stone (standard raked joints)	Palisades Ancient Villa Fieldstone	Cultured by Boral
Mortar @ Stone	Misty Cove	Orco
Gutters & Downspouts	Match adjacent color	Sherwin Williams
Stucco (16/20 sand finish)	SW 7516 Kestrel White	Sherwin Williams
Trim Color #1 (applied to): Board & Batten Siding Eaves Fascia Gable Siding Garage Door @ SFD & Alley Louvered Vents Pot Shelves	SW 2848 Roycroft Pewter	Sherwin Williams
Trim Color #2 (applied to): Garage Doors @ Duets Trim	SW 7642 Pavestone	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 2837 Aurora Brown	Sherwin Williams
Weatherstrip @ Garage Door	Match adjacent color	Fehr Bros

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Lily Marzette (951) 455-1700.

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	06/26/18	Various updates for City comments to combine schemes for a total of 12 only for the entire development.

Scheme 11

Scheme 12

COLOR & MATERIALS - 'C' COTTAGE

NEIGHBORHOOD A1 & A2

ALVES RANCH

PITTSBURG, CA

A3.11

FORMAL SUBMITTAL

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2018032 | 07-10-18

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



William Lyon Homes
Experience the pride.

NEIGHBORHOOD A1

NEIGHBORHOOD A2

NEIGHBORHOOD C

NEIGHBORHOOD D1

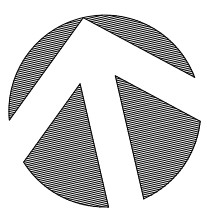
NEIGHBORHOOD D2

WEST LELAND ROAD

PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
TREES			
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL	M
CELTIS AUSTRALIS	EUROPEAN HACKBERRY	15 GAL	L
DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	L
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GAL	L
LIRIODENDRON TULIPIFERA	TULIP TREE	15 GAL	M
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	L
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	L
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' TM	MAJESTIC BEAUTY HAWTHORN	15 GAL	L

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.



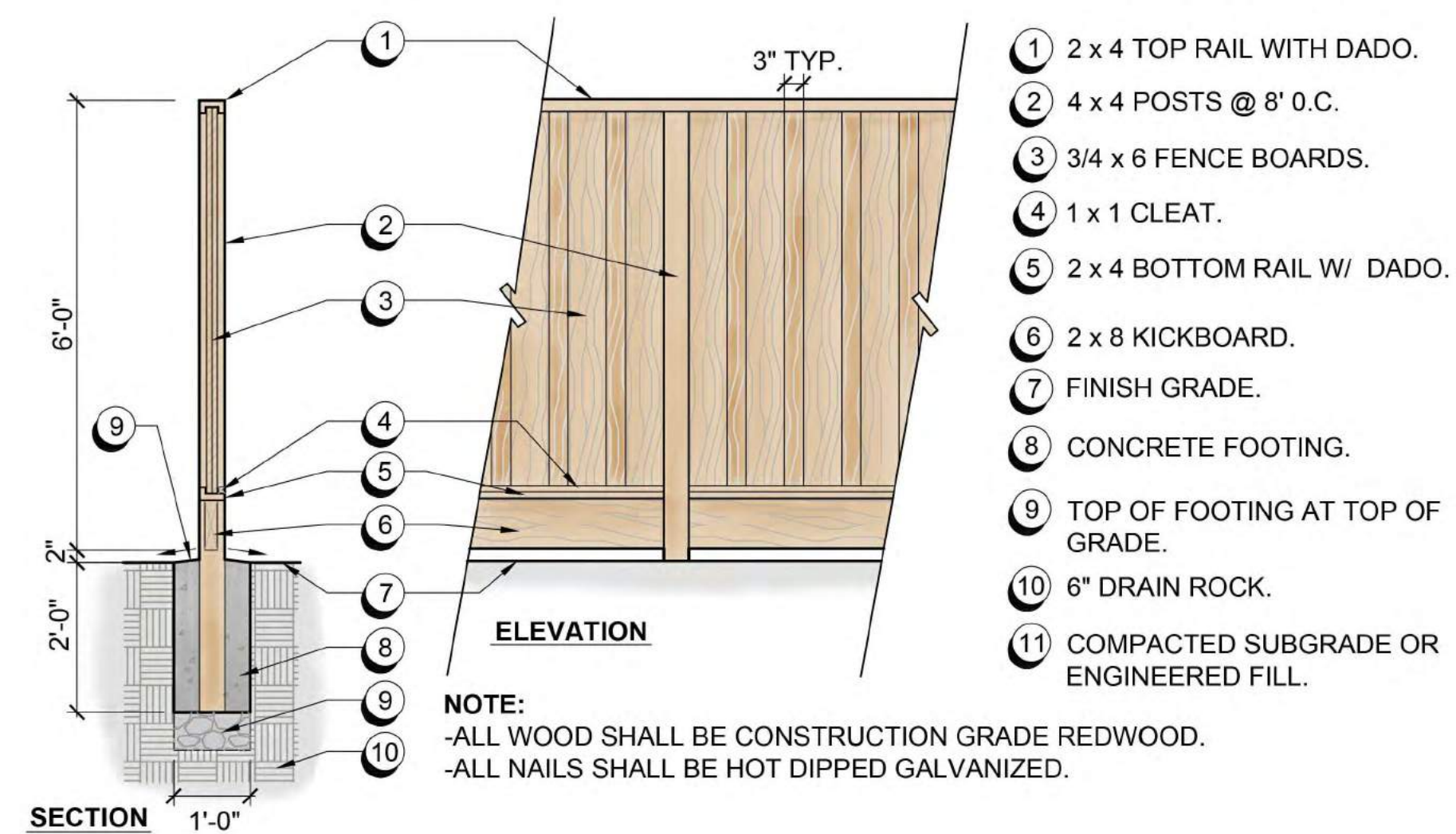
L-1

0 50 100 200

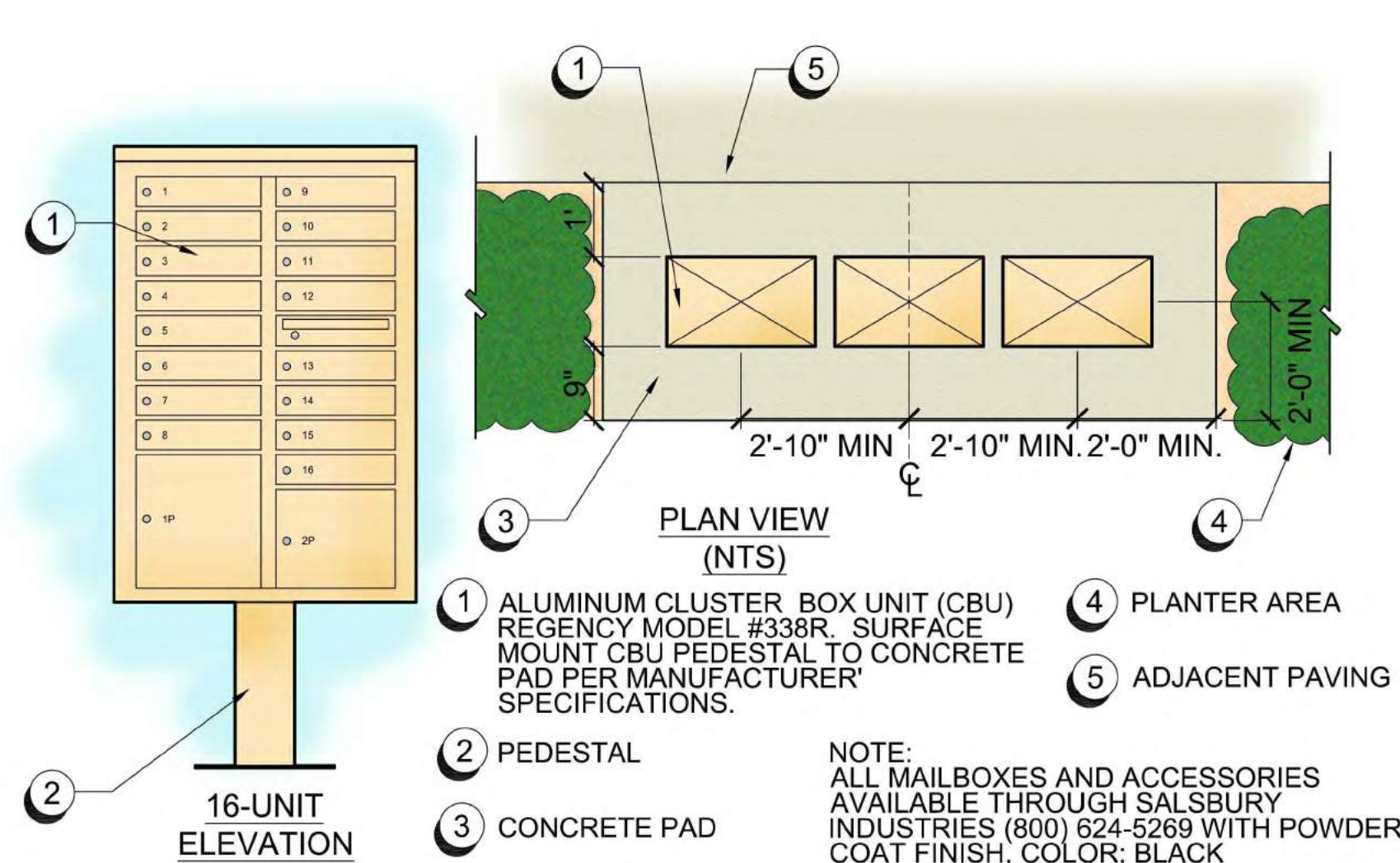
PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
TREES			
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL	M
CELTIS AUSTRALIS	EUROPEAN HACKBERRY	15 GAL	L
DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	L
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GAL	L
LIRIODENDRON TULIIFERA	TULIP TREE	15 GAL	M
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	L
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	L
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'™	MAJESTIC BEAUTY HAWTHORN	15 GAL	L

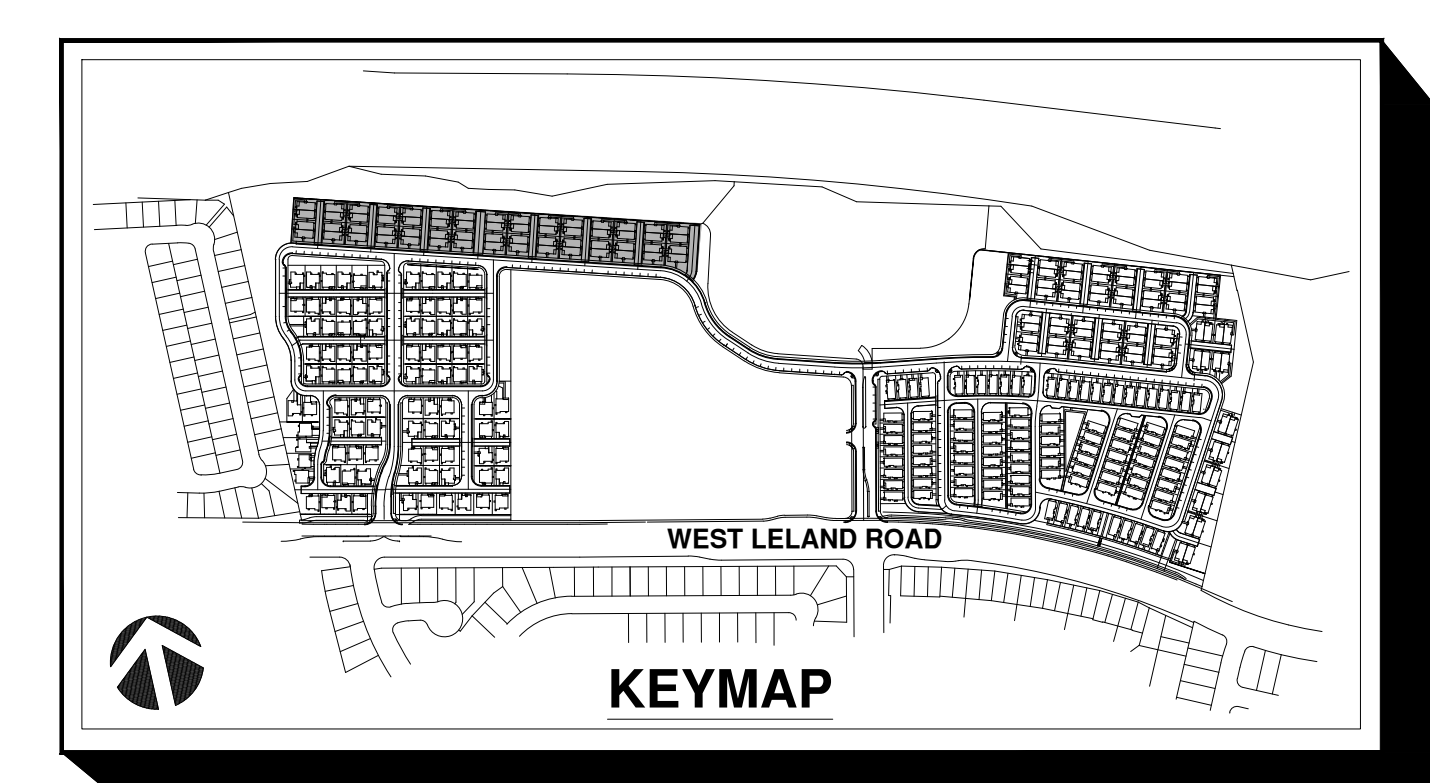
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

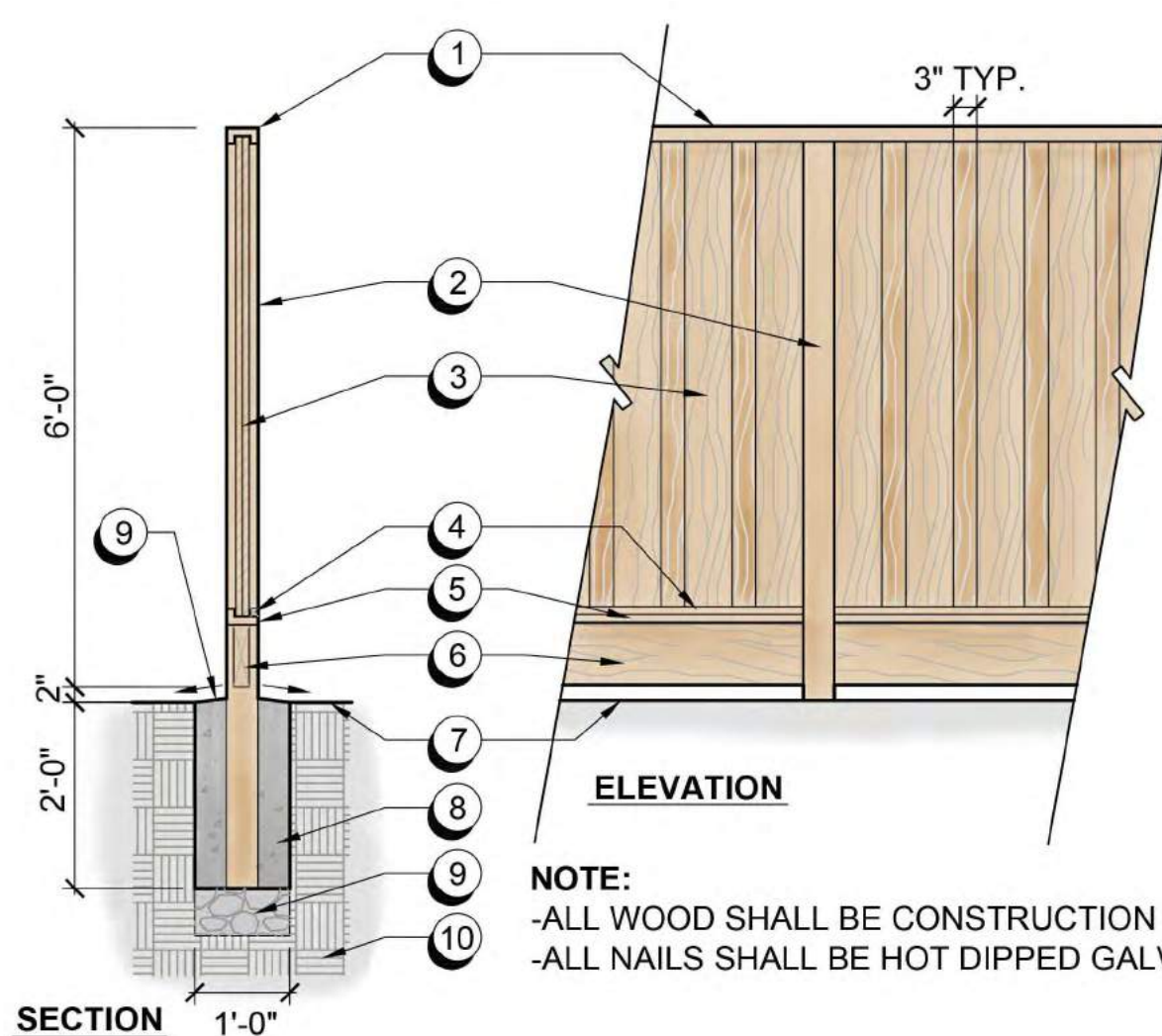


A GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"



B CBU MAILBOX
SCALE: 3/4" = 1'-0"



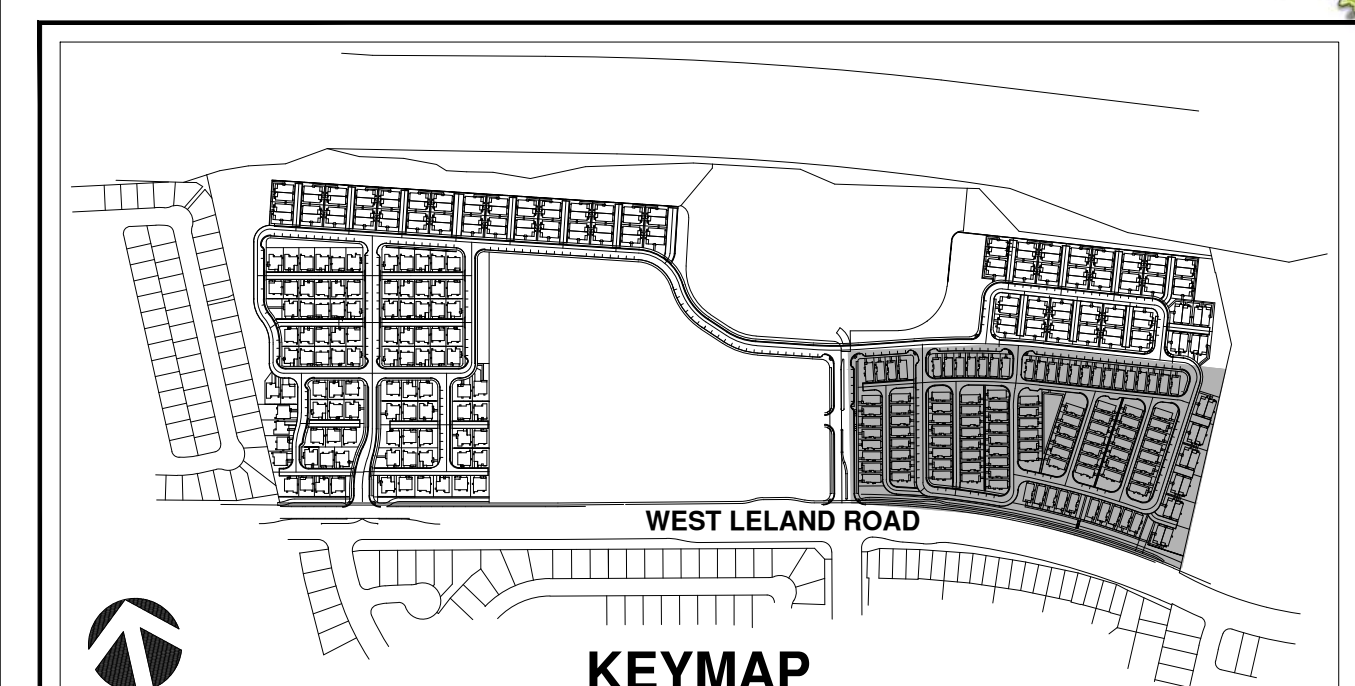


- 1 2 x 4 TOP RAIL WITH DADO.
- 2 4 x 4 POSTS @ 8' 0" C.
- 3 3/4 x 6 FENCE BOARDS.
- 4 1 x 1 CLEAT.
- 5 2 x 4 BOTTOM RAIL W/ DADO.
- 6 2 x 8 KICKBOARD.
- 7 FINISH GRADE.
- 8 CONCRETE FOOTING.
- 9 TOP OF FOOTING AT TOP OF GRADE.
- 10 6" DRAIN ROCK.
- 11 COMPACTED SUBGRADE OR ENGINEERED FILL.

PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
TREES			
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL	M
CELTIS AUSTRALIS	EUROPEAN HACKBERRY	15 GAL	L
DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	L
LAGERSTROEMIA INDICA	GRAPE MYRTLE	15 GAL	L
LIRIODENDRON TULIPIFERA	TULIP TREE	15 GAL	M
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	L
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	L
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'™	MAJESTIC BEAUTY HAWTHORN	15 GAL	L

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.



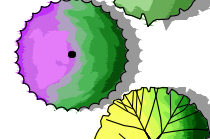
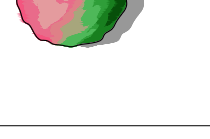
A GOOD NEIGHBOR FENCE

SCALE: 1/2" = 1'-0"

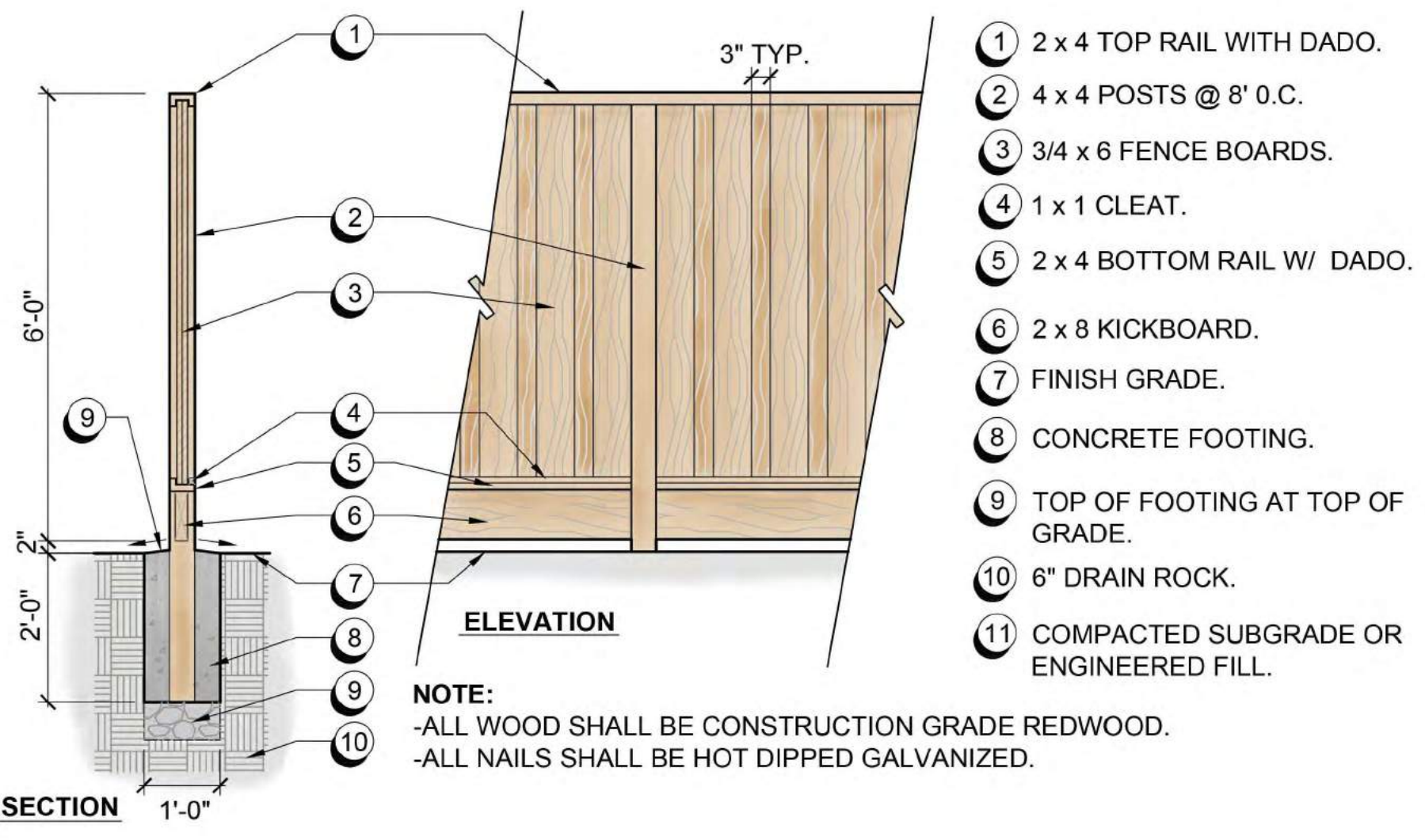
Neighborhood C ALVES RANCH

PITTSBURG, CA

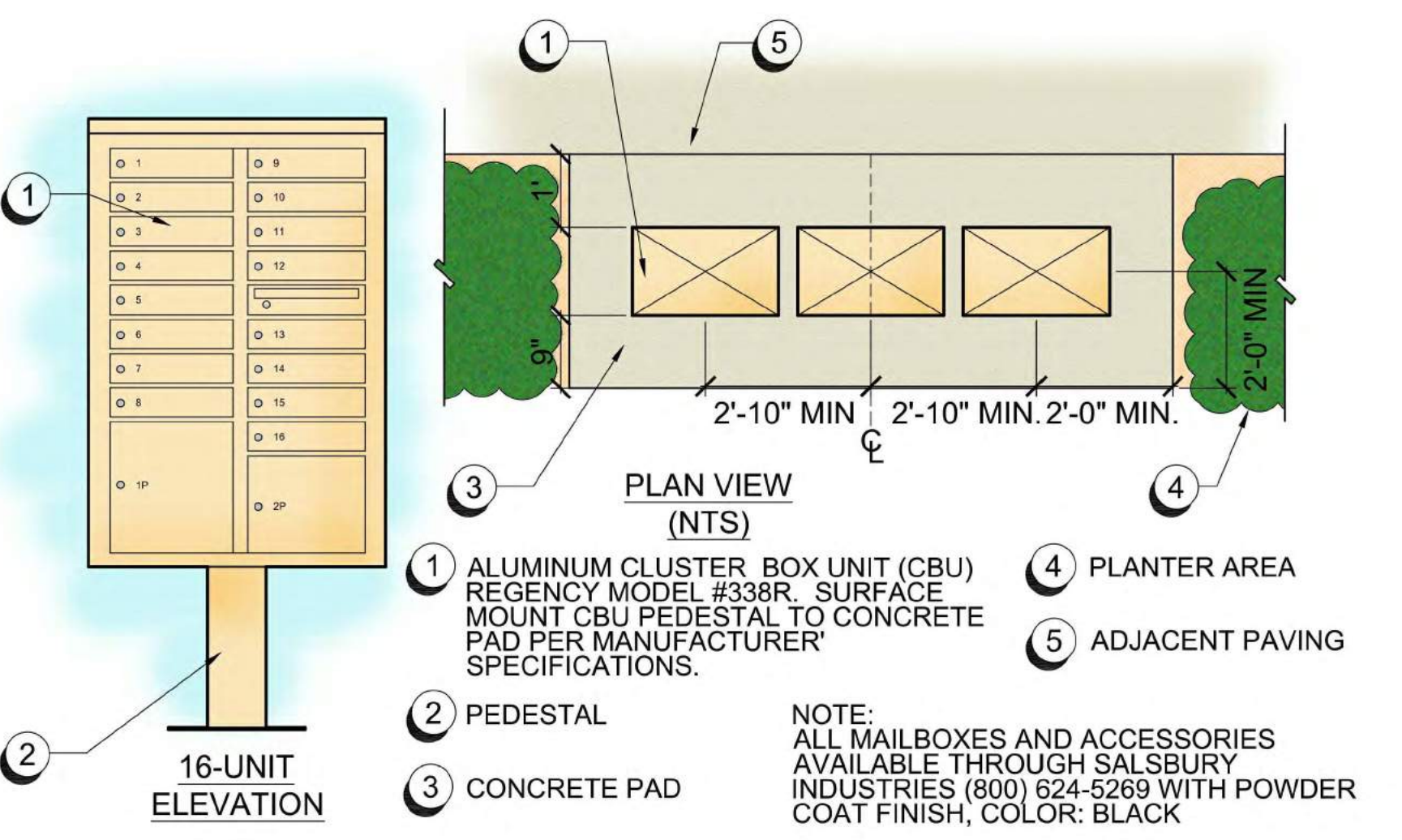
PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
TREES			
 ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL.	M
 CELTIS AUSTRALIS	EUROPEAN HACKBERRY	15 GAL.	L
 DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL.	L
 LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GAL.	L
 LIRIODENDRON TULIPIFERA	TULIP TREE	15 GAL.	M
 PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL.	L
 PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL.	L
 RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'™	MAJESTIC BEAUTY HAWTHORN	15 GAL.	L

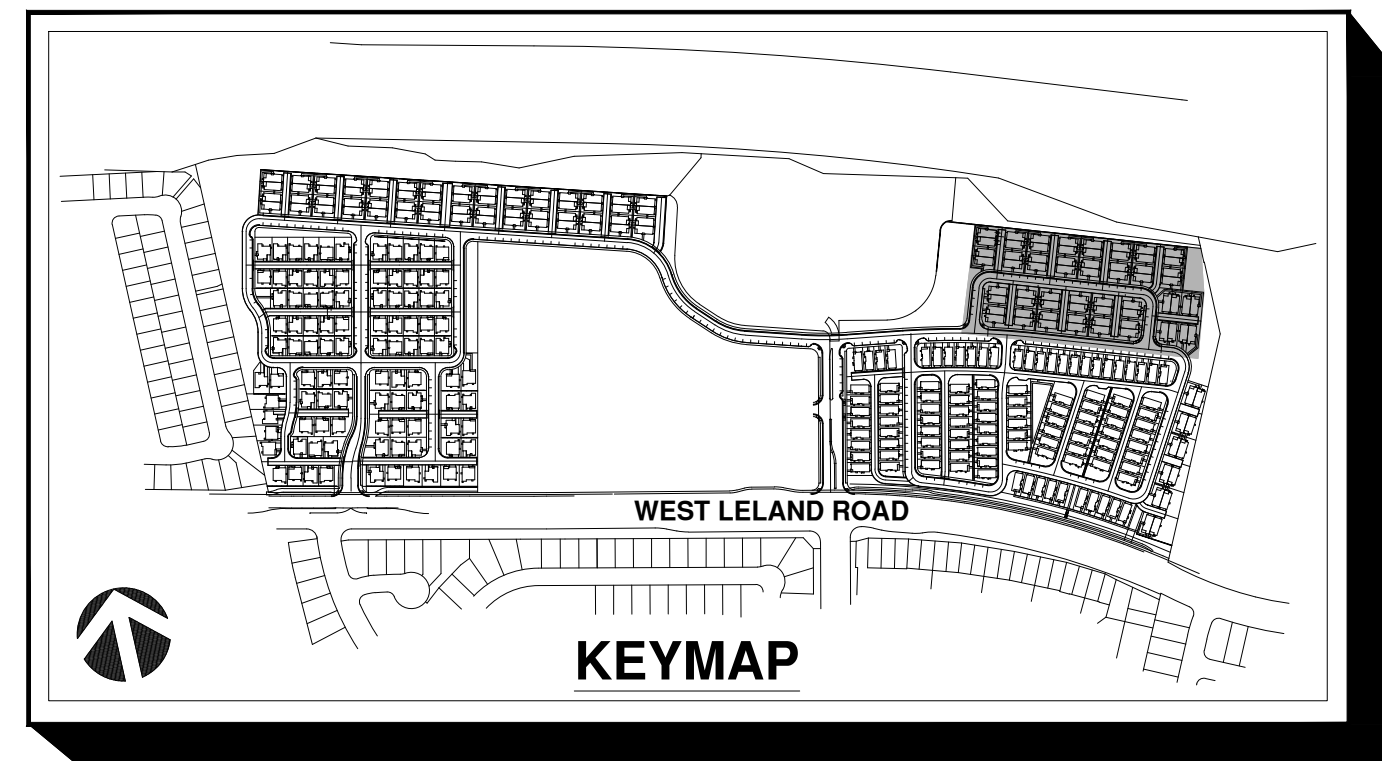
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.



A GOOD NEIGHBOR FENCE
 SCALE: 1/2" = 1'-0"

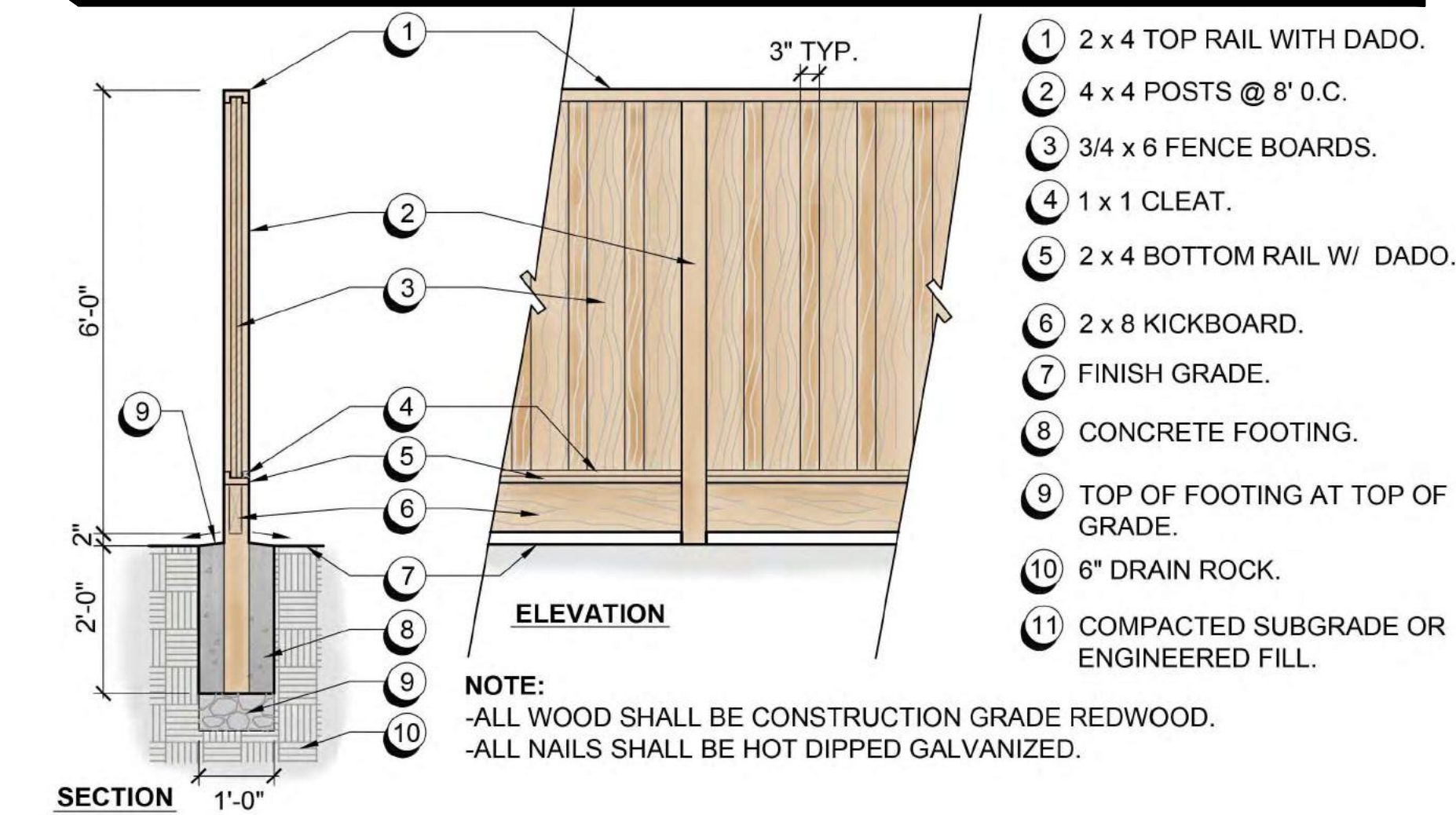


B CBU MAILBOX
 SCALE: 3/4" = 1'-0"

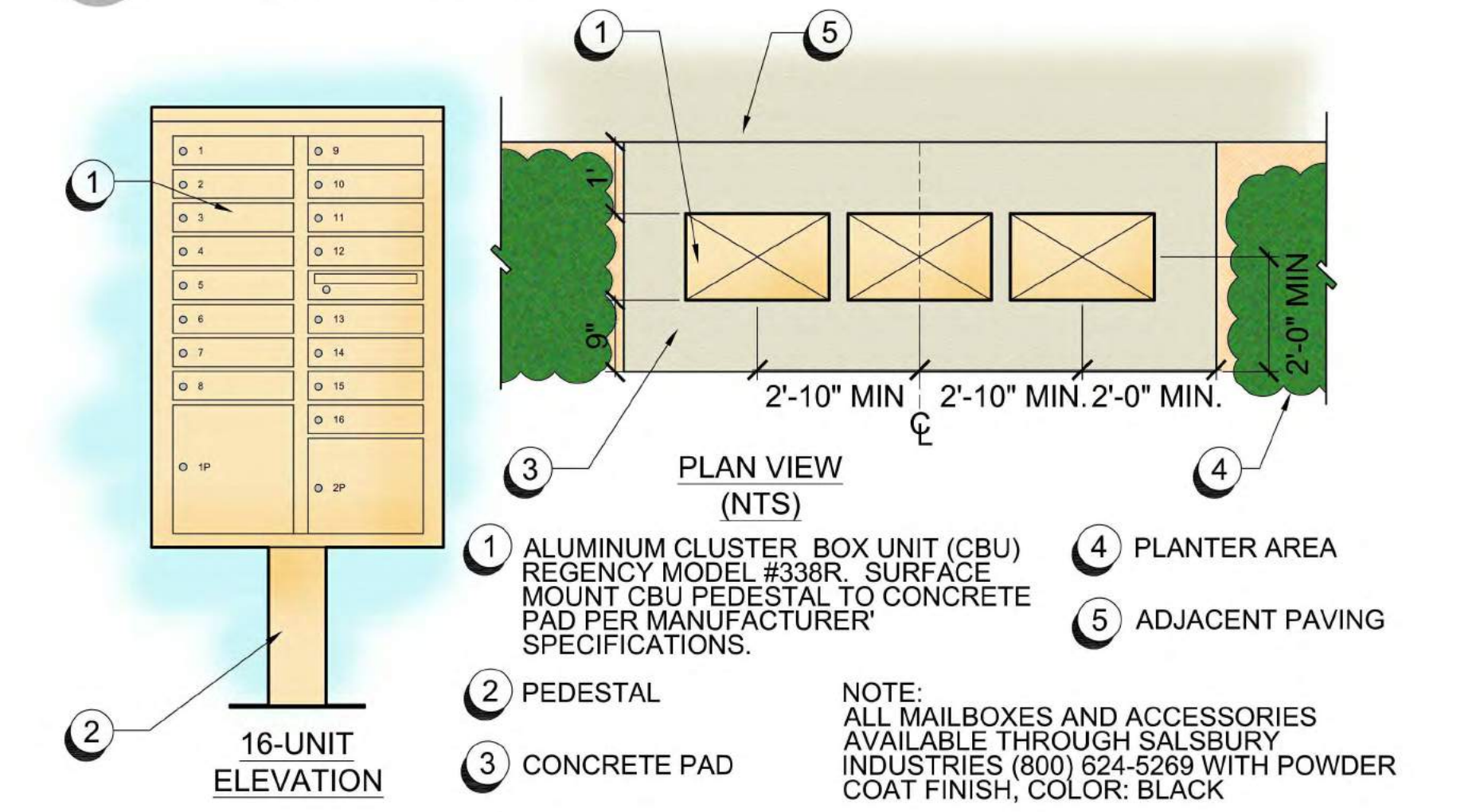


PROPOSED TREE PALETTE				
BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	
TREES				
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL	M	
CELTIS AUSTRALIS	EUROPEAN HACKBERRY	15 GAL	L	
DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	L	
LAGERSTROEMIA INDICA	GRAPE MYRTLE	15 GAL	L	
LIRIODENDRON TULIPIFERA	TULIP TREE	15 GAL	M	
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	L	
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	L	
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' TM	MAJESTIC BEAUTY HAWTHORN	15 GAL	L	

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.



A GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"



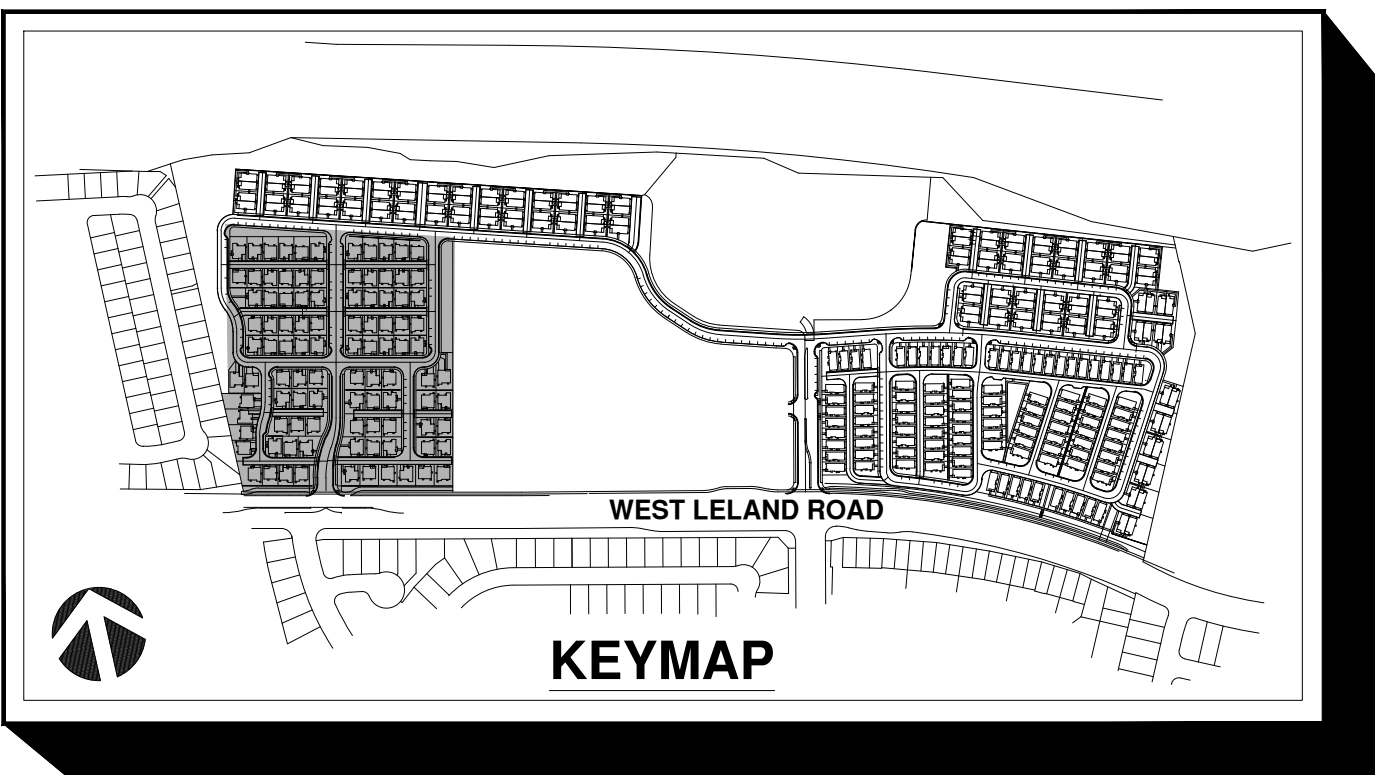
B CBU MAILBOX
SCALE: 3/4" = 1'-0"



CBU MAILBOXES

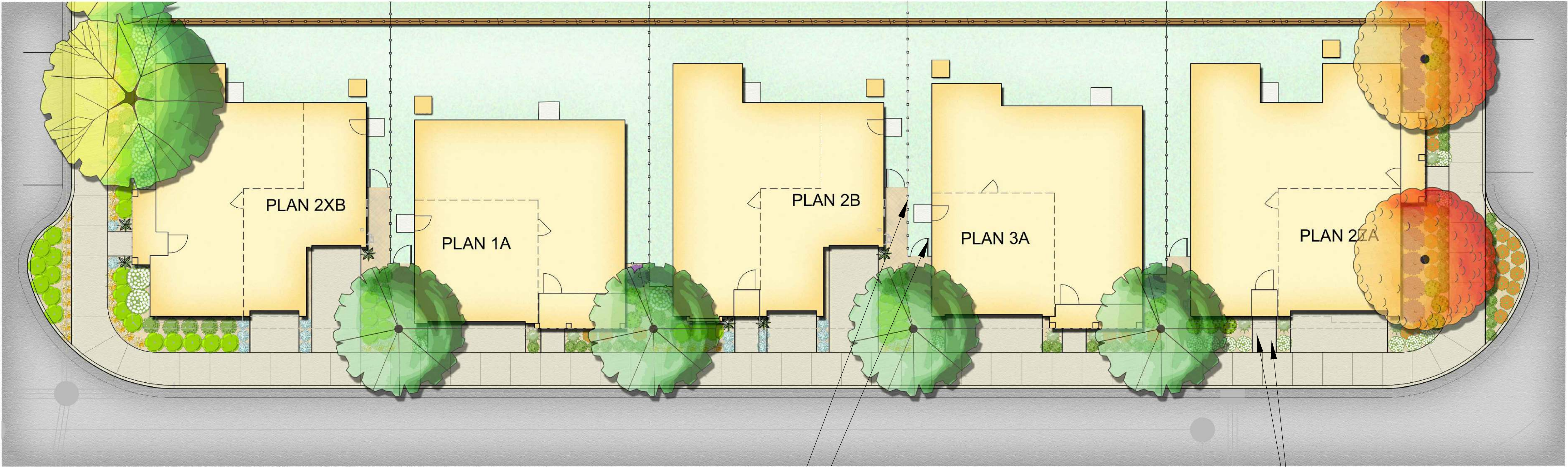
6' HIGH GATE, TYP.

6' HIGH GOOD NEIGHBOR FENCE, TYP.



Neighborhoods D1 & D2 **ALVES RANCH**

PITTSBURG, CA

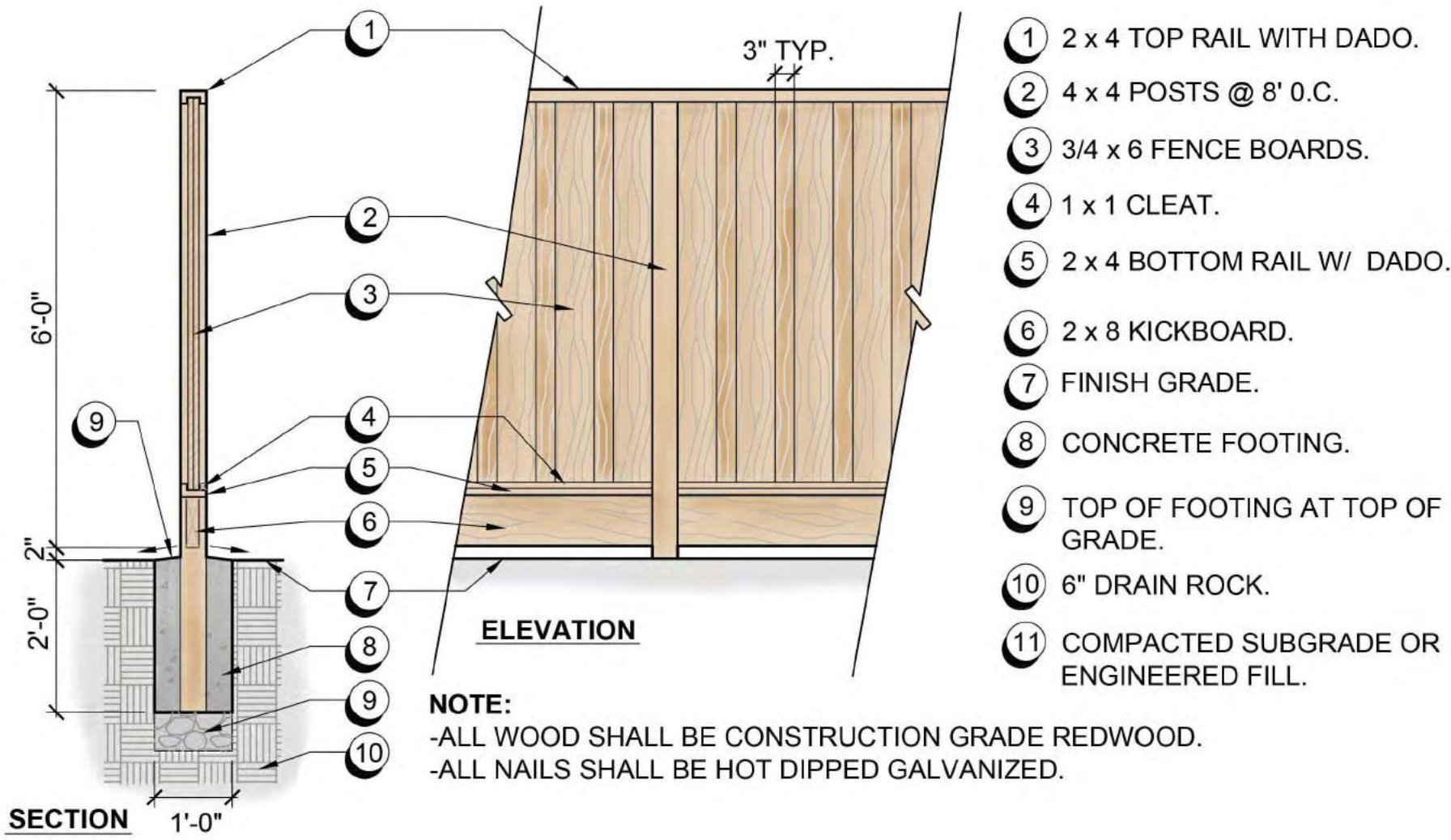


PROPOSED PLANT PALETTE				
BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	
TREES				
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL	M	
CELTIS AUSTRALIS	EUROPEAN HACKBERRY	15 GAL	L	
DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	L	
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GAL	L	
LIRIODENDRON TULIPIFERA	TULIP TREE	15 GAL	M	
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	L	
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	L	
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' TM	MAJESTIC BEAUTY HAWTHORN	15 GAL	L	
SHRUBS				
ARCTOSTAPHYLOS D. 'HOWARD MCINN'	HOWARD MCINN MANZANITA	5 GAL	L	
CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	L	
CEANOTHUS RIGIDUS 'SNOWBALL'	CEANOTHUS SNOWBALL	5 GAL	L	
CISTUS 'SUNSET'	ROCKROSE	5 GAL	L	
CORREA P. 'CARMINE BELLS'	AUSTRALIAN FUCHSIA	5 GAL	L	
DIETES SPP.	FORTNIGHT LILY	1 GAL	L	
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L	
GREVILLEA 'NOELLII'	GREVILLEA	5 GAL	L	
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	L	
KNIPHOFIA UVARIA	RED-HOT POKER	1 GAL	L	
LOROPETELUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL	L	
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	L	
PENSTEMON G 'APPLE BLOSSOM'	BORDER PENSTEMON	1 GAL	L	
PHORMIUM SPP.	NEW ZEALAND FLAX	5 GAL	L	
PITTOSPORUM T. 'TURNER'S VARIEGATED DWARF'	TURNER'S MOCK ORANGE	5 GAL	L	
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GAL	L	
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL	L	
SALVIA GREGGII	AUTUMN SAGE	1 GAL	L	
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L	
ZAUSCHNERIA CALIFORNICA 'SCHEFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	1 GAL	L	
GROUNDCOVERS				
CEANOTHUS 'CARMEL CREEPER'	WILD LILAC	1 GAL	VL	
COTONEASTER 'LOWFAST'	COTONEASTER	1 GAL	L	
HELIANTHEMUM N. 'HENFIELD BRILLIANT'	SUNROSE	1 GAL	L	
MYOPORUM PARVIFOLIUM 'PROSTRATUM'	MYOPORUM	1 GAL	L	
SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	1 GAL	L	
SOLLIA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GAL	L	
VERBENA PERUVIANA 'HOMESTEAD PURPLE'	PURPLE VERBENA	1 GAL	L	
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.				

6' HIGH GOOD
NEIGHBOR FENCE, TYP.

6' HIGH GATE, TYP.

CONCRETE WALK, TYP.
SCORING, TYP.

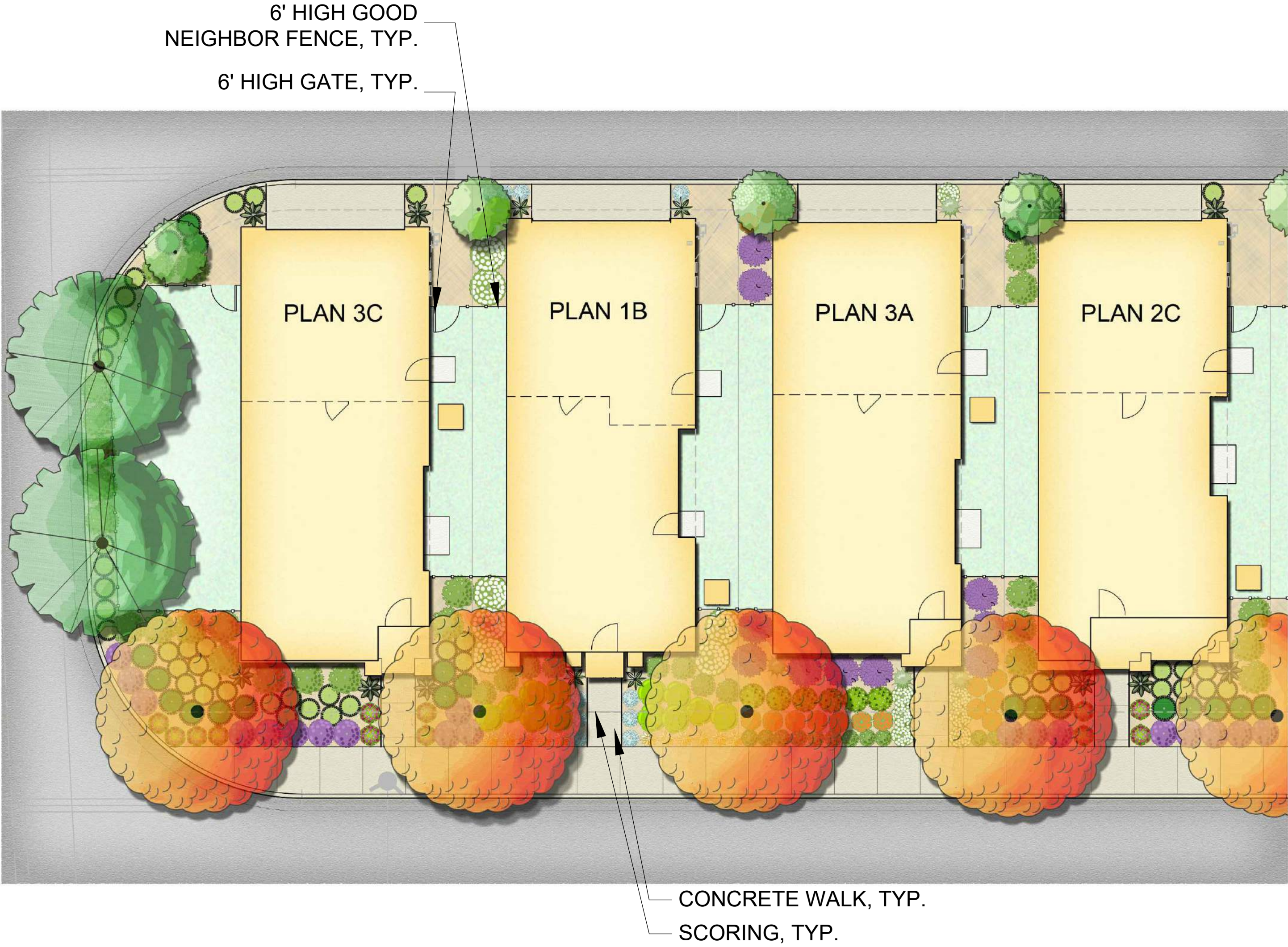


A GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"

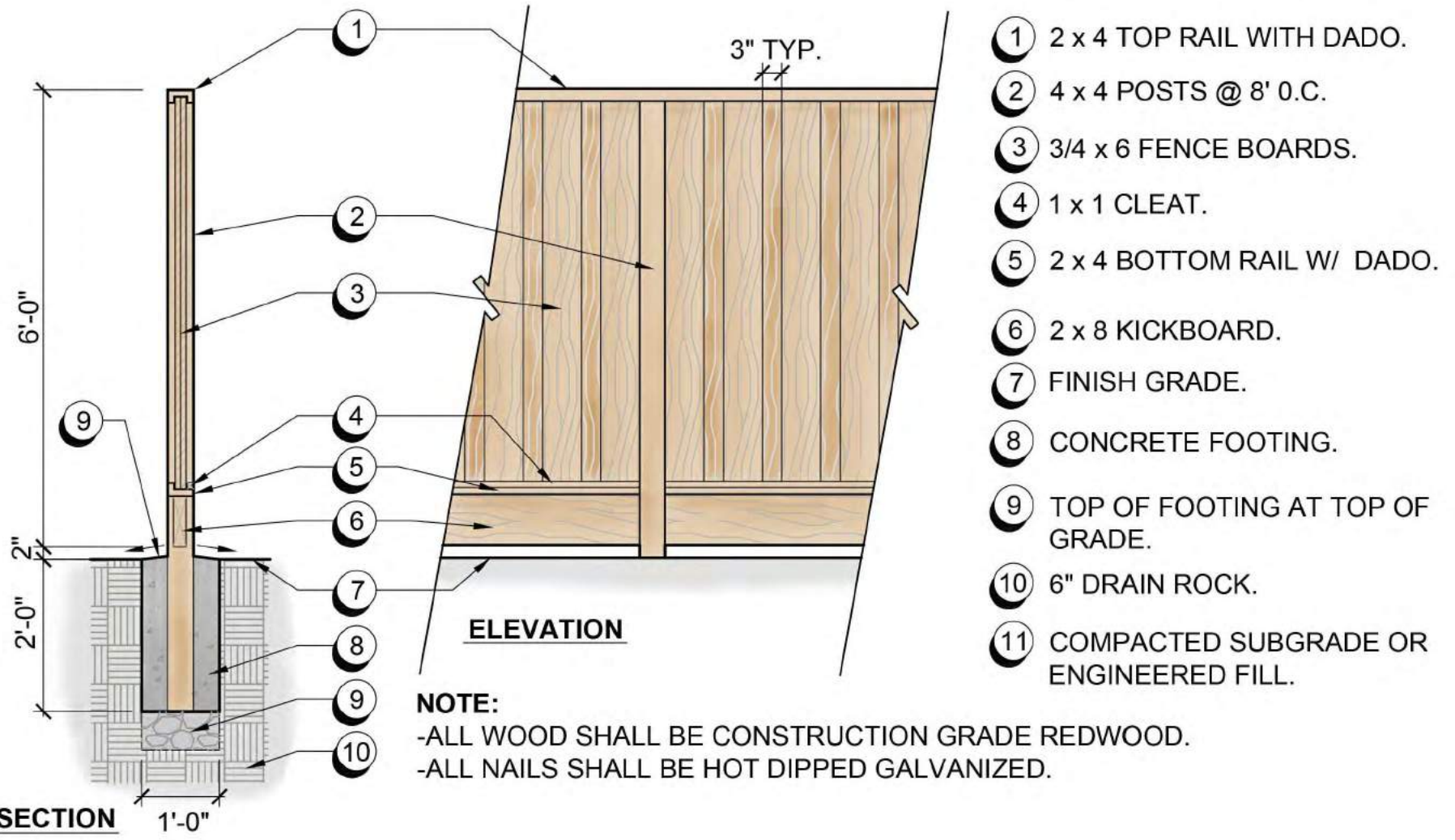
Typical Single Family Detached Homes

ALVES RANCH

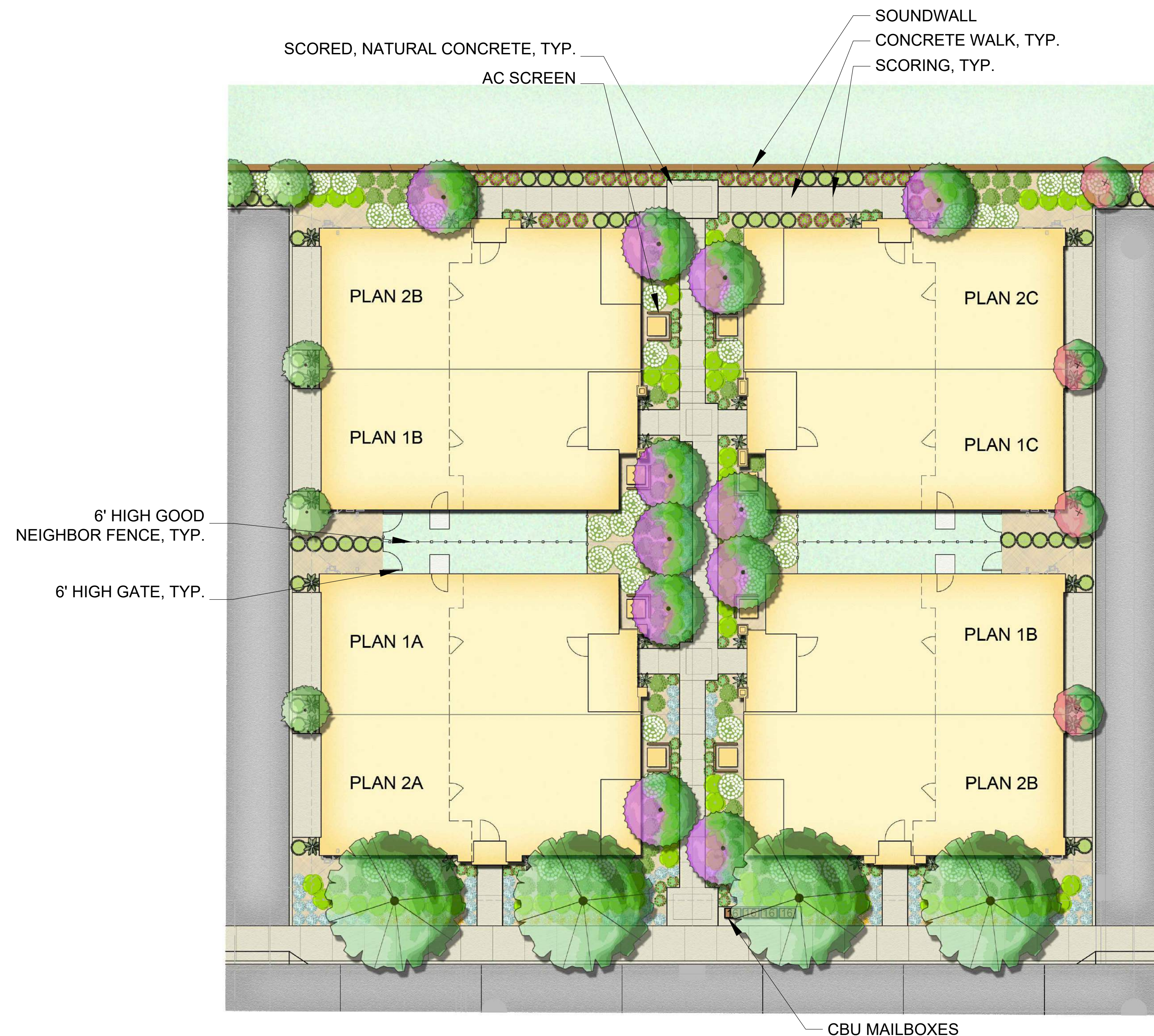
PITTSBURG, CA



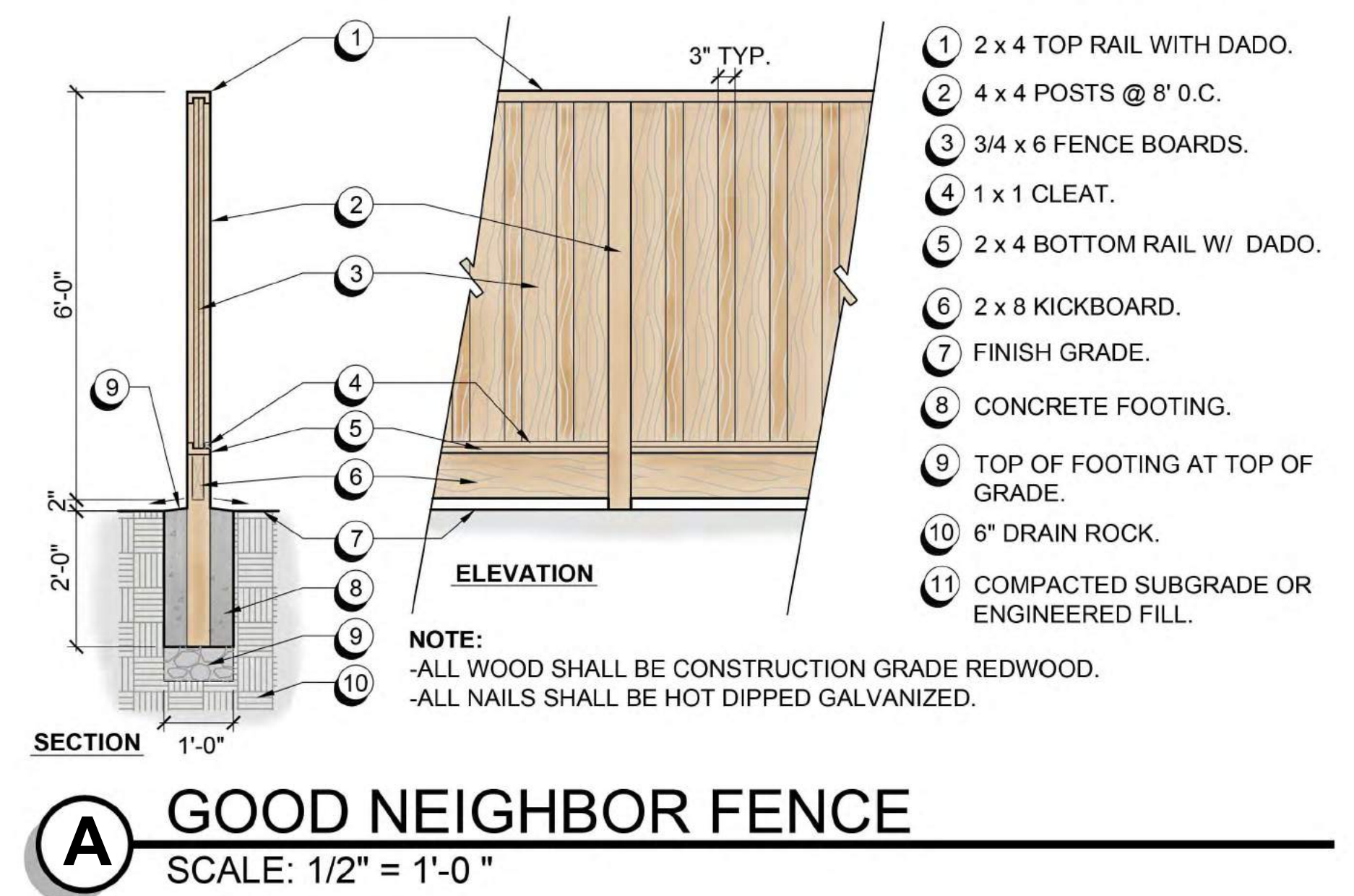
PROPOSED PLANT PALETTE				
BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	
TREES				
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL	M	
CELTIS AUSTRALIS	EUROPEAN HACKBERRY	15 GAL	L	
DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	L	
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GAL	L	
LIRIODENDRON TULIPIFERA	TULIP TREE	15 GAL	M	
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	L	
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	L	
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'™	MAJESTIC BEAUTY HAWTHORN	15 GAL	L	
SHRUBS				
ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	L	
CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	L	
CEANOTHUS RIGIDUS 'SNOWBALL'	CEANOTHUS SNOWBALL	5 GAL	L	
CISTUS 'SUNSET'	ROCKROSE	5 GAL	L	
CORREA P. 'CARMINE BELLS'	AUSTRALIAN FUCHSIA	5 GAL	L	
DIETES SPP.	FORTNIGHT LILY	1 GAL	L	
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L	
GREVILLEA 'NOELLI'	GREVILLEA	5 GAL	L	
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	L	
KNIPHOFIA UVARIA	RED-HOT POKER	1 GAL	L	
LOROPETELUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL	L	
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	L	
PENSTEMON G 'APPLE BLOSSOM'	BORDER PENSTEMON	1 GAL	L	
PHORMIUM SPP.	NEW ZEALAND FLAX	5 GAL	L	
PITTOSPORUM T. 'TURNER'S VARIEGATED DWARF'	TURNER'S MOCK ORANGE	5 GAL	L	
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GAL	L	
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL	L	
SALVIA GREGGII	AUTUMN SAGE	1 GAL	L	
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L	
ZAUSCHNERIA CALIFORNICA 'SCHIEFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	1 GAL	L	
GROUNDCOVERS				
CEANOTHUS 'CARMEL CREEPER'	WILD LILAC	1 GAL	VL	
COTONEASTER 'LOWFAST'	COTONEASTER	1 GAL	L	
HELIANTHEMUM N. 'HENFIELD BRILLIANT'	SUNROSE	1 GAL	L	
MYOPORIUM PARVIFOLIUM 'PROSTRATUM'	MYOPORIUM	1 GAL	L	
SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	1 GAL	L	
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GAL	L	
VERBENA PERUVIANA 'HOMESTEAD PURPLE'	PURPLE VERBENA	1 GAL	L	
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.				

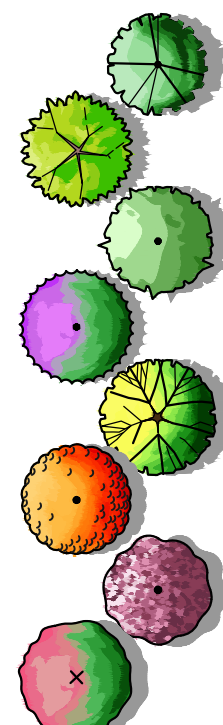


A GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"



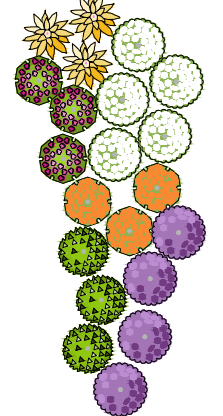
PROPOSED PLANT PALETTE			
BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
TREES			
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL	M
CELTIS AUSTRALIS	EUROPEAN HACKBERRY	15 GAL	L
DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	L
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GAL	L
LIRIODENDRON TULIPIFERA	TULIP TREE	15 GAL	M
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	L
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	L
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' TM	MAJESTIC BEAUTY HAWTHORN	15 GAL	L
SHRUBS			
ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	L
CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	L
CEANOTHUS RIGIDUS 'SNOWBALL'	CEANOTHUS SNOWBALL	5 GAL	L
CISTUS 'SUNSET'	ROCKROSE	5 GAL	L
CORREA P. 'CARMINE BELLS'	AUSTRALIAN FUCHSIA	5 GAL	L
DIETES SPP.	FORTNIGHT LILY	1 GAL	L
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L
GREVILLEA 'NOELLII'	GREVILLEA	5 GAL	L
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	L
KNIPHOFIA UVARIA	RED-HOT POKER	1 GAL	L
LOROPETELUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL	L
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	L
PENSTEMON G. 'APPLE BLOSSOM'	BORDER PENSTEMON	1 GAL	L
PHORMIUM SPP.	NEW ZEALAND FLAX	5 GAL	L
PITTOSPORUM T. 'TURNER'S VARIEGATED DWARF'	TURNER'S MOCK ORANGE	5 GAL	L
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GAL	L
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL	L
SALVIA GREGGII	AUTUMN SAGE	1 GAL	L
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L
ZAUSCHNERIA CALIFORNICA 'SCHEFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	1 GAL	L
GROUNDCOVERS			
CEANOTHUS 'CARMEL CREEPER'	WILD LILAC	1 GAL	VL
COTONEASTER 'LOWFAST'	COTONEASTER	1 GAL	L
HELIANTHEMUM N. 'HENFIELD BRILLIANT'	SUNROSE	1 GAL	L
MYOPORUM PARVIFOLIUM 'PROSTRATUM'	MYOPORUM	1 GAL	L
SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	1 GAL	L
SOLLIA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GAL	L
VERBENA PERUVIANA 'HOMESTEAD PURPLE'	PURPLE VERBENA	1 GAL	L
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.			





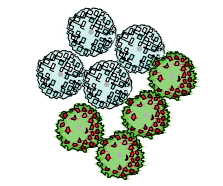
TREES

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL	M
CELTIS AUSTRALIS	EUROPEAN HACKBERRY	15 GAL	L
DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	L
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GAL	L
LIRODENDRON TULIPIFERA	TULIP TREE	15 GAL	M
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	L
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	L
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'™	MAJESTIC BEAUTY HAWTHORN	15 GAL	L



SHRUBS

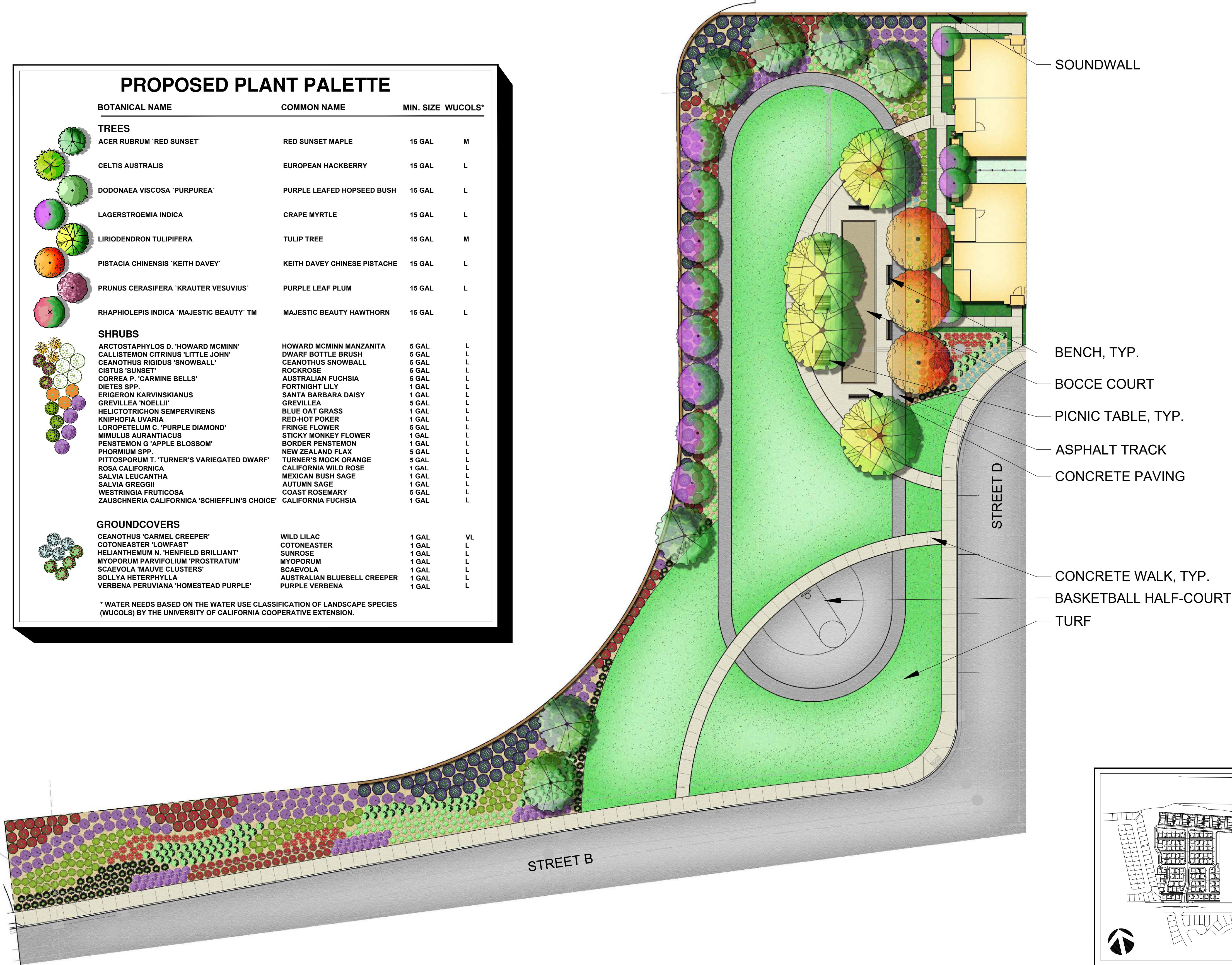
ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	L
CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	L
CEANOTHUS RIGIDUS 'SNOWBALL'	CEANOTHUS SNOWBALL	5 GAL	L
CISTUS 'SUNSET'	ROCKROSE	5 GAL	L
CORREA P. 'CARMINE BELLS'	AUSTRALIAN FUCHSIA	5 GAL	L
DIETES SPP.	FORTNIGHT LILY	1 GAL	L
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L
GREVILLEA 'NOELLII'	GREVILLEA	5 GAL	L
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	L
KNIPHOFIA UVARIA	RED-HOT POKER	1 GAL	L
LOROPETELUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL	L
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	L
PENSTEMON G. 'APPLE BLOSSOM'	BORDER PENSTEMON	1 GAL	L
PHORMIUM SPP.	NEW ZEALAND FLAX	5 GAL	L
PITTOSPORUM T. 'TURNER'S VARIEGATED DWARF'	TURNER'S MOCK ORANGE	5 GAL	L
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GAL	L
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL	L
SALVIA GREGGII	AUTUMN SAGE	1 GAL	L
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L
ZAUSCHNERIA CALIFORNICA 'SCHEFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	1 GAL	L

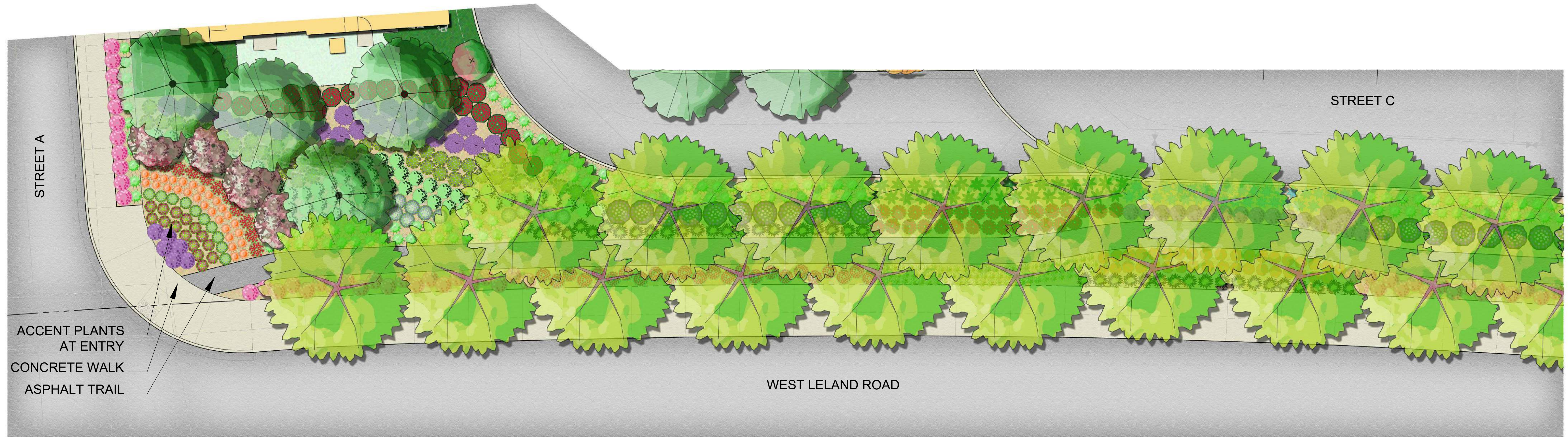


GROUNDCOVERS

CEANOTHUS 'CARMEL CREEPER'	WILD LILAC	1 GAL	VL
COTONEASTER 'LOWFAST'	COTONEASTER	1 GAL	L
HELIANTHEMUM N. 'HENFIELD BRILLIANT'	SUNROSE	1 GAL	L
MYOPORUM PARVIFOLIUM 'PROSTRATUM'	MYOPORUM	1 GAL	L
SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	1 GAL	L
SOLLIA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GAL	L
VERBENA PERUVIANA 'HOMESTEAD PURPLE'	PURPLE VERBENA	1 GAL	L

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.





PROPOSED PLANT PALETTE

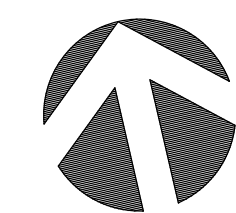
BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
TREES			
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL	M
CELTIS AUSTRALIS	EUROPEAN HACKBERRY	15 GAL	L
DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	L
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GAL	L
LIRIODENDRON TULIPIFERA	TULIP TREE	15 GAL	M
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	L
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	L
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' TM	MAJESTIC BEAUTY HAWTHORN	15 GAL	L
SHRUBS			
ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	L
CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	L
CEANOTHUS RIGIDUS 'SNOWBALL'	CEANOTHUS SNOWBALL	5 GAL	L
CISTUS 'SUNSET'	ROCKROSE	5 GAL	L
CORREA P. 'CARMINE BELLS'	AUSTRALIAN FUCHSIA	5 GAL	L
DIETES SPP.	FORTNIGHT LILY	1 GAL	L
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L
GREVILLEA 'NOELLI'	GREVILLEA	5 GAL	L
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	L
KNIPHOFIA UVARIA	RED-HOT POKER	1 GAL	L
LOROPETELUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL	L
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	L
PENSTEMON G. 'APPLE BLOSSOM'	BORDER PENSTEMON	1 GAL	L
PHORMIUM SPP.	NEW ZEALAND FLAX	5 GAL	L
PITTOSPORUM T. 'TURNER'S VARIEGATED DWARF'	TURNER'S MOCK ORANGE	5 GAL	L
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GAL	L
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL	L
SALVIA GREGGII	AUTUMN SAGE	1 GAL	L
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L
ZAUSCHNERIA CALIFORNICA 'SCHIEFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	1 GAL	L
GROUNDCOVERS			
CEANOTHUS 'CARMEL CREEPER'	WILD LILAC	1 GAL	VL
COTONEASTER 'LOWFAST'	COTONEASTER	1 GAL	L
HELIANTHEMUM N. 'HENFIELD BRILLIANT'	SUNROSE	1 GAL	L
MYOPORUM PARVIFOLIUM 'PROSTRATUM'	MYOPORUM	1 GAL	L
SCAEVOLA 'MAUIVE CLUSTERS'	SCAEVOLA	1 GAL	L
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GAL	L
VERBENA PERUVIANA 'HOMESTEAD PURPLE'	PURPLE VERBENA	1 GAL	L

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

Typical Streetscape Along West Leland Road

ALVES RANCH

PITTSBURG, CA



L-10

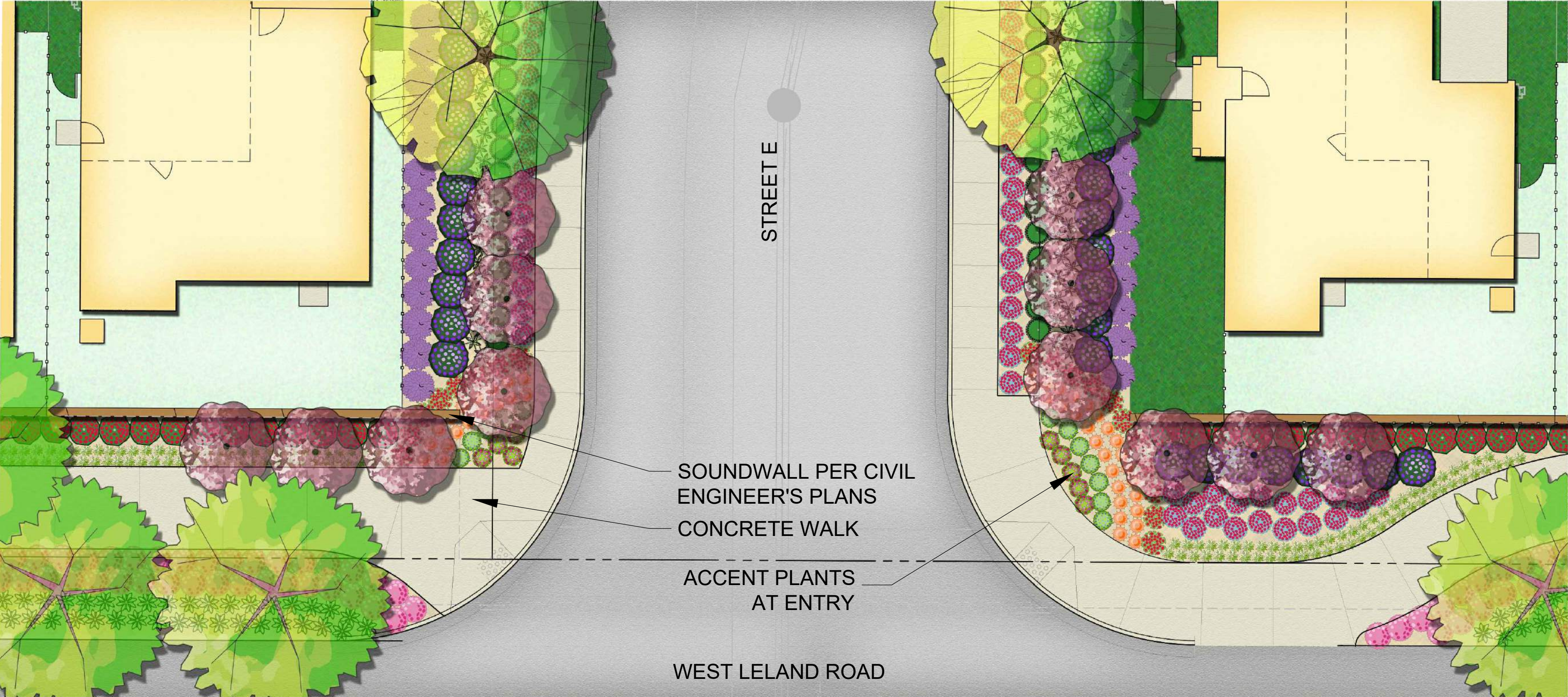
0 5 10 20

DESIGN REVIEW SUBMITTAL

© 2018 vanderToolen Associates.

| 06518 | 06-15-18

PROPOSED PLANT PALETTE				
BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	
TREES				
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL	M	
CELTIS AUSTRALIS	EUROPEAN HACKBERRY	15 GAL	L	
DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	L	
LAGERSTROEMIA INDICA	GRAPE MYRTLE	15 GAL	L	
LIRIODENDRON TULIPIFERA	TULIP TREE	15 GAL	M	
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	L	
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	L	
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'™	MAJESTIC BEAUTY HAWTHORN	15 GAL	L	
SHRUBS				
ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	L	
CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	L	
CEANOTHUS RIGIDUS 'SNOWBALL'	CEANOTHUS SNOWBALL	5 GAL	L	
CISTUS 'SUNSET'	ROCKROSE	5 GAL	L	
CORREA P. 'CARMINE BELLS'	AUSTRALIAN FUCHSIA	5 GAL	L	
DIETES SPP.	FORTNIGHT LILY	1 GAL	L	
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L	
GREVILLEA 'NOELLI'	GREVILLEA	5 GAL	L	
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	L	
KNIPHOFIA UVARIA	RED-HOT POKER	1 GAL	L	
LOROPETELUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL	L	
MINULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	L	
PENSTEMON G. 'APPLE BLOSSOM'	BORDER PENSTEMON	1 GAL	L	
PHORMIUM SPP.	NEW ZEALAND FLAX	5 GAL	L	
PITTOSPORUM T. 'TURNER'S VARIEGATED DWARF'	TURNER'S MOCK ORANGE	5 GAL	L	
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GAL	L	
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL	L	
SALVIA GREGGII	AUTUMN SAGE	1 GAL	L	
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L	
ZAUSCHNERIA CALIFORNICA 'SCHIEFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	1 GAL	L	
GROUNDCOVERS				
CEANOTHUS 'CARMEL CREEPER'	WILD LILAC	1 GAL	VL	
COTONEASTER 'LOWFAST'	COTONEASTER	1 GAL	L	
HELIANTHEMUM N. 'HENFIELD BRILLIANT'	SUNROSE	1 GAL	L	
MYOPORUM PARVIFOLIUM 'PROSTRATUM'	MYOPORUM	1 GAL	L	
SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	1 GAL	L	
SOLLIA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GAL	L	
VERBENA PERUVIANA 'HOMESTEAD PURPLE'	PURPLE VERBENA	1 GAL	L	
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.				



GENERAL

1. OWNER:

ALVES RANCH, LLC
P.O. BOX 548
CONCORD, CA 94522
2. DEVELOPER:

WILLIAM LYON HOMES
2603 CAMINO RAMON, SUITE 450
SAN RAMON, CA 94583
(925) 543-5523
CONTACT: MANDY LEUNG
3. CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
(925) 484-9100
CONTACT: ALEX AZAR
4. GEOTECHNICAL ENGINEER:

STEVENS, FERRONE & BAILEY
ENGINEERING COMPANY, INC.
1600 WILLOW PASS COURT
CONCORD, CA 94520
(925) 688-1001
CONTACT: KEN FERRONE
5. ASSESSORS PARCEL NUMBERS:

APN 097-700-002-5
APN 097-700-001-7 (PORTION)
APN 097-700-005-8 (PORTION)
6. EXISTING LAND:

VACANT
7. PROPOSED ZONING:

RH-P, RESIDENTIAL HIGH DENSITY,
CO-P, COMMERCIAL
8. LOT SIZE:

NEIGHBORHOOD A-1

LOTS 1-76

268,330 SF (6.2 AC)

NEIGHBORHOOD A-2

LOTS 187-246

144,184 SF (3.3 AC)

NEIGHBORHOOD C

LOTS 77-186

463,478 SF (10.6 AC)

NEIGHBORHOOD D1/D2

LOTS 247-346

507,038 SF (11.6 AC)

GHAD/SLOPED AREA/DETENTION BASIN
(LOT L AND LOT M)

571,072 SF (13.1 AC)

COMMERCIAL AREA (LOT H)

522,930 SF (12.0 AC)

9. TOTAL NUMBER OF PROPOSED LOTS:

346 RESIDENTIAL LOTS
1 COMMERCIAL LOTS
15 OPEN SPACE LOTS

10. UTILITIES:

A) WATER:

CITY OF PITTSBURG

B) SANITARY SEWER:

CITY OF PITTSBURG

C) STORM DRAIN:

CITY OF PITTSBURG

D) GAS AND ELECTRIC:

PACIFIC GAS AND ELECTRIC

E) TELEPHONE:

COMCAST

F) CABLE TV:

COMCAST

G) FIRE PROTECTION:

CONTRA COSTA CONSOLIDATED FIRE DISTRICT

11. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED JULY 2007 BY HW GEOSPATIAL, INC. (1 FOOT CONTOURS)

12. THE PROPERTY DOES NOT LIE WITHIN A FLOOD PLANE.

13. ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF PITTSBURG.

14. BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION AND DOES NOT REPRESENT A SURVEY OF THE PROPERTY.

15. MULTIPLE MAPS MAY BE FILED.

SHEET INDEX

SHEET NO.	SHEET TITLE
C-1	COVER SHEET
C-2	TYPICAL SECTIONS AND DETAILS
C-3	TYPICAL SECTIONS AND DETAILS
C-4	EXISTING CONDITIONS
C-5	LOTING PLAN
C-6	LOTING PLAN
C-7	GRADING PLAN
C-8	GRADING PLAN
C-9	UTILITY PLAN
C-10	UTILITY PLAN

ENGINEER OF WORK

PLANS PREPARED UNDER THE DIRECTION OF:

ALEXANDER J. AZAR, RCE 87006
RUGGERI-JENSEN-AZAR

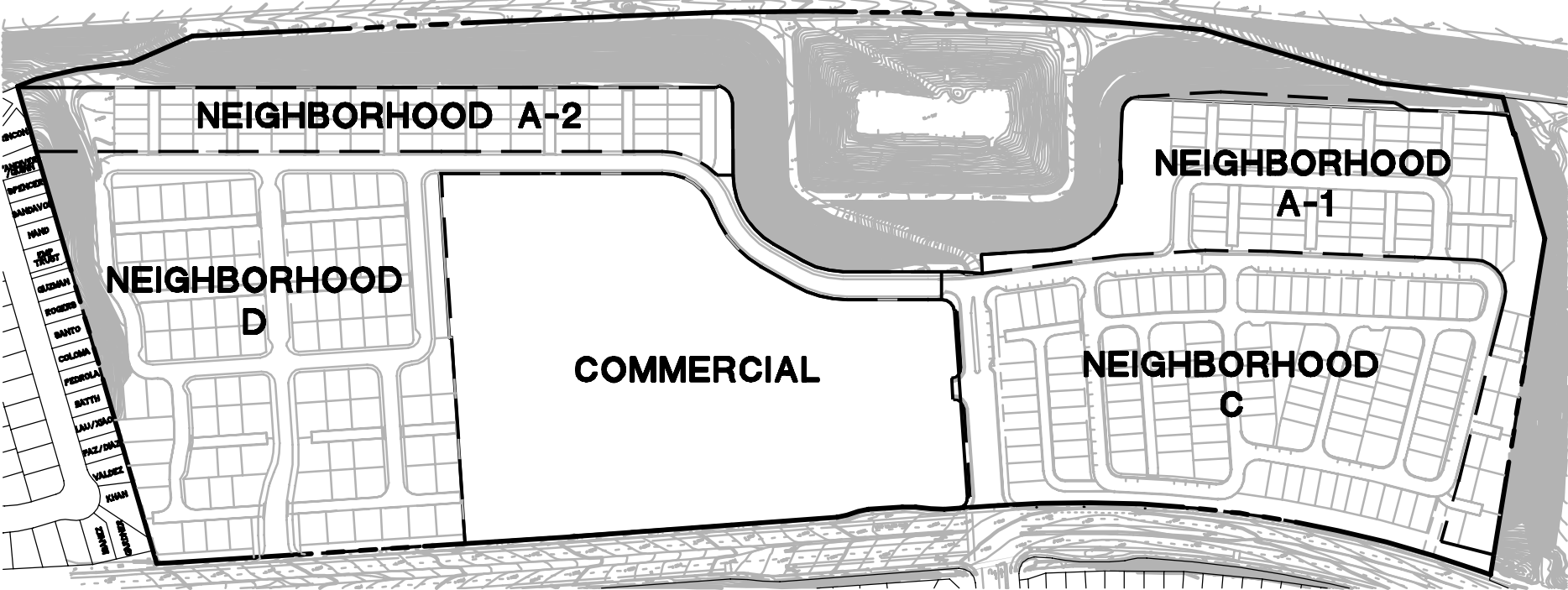
DATE

C-1



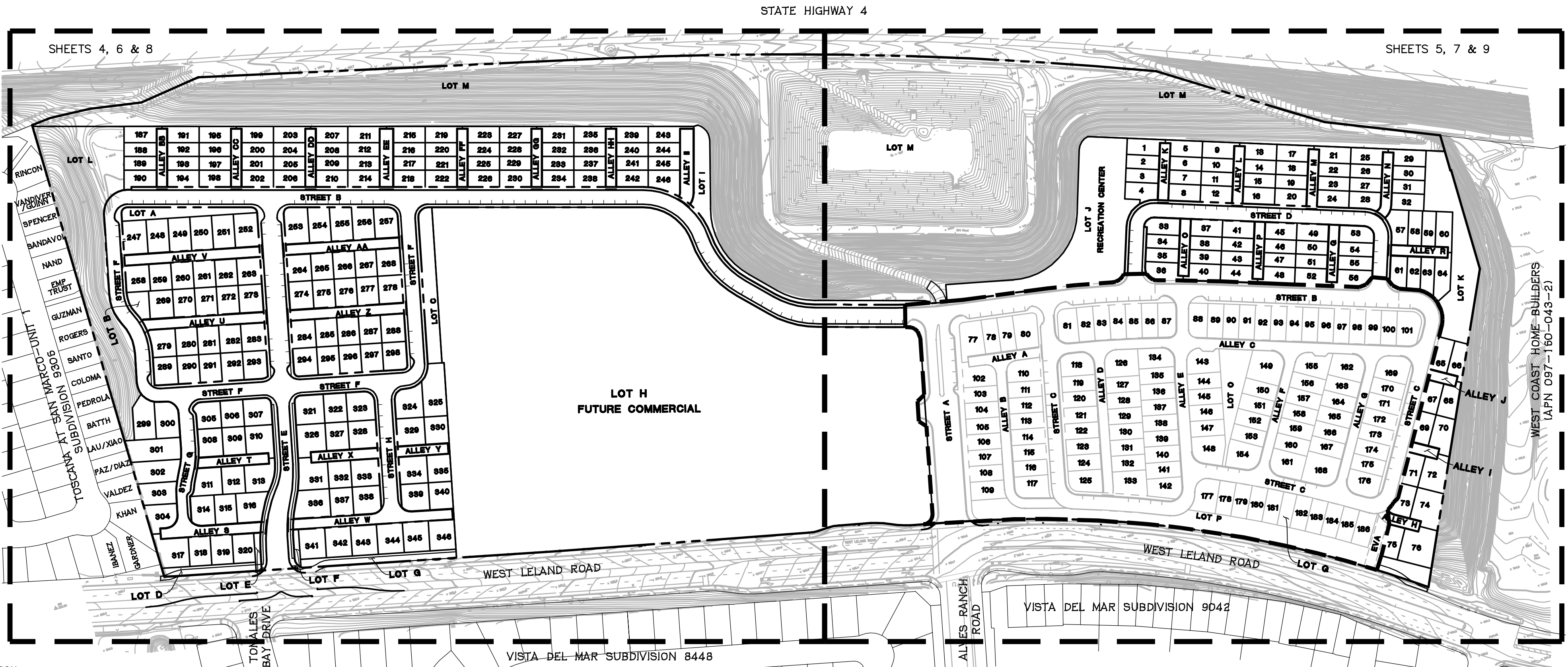
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

VTM SUBMITTAL
| 171084 | 07-19-18



KEY MAP
NOT TO SCALE

NEIGHBORHOOD C IS IN SUBSTANTIAL
CONFORMANCE PER THE VESTING TENTATIVE MAP
APPROVED IN 2009 FOR SUBDIVISION 9235

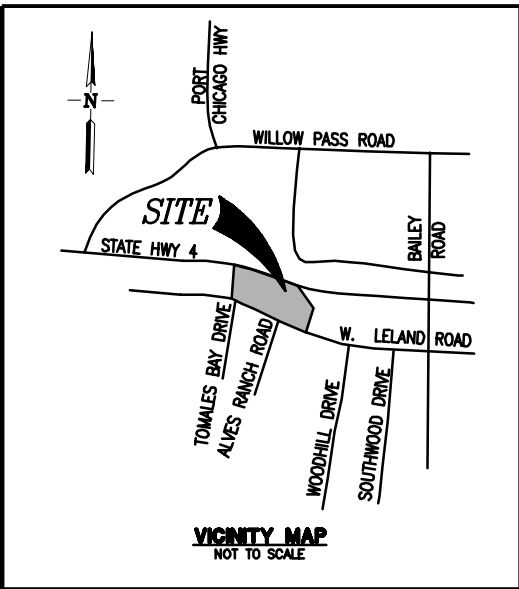


SHEET INDEX MAP
NOT TO SCALE

VESTING TENTATIVE MAP
SUBDIVISION 9235 - ALVES RANCH
COVER SHEET

ALVES RANCH

PITTSBURG, CA



BENCHMARK

A FOUND BRONZE DISK (BM#1567) SET IN TOP OF THE NORTHWEST CORNER OF CONCRETE BRIDGE ON ALVES LANE, ELEVATION TAKEN AS 117.95 FT.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF PITTSBURG, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS ONE AND TWO:
PARCELS A AND B, AS SHOWN ON PARCEL MAP NO. MS 676-05, FILED JUNE 21, 2005, IN BOOK 193 OF PARCEL MAPS, PAGE 46, CONTRA COSTA COUNTY RECORDS.

PARCEL THREE:
A PORTION OF LAND AS DESCRIBED IN THE GRANT DEED TO ALVES RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY RECORDED OCTOBER 5, 2005, DOCUMENT NO. 2005-0381883-00, CONTRA COSTA COUNTY OFFICIAL RECORDS.

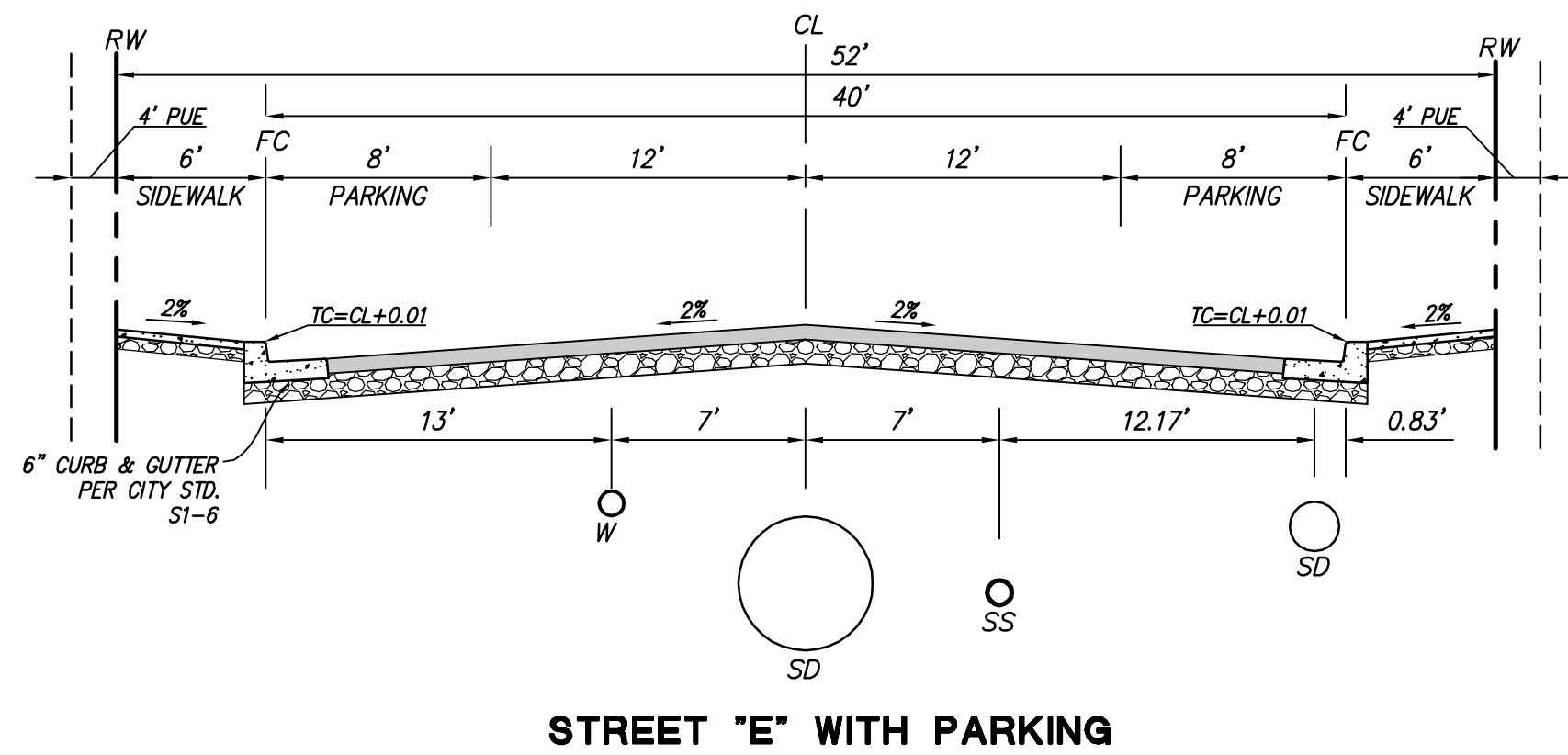
ASSESSOR'S PARCEL NOS.: 097-700-002-5, 097-700-001-7 (PORTION), 097-700-005-8 (PORTION)

LEGEND

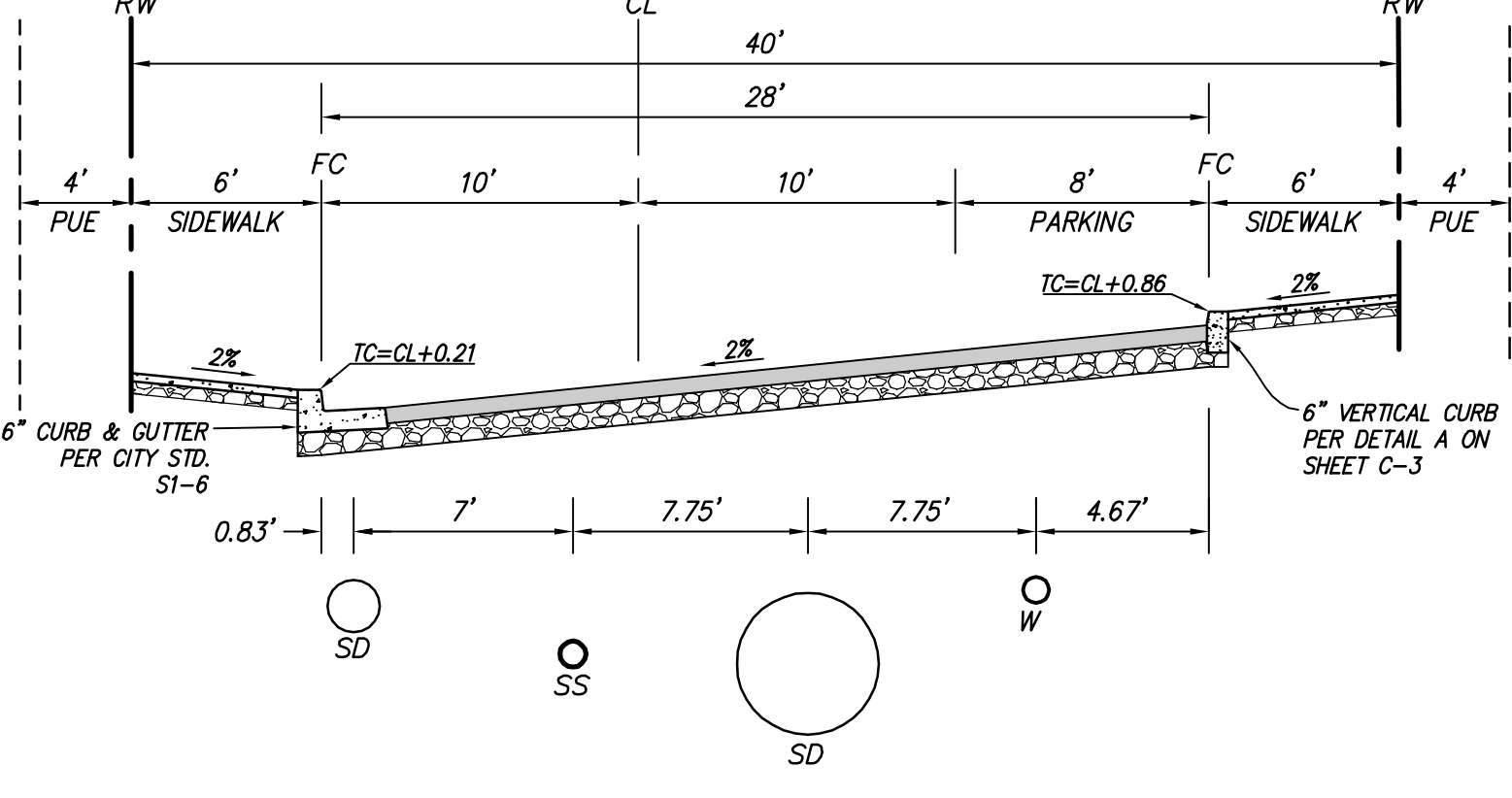
PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	MATCH LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	POTABLE WATER	---
---	RECYCLED WATER	---
---	CURB & GUTTER	---
---	SAWCUT	---
---	PCC SIDEWALK / PCC TRAIL	---
---	EARTH OR GRASS SWALE	---
---	CONCRETE DITCH	---
---	STORM WATER INLET	---
---	FIELD INLET	---
---	AREA DRAIN	---
---	BUBBLE UP	---
---	MANHOLE	---
---	SANITARY SEWER CLEAN OUT	---
---	SANITARY SEWER LATERAL	---
---	FIRE HYDRANT	---
---	BLOW OFF	---
---	WATER SERVICE WITH METER BOX	---
---	WATER VALVE	---
---	AIR RELEASE VALVE	---
---	POST INDICATOR VALVE	---
---	STREET LIGHT	---
---	MONUMENT	---
---	TRAFFIC SIGN	---
---	STREET NAME SIGN	---
---	FENCE	---
---	BARRICADE	---
---	CURB RAMP	---
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	---
---	NEW PAVEMENT	---

ABBREVIATIONS

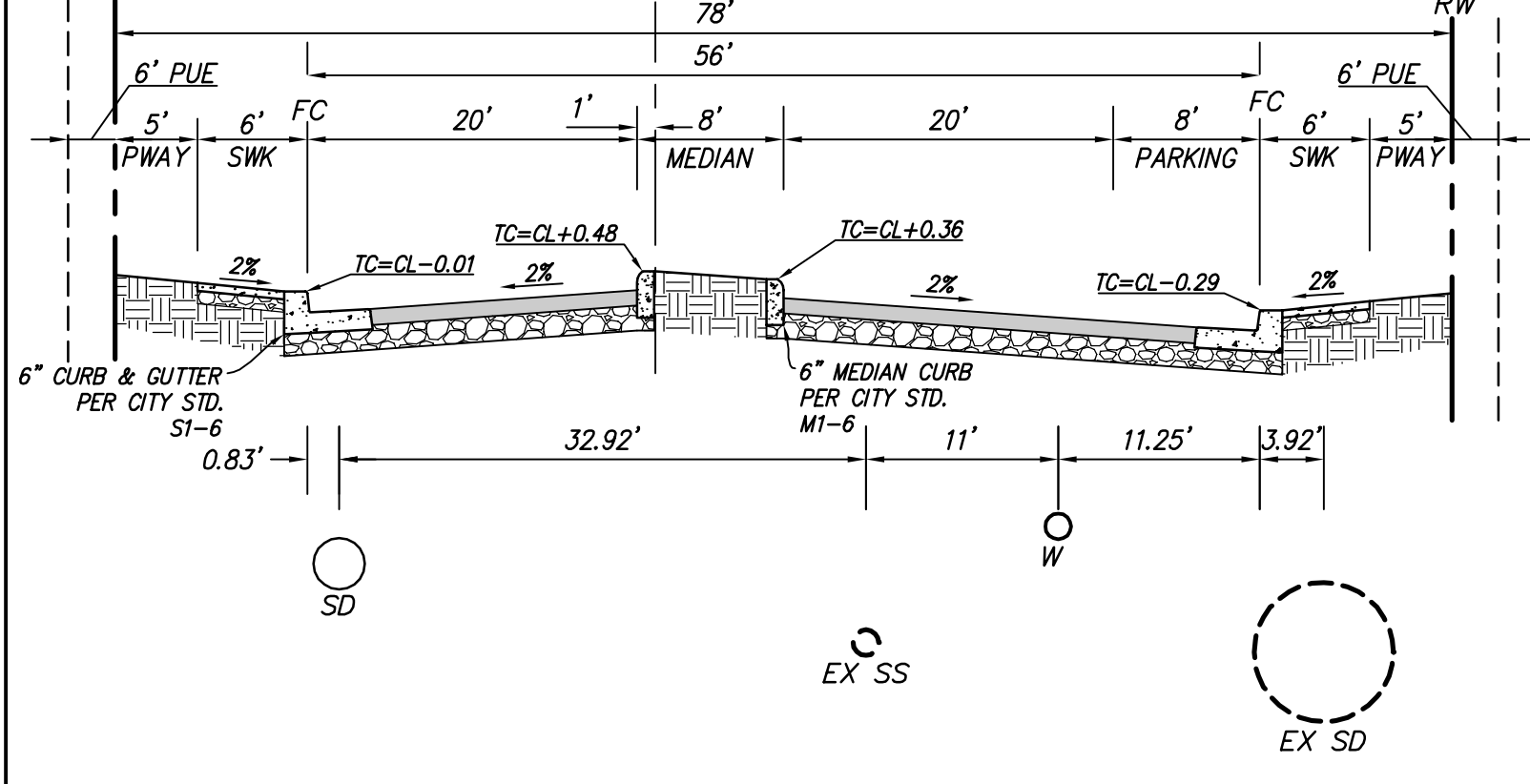
AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	P	PAD ELEVATION
AD	AREA DRAIN	PCC	PORTLAND CEMENT CONCRETE
BC	BEGINNING OF CURVE	PL	PROPERTY LINE
BO	BLOW OFF	PRC	POINT OF REVERSE CURVE
BRW	BOTTOM OF RETAINING WALL	PSE	PUBLIC SERVICE EASEMENT
BVC	BEGIN VERTICAL CURVE	PSL	PEDESTRIAN STREET LIGHT
CB	BOTTOM OF WALL	PUE	PUBLIC UTILITY EASEMENT
CL	CATCH BASIN	PVC	POLYVINYL CHLORIDE PIPE
CL	CENTER LINE	PI	POINT OF VERTICAL INTERSECTION
DIP	DROP INLET	RCP	REINFORCED CONCRETE PIPE
EC	END OF CURVE	RET	CURB RETURN
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	RW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SDE	STORM DRAIN EASEMENT
EX	EXISTING	SL	STREET LIGHT
FC	FACE OF CURB	SNS	STREET NAME SIGN
FG	FINISHED GRADE	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOW LINE	SWK	SIDEWALK
FS	BUILDING FIRE SERVICE	TSE	SANITARY SEWER EASEMENT
GB	GRADE BREAK	TC	TOP OF CURB
GE	GARAGE ELEVATION	TFC	TOP OF FLUSH CURB
HMA	HOT MIX ASPHALT	TG	TOP OF GRATE
HP	HIGH POINT	TRW	TOP OF RETAINING WALL
INV	INVERT ELEVATION	TYP	TYPICAL
LP	LOW POINT	WLE	WATER LINE EASEMENT
MAX	MAXIMUM	WM	WATER METER
MH	MANHOLE	WR	RECLAIMED WATER
		WS	WATER SERVICE



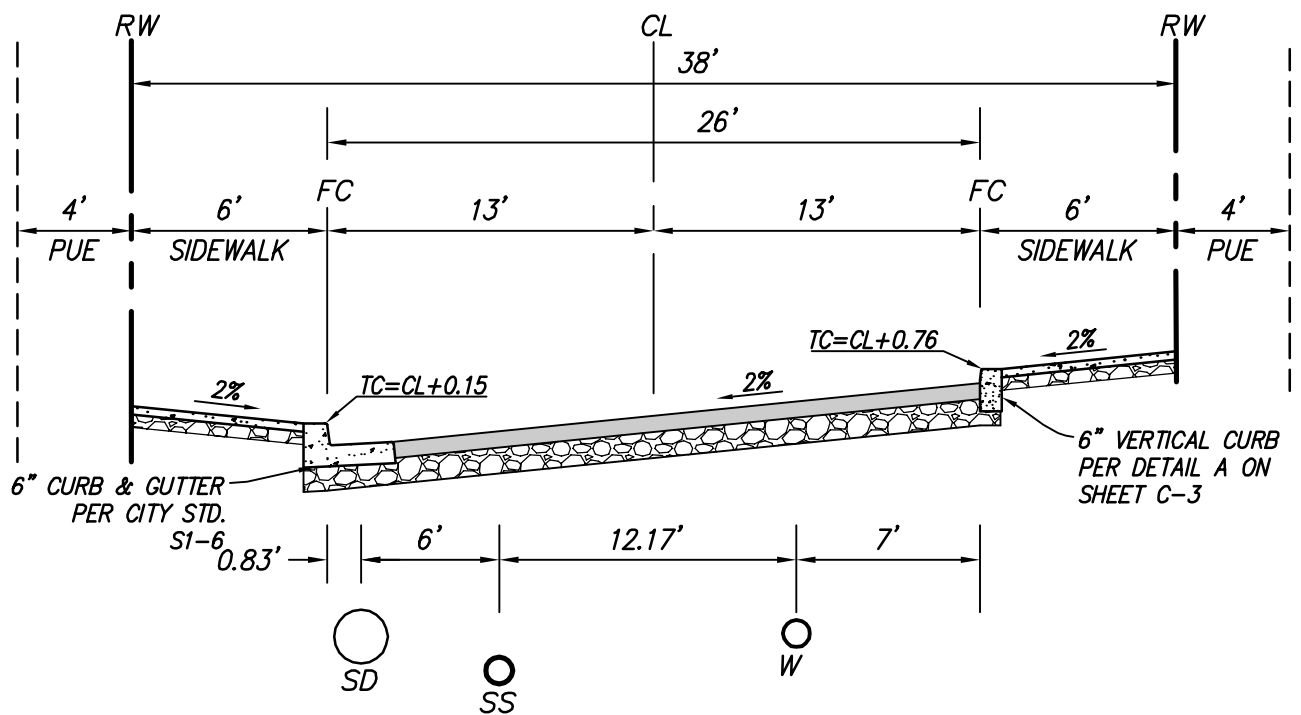
STREET "E" WITH PARKING



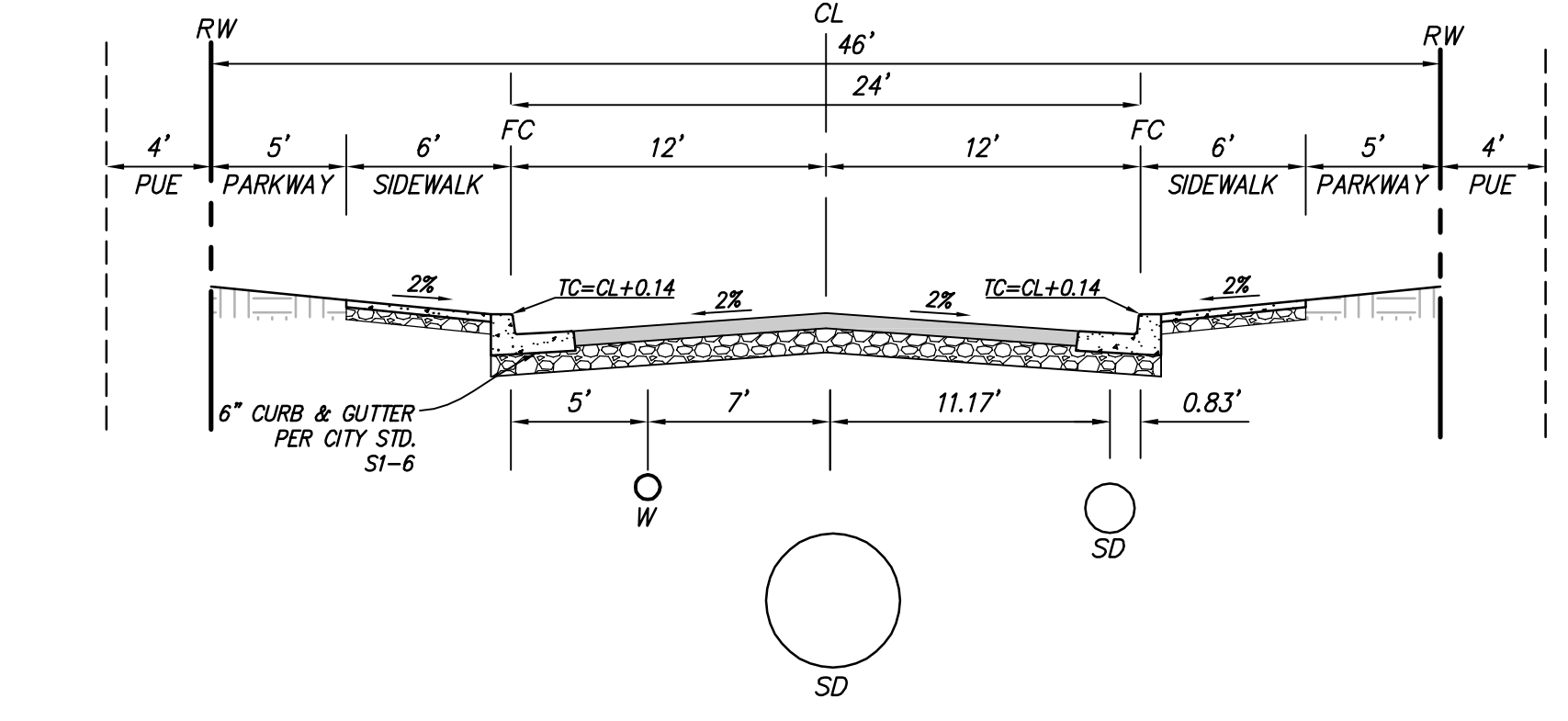
STREET "B" 28 FEET WIDE
(WEST OF STREET A)



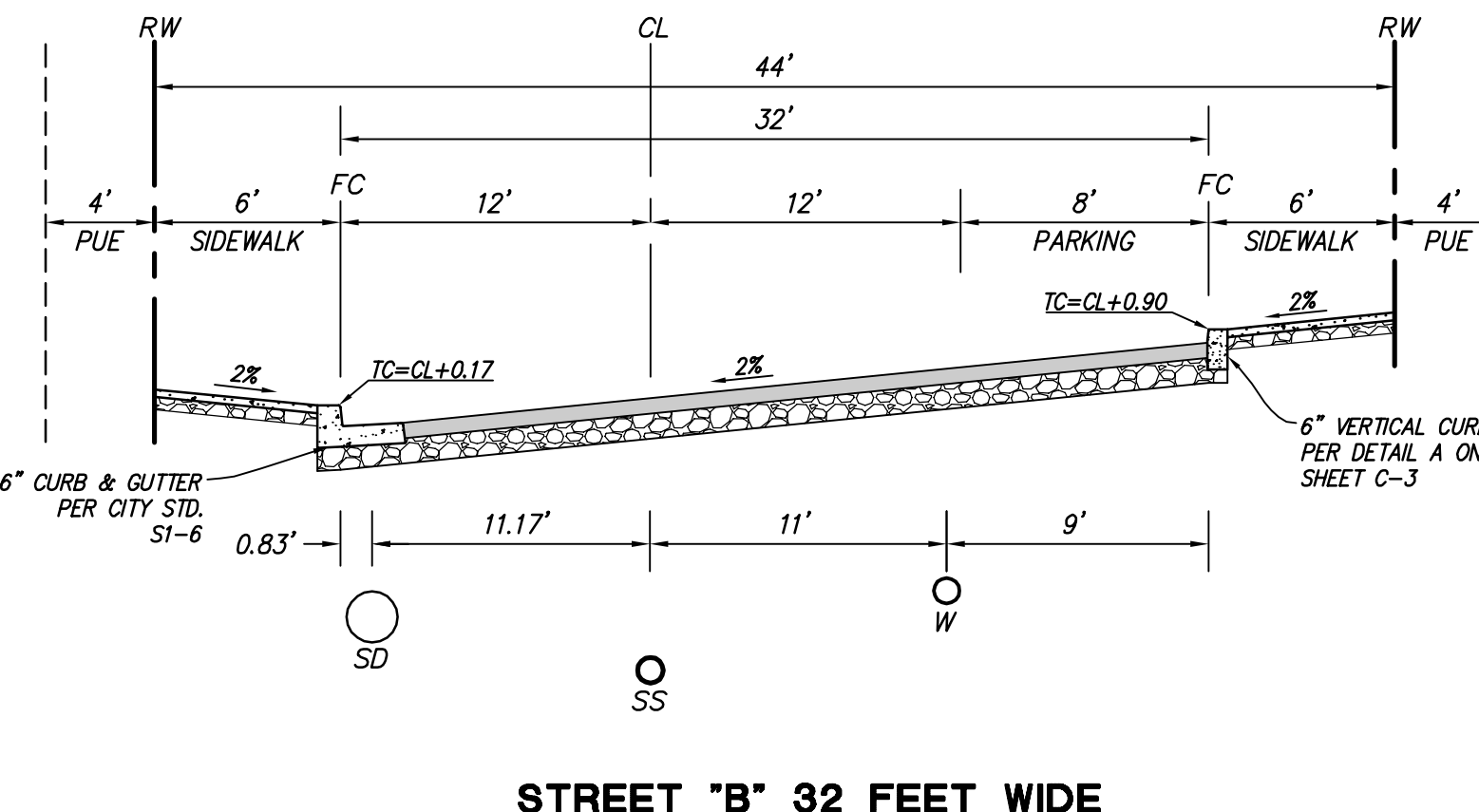
STREET "A" WITH PARKING



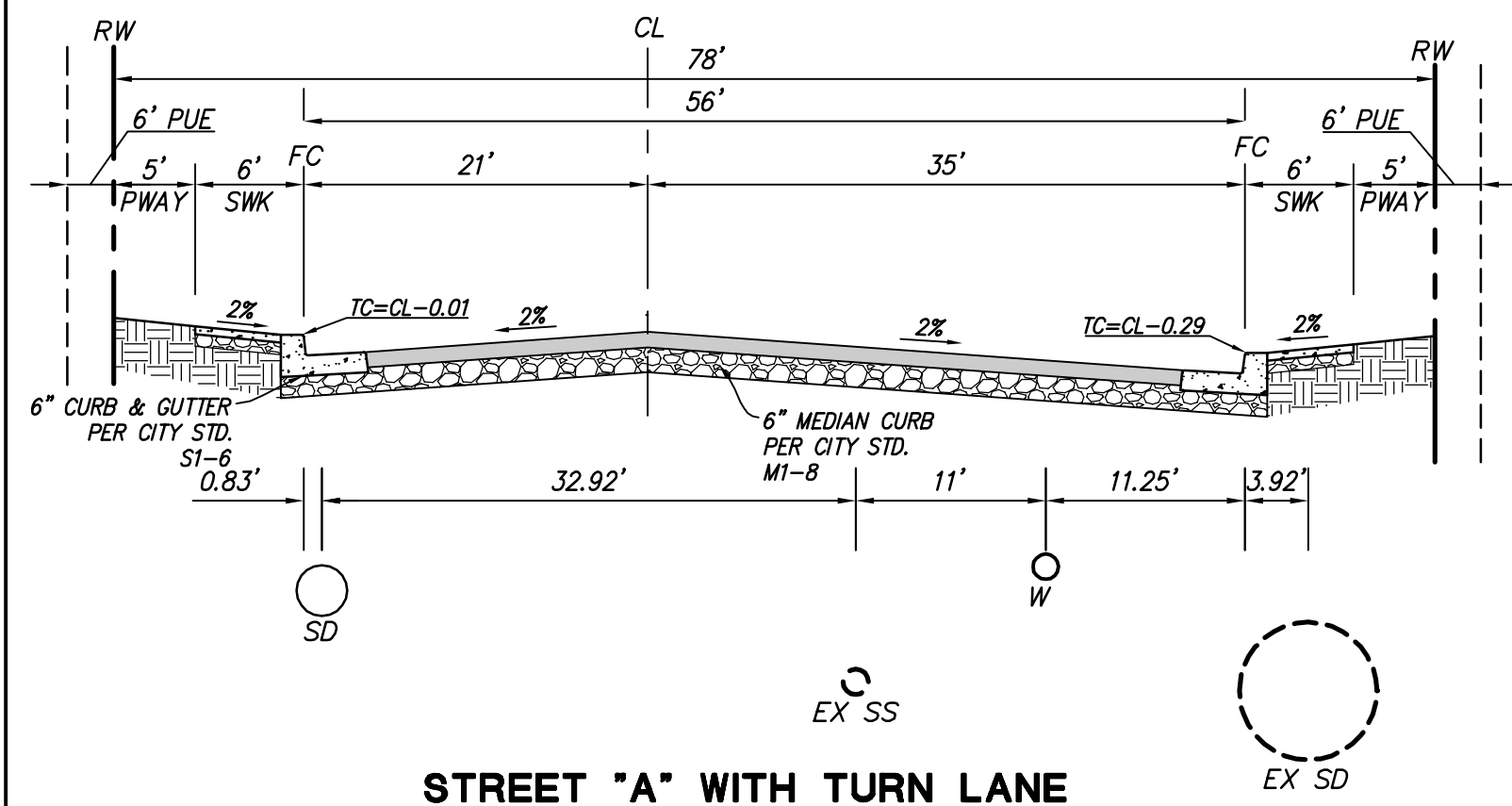
STREET "F" WITHOUT PARKING



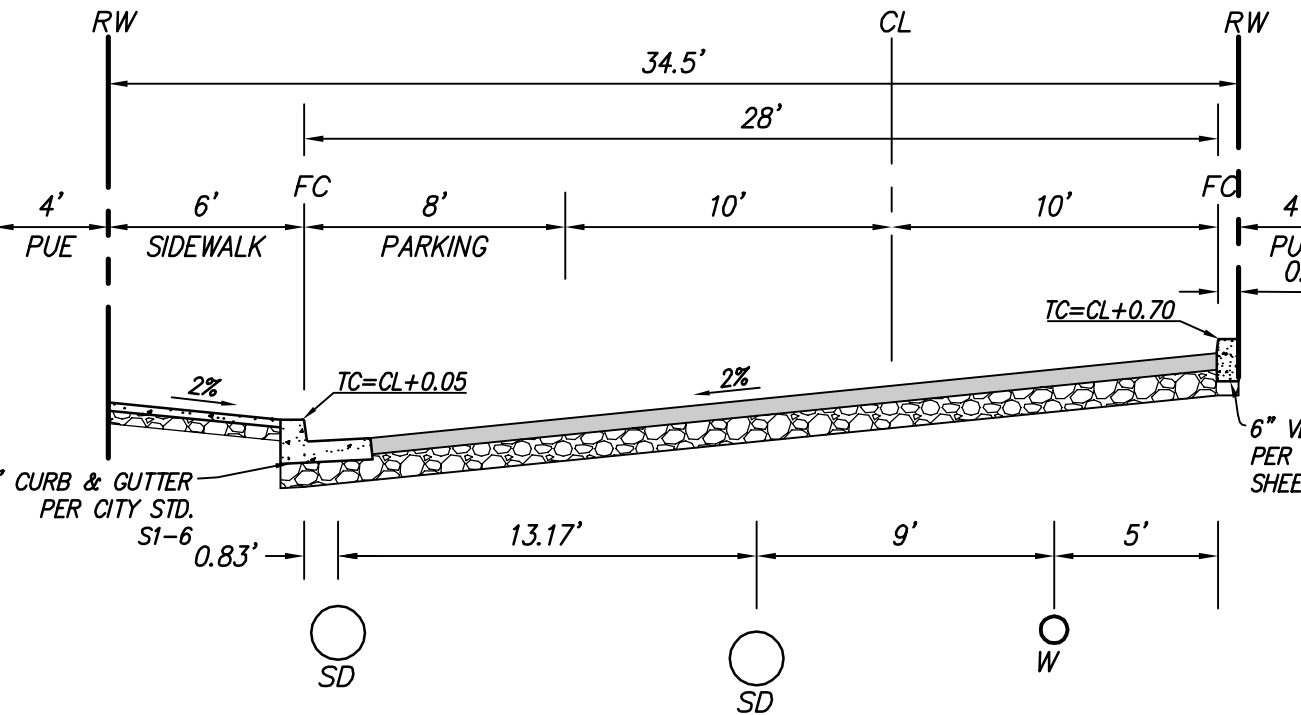
STREET "E" WITHOUT PARKING



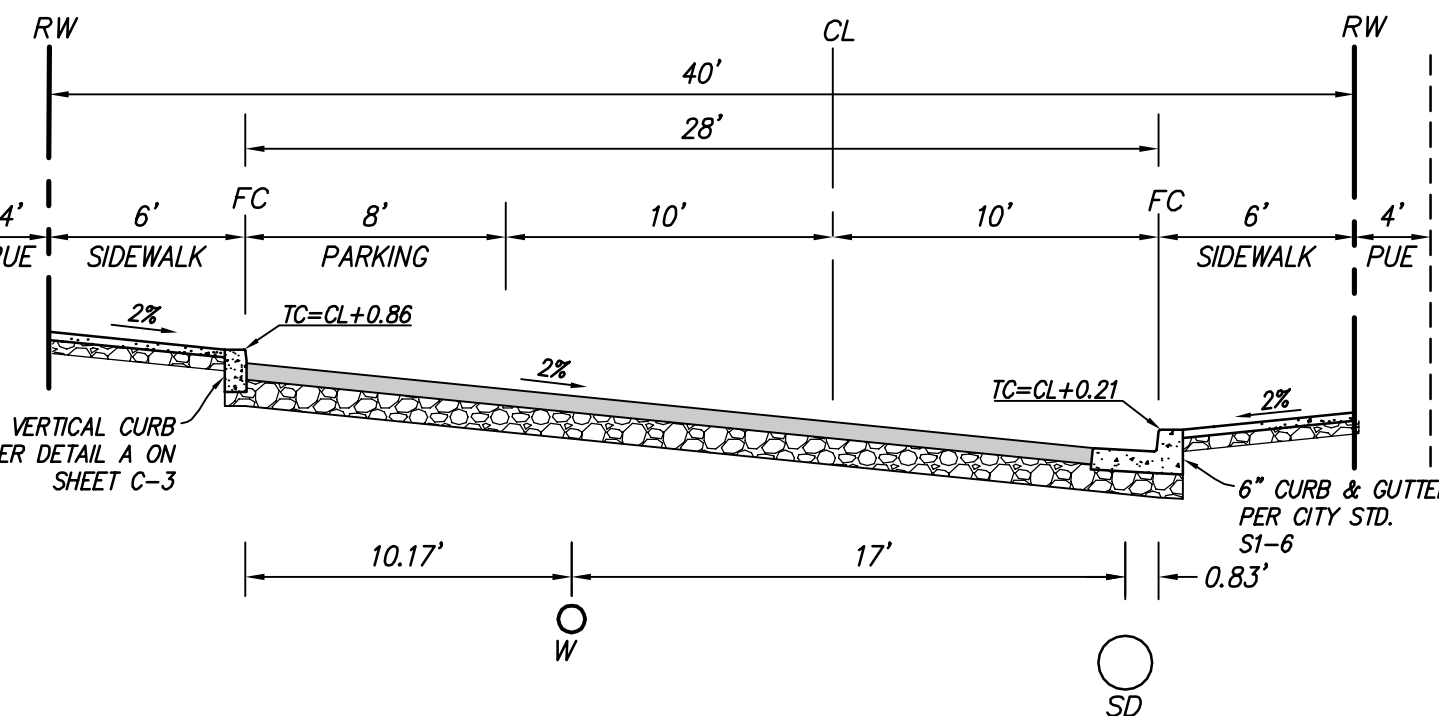
STREET "B" 32 FEET WIDE
(EAST OF STREET A)



STREET "A" WITH TURN LANE



STREET "F" WITH SIDEWALK ON ONE
SIDE AND PARKING



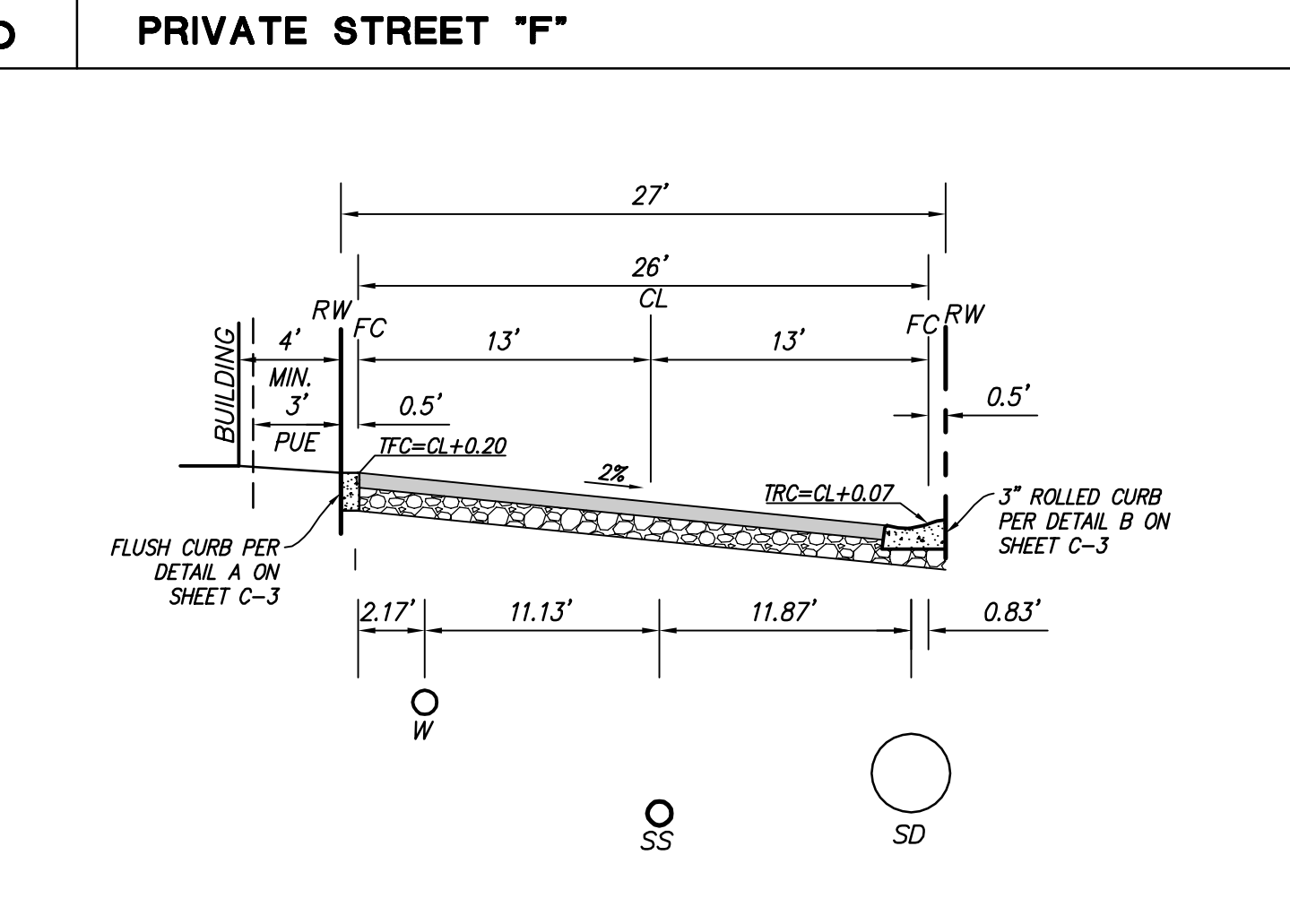
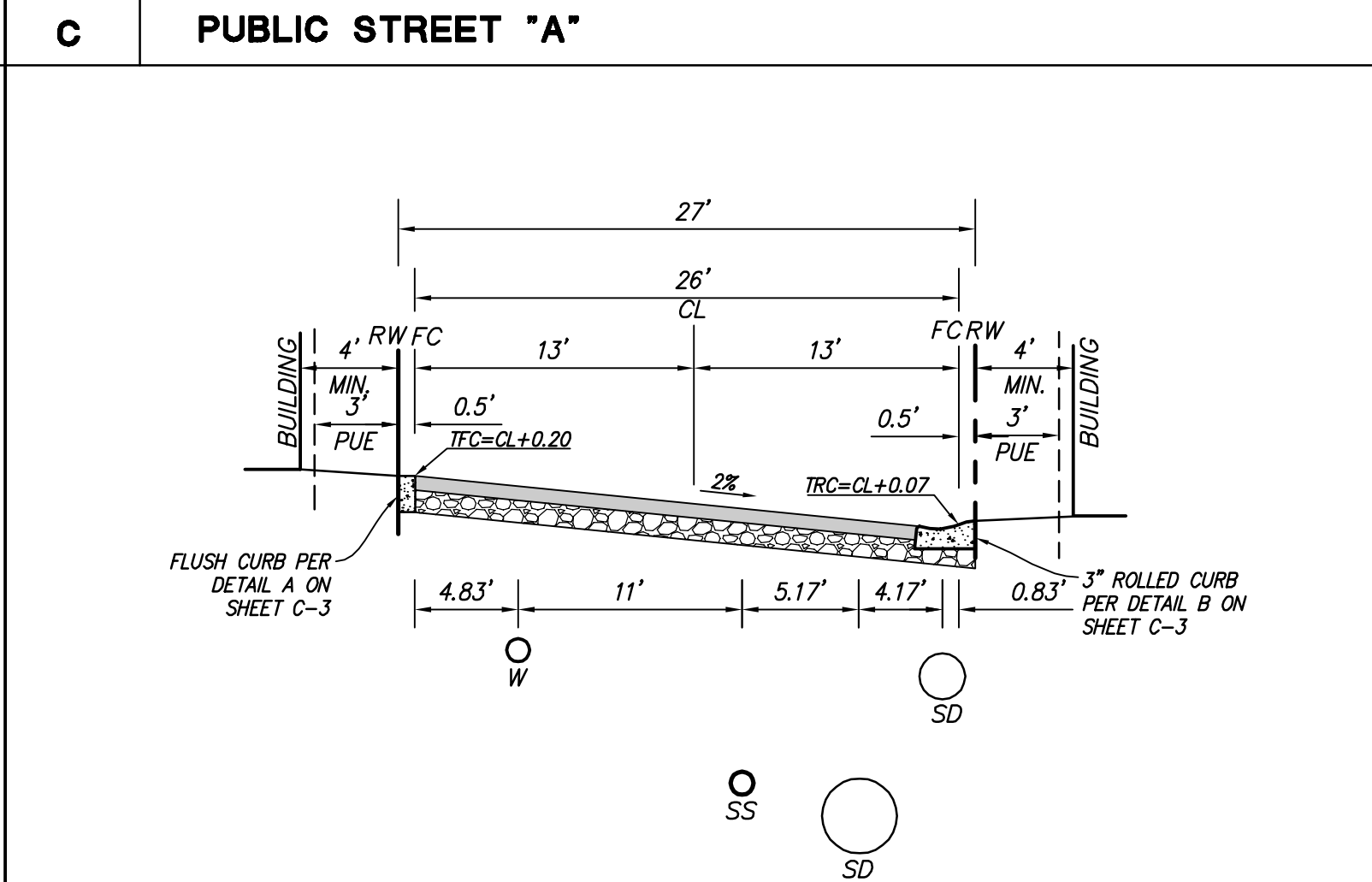
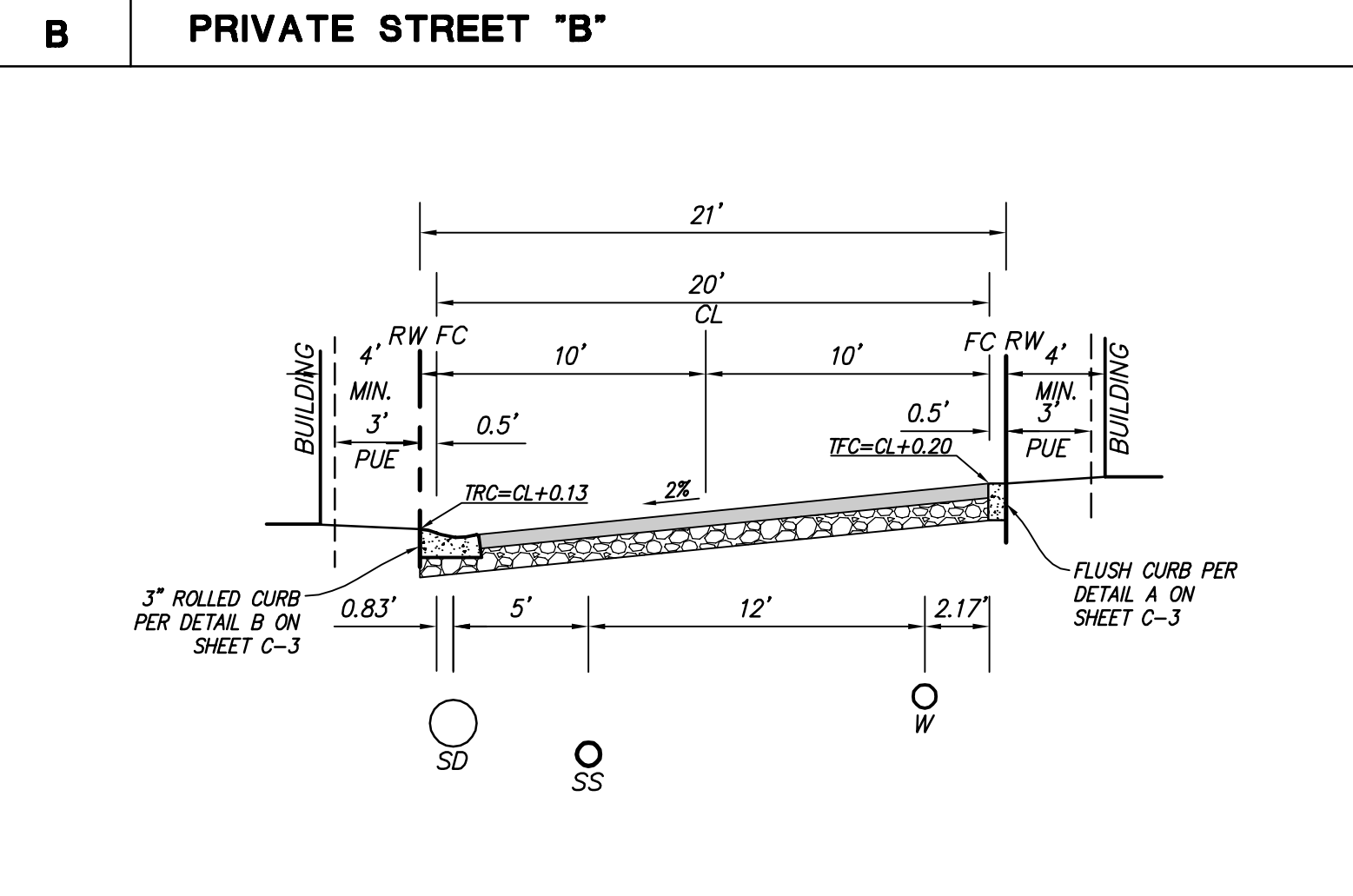
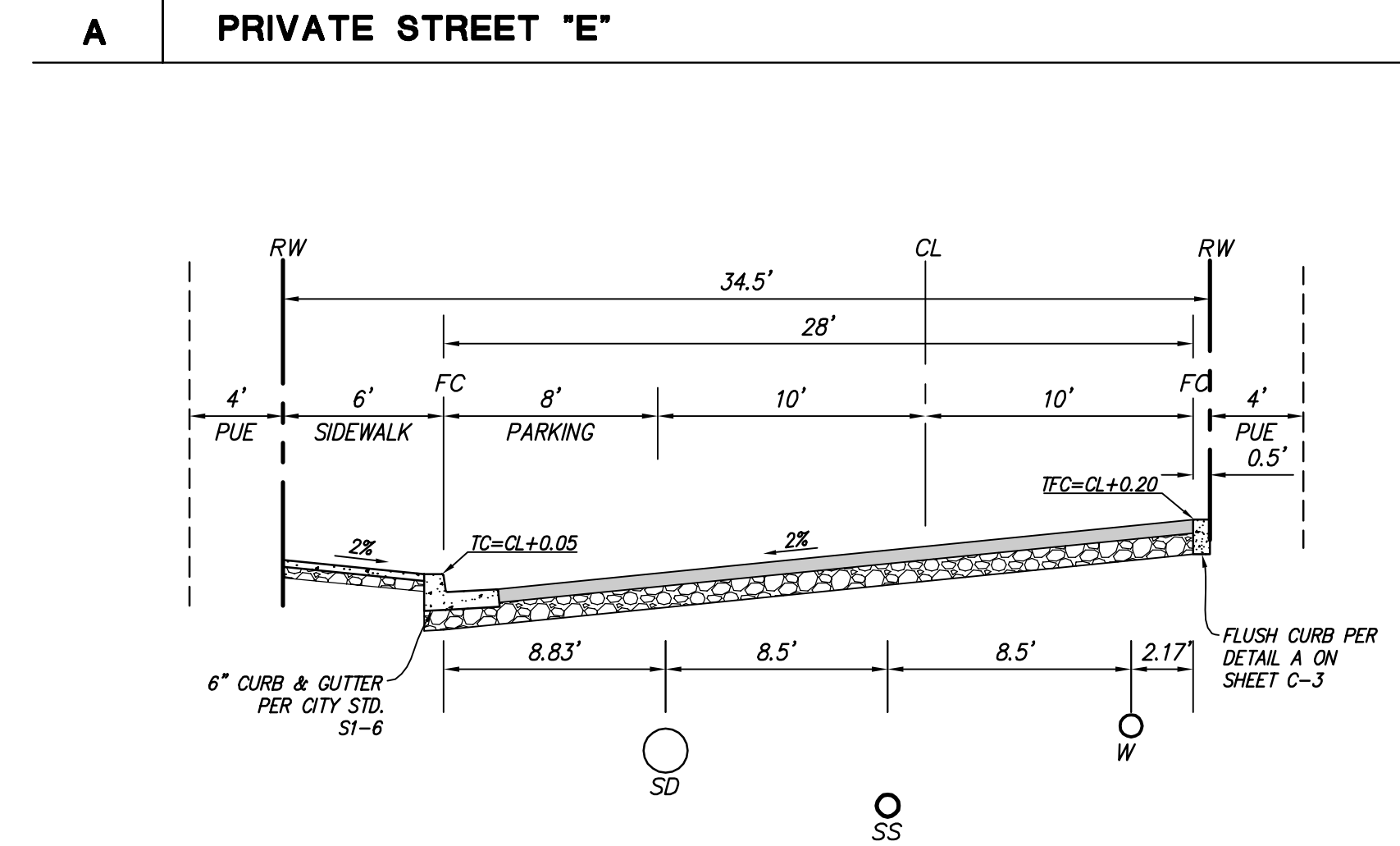
STREET "F" WITH SIDEWALK ON
BOTH SIDES AND PARKING

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE



NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

E PRIVATE STREET "G"

F PRIVATE ALLEY A, B, C, D, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, FF, GG, HH

G PRIVATE ALLEY EE

H PRIVATE ALLEY II

VESTING TENTATIVE MAP
SUBDIVISION 9235 - ALVES RANCH
TYPICAL SECTIONS AND DETAILS

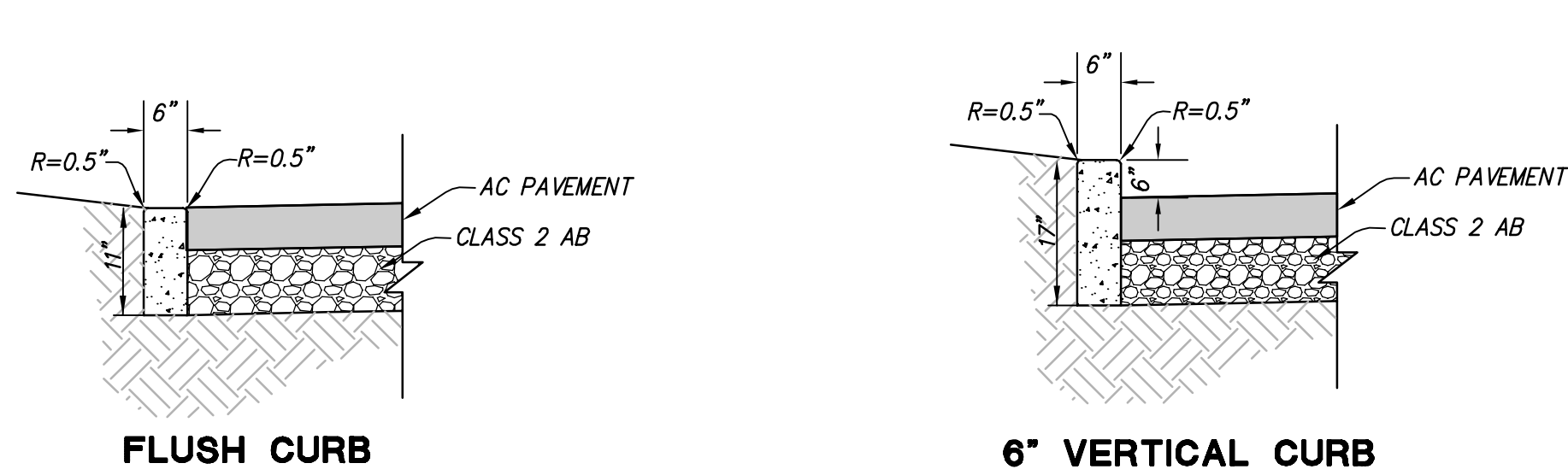
ALVES RANCH

PITTSBURG, CA

C-2



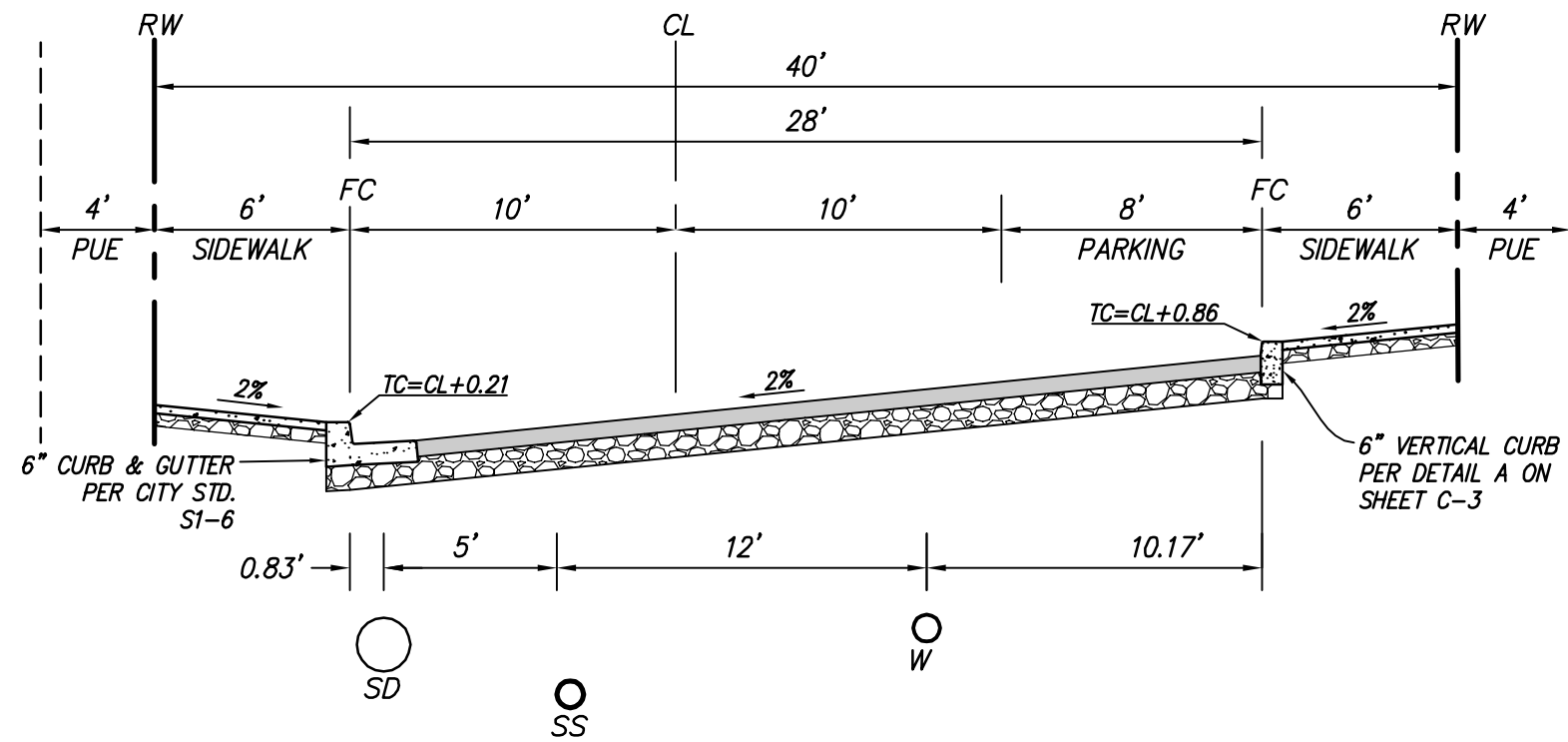
VTM SUBMITTAL
| 171084 | 07-19-18



NOTE:
CONCRETE SHALL CONFORM TO SECTION 90 OF CALTRANS SPECIFICATIONS.
IT SHALL BE CLASS "A" WITH MAXIMUM SLUMP OF 3 INCHES. 1 LB OF
LAMPBLACK SHOULD BE ADDED PER 1 CY OF CONCRETE.

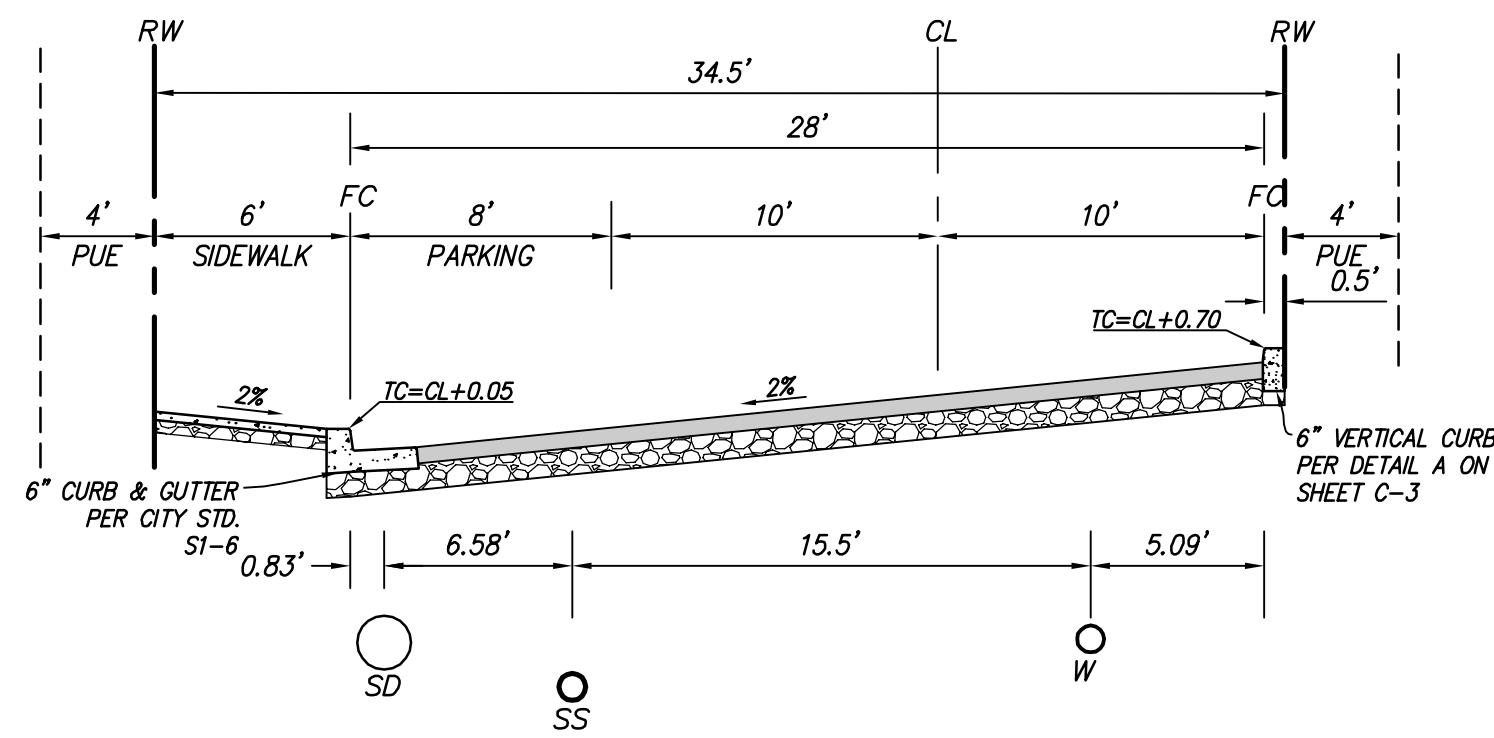
NOT TO SCALE

A CURB DETAILS



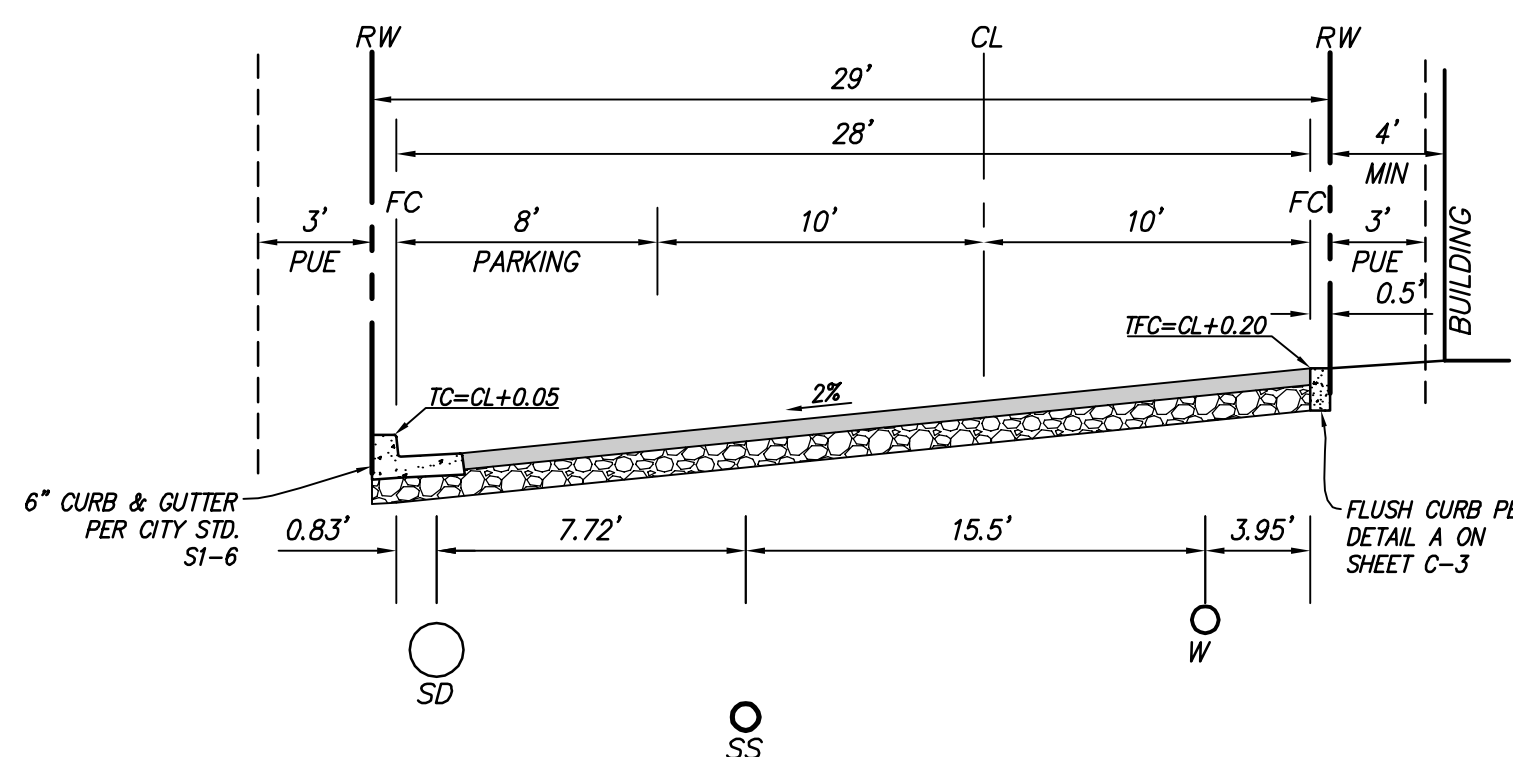
NOT TO SCALE

C PRIVATE STREET H



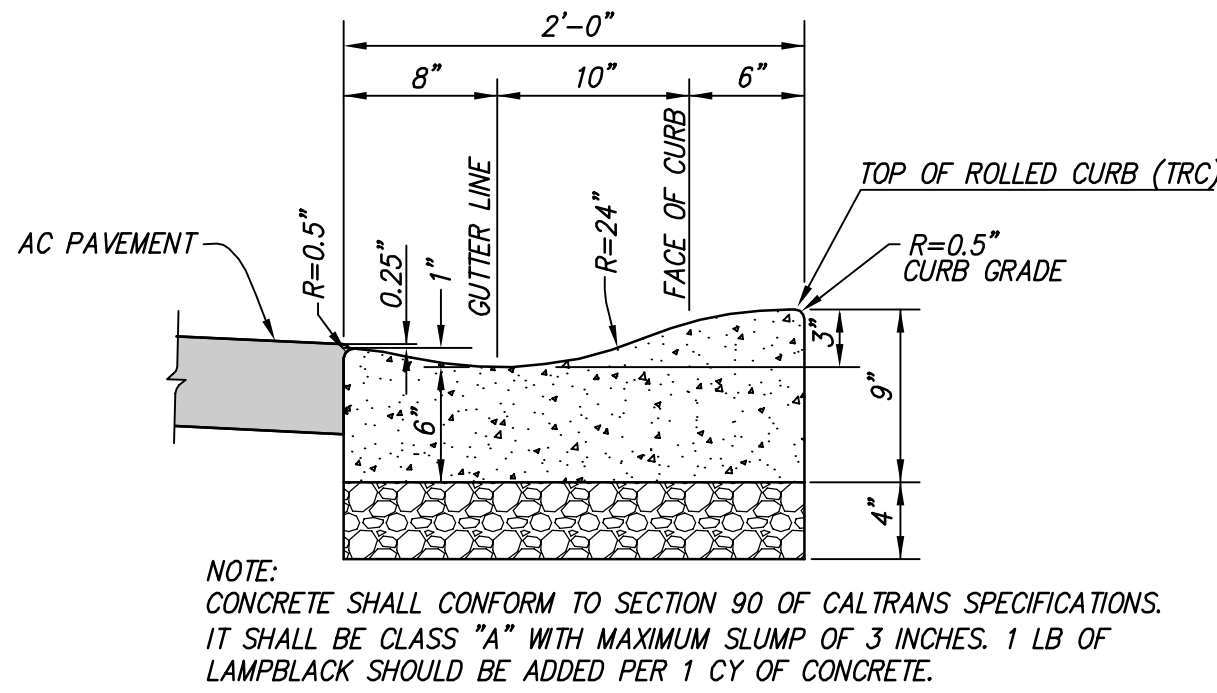
NOT TO SCALE

E PRIVATE STREET D



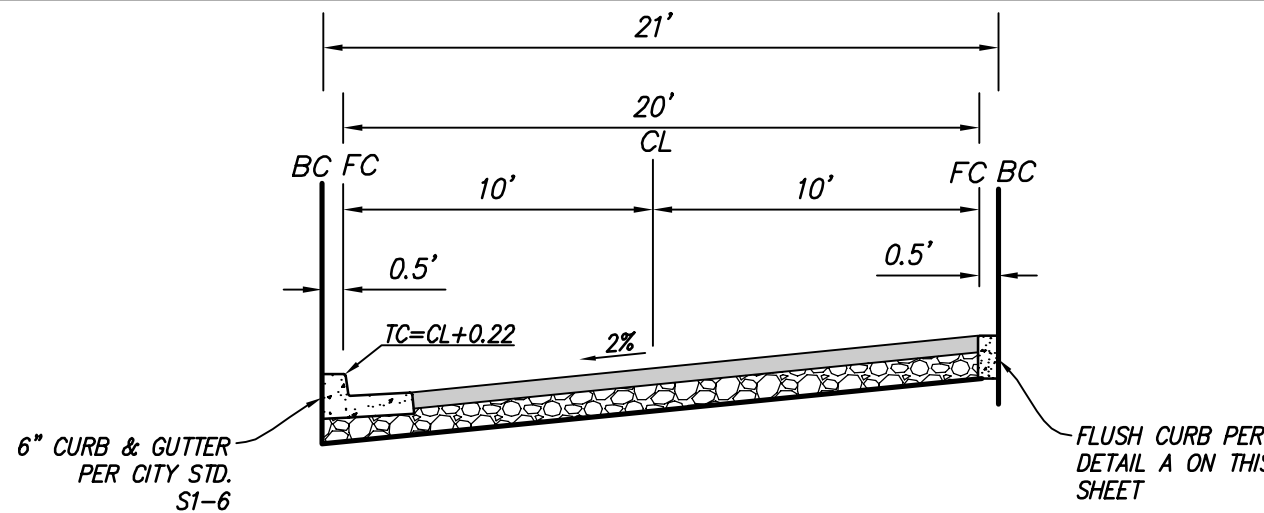
NOT TO SCALE

G PRIVATE STREET C



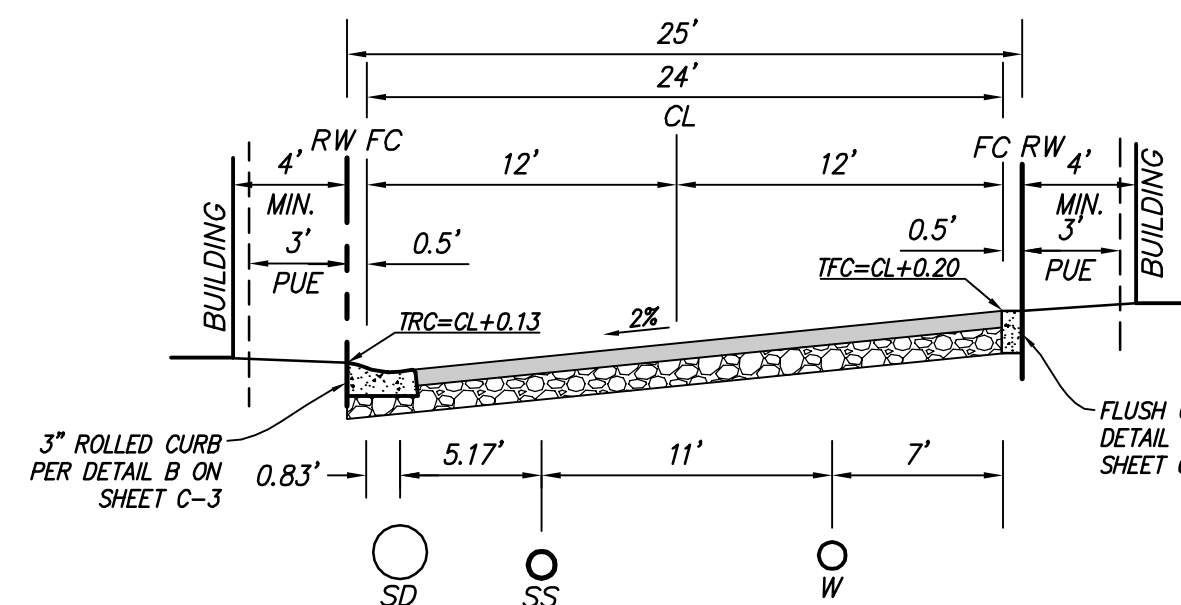
NOT TO SCALE

B 3" ROLLED CURB & GUTTER



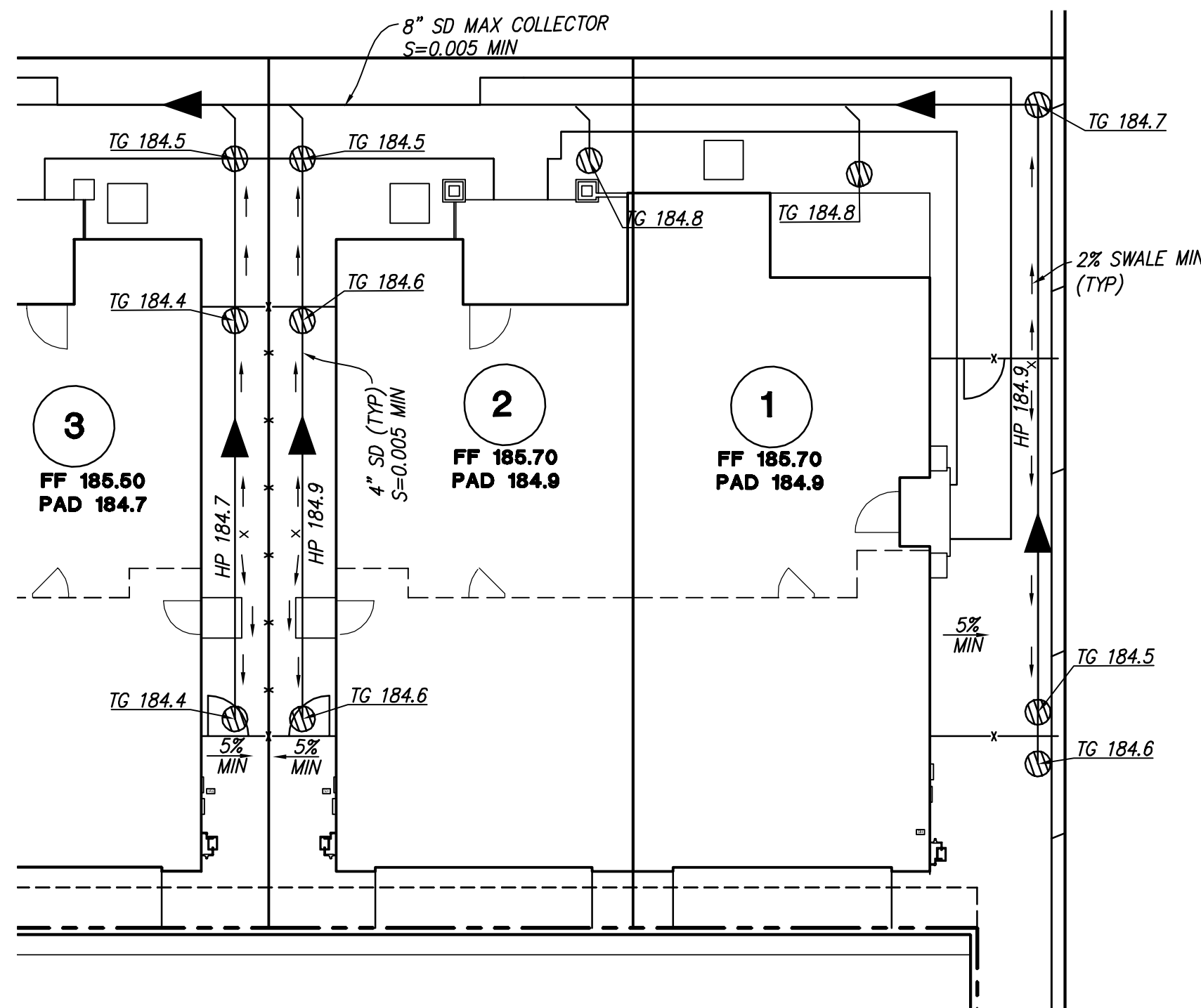
NOT TO SCALE

D PRIVATE EVA ROAD

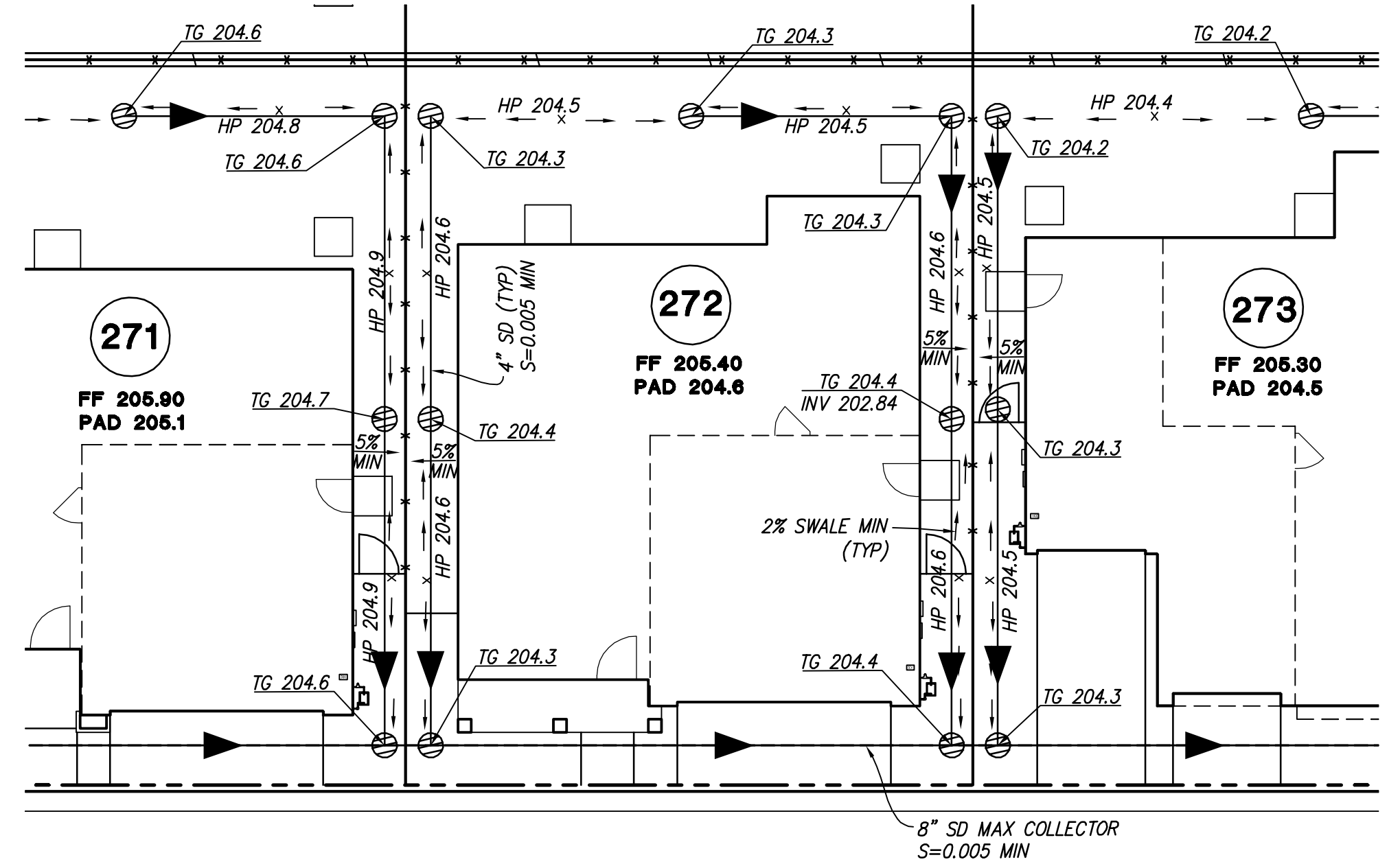


NOT TO SCALE

F PRIVATE ALLEY E

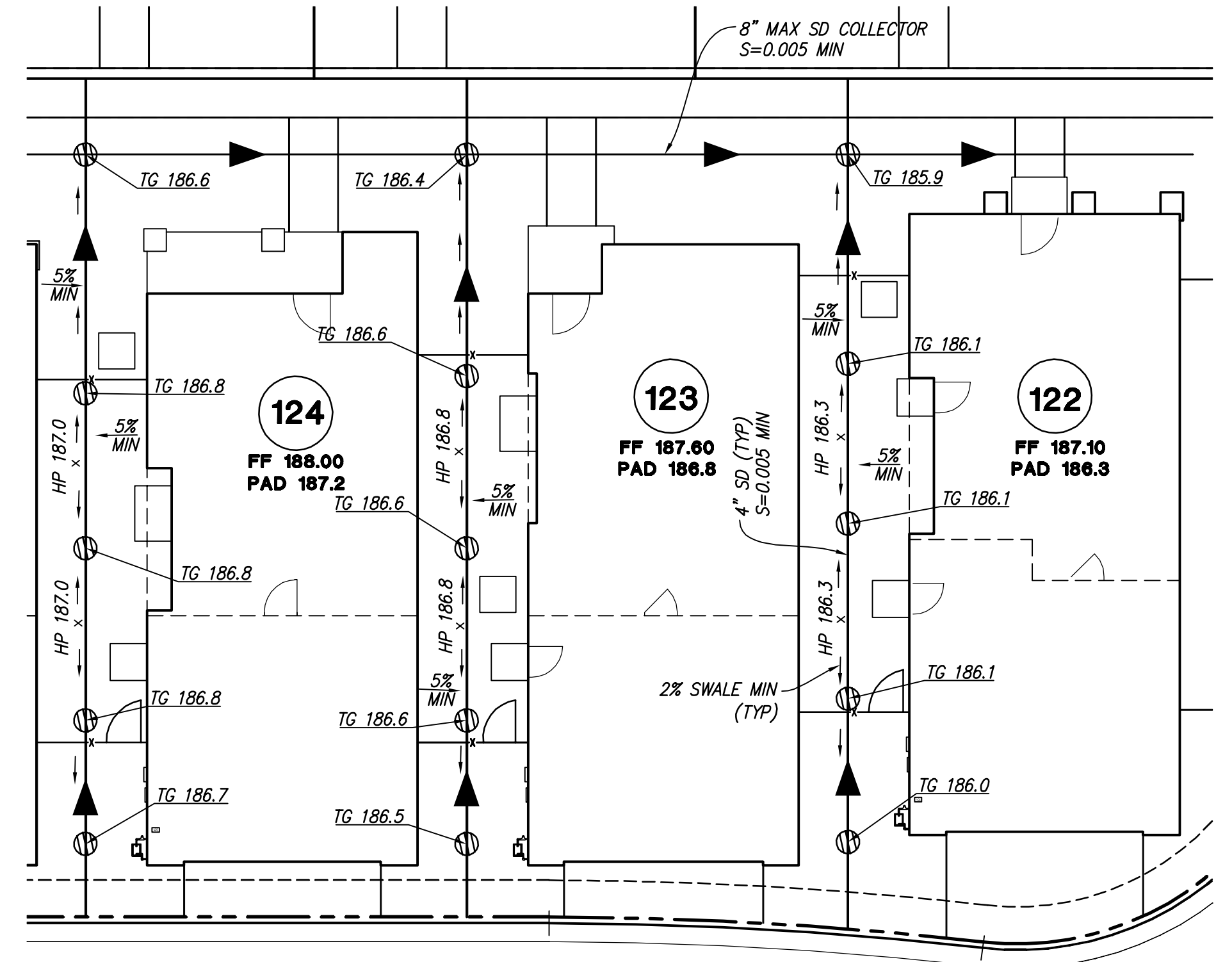


I NEIGHBORHOOD A-1 & A-2 TYPICAL LOT DRAINAGE



NOT TO SCALE

H NEIGHBORHOOD D-1 & D-2 TYPICAL LOT DRAINAGE



NOT TO SCALE

J NEIGHBORHOOD C TYPICAL LOT DRAINAGE

VESTING TENTATIVE MAP SUBDIVISION 9235 - ALVES RANCH TYPICAL SECTIONS AND DETAILS

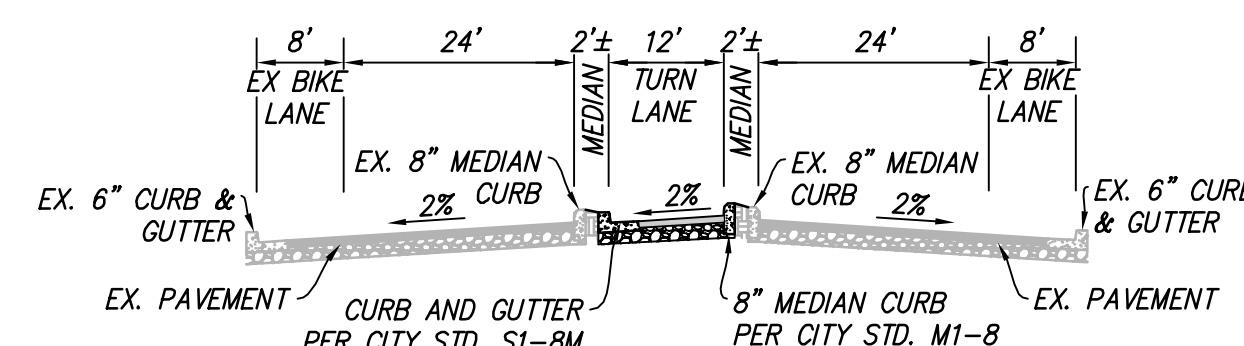
ALVES RANCH

PITTSBURG, CA

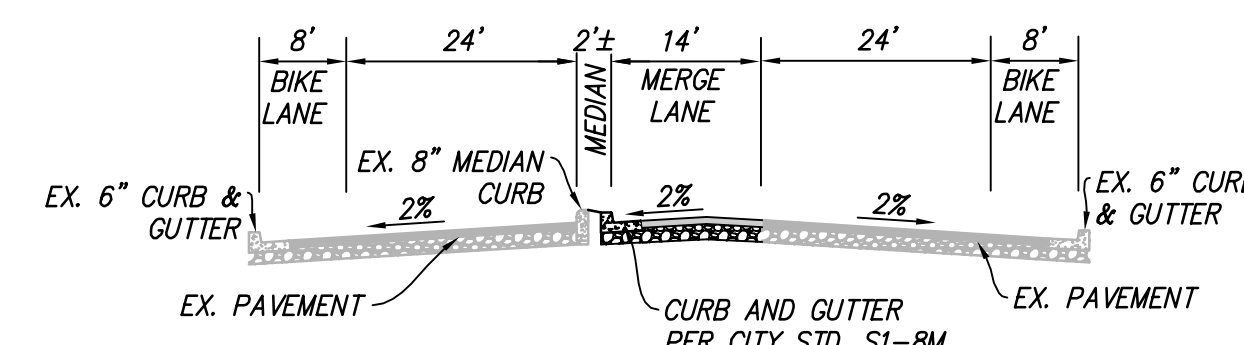
C-3



VTM SUBMITTAL
| 171084 | 07-19-18

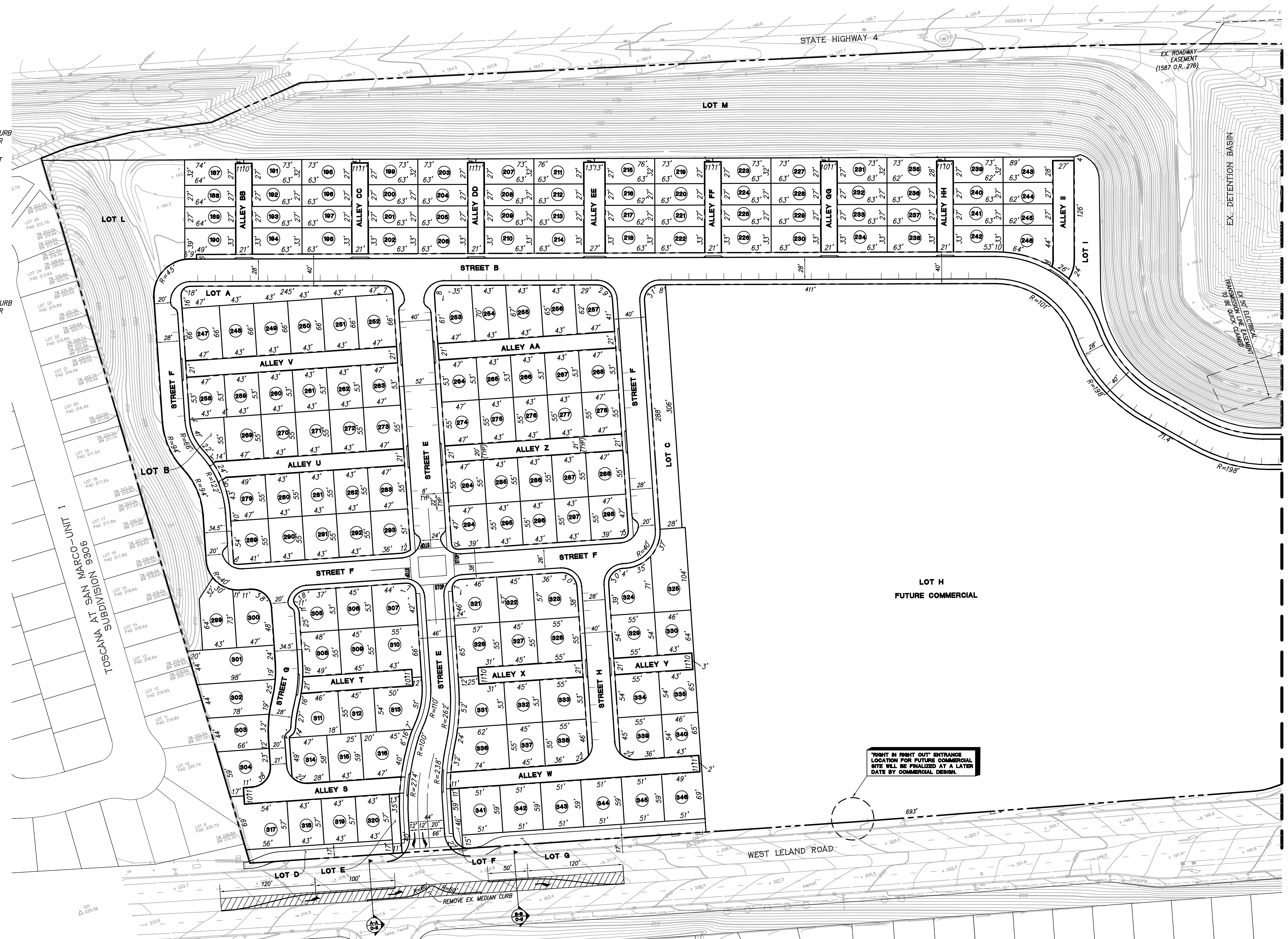


SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

NOTE:
ALL CURB RADIUS ARE 25' MIN UNLESS
OTHERWISE STATED.

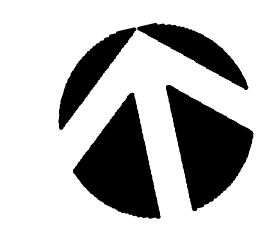


MATCH LINE SEE SHEET C-6

VESTING TENTATIVE MAP
SUBDIVISION 9235 - ALVES RANCH
LOTING PLAN

ALVES RANCH

PITTSBURG, CA



C-5

0 30 60 120

VTM SUBMITTAL
| 171084 | 07-19-18



MATCH LINE SEE SHEET C-5

RESTRIPING OF ALVES RANCH ROAD
SCALE 1"=40'



LEGEND:
NEIGHBORHOOD C IS IN SUBSTANTIAL CONFORMANCE PER THE VESTING TENTATIVE MAP APPROVED IN 2009 FOR SUBDIVISION 9235

NOTE:
ALL CURB RADIUS ARE 25' MIN UNLESS OTHERWISE STATED.

VESTING TENTATIVE MAP
SUBDIVISION 9235 - ALVES RANCH
LOTING PLAN

ALVES RANCH

PITTSBURG, CA

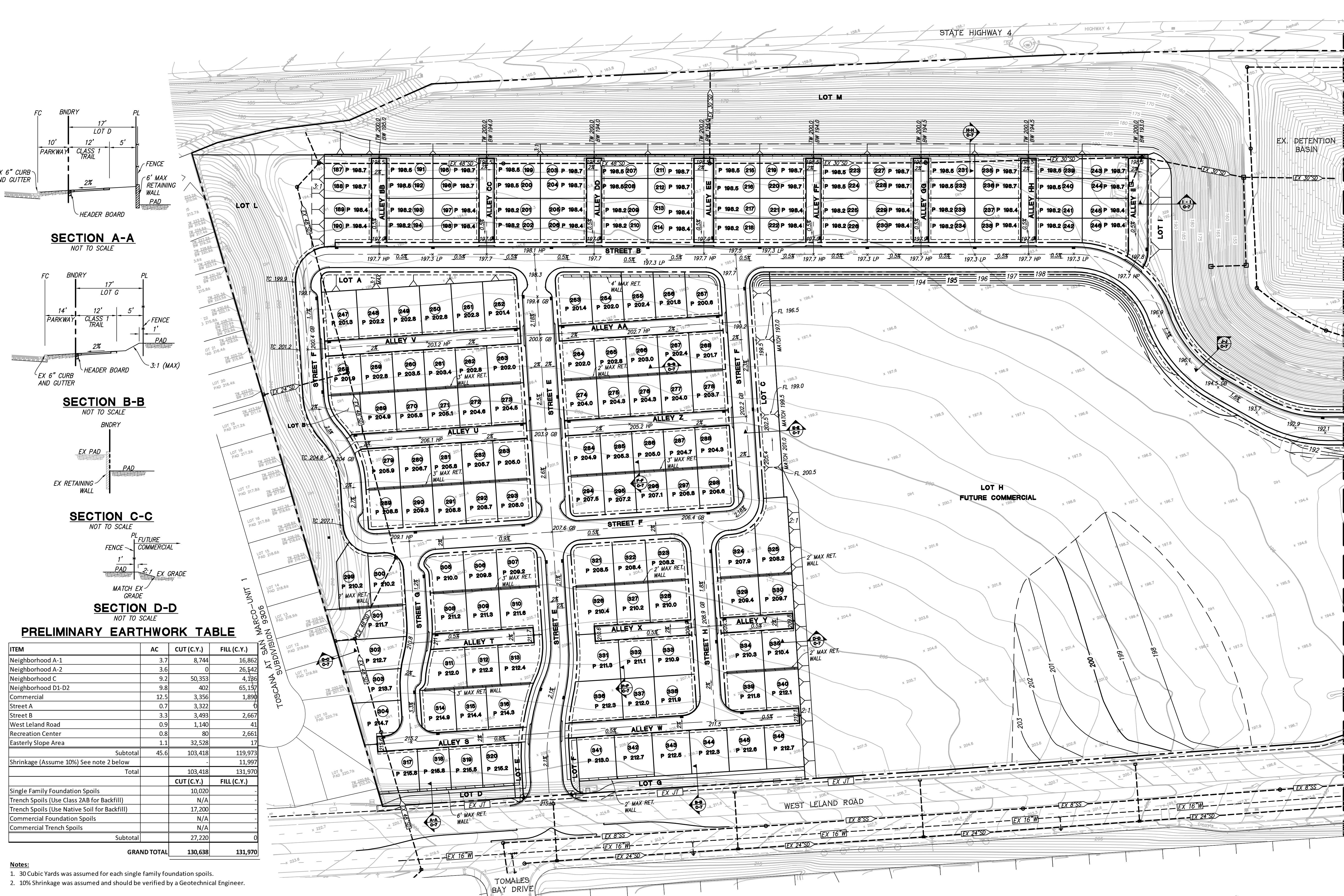


C-6



0 30 60 120
VTM SUBMITTAL
| 171084 | 07-19-18

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



SECTION A-A
NOT TO SCALE

SECTION B-B
NOT TO SCALE

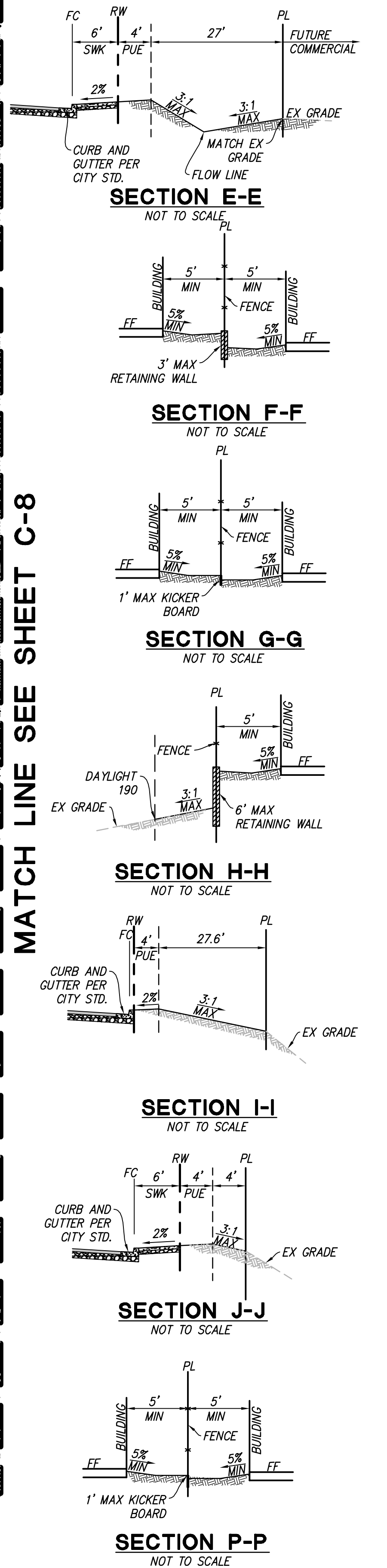
SECTION C-C
NOT TO SCALE

SECTION D-D
NOT TO SCALE

PRELIMINARY EARTHWORK TABLE

ITEM	AC	CUT (C.Y.)	FILL (C.Y.)
Neighborhood A-1	3.7	8,744	16,862
Neighborhood A-2	3.6	0	26,542
Neighborhood C	9.2	50,353	4,196
Neighborhood D1-D2	9.8	402	65,197
Commercial	12.5	3,356	1,890
Street A	0.7	3,322	0
Street B	3.3	3,493	2,667
West Leland Road	0.9	1,140	41
Recreation Center	0.8	80	2,661
Easterly Slope Area	1.1	32,528	17
Subtotal	45.6	103,418	119,973
Shrinkage (Assume 10%) See note 2 below		-	11,997
Total		103,418	131,970
		CUT (C.Y.)	FILL (C.Y.)
Single Family Foundation Spoils		10,020	
Trench Spoils (Use Class 2AB for Backfill)		N/A	
Trench Spoils (Use Native Soil for Backfill)		17,200	
Commercial Foundation Spoils		N/A	
Commercial Trench Spoils		N/A	
Subtotal		27,220	0
GRAND TOTAL		130,638	131,970

Notes:
1. 30 Cubic Yards was assumed for each single family foundation spoils.
2. 10% Shrinkage was assumed and should be verified by a Geotechnical Engineer.



SECTION E-E
NOT TO SCALE

SECTION F-F
NOT TO SCALE

SECTION G-G
NOT TO SCALE

SECTION H-H
NOT TO SCALE

SECTION I-I
NOT TO SCALE

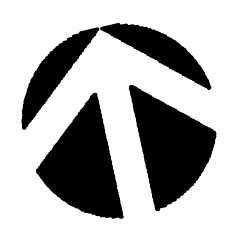
SECTION J-J
NOT TO SCALE

SECTION P-P
NOT TO SCALE

VESTING TENTATIVE MAP
SUBDIVISION 9235 - ALVES RANCH
GRADING PLAN

ALVES RANCH

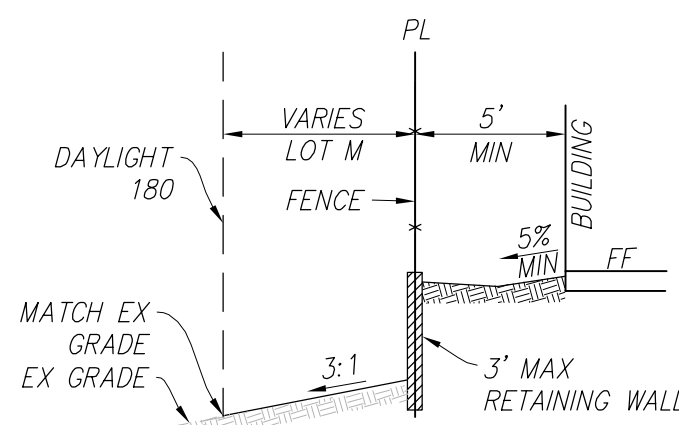
PITTSBURG, CA



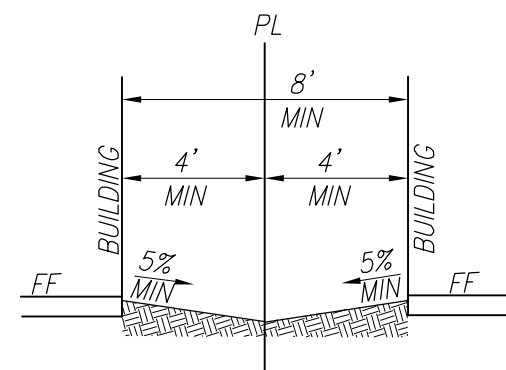
0 30 60 120

VTM SUBMITTAL
| 171084 | 07-19-18

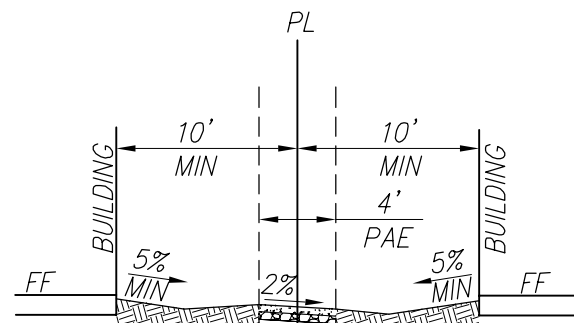




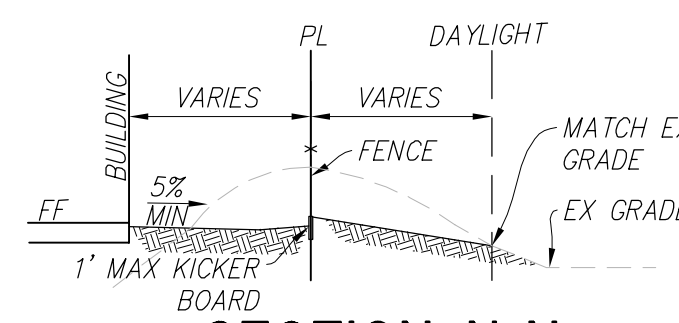
SECTION K-K
NOT TO SCALE



SECTION L-L
NOT TO SCALE

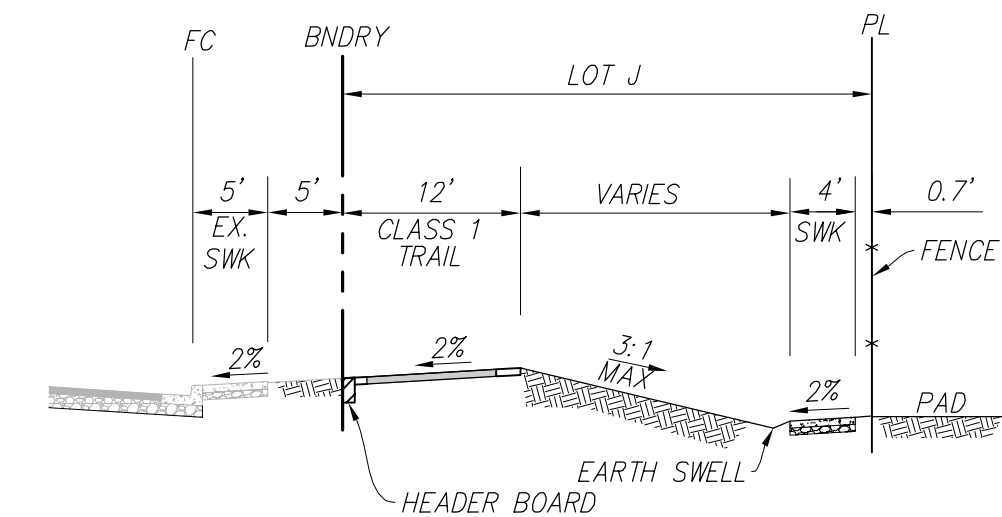


SECTION M-M
NOT TO SCALE



SECTION N-N
NOT TO SCALE

MATCH LINE SEE SHEET C-7



SECTION O-O
NOT TO SCALE

LEGEND:
NEIGHBORHOOD C IS IN SUBSTANTIAL CONFORMANCE PER THE VESTING TENTATIVE MAP APPROVED IN 2009 FOR SUBDIVISION 9235

VESTING TENTATIVE MAP
SUBDIVISION 9235 - ALVES RANCH
GRADING PLAN

ALVES RANCH

PITTSBURG, CA



C-8

0 30 60 120

VTM SUBMITTAL
| 171084 | 07-19-18

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

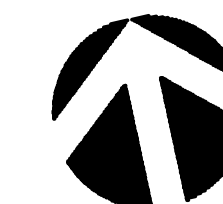
William Lyon Homes
Experience the pride.



VESTING TENTATIVE MAP
SUBDIVISION 9235 - ALVES RANCH
UTILITY PLAN

ALVES RANCH

PITTSBURG, CA



0 30 60 120

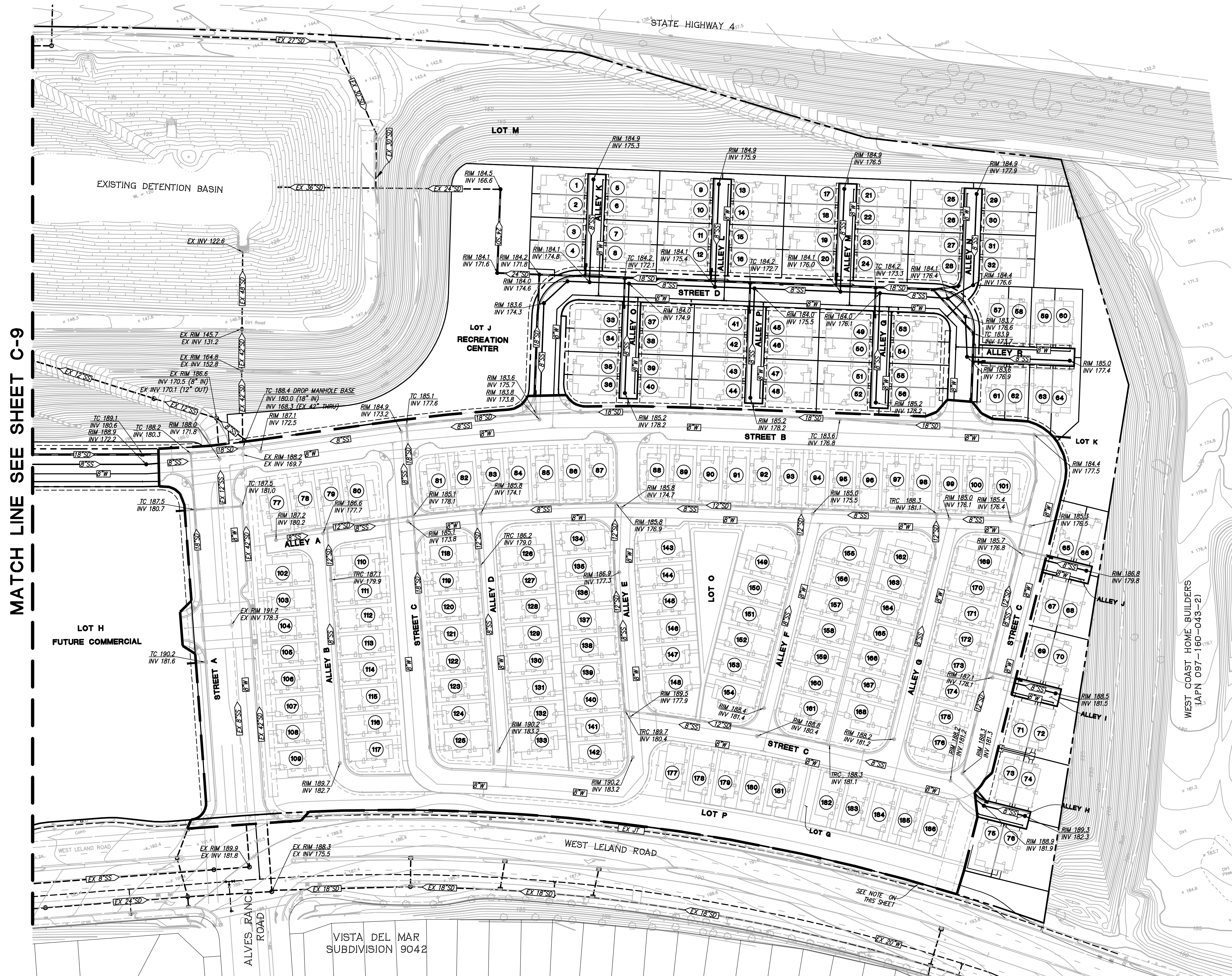
VTM SUBMITTAL
| 171084 | 07-19-18

C-9



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





LEGEND:

NEIGHBORHOOD C IS IN SUBSTANTIAL CONFORMANCE PER THE VESTING TENTATIVE MAP APPROVED IN 2009 FOR SUBDIVISION 9235

VESTING TENTATIVE MAP
SUBDIVISION 9235 - ALVES RANCH
UTILITY PLAN

ALVES RANCH

PITTSBURG, CA



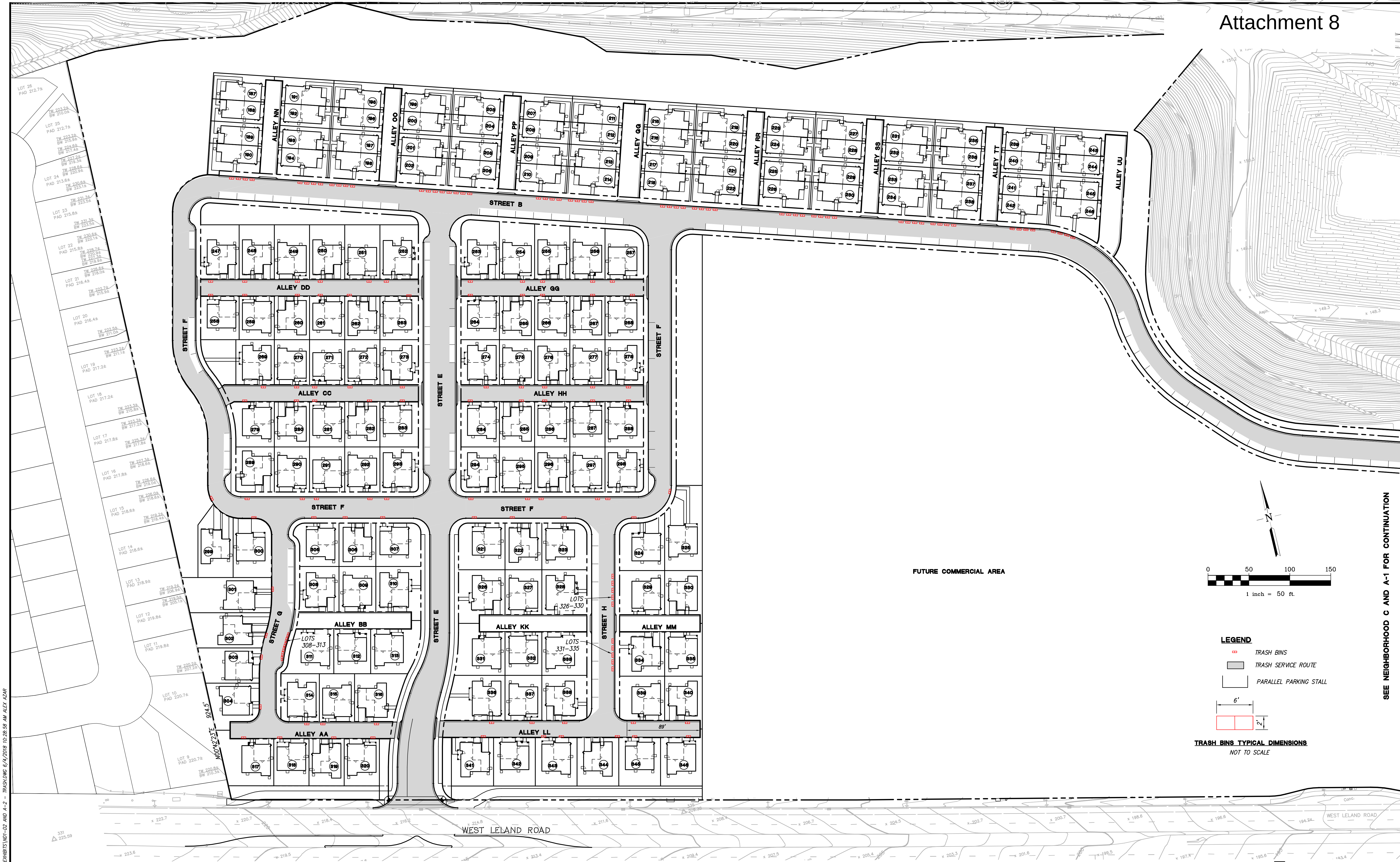
C-10

0 30 60 120

VTM SUBMITTAL
| 171084 | 07-19-18

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





NEIGHBORHOOD D1-D2 AND A-2 TRASH PICKUP PLAN

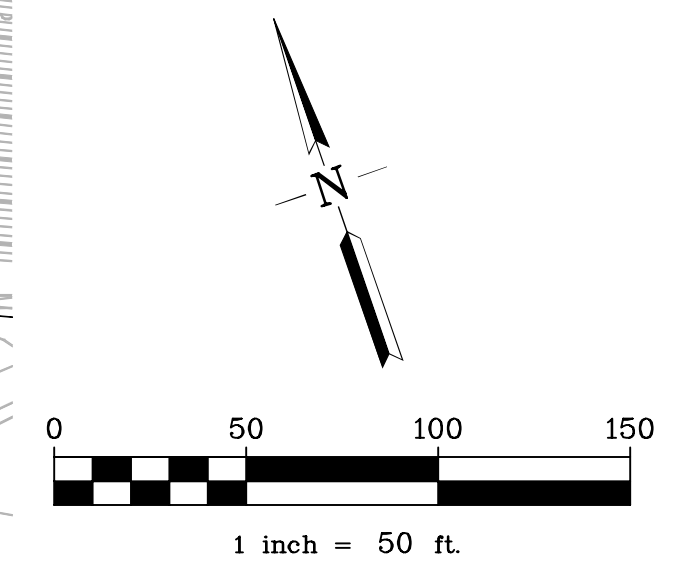
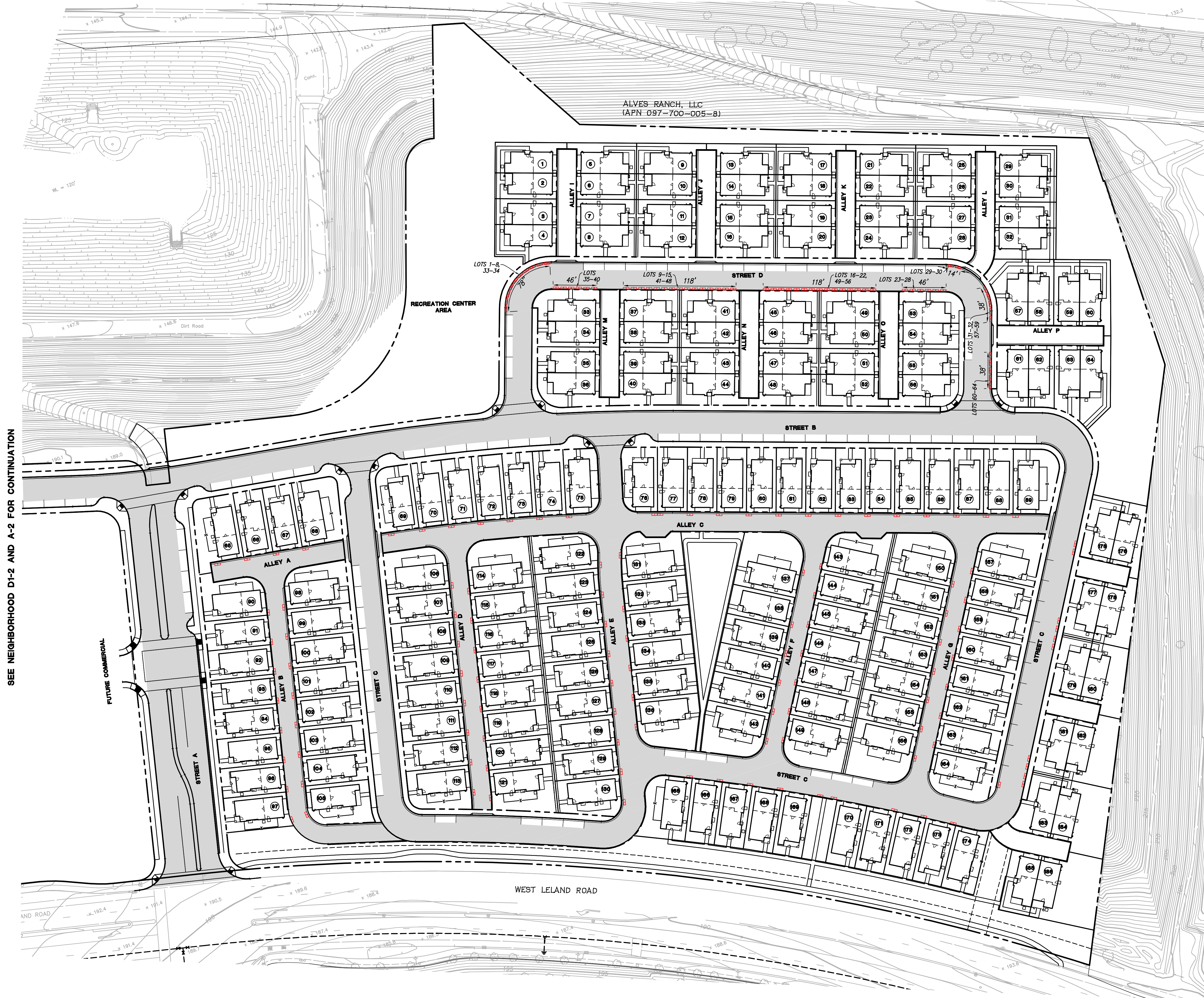
ALVES RANCH

CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA
FOR: WILLIAM LYON HOMES

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

Q:\2020\171084 CAD FILES\100-EXHIBITS\100-D2 AND A-2 - TRASHING 6/1/2018 10:28:38 AM ALEX AZAR

SEE NEIGHBORHOOD C AND A-1 FOR CONTINUATION



LEGEND

- TRASH BINS
- TRASH SERVICE ROUTE
- PARALLEL PARKING STALL

NOTE:
1) GREEN BINS WILL NOT BE USED.

TRASH BINS TYPICAL DIMENSIONS
NOT TO SCALE

SEE NEIGHBORHOOD D1-2 AND A-2 FOR CONTINUATION

NEIGHBORHOOD C AND A-1 TRASH PICKUP PLAN
ALVES RANCH
CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA
FOR: WILLIAM LYON HOMES

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

Q:\002071\171084\CAD FILES\100-EXHIBITS\WC AND A-1 - TRASH.DWG 6/6/2018 9:07:45 AM TYLER SPANGLER

Surrounding Uses and Existing Conditions



Surrounding Uses and Existing Conditions



Attachment 10
Applicable General Plan Goals and Policies
Alves Ranch Project, AP-18-1348 (GP, RZ, VTM, DR, DA)

General Plan Goal or Policy	Analysis
Land Use Element – Citywide	
2-G-1: Maintain a compact urban form within the City’s projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	Consistent. The proposed project would be constructed on an infill site.
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 project would maintain an approximately 12-acre commercial area to promote business development in an area in proximity to transit.
2-G-3: Emphasize concentrated commercial development, rather than linear commercial strips.	Consistent. The proposed project would maintain an approximately 12-acre commercial area, which would allow for concentrated commercial development.
2-G-4: Provide a range of development intensities, with the highest intensities in Downtown and in areas accessible to transit and services, and lower intensities in hillsides and at the City’s southern edge.	Consistent. The project site is within a half-mile distance of the Pittsburg/Bay Point BART Station and adjacent to bus stops located near the intersections of West Leland Road and Alves Ranch Road.
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 project would construct provide higher-density, single-family development on smaller lots ranging from approximately 1,800 to over 4,000 square feet.
2-G-7: Promote flexibility and diversity in land use arrangements, including mixed-use development in appropriate areas.	Consistent. The proposed project would promote commercial development in an area surrounding and dominated by existing and proposed residential development,
2-P-5: Undertake planned development as a means to achieve high community design standards, not to circumvent development intensity standards.	Consistent. The proposed project would utilize PD Zoning to allow for a variety of high quality housing types and a commercial component that would reduce automobile reliance for residents in the area.
2-P-6: Ensure provision of community amenities within planned development projects, including parks and recreation facilities, streetscaping and pedestrian paths, transit facilities, parking areas, and public safety facilities. Ensure construction of amenities at a time that is in balance with the needs of the development.	Consistent. The proposed project would include a recreation area complete with a bocce court and basketball court, a Class I pedestrian path along the project frontage, a Class I connection to the property to the east and designated on-street parking areas as well as off-street parking.
2-P-7: During development review, consider project compatibility with existing surrounding land uses. Ensure that sensitive uses—such as residences, schools, and parks—are not subject to hazardous or unhealthy conditions.	Consistent. The proposed project would include 346 residential units in an area surrounded by existing residential development. The commercial portion of the proposed project would serve the residents of the area.

2-P-10: Reserve sites for Business Commercial uses, including but not limited to: • Along State Route 4, focused at the Willow Pass Road/San Marco Boulevard interchange and Loveridge Road interchange; • Adjacent to the Pittsburg/Bay Point BART Station; • Between Willow Pass Road and the BNSF Railroad tracks, west of Downtown; and • Along Harbor Street, between State Route 4 and East Leland Road (the proposed Railroad Avenue BART Station).	Consistent. It has been determined that adequate sites are available elsewhere to meet the City's office and business development objectives, as additional land near the Pittsburg Center BART Station has been designated for these types of uses, and the City's focus for office and business development has shifted to this area. The land currently designated as 'Business Commercial' has stood undeveloped for nearly 20 years, with almost no interest in its development as an office park or similar type of use and point to the availability for these opportunities elsewhere.
2-P-11: Do not allow sites designated for Business Commercial uses to be changed to another land use designation unless it is determined that adequate sites are available elsewhere to meet the City's office and business development objectives.	Consistent. It has been determined that adequate sites are available elsewhere to meet the City's office and business development objectives, as additional land near the Pittsburg Center BART Station has been designated for these types of uses, and the City's focus for office and business development has shifted to this area. The land currently designated as 'Business Commercial' has stood undeveloped for nearly 20 years, with almost no interest in its development as an office park or similar type of use and point to the availability for these opportunities elsewhere.
2-P-15: Ensure minimum residential densities, in accordance with the ranges stipulated in this Plan.	Consistent. The proposed project would provide an overall residential density of approximately 14 dwelling units per acre, consistent with the High-Density Residential Land Use Designation.
2-P-16: Develop criteria and standards for small-lot single-family residential development that: • Promotes design and development flexibility; • Includes design and bulk standards to ensure that development is appropriate and related to underlying lot size; and • Ensures that residential development promotes a neighborhood orientation, with limitation on frontage that can be occupied by garages.	Consistent. The proposed project would utilize PD zoning to allow for small lot, single family residential development, which is appropriate for the underlying land use designation and reduced the prominence of garages.
2-P-30: Encourage private developers to conduct geo-technical and biological studies prior to filing project applications to ensure environmentally sensitive project layout and design.	Consistent. The Supplemental Environmental Impact Report (SEIR) analyzed geotechnical and biological impacts. Recommended conditions of approval would require the developer provide confirmation of biological studies and geotechnical studies.
Land Use Element – Southwest Hills	
2-P-86: Work with project developers to ensure that new residential neighborhoods and business commercial complexes built along West Leland Road provide transit amenities (such as pedestrian paths, bus shelters, bicycle racks) and convenient access to the Pittsburg/Bay Point BART Station.	Consistent. The proposed project would provide a Class I pedestrian path along the project frontage as well as a Class I connection to the property to the east. Further, a recommended condition of approval would require the developer install hanging bicycle racks within each residential garage.

2-P-87: Ensure that all proposed residential development is set back from the edge of State Route 4 to mitigate visual and noise impacts.	Consistent. The proposed project would be setback to adequately mitigate visual and noise impacts. Additionally, the developer would be required to install noise barriers in areas identified within the noise analysis.
2-P-89: Allow development on the site east of the proposed West Leland Road/San Marco Boulevard intersection (Alves Ranch) as follows: • A maximum of 306 Hillside Low and Low-Density units, and 794 Medium and High Density residential units; • A maximum of 20 acres of Business Commercial between West Leland Road and State Route 4; • Grading to be kept to a minimum, all designated ridgelines protected, and impacts to creeks mitigated; and • Dedication of one school site.	Consistent. The proposed project would stay within the maximum allowable number of units and commercial acreage. The amount of grading would be minimal as the site is relatively flat, and no ridgelines or creeks run through the site. As part of the Vista Del Mar development to the south, a school site was dedicated.
2-P-92: Consider the development of a specific plan for the High Density Residential, Business Commercial, and Community Commercial areas adjacent to State Route 4, West Leland Road and San Marco Boulevard. Integrate all uses in this area into a mixed-use, transit-oriented village, featuring executive offices, research and development, entertainment, and hotel uses.	Consistent. Staff believes the intent of this policy was to ensure that large areas of the identified subarea be developed in a cohesive manner that accounts for residents' housing, shopping and transportation needs. The proposed project would establish what accounts to a master planned community, with a variety of commercial and residential uses.
2-P-94: Pursue construction of a landscaped multi-use path along West Leland Road, from Pittsburg/Bay Point BART Station to the proposed San Marco Village. Ensure that design of the linear parkway accommodates bicyclists.	Consistent. The proposed project would establish a Class I bicycle path along West Leland Road adjacent to the residential portions of the development, as well as a temporary 8-foot wide pathway along the commercial parcel.
Growth Management Element	
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 project would include the development of a residential neighborhood, as well as a commercial parcel which could be used for a variety of uses which would generate jobs. The use would also establish residential uses close to transit, which allows citizens additional access to job markets, and Class I pathways to encourage residents to utilize transit.
3-G-3: Provide a range of development intensities, with the highest intensities in Downtown and in areas approximate to transit and services, and lower intensities in hillsides and at the City's southern edge.	Consistent. The project itself would provide a range of densities and would create a greater mix of densities in the larger subarea.
3-G-6: Support efforts to establish a regional approach to transportation and land use planning.	Consistent. The proposed project would include the development of a residential neighborhood, as well as a commercial parcel which could be used for a variety of uses which would generate jobs. The use would also establish residential uses close to transit, which allows citizens additional access to job markets, and Class I pathways to encourage residents to utilize transit.
3-G-9: Encourage the provision of new and improved pedestrian, bicycle and transit facilities to serve all users of new development projects.	

3-G-10: Foster development of a variety of housing types, densities and prices to balance the City's housing stock and meet the City's regional fair share housing needs for people of all income levels. (Housing Element Goal 13-G-1)	Consistent. The project itself would provide a range of densities and housing types, including single-family attached and detached units, and would create a greater mix of densities and types in the larger subarea.
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 site is within an area of the City where public facilities are available.
3-P-2: Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.	Conditionally Consistent. The 2004 Vista Del Mar EIR analyzed the capacity of the transportation system, and recommended mitigations to ensure that the transportation system remained adequate. A trip generation and site access and circulation assessment have found the project is consistent with the 2004 EIR, and thus, with the implementation of applicable mitigation measures, would be adequately served by the existing and planned transportation system.
3-P-5: As part of development review, require preparation of a traffic impact study for all development projects expected to generate more than 100 net new peak hour vehicle trips. Ensure that traffic impact studies are prepared by professional transportation consultants selected and hired by the City but require that project proponents pay all fees associated with development of such studies.	Consistent. A traffic impact study was prepared as part of the 2004 EIR and 2019 SEIR.
3-P-16: Preserve options for future transit use when designing improvements for roadways. Ensure that developers provide bus turnouts and/or shelters, where appropriate, as part of projects. (Transportation Policy 7-P-29)	Consistent. The project is adjacent to an existing bus stop.
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 project would provide a Class I pedestrian path along the project frontage as well as a Class I connection to the property to the east.
Urban Design Element	
4-G-11: Initiate streetscape improvements to create an attractive, usable, multimodal transportation corridor along Leland Road.	Consistent. The proposed project would provide a Class I pedestrian path along the project frontage as well as a Class I connection to the property to the

4-G-13: Encourage development of pedestrian-oriented mixed-use areas as focal points of new neighborhoods, and adjacent to key transportation centers.	east.
4-G-16: Establish the City's BART Stations as regional focal points, surrounded by a mix of urban activities and services.	Consistent. The proposed project would include the development of a residential neighborhood, as well as a commercial parcel which could be used for a variety of uses which would generate jobs. The use would also establish residential uses close to transit, which allows citizens additional access to job markets, and Class I pathways to encourage residents to utilize transit.
4-G-17: Encourage development of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and provide a sense of connection with surrounding uses.	
4-G-18: Ensure that neighborhood streets provide safe and attractive connections to local schools, parks, commercial centers, and transit facilities for pedestrians and bicycles.	
4-P-30: Ensure that all residential developers provide multi-use trails or trailheads connecting to local schools and parks, commercial centers, and regional open spaces.	
4-P-59: Pursue the development of a linear parkway along West Leland Road, west of Bailey Road, linking the Pittsburg/Bay Point BART Station Area to new residential neighborhoods within the southern hills.	
4-P-75: Encourage West Leland Road to be designed as a pedestrian-friendly street, with wide sidewalks, small plazas and benches, signaled crosswalks, pedestrian scale building massing, and parking tucked behind the buildings.	
4-P-76: Pursue the development of a linear parkway along West Leland Road, connecting the Pittsburg/Bay Point BART Station Area to San Marco Village.	Consistent. The proposed project would utilize bulb-outs and narrower streets which encourage slower automobile movement.
4-P-84: Use traffic calming measures to reduce speeds in residential areas, rather than limiting through-street connections.	
4-P-85: Provide safe and comfortable pedestrian routes through local neighborhoods by requiring sidewalks on both sides of residential streets, except in hillside areas, by planting street trees adjacent to the curb, and by minimizing curb cuts.	Consistent. The City's traffic engineer has determined that adequate sidewalks and pathways are provided to allow for safe pedestrian circulation.
Economic Development Element	

6-G-2: Establish economic development priorities and undertake targeted investments to facilitate expansion, retention and attraction of businesses that meet the City’s economic development objectives.	Consistent. The proposed project would promote the development of commercial opportunities in the general area, consistent with the City’s economic goals, and creating an inviting climate for conducting business in Pittsburgh. The development trend in the area is largely residential, with limited commercial opportunities; the proposed project would potentially help the City meet that need.
6-G-4: Maintain and enhance an attractive climate for conducting business in Pittsburgh.	
6-P-1: Monitor land use and development trends in the City, specifically in the Economic Opportunity Areas established in Policy 6-P-9, to ensure a sufficient supply of land that offers appropriate use designations and development intensities.	
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 project would establish residential uses close to transit, which allows citizens to walk to BART, and Class I pathways to encourage residents to utilize transit and walk. The project would also allow for future commercial uses within walking distance of not only the project, but other residential uses as well.
7-G-16: Ensure that current bicycle-friendly roadways, featuring wide shoulders or marked bicycle lanes, are not redesigned to improve traffic LOS, unless all other alternative roadways possible to alleviate congestion are exhausted.	Consistent. West Leland Road would not be redesigned, and existing bicycle facilities would remain.
7-P-1: Require mitigation for development proposals that are not part of the Traffic Mitigation Fee program which contribute more than one percent of the volume to an existing roadway or intersections with inadequate capacity to meet cumulative demand.	Consistent. The 2004 EIR and 2019 SEIR identified traffic impact mitigations, which would be applicable to the project.
7-P-29: Preserve options for future transit use when designing improvements for roadways. Ensure that developers provide bus turnouts and/or shelters, where appropriate, as part of projects.	Consistent. The project is adjacent to an existing bus stop.
7-P-34: As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development.	Consistent. The proposed project would provide a Class I pedestrian path along the project frontage as well as a Class I connection to the property to the east. The City’s traffic engineer has determined that adequate sidewalks and pathways are provided to allow for safe pedestrian circulation.
7-P-39: Ensure that residential and commercial developments provide pedestrian pathways between lots for direct routes to commercial centers, schools, and transit facilities.	
7-P-40: Ensure provision of sufficiently wide sidewalks and pedestrian paths in all new residential development.	
7-P-48: Ensure that construction of bulb-outs and curb extensions at intersections for pedestrian safety does not endanger bicyclists by forcing them into traffic lanes	Conditionally Consistent. A recommended condition of approval would require the mid-block bulb-out projecting into Street A be removed to ensure bicyclist safety.

Open Space, Youth and Recreation Element	
8-P-2: Pursue the development of park and recreation facilities within reasonable walking distance of all homes.	Consistent. The proposed project would include a recreation area with bocce courts and a basketball court, as well as a ¼ mile track. Several other open spaces are also available to residents.
Resource Conservation Element	
9-P-1: Ensure that development does not substantially affect special status species, as required by State and federal agencies and listed in Table 9-1. Conduct assessments of biological resources as required by CEQA prior to approval of development within habitat areas of identified special status species, as depicted in Figure 9-1.	Conditionally Consistent. Mitigation measures identified in the 2004 EIR and 2019 SEIR added as conditions of approval would require the project provide surveys to analyze if biological resources and special status species exist on the project site prior to issuance of a grading permit.
9-P-8: As a condition of approval of new development, ensure revegetation of cut-and-fill slopes with native plant species.	Conditionally Consistent. Mitigation measures identified in the 2004 EIR and 2019 SEIR added as conditions of approval would require the project provide revegetate cut and fill slopes as necessary.
9-P-41: If archeological resources are found during ground-breaking for new urban development, halt construction immediately and conduct an archeological investigation to collect all valuable remnants	Conditionally Consistent. Mitigation measures identified in the 2004 EIR and added as conditions of approval would require the project adhere to best management practices archeological resources be found on the project site.
Health and Safety Element	
10-G-3: Minimize the potential for soil erosion by wind and storm water runoff.	Conditionally Consistent. Recommended conditions of approval would require the applicant submit a stormwater prevention plan, submit a soils report and geotechnical analysis, and comply with the City's NPDES permitting requirements. The City Engineer shall review and approve all items prior to issuance of a grading permit.
10-P-1: Ensure preparation of a soils report by a City approved engineer or geologist in areas identified as having geological hazards in Figure 10-1, as part of development review.	
10-P-9: Ensure geotechnical studies prior to development approval in geologic hazard areas, as shown in Figure 10-1. Contract comprehensive geologic and engineering studies of critical structures regardless of location.	
10-P-10: As part of development approval, ensure that a registered engineering geologist be available at the discretion of the City Engineer to review reports submitted by applicants in the geologic hazard areas identified in Figure 10-1. Project proponents shall pay all costs associated with engineering studies related to geologic hazards.	

10-P-18: Evaluate storm drainage needs for each development project in the context of demand and capacity when the drainage area is fully developed. Ensure drainage improvements or other mitigation of the project's impacts on the storm drainage system appropriate to the project's share of the cumulative effect.	
Public Facilities Element	
11-P-23: Encourage builders to incorporate interior and exterior storage areas for recyclables into new or remodeled residential, commercial, and industrial structures.	Consistent. All homes are provided with oversized garages that would provide adequate storage area for recyclables.
Noise Element	
12-P-1: As part of development review, use Figure 12-3 to determine acceptable uses and installation requirements in noise-impacted areas.	Consistent. A noise study has been prepared as part of the proposed project, and determined that, with mitigations incorporated, all homes would meet "acceptable" or "conditionally acceptable" noise levels.
12-P-6: Ensure that new noise-sensitive uses, including schools, hospitals, churches, and homes, in areas near roadways identified as impacting sensitive receptors by producing noise levels greater than 65 dB CNEL (Figure 12-1), incorporate mitigation measures to ensure that interior noise levels do not exceed 45 dB CNEL.	Conditionally Consistent. A proposed condition of approval would require the developer prepare a subsequent noise study to ensure all residential units maintain an interior noise level not to exceed 45 dB CNEL.
Housing Element	
13-G-1: Foster development of a variety of housing types, densities, and prices to balance the City's housing stock and meet Pittsburgh's regional fair share housing needs for people of all income levels.	Consistent. The project itself would provide a range of densities and housing types, including single-family attached and detached units, and would create a greater mix of densities and types in the larger subarea.
13-G-2: Promote the expansion of the city's affordable housing stock, including that which accommodates special needs households.	Consistent. The proposed project would include the construction of 10 accessory dwelling units (ADUs) which would have affordability covenants requiring they only be rented out to low-income households.
13-P-1.1.B: Rezone vacant/underutilized land as deemed appropriate for mixed use or residential/higher residential use.	Consistent. The proposed project would rezone the proposed project site to PD and CC Districts in order to help utilize the land with a mixture of uses and higher residential densities.
13-P-1.1.F: Support the use of Planned Development zoning for projects, when utilized to accommodate innovative site plans aimed at preserving open space, new recreational opportunities, and/or the supply of affordable housing.	Consistent. The proposed project would utilize PD Zoning to allow for a variety of high quality housing types and a commercial component that would reduce automobile reliance for residents in the area.

13-P-1.2: Encourage the construction of both high end and moderate-income housing in the southern foothills, downtown, along the waterfront, and throughout Pittsburg to provide above moderate-income housing opportunities in the community and to increase economic activity within the city.	Consistent. The proposed project would provide a variety of housing types, including single-family detached, single-family attached, and ADUs which will serve a variety of income levels. The proposed single-family units will likely be sold to moderate and above-moderate households. The commercial opportunities presented by the project, as well as the recreation space and proximity to transit, will make these units desirable and increase economic activity within the area.
13-P-1.2.D: Support the development of moderate and above moderate income housing within existing City limits such as high end condominiums, townhouses, and single-family units with premium views and amenities throughout the city to increase economic activity within these areas.	
Policy 13-1.3: Encourage the development of small-lot single-family in-fill developments suitable for first-time homebuyers, empty nesters, and single-parent households.	Consistent. The proposed project would utilize PD zoning to allow for small lot, single family residential development, which is appropriate for the underlying land use designation and reduced the prominence of garages.
13-P-1.5: Encourage the construction of accessory dwelling units or “second units” that allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners.	Consistent. The proposed project would include the construction of 10 accessory dwelling units (ADUs) which would have affordability covenants requiring they only be rented out to low-income households.
13-P-1.6/13-P-1.7: Meet Pittsburg’s fair share regional housing needs.	Consistent. The proposed project would include the development of 346 single family homes which would contribute to the City’s fair share housing goals regarding moderate and above-moderate levels. The project would also include 10 ADUs, which would be income restricted and contribute the City’s fair share of low income units.
13-P-1.7.A: Endeavor to facilitate the production of at least a minimum of 1,772 housing units between January 1, 2007, and June 30, 2014, including at least 322 units serving very low-income households, 223 units serving low-income households, and 296 serving moderate-income households through implementation of the policies and actions identified in this element.	
13-P-2.4: Increase homeownership opportunities for extremely low-, very low-, low-, and moderate-income households.	Consistent. The proposed project would include the construction of 10 accessory dwelling units (ADUs) which would have affordability covenants requiring they only be rented out to low-income households. The project also includes smaller-lot single family homes, which would be much more attainable to first-time buyers.
13-P-2.4.G: Ensure that all single-family housing projects approved for construction meet the requirements set forth in the inclusionary housing ordinance.	Consistent. The proposed project would include the construction of 10 accessory dwelling units (ADUs) which would have affordability covenants requiring they only be rented out to low-income households.
13-P-2.4.H: Ensure that inclusionary and market rate housing units are integrated within a subdivision, and that the units are architecturally similar, and constructed with the same quality of exterior materials through the design review process.	Consistent. The proposed project would include the construction of 10 accessory dwelling units (ADUs) which would have affordability covenants requiring they only be rented out to low-income households.

13-P-2.4.I: Consider requiring that a certain percentage of homes in new single-family small lot developments be limited in size in an attempt to make them more “affordable by design” for first-time homebuyers and single parent households.	Consistent. The proposed project would include smaller-lot single family homes, which would be much more attainable to first-time buyers.
13-P-2.7: Utilize smart growth principles in the site planning of new subdivisions to enhance the quality of life of Pittsburg residents.	Consistent. The proposed project would provide a variety of housing types, including single-family detached, single-family attached, and ADUs which will serve a variety of income levels. The proposed single-family units will likely be sold to moderate and above-moderate households. The commercial opportunities presented by the project, as well as the recreation space and proximity to transit, will make these units desirable and increase economic activity within the area. The inclusion of Class I pathways will promote walking, bicycling, and transit use, reducing the reliance on personal automobiles.
13-P-2.7.A: Encourage the incorporation of smart growth site planning principles in new subdivisions as part of a comprehensive update of the development review design guidelines.	
13-P-5.2.A: Continue to require developers to install street trees in the front yards of homes.	Consistent. Street trees would be installed on all front yards of lots adjacent to streets.

Attachment 11
Development Review Design Guidelines
Alves Ranch Project, AP-18-1348 (GP, RZ, VTM, DR, DA)

Design Review Guideline	Meets Guideline?
1.a: Reliefs and architectural treatments should be provided on all building elevations (360 degree architecture), i.e. 2"x4" (wood or styrofoam/stucco) window and door reveal treatment on all building elevations.	Yes. The proposed house designs include architectural treatments on all building facades.
1.b: Provide concrete and/or tile roof material. Architectural grade composition material may be used if rake treatment is included or roof pitch, greater than 4:12 is used.	Yes. The proposed homes incorporate composite tile roof material.
1.c: Each dwelling unit should be provided with complete front yard and corner-side yard xerophytic landscaping and automatic irrigation.	Conditionally. The proposed landscaping would be required to meet the standards set forth in PMC Section 18.84.310.
1.d: Required front yards should vary in depth unless otherwise stated for a proposed PD (Planned Development) district.	Not applicable. This guideline does not appear to apply to PD districts.
1.e: Decorative masonry walls should be provided between all arterial streets and future homes.	Yes. Decorative masonry walls are provided between West Leland Road and future homes, as applicable.
1.f: Roof slopes should be considered greater than 4:12 unless inappropriate for architectural style (i.e. Ranch Style, etc.).	Yes.
1.g: Provide articulated garage doors on all garages.	Yes. The proposed homes will have articulated garage doors.
1.h: Garage doors designs should not be duplicated. Not less than four styles should be used in a subdivision.	Yes. There are three distinct home designs with three different home elevations, each of which has a different garage door design and color.
1.i: Side-on garages are recommended intermittently through-out the subdivision (70' wide lots or greater).	Not applicable. Seventy-foot wide lots are not proposed as part of the project.
1.j: Garage frontage should not occupy more than 60% of allowable lot frontage.	Not applicable. The proposed project utilizes rear-loaded garages in order to reduce the dominance of garages within front yard facades.

1.k: Provide board-on-board fencing on all side yards and rear yards (excluding side yards and rear yards adjacent to major thoroughfares), unless a view corridor is to be maintained.	Yes. Six-foot-high, wood, board-on-board fencing will be installed along side and rear yards, as applicable, unless other wall materials are required in order to mitigate visual or noise impacts.
1.l: The architectural treatments (such as sidings, shingles, window, and door trims) established on the front facades of each of the approved house designs shall be carried around to the sides and rear elevations of the buildings, except that masonry veneer treatments at the base of a structure need be carried only partly around the side elevations, to either the adjoining fence line or the closest interior right angle joint.	Yes. All architectural treatments are carried around sides of buildings to the nearest adjoining fence line, right angle, or utility area.
2.a: Subdivision entry monuments should be provided on new major subdivisions, neighborhoods or villages, if appropriate.	Not applicable. The developer has not proposed signage into the subdivision in order to maintain adequate space for pedestrian amenities.
2.b: Perimeter wall and/or sound wall pilasters should not be greater than 50 feet on center.	Conditionally. A proposed condition of approval would require the developer to provide pilasters with a decorative concrete cap at intervals of 25 feet or less along West Leland Road. A decorative wall cap would also be provided along each wall.
2.c: Sound walls exceeding 6 feet in height and visible from the public right-of-way should be treated with decorative features consistent with the neighborhood design.	
2.d: All masonry walls should include a wall cap.	
2.e: Retaining walls, exceeding three feet tall, adjacent to a public right-of-way should be constructed with the same materials as used for the sound walls.	Not applicable. The proposed project would not require any retaining walls.
2.f: Masonry or sound walls should be staggered when adjacent to public right of ways.	No. However, staggering the masonry walls along West Leland Road is not considered appropriate because doing so would further reduce the sizes of the adjacent lots, making it tougher to meet the minimum setbacks that are sought for the PD district, as well as reducing the landscape buffer and Class I trail area.

2.g: Single story units should be located on corner lots whenever possible.	No. However, staff believes that this guideline is partially intended to incorporate affordability by design. It should be noted that income-restricted accessory dwelling units would be incorporated into at least six homes throughout the subdivision.
2.h: Developer should select, at least one of the schemes provided in Appendix 1 of the DRDGs for screening all utility boxes, transformers, backflow preventers, meters and junction boxes.	Conditionally. A condition of approval would require all utility boxes and/or transformers to be undergrounded. Where undergrounding is deemed infeasible or not recommended by PG&E, utility boxes and/or transformers would be masked by either faux stone utility box covers or a landscape screen.
2.i: Construct fence/walls at top down slope banks. Design fence at top of slope to take advantage of potential views.	Not applicable. The site is relatively flat and will not require fences/walls at top down slope banks.
2.j: Dwelling unit driveways should align with on-coming street at three-way intersections when possible.	No. The houses at the end of each motor court are not fully aligned with on-coming traffic. However, given the site constraints and lot configurations, very little can be done to achieve full alignment and no change is considered necessary.
Green Building Design Guideline	
6.A.1: Solar energy systems should be an option to the homebuyer by the builder.	Conditionally. A condition of approval would require the developer to include, as part of the options package for buyers of single-family houses in the subdivision, an option that offers pre-wiring of the house for photovoltaic (solar) panels.
6.A.2: For homes without solar energy systems, green roofs or cool roofs, roofing should include the following features: a) A minimum of 300 square feet of unobstructed roof area facing within 30 degrees of south. b) South facing sloped roofs should be at an angle of approximately 38 degrees.	
6.A.3: The external design of homes should feature up to date energy efficiency technologies: a) For infill housing, homes without solar energy systems should be covered with a cool roof. b) Roof overhangs should be sized to block the high summer sun but allow the lower winter sun to enter windows.	Conditionally. The project is required to meet the Residential Mandatory Measures specified under the 2016 California Green Building Standards Code, Part 11. A condition of approval would be included requiring the developer to implement additional Residential Voluntary Measures, including cool roofs for reduction of heat island effect.

6.A.4: Deciduous trees of approved native species should be planted to the south and west of the home to shade the home during summer and allow solar heat gain during winter.	Conditionally. The proposed landscaping would be required to meet the standards set forth in PMC Section 18.84.310.
6.A.5: Secure and convenient storage for at least two bicycles should be provided.	Conditionally. A recommended condition of approval would provide bicycle racks in each garage for secure parking.
6.A.6: Outdoor design and features should maximize landscaping water conservation.	Conditionally. The proposed landscaping would be required to meet the standards set forth in PMC Section 18.84.310.



NOTICE OF PUBLIC HEARING

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

DATE: May 14, 2019
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Alves Ranch Project, AP-18-1348 (GP, RZ, SUBD, DR, DA).

This is a public hearing on a request by William Lyon Homes, Inc., for a recommendation to City Council for approval of: 1) a General Plan map amendment to change the 57.81-acre site's land use designation to 'Medium Density Residential' (approx. 46 acres) and 'Community Commercial' (approx. 12 acres); 2) a zoning map amendment to rezone the site to PD (Planned Development) District and CC (Community Commercial) District; 3) an amended vesting tentative map to facilitate the construction of 346 single family dwelling units (along with 10 accessory dwelling units), the 12-acre commercial site, and ancillary features; 4) design review of landscape and architectural plans for the residential portion; and 5) a development agreement. The project site is located along the north side of West Leland Road, south of State Route 4, at the intersection of Alves Ranch Road. Assessor's Parcel Nos. 093-460-001; 093-460-002; and 093-460-005.

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.

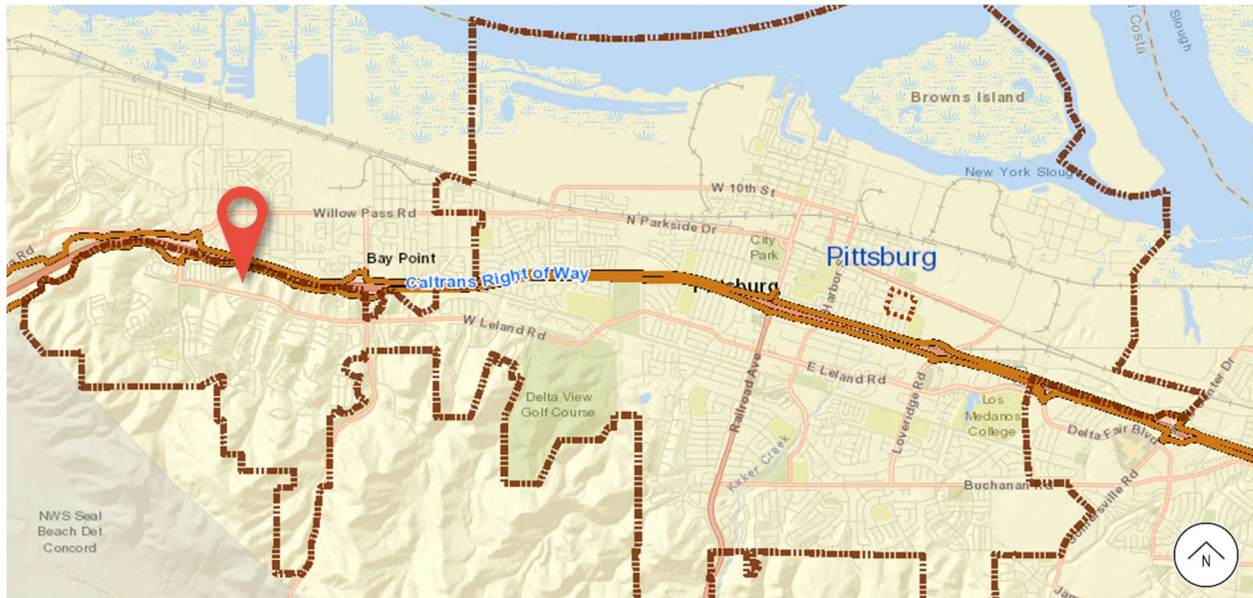
Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public 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, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Alves Ranch Subdivision, AP-18-1348 (GP, RZ, SUBD, DR, DA)

Location: North side of West Leland Road, south of State Route 4.

APNs: 093-460-001; 093-460-002; and 093-460-005.



City of Pittsburg

Community Development Department - Planning Division

65 Civic Avenue
Pittsburg, CA 94565

NOTICE OF PUBLIC HEARING

Jordan Davis

From: Bill Hesley [REDACTED]
Sent: Wednesday, May 8, 2019 4:17 PM
To: Jordan Davis
Subject: Alves Ranch Development Plan

To: Jordan Davis

This email is in response to your posting on Nextdoor regarding the Alves Ranch Development Plan.

Great news about the commercial space, but my question has to do with housing. Will housing be market rate going forward with the new plan?

Thanks,

Bill Hesley
[REDACTED]

May 13, 2019

Chairperson Robinson and Commission Members

Re: Aves Project

I apologize for not appearing before you in person but at the time of your meeting to consider this item I will be on a panel about Public Service at a meeting in Pleasant Hill.

My concerns are about the density and mix of housing sizes and stories. The last few developments that have been built have all been nothing but 2 story houses on small lots with back yards of 5 feet. I understand that this maximizes the number of houses and the sale price but that is what the developer wants. My question is from a planning perspective, for the whole community, are we planning for mixed communities of ages and incomes?

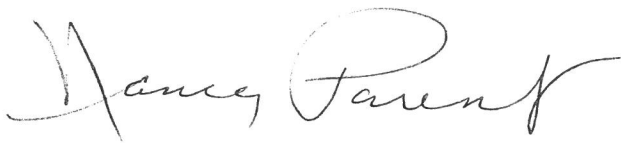
What are we providing for families of 2 members or people who want to downsize?

Do we want to look like blocks of solid squares with little or no space in between? I call your attention to a folk song by Malvina Reynolds about development in the Bay Area. The title is Little Boxes and it decries row on row of houses all the same.

If at least some, say 20 to 30 percent, of a development was of single story houses it would provide variety of both view and price. I understand that there is a proposal for small attached units but that they are all 2 stories. People often downsize because of the inability to access second stories.

As planners who will live here after the developers are through please consider requiring revision of this and other developments to provide mixed neighborhoods that will serve the needs of several groups in our community.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Nancy Parent". The signature is fluid and elegant, with a large initial 'N' and a long, sweeping underline.

Nancy Parent

Jordan Davis

From: Jason Chi <[REDACTED]>
Sent: Friday, May 3, 2019 7:36 PM
To: Jordan Davis
Subject: Jordan Ranch development

Hi Mr. Davis:

How this development could be recommended without proper environmental impact study?

Where are library and parks and trails and retail? Do you think the park off Leland and San Marcos can be called a park? The Safeway off Bailey built and serving community over 50 years ago is only major grocery chain willing to say in Pittsburg.

Please get these essential needs of community addressed first before any more housing expansion with Seeno family.

I will looking forward hearing from you and further community discussion with the rest of city council as well as mayor and concerned citizens.

BR
Jason Chi

Jordan Davis

From: Steve West [REDACTED]
Sent: Monday, May 6, 2019 6:49 AM
To: Jordan Davis
Subject: Alves Project

Dear Mr. Davis

It seems that Pittsburg continues to allow development without an adequate plan to manage the traffic that this development creates. Currently Leland road is overwhelmed during commute hours by the existing traffic. What plans-IF ANY?- have been made to manage the traffic that will be created by this project. What the the time lines for start and completion of this project.

Thank you for your time

Kathleen West

Jordan Davis

From: Wilson Catalan <[REDACTED]>
Sent: Saturday, May 4, 2019 1:38 AM
To: Jordan Davis
Subject: Alves Ranch development plan

Hi

When is this project starting? An when is the estimated completion date?

Thank you so much.

Wilson Catalan
Sent from my iPhone

Jordan Davis

From: Dane Morton [REDACTED]
Sent: Friday, May 3, 2019 8:29 PM
To: Jordan Davis
Subject: Alves Ranch Dev.

Hi,

We live at [REDACTED] and would like more information on the plans. We can't make the meeting. Can we get some more details, please.?

Thank You,
Dane Morton

Sent from my iPhone

Jordan Davis

From: Steve & Kathleen West [REDACTED]
Sent: Tuesday, September 4, 2018 3:55 PM
To: Jordan Davis
Subject: Input for the City Council Meeting regarding the Alves Ranch Project

Hi Jordan,

Thank you for your talking with me this afternoon regarding this project.

As we discussed my primary concerns for this project are the type of businesses that would be allowed in the commercial space as well as the impact of this project on traffic. I do not shop at the Safeway on Leland and Baily due to the continued criminal element that seems pervasive there. I live in the Oakhills development and have seen the negative impact of continued development on traffic and road safety. While I recognize the city is trying to manage the overload of traffic on Leland road from Bailey to San Marco it continues to be a problem.

I would like to request parameters are placed to encourage business other than rather fast food restaurants, or liquor stores in the commercial space and would hope that marijuana distributors are strictly prohibited if they are not already by other codes.

Sincerely
Kathleen West

Jordan Davis

From: Bruce Ole Ohlson [REDACTED]
Sent: Friday, August 24, 2018 10:46 PM
To: Co Co Co Jerry Fahy
Cc: Jordan Davis; Dick Abono
Subject: Sidewalk needed on west side of San Marco Boulevard

Dear Jerry,

I hope all is well with you and that you are enjoying the dog days of August.

San Marco Boulevard currently has a sidewalk only on the east side of the street. I'd love to see the construction of a sidewalk on the west side of San Marco Boulevard. It would connect the EBRPD's Delta de Anza Trail with the City of Pittsburg's trail that extends from the corner of West Leland Road at San Marco Boulevard up to the Delta View Elementary School.

The segment of sidewalk needed is under the freeway extends only from the off-ramp from eastbound Highway 4 to the on-ramp for westbound Highway 4 on the west side of San Marco Boulevard.

I was able to get a condition of approval tied to the San Marco Villa Apartments expansion that will build the sidewalk from the off-ramp from eastbound Highway 4 up to the corner of West Leland Road and San Marco Boulevard on the west side of San Marco Boulevard.

I tried to get this construction project added to a 346-house development on the north side of West Leland Road at Alves Ranch Road, but was informed during the public hearing that the desired segment of sidewalk is outside of the City of Pittsburg city limits during the Planning Commission meeting on Tuesday. Unfortunately, I was not quick enough thinking to be able to reply to the effect that we can still condition the developer to build the sidewalk, it just won't be within the city limits. Oh well. I plan to ask that the City Council to condition this developer to provide this "mitigation" when the project goes before the city council on September 4.

The planner is Jordan Davis
<< jdavis@ci.pittsburg.ca.us >>

Thank you for your concern.
All best wishes,

~0le

Bruce "0le" Ohlson

Bike East Bay

Delta Pedalers Bicycle Club

Contra Costa Countywide Bicycle Advisory Committee

CCTA Bicycle & Pedestrian Advisory Committee

Caltrans District 4 Bicycle Advisory Committee

TRANSPLAN appointee to Highway 4 Integrated Corridor Management Study

Healthy and Livable Pittsburg Collaborative

Jordan Davis

From: Riasfkhan [REDACTED]
Sent: Monday, August 27, 2018 1:44 PM
To: Jordan Davis
Subject: Developments

We need more retailers in Pittsburg . There is only Safeway and it has a small parking lot . Please build more retail store in Pittsburg please

Sent from my iPhone

Jordan Davis

From: Love, David [REDACTED]
Sent: Monday, August 27, 2018 8:21 AM
To: Jordan Davis
Cc: Alice Evenson
Subject: RE: Alves ranch north side project

Thanks Jordan,

That is a relief. I am for the development at this point then.

Regards,

David Love
McAfee CASB Cloud Specialist
[REDACTED]
[REDACTED]
[REDACTED]

-----Original Message-----

From: Jordan Davis <jdavis@ci.pittsburg.ca.us>
Sent: Monday, August 27, 2018 8:20 AM
To: Love, David [REDACTED]
Cc: Alice Evenson <AEvenson@ci.pittsburg.ca.us>
Subject: RE: Alves ranch north side project

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Love,

Thank you for reaching out and providing your input on this project. To clarify, the Alves Ranch project would not include any apartments. Rather, all proposed homes would be for sale, single family units.

Please let me know if you have any additional questions or concerns, or if you would still like your comments forwarded to the decision-making body on this item.

Regards,

Jordan Davis, AICP
Senior Planner
City of Pittsburg, Planning Division
65 Civic Avenue, Pittsburg, CA 94565
Tel: 925.252.4015 | Fax: 925.252.4814
Follow us: www.ci.pittsburg.ca.us/planning | [eNews Sign Up](#) | [Facebook](#)

Make us the home of your next business opportunity: www.thinkpittsburg.com

-----Original Message-----

From: Love, David [REDACTED]
Sent: Sunday, August 26, 2018 12:58 PM
To: Jordan Davis <jdavis@ci.pittsburg.ca.us>
Subject: Alves ranch north side project

I think it is in particularly bad judgement to put apartments on the Alves Ranch North project. Pittsburg is already riddled with crime and this area is one of the only places worth living in Pittsburg. You are lowering property values and introducing MORE crime by allowing apartments to be built there. As a homeowner I am strongly against the approval of any more apartments in this area. There are already way too many and the crime rates in the area testify to that.

Sent from my iPhone

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
May 28, 2019**

ITEM: Electric Guard Dog Electric Fence, AP-18-1321 (UP).

ORIGINATED BY: Carol Bausinger, Electric Guard Dog LLC, 550 Assembly Street, 5th Floor, Columbia, SC 29201.

SUBJECT: This is a public hearing on a request for approval of a use permit to establish a 10-foot tall electric security fence. The proposed fence would measure approximately 1,544 linear feet, and would surround an approximately 3.3-acre area of the subject parcel located at 1501 Loveridge Road, within the IG (General Industrial) District. Assessor's Parcel No. 073-230-033.

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 10122, approving Planning Application No. 18-1321, subject to conditions.

BACKGROUND:

On September 23, 2014 and November 17, 2014, the Planning Commission and City Council, respectively, held independent public hearings on a proposed amendment to the Pittsburgh Municipal Code (PMC) in order to remove a prohibition on electrically-charged fences in the city and allow the fences subject to certain standards. On December 15, 2014, the City Council adopted Ordinance No. 14-1387 approving the amendment. The amendment became effective 30 days later, on January 14, 2015.

The project site for this request was previously owned by the Federal Government for Navy Use. The Contra Costa Industrial Group purchased the property in 1992.

On February 27, 2018, Carol Bausinger of Electric Guard Dog, LLC, filed Planning Application No. 18-1321, requesting approval of a use permit to establish a 10-foot tall electric security fence around an existing contractor's yard located at the site. During review of this application, it was discovered that the contractor's yard did not have its own use permit to operate, so on September 13, 2018, Peter Stevenson of Golden State Utility Company filed Planning Application AP-18-1390, requesting approval of a use permit to legalize the existing contractor yard. The use permit for the contractor's yard was recently been deemed complete and will be coming before the Planning Commission for consideration soon. The electric fence would operate independent from the contractor's yard, which is why two separate use permits have been sought.

PROJECT DESCRIPTION:

Existing Conditions: The project site is located within the City of Pittsburgh, north of Pittsburgh-Antioch Highway, east of Loveridge Road, west of Standard Oil Avenue, and south of the BNSF railroad tracks. The approximate three-acre site is developed with a

Planning Commission Staff Report
Electric Guard Dog Fence, AP-18-1321 (UP)

1,440 square-foot portable office building, two carports and two storage containers, with the remainder of the site being utilized for the storage of materials, trucks and equipment related to the business. As mentioned above, an application requesting approval of a use permit to establish a contractor yard has been received and is currently being processed separately. The site has an existing eight-foot tall chain link fence with solid mesh surrounding the property with a 30-foot wide entry gate for access.

The subject parcel is entirely contained within a larger parcel (APN: 073-230-033) which has an address of 1501 Loveridge Road. 1501 Loveridge Road contains several industrial type businesses, including: Savage Services, a truck terminal use; ISCO Industries Inc., a wholesaling and storage use; Joel Hewatt Co. Inc., a contractor use; Commercial Scaffolding of CA, a contractor use; Concord Iron Works, a limited manufacturing use; and Shaker Cabinet Co., a limited manufacturing use.

The project site is accessed via a shared driveway located at the western edge of the 1501 Loveridge parcel.

See Attachment 3 for a map of the site and the surrounding uses.

Proposed Project: As proposed, the electrically-charged security fence would be 10 feet tall and would include 20 strands of horizontal electrically charged wires starting at the base of the fence and extending up to the top of the fence (see sheet 2 of 3 from the project plans attached, for more details on fence design). The fence would be set eight-inches behind the existing chain link fence, providing a fully enclosed area that wraps around the entire contractor yard. The standalone system would be battery operated with a solar panel to be installed atop the main electrical panel (located on the interior of the fenced area near the main access point), which would provide an ongoing electric charge for the battery operated system.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the 'Loveridge Subarea' of the General Plan. The project is consistent with the goals of the Loveridge subarea, specifically 2-G-15, in that the proposed project would maintain an industrial activity in an appropriately designated area. The site has a land use designation of 'Industrial'. Manufacturing, wholesale, warehousing and distribution, commercial and business services, research and development, and storage uses are permitted under this land use designation. The proposed fence would be ancillary to the business and would facilitate enhanced security for the existing industrial businesses' assets, helping to reduce losses and facilitate ongoing operations of the business, consistent with the intents of both the General Plan.

Zoning: The property is located within the IG (General Industrial) District, and Golden State Utility's proposed operation falls under the use classification of 'Contractor Yard,' which is a sub category of "Industrial Service", as defined by the Pittsburg Municipal Code (PMC) section 18.08.100(B)(2)(a).

Planning Commission Staff Report
Electric Guard Dog Fence, AP-18-1321 (UP)

Per the schedule in PMC section 18.54.010, this use classification is permitted in the IG District, subject to Limitation L-112, which states, "Permitted; provided, that: (1) vehicles with gross vehicle weight in excess of 15,000 pounds, equipment, supplies or merchandise are stored indoors, or, if stored outdoors, are not visible from public right(s)-of-way by means of screening by a building or an eight-foot-tall masonry wall constructed prior to the establishment of the use, and (2) the city engineer has determined that deliveries to and from the site can be made safely and without disruption of circulation patterns or modification to the existing streets that provide access to the site. Use permit required for any use that does not meet all of these provisions." For the proposed project, vehicles, equipment and supplies would be stored outdoors and would not be fully screened from Pittsburg-Antioch Highway by a building or an eight-foot-tall masonry wall. As previously mentioned above, Golden State Utility has submitted an application requesting approval of a use permit for the contractor yard use.

The proposed fence would be ancillary to the contractor yard use on the property, but under recently adopted Ordinance No. 14-1387, the electrically-charged fence is itself subject to a public hearing and use permit approval by the Planning Commission. In addition to the use permit, the electric security fence can be no taller than 12 feet for the subject property, which is surrounded on all sides by other properties also zoned IG District, and it must be separated from publicly-accessible areas by an impermeable non-electrified fence or wall that is at least eight feet tall (PMC subsections 18.84.205.C.2 and 18.84.220.B.4.b). The proposed security fence is 10 feet tall and would be inset eight inches from the existing eight-foot tall chain link fence, consistent with these requirements.

Additional requirements for installation of an electric fence as prescribed by PMC section 18.84.220, include installation of warning signage on the perimeter fence, registration of the alarm system with the Police Department, installation of a "Knox box" for emergency access, and timed activation of the security system so that it is armed only during non-business hours when the general public is not on-site.

Required Use Permit Findings: In accordance with PMC section 18.84.220, a use permit for an electric fence may be granted only if the Planning Commission can make findings that the proposed use:

1. that the installation or construction of an electric fence and perimeter fence or wall, under the conditions of the particular case, will not infringe upon the light, air circulation or visual openness of surrounding properties;
2. detract, impair or destroy the characteristics of the established area;
3. nor be detrimental to the health, safety or welfare of persons residing or working in or adjacent to the area or neighborhood of such.

Environmental: This project is categorically exempt from the requirements of the

California Environmental Quality Act (CEQA) under Class 3, 'Existing Facilities', of the State CEQA Guidelines, section 15303.

Public Notice: On or prior to May 18, 2019, notice of the May 28, 2019, public hearing to consider this application was posted at City Hall, at the proposed project site, and on the 'Public Notices' section of the city's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant/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 use, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the "Pittsburg-Antioch" Nextdoor neighborhood.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to approve the use permit, with the inclusion of several conditions of approval, as detailed below:

1. Any storage, use or handling of Hazardous Materials, as defined in the California Fire Code, shall be prohibited within 25-feet of any electric fence. (Condition No. 3)
2. The electric fence shall be surrounded by a minimum eight-foot tall, non-permeable, non-electric perimeter fence at all times. (Condition No. 4)
3. The electric fence shall be clearly identified with warning signs prepared in English and Spanish that read, "Warning: Electric Fence," above or alongside universal symbols that indicate the presence of an electrified fence. Such signage shall be installed on the perimeter fence at intervals of not less than 30 feet. The size of the warning signs shall be no smaller than 12 inches by 18 inches. The warning signs shall be kept in good condition to ensure visibility and readability. (Condition No. 7)
4. An electric fence shall only be energized during the hours when the general public does not have legal access to the protected property and shall be maintained by an automatic timer. (Condition No. 10)
5. The business operator shall inspect the perimeter fence regularly in order to maintain the integrity of the barrier between the security fence and other properties. Should the mesh covering on the perimeter fence deteriorate, tear or otherwise be removed, it shall be replaced immediately, and the interior security fence shall not be armed until the mesh has been replaced. (Condition No. 15).
6. The business operator shall ensure that the site is maintained in a neat and clean manner at all times. Trash, debris, weeds and/or other unkempt

Planning Commission Staff Report
Electric Guard Dog Fence, AP-18-1321 (UP)

shrubbery shall not be allowed to accumulate on or around the site, on perimeter fencing, or on the street gutters and sidewalks. (Condition No. 16)

As further detailed in the Code Compliance section of this staff report, staff believes that the proposed fence is consistent with the General Plan, and the zoning of the property as prescribed by the Pittsburg Municipal Code. The security fence would be ancillary to a proposed industrial use in an appropriately-zoned, industrial location. The proposed fence would help to protect the investment in the community and the property by providing an opportunity for enhanced security of outdoor storage of equipment rented and sold by the business. The location of the fencing is particularly appropriate for the subject site because the property is surrounded by other industrially-zoned properties and would not be highly visible to the general public due to the existing eight foot chain link fence surrounding the property.

Staff does not believe that the security fence would detract, impair or destroy the characteristics of the established area, nor be detrimental to the health, safety or welfare of persons residing or working in or adjacent to the area of neighborhood of such. Rather, the proposed fence would be in a location that is itself industrial and surrounded by other industrial properties, and therefore, would remain in the character of the established area. As conditioned, the electric fence would be surrounded by a non-permeable, non-electric fence, maintain warning signs in English and Spanish at intervals of not less than 30 feet, and only be energized and armed during the hours when the general public does not have access to the protected property. The electrically-charged security fence would be an ancillary structure on the property, to which the current tenant is seeking approval of a use permit to establish a contractor yard. The secondary security fence would help to protect the business' assets on-site, and would help to facilitate Golden State Utility's ongoing operation as a job and business tax revenue generator in the city.

Lastly, staff does not believe that installation of the electrically-charged security fence would infringe upon the light, air circulation or visual openness of surrounding properties. The electric security fence would be installed in a location that is itself industrial and is surrounded on all sides by other industrial properties. The fence would be placed in behind the existing eight-foot chain link fence with solid mesh, so that much of the fence would not easily be seen from the closest public right-of-way on Pittsburg-Antioch Highway. The segment of fence that would be most visible from Pittsburg-Antioch Highway would be set back 67 feet from the edge of that right-of-way. In the proposed location, the 10-foot tall fence would still be two feet shorter than the maximum fence height allowed for the property.

ACTION REQUIRED:

Move to adopt Resolution No. 10122, approving Planning Application No. 18-1321, subject to conditions.

Planning Commission Staff Report
Electric Guard Dog Fence, AP-18-1321 (UP)

ATTACHMENTS:

1. Proposed Resolution No. 10122
2. Project Plans, dated January 22, 2018
3. Project Location & Surrounding Land Uses Map
4. Electric Fence Regulations
5. Public Hearing Notice/Vicinity Map

Prepared by: John Dacey, AICP, Planning Assistant

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting a Use Permit to)
Establish a 10-Foot Tall Electric Security)
Fence, located at 1501 Loveridge Road) Resolution No. 10122
for, "Electric Guard Dog Electric Fence,)
AP-18-1321 (UP)".)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On February 27, 2018, Carol Bausinger of Electric Guard Dog LLC, filed Planning Application No. 18-1321, requesting approval of a use permit to establish a 10-foot tall electric security fence. The proposed fence would measure approximately 1,544 linear feet, and would surround an approximately 3.3-acre area of the subject parcel located at 1501 Loveridge Road, within the IG (General Industrial) District. Assessor's Parcel No. 073-230-033.
- B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburgh General Plan, and Pittsburgh Municipal Code (PMC) Title 18 (Zoning).
- C. Pursuant to PMC section 18.84.220, a use permit for an electric fence may be granted only after the Planning Commission makes a determination that the installation or construction of an electric fence and perimeter fence:
1. will not infringe upon the light, air circulation or visual openness of surrounding properties;
 2. will not detract, impair or destroy the characteristics of the established area;
 3. nor be detrimental to the health, safety or welfare of persons residing or working in or adjacent to the area or neighborhood of such.
- D. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, 'Accessory Structures', of the State CEQA Guidelines, section 15303.
- E. On or prior to May 18, 2019, notice of the May 28, 2019, public hearing to consider this application was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the City's website; was delivered to the Pittsburgh 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, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. Although not required, the notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the "Pittsburg-Antioch" Nextdoor neighborhood.

- F. On May 28, 2019, the Planning Commission held a public hearing on Planning Application No. 18-1321, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Electric Guard Dog Electric Fence (UP)," 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 installation of the electric security guard fencing:
 - a. Will not infringe upon the light, air circulation or visual openness of surrounding properties, in that the installation of 10-foot tall electric fence would be obscured behind an existing eight-foot tall chain link fence covered with solid mesh, the location of the project is surrounded on the east, west and north sides by other industrial uses, and on the south side by the Pittsburg- Antioch Highway, and the proposed electric fence complies with the maximum height limitations stated in PMC section 18.84.205.C.
 - b. Will not detract, impair or destroy the characteristics of the established area but rather, will help to facilitate secure outdoor storage of equipment outside of a building .The proposed fence will be in a location that is itself industrial and surrounded by other industrial properties, and therefore, would remain in the character of the established area.
 - c. Will not be detrimental to the health, safety or welfare of persons residing or working in or adjacent to the area or neighborhood of such, in that location is in an industrial area, with the closest residential use over a 1/4 mile away. As conditioned, the electric fence will be surrounded by a non-permeable, non-electric fence, maintain warning signs in English and Spanish at intervals of not less than 30 feet, and only be energized and armed during the hours when the general public

does not have access to the protected property.

Section 3. Decision

- A. Based on the findings set forth above, the Commission hereby approves Planning Application No. 18-1321, subject to the following conditions:
1. Reference to Project Plans: The approved use shall be operated in a manner substantially as presented to the Planning Commission in the staff report identified above and as presented in the project plans, dated January 22, 2018, except as modified by the conditions below. Operation of the approved security fence in a manner inconsistent with this use permit shall be grounds for revocation of the approval.
 2. Electrification and Installation. The applicant and business operator shall at all times maintain compliance with the electrification standards and conditions of installation as described in PMC section 18.84.220, as may periodically be amended.
 3. Location. Any outdoor area utilized for the storage, use or handling of Hazardous Materials, as defined in the California Fire Code, shall be prohibited within 25-feet of any electric fence.
 4. Perimeter Fence Required. The electric fence shall be surrounded by a minimum eight-foot tall, non-permeable, non-electric perimeter fence at all times.
 5. Perimeter Fence Design and Location. The perimeter fence shall be solid, without spaces or gaps (view obscuring), and separated from the electrified fence by a maximum of eight inches. No part of a perimeter fence shall be allowed to be in contact with the electric fence.
 6. Adjacent Grounds. The area between the perimeter wall or fence and the electric fence, as well as any area within two feet of the electric fence, shall be paved with gravel or concrete and kept clear of landscaping, weeds, shrubbery, trash, other fences or material of any kind.
 7. Warning Signs. The electric fence shall be clearly identified with warning signs prepared in English and Spanish that read, "Warning: Electric Fence," above or alongside universal symbols that indicate the presence of an electrified fence. Such signage shall be installed on the perimeter fence at intervals of not less than 30 feet. The size of the warning signs shall be no smaller than 12 inches by 18 inches. The warning signs shall be kept in good condition to ensure visibility and readability.
 8. Registration of Alarm System. Electric fencing installed with an alarm system, as defined in PMC 9.24.020, shall be installed in compliance with

all applicable provisions of Chapter 9.24 PMC, including but not limited to registration of the alarm agent and alarm system, technical standards and regulations applicable to audible alarms. Failure to comply with the applicable provisions of Chapter 9.24 PMC will result in enforcement of penalties pursuant to that chapter, and shall provide grounds for denial or revocation of the requisite use permit for the electric fence.

9. Key Box. A “Knox Box electrical shunt switch” and a “Knox Box” or other similar approved device shall be installed for emergency access of police and fire departments.
10. Hours of Activation. The electric fence shall only be energized during the hours when the general public does not have legal access to the protected property and shall be maintained by an automatic timer.
11. Energizer. The electric charge produced by the fence upon contact shall not exceed energizer characteristics described in paragraph 22.108 of IEC Standard 60335-2.76. The electric fence shall be energized by battery not to exceed 12 volts direct current, and the impulse repetition rate of the charge shall be no more frequent than one cycle per second.
12. Liability. The owner of the electric fence and the property owner(s), if different, are each required to carry general liability insurance in a minimum amount of \$1,000,000 in the aggregate. A failure to maintain proof of insurance and to provide evidence of such insurance to the city annually or more frequently as may be requested by the city planner shall be grounds for denial or revocation of the permit. Proof of insurance shall be underwritten by an organization licensed and authorized to do business in the state of California.
13. Emergency Access. All applicants issued permits to install or use an electric fence as provided in this article shall agree in writing to waive any and all claims for damages to the electric fence against the Contra Costa County Fire Protection District, City of Pittsburg and their personnel under such circumstances.
14. Fence Maintenance. The business operator shall inspect the perimeter fence regularly in order to maintain the integrity of the barrier between the security fence and other properties. Should the mesh covering on the perimeter fence deteriorate, tear or otherwise be removed, it shall be replaced immediately, and the interior security fence shall not be armed until the mesh has been replaced.
15. Site Maintenance. The business operator shall ensure that the site is maintained in a neat and clean manner at all times. Trash, debris, weeds and/or other unkempt shrubbery shall not be allowed to accumulate on or

around the site, on perimeter fencing, or on the street gutters and sidewalks.

16. Easements. If the proposed fence is to be built on property containing an easement under another agency, then it is the responsibility of the business operator to obtain approval from the agency in possession of the easement and submit the approvals to the Engineering Division prior to the issuance of a building or engineering permit.

Standard Conditions:

17. Site Accessibility: All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance.
18. Standard Conditions: 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. Where there is a conflict between Planning Commission Resolution No. 8931 and the conditions identified herein, the specific conditions of this resolution shall apply.
19. Other Agency Requirements: The applicant shall comply with all the requirements of the Planning Division, Engineering Division, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, State Water Resources Control Board, Bay Area Air Quality Management District, and all other applicable local, state and federal agencies.
20. Business License: It shall be the responsibility of the applicant to maintain an updated business license containing an accurate description of the use at the site.
21. Other Municipal Code Requirements: 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.
22. Indemnification: 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.

23. Expiration: This use permit approval will expire on May 28, 2020, unless the use has been legally established prior to the expiration date, or a written request for extension is filed with the Planning Division prior to the expiration date and 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 28th day of May, 2019, 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. 10122 was adopted by the Planning Commission of the City of Pittsburg on May 28, 2019.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION



EX. BUILDING

KNOX BOX
LOCATION
EX. 30'
GATE
CONTROLLER/POWER SOURCE
REGULATING & MONITORING
EQUIPMENT.

EXISTING FENCE
TO REMAIN
SECURITY FENCE 8" MAX.
FROM PERIMETER FENCE

SECURITY FENCE 8" MAX.
FROM PERIMETER FENCE
EXISTING FENCE
TO REMAIN

SECURITY FENCE 8" MAX.
FROM PERIMETER FENCE
EXISTING FENCE
TO REMAIN

SECURITY FENCE 8" MAX.
FROM PERIMETER FENCE
EXISTING FENCE
TO REMAIN

SECURITY FENCE 8" MAX.
FROM PERIMETER FENCE
EXISTING FENCE
TO REMAIN

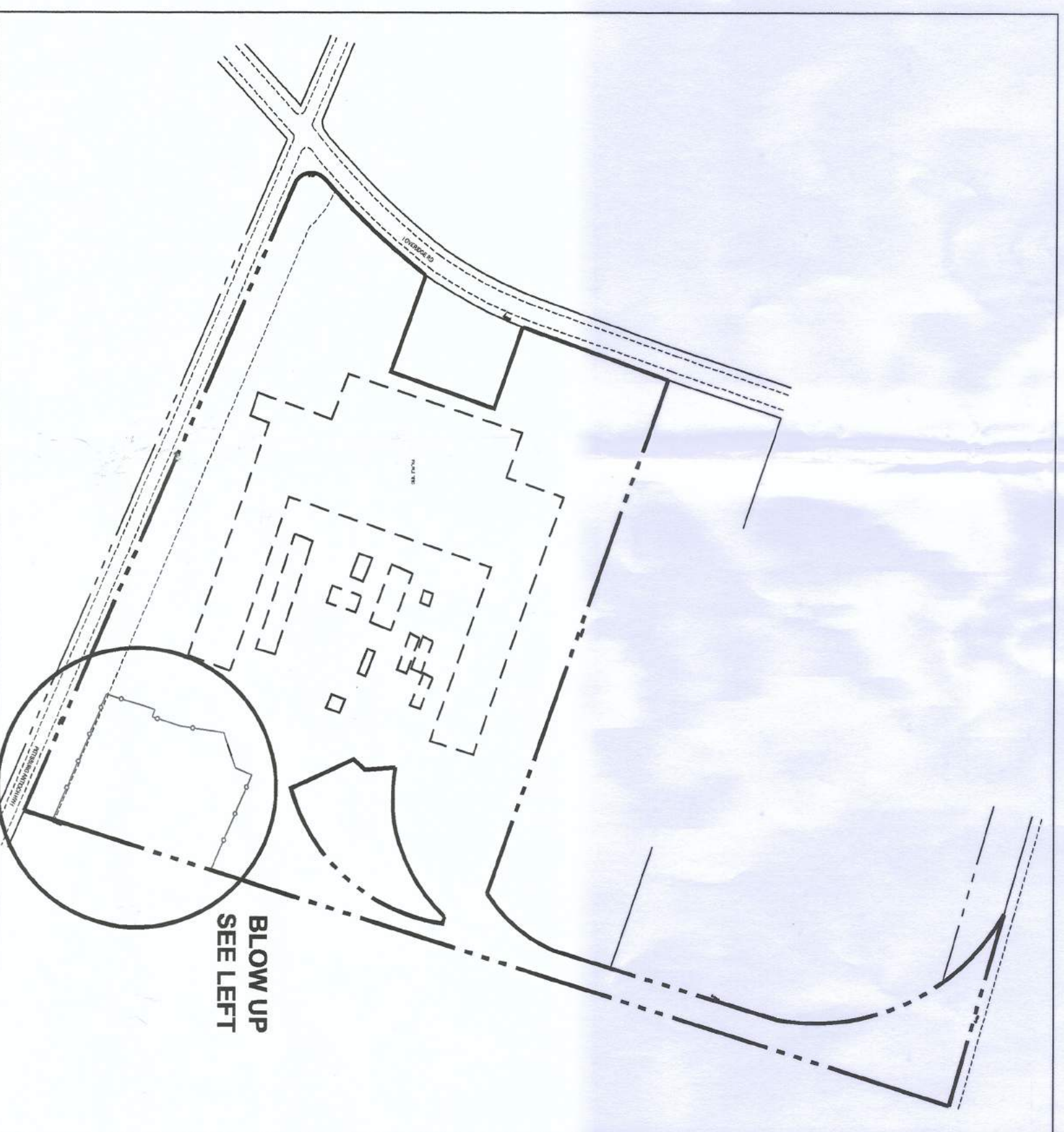
67' DRAINAGE EASEMENT
1778.08'

PITTSBURG ANTIOCH HWY



SITE PLAN REQUEST TO AUTHORIZE A SECURITY SYSTEM GOLDEN STATE UTILITY 1501 LOVERIDGE ROAD PITTSBURG, CA 94565

LEGEND	
---	ROW LINE
---	CENTERLINE
---	PROPERTY LINE
---	SETBACK
---	LANDSCAPE EASEMENT
---	EXISTING SCREEN WALL
---	EXISTING FENCE
---	PROPOSED ELECTRIC FENCE
---	LS = LANDSCAPE AREA



KEY MAP

PROPERTY OWNER

Golden State Utility
1501 Love Ridge Road
Pittsburg CA 94565

PROJECT DATA

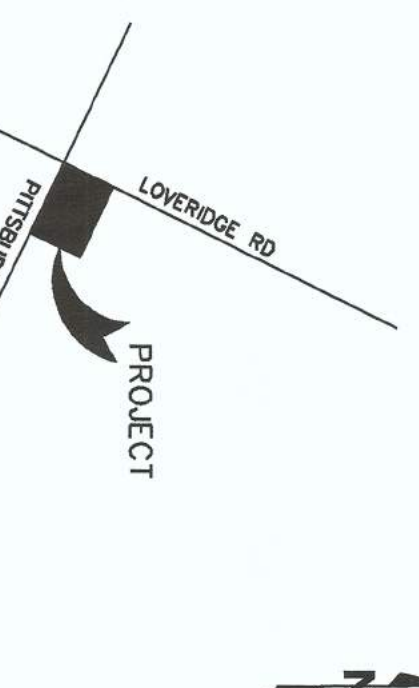
APN	073-230-033
ACREAGE	40.80 +/- NET ACRES 40.80 +/- GROSS ACRES
BUILDING FOOTPRINT	371,000 +/- TOTAL S.F.
LOT COVERAGE	21.3% COVERAGE
ZONING	EXISTING: NO PROPOSED: NO
PARKING	REQUIRED: 371 SPACES PROVIDED: 371+ SPACES
MINIMUM FENCE SETBACKS:	STREET - 67' SIDE - 1'

NOTES:
POLE LOCATIONS:
STEEL POLES TO BE LOCATED APPROXIMATELY ON
EACH SIDE OF GATES & EVERY 90' (OR GREATER)
TURN IN FENCE LINE. THERMOPLASTIC/INTERMEDIATE
POLES TO BE LOCATED APPROXIMATELY EVERY 30'
DISTANCE. POLES MAY SLOPE UP PRIVATE FROM
STIMULATIONS ABOVE DUE TO ON-SITE CONDITIONS.

STORM DRAIN:
THERE IS NO EXISTING STORM DRAIN ADJACENT TO THE
PROPERTY. NO STORM DRAIN IS BEING PROPOSED AS
PART OF THIS PROJECT.
UTILITY RIGHT-OF-WAY/EASEMENT'S NOTE:
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR
FLOOD ZONE. THERE ARE NO IRRIGATION OR
DRAINAGE EASEMENTS ON THE PROPERTY.
DRAINAGE/IRRIGATION NOTE:
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR
FLOOD ZONE. THERE ARE NO IRRIGATION OR
DRAINAGE EASEMENTS ON THE PROPERTY.
ALL COMMON AREAS AND EASEMENTS SHALL BE MAINTAINED
BY A LANDSCAPE MAINTENANCE ASSOCIATION. THERE
OFTEN PLANTS: TREES, FOR PARKS, SCHOOLS OR

VICINITY MAP

NOT TO SCALE



Electric Guard Dog

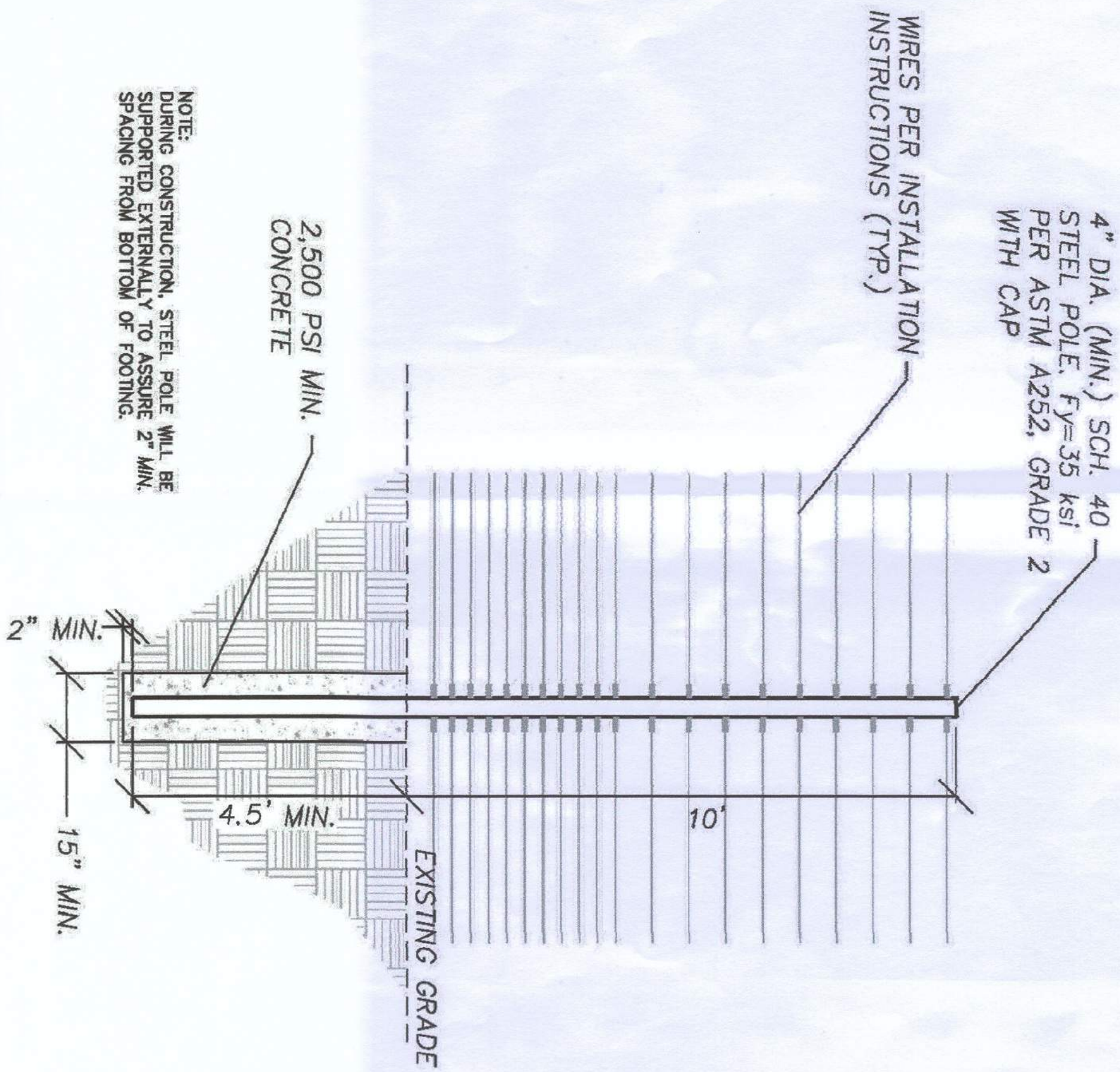
7608 Fairfield Road
Columbia, SC 29203
PHONE: 803-786-6333
FAX: 803-404-5378

PROJECT: REQUEST TO AUTHORIZE A SECURITY SYSTEM
1501 LOVERIDGE ROAD
PITTSBURG, CA 94565
APN: 073-230-033

SHEET TITLE:
SITE PLAN

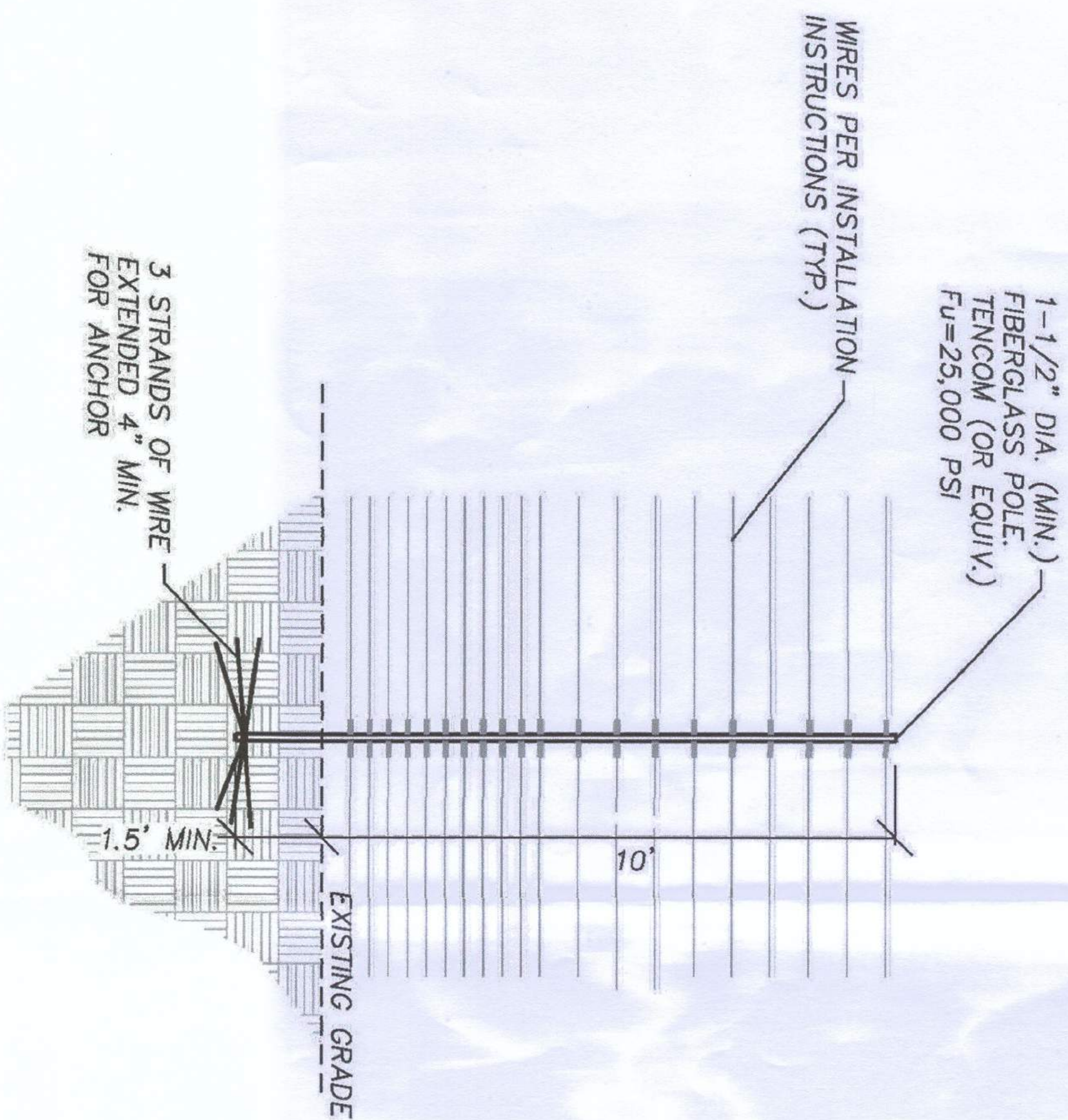
DATE: JAN. 22, 2018
SCALE: 1" = 30'

A-1



STEEL POLE DETAIL
(STRUCTURAL)

NTS



FIBERGLASS POLE DETAIL
(NON-STRUCTURAL)

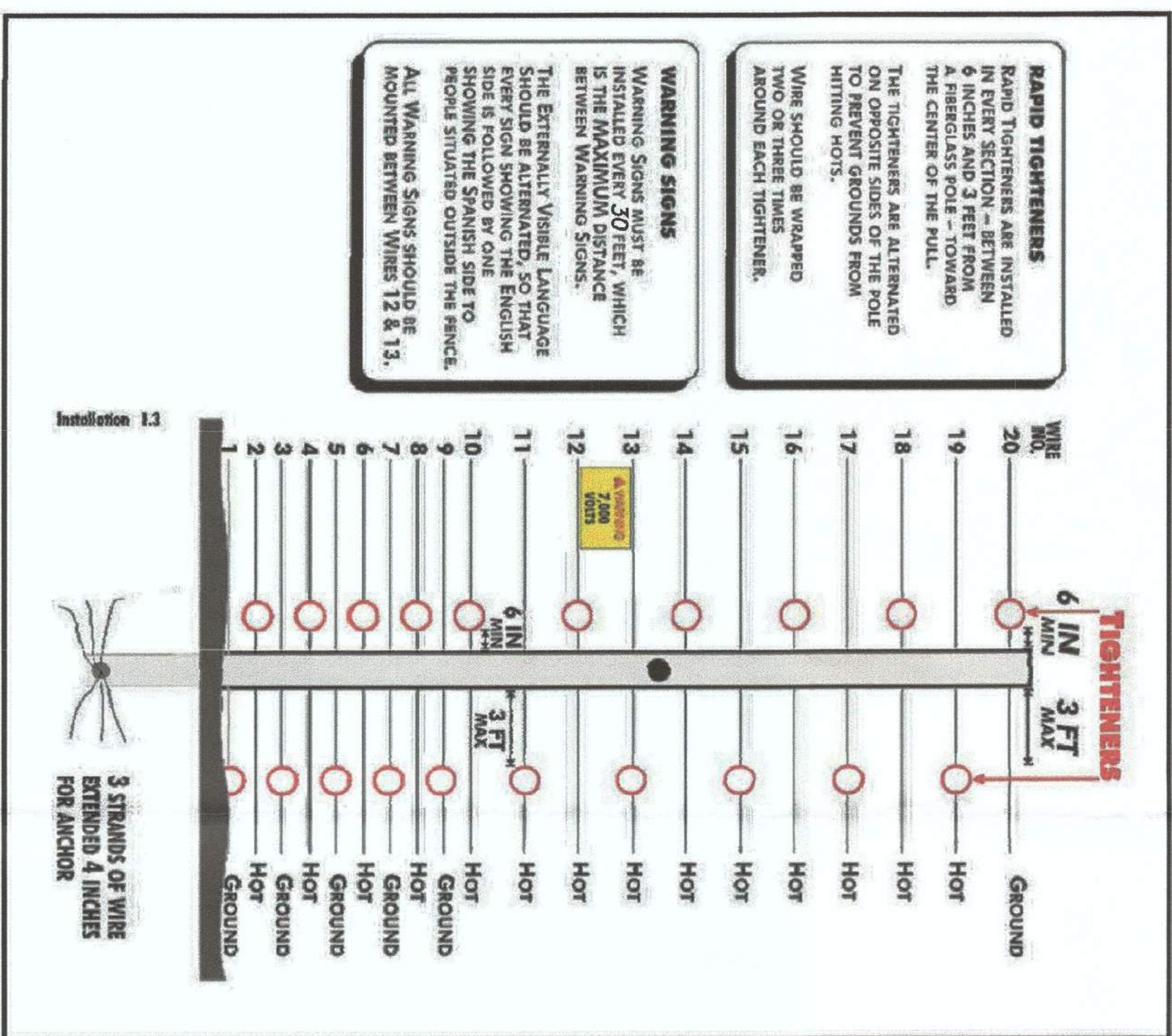
NTS



NOTE:
BOTH ENGLISH AND SPANISH VERSION OF THE "WARNING
SIGN" WILL BE PLACED EVERY 30 FEET MAXIMUM.

EXAMPLE WARNING SIGNS

NTS



WIRE CONNECTIONS

NTS



1/25/18

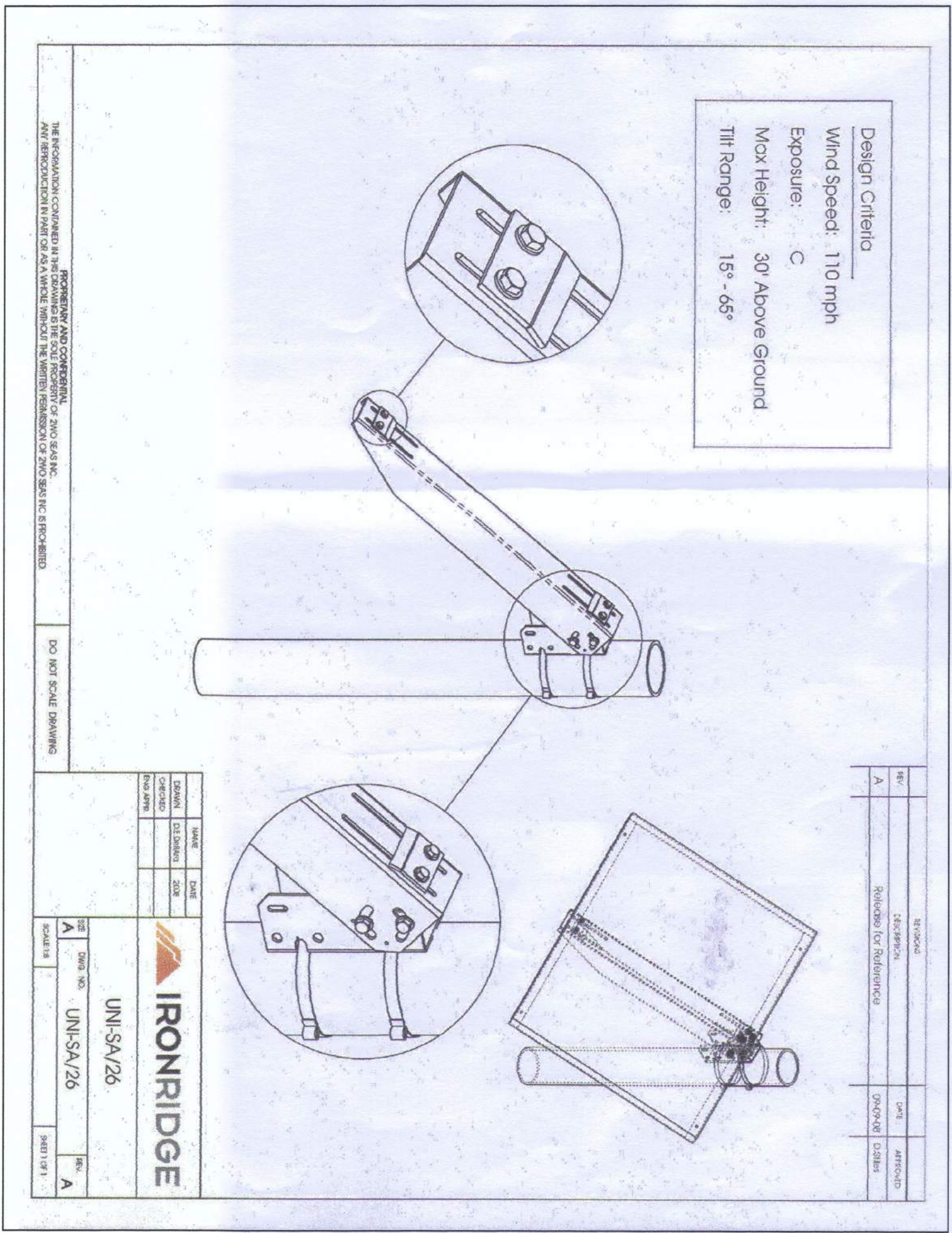
A-2

PROJECT: REQUEST TO AUTHORIZE A SECURITY SYSTEM
1501 LOVERIDGE ROAD
PITTSBURG, CA 94565
APN: 073-230-033

SHEET TITLE:
TYPICAL DETAILS

Electric Guard Dog

7608 Fairfield Road
Columbia, SC 29203
PHONE: 803-786-6333
FAX: 803-404-5378



3 | Universal Single-Arm Side-of-Pole Mount UNI-SA/26.0 Installation Guide

4. Component List

The Universal Single-Arm Side-of-Pole Mount kit contains the following parts:

Part	Qty	Part Number
PV Module Clamp Hardware Kit	1	29-5003-005
1/4-20 x 3/4" SS hex-cap bolt	2	29-2520-050
1/4 flat washer, SS	4	29-2502-000
1/4 split lock washer, SS	2	24-2501-000
1/4 hex nut, SS	2	24-2520-440
Arm to Bracket retaining fit	1	29-5005-000
5/16-18 x 3/4" SS hex-cap bolt	4	25-3118-021
5/16 flat washer, SS	8	25-3102-000
5/16 split lock washer, SS	4	25-3101-000
5/16 hex nut, SS	4	25-3118-440

Bracket (51-3517-020)

Attaches to the pole with the hose clamps, providing the link between the pole and the module/arm assembly.

Hose Clamps (27-5000-010) x2

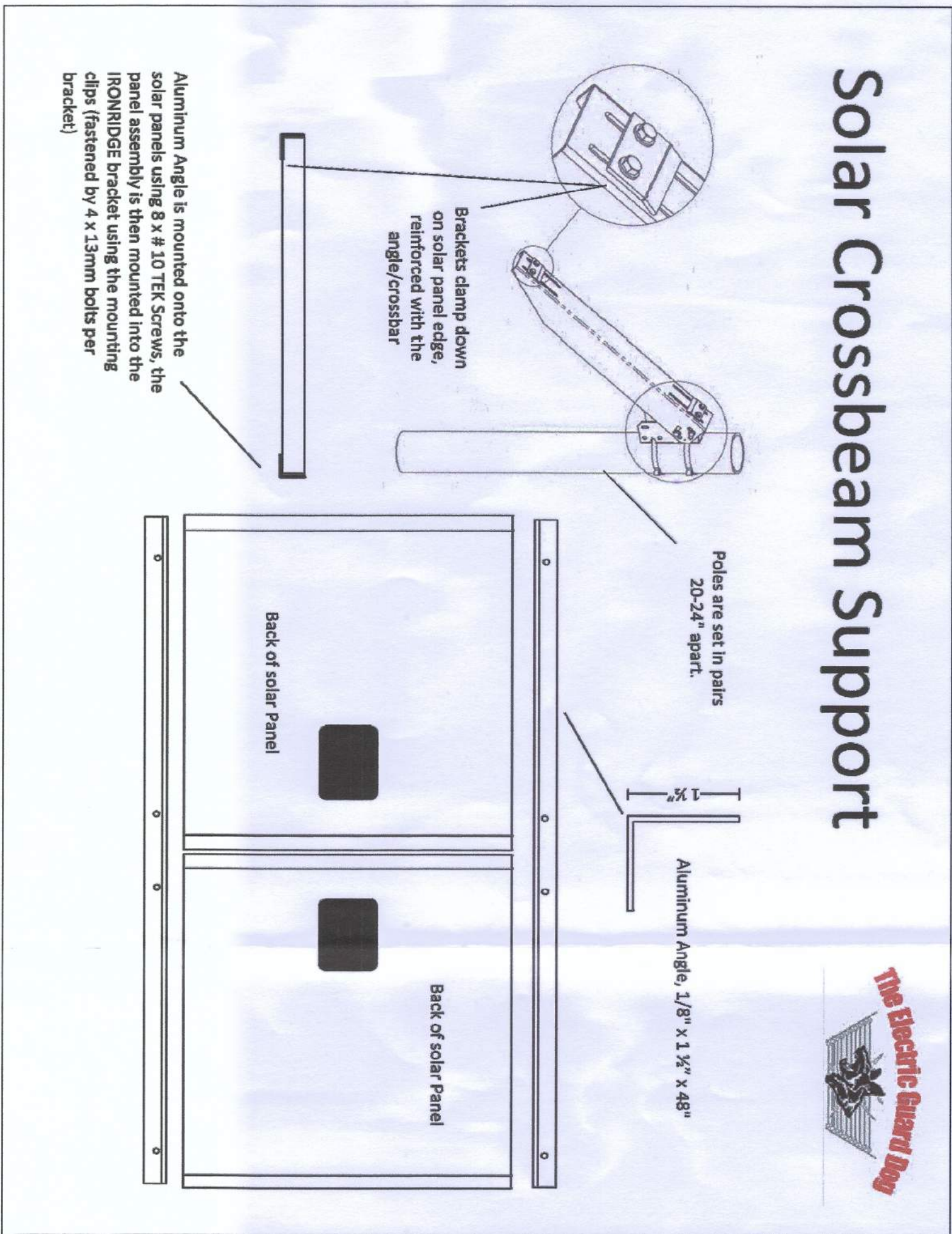
Attach to the pole and hold the Bracket. These hose clamps are compatible with poles ranging from 2.0 inches to 4.5 inches.

Arm (51-3517-015)

Attaches to the bracket, supporting the PV Module.

PV Module Clamps (50-9001-051) x2

Attach the PV Module to the Arm by clamping to the module's extrusion.



Electric Guard Dog

7608 Fairfield Road
Columbia, SC 29203
PHONE: 803-786-6333
FAX: 803-404-5378

PROJECT: REQUEST TO AUTHORIZE A SECURITY SYSTEM 1501 LOVERIDGE ROAD PITTSBURG, CA 94565 APN: 073-230-033	SHEET TITLE: TYPICAL DETAILS
---	------------------------------

DATE: JAN. 22, 2018
SCALE: N/A

A-4



1-25-18

Project Location and Surrounding Land Uses Map



Property Development Regulations
 Electric Guard Dog Electric Fence
 AP-18-1321 (UP)

Development Regulations: <i>PMC section 18.84.220 Electric fence</i>	Requirement:	Proposed Project:
Location		
	Within CS, CSD, I Districts	IG
	Not installed on any property line that adjoins the property with the other property located in a CP, CN, CO, CC, M, GQ, R, HPD, or residential PD district.	n/a
	Not inside of a building and/or within the front or corner side yard of a lot.	n/a
Perimeter Fence and Wall		
	Surrounded by a nonelectrified fence or wall that is not less than eight feet high	Yes, to be surrounded by an existing, eight foot high chain link perimeter fence
	The perimeter fence shall be solid, without spaces or gaps, and separated from the electrified fence by a maximum of eight inches.	Yes, perimeter fence to be covered in solid mesh and separated by eight inches from electric fence
	No part of a perimeter fence shall be allowed to be in contact with the electric fence.	Yes, as shown in plans and conditioned
	Perimeter fences or walls shall be view-obscuring and shall be a masonry or concrete wall, wood privacy fence, or an equivalent solid barrier fence.	Yes, as proposed to be obscured by existing eight foot chain link fence with solid mesh covering
	The area between the perimeter wall or fence and the electric fence, as well as any area within two feet of the electric fence, shall be paved with gravel or concrete and kept clear of landscaping, weeds, shrubbery,	Yes, as conditioned

	trash, other fences or material of any kind.	
Height		
	I district maximum height: eight feet if adjacent to an R or C district; 12 feet in any other area;	10-foot electric fence proposed, with an existing eight-foot nonelectric perimeter fence
Warning Signs		
	Electric fences shall be clearly identified with warning signs prepared in English and Spanish that read, "Warning: Electric Fence," above or alongside universal symbols that indicate the presence of an electrified fence. Such signage shall be installed on the perimeter fence at intervals of not less than 30 feet. The size of the warning signs shall be no smaller than 12 inches by 18 inches. The warning signs shall be kept in good condition to ensure visibility and readability.	Yes, as conditioned
Registration of Alarm System		
	Electric fencing installed with an alarm system, as defined in PMC 9.24.020 , shall be installed in compliance with all applicable provisions of Chapter 9.24 PMC, including but not limited to registration of the alarm agent and alarm system, technical standards and regulations applicable to audible alarms. Failure to comply with the applicable provisions of Chapter 9.24 PMC will result in enforcement of penalties pursuant to that chapter, and shall provide grounds for denial or revocation of the requisite use permit for the electric fence.	Yes, as conditioned
Key Box		

	10% A "Knox Box electrical shunt switch" and a "Knox Box" or other similar approved device shall be installed for emergency access of police and fire departments.	Yes, as conditioned
Hours of Activation:		
	An electric fence shall only be energized during the hours when the general public does not have legal access to the protected property and shall be maintained by an automatic timer.	Yes, as conditioned
Energizer:		
	The electric charge produced by the fence upon contact shall not exceed energizer characteristics described in paragraph 22.108 of IEC Standard 60335-2.76. The electric fence shall be energized by battery not to exceed 12 volts direct current, and the impulse repetition rate of the charge shall be no more frequent than one cycle per second	Yes, as conditioned



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: May 28, 2019
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Electric Guard Dog Electric Fence, AP-18-1321 (UP).

This is a public hearing on a request by Electric Guard Dog, LLC, on behalf of Golden State Utility, requesting approval of a use permit to establish a 10-foot tall electric security fence. The proposed fence would measure approximately 1,544 linear feet, and would surround an approximately 3.3-acre area of the subject parcel located at 1501 Loveridge Road, within the IG (General Industrial) District. Assessor's Parcel No. 073-230-033.

PROJECT PLANNER: John Dacey, (925) 252-4824 or jdacey@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?

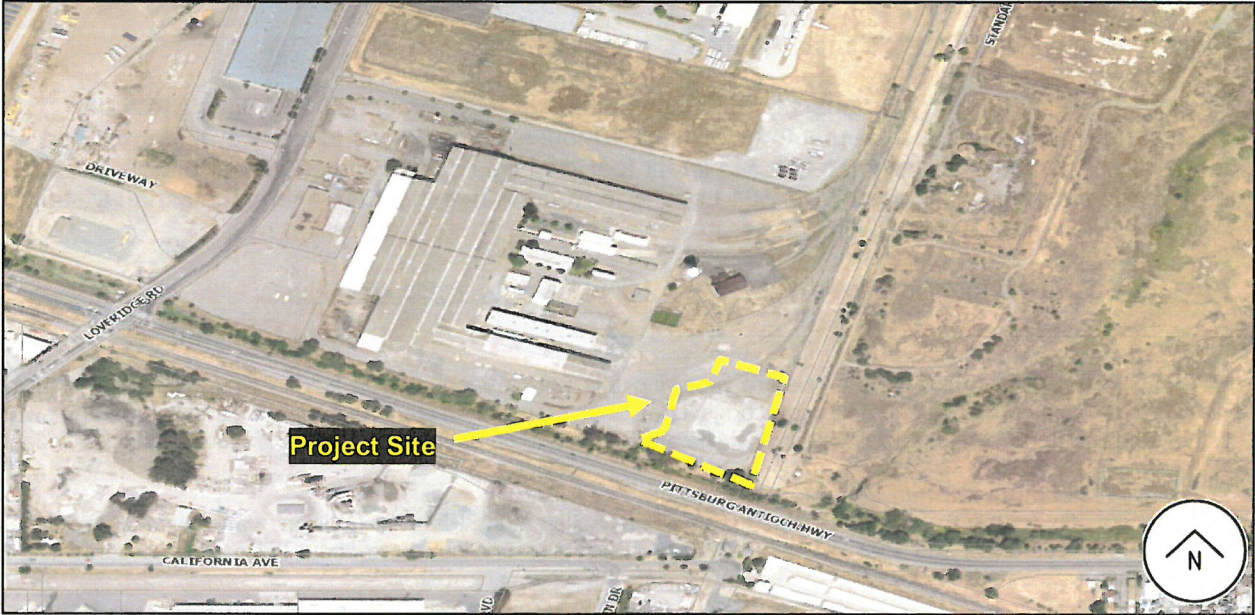
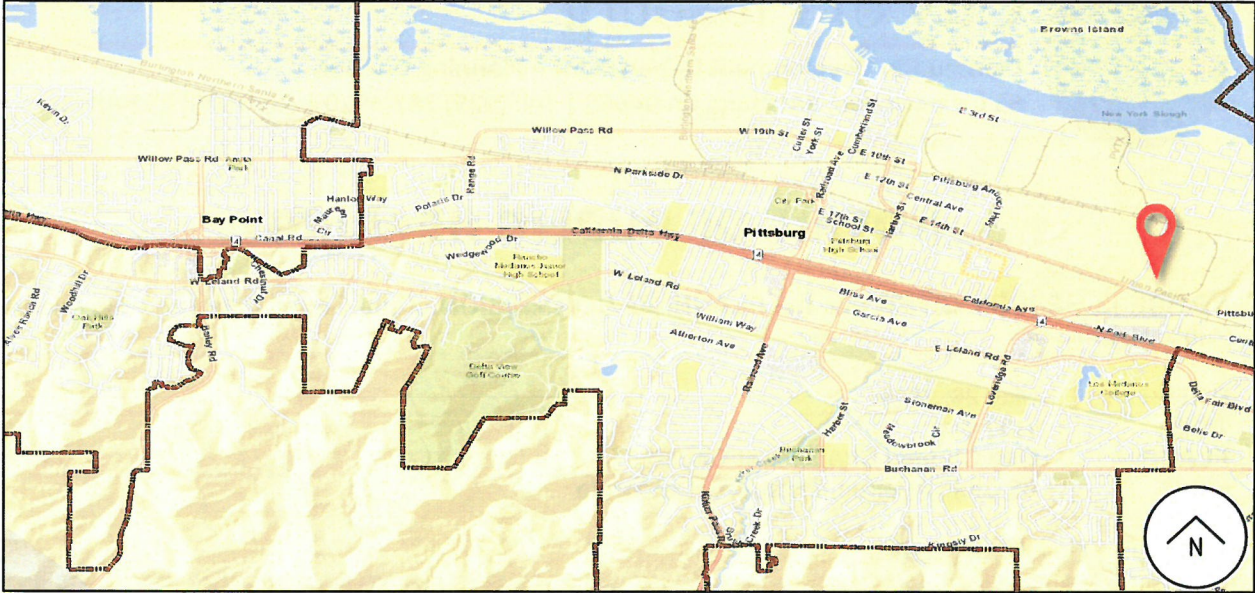
The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

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.

KRISTIN POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Electric Guard Dog Electric Fence, AP-18-1321 (UP).
Location: 1501 Loveridge Road, APN: 073-230-033



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
May 28, 2019**

ITEM: Notice of Intent to Conduct a Zoning Administrator Public Hearing.

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

SUBJECT: The Zoning Administrator submits one notice of intent to conduct a Zoning Administrator public hearing on a proposed acupuncture and herbal medicine office to be operated out of a single-family home located at 53 Alvarado Avenue.

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the Notice of Intent to Conduct a Zoning Administrator Public Hearing.

BACKGROUND:

Not applicable.

PROJECT DESCRIPTION:

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

1. Acupuncture & Herbal Medicine, AP-19-1422 (ZA).

This is an application filed by Joanne Fanucchi requesting Zoning Administrator approval to operate a medical services office (limited to acupuncture and herbal medicine) from her single-family residence located at 53 Alvarado Avenue, in the RS-5 (Single-Family Residential, 5,000 sf min. lot size) District. Assessor's Parcel Number 087-063-026.

GENERAL PLAN/CODE COMPLIANCE:

Zoning Administrator Public Hearings: PMC sections 18.32.010 and 18.84.560 authorize the Zoning Administrator to hear and decide on applications for approval of variances, exceptions to fence regulations, large day care homes, small recycling facilities, and wireless telecommunications collocation facilities. PMC section 18.10.100 directs the Zoning Administrator to notify the Planning Commission of his or her intent to schedule and conduct a public hearing on any application for which the Zoning Administrator is authorized to act, prior to the Zoning Administrator acting on the application.

Planning Commission Staff Report
Notice of Intent to Conduct ZA Hearing
May 28, 2019

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notice of Intent.

ATTACHMENTS:

1. Notice of Intent: Acupuncture & Herbal Medicine, AP-19-1422 (ZA).

Prepared by: Kristin Pollot, AICP, Zoning Administrator

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

Acupuncture & Herbal Medicine, AP-19-1422 (ZA).

This is an application filed by Joanne Fanucchi requesting Zoning Administrator approval to operate a medical services office (limited to acupuncture and herbal medicine) from her single-family residence located at 53 Alvarado Avenue, in the RS-5 (Single-Family Residential, 5,000 sf min. lot size) District. Assessor's Parcel Number 087-063-026.

Note: Planning Commission acknowledgment of this notice does not approve the requested use. A separate public hearing will be held before the Zoning Administrator.

This project is delegated to the Zoning Administrator under Pittsburg Municipal Code (PMC) section 18.50.410.

FANUCCHI
53 ALVARADO AVE
Pittsburg ~~CA~~

4.5'

S

1/2 bath

7'



Door

W

17'

outside Door

Treatment Room

10'

10'

N ← 232 ALVARADO →