



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

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the meeting of the Planning Commission will be conducted electronically through Zoom and broadcast live through Granicus on the City's website which can be located on the [Streaming Media](#) page. If you do not have internet access, the meeting will also be available to the public in a listening-only mode via telephone call-in line. To listen to the meeting, dial 1 (669) 900-6833. When prompted, dial in the Webinar ID, 827 6109 1578 and Password 086252.

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

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

To Participate in Public Comment During the Meeting:

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

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



City of Pittsburg Planning Commission Agenda

June 8, 2021

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

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

Planning Commission Members

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

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

The Commission requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the Council Chamber. Please 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, is considered counterproductive and will not be tolerated.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

- 1. Minutes**
Minutes of April 27, 2021

PUBLIC HEARINGS

- 2. Recommendation on Adoption of Amendments to Title 18 of the Pittsburgh Municipal Code for Miscellaneous Zoning Code Updates**

This is a public hearing to consider a recommendation for City Council approval of amendments to Title 18 ("Zoning") of the Pittsburgh Municipal Code (PMC) in order to clarify minor inconsistencies and ensure compliance with recently updated provisions of State Law. The proposed amendments would generally include updates to zoning definitions, parking requirements, screening requirements, and allowable use regulations to ensure clarity and consistency with State Law. These updates would apply city-wide.

COMMISSION CONSIDERATIONS

- 3. Recommendation on Adoption of Five-Year Capital Improvement Program (CIP) – General Plan Consistency Determination**

This is a request for the Planning Commission to determine whether the projects in the proposed Five-Year CIP are consistent with the City's General Plan.

ZONING ADMINISTRATOR REPORTS

- 4. Notice of Intent to Exercise Delegated Design Review Authority**
The Zoning Administrator submits two notices of intent to exercise delegated design review authority for: 1) changes to the parking lot and placement of ancillary structures at 375 Central Avenue, in the CS (Service Commercial) District (APN: 086-131-005); and 2) exterior façade improvements, interior commercial and residential improvements, and ancillary site improvements at 14 East 4th Street in the CP (Pedestrian Commercial) District (APNs: 085-104-004 and -009).

STAFF COMMUNICATIONS

COMMITTEE REPORTS / COMMISSIONER COMMENTS

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**

April 27, 2021

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for April 27, 2021 was conducted telephonically through Zoom with broadcasting live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber was not open for the meeting. Council Members participated telephonically or through Zoom and were not physically present in the Council Chamber.

Chair Moreno called the meeting of the Pittsburg Planning Commission to order at 7:10 p.m. on Tuesday April 27, 2021, via Zoom teleconference.

ROLL CALL

Present: Chair Moreno, Vice-Chair Coniglio, Commissioners Foster, Moreno, Perkins, Popova, Robinson

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

PLEDGE OF ALLEGIANCE

Commissioner Coniglio led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were none.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

1. Minutes of April 13, 2021

On motion by Commissioner Foster, seconded by Commissioner Robinson to approve the Minutes of April 13, 2021, and carried unanimously.

PUBLIC HEARINGS

2. Dos Cuñados Market Expansion and Amendments to Pittsburg Properties Master Sign Program, AP-21-1554 (UP, SR)

A public hearing on an application by Amen Saleh requesting: 1) approval of a use permit to allow a 995-square-foot expansion of an existing convenience store; and 2) approval of amendments to an existing master sign program for Pittsburg Properties located at 3105 Railroad Avenue, in the CN (Neighborhood Commercial) District. Assessor's Parcel No. 088-065-026.

Assistant Planner Dacey gave a presentation.

Applicants Amen Saleh spoke on behalf of the project.

Chair Moreno opened the public hearing.

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

On motion by Commissioner Coniglio and seconded by Commissioner Foster to approve the application and carried unanimously.

3. San Marco Commercial Center Project – Phase I, AP-18-1349 (UP, DR)

A public hearing on a request for use permit and design review approval of plans to construct the first phase of a new commercial center on a 3.69-acre site located at the southeast corner of San Marco Boulevard and W. Leland Road in the San Marco PD (Planned Development, Ordinance 12-1362) District. Assessor's Parcel Nos. 094-050-065 and 066. The first phase would consist of an approximately 30,499-square-foot anchor tenant building to be occupied by a potential grocery store or retail tenant. The remaining phases would require subsequent approvals and could include a full-service restaurant and another restaurant with drive-through service. At this time, the applicant is only requesting a use permit and design review approval for Phase I.

Acting Planning Manager Rojas gave a presentation.

Applicants Louis Parsons and Doug Messner spoke on behalf of the project.

Chair Moreno opened the public hearing.

Public comment was received through email from the following and were read aloud:

Kathleen West, Pittsburg
Bruce Ohlson, Pittsburg

Public comment was received through call-in from the following:

Jonathon Mendoza, Pittsburg

There being no one to speak further, Chair Moreno closed the public hearing.

On motion by Commissioner Robinson with the added conditions to ensure consistency with design review guidelines to eliminate blank walls and provide supplemental studies for traffic and pedestrian safety, and seconded by Commissioner Perkins to approve the application and carried by the following vote:

AYES:	Coniglio, Foster, H. Moreno Jr., Perkins, Robinson, C. Moreno
NAYES:	Popova
ABSTAIN:	None
ABSENT:	None

ZONING ADMINISTRATOR REPORT

There were none.

STAFF COMMUNICATIONS

Acting Planning Manager/Secretary Hector Rojas said his farewells to the Planning Commission as he has accepted a job offer and will no longer be working for the city.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

Commissioner Robinson reported on the Land Use Subcommittee Meeting held April 16.

ADJOURNMENT

The meeting was adjourned at 9:06 p.m. to May 11, 2021.

Respectfully Submitted,

Jordan Davis, Planning Manager/Secretary

MeetingComments

From: Kathleen West <skwest4@att.net>
Sent: Tuesday, April 27, 2021 8:11 AM
To: meetingcomments@ci.pittsburg.ca.us
Subject: Agenda Item #3 Public comments on the San Marco Commercial Center

****External Sender: Use caution before opening links or attachments****

To the planning commission

The concerns below were shared in our neighborhood e-mail. I concur with them. Placing a park near a shopping center where children and families frequently come and go is a set up for traffic accidents and pedestrian injuries-but unfortunately is the choice the planning commission has already made. As such, the city now has the opportunity and responsibility to improve this project so it optimizes the benefits for the community, addresses safety issues rather than cater to any builder/ business who will invest in Pittsburg. Please take the time to relook at the issues raised and address them. We already have a cross walk on Leland that was only put there after our neighborhood group lobbied for it after a pedestrian was killed walking across the street. You have the opportunity now rather than later to try to ensure something like that doesn't happen again.

Please enter my comments into the meeting notes as I will be unable to attend the zoom meeting.

Thank you for your consideration of this matter

Kathleen West
1783 Peachwillow St
skwest4@att.net
925 709-1603

1) The current plans include a new car driveway and pedestrian stairs along San Marco Blvd. (between West Leland and Santa Teresa Drive). For those that enjoy walking on the eastern side of San Marco Blvd., you will now have cars entering and exiting the new commercial center where currently there is no driveway intersection. Possible solutions: Move this driveway to West Leland (or require the City to add more pedestrian safety measures like crosswalk, lights/beacons, speed bumps, etc. to bring attention to cars entering/exiting the new commercial center). The pedestrian stairs are a great addition (but it would be nice if there was a path to cut through to the Park to avoid cars on San Marco and West Leland). 2) Large trucks would use the existing driveway between San Marco Commercial Center and Ray Giacomelli Park. There are plenty of pedestrians (and children) that walk, ride bikes, etc. across the driveway to access the park. Solution: The City should either move the truck loading dock at the future shopping center to a different location to avoid driveway close to park or restrict the hours trucks can enter/exit the driveway to avoid pedestrians (and particularly small children). 3) The current proposal shows a drive through restaurant (i.e., with idling cars and car exhaust) next to the park. Solution: The City should require that the future drive through restaurant be placed away from the park. The conclusion/take away: the City should use its power to improve and refine projects before approving them. I've heard in different City forums that the City and residents want shopping centers like "the Veranda" closer to San Marco - that requires public participation and thoughtful review that addresses neighborhood concerns and safety of all in the neighborhood, including pedestrians and cyclists. ~~The San Marco Commercial Center is on the Pittsburg Planning Commission Agenda this Tuesday, April 27, 2021 at 7pm. To speak at the Planning Commission, you must~~

Right now

Bruce Ole Ohlson [bruceoleohlson@hotmail.com]

Sent: Tuesday, April 27, 2021 7:41 PM

To: meetingcomments

****External Sender: Use caution before opening links or attachments****

Planning Commissioners and Staff:

Please include a condition of approval that several bicycle charging stations be included in the San Marco grocery store development.

I appreciate all the trees on the site.

Keep up the good work.

Thank you

~Ole

Bruce "Ole" Ohlson

Bike East Bay

Delta Pedalers Bicycle Club

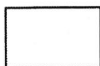
Contra Costa Countywide Bicycle Advisory Committee

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



Virus-free. www.avg.com

additional comment

Bruce Ole Ohlson [bruceoleohlson@hotmail.com]

Sent: Tuesday, April 27, 2021 7:55 PM

To: meetingcomments

****External Sender: Use caution before opening links or attachments****

 Since we are adjusting the right turn lane from San Marco to Leland, how about adding a bicycle lane between the turn lane and the through lane?

Thank you.

~Ole

Bruce "Ole" 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

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**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 8, 2021**

**ITEM: Recommendation on Adoption of Amendments to Title 18 of the
Pittsburg Municipal Code for Miscellaneous Zoning Code Updates.**

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

SUBJECT: This is a public hearing to consider a recommendation for City Council approval of amendments to Title 18 (“Zoning”) of the Pittsburg Municipal Code (PMC) in order to clarify minor inconsistencies and ensure compliance with recently updated provisions of State Law. The proposed amendments would generally include updates to zoning definitions, parking requirements, screening requirements, and allowable use regulations to ensure clarity and consistency with State Law. These updates would apply city-wide.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10164 recommending City Council approval of the proposed zoning text changes.

BACKGROUND:

The current PMC allows for recreational vehicles to be stored on a paved surface for no more than 72 hours in any single 30-day period, or if the RV is “not visible” (i.e., stored in a garage or completely screened from view by a fence, wall or landscaping). Staff conducted a survey of RV Storage uses in the City and found no vacancies.

Under the current PMC, large family day care uses require Zoning Administrator approval for those that do not meet four specific limitations: (1) outdoor activities shall not occur before 8:00 a.m. on weekdays and 9:00 a.m. on weekends, and shall not occur after 9:00 p.m. any day of the week; (2) a minimum of one paved off-street drop-off/pick-up parking space is provided on site (note, this is in addition to any required parking for the residential unit); (3) the off-street parking space is reserved exclusively for child loading and drop-off during all hours of operation, and parents shall be provided notice about the availability of the designated drop-off/pick-up location; and (4) the use is separated from other large family day care homes by a minimum of 300 feet in all directions. In 2019, the State Legislature enacted Senate Bill 234 to require that a large family daycare home, serving seven to 14 children, be treated as residential use of the property for purposes of local ordinances. The intent of the state law is to facilitate the availability of good, cost-effective childcare in a home environment in the neighborhood.

Regarding mobile food vendors, currently the PMC states that mobile food vendors have a time limit imposed to “remain on a site for no more than 30 minutes in a 24-hour period.” In 2018, the State Legislature enacted Senate Bill 946, which limits the

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authority of local government to regulate sidewalk vending. State law allows local restrictions only if the requirements are directly related to objective health, safety, or welfare concerns.

Because the city's 30-minute time limit is not presently supported by findings that the regulation is related to "objective health, safety, or welfare concerns," staff proposes elimination of the restriction.

In addition to the above sections, Planning Staff has noticed inconsistencies in the PMC that the proposed amendments would correct. Other proposed amendments codify interpretations made by Planning Staff and would merely be declaratory of existing law.

On January 28, 2020, the Land Use Subcommittee held a meeting and discussed potential updates to the PMC that would help provide clarity for the public on recurring code enforcement issues. Staff received direction related to the storage of recreational vehicles (RVs) on private, residentially zoned property.

On April 28, 2020, the Planning Commission voted by minute order (with a 6 to 1 vote) to initiate a zoning study to amend PMC Title 18 as it relates to recreational and commercial vehicle storage requirements in residential districts. Following the April 28, 2020 meeting, staff discovered a variety of other miscellaneous "clean-up" amendments needed to ensure that Title 18 is consistent with recently updated provisions of State Law and clarify requirements that may have been confusing.

On October 27, 2020, in accordance with PMC 18.10.020(b) the Planning Commission authorized staff to initiate an expanded study to review a variety of potential amendments to Title 18 of the PMC in order to address the concerns noted above and clarify any minor internal inconsistencies, while also ensuring compliance with recently updated provisions of State Law. The modifications were to generally include updates to zoning definitions, parking requirements, screening requirements, and allowable use regulations.

Since that time, staff has reviewed applicable new state laws, and associated standards adopted in other cities. The resulting draft ordinance update (Attachment 1A) has also been reviewed by all impacted City departments/divisions, including Code Enforcement, Engineering, Building, City Manager's Office and the City Attorney's Office.

PROJECT DESCRIPTION:

The proposed amendments to PMC Title 18 would:

1. allow outdoor RV storage at a private residence if kept behind a minimum six-foot tall fence, wall or landscaping;
2. better align PMC regulations related to the commercial vehicle types that may be stored at a private residence in conjunction with a home occupation permit;

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3. clarify acceptable parking locations for vehicles in association with a home occupation permit stored onsite (to ensure they are only located within an approved driveway space or other paved surface, within the property boundaries of the site);
4. establish a commercial parking exception process for new uses that can demonstrate a reduced parking demand (through a professional parking demand study);
5. clarify that all new transformer or junction boxes be fully screened, unless deemed infeasible by the City Engineer;
6. add “food shops” classification to the list of businesses allowed to host live entertainment, subject to conditions;
7. permit large family daycares in all residential zoning districts, in compliance with state law;
8. ensure that mobile food vendor regulations are consistent with State Law;
9. establish a definition and regulations for “Food Pantry” uses; and
10. clarify outdoor food preparation regulations to ensure consistency with Contra Costa County Health Department requirements.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The proposed amendments are consistent with the objectives, policies, general land uses and programs in the General Plan, and comply with state law. Specifically, amendments to section 18.80.025.B.2, ‘Utility Equipment,’ support Land Use Element Policy 2-P-20, which would require undergrounding of utility service/transformer boxes, and any other type of utility boxes, in new residential subdivisions. Permitting large family daycares in all residential zoning districts would support Growth Management Element 3-G-1, by helping to balance development of housing options and job opportunities, providing the opportunity to approve more large family day cares.

All of the other revisions proposed are primarily intended to eliminate existing inconsistencies within the code and with state law and codify existing staff interpretations, and in general adhere to good planning practices. Further, the amendments proposed would enable the Planning Division to provide more efficient and consistent information and/or guidance to the general public related to specific land uses and code enforcement items. These additional amendments are minor and administrative in nature, and while there are no General Plan policies that specifically address the changes, they are intended to continue support the policies currently in place, and thus can be considered consistent with the General Plan.

Zoning: California Government Code sections 65853 – 65855, and PMC sections 18.48.010 – 18.48.060, identify the procedures for processing zoning amendments. As

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identified in these code sections, the Planning Commission is the recommending body for zoning changes, with final decision-making authority assigned to the City Council.

Pursuant to PMC sections 18.16.020 and 18.48.030, the Planning Commission shall include written findings to support any recommendation it makes to the City Council to amend the Municipal Code.

Required Findings: In order to recommend approval of an amendment to the Zoning Ordinance, the Planning Commission must find (in accordance with PMC Section 18.48.030) that:

1. The changes proposed are consistent with the objectives, policies, general land uses and programs specified in the General Plan.
2. In the case of a base district, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed.
3. A community need is demonstrated for the change proposed.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice.

Environmental: This amendment of the municipal code is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule of applicability of the state CEQA Guidelines, section 15061, in that the activity in question consists of zoning text changes that would not result in a physical impact on the environment. The proposed revisions to the zoning code do not include any mapping changes that would allow new uses in areas not previously permitted, and the text changes/clarifications proposed would not result in any direct significant negative physical impacts on the environment.

Public Notice: On or prior to May 29, 2021, notice of the June 8, 2021, public hearing to consider this application was published in the East County Times, posted at City Hall, and on the "Public Notices" section of the City's website, and was mailed via first class or electronic mail to individuals 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 citywide on www.nextdoor.com ("Nextdoor").

ANALYSIS:

Staff believes that the state mandated changes in regulations for the above-mentioned PMC sections are consistent with the listed objectives, policies, and programs set forth in the General Plan and the base zoning districts. The proposed amendments comply

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with state law and are expected to result in more clarity for the public and a decrease in Code Enforcement complaints received. Further, amendments related to large family daycares would help to provide business opportunities for residents in Pittsburg, while also providing a necessary service for working parents.

RECOMMENDATION:

Move to adopt Resolution No. 10164, recommending City Council approval of the proposed text changes to Title 18 of the Pittsburg Municipal Code.

ATTACHMENTS:

1. Proposed Resolution No. 10164
2. Senate Bill 234
3. Senate Bill 946
4. Public Hearing Notice

Prepared by: Celina Palmer, Assistant Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Recommending the City Council Adopt	)	
Amendments to Title 18 of the Pittsburgh	)	
Municipal Code	)	Resolution No. 10164

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On January 28, 2020, the Land Use Subcommittee held a meeting and discussed potential updates to the Pittsburgh Municipal Code (PMC) that would help provide clarity for the public on recurring code enforcement issues. Staff received direction related to the storage of recreational vehicles (RVs) on private residentially zoned property.
- B. On April 28, 2020, in accordance with PMC 18.10.020(b), the Planning Commission authorized staff to initiate a study to review the text of PMC section 18.78.070, "Parking or Storage of Vehicles and Vessels."
- C. After the April 28, 2020 Planning Commission meeting, staff identified other miscellaneous "clean-up" amendments would be needed to ensure Title 18 of the PMC is consistent with recent amendments to State Law and to clarify requirements that may have been confusing.
- D. On October 27, 2020, in accordance with PMC 18.10.020(b), the Planning Commission authorized staff to initiate an expanded study to review a variety of potential amendments to Title 18 of the PMC in order to address the concerns listed above and clarify minor inconsistencies while also ensuring compliance with recently amended State Law. The modifications generally include updates to zoning definitions, parking requirements, screening requirements, and allowable use regulations.
- E. PMC section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed changes to zoning text amendments.
- F. In order to recommend approval of a zoning text amendment, the Planning Commission must find (in accordance with PMC sections 18.16.020 and 18.48.030) that:
 - 1. the amendments are consistent with the objectives, policies, general land uses and programs in the General Plan;
 - 2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;

3. there is a community need for the change proposed; and
 4. the change will be in conformity with the public convenience, general welfare, and good zoning practice.
- G. This project is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule of applicability of the state CEQA Guidelines, section 15061, in that the activity in question consists of zoning text changes that would not result in a physical impact on the environment. The proposed revisions to the zoning code do not include any mapping changes that would allow new uses in areas not previously permitted, and the text changes/clarifications proposed would not result in any direct significant negative physical impacts on the environment.
- H. On or prior to May 29, 2021, in accordance with Government Code sections 65853 and PMC section 18.14.020, a "Notice of Public Hearing" for the June 8, 2021, public hearing on this item was published in the East County Times; was posted at City Hall and in the "Public Notices" section of the city website; and was mailed via first class or electronic mail to local service agencies whose services might be significantly affected by this project, and to individuals who had previously filed written request for such notice.
- I. On June 8, 2021, the Planning Commission held a duly noticed public hearing to consider recommendation for City Council approval of amendments to PMC Title 18.

Section 2. Findings

- A. Based on the Planning Commission staff report entitled, "Recommendation on Adoption of Amendments to Title 18 of the Pittsburg Municipal Code for Miscellaneous Zoning Code Updates," dated June 8, 2021, 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. This project is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule of applicability of the state CEQA Guidelines, section 15061, in that the activity in question consists of zoning text changes that would not result in a physical impact on the environment. The proposed revisions to the zoning code do not include any mapping changes that would allow new uses in areas not previously permitted, and the text changes/clarifications proposed would not result in any direct significant negative physical impacts on the environment.
 3. The proposed amendments regarding modifications to the PMC are

consistent with the objectives, policies, general land uses and programs in the General Plan, and would help ensure consistency with state law. Most specifically, Land Use Element Policy 2-P-20, requiring undergrounding of utility service/transformer boxes, and Growth Management Element 3-G-1, by helping to balance development of housing options and job opportunities.

4. The proposed text amendments will take effect City-wide. Amendments related to food pantries, specialty food markets, mobile vendors, and temporary commercial entertainment uses will not conflict with any base district land use or development regulations. Amendments proposed related to large family day cares will eliminate existing inconsistencies by aligning those requirements with state law. Additional regulations regarding home occupations, off-street parking, storage of vehicles and vessels, and mechanical and utility equipment provide clarification and will not conflict with any base district land use or development regulations.
 5. There is a community need for the proposed changes regarding large family daycares; in that, permitting large family day cares in all residential areas can provide a service to working parents in the City and provide additional business opportunities for residents. The remaining changes proposed will eliminate existing inconsistencies within the code and with state law and codify existing staff use determinations, and in general adhere to good planning practices. Further, the amendments proposed will enable the Planning Division to provide more efficient and consistent information and/or guidance to the general public related to specific land uses and code enforcement items.
 6. The proposed changes will be in conformity with the public convenience, general welfare, and good zoning practice, in that the proposed amendments will further implement policies of the General Plan, eliminate existing inconsistencies in the municipal code, and help ensure consistency with state law.
 7. Based on the staff report and associated information, and based on the written and oral testimony presented at the public hearing, the Planning Commission further finds that the draft amendments to the PMC comply with state law and are expected to result in more clarity for the public and a decrease in Code Enforcement complaints received.
- B. The Staff Report entitled, "Recommendation on Adoption of Amendments to Title 18 of the Pittsburgh Municipal Code for Miscellaneous Zoning Code Updates," dated June 8, 2021, 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 amending Pittsburgh Municipal Code,

Title 18, in order to read substantially as shown below (~~strikethrough~~ indicates deletion; ***bold italic*** indicates insertion):

Chapter 18.06, Article II, “Definitions” of the PMC is amended to include the following section:

18.06.328 Food Pantry.

“Food Pantry” means a use where free food and beverage items, excluding alcohol, are distributed to the public at any frequency more than 3 times per year, with no onsite consumption.

Section 18.08.080(12)(c), “Specialty Food Market” of the PMC is amended to read as follows:

c. Specialty Food Market. Establishment engaged in the sale of limited food items or product lines. This classification includes ***food pantry***, butcher shop, dry coffee or tea store, and meat or produce market.

Section 18.08.160(G), “Temporary use classifications” of the PMC is amended to read as follows:

G. Mobile Food Vendor. Sale of food or beverage items from a truck, push cart, wagon or similar vehicle that is self-contained for potable water, wastewater and power, but that is not on a permanent foundation. This classification includes only those vendors whose vehicles have obtained all appropriate permits from the county health department ~~and that remain on a site for no more than 30 minutes in a 24-hour period.~~ This classification excludes those vendors that impede vehicular or pedestrian circulation and excludes food sales occurring on public streets ~~as governed by Chapter 10.16 PMC.~~

The schedule in Section 18.50.010, “RR, RS-40, RS-10, RS-6, RS-5, RS-4, RM, RMD, RH and RHD districts – Land use regulations” of the PMC is amended to read as follows:

RR, RS-40, RS-10, RS-6, RS-5, RS-4, RM, RMD, RH AND RHD DISTRICTS – LAND USE REGULATIONS.

P = Permitted

U = Use Permit

T = Temporary Activity Permit

L = Limited (See Additional Use Regulations)

Z = Zoning Administrator Approval

– = Not Permitted

	RR	RS-40	RS-10	RS-6	RS-5	RS-4	RM	RMD	RH	RHD
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Day Care Home										
Large	L-163 P	L-163 P	L-163 P	L-163 P	L-163 P	L-163 P	L-163 P	L-163 P	L-163 P	L-163 P

L-163 —

~~Permitted; provided, that (1) outdoor activities shall not occur before 8:00 a.m. on weekdays and 9:00 a.m. on weekends, and shall not occur after 9:00 p.m. any day of the week; (2) a minimum of one paved off-street drop-off/pick-up parking space is provided on site (note, this is in addition to any required parking for the residential unit); (3) the off-street parking space is reserved exclusively for child loading and drop-off during all hours of operation, and parents shall be provided notice about the availability of the designated drop-off/pick-up location; and (4) the use is separated from other large family day care homes by a minimum of 300 feet in all directions, as measured from property line to property line. Zoning administrator approval required for any use that does not meet all of these requirements. Zoning administrator approval process (when required) shall adhere to the requirements of state law, including the California Child Day Care Facilities Act (California Health and Safety Code Section 1597.46(a)(3)), as amended from time to time.~~

Section 18.50.405, “Standards for home occupation permit” of the PMC is amended to read as follows:

A home occupation permit may be issued only if the use meets all of the following conditions:

- A. The home occupation is not incompatible in any way with the residential character of the neighborhood;
- B. There is no external evidence of its operation;
- C. The use conforms to all of the following conditions:
 1. Only a resident of the dwelling unit may be engaged or employed in the home occupation;
 2. The primary function of the home occupation will not necessitate providing services to customers or clients within or on the site of the dwelling unit. An exception to this condition is the provision of an educational service and the supply of goods or materials to be used in conjunction with the educational service if the educational service does not create a neighborhood nuisance by the generation of noise or pedestrian or vehicular traffic beyond that normal for the area in which the use is located;
 3. No goods, samples, materials or objects in connection with the operation of the home occupation may be stored or displayed on the site of the dwelling unit. This condition is not intended to prohibit the temporary interior storage of materials used in the operation of the home occupation;

provided, that the storage complies with subsection (C)(5) of this section and does not create a health or safety problem or neighborhood nuisance;

4. No goods, products, or items may be maintained and sold from the dwelling as an activity of the home occupation, except as provided by subsection (C)(2) of this section. This does not include an activity regulated under the temporary use section of this title;
5. Not more than 20 percent of the total floor area of the dwelling or 10 percent of the site may be used in conjunction with the home occupation;
6. No sign, nameplate, or any other form of advertising used in connection with the home occupation may be displayed on the site;
7. No structure, addition, alteration or remodeling of the dwelling is permitted in connection with the home occupation;
8. Access to that portion of the dwelling used for the home occupation may only be through the main entrance to the dwelling unit;
9. ~~One commercial motor vehicle, not exceeding a gross vehicle weight of 15,000 pounds, together with equipment, tools, and stock-in-trade may be maintained on site, provided such vehicle is used as the applicant's means of transportation and such tools and equipment are not used for the performance of services on the site and stock-in-trade is not sold from the site;~~ **No vehicle or vessel prohibited by Chapter 18.78.070 PMC shall be maintained on site, unless it meets one or more of the exceptions set forth in section 18.78.070.B PMC;**
10. No noise, dust, smoke, odor, nor electrical interference may be emitted in conjunction with the home occupation and the use must comply with the performance standards prescribed by Chapter 18.82 PMC.

Notwithstanding the requirements and conditions set forth in subsection (C), The planning staff may ~~refuse~~ **deny** a home occupation permit **request** ~~even though the use may technically qualify with all these conditions if it finds~~ **upon a finding** that there is the possibility that the use may disrupt the residential neighborhood or that it is not in keeping with the intent and purpose of a home occupation.

Section 18.50.415, "Uses not permitted as home occupations" of the PMC is amended to read as follows:

The following occupations or activities and every similar use when conducted on a commercial basis and performed on the site of the applicant's dwelling may not be considered a home occupation and therefore not permitted in an R district.

- A. The repair, manufacture, processing, or alteration of goods, materials, objects, or equipment. However, dressmaking, tailoring and the manufacturing of arts and crafts items or the creation of artistic works, intended for off-site sale in which no equipment or process is used which creates an adverse impact on the neighborhood is permitted if the activity complies with PMC 18.50.405. This provision is also not intended to exclude the creation or processing of clerical, graphic, computer-generated, or administrative associate products;

- B. A use involving food handling, processing, or packing, **except as permitted under Health and Safety Code section 113758 as a Cottage Food Operation**;
- C. Harboring, training, or raising animals, with the exception of the breeding and selling of no more than two litters or broods of domestic animals in any calendar year;
- D. Either major or minor vehicle equipment repair or painting, including off-site mobile services. However, windshield or glass repair and minor dent removal are permitted; provided, that the service does not necessitate removal or replacement of any automobile body panel, engine part or paint; and provided, that the activity complies with the provisions of PMC 18.50.205 and 18.50.405;
- E. Sale or servicing of firearms or ammunition;
- F. Automobile washing and detailing, including off-site mobile services.

The schedule in Section 18.52.010, "CO, CN, CC, CS, CSD, CW and CP districts – Land use regulations" of the PMC is amended to read as follows:

CO, CN, CC, CS, CSD, CW AND CP DISTRICTS – LAND USE REGULATIONS.

P = Permitted
 U = Use Permit
 T = Temporary Activity Permit
 L = Limited (See Additional Use Regulations)
 Z = Zoning Administrator Approval
 – = Not Permitted

	CO	CN	CC	CS	CSD	CW	CP
Alcoholic beverage establishment or restaurant with live entertainment	-	U	U	U	U	U	L-129
L-129	"Permitted for live or recorded music in full-service, and self-service restaurants, and/or food shops , between the hours of 10:00 a.m. and 10:00 p.m.; provided, that the noise generated is not audible beyond the property line or lease space for the use. When the						

	provisions above are not met, a conditional use permit, special event permit or temporary activity permit is required.”
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The schedule in Section 18.53.020, “M district – Land use regulations” of the PMC is amended to read as follows:

M DISTRICT – LAND USE REGULATIONS.

P = Permitted
U = Use Permit
T = Temporary Activity Permit
L = Limited (See Additional Use Regulations)
Z = Zoning Administrator Approval
– = Not Permitted

	M
Alcoholic beverage establishment or restaurant with live entertainment	L-129
L-129	“Permitted for live or recorded music in full-service, and self-service restaurants, and/or food shops , between the hours of 10:00 a.m. and 10:00 p.m.; provided, that the noise generated is not audible beyond the property line or lease space for the use. When the provisions above are not met, a conditional use permit, special event permit or temporary activity permit is required.”

Section 18.78.040, “Off-street parking and loading spaces required by type of use” of the PMC is amended to include the following section:

H. Subject to approval of a use permit, the net number of parking spaces required in Schedule A of this section may be reduced by up to 25 percent. A use permit for a parking reduction under this section may be granted only after a determination that:

- 1. The applicable findings required for approval of a use permit under section 18.16.040 can be made;***
- 2. As demonstrated by a parking study, due to special circumstances, such as the nature of the use, proximity to transit, transportation characteristics of the use, or implementation of a transportation demand management***

- program, there will be a reduced demand and/or need for parking at the site; and*
- 3. The applicant has demonstrated that the project could provide additional parking in the future if the parking demand increases.**

Section 18.78.070, "Parking or storage of vehicles and vessels" of the PMC is amended to read as follows:

- A. Prohibition. No person may park or store any of the following vehicles, vessels or items on public or private property in a district except as provided in subsection (B) of this section:

1. Airplane;
- ~~2. Boat;~~
- ~~3~~2. Bus;
- ~~4. Camper;~~
- ~~5. Camp car or house car;~~
- ~~6. Carry all;~~
- ~~7~~3. Golf cart;
- ~~8~~4. Implements of husbandry;
- ~~9~~5. Mobile home;
- ~~10~~6. Recreational vehicle **and watercraft (including, but not limited to, a boat, camper, camp car or house car, or carry all);**
- ~~11~~7. Semitrailer;
- ~~12~~8. Tow car;
- ~~13~~9. Trailer;
- ~~14~~10. Travel coach;
- ~~15~~11. Travel trailer;
- ~~16~~12. Truck (except a pickup truck with a gross vehicle weight of 15,000 or fewer pounds);
- ~~17~~13. Truck tractor;
- ~~18~~14. Utility trailer;
- 15. Portable storage pod.**

The definitions of the enumerated vehicles and vessels are those set forth in the Vehicle Code or (if not defined) by common usage.

- B. Exceptions. Notwithstanding the prohibition in subsection (A) of this section, a vehicle or vessel referred to in subsection (A) of this section may be parked or stored if it meets one of the following conditions:
1. It is parked or stored on a paved surface for less than 72 hours total in any 30-day period on a parcel in a permitted location. This exception does not apply to a commercial vehicle;
 2. It is not visible by being maintained in a garage or other building or behind a fence, wall or landscaping; or, **in the case of a recreational vehicle, stored behind a minimum six-foot tall fence; or**

3. For pick-up or delivery, the loading or unloading of a commercial vehicle is permitted for up to five hours subject to PMC 10.16.130.

Section 18.80.025, "Mechanical and utility equipment" of the PMC is amended to read as follows:

- A. Mechanical Equipment. Except as provided in subsection (B) of this section, exterior mechanical equipment (except solar collectors and operating mechanical equipment in the IG district located more than 50 feet from an R, C, GS, PD or OS district boundary) must be screened from view on all sides. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing line and ductwork. Satellite receiving antenna must be screened as prescribed by PMC 18.84.615. The city may require screening of the top of equipment if necessary to protect a significant view.
- B. Utility Equipment.
 1. Utility Meters. A utility meter must be screened from view from the public right-of-way, but need not be screened on top or when located on the interior side of a single-family dwelling or duplex. A water meter located in a required front yard or in a corner side yard must be enclosed in a subsurface vault.
 2. Utility Transformers and Junction Boxes. ~~A~~**All new** transformer or junction boxes ~~shall~~ may be placed in a subsurface vault. **For new projects, developer shall underground existing and required on and off-site utilities as set forth in Title 17 of the Pittsburgh Municipal Code, or as deemed necessary by the City Engineer. The City Engineer shall determine whether undergrounding is not feasible and if so, is authorized to allow above ground utilities.** ~~or, if~~ **If** mounted aboveground, **utility transformers and junction boxes** must be obscured from view by landscaping, architecturally designed and painted enclosures, or screening. The city may require an alternate location, method of screening or placement in a subsurface vault if necessary to protect site aesthetics or safety.
- C. Screening Specifications. Screening material may have evenly distributed openings or perforations not exceeding 50 percent of the surface area and must effectively screen mechanical equipment so that it is obscured from a street or adjoining lot.

Section 18.84.430, "Where permitted" of the PMC is amended to read as follows:

Temporary outdoor sales or storage is subject to the permit requirements outlined by the base district land use regulations applicable to the site. Outdoor sales and storage for uses other than for a temporary period of time require a use permit in those applicable base districts unless otherwise specifically permitted in an IG district. Outdoor food service accessory to an eating and drinking establishment is permitted subject to approval of an outdoor dining permit. ~~However, no outdoor~~ **Outdoor** preparation of food or beverages is **for a temporary period of time may only be permitted in conjunction with a temporary activity permit or special event permit, subject to approval from Contra Costa County Health Department.** A use permit,

temporary activity permit or outdoor dining permit, for outdoor storage, display or food service, may require yards (PMC 18.06.745), screening, or planting areas necessary to prevent adverse impacts on surrounding properties and to the visual character of scenic corridors identified in the general plan. If these impacts cannot be prevented, the city shall deny the outdoor dining permit.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 8th day of June 2021, 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. 10164 was adopted by the Planning Commission of the City of Pittsburg on June 8, 2021.

JORDAN DAVIS, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Senate Bill No. 234

CHAPTER 244

An act to amend Sections 1596.72, 1596.73, 1596.78, 1597.30, 1597.45, and 1597.54 of, to add Sections 1597.41, 1597.42, and 1597.455 to, to repeal Section 1597.47 of, and to repeal and add Sections 1597.40, 1597.46, and 1597.543 of, the Health and Safety Code, relating to family daycare homes.

[Approved by Governor September 5, 2019. Filed with Secretary of State September 5, 2019.]

LEGISLATIVE COUNSEL'S DIGEST

SB 234, Skinner. Family daycare homes.

Under existing law, the California Child Day Care Facilities Act, the State Department of Social Services licenses and regulates family daycare homes. Under existing law, a small family daycare home, which may provide care for up to 8 children, is considered a residential use of property for purposes of all local ordinances. Existing law authorizes a city, county, or city and county to either classify a large family daycare home, which may provide care for up to 14 children, as residential use of the property or to provide a process for applying for a permit to use the property as a large family daycare home.

This bill would instead require a large family daycare home to be treated as a residential use of property for purposes of all local ordinances.

Existing law makes void every provision in a written instrument entered into relating to real property that purports to forbid or restrict the conveyance, encumbrance, leasing, or mortgaging of the real property for use or occupancy as a family daycare home for children and every restriction or prohibition in a written instrument as to the use or occupancy of the property as a family daycare home.

This bill would also make void an attempt to deny, restrict, or encumber the conveyance, leasing, or mortgaging of real property for use or occupancy as a family daycare home and a restriction related to the use or occupancy of the property as a family daycare home. The bill would prohibit a property owner or manager from refusing to sell or rent, or refusing to negotiate for the sale or rental of, or otherwise making unavailable or denying, a detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling in which the underlying zoning allows for residential use to a person because that person is a family daycare provider. The bill would require the department to notify applicants for family daycare home licenses that specified housing discrimination remedies are available to a family daycare home provider, family daycare home provider applicant, or person who is claiming that any of these protections have been denied.

Existing law prohibits a local jurisdiction from imposing a business license, fee, or tax for the privilege of operating a small family daycare home.

This bill would extend that prohibition to large family daycare homes.

Existing law requires the State Fire Marshal to adopt building standards and regulations relating to the fire and life safety systems in family daycare provider homes.

This bill would require the State Fire Marshal to update those regulations in the next regulation adoption cycle, and every 3 years thereafter to conform to changes in these provisions. The bill would also require the State Fire Marshal to issue guidance on implementing the provisions prior to the publication of regulations, but not later than January 1, 2021, and would authorize guidance to be issued annually thereafter in years when the specified regulations are not updated.

The bill would also make technical and conforming changes.

The people of the State of California do enact as follows:

SECTION 1. Section 1596.72 of the Health and Safety Code is amended to read:

1596.72. The Legislature finds all of the following:

(a) That child daycare facilities can contribute positively to a child's emotional, cognitive, and educational development.

(b) That it is the intent of this state to provide a comprehensive, quality system for licensing child daycare facilities to ensure a quality childcare environment.

(c) That this system of licensure requires a special understanding of the unique characteristics and needs of the children served by child daycare facilities.

(d) That it is the intent of the Legislature to establish within the State Department of Social Services an organizational structure to separate licensing of child daycare facilities from those facility types administered under Chapter 3 (commencing with Section 1500).

(e) That good quality childcare services are an essential service for working parents.

(f) California has a tremendous shortage of regulated childcare, and only a small fraction of families who need childcare have it. Parents should be able to support their families without having to sacrifice their child's well-being.

(g) With childcare, families have more options for jobs and education to improve their prospects. Good, affordable childcare gives children a strong start and creates opportunities for families and communities.

SEC. 2. Section 1596.73 of the Health and Safety Code is amended to read:

1596.73. The purposes of this act are to:

(a) Streamline the administration of childcare licensing and thereby increase the efficiency and effectiveness of this system.

(b) Encourage the development of licensing staff with knowledge and understanding of children and childcare needs.

(c) Provide providers of childcare with technical assistance about licensing requirements.

(d) Enhance consumer awareness of licensing requirements and the benefits of licensed childcare.

(e) Recognize that affordable, quality licensed childcare is critical to the well-being of parents and children in this state.

(f) Promote the development and expansion of regulated childcare.

SEC. 3. Section 1596.78 of the Health and Safety Code is amended to read:

1596.78. (a) “Family daycare home” means a facility that regularly provides care, protection, and supervision for 14 or fewer children, in the provider’s own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family daycare home or a small family daycare home.

(b) “Large family daycare home” means a facility that provides care, protection, and supervision for 7 to 14 children, inclusive, including children under 10 years of age who reside at the home, as set forth in Section 1597.465 and as defined in regulations.

(c) “Small family daycare home” means a facility that provides care, protection, and supervision for eight or fewer children, including children under 10 years of age who reside at the home, as set forth in Section 1597.44 and as defined in regulations.

(d) A small family daycare home or large family daycare home includes a detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling in which the underlying zoning allows for residential uses. A small family daycare home or large family daycare home is where the daycare provider resides, and includes a dwelling or a dwelling unit that is rented, leased, or owned.

SEC. 4. Section 1597.30 of the Health and Safety Code is amended to read:

1597.30. The Legislature finds and declares all of the following:

(a) The Legislature has a responsibility to ensure the health and safety of children in family homes that provide daycare.

(b) There is an extreme shortage of regulated family daycare homes in California, and the number has decreased significantly since 2008.

(c) There continues to be a growing need for child daycare facilities due to the increased number of working parents. Parents need childcare so they can work and attend school, and so their children can thrive.

(d) Many parents prefer childcare located in their neighborhoods in family homes.

(e) There should be a variety of childcare settings, including regulated family daycare homes, as suitable choices for parents.

(f) The licensing program to be operated by the state should be cost effective, streamlined, and simple to administer in order to ensure adequate care for children placed in family daycare homes, while not placing undue burdens on the providers.

(g) The state should maintain an efficient program of regulating family daycare homes that ensures the provision of adequate protection, supervision, and guidance to children in their homes.

(h) The state has a responsibility to promote the development and expansion of regulated family daycare homes to care for children in residential settings.

SEC. 5. Section 1597.40 of the Health and Safety Code is repealed.

SEC. 6. Section 1597.40 is added to the Health and Safety Code, to read:

1597.40. (a) It is the intent of the Legislature that family daycare homes for children should be situated in normal residential surroundings so as to give children the home environment that is conducive to healthy and safe development. It is the public policy of this state to provide children in a family daycare home the same home environment as provided in a traditional home setting.

(b) The Legislature declares this policy to be of statewide concern with the purpose of occupying the field. This act, the state building code, and the fire code, and regulations promulgated pursuant to those provisions, shall preempt local laws, regulations, and rules governing the use and occupancy of family daycare homes. Local laws, regulations, or rules shall not directly or indirectly prohibit or restrict the use of a facility as a family daycare home, including, but not limited to, precluding the operation of a family daycare home.

SEC. 7. Section 1597.41 is added to the Health and Safety Code, to read:

1597.41. (a) Every provision in a written instrument relating to real property that purports to restrict the conveyance, encumbrance, leasing, or mortgaging of the real property for use or occupancy as a family daycare home is void, and every restriction in that written instrument as to the use or occupancy of the property as a family daycare home is void.

(b) An attempt to deny, restrict, or encumber the conveyance, leasing, or mortgaging of real property for use or occupancy as a family daycare home is void. A restriction related to the use or occupancy of the property as a family daycare home is void. A property owner or manager shall not refuse to sell or rent, or refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling in which the underlying zoning allows for residential use to a person because that person is a family daycare provider.

(c) Except as provided in subdivision (d), a restriction, whether by way of covenant, contract, condition upon use or occupancy, or by transfer of title to real property, that restricts directly or indirectly limits the acquisition, use, or occupancy of a detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered

multifamily dwelling in which the underlying zoning allows for residential use as a family daycare home is void.

(d) (1) A prospective family daycare home provider who resides in a rental property shall provide 30 days' written notice to the landlord or owner of the rental property prior to the commencement of operation of the family daycare home.

(2) A family daycare home provider who has relocated an existing licensed family daycare home program to a rental property on or after January 1, 1997, may provide less than 30 days' written notice when the department approves the operation of the new location of the family daycare home in less than 30 days, or the home is licensed in less than 30 days, so that service to the children served in the former location not be interrupted.

(3) A family daycare home provider in operation on rental or leased property as of January 1, 1997, shall notify the landlord or property owner in writing at the time of the annual license fee renewal, or by March 31, 1997, whichever occurs later.

(4) Notwithstanding any other law, upon commencement of, or knowledge of, the operation of a family daycare home on an individual's property, the landlord or property owner may require the family daycare home provider to pay an increased security deposit for operation of the family daycare home. The increase in deposit may be required notwithstanding that a lesser amount is required of tenants who do not operate family daycare homes. The total security deposit charged shall not exceed the maximum allowable under existing law.

(5) Section 1596.890 does not apply to this subdivision.

(e) During the license application process for a small or large family daycare home, the department shall notify the applicant that the remedies and procedures in Article 2 (commencing with Section 12980) of Chapter 7 of Part 2.8 of Division 3 of Title 2 of the Government Code relating to fair housing are available to family daycare home providers, family daycare home provider applicants, and individuals who claim that any of the protections provided by this section or Section 1597.40, 1597.42, 1597.43, 1597.45, 1597.455, or 1597.46 have been denied.

(f) For the purpose of this section, "restriction" means a restriction imposed orally, in writing, or by conduct and includes prohibition.

(g) This section does not alter the existing rights of landlords and tenants with respect to addressing and resolving issues related to noise, lease violations, nuisances, or conflicts between landlords and tenants.

SEC. 8. Section 1597.42 is added to the Health and Safety Code, to read:

1597.42. The use of a home as a family daycare home, operated under the standards of state law, in a residentially zoned area shall be considered a residential use of property for the purposes of all local ordinances, regulations, and rules, and shall not fundamentally alter the nature of the underlying residential use.

SEC. 9. Section 1597.45 of the Health and Safety Code is amended to read:

1597.45. (a) The use of a home as a small or large family daycare home shall be considered a residential use of property and a use by right for the purposes of all local ordinances, including, but not limited to, zoning ordinances.

(b) A local jurisdiction shall not impose a business license, fee, or tax for the privilege of operating a small or large family daycare home.

(c) Use of a home as a small or large family daycare home shall not constitute a change of occupancy for purposes of Part 1.5 (commencing with Section 17910) of Division 13 (State Housing Law) or for purposes of local building codes.

(d) A small or large family daycare home shall not be subject to the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code.

(e) The provisions of this chapter do not preclude a city, county, or other local public entity from placing restrictions on building heights, setback, or lot dimensions of a family daycare home, as long as those restrictions are identical to those applied to all other residences with the same zoning designation as the family daycare home. This chapter does not preclude a local ordinance that deals with health and safety, building standards, environmental impact standards, or any other matter within the jurisdiction of a local public entity, as long as the local ordinance is identical to those applied to all other residences with the same zoning designation as the family daycare home. This chapter also does not prohibit or restrict the abatement of nuisances by a city, county, or city and county. However, the ordinance or nuisance abatement shall not distinguish family daycare homes from other homes with the same zoning designation, except as otherwise provided in this chapter.

(f) For purposes of this chapter, “small family daycare home or large family daycare home” includes a detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling in which the underlying zoning allows for residential uses. A small family daycare home or large family daycare home is where the family daycare provider resides, and includes a dwelling or dwelling unit that is rented, leased, or owned.

SEC. 10. Section 1597.455 is added to the Health and Safety Code, to read:

1597.455. (a) A small family daycare home shall not be subject to Article 1 (commencing with Section 13100) or Article 2 (commencing with Section 13140) of Chapter 1 of Part 2 of Division 12, except that a small family daycare home shall contain a fire extinguisher and smoke detector device that meet standards established by the State Fire Marshal.

(b) A small family daycare home for children shall have one or more carbon monoxide detectors in the facility that meet the standards established in Chapter 8 (commencing with Section 13260) of Part 2 of Division 12. The department shall account for the presence of these detectors during inspections.

SEC. 11. Section 1597.46 of the Health and Safety Code is repealed.

SEC. 12. Section 1597.46 is added to the Health and Safety Code, to read:

1597.46. (a) A large family daycare home shall abide by all standards, in addition to the requirements of the State Uniform Building Standards Code, that are specifically designed to promote fire and life safety in large family daycare homes. The State Fire Marshal shall adopt separate building standards specifically relating to the subject of fire and life safety in family daycare homes, which shall be published in Title 24 of the California Code of Regulations. These standards shall apply uniformly throughout the state and shall include, but not be limited to, all of the following:

(1) The requirement that a large family daycare home contain a fire extinguisher or smoke detector device, or both, that meets childcare standards established by the State Fire Marshal.

(2) Specification as to the number of required exits from the home.

(3) Specification as to the floor or floors on which childcare may be provided and the number of required exits on each floor.

(b) A large family daycare home for children shall have one or more carbon monoxide detectors in the facility that meet the standards established in Chapter 8 (commencing with Section 13260) of Part 2 of Division 12. The department shall account for the presence of these detectors during inspections.

(c) Enforcement of this section shall be in accordance with Sections 13145 and 13146. A city, county, city and county, or district shall not adopt or enforce a building ordinance or local rule or regulation relating to the subject of fire and life safety in large family daycare homes that is inconsistent with those standards adopted by the State Fire Marshal, except to the extent the building ordinance or local rule or regulation applies to all residences with the same zoning designation in which childcare is provided.

SEC. 13. Section 1597.47 of the Health and Safety Code is repealed.

SEC. 14. Section 1597.54 of the Health and Safety Code is amended to read:

1597.54. (a) All family daycare homes for children, shall apply for a license under this chapter, except that any home that, on June 28, 1981, had a valid and unexpired license to operate as a family daycare home for children under other provisions of law shall be deemed to have a license under this chapter for the unexpired term of the license, at which time a new license may be issued upon fulfilling the requirements of this chapter.

(b) An applicant for licensure as a family daycare home for children shall file with the department, pursuant to its regulations, an application on forms furnished by the department, which shall include, but not be limited to, all of the following:

(1) A brief statement confirming that the applicant is financially secure to operate a family daycare home for children. The department shall not require any other specific or detailed financial disclosure.

(2) (A) Evidence that the small family daycare home contains a fire extinguisher or smoke detector device, or both, that meets standards established by the State Fire Marshal under Section 1597.455, or evidence

that the large family daycare home meets the standards established by the State Fire Marshal under subdivision (a) of Section 1597.46.

(B) Evidence satisfactory to the department that there is a fire escape and disaster plan for the facility and that fire drills and disaster drills will be conducted at least once every six months. The documentation of these drills shall be maintained at the facility on a form prepared by the department and shall include the date and time of the drills.

(3) The fingerprints of any applicant of a family daycare home license, and any other adult, as required under subdivision (b) of Section 1596.871.

(4) Evidence of a current tuberculosis clearance, as defined in regulations that the department shall adopt, for any adult in the home during the time that children are under care. This requirement may be satisfied by a current certificate, as defined in subdivision (f) of Section 121525, that indicates freedom from infectious tuberculosis as set forth in Section 121525.

(5) Commencing September 1, 2016, evidence of current immunity or exemption from immunity, as described in Section 1597.622, for the applicant and any other person who provides care and supervision to the children.

(6) Evidence satisfactory to the department of the ability of the applicant to comply with this chapter and Chapter 3.4 (commencing with Section 1596.70) and the regulations adopted pursuant to those chapters.

(7) Evidence satisfactory to the department that the applicant and all other persons residing in the home are of reputable and responsible character. The evidence shall include, but not be limited to, a criminal record clearance pursuant to Section 1596.871, employment history, and character references.

(8) Other information as required by the department for the proper administration and enforcement of the act.

(c) Failure of the applicant to cooperate with the licensing agency in the completion of the application shall result in the denial of the application. Failure to cooperate means that the information described in this section and in regulations of the department has not been provided, or not provided in the form requested by the licensing agency, or both.

SEC. 15. Section 1597.543 of the Health and Safety Code is repealed.

SEC. 16. Section 1597.543 is added to the Health and Safety Code, to read:

1597.543. (a) The State Fire Marshal shall update the building and fire standards necessary to implement the sections of this chapter relating to life and fire safety, including, but not limited to, Sections 1597.455 and 1597.46, and shall publish the updates in the California Code of Regulations (CCR) in the next Title 19 and Title 24 CCR adoption cycle.

(b) Prior to the publication of the updates required by subdivision (a), but not later than January 1, 2021, the State Fire Marshal shall issue guidance on implementing the sections listed in subdivision (a).

(c) The State Fire Marshal shall update the regulations at least every three years to conform to changes in this chapter. The State Fire Marshal

may issue guidance on implementing this chapter annually in the years in which the regulations are not updated in Title 19 and Title 24 of the CCR.

O

Senate Bill No. 946

CHAPTER 459

An act to add Chapter 6.2 (commencing with Section 51036) to Part 1 of Division 1 of Title 5 of the Government Code, relating to sidewalk vendors.

[Approved by Governor September 17, 2018. Filed with
Secretary of State September 17, 2018.]

LEGISLATIVE COUNSEL'S DIGEST

SB 946, Lara. Sidewalk vendors.

Existing law authorizes a local authority, by ordinance or resolution, to adopt requirements for the public safety regulating any type of vending and the time, place, and manner of vending from a vehicle upon a street.

This bill would prohibit a local authority, as defined, from regulating sidewalk vendors, except in accordance with the provisions of the bill. The bill would provide that a local authority is not required to adopt a new program to regulate sidewalk vendors if the local authority has established an existing program that substantially complies with the provisions of the bill. The bill would apply these provisions to a chartered or general law city, county, or city and county.

The bill would require a local authority that elects to adopt a sidewalk vending program to, among other things, not require a sidewalk vendor to operate within specific parts of the public right-of-way, except when that restriction is directly related to objective health, safety, or welfare concerns, and not restrict sidewalk vendors to operate only in a designated neighborhood or area, except as specified. The bill would authorize a local authority to, by ordinance or resolution, adopt additional requirements regulating the time, place, and manner of sidewalk vending, as specified, if the requirements are directly related to objective health, safety, or welfare concerns. The bill would also authorize a local authority to prohibit sidewalk vendors in areas located within the immediate vicinity of a permitted certified farmers' market and a permitted swap meet, as specified, and to restrict or prohibit sidewalk vendors within the immediate vicinity of an area designated for a temporary special permit issued by the local authority, as specified. A violation would be punishable only by an administrative fine, as specified, pursuant to an ability-to-pay determination, and proceeds would be deposited in the treasury of the local authority.

The bill would require the dismissal of any criminal prosecutions under any local ordinance or resolution regulating or prohibiting sidewalk vendors that have not reached final judgment. The bill would also authorize a person who is currently serving, or who completed, a sentence, or who is subject to a fine, for a conviction of a misdemeanor or infraction for sidewalk

vending, as specified, to petition for dismissal of the sentence, fine, or conviction.

Existing constitutional provisions require that a statute that limits the right of access to the meetings of public bodies or the writings of public officials and agencies be adopted with findings demonstrating the interest protected by the limitation and the need for protecting that interest.

This bill would make legislative findings to that effect.

The people of the State of California do enact as follows:

SECTION 1. (a) The Legislature finds and declares all of the following:

(1) Sidewalk vending provides important entrepreneurship and economic development opportunities to low-income and immigrant communities.

(2) Sidewalk vending increases access to desired goods, such as culturally significant food and merchandise.

(3) Sidewalk vending contributes to a safe and dynamic public space.

(4) The safety and welfare of the general public is promoted by encouraging local authorities to support and properly regulate sidewalk vending.

(5) The safety and welfare of the general public is promoted by prohibiting criminal penalties for violations of sidewalk vending ordinances and regulations.

(6) This act applies to any city, county, or city and county, including a charter city. The criminalization of small business entrepreneurs, and the challenges that those entrepreneurs face as a result of a criminal record, are matters of statewide concern. Further, unnecessary barriers have been erected blocking aspiring entrepreneurs from accessing the formal economy, harming California's economy in the process, and disrupting the regulation of business, which is a matter of statewide concern. Moreover, California has an interest in the regulation of traffic, a matter of statewide concern, whether in ensuring the appropriate flow of traffic or in ensuring the safety of pedestrians on the road or the sidewalk.

(b) It is the intent of the Legislature to promote entrepreneurship and support immigrant and low-income communities.

SEC. 2. Chapter 6.2 (commencing with Section 51036) is added to Part 1 of Division 1 of Title 5 of the Government Code, to read:

CHAPTER 6.2. SIDEWALK VENDORS

51036. For purposes of this chapter, the following definitions apply:

(a) "Sidewalk vendor" means a person who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path.

(b) "Roaming sidewalk vendor" means a sidewalk vendor who moves from place to place and stops only to complete a transaction.

(c) “Stationary sidewalk vendor” means a sidewalk vendor who vends from a fixed location.

(d) “Local authority” means a chartered or general law city, county, or city and county.

51037. (a) A local authority shall not regulate sidewalk vendors except in accordance with Sections 51038 and 51039.

(b) Nothing in this chapter shall be construed to affect the applicability of Part 7 (commencing with Section 113700) of Division 104 of the Health and Safety Code to a sidewalk vendor who sells food.

(c) Nothing in this chapter shall be construed to require a local authority to adopt a new program to regulate sidewalk vendors if the local authority has established an existing program that substantially complies with the requirements in this chapter.

51038. (a) A local authority may adopt a program to regulate sidewalk vendors in compliance with this section.

(b) A local authority’s sidewalk vending program shall comply with all of the following standards:

(1) A local authority shall not require a sidewalk vendor to operate within specific parts of the public right-of-way, except when that restriction is directly related to objective health, safety, or welfare concerns.

(2) (A) A local authority shall not prohibit a sidewalk vendor from selling food or merchandise in a park owned or operated by the local authority, except the local authority may prohibit stationary sidewalk vendors from vending in the park only if the operator of the park has signed an agreement for concessions that exclusively permits the sale of food or merchandise by the concessionaire.

(B) Notwithstanding subparagraph (A), a local authority may adopt additional requirements regulating the time, place, and manner of sidewalk vending in a park owned or operated by the local authority if the requirements are any of the following:

(i) Directly related to objective health, safety, or welfare concerns.

(ii) Necessary to ensure the public’s use and enjoyment of natural resources and recreational opportunities.

(iii) Necessary to prevent an undue concentration of commercial activity that unreasonably interferes with the scenic and natural character of the park.

(3) A local authority shall not require a sidewalk vendor to first obtain the consent or approval of any nongovernmental entity or individual before he or she can sell food or merchandise.

(4) (A) A local authority shall not restrict sidewalk vendors to operate only in a designated neighborhood or area, except when that restriction is directly related to objective health, safety, or welfare concerns.

(B) Notwithstanding subparagraph (A), a local authority may prohibit stationary sidewalk vendors in areas that are zoned exclusively residential, but shall not prohibit roaming sidewalk vendors.

(5) A local authority shall not restrict the overall number of sidewalk vendors permitted to operate within the jurisdiction of the local authority,

unless the restriction is directly related to objective health, safety, or welfare concerns.

(c) A local authority may, by ordinance or resolution, adopt additional requirements regulating the time, place, and manner of sidewalk vending if the requirements are directly related to objective health, safety, or welfare concerns, including, but not limited to, any of the following:

(1) Limitations on hours of operation that are not unduly restrictive. In nonresidential areas, any limitations on the hours of operation for sidewalk vending shall not be more restrictive than any limitations on hours of operation imposed on other businesses or uses on the same street.

(2) Requirements to maintain sanitary conditions.

(3) Requirements necessary to ensure compliance with the federal Americans with Disabilities Act of 1990 (Public Law 101-336) and other disability access standards.

(4) Requiring the sidewalk vendor to obtain from the local authority a permit for sidewalk vending or a valid business license, provided that the local authority issuing the permit or business license accepts a California driver's license or identification number, an individual taxpayer identification number, or a municipal identification number in lieu of a social security number if the local authority otherwise requires a social security number for the issuance of a permit or business license, and that the number collected shall not be available to the public for inspection, is confidential, and shall not be disclosed except as required to administer the permit or licensure program or comply with a state law or state or federal court order.

(5) Requiring the sidewalk vendor to possess a valid California Department of Tax and Fee Administration seller's permit.

(6) Requiring additional licenses from other state or local agencies to the extent required by law.

(7) Requiring compliance with other generally applicable laws.

(8) Requiring a sidewalk vendor to submit information on his or her operations, including, but not limited to, any of the following:

(A) The name and current mailing address of the sidewalk vendor.

(B) A description of the merchandise offered for sale or exchange.

(C) A certification by the vendor that to his or her knowledge and belief, the information contained on the form is true.

(D) The California seller's permit number (California Department of Tax and Fee Administration sales tax number), if any, of the sidewalk vendor.

(E) If the sidewalk vendor is an agent of an individual, company, partnership, or corporation, the name and business address of the principal.

(d) Notwithstanding subdivision (b), a local authority may do both of the following:

(1) Prohibit sidewalk vendors in areas located within the immediate vicinity of a permitted certified farmers' market or a permitted swap meet during the limited operating hours of that certified farmers' market or swap meet. A "certified farmers' market" means a location operated in accordance with Chapter 10.5 (commencing with Section 47000) of Division 17 of the

Food and Agricultural Code and any regulations adopted pursuant to that chapter. A “swap meet” means a location operated in accordance with Article 6 (commencing with Section 21660) of Chapter 9 of Division 8 of the Business and Professions Code, and any regulations adopted pursuant to that article.

(2) Restrict or prohibit sidewalk vendors within the immediate vicinity of an area designated for a temporary special permit issued by the local authority, provided that any notice, business interruption mitigation, or other rights provided to affected businesses or property owners under the local authority’s temporary special permit are also provided to any sidewalk vendors specifically permitted to operate in the area, if applicable. For purposes of this paragraph, a temporary special permit is a permit issued by the local authority for the temporary use of, or encroachment on, the sidewalk or other public area, including, but not limited to, an encroachment permit, special event permit, or temporary event permit, for purposes including, but not limited to, filming, parades, or outdoor concerts. A prohibition of sidewalk vendors pursuant to this paragraph shall only be effective for the limited duration of the temporary special permit.

(e) For purposes of this section, perceived community animus or economic competition does not constitute an objective health, safety, or welfare concern.

51039. (a) (1) A violation of a local authority’s sidewalk vending program that complies with Section 51038 is punishable only by the following:

(A) An administrative fine not exceeding one hundred dollars (\$100) for a first violation.

(B) An administrative fine not exceeding two hundred dollars (\$200) for a second violation within one year of the first violation.

(C) An administrative fine not exceeding five hundred dollars (\$500) for each additional violation within one year of the first violation.

(2) A local authority may rescind a permit issued to a sidewalk vendor for the term of that permit upon the fourth violation or subsequent violations.

(3) (A) If a local authority requires a sidewalk vendor to obtain a sidewalk vending permit from the local authority, vending without a sidewalk vending permit may be punishable by the following in lieu of the administrative fines set forth in paragraph (1):

(i) An administrative fine not exceeding two hundred fifty dollars (\$250) for a first violation.

(ii) An administrative fine not exceeding five hundred dollars (\$500) for a second violation within one year of the first violation.

(iii) An administrative fine not exceeding one thousand dollars (\$1,000) for each additional violation within one year of the first violation.

(B) Upon proof of a valid permit issued by the local authority, the administrative fines set forth in this paragraph shall be reduced to the administrative fines set forth in paragraph (1), respectively.

(b) The proceeds of an administrative fine assessed pursuant to subdivision (a) shall be deposited in the treasury of the local authority.

(c) Failure to pay an administrative fine pursuant to subdivision (a) shall not be punishable as an infraction or misdemeanor. Additional fines, fees, assessments, or any other financial conditions beyond those authorized in subdivision (a) shall not be assessed.

(d) (1) A violation of a local authority's sidewalk vending program that complies with Section 51038, or a violation of any rules or regulations adopted prior to January 1, 2019, that regulate or prohibit sidewalk vendors in the jurisdiction of a local authority, shall not be punishable as an infraction or misdemeanor, and the person alleged to have violated any of those provisions shall not be subject to arrest except when permitted under law.

(2) Notwithstanding any other law, paragraph (1) shall apply to all pending criminal prosecutions under any local ordinance or resolution regulating or prohibiting sidewalk vendors. Any of those criminal prosecutions that have not reached final judgment shall be dismissed.

(e) A local authority that has not adopted rules or regulations by ordinance or resolution that comply with Section 51037 shall not cite, fine, or prosecute a sidewalk vendor for a violation of any rule or regulation that is inconsistent with the standards described in subdivision (b) Section 51038.

(f) (1) When assessing an administrative fine pursuant to subdivision (a), the adjudicator shall take into consideration the person's ability to pay the fine. The local authority shall provide the person with notice of his or her right to request an ability-to-pay determination and shall make available instructions or other materials for requesting an ability-to-pay determination. The person may request an ability-to-pay determination at adjudication or while the judgment remains unpaid, including when a case is delinquent or has been referred to a comprehensive collection program.

(2) If the person meets the criteria described in subdivision (a) or (b) of Section 68632, the local authority shall accept, in full satisfaction, 20 percent of the administrative fine imposed pursuant to subdivision (a).

(3) The local authority may allow the person to complete community service in lieu of paying the total administrative fine, may waive the administrative fine, or may offer an alternative disposition.

(g) (1) A person who is currently serving, or who completed, a sentence, or who is subject to a fine, for a conviction of a misdemeanor or infraction for sidewalk vending, whether by trial or by open or negotiated plea, who would not have been guilty of that offense under the act that added this section had that act been in effect at the time of the offense, may petition for dismissal of the sentence, fine, or conviction before the trial court that entered the judgment of conviction in his or her case.

(2) Upon receiving a petition under paragraph (1), the court shall presume the petitioner satisfies the criteria in paragraph (1) unless the party opposing the petition proves by clear and convincing evidence that the petitioner does not satisfy the criteria. If the petitioner satisfies the criteria in paragraph (1), the court shall grant the petition to dismiss the sentence or fine, if applicable, and dismiss and seal the conviction, because the sentence, fine, and conviction are legally invalid.

(3) Unless requested by the petitioner, no hearing is necessary to grant or deny a petition filed under paragraph (1).

(4) If the court that originally sentenced or imposed a fine on the petitioner is not available, the presiding judge shall designate another judge to rule on the petition.

(5) Nothing in this subdivision is intended to diminish or abrogate any rights or remedies otherwise available to the petitioner.

(6) Nothing in this subdivision or related provisions is intended to diminish or abrogate the finality of judgments in any case not falling within the purview of this chapter.

SEC. 3. The Legislature finds and declares that Section 2 of this act, which adds Section 51038 to the Government Code, imposes a limitation on the public's right of access to the meetings of public bodies or the writings of public officials and agencies within the meaning of Section 3 of Article I of the California Constitution. Pursuant to that constitutional provision, the Legislature makes the following findings to demonstrate the interest protected by this limitation and the need for protecting that interest:

The Legislature finds and declares that in order to protect the privacy of a sidewalk vendor with regard to his or her California driver's license or identification number, individual taxpayer identification number, or municipal identification number, when that number is collected in lieu of a social security number for purposes of the issuance of a permit or business license, it is necessary that the sidewalk vendor's number be confidential, except as provided in this act.



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: June 8, 2021
TIME: 7:00 p.m.
PLACE: Streaming Video (see public advisory on next page)

Concerning the following matter:

Recommendation on Adoption of Amendments to Title 18 of the Pittsburg Municipal Code for Miscellaneous Zoning Code Updates

This is a public hearing requesting a recommendation for City Council approval of on staff-initiated amendments to Title 18 ("Zoning") of the Pittsburg Municipal Code (PMC) in order to clarify minor inconsistencies and ensure compliance with recently updated provisions of State Law. The proposed amendments would generally include updates to zoning definitions, parking requirements, screening requirements, and allowable use regulations to ensure clarity and consistency with State Law. These updates would apply city-wide.

PROJECT PLANNER: Celina Palmer, (925) 252-4029 or cpalmer@ci.pittsburg.ca.us

Why am I receiving this notice?

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

Where can I get more information about this project?

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

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

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

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

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

JORDAN DAVIS, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Recommendation on Amendments to Title 18 of the Pittsburgh Municipal Code
Location: City-Wide

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

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the meeting of the Planning Commission will be conducted electronically through Zoom and broadcast live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber will not be open for the meeting. Planning Commissioners will be participating electronically and will not be physically present in the Council Chamber.

Effective immediately, live comments will be allowed by members of the public via teleconferencing during Zoom meetings and written comments received after 3:00 p.m. will be read aloud by staff. To be placed in a queue to comment, please adhere to the following instructions.

To Participate in Public Comment During the Meeting:

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

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

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 8, 2021**

ITEM: Recommendation on Adoption of Five-Year Capital Improvement Program (CIP) – General Plan Consistency Determination

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

SUBJECT: This is a request for the Planning Commission to determine whether the projects in the proposed Five-Year CIP are consistent with the City's General Plan.

RECOMMENDATION:

Staff recommends the Planning Commission adopt the attached resolution affirming that the proposed Five-Year CIP for fiscal years 2021/22 through 2025/26 is consistent with the City's General Plan.

BACKGROUND:

The Engineering Division has prepared a draft of the City-wide CIP for fiscal years 2021/22 through 2025/26. The CIP categorizes capital improvement projects into ten categories: Streets, Traffic Signals, Water, Sewer, Storm Drainage, Buildings, Parks, General, Pittsburg Power and Marina Projects. The items included in the CIP range from minor to major projects affecting the City's infrastructure. New projects that have been added to the CIP for fiscal years 2021/22 through 2025/26 are highlighted in yellow on Attachment 2 of this report. The Commission will receive a presentation on the CIP from Gina Haynes, Senior Civil Engineer, under the 'Presentations' portion of the meeting.

PROJECT DESCRIPTION:

Staff reviewed each proposed CIP project and cross-referenced it with the goals and policies of the General Plan that each respective project would implement (see Attachment 3). In reviewing the document, staff found that most CIP projects are directly supported by a General Plan goal or policy. Where no goal or policy was found for a project, further research was done to determine whether the project was inconsistent with the General Plan. None of the proposed CIP projects are inconsistent with the General Plan.

GENERAL PLAN/CODE COMPLIANCE:

Government Code: California Government Code Sections 65103(c) and 65403(c) require that the City's CIP conform to the City's adopted General Plan and authorize Planning Commissions as the body responsible for making that determination. The

Planning Commission Staff Report
Recommendation on Adoption of Five-Year Capital Improvement Program (CIP)
General Plan Consistency Determination
June 8, 2021

Commission must make this determination of General Plan consistency before the City Council adopts the CIP.

The last CIP evaluated was presented to the Commission in December 2020, and was determined by the Commission to be consistent with the General Plan. Staff believes the Commission can make the required finding that the current draft Five-Year CIP for fiscal years 2021/2022 through 2025/26 is consistent with the adopted General Plan.

Environmental: The determination of consistency between the CIP program and the General Plan is not considered a project under the California Environmental Quality Act (CEQA) and is, therefore, not subject to CEQA. Individual CIP projects would, however, be subject to further CEQA analysis before the City Council authorizes construction for individual projects.

ANALYSIS:

As stated above, staff believes the Commission can make the required finding that the current draft Five-Year CIP for fiscal years 2021/22 through 2025/26 is consistent with the adopted General Plan.

ACTION REQUIRED:

Move to adopt Planning Commission Resolution No. 10169, affirming that the Five-Year CIP for fiscal years 2021/22 through 2025/26 is consistent with the General Plan.

ATTACHMENTS:

1. Proposed Resolution No. 10169
2. CIP Project Consistency Tables
3. Applicable General Plan Goals and Policies (for reference)
4. Draft Five-Year CIP for FY 2021/22-2025/26

Prepared by: John Dacey, AICP, Assistant Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Affirming Conformance of the Five-Year)
Capital Improvement Program with the) Resolution No. 10169
City of Pittsburgh General Plan)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. The City of Pittsburgh's Engineering Division has released a draft city-wide Five-Year Capital Improvement Program (CIP) for fiscal years 2021/22 through 2025/26, to be considered for adoption by the City Council.
- B. Pursuant to California Government Code sections 65103(c) and 65403(c), the proposed CIP must be consistent with the city's adopted General Plan, and the Planning Commission is the body designated to make that determination.
- C. The determination of consistency between the CIP and the General Plan is not considered a project under the California Environmental Quality Act (CEQA); therefore, it is not subject to CEQA review. However, individual CIP projects would be subject to CEQA review prior to City Council authorization for construction on respective projects.
- D. On June 8, 2021, the Planning Commission held a meeting to review the proposed Five-Year CIP for fiscal years 2021/22 through 2025/26 and to consider whether the CIP is consistent with the General Plan, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Recommendation on Adoption of Five-Year Capital Improvement Program – General Plan Consistency Determination," dated June 8, 2021, and based on all the information contained in the Planning Division files on the CIP, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburgh, and based on all written and oral testimony presented at the June 8, 2021, meeting, the Planning Commission finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.

2. All projects included in the proposed Five-Year CIP for fiscal years 2021/22 through 2025/26 are consistent with the city's adopted General Plan.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 8th day of June, 2021, 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. 10169 was adopted by the Planning Commission of the City of Pittsburg on June 8, 2021.

JORDAN DAVIS, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

STREET PROJECTS Project Summary

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
ST-1	Range Road Overcrossing	4-P-48, 7-P-17
ST-2	Railroad Avenue Class I Trail	Fig. 7-4, Table 7-5, 7-P-38, 7-P-51
ST-3	Bailey Road Double Chip Seal	None - not inconsistent
ST-4	Delta De Anza Trail Roadway Crossing Improvements	7-P-8, 7-P-38, 7-P-46
ST-5	Street Median/Landscaping Improvements	4-G-8, 4-G-11, 4-P-56
ST-6	Bailey Road Interim Repairs	None - not inconsistent
ST-7	Range Road Sidewalk Improvements	7-P-38, 7-P-39
ST-7	HSIP 10 - Signing and Striping Improvement Project	7-P-6
ST-8	Bridge Maintenance & Repairs	None - not inconsistent
ST-9	Intersection Geometric Improvements(San Marco Boulevard/ W. Leland Road)	7-P-8, 7-G-11, 7-P-43, 7-P-46
ST-10	El Pueblo Area Reconstruction/ADA Improvements Phase II	7-G-13, 7-P-36
ST-11	2018/19 Citywide Pavement Panagement Project	None - not inconsistent
ST-11	HSIP 10 - Crestview Drive Pavement and Pedestrian Improvement Project	7-G-15, 7-P-38
ST-12	San Marco Boulevard Widening	7-P-11
ST-14	FY 20/21 CDBG ADA Curb Ramp Installation Project	7-G-14, 7-P-38
ST-15	East Third Street Streetscape Improvements	5-G-5, 5-G-8, 5-P-25, 7-G-14, 7-P-38, 7-P-43
ST-16	FY 20/21 CDBG ADA Curb Ramp Project	7-G-13, 7-P-36
ST-18	2018/19 Traffic Calming Project	4-P-84, 7-P-22, 7-P-23
ST-19	Marina Boulevard Buffered Bicycle Lanes	7-G-11, 7-P-8, 7-P-43, 7-P-46, 7-P-53
ST-20	SB1 - FY 2025/26 Pavement Management Project	None - not inconsistent
ST-21	Railroad Ave./Leland Rd. Geometric Improvements	7-P-8, 7-G-11, 7-P-43, 7-P-46

STREET PROJECTS Project Summary

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
ST-22	Bailey Rd. Route 4 Ramp Turn Lane Modifications	7-G-16, 7-P-8, 7-P-46
ST-23	Left Turn Lane Bailey Rd/Willow Ave	7-G-16, 7-P-8, 7-P-46
ST-24	SB1 2020/21 Pavement Management Project	None - not inconsistent
ST-25	Rebuild Range Road/Willow Pass Road Interchange	4-P-48, 7-G-11, 7-G-16, 7-P-6, 7-P-17, 7-P-46
ST-26	2019/20 Traffic Calming Project	4-P-84, 7-P-22, 7-P-23
ST-27	Bailey Road Operational Safety Improvements	7-P-8, 7-P-13
ST-28	West Leland Street Lighting Project (Railroad Avenue to Burton Avenue)	None - not inconsistent
ST-29	Westbound Hwy 4 Offramp at Railroad Avenue	7-P-8
ST-30	E. Leland Rd./Los Medanos College (eastern entrance)	2-P-49, 7-P-8
ST-31	Century Boulevard Class III Bicycle Facility	7-G-11, 7-P-8, 7-P-43, 7-P-46, 7-P-53
ST-32	Century Boulevard Class II Bicycle Lanes	7-G-11, 7-P-8, 7-P-43, 7-P-46, 7-P-53
ST-33	SB1 2021/22 Pavement Managemetn Project	None - not inconsistent
ST-34	West Leland Road Safety Improvements	None - not inconsistent
ST-35	2020/21 Traffic Calming Project	4-P-84, 7-P-22, 7-P-23
ST-36	James Donlon Boulevard Extension (2 Lanes) (Design/Construction)	7-P-8, 7-P-12, 7-P-46, 7-P-52, Fig. 7-1, 7-2, 7-3, 7-4
ST-37	Railroad Avenue Complete Streets	2-G-19, 2-G-20, 7-G-15, 7-P-43
ST-38	West Leland Road Pavement Markers/Markings and Speed Signage Improvements	7-P-8, 7-P-23
ST-40	FY 2025-26 Street Maintenance Project	None - not inconsistent
ST-41	Annual Citywide Fence, Soundwall and Streetlight Replacement/Installation Project	None - not inconsistent
ST-42	West Leland High Friction Surface Treatment Project	7-P-23

STREET PROJECTS Project Summary

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
ST-43	West Leland Road Pavement Delineation, Warning Signage, High Visibility Crosswalk Improvements and Traffic Signal Modification at Range Road	7-P-23
ST-44	Citywide Sidewalk Replacement Project	7-P-38, 7-P-39
ST-45	2021/22 Traffic Calming Project	4-P-84, 7-P-22, 7-P-23
ST-47	2020/21 Citywide Pavement management Project	None - not inconsistent
ST-48	2021/22 Citywide Pavement management Project	None - not inconsistent
ST-49	Marina Blvd. Improvements (Marina Master Plan Phase III)	5-G-5, 7-G-14, 7-G-15
ST-50	Railroad Avenue Northbound Right-Turn Lane at Highway 4	7-G-5, 7-P-6
ST-51	Stoneman Avenue Pedestrian Improvements	7-P-38, 7-P-39
ST-52	Annual Citywide Striping & Signage Project	None - not inconsistent
ST-54	Avila Road Widening	7-P-6, Table 7-5
ST-55	W. Leland Road Extension Phase II & Phase III(San Marco to Avila)(3011)	Fig 2-4k, 3-1, 7-1, 7-2, 7-3, 7-4, 2-P-84, 7-P-6, Table 7-5, 7-P-52
ST-56	San Marco Boulevard (SR4 to Bailey Road)	Fig 2-4k, 3-1, 7-1, 7-2, 7-3, 7-4, 7-P-13, 7-P-18, Table 7-5, 7-P-52
ST-57	Pittsburg-Antioch Highway Widening	7-P-6, 7-G-11, 7-G-16, 7-P-46
ST-58	Pittsburg-Antioch Highway Two-Way Left Turn Lanes	7-P-6, 7-P-8, 7-G-11, 7-G-16, 7-P-46
ST-59	SB1 2022/23 Pavement Management Project	None - not inconsistent
ST-60	2022/23 Pavement Management Project	None - not inconsistent
ST-62	California Avenue Widening Phase III (Harbor to Railroad)	7-P-6, 7-P-8
ST-63	Marina Blvd. / Black Diamond St./ East Fifth St. Intersection Improvements	5-G-7, 5-P-42, 5-P-43,
ST-64	Linscheid Drive Traffic Calming Project	4-P-84, 7-P-22, 7-P-23

STREET PROJECTS Project Summary

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
ST-67	School Area Pedestrian Countdown Signal Project	7-G-15, 7-P-36, 7-P-42
ST-69	Presidio Lane Pedestrian Safety Improvements	7-G-13, 7-G-15, 7-P-38, 7-P-42
ST-72	Willow Pass Road Class III Bicycle Facility	Fig 7-4, 7-G-13, 7-P-38, 7-P-43, 7-P-44
ST-73	Patch Paving, Sealing & Striping	None - not inconsistent
ST-95	Intersection Geometric Improvements (Bailey Road & West Leland Road)	7-G-5, 7-P-6, 7-P-43
ST-96	Citywide Arterial Median Conversion Project	None - not inconsistent
ST-98	2019/20 Street Maintenance	None - not inconsistent
ST-99	SB1 2019/20 Pavement Management Project	None - not inconsistent
ST-100	2020/21 STP/PBAG II Pavement Improvement Project	None - not inconsistent
ST-101	2022/23 Traffic Calming Project	4-P-84, 7-P-22, 7-P-23
ST-102	2023/24 Traffic Calming Project	4-P-84, 7-P-22, 7-P-23
ST-103	SB1 2023/24 Pavement Management Project	None - not inconsistent
ST-104	2023/24 Street Maintenance Project	None - not inconsistent
ST-105	FY 2025/26 Citywide Traffic Calming	4-P-84, 7-P-22, 7-P-23

SIGNAL PROJECTS Project Summary

5 year CIP 2021/22 - 2025/2026

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
S-2	Street Name Sign LED Conversion	11-G-9
S-3	Traffic Signal Interconnect Expansion Project	7-P-8
S-4	Harbor Street/ Stoneman Avenue	7-P-6, 7-P-23, 7-P-42
S-6	Traffic Signal Modification Kirker Pass Rd/Pheasant Dr	7-P-8
S-8	2019/20 Traffic Signal Modification Project	7-P-8
S-9	Leland Rd. Signal Interconnect	7-P-6
S-10	Buchanan Rd. Signal Interconnect	7-P-6
S-11	2022/23 Traffic Signal Modification	7-P-6, 7-P-8
S-12	Opticom and Transit Priority Control	7-P-6, 7-P-8, 7-P-31
S-13	Installation of Emergency Vehicle Preemption at 6 Intersections	10-P-36, 10-P-38
S-14	Wireless Traffic Signal Communication	7-P-8
S-15	2020/21 Traffic Signal Modification Project	7-P-8
S-16	2021/22 Traffic Signal Modification Project	7-P-8
S-17	2023/24 Traffic Signal Modification Project	7-P-8
S-18	HSIP-9 Traffic Signal Improvement Project	7-P-8
S-19	Traffic Adaptive Corridor Signal Project	7-P-8
S-20	2024/25 Traffic Signal Modification Project	7-P-8
S-24	Bailey Road Signal Interconnects	7-P-6, 7-P-8
S-25	Loveridge Road Signal Interconnects	7-P-6, 7-P-8
S-26	Signal at Railroad Avenue/3rd Street	7-P-23
S-27	Signal at Harbor Street/Central Avenue	7-P-8, 7-P-42
S-28	FY 2025/26 Traffic Signal Modification Project	7-P-8
S-30	Signal at Railroad Avenue/School Street	7-P-6, 7-P-23, 7-P-42

WATER PROJECTS Project Summary

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
W-1	Water System Master Plan	11-G-1
W-2	Hillview Reservoir coating (exterior)	11-P-2
W-4	Riverview/Alturis 12" Canal Crossing Improvements	11-P-2
W-5	Zone I/II Boundary Adjustments (Harbor, Leland, Railroad)	11-P-2
W-6	WTP Capital Repairs and Improvements	11-G-1
W-7	Water Main Buchanan Road (Phase 2)	11-P-2
W-8	2020/21 Water Main Replacement/Installation Program	11-P-2
W-10	Highlands Ranch Reservoir Recoating	11-P-2
W-11	Automatic Water Meter Reading System	11-P-2
W-15	12" Water Main Stoneman Ave (Harbor to Loveridge)	11-P-2
W-17	2016/17 WTP Sludge Removal	None - not inconsistent
W-21	Convert Backyard Services in Central Addition to Street	11-P-2
W-24	Pittsburg-Antioch Highway Waterline Improvements (Eastern Loop)	11-P-2
W-28	Highlands Ranch Zone 2	11-P-2
W-29	Water Treatment Plant Filter Backwash Management - 1.5 MGD Package Treatment Unit (Phase I)	None - not inconsistent
W-30	Water Treatment Plant Filter Backwash Management - 1.5 MGD Package Treatment Unit (Phase II)	None - not inconsistent
W-31	Water Treatment Plant 0.5 MG Filter Backwash Basin	None - not inconsistent
W-33	Water Treatment Plant Mechanical Sludge Dewatering	None - not inconsistent
W-34	Water Treatment Plant Disinfection Modification and Conversion	None - not inconsistent
W-35	WTP Filler Gallery Valve Replacement Project	None - not inconsistent
W-39	2021/22 Water Treatment Plant Filter Media Replacement (Filters 1 and 2)	None - not inconsistent
W-40	Water Main Installation Replacement Program	None - not inconsistent
W-50	1.3 MG Zone I water tank (T-10)	11-P-2
W-61	20" Main W. Leland (WTP to SW Hills) Phase I (SEG 3W, 6W)(5071)	11-P-2
W-63	20" Main W. Leland (WTP to SW Hills) Phase 2 (SEG 1W, 2W)	11-P-2
W-101	WTP Capital Repairs/ Filter Rehabilitation (5050)	11-P-2
W-102	Water Main Installation Replacement Program	11-P-2
W-106	2016/17 Water Main Installation/ Replacement Program (5054)	11-P-2

WATER PROJECTS Project Summary

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
W-107	Bodega Court Water System Loop Project	11-P-2
W-109	Water System Reliability Project	11-P-13
W-110	East Ninth Street Water Improvement Project	11-P-2

SEWER PROJECTS Project Summary

5 year CIP 2021/22 - 2025/2026

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
SS-1	Citywide Sewer Inspection Project (5119)	11-P-13
SS-2	FY 2022/23 Sewer Replacement Program	11-P-12, 11-P-13
SS-3	9th Street/Los Medanos Sewer Improvements	11-P-12
SS-4	Sewer Master Plan Update	11-G-9, 11-P-12
SS-20	P/A Highway Sewer Line Improvements	11-P-12
SS-23	Highway 4 Trunk Line Relief (Segment A) (2007-09)(5201)	11-P-12, 11-P-13
SS-24	BART Specific Plan Sewer Main	11-P-33
SS-29	Highway 4 Trunk Line Relief (Segment B)	11-P-12, 11-P-13
SS-30	2014/15 Sewer/Water Replacement/ Rehabilitation Program (5204)	11-P-12, 11-P-13
SS-31	Oak Hills Center Sewer Main	11-P-12
SS-34	2016/17 Sewer Replacement/ Rehabilitation Program (5205)	11-P-12, 11-P-13
SS-36	FY 2020/21 Sewer Replacement Program	11-P-12, 11-P-13
SS-37	East Ninth Street Sewer Improvement Project	11-P-12, 11-P-13

STORM DRAINAGE PROJECTS

Project Summary

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
SD-1	Sugartree Channel	None - not inconsistent
SD-2	Buchanan Park Parking Lot Retrofit	9-P-27
SD-3	Full Trash Capture Device (California Avenue and Loveridge Road	9-P-12,9-G-5, 9-G-6, 9-P-27
SD-4	Full Trash Capture Devices (Citywide)	9-P-12,9-G-5, 9-G-6, 9-P-27
SD-5	W. 8th Street Storm Drain Pump Station	10-P-18
SD-6	Storm Water Diversion for Kirker Creek East of Loveridge Road	None - not inconsistent
SD-7	W. Leland Road Storm Drainage Improvements (Crestview Dr. to Burton Ave.)	None - not inconsistent
SD-8	Storm Drain Repairs (2 Locations)	10-P-18
SD-9	Americana Park Storm Drainage Project	10-P-18
SD-10	Kirker Creek Improvement (Loveridge Rd to DOW)	9-G-5,10-P-18
SD-11	Storm Drain Master Plan update	10-P-18
SD-12	Kirker Creek Watershed Hwy 4 to Garcia	9-G-5,10-P-18
SD-13	Kirker Creek Watershed Leland Rd to Contra Costa Canal	9-G-5, 9-G-6, 10-P-18
SD-14	Kirker Creek Watershed Contra Costa Canal to Buchanan Road	9-G-5, 9-G-6, 10-P-18
SD-15	Kirker Creek Watershed Buchanan Road to Kingswood	10-P-18
SD-16	Kirker Creek Watershed Ventura Drive, Piedmont Way, and Loveridge Road	9-G-5, 10-P-18
SD-17	Kirker Creek Watershed Stoneman Ave/Contra Costa Canal	9-G-5, 9-G-6, 10-P-18
SD-18	Kirker Creek Watershed LMC Area	9-G-5, 9-G-6, 10-P-18
SD-19	Lawlor Creek Watershed Hwy 4 to Leland	9-G-5, 10-P-18
SD-20	Lawlor Creek Watershed Contra Costa Canal to Santa Maria Drive	9-G-5, 9-G-6
SD-21	Lawlor Creek Watershed Leland Road to Oak Hills Circle	9-G-5
SD-22	Watershed 4 Willow Pass Road and Contra Costa Canal	9-G-6, 10-P-18
SD-23	Watershed 4 Leland Road to Sugartree Drive	9-G-6, 10-P-18
SD-24	Watershed 4 Rock Ridge Way to End of Jacqueline Drive	10-P-18
SD-25	Watershed 5 Hwy 4 to Paige Court	10-P-18
SD-26	Watershed 6 City Park Storm Drain	10-P-18

STORM DRAINAGE PROJECTS

Project Summary

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
SD-27	Watershed 6 Hwy 4 to Andrea Way	10-P-18
SD-28	Watershed 6 Parkside Drive Storm Drain	10-P-18
SD-29	Watershed 6 Dover Way Storm Drain	10-P-18
SD-30	Watershed 6 Leland Road/Arlington Drive to Kingston Place/Crestview Drive	10-P-18
SD-31	Watershed 6 Contra Costa Canal/Crestview Drive to Ramona Drive/Linscheid Drive	9-G-6, 10-P-18
SD-32	Watershed 6 Harbor Street from river outfall to Harbor Street/School Street	10-P-18
SD-33	Watershed 6 Stone Harbour Drive/Morro Drive to Brighton Drive	10-P-18
SD-34	Watershed 6 E. 3rd Street from Railroad Avenue Cumberland Street and Railroad Avenue from 7th Street to 3rd Street	10-P-18
SD-35	Watershed 6 Marina Boulevard and Bayside Drive	10-P-18
SD-36	Watershed 6 8th Street/Railroad Avenue to 8th Street Outfall/Montezuma Slough	10-P-18
SD-37	Montezuma Pump Station Replacement Project	None - not inconsistent
SD-39	Railroad and Civic Avenue Bioretention	9-P-27
SD-40	Environmental Center Parking Area Improvements	9-P-12, 9-P-27
SD-41	Frontage Road Green Path	8-G-3, 8-P-2, 9-P-27
SD-42	Marina Parking Lot Modifications	9-P-12, 9-P-27
SD-43	City Parking Lot Retrofits at Pittsburg/Antioch Highway	9-P-27
SD-44	Railroad Avenue Bulb-Out Retrofit	9-P-27
SD-45	Range Road Roadway Bioretention	9-P-27
SD-46	Riverview Park Green Infrastructure Project	9-P-12, 9-P-27
SD-47	Americana Park Detention Basin and Drainage Retrofits	9-P-27
SD-48	Willow Pass Roadway Bioretention	9-P-27
SD-49	Stoneman Avenue Storm Drain	10-P-18

BUILDING PROJECTS

Project Summary

5 year CIP 2021/22 - 2025/2026

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
B-2	Corporation Yard Fueling System Upgrade	None - not inconsistent
B-5	Police Evidence Room Improvements Project	None - not inconsistent
B-6	Police Evidence Storage Building	None - not inconsistent
B-7	Civic Center Repair	None - not inconsistent
B-12	Purchase Corp Yard Annex 359 E 12th St	None - not inconsistent
B-52	Civic Center Parking Structure	2-G-19
B-53	Downtown Surface Parking Lot	5-G-8, 5-P-43
B-54	Downtown Parking Structure	5-G-8, 5-P-43
B-55	Civic Center/Senior Center EOC Upgrades	10-P-36
B-56	Police Department Women's Locker Room Expansion	10-P-36

PARK PROJECTS

Project Summary

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
PK-1	Central Harbor Park Restrooms	8-G-1
PK-2	Old Growth Tree Care	None - not inconsistent
PK-3	Small World Park Improvements	8-P-2, 8-P-7
PK-4	Annual Playground Replacement Project	8-G-1
PK-5	CASP Accessibility Improvements in Parks	8-G-1, 8-P-4
PK-6	City Park Soccer Field Turf Replacement	8-G-1
PK-7	De Anza Park Walkway Rehabilitation and Basketball Court	8-G-1, 8-P-4
PK-8	Biennial Playfield Replacement	8-G-1
PK-9	Annual Park Features Replacement Project	8-G-1
PK-10	Biennial Restroom Replacement/Rehabilitation	8-G-1
PK-11	Buchanan Swim Center Improvements/Solar Heating	8-G-1, 8-P-7, 8-G-8, 9-G-9,
PK-12	All Abilities Playground	8-G-1, 8-P-3, 8-P-7, 8-P-28
PK-13	Park and Landscaping Improvement Project	None - not inconsistent
PK-14	Skate Park @ Stoneman North	8-G-1, 8-P-7, 8-G-8, 8-P-28
PK-15	Annual Citywide Park Sign Replacement Project	8-G-1
PK-26	Buchanan Park Pavement Rehabilitation	8-G-1
PK-40	Dredge Buchanan Park Pond	None - not inconsistent
PK-41	Buchanan Park School Age Playground	8-G-2, 8-P-2, 8-P-7, 8-P-28
PK-42	Oak Hill Park Restroom	8-G-1

GENERAL PROJECTS

Project Summary

5 year CIP 2021/22 - 2025/2026

Legend:

- New CIP Projects
- Completed CIP Projects
- Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
G-1	Water System Master Plan	None - not inconsistent
G-2	City Standard Details Update	None - not inconsistent
G-3	Buchanan Road Reader Board Replacement Project	None - not inconsistent
G-7	PG&E Street Light Facilities Acquisition	None - not inconsistent
G-9	ADA Transition Plan Update	7-G-13, 7-P-36
G-12	City Limit Entrance Features	4-G-8, 4-P-38
G-18	West Leland Road Underground Utilities (Railroad Avenue to Burton Avenue)	4-G-11, 11-P-33
G-25	East 8th Street Underground Utilities (Railroad Avenue to Harbor Street)	5-G-5

**PITTSBURG POWER
PROJECTS
Project Summary**

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
PP-1	FY2017/2018 Cable Replacement	None - not inconsistent
PP-2	Duct Bank and Vault Replacement	None - not inconsistent
PP-3	Upgrade Station 'M' (Bldg 577)	None - not inconsistent
PP-4	Re-Purpose Station 'E' (Bldg 801)	None - not inconsistent
PP-5	Waterfront Area Reliability Project	None - not inconsistent
PP-6	Re-Purpose Station 'N' (Bldg 777)	None - not inconsistent
PP-7	Station H KWH Metering Equipment	None - not inconsistent
PP-8	Outage Recovery Project	None - not inconsistent
PP-9	Scada System Install Project	None - not inconsistent
PP-10	RA Replacement Project	None - not inconsistent
PP-11	Nimitz Ductbank Relocation Project	None - not inconsistent
PP-12	Street Light Metering Project	None - not inconsistent
PP-13	North Island Ductbank Relocation Project	None - not inconsistent
PP-14	Causeway Bridge Coupling Replacement Project	None - not inconsistent
PP-15	Station F Reconstruction	None - not inconsistent
PP-25	Gas Line Removal and Replacement	None - not inconsistent

MARINA PROJECTS

Project Summary

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
M-1	Public Boat Launch Restroom Replacement	6-P-17, 8-G-5, 8-P-26
M-2	Boat Launch Facility and Central Harbor Park Upgrades	6-P-17, 8-G-1, 8-G-5, 8-P-26
M-3	2017-2027 Marina Maintenance Dedging (formerly Riverview Basin Dredge Project)	6-P-17, 8-G-5, 8-P-26
M-4	Replace Covered Berths in Central Harbor (sheds 1,2, & 3)	6-P-17, 8-G-5, 8-P-26
M-5	Remodel Restrooms and Showers in Riverview Basin	6-P-17, 8-G-5, 8-P-26
M-6	Replace Restrooms at the Launch Ramp	6-P-17, 8-G-5, 8-P-26
M-7	Restroom/Shower Facility for Central Harbor	6-P-17, 8-G-5, 8-P-26
M-8	Marina South Parking Lot Improvements	6-P-17, 8-G-5, 8-P-26
M-9	Launch Ramp Maintenance Dredging	6-P-17, 8-G-5, 8-P-26
M-10	Riverview Park Dock Repairs	8-G-5, 8-P-26
M-11	Marina Infrastructure Repair and Replacement	6-P-17, 8-G-5, 8-P-26
M-12	Pittsburg Wharf Repair Project	8-G-5, 8-P-26

Applicable General Plan Goals & Policies Implemented by the 5 Year CIP

Land Use	
2-G-19	Encourage further economic development along the Railroad Avenue corridor.
2-G-20	Support the extension of BART to Railroad Avenue, and develop a mixed-use, pedestrian-oriented village surrounding the proposed Station area.
2-P-55	Pursue the extension of the Railroad Avenue linear park along the north side of State Route 4, providing a pedestrian/bicycle connection from the City's major shopping corridor and to the Civic Center and City Park.
2-P-49	Ensure that as Loveridge builds out, adequate street connections are provided to efficiently move traffic through and beyond the area's regional and business centers (as designated by the City's traffic Level of Service standards, see Chapter 7: Transportation).
2-P-84	Explore the feasibility of provision of pedestrian and bicycle linkages from the Delta De Anza Trail to Stoneman Park.

Urban Design	
4-G-8	Provide more attractive streetscaping along the Willow Pass Road corridor.
4-G-11	Initiate streetscape improvements to create an attractive, usable, multi-modal transportation corridor along Leland Road.
4-P-38	Develop an entry feature at the intersection of Railroad Avenue/Kirker Pass Road and Nortonville Road to welcome residents and visitors to the City of Pittsburg.
4-P-48	Pursue the design and construction of an interchange/overpass at State Route 4 and Range Road. Work with the California Department of Transportation to design an interchange facility that will accommodate future traffic demands.
4-P-56	Construct a center median along West Leland Road, with trees and landscaping, from Railroad Avenue to the Pittsburg/Bay Point BART Station Area, as street right-of-way allows. Provide left turn pockets for access to residential neighborhoods.
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-84	Use traffic calming measures to reduce speeds in residential areas, rather than limiting through-street connections.

Downtown	
5-G-5	Improve streetscapes within the Downtown, including: clearing public views of the waterfront and the southern hills, providing pedestrian amenities, strengthening transitions btwn land uses, and increasing landscaping and planting more street trees.
5-G-7	Maintain the grid street pattern within the Downtown, and improve connections between downtown and surrounding areas
5-G-8	Provide sufficient parking opportunities to support a vibrant Downtown Commercial Core.
5-P-2	Ensure coordination between the Pittsburg Redevelopment Agency, Planning and Building, Engineering and Economic Development Departments in order to achieve the goals and policies envisioned for the Downtown.
5-P-5	Encourage mixed-use developments within the Commercial Core by providing incentives for residential units, such as live-workspaces or housing on upper stories

5-P-6	Encourage property-owners in the Commercial Core to utilize ground-level storefronts for retail and pedestrian-oriented commercial activities (for example, restaurants, boutiques, and personal services).
5-P-25	Continue streetscape beautification efforts within the Downtown, focusing on improving the visual connection between the Commercial Core and the waterfront.
5-P-27	Continue the preservation, rehabilitation, and reuse of historically significant structures within the Downtown (as designated in Figure 5-2).
5-P-42	Ensure that new Downtown residential projects preserve and continue the traditional grid street network. Consider extension of the grid street network east of Downtown as existing industrial uses are redeveloped.
5-P-43	Provide public parking lots within Downtown, and limit private, single-user parking areas. However, ensure the provision of off-street parking facilities in periphery Downtown areas to encourage pedestrian movement.
5-P-46	Investigate use of diagonal on-street parking spaces on Downtown commercial streets.

Economic Development	
6-P-17	Facilitate additional attractions and events that bring both residents and visitors to the city, the Downtown, and the waterfront.

Transportation	
7-G-5	Provide adequate capacity on arterial roadways to meet LOS [level of service] standards and to avoid traffic diversion to local roadways or the freeway.
7-G-11	Coordinate with neighboring communities and regional agencies to establish a continuous regional system of bicycle and pedestrian facilities.
7-G-13	Continue to support programs to improve the mobility of the elderly and handicapped, and ensure that new development is accessible to those with physical impairments, as required by State law.
7-G-14	Develop urban design and streetscape standards and guidelines to improve pedestrian environments and accessibility in new development projects and in Downtown.
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.
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.
7-P-6	Design roadway improvements and evaluate development proposals based on Level of Service standards set forth in Goal 7-G-1.
7-P-8	Improve intersections as needed to maintain safety on major roadways and traffic levels of service, as described in Goal 7-G-1
7-P-11	Maximize the carrying capacity of arterial roadways by controlling the number of intersections and driveways, minimizing residential access, implementing Transportation Systems Management measures, and requiring sufficient on-site parking to meet the needs of each project (see also Table 7-1).
7-P-12	Continue to collect fees, plan and design for the future construction of Buchanan Bypass. Ensure preparation of a feasibility and environmental impact study to determine the precise alignment, costs, mitigation measures, and impacts on adjacent uses.
7-P-13	Upgrade or extend the hillside access routes from Bailey Road, Buchanan Road, Kirker Pass Road, and proposed San Marco Boulevard, as development potential warrants.

7-P-17	Pursue the design and construction of an interchange/overpass at State Route 4 and Range Road. Work with Caltrans to design an interchange facility that will accommodate future traffic demands.
7-P-18	Approve construction of the proposed San Marco Boulevard (Bailey Bypass). Ensure preparation of a feasibility and environmental impact study to determine the precise alignment, costs, mitigation measures, and impacts on adjacent uses. Evaluate topographic and geologic constraints, and projected traffic generation rates. Consider a road alignment within the Restricted Federal Easement area, if abandoned, for access to potential residential neighborhoods.
7-P-19	Rebuild the interchange/overpass between Willow Pass Road, Range Road, North Parkside Drive, and the BNSF Railroad tracks for safe and efficient movement of auto and bicycle traffic.
7-P-21	Design local residential streets and implement traffic-control measures to keep traffic below 5,000 vehicle trips per day.
7-P-22	Avoid adding traffic to roadways carrying volumes above the standards, and consider traffic control measures where perceived nuisance is severe.
7-P-23	Develop procedures and guidelines to mitigate neighborhood traffic impacts in areas where traffic speeds or volumes exceed posted speed limits or standards established above.
7-P-31	Work with Tri-Delta and County Connection to schedule signal timing for arterials with heavy bus traffic, where air quality benefits can be demonstrated.
7-P-36	Ensure continued compliance with Title 24 of the Uniform Building Code, requiring removal of all barriers to disabled persons on arterial and collector streets.
7-P-38	Develop a series of continuous pedestrian systems within Downtown and residential neighborhoods, connecting major activity centers and trails with City and County open space areas.
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-42	Improve pedestrian crossing safety at heavily used intersections by installing crossing controls that provide adequate time for pedestrians to cross the street.
7-P-43	Provide adequate roadway width dedications for bicycle lanes, paths, and routes as designated in Figure 7-4.
7-P-44	Coordinate with Contra Costa County to develop a city-wide Bicycle Master Plan by year 2005. Cooperate with the Contra Costa County RTPC [regional transportation planning committee] in implementing construction of bicycle facilities within the Bicycle Action Plan.
7-P-46	Construction or expansion of roadways and intersections within the City shall not result in the severance of an existing bicycle route, unless an alternative exists or is provided.
7-P-51	Consider redesigning the Railroad Avenue linear park to accommodate bicycles. Ensure that future greenways throughout the City contain multi-use paths.
7-P-52	Require that new arterial and collector streets accommodate bicyclists.
7-P-53	Require that any grind and overlay of existing arterial or collector streets consider the needs of bicyclists.

Open Space, Youth & Recreation	
8-G-1	Develop a high-quality public park system for Pittsburg that provides varied recreational opportunities accessible to all City residents.
8-G-2	Provide parks that reflect the diversity of Pittsburg's natural setting, including creeks and waterways, tree stands, rock outcroppings, and topography.

8-G-3	Promote a local trail and linear park system to provide access to regional open space areas, as well as connections between neighborhoods.
8-G-5	Maximize public access to and recreational facilities along the city's waterfront areas.
8-G-8	Provide a diversity of recreational and cultural opportunities, including facilities and programs targeted toward local youth and senior residents.
8-G-9	Promote the arts as an integral component of Pittsburg's quality of life, economic vitality, and efforts to build a safe and healthy community.
8-P-2	Pursue the development of park and recreation facilities within reasonable walking distance of all homes.
8-P-3	Develop public parks and recreational facilities that are equitably distributed throughout the urbanized area, and provide neighborhood recreation facilities in existing neighborhoods where such facilities are presently lacking.
8-P-4	Consider park accessibility, use and character as more valuable than size in the acquisition and development of new parks.
8-P-7	Encourage the development or provision of facilities that cater to diverse recreation interests
8-P-8	Preserve areas of riparian and other wildlife habitat, oak woodland, and other significant biotic resources within parks. Design park improvements to be compatible with the preservation of such resource areas.
8-P-12	Ensure that all parks acquired through dedication are at least 2 acres in size within new residential developments (target 5 acres). Accept smaller visual open space areas in new commercial and industrial development for parkland dedications.
8-P-26	Explore all potential improvements to fully integrate the City's shoreline into the urban fabric, including: waterfront trail/bikeway. A linear park along the shoreline, featuring a path for both walking and biking, would encourage more vibrant activity along the waterfront.
8-P-28	Pursue the development of recreational facilities and programs specifically geared toward youth and teens, including: • Teen Center. A teen center would provide a safe environment for local youth to meet and interact, or to participate in after-school, athletic, or cultural activities. • Gymnasium. A large gymnasium would provide the City with more opportunity to get youth involved in local sports leagues and after-school drop-in games, such as basketball. • Skateboard Park. Construction of a skateboard park would provide challenging topography in a controlled environment for local skateboarders. The City is currently working the development of such a facility.
8-P-29	Enable private and non-profit programs to use City recreational facilities, as needed.
8-P-31	Improve public cultural facilities, including community centers, theatres, and libraries. Cooperate with Los Medanos Community College to provide City residents with access to local cultural facilities.
8-P-38	Support the preservation, maintenance, and development of community cultural facilities that provide gathering places for cultural exploration, expression, and inspiration.
8-P-45	Promote use of the educational and cultural resources available at the Pittsburg Library.

Resource Conservation	
9-G-5	Preserve and enhance Pittsburg's creeks for their value in providing visual amenity, drainage capacity, and habitat value.
9-G-6	Preserve and protect the Contra Costa Canal from storm drainage and runoff contaminating the City's municipal water supply.

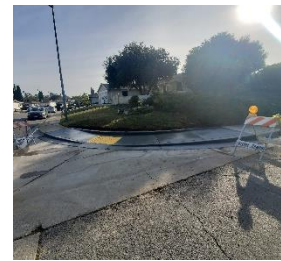
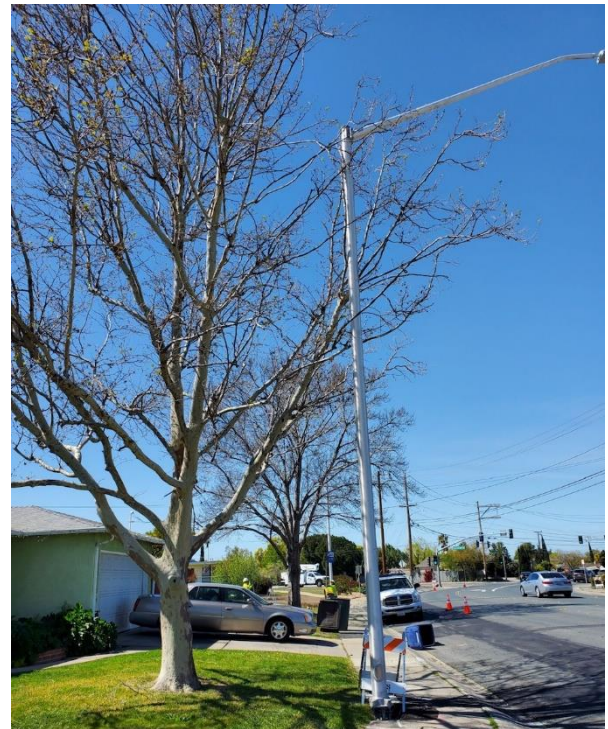
9-G-7	Comply with Regional Water Quality Control Board regulations and standards to maintain and improve the quality of both surface water and groundwater resources.
9-G-9	Work toward improving air quality and meeting all Federal and State ambient air quality standards by reducing the generation of air pollutants from stationary and mobile sources.
9-P-12	Protect and restore threatened natural resources, such as estuaries, tidal zones, marine life, wetlands, and waterfowl habitat.
9-P-22	Continue working with the Regional Water Quality Control Board in the implementation of the National Pollutant Discharge Elimination System (NPDES), with specific requirements established in each NPDES permit.
9-P-27	Protect water quality by reducing non-point sources of pollution and the dumping of debris in and near creeks, storm drains, and Contra Costa Canal. Continue use and implementation of the City's storm drain marking program in newly developed or redeveloped areas.

Health & Safety	
10-G-1	Minimize risk to life and property from geologic and seismic 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.
10-P-23	Ensure that all new development (residential, commercial, or industrial) contributes to the construction of drainage improvements in the Kirker Creek and other watersheds in the Planning Area, as required by the City's adopted ordinances.
10-P-36	Maintain, modernize, and designate new sites for emergency response facilities, including fire and police stations, as needed to accommodate population growth.
10-P-38	Ensure that critical facilities, including medical centers, police and fire stations, school facilities, and other structures that are important to protecting health and safety in the community, remain operative during emergencies.

Public Facilities	
11-G-1	Available water supply and distribution capacity should grow proportionally with development patterns and water usage trends. Update City's Water Master Plan to implement General Plan growth projections.
11-G-9	Assess the adequacy of public utilities in existing developed areas, and program needed improvements to coordinate with developing portions of the Planning Area.
11-P-2	Implement, as needed, replacements and/or expansions to the existing system of water mains through the City's Capital Improvement Program.
11-P-12	Pursue replacement and/or expansion of the City's trunk sewer system, as demand increases, particularly in newer portions of the system south of State Route 4.
11-P-13	Address deficiencies in the capacity, safety and reliability of the collection system as identified in the 1990 and subsequent Collection System Master Plans.
11-P-33	As a condition of approval, ensure that all new and redevelopment projects underground utility lines and adjacent to the site.

City of Pittsburgh

FIVE YEAR CAPITAL IMPROVEMENT PROGRAM 2021/22 Through 2025/26



May 2021

DRAFT

INTRODUCTION

The City of Pittsburg's 5-Year Capital Improvement Program (CIP) is a multi-year planning instrument for construction of new facilities and infrastructure, and for the expansion, rehabilitation, or replacement of existing City-owned assets. The 5-Year CIP is developed by City Staff and is adopted by the City Council as a guide for prioritization of various projects to accomplish community goals. The CIP is updated regularly to reflect changing priorities and funding availability, and to remove projects that have been completed.

This 5-Year CIP for Fiscal Year (FY) 2021/22 through FY 2025/26 includes 240 projects with a total estimated cost of \$433,469,449 for the benefit of the residents of Pittsburg, and projects proposed by Pittsburg Power Company at the Island Energy facility on Mare Island in Vallejo. Each of the proposed projects meets one or more of the following criteria:

- Elimination of potentially hazardous or unsafe conditions and potential liability
- Replacement of high-maintenance, inefficient or ineffective infrastructure
- Improvement to and/or creation of new services to the public
- Compliance with regulatory requirements and mandates
- Stimulation of the local economy and elimination of blighted conditions
- Compliance with the City of Pittsburg General Plan
- Preservation of existing assets

The schedule and prioritization of CIP projects are based on available funding, public benefit, and funding restrictions. Staff has solicited comments from department management and other City staff to evaluate projects proposed for inclusion in the CIP. All of the projects on the list have been evaluated and ranked.

Funding that is proposed for the projects listed are according to their priority ranking or available funding. Staff obtains funding projections and available funding for current and future projects from the City's Finance Department and applies them to the CIP accordingly. These projects will receive further evaluation in the next 5-Year CIP update planned for FY 2022/23.

ACCOMPLISHMENTS FROM FY 20/21

On December 21, 2020, the City Council approved Addendum 1 to the Five-Year Capital Improvement Program for FY 2019/21-23/24 and allocated funds to projects with adoption of Resolution 20-13859. Some of the projects from the previous 5-year CIP have been completed or have had some form of action taken towards implementation. Below is a summary of accomplishments since the City Council's approval of the last 5-Year CIP update:

1. COMPLETED CIP PROJECTS

Completed CIP projects are those projects that have been completed since adoption of the previous 5-year CIP or are nearly complete. There are 15 CIP projects that are completed or nearing completion since adoption of the previous 5-Year CIP. These projects include the following:

ST-7	Range Road Sidewalk Widening Project
ST-11	2018/19 Citywide Pavement Management
ST-14	2019/20 CDBG ADA Curb Ramp Replacement Project
ST-18	2018/19 Citywide Traffic Calming
ST-24	SB1 2020/21 Pavement Management Project
ST-28	West Leland Road Street Lighting (Railroad to Crestview)
ST-52	Annual Citywide Striping & Signage
ST-99	SB1 FY 2019/20 Pavement Management Project
S-8	FY 2019/20 Traffic Signal Modifications
W-6	Water Treatment Plant Capital Repairs (Upgrade SCADA)
W-11	Automatic Water Meter Reading System (multi-year project)
W-106	2016/17 Water Main Installation Replacement Program
SS-30	2014/15 Sewer Replacement/Rehabilitation Program
SD-36	Montezuma Slough Pump Station Replacement Project
G-18	West Leland Road Underground Utilities
M-3	Marina Maintenance Dredging

2. ACTIVE CIP PROJECTS

Active projects are those projects that Staff is currently planning, are being designed or have been designed, are out to bid, or are under construction. There are twenty-five active projects. They include the following:

Current Planning/Studies:

W-1	Water System Master Plan
S-4	Sewer System Master Plan
G-1	City Standard Specification Update
G-2	Standard Details Update

Being Designed:

ST-2	BART Pedestrian/Bicycle Connectivity Project
ST-36	James Donlon Boulevard Extension Project
ST-73	Patch Paving, Sealing & Striping
ST-100	2020/21 STP/OBAG II Pavement Improvement Project
S-18	HSIP 9 Citywide Traffic Signal Improvement Project
SD-9	American Park Storm Drainage Project

Under Construction/Out for Bids:

ST-14	FY 2020/21 CDBG ADA Curb Ramp Replacement Project
ST-38	West Leland Road Pavement Markers/Markings and Speed Signage Improvements
ST-42	West Leland High Friction Surface Treatment
ST-28,38,43	West Leland Pavement Delineation, Warning Signage, High Visibility Crosswalk Improvements and Traffic Signal Modification at Range Road
ST-51	Stoneman Avenue Pedestrian Safety Improvements
W-	Water Treatment Plant Filter Gallery Valve Replacement Project
SS-30	2014/15 Sewer/Water Replacement Program (Sunset Park)
G-18	West Leland Road Underground Utilities

PROJECT CATEGORIES

The projects included in the FY 2021/22 - FY 2025/26 CIP have been divided into eight categories. These categories (with abbreviations) include:

- Streets (ST)** This section includes street rehabilitation and reconstruction as well as medians, striping, curb & gutter, street lighting, and traffic calming.
- Funding Sources:
Measure J, Developers, HUTA Gas Tax, RMRA Gas Tax, LTMF, and Infrastructure Repair and Replacement Funds (IRRF), are the primary sources of funding for street projects. Additional funding comes from various grants that are available through agencies on the federal, state, and local level.
- Signals (S)** This section includes intersections that currently warrant a traffic signal, will warrant a signal in the near future, or need upgrades to the existing signals or signal timing.
- Funding Sources:
The primary funding sources for signal projects are Measure J, Developers, HUTA Gas Tax, RMRA Gas Tax, LTMF, and Infrastructure Repair and Replacement Funds (IRRF). Additional funding can be provided by grants from outside agencies.
- Water (W)** This section includes water system improvements that have been identified as a maintenance problem or are included in the Water System Master Plan as requiring installation or upgrade.
- Funding Sources:
The primary funding sources for this category are Water Operations Fund, Water Facility Reserve Fund, 2005 Water Bond, and Developers.
- Sewer (SS)** This section includes sewer system improvements that have been identified as a maintenance problem or are included in the Wastewater Collection System Master Plan as requiring installation or upgrade.
- Funding Sources:
The primary funding sources for this category are Sewer Operations Fund, Sewer Facility Reserve and Developers.
- Storm Drain (SD)** This section includes storm drainage improvements identified as a flood hazard, maintenance problem or included in the Stormwater Management Plan as requiring installation or upgrade.
- Funding Sources:

The primary funding sources for this category are NPDES Fund (very limited and restricted), Developers, IRRF, and Kirker Creek Drainage Fund.

Building (B)

This section includes improvements, rehabilitation, or new construction of City-owned buildings.

Funding Sources:
General Fund

Parks (PK)

This section includes improvements, rehabilitation, or new construction of parks and recreational facilities throughout the City.

Funding Sources:
The primary funding sources for this category are Park Dedication Fund (PDF), and grants from outside agencies.

General (G)

This section includes projects that do not fall into any of the other categories but are included in the 5-Year CIP.

Funding Sources:
Funding varies due to the unique nature of these projects.

Pittsburg Power (PPC)

This section includes projects that are included in the 5-Year CIP for construction by Pittsburg Power (PP) or Island Energy (IE).

Funding Sources:
The primary funding sources for this category are the Pittsburg Power and Island Energy funds.

Marina (M)

This section includes projects that are in the 5-Year CIP related to the City owned and maintained marinas.

Funding Sources:
The primary funding sources for this category of projects are the Marina Enterprise Fund and Waterfront Operations.

FUNDING REQUIREMENTS AND ISSUES

Projects included in FY 2021/22 of the 5-year CIP are those that are a high priority and/or have available funding. Below is a description of funding requirements for each CIP category as well as potential funding issues that may be affecting a particular project category.

Street Projects (ST):

The current 5-year CIP identifies 67 street projects totaling \$230 million that are included as future projects. Of these, 36 street projects totaling \$31 million are already funded/partially funded or are planned to be funded within the next five years.

Funding Issues:

Streets in the City are ranked according to their condition on a scale of 1 to 100. This ranking is called the Pavement Condition Index (PCI). The more pavement maintenance that is performed, the higher the PCI number for the pavement will be. The current average PCI number for the City's streets is 61. To maintain the City's current average PCI number requires approximately \$5.7 million per year of pavement maintenance.

Signal Projects (S):

The current 5-year CIP identifies 22 signal projects totaling \$5.6 million that are included as future projects. Of these, six signal projects totaling approximately \$1.7 million are already funded/partially funded or are planned to be funded within the next five years.

Funding Issues:

Installation of traffic signals is usually funded by Transportation Mitigation Funds, developers, or a combination of the two. For those signal projects not eligible for these funds, various grants, HUTA, RMRA, and Measure J funds are also available. However, use of HUTA, RMRA, and Measure J funds for this purpose reduces funding availability for street rehabilitation and maintenance projects. Signal equipment, upgrades, and maintenance compete for funding along with other pavement and O&M CIP projects.

Water Projects (W):

The current 5-year CIP identifies 33 water projects totaling nearly \$58 million that are included as future projects. Of these, 16 water projects totaling \$25 million are already funded/partially funded or are planned to be funded within the next five years.

Funding Issues:

The City's Water Operations Fund, which is comprised of customer service payments, is the usual source of funds for the rehabilitation, maintenance and upgrade of the City's water system. Projects that provide for system expansion are funded by new development through the Water Facility Reserve fund, which is derived from connection fees from new development.

Sewer Projects (SS):

The current 5-year CIP identifies 13 sewer projects totaling \$41 million that are included as future projects. Of these, nine sewer projects totaling \$34 million are already funded/partially funded or are planned to be funded within the next five years.

Funding Issues:

Rehabilitation, upgrade, and maintenance of the City's sanitary sewer system is usually funded by the City's Sewer Operation Fund, which is derived from customer service charges. Projects for system expansion are funded by new development connection facility reserve charges. Currently there are sufficient funds to finance new projects in the immediate future.

Storm Drain Projects (SD):

The current 5-year CIP identifies 48 storm drain projects totaling \$31 million that are included as future projects. Of these, three storm drain projects totaling \$1.3 million are already funded within the next five years.

Funding Issues:

Installation, upgrade, and maintenance of the City's storm drain system have been typically funded by NPDES funds or grants. An additional source of funding for certain eligible projects is the Kirker Creek Drainage Fund, a restricted funding source. The amount available from each of these funding sources is very limited.

The City adopted a Fiscal Sustainability Ordinance that, among other things, created an Infrastructure Repair and Replacement Fund (IRRF) that could receive a portion of future City budget surpluses and excess one-time revenues. This fund would be used to fund repair and capital improvement projects related to the City's infrastructure including streets, roads, parking lots, and storm drains. These funds cannot be counted on as a regular funding source for storm drainage projects.

Staff has requested authorization to apply for a FEMA grant to help fund the currently planned storm drain project and one additional storm drain project.

Building Projects (B):

The current 5-year CIP identifies ten building projects totaling \$15 million that are included as future projects. Of these, five building projects totaling approximately 1 million are already funded within the next five years.

Funding Issues:

Construction of new and improvements to existing City owned buildings were previously funded by the RDA. Other funding sources are grants and Park Dedication Funds. These funds do not contribute to the additional maintenance costs incurred once the new City owned facilities are in service. The City's Building Maintenance Fund covers ongoing maintenance of City-owned buildings.

Park Projects (PK):

The current 5-year CIP identifies 17 park projects totaling \$16 million that are included as future projects. Of these, eight park projects totaling \$4.1 million are already funded/partially funded or are planned to be funded within the next five years.

Funding Issues:

Construction of new parks and improvements to existing City parks are usually funded by the City's Park Dedication Fund (PDF). Other sources of funding have been grants.

Park construction grants and other funds typically are for construction of new improvements or rehabilitation of existing facilities, and do not provide for maintenance. Expenditure of these funds usually results in an increase to the Parks and Maintenance Services' operational and maintenance costs. However, these funding sources can be used for improvements that may reduce maintenance costs, such as artificial turf or

centralized irrigation. Due to the relative unavailability of operation and maintenance (O&M) funding, staff evaluates new park proposals carefully to consider future cost impacts and to identify funding for operational and maintenance costs. Construction of new parks or improvements may be postponed to a later date when additional funding is available.

New parks will need to account for potential droughts. Alternative sources of irrigation water or plant material will need to be evaluated as funding for new facilities becomes available.

Another source of funding needs to be identified to fund the O&M of new facilities and improvements, or new construction will need to be reduced or eliminated to ensure proper maintenance of existing facilities. One possible source of additional O&M funding for parks is an increase in the landscape and lighting district assessments.

General Projects (G):

The current 5-year CIP identifies seven general projects totaling \$3.6 million that are included as future projects. Of these, two general projects totaling \$1.5 million (including \$1.4 million from Rule 20A funds administered by PG&E) are already funded/partially funded or are planned to be funded within the next five years.

Funding Issues:

Projects listed in the General Projects section of the CIP are funded by various sources. It is difficult to identify funds that are eligible for a majority of these projects other than the City's General Fund. An additional source of funding needs to be identified or created to fund the various projects in the General Projects category.

Pittsburg Power Projects (PP):

The current 5-year CIP identifies 14 Pittsburg Power Company projects totaling \$5.8 million that are included as future projects. All of these six totaling \$1.1 million are already funded/partially funded or are planned to be funded within the next five years.

Funding Issues:

Projects listed in the Pittsburg Power Projects section of the CIP are funded by revenues collected by Island Energy (IE) and Pittsburg Power. These funds have occasionally been used to fund programs and projects within the City of Pittsburg. Projects currently included in the CIP as funded by Pittsburg Power or Island Energy are for power related projects at the Island Energy facility on Mare Island in Vallejo.

Marina Projects (M):

The current 5-year CIP identifies 8 Marina projects totaling \$25 million that are included as future projects. There are three capital project that partially funded with \$600,000 thousand over the next five years.

Funding Issues:

Projects listed in the Marina Projects section of the CIP are generally funded by the revenue collected at the marina from gasoline sales and boat slip rentals. If other funding sources are not identified, there may be a need to increase fees and prices to increase revenues to pay for construction of additional CIP projects.

CAPITAL IMPROVEMENT PROGRAM SUMMARY

The following table summarizes the total estimated project expenditures planned, by category, for the projects included in the 5-Year CIP. The table also indicates the projected year those funds are anticipated to be expended. At this time new funding will be requested only for projects planned to begin design or construction in FY 2021/22.

The remaining projects for FY 22/23 through 2025/26 are projections based on estimates for project costs and funds available. This table includes only projects that are anticipated to be funded during the 5-year period. Additional projects are included in the Capital Improvement Program that have been identified but are not yet planned to be funded. Amounts in the Current Funding column have previously been allocated by City Council through other actions.

Project Category	Current Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	Total (\$)	# of Project
Streets	23,021,455	2,011,180	1,550,000	1,555,000	1,550,000	1,755,000	31,442,635	68
Signals	1,210,000	100,000	100,000	100,000	100,000	100,000	1,710,000	22
Water	15,963,804	3,325,000	2,675,000	3,675,000	2,475,000	1,175,000	29,288,804	33
Sewer	25,914,910	1,075,000	500,000	2,000,000	2,900,000	2,000,000	34,389,910	13
Storm Drain	1,325,000	0	0	0	0	0	1,325,000	48
Building	750,000	0	200,000	0	0	0	950,000	10
Parks	1,935,000	505,000	455,000	505,000	455,000	255,000	4,110,000	17
General	1,500,000	0	0	0	0	0	1,500,000	7
Pittsburg Power	1,450,000	260,000	0	0	0	0	1,710,000	14
Marina	618,363	0	0	0	0	0	618,363	8
Total	73,688,532	7,276,180	5,480,000	7,835,000	7,480,000	5,285,000	107,044,712	240



CAPITAL IMPROVEMENT PROGRAM FUND BALANCE



FUNDING SOURCES

The following section discusses the major funding sources available to fund CIP projects. Funding amounts included in the Current Funds Available column are those that are available for use as of the date this document was prepared. Funding amounts listed for the remaining fiscal years are estimated net funds available for use as a funding source for construction of CIP projects. New funding is requested only for projects planned for FY 2021/22. The remaining projects for FY 2022/23 through FY 2025/26 are projections based on anticipated funding availability. Enterprise funds are budgeted to maintain a reserve equal to 30% of their operating expenses.

Restricted vs. Un-Restricted Funding Sources

Funding sources for CIP projects include those considered restricted funds that can finance only specific types of projects. Examples of restricted funds are Water, Sewer, Park Dedication, HUTA, RMRA, Measure J, Infrastructure Repair and Replacement Fund, and Traffic Mitigation. These funds vary in their project restrictions.

Other funding sources included in the CIP are unrestricted funds that can be used on any type of project. An example of an unrestricted fund would be the City's General Fund and the Pittsburg Power Company Fund. Unrestricted funds are currently unavailable as a funding source for projects in the 5-year CIP.

Fund Balances and Projected Funding Availability

The major sources of funding (and their abbreviations) for projects included in the current 5-Year CIP are as follows (fund balances estimated as of June 2021):

Road Maintenance and Rehabilitation Account Gas Tax Fund (RMRA)

Senate Bill 1, the Road Repair and Accountability Act of 2017, was signed into law on April 28, 2017. SB 1 increased the per gallon fuel excise taxes; increased the diesel fuel sales taxes and vehicle registration fees; and provides for inflationary adjustments to tax rates in future years. This legislative package invests \$54 billion over the next decade to fix roads, freeways and bridges in communities across California and puts more dollars toward transit and safety. These funds are split equally between state and local investments.

Beginning November 1, 2017, the State Controller (Controller) deposited various portions of this new funding into the newly created RMRA. A percentage of this new RMRA funding will be apportioned by formula to eligible cities and counties. The RMRA funding that the City is estimated to receive in FY 2021/22 is \$1,432,391..

Prior to the City receiving its apportionment of RMRA funds in a fiscal year, the City must submit a list of eligible projects proposed to be funded with the RMRA funds. The proposed projects to receive RMRA funds must also be included in the adopted City budget or as part of the Capital Improvement Program. The list must include project description, location, schedule, and estimated useful life of the improvement.

Each fiscal year, the City must submit documentation that includes similar information to the above for the projects actually completed.

Below is the list for reporting proposed projects planned for potential expenditure of RMRA funds in FY 2021/22:

Title	FY 21/22 Traffic Signal Modification	Amount
Description	Modifications to traffic signal timing and modernization of traffic control equipment.	\$100,000
Location	Signalized Intersections Citywide	
Completion Date	June-22	
Useful Life	1-10 years	
Title	SB-1 2021/22 Pavement Management Project	Amount
Description	Pavement rehabilitation of Loveridge Road	\$1,100,000
Location	Loveridge Road (State Route 4 to PA Highway)	
Completion Date	June-22	
Useful Life	10 - 20 Years	
Title	STP/OBAG II Pavement Improvement Project	Amount
Description	Pavement rehabilitation of W. Leland Road/Loveridge Road	\$40,000
Location	W. Leland Road (Bailey Road to Railroad Avenue and Loveridge Road (Stoneman Avenue to Buchanan Road).	
Completion Date	June-22	
Useful Life	10 - 20 Years	
Title	Crestview Drive Pavement and Pedestrian Improvement Project	Amount
Description	Improve pedestrian safety on Crestview Drive from West Buchanan Road to Crestview Drive by installing bulbouts, signing and striping improvements, pavement improvements and upgraded crossings.	\$41,180
Location	Crestview Drive	
Completion Date	June-22	
Useful Life	5-20 Years	
Title	FY 2021/22 Pavement Maintenance Project	Amount
Description	Provide pavement maintenance on Covington Drive, Ashbury Way, Dover Way, Crowley Court, Rossmore Court, Chelsea Way, Salisbury, Alta Court and Arlington Drive	\$200,000
Location	Street in Rossmore Subdivision	
Completion Date	June-22	
Useful Life	5-20 Years	

Current and Projected RMRA Funding Availability: Fund 228

Gas Tax - Road Maintenance and Rehabilitation					Fund 228
Description	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)
ST-11 HSIP 10- Crestview Drive Pavement and Pedestrian Improvement Project	(41,180)				
ST-20 SB1 FY 2025/26 Pavement Management					(1,100,000)
ST-33 SB1 FY 2021/22 Pavement Management Project	(1,100,000)				
ST-40 FY 2025/26 Street Maintenance Project					(200,000)
ST-48 FY 2021/22 Street Maintenance Project	(200,000)				
ST-59 SB1 FY 2022/23 Pavement Management		(1,100,000)			
ST-60 FY 2022/23 Street Maintenance Project		(200,000)			
ST-93 FY 2023/24 Street Maintenance Project			(200,000)		
ST-94 SB1 FY 2024/25 Pavement Management				(1,100,000)	
ST-100 2020/21 STP/OBAG 11 Pavement Improvement Project	(40,000)				
ST-103 SB1 FY 2023/24 Pavement Management			(1,100,000)		
ST-104 SB1 FY 2024/25 Street Maintenance Project				(200,000)	
S-16 2021/22 Traffic Signal Modification Project	(100,000)				
S-11 2022/23 Traffic Signal Modification Project		(100,000)			
S-17 2023/24 Traffic Signal Modification Project			(100,000)		
S-20 2024/25 Traffic Signal Modification Project				(100,000)	
S-28 2025/26 Traffic Signal Modification Project					(100,000)
CIP Expenditures	(1,481,180)	(1,400,000)	(1,400,000)	(1,400,000)	(1,400,000)

Highway User Tax Account Gas Tax Fund (HUTA)

The gas tax referred to as HUTA may also be used to fund pavement rehabilitation projects. In FY 2021-22, Pittsburg is expected to receive a total of \$1,564,500 in HUTA funds. Of this amount, \$1,170,000 is allocated to pay maintenance expenses. The combination of HUTA and Measure J funds received by the City varies and yields an average of \$368,425 per year for street and pavement projects after O&M costs are deducted. If these funds were dedicated entirely to capital projects for maintaining pavement, the total would still be insufficient to maintain the current PCI.

The Gas Tax is comprised of State and Local taxes on the sale of gasoline. Revenues for this fund are dependent on the overall economy and gasoline usage. This can vary according to economic conditions and the increasing number of fuel efficient and electric vehicles on the road. This tax is administered by the State Board of Equalization in accordance with California Local Motor Vehicle Fuel Taxation Law. These funds can be used for maintenance of existing roads, construction of new roads, street lights, traffic signals, and street medians.

Current and Projected HUTA Funding Availability: Fund 203

GTX Highway Users Tax Account (HUTA)

Fund 203

Description	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)
ST-3 Bailey Road Double Chip Seal	(175,000)				
ST-8 Bridge Maintenance & Repairs	(5,000)			(5,000)	
ST-40 FY 2025/26 Street Maintenance Project					(200,000)
ST-48 FY 2021/22 Street Maintenance Project	(200,000)				
ST-52 Annual Citywide Striping & Signage Project	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
ST-60 FY 2022/23 Street Maintenance Project		(200,000)			
ST-93 FY 2023/24 Street Maintenance Project			(200,000)		
ST-104 FY 2024/25 Street Maintenance Project				(200,000)	
CIP Expenditures	(430,000)	(250,000)	(250,000)	(255,000)	(250,000)

Measure J (MJ)

In 2004, Contra Costa County voters approved Measure J, which continued the ½ cent sales tax that funds transportation projects in the county through March 31, 2034. Pittsburg's Measure J funds are used for street pavement projects as funding is available. However, using this fund only for street pavement projects reduces funds available for other eligible projects, such as traffic signals. In addition, the City

currently uses Measure J Funds to help fund the Public Works Department's street operations and maintenance (O&M) to off-set General Fund revenues. Redirecting Measure J funds to daily O&M reduces the amount of street resurfacing projects the City is able to implement to below the minimum level of investment in capital projects that is needed to maintain the current pavement condition. In FY 2021-22, Pittsburg should receive a total of \$1,000,000 in Measure J funds. Of this, \$710,000 will be allocated with adoption of the City Budget to cover street maintenance managed by Public Works and Engineering staff costs for designing and managing pavement projects.

Measure J					Fund 204
Description	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)
ST-41 Annual Citywide Fence/Soundwall/Streetlight Replacement/Sidewalk Installation & Repair	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
ST-45 2021/22 Citywide Traffic Calming	(75,000)				
ST-101 2022/23 Citywide Traffic Calming		(75,000)			
ST-102 2023/24 Citywide Traffic Calming			(75,000)		
ST-96 Citywide Arterial Median Conversion Project	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
ST-97 2024/25 Citywide Traffic Calming				(75,000)	
ST-105 2025/26 Citywide Traffic Calming					(75,000)
CIP Expenditures	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)

Kirker Creek Drainage Fund (KCDF)

The Kirker Creek Drainage Fund was established to provide for improvements to the drainage area due to impacts from new development. This fee is charged only for new development within the Kirker Creek watershed. Currently the fee is \$0.68/sf of impervious area for the development. This fund can be used for construction of drainage improvements within the Kirker Creek watershed

There are no Capital Projects planned for KCDF Fund 302 for FY 21/22-25/26.

Current and Projected KCDF Funding Availability: Fund 302

Local Traffic Mitigation Fund (LTMF)

These fees are collected from developers to pay for developer's share of impacts to streets and traffic flow within the City. Current fee per housing unit is approximately \$8,575 for the Pittsburg LTMF. These funds are restricted to projects that are included in the current traffic mitigation study.

Current and Projected LTMF Funding Availability: Fund 303

There are no Capital Projects planned for LTMF Fund 303 for FY 21/22-25/26.

Park Dedication Fees (PDF)

Park Dedication Fees are collected from developers to provide for construction of new parks and recreation facilities. Fees are collected based on the market value of the property, size of development, and number of units. Current average fee per residential lot is \$9,287.22. These funds are restricted to new park construction and expansion and rehabilitation of existing parks.

Current and Projected PDF Funding Availability: Fund 304

PDF					Fund 304
Description	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)
PK-4 Annual Playground Replacement Project	(80,000)	(80,000)	(80,000)	(80,000)	(80,000)
PK-8 Biennial Playfield Replacement	(250,000)		(250,000)		(250,000)
PK-9 Annual Park Features Replacement Project	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
PK-10 Biannual Restroom Replacement/Rehabilitation		(250,000)		(250,000)	
PK-13 Park and Landscaping Improvement Project	(50,000)		(50,000)		(50,000)
PK-15 Annual Citywide Park Sign Replacement Program	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
CIP Expenditures	(505,000)	(455,000)	(505,000)	(455,000)	(505,000)
Est Remaining Available Fund Balance	\$ 3,140,538	\$ 5,333,652	\$ 7,529,728	\$ 9,829,825	\$ 12,135,025

Pittsburg Regional Traffic Mitigation Fund (PRTMF)

These fees are collected from developers to pay for developer's share of regional projects to mitigate impacts to streets and traffic flow. Current fee per housing unit is \$18,872 for the Pittsburg Regional Transportation Mitigation Fee. These funds are restricted to projects that are included in the current regional fee program.

Current and Projected PRTMF Funding Availability: Fund 307

There are no Capital Projects planned for PRTMF Fund 307 for FY 21/22-25/26.

Infrastructure Repair and Replacement Fund (IRRF)

On January 22, 2013, the City Council adopted Ordinance 12-1363, also known as the Fiscal Sustainability Ordinance. This ordinance established minimum balances for financial reserves used to stabilize the City's budget, and created an Infrastructure Repair and Replacement Fund that receives a portion of funds that exceed the required reserve amount. This fund may be used for repairs and capital improvements projects related to the City's infrastructure including streets, roads, parking lots, and storm drains.

Current and Projected IRRF Funding Availability: Fund 310

There are no Capital Projects planned for IRRF Fund 307 for FY 21/22-25/26.

2005 Water Bond (2005 WBond)

On December 5, 2005, City Council adopted Resolution 05-10440 authorizing a bond purchase contract for funding of several water projects.

Current and Projected 2005 Water Bond Funding Availability: Fund 500

There are no Capital Projects planned for IRRF Fund 307 for FY 21/22-25/26.

Water Operations Fund (WOF)

The Water Fund is maintained by a service charge that is collected in water service bills. Fees collected vary by size of water meter and water use and range from \$22.68/mo for a ¾" meter to \$2,603.61/mo for a 10" meter. These funds are used for installing, upgrading, and maintaining the City's water system. Per Ordinance 12-1363 a minimum of 30% of annual operating costs shall be maintained in reserve.

Current and Projected Water Operations Fund Funding Availability: Fund 501

Description	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)
W-1 Water System Master Plan	(75,000)				
W-6 WTP Capital Repairs and Improvements	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
W-8 2020/21 Water Main Installation/Replacement Program	(1,000,000)	(1,600,000)			
W-10 Highlands Ranch Reservoir Recoating	(250,000)				
W-11 Automatic Water Meter Reading System	(300,000)				
W-34 WTP Disinfection Modification and Conversion	(1,500,000)	(500,000)			
W-39 Annual Filter Media Replacement	(200,000)	(100,000)	(100,000)	(100,000)	(100,000)
W-40 2022/23 Water Main Installation/Replacement Program		(400,000)	(3,000,000)		
W-100 2024/25 Water Main Installation Replacement Program				(400,000)	(1,000,000)
W-102 2023/24 Water Main Installation Replacement Program			(500,000)	(1,900,000)	
CIP Expenditures	(3,400,000)	(2,675,000)	(3,675,000)	(2,475,000)	(1,175,000)

Water Facility Reserve Fund (WFR) Treatment Plant and Distribution

The Water Facility Reserve is funded by a onetime charge per residential unit paid by developers. The amount of the fee varies according to the location of the development and is calculated according to a formula described in the fee schedule approved by the City Council (Resolution 05-1029 and as amended by Resolution 12-11778). The average fee for per new residential unit is \$5,000. This fund is used for expansion and upgrade of the water distribution system or treatment plant to account for increased use with new development.

Current and Projected Funding Availability Various WFR Accounts:

WFR Treatment Plant: Fund 502: There are no Capital Projects planned for WFR Fund 502 Water Treatment for FY 21/22-25/26.

WFR Water Distribution: Fund 503: There are no Capital Projects planned for WFR Water Distribution Fund 503 for FY 21/22-25/26.

WFR Zone I/II Reservoir: Fund 504: There are no Capital Projects planned for WFR Zone I/II Fund 504 for FY 21/22-25/26.

WFR 20" SE Hills Water Transmission: Fund 505: There are no Capital Projects planned for WFR 20" SE Water Transmission Fund 505 for FY 21/22-25/26

WFR SW Hills Water Facility: Fund 506: There are no Capital Projects planned for WFR SW Water Facility Fund 506 for FY 21/22-25/26

WFR SW Hills Phase III Pipe: Fund 507: There are no Capital Projects planned for WFR SW Hills Water Facility Fund 507 for FY 21/22-25/26

WFR SW Hills Phase III Pump: Fund 508: There are no Capital Projects planned for WFR SW Hills Phase III Pump: Fund 508 for FY 21/22-25/26

WFR Water Treatment Plant Sludge Handling: Fund 509: There are no Capital Projects planned for WFR SW Water Treatment Plant Sludge Handling: Fund 509 for FY 21/22-25/26

WFR Zone 1 Reservoir: Fund 510: There are no Capital Projects planned for WFR Zone 1 Reservoir Fund 510 for FY 21/22-25/26

WFR Zone 2 Reservoir: Fund 511: There are no Capital Projects planned for WFR Zone 2 Reservoir Fund 511 for FY 21/22-25/26

Sewer Operations Fund (SOF)

The Sewer Fund is maintained by a service charge that is collected in water service bills. Fees collected vary by property use. For example a residential property is charged a flat rate of \$15.79/month and non-residential is charged \$1.61 per CCF, or 100 cubic feet (748 gallons), of water usage/month. These funds are used for installing, upgrading, and maintaining the City's sewer system. Per Ordinance 12-1363 a minimum of 30% of annual operating costs shall be maintained in reserve.

Current and Projected Sewer Operations Fund Funding Availability: Fund 521

SOF - Sewer Maintenance					Fund 521
Description	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)
SS-2 2022/23 Sewer Replacement Project		(200,000)	(600,000)	(1,000,000)	
SS-4 Sewer System Master Plan	(75,000)				
SS-36 2020/21 Sewer Replacement Rehabilitation Project	(1,600,000)	(1,000,000)			
SS-37 2024/25 Sewer Replacement Rehabilitation Project				(400,000)	(2,000,000)
CIP Expenditures	(1,675,000)	(1,200,000)	(600,000)	(1,400,000)	(2,000,000)

Sewer Facility Reserve Fund (SFR) Collection System Capacity Buy In

The Sewer Facility Reserve is funded by a one time charge per residential unit paid by developers. The amount of the fee varies according to the location of the development, and is calculated according to a formula described in the fee schedule approved by the City Council (Resolution No. 05-10291 and as amended by 05-10372). The average fee for a new residential unit is \$3,216. This fund is used for expansion and upgrade of the sewer system to account for increased usage with new development.

Current and Projected Sewer Facility Reserve Funding Availability: Fund 522

SFR - Collection System Capacity Buy-In					Fund 522
Description	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)
SS-2 2022/23 Sewer Replacement Project				(500,000)	
SS-36 Sewer Replacement Rehabilitation Project	(600,000)				
CIP Expenditures	(600,000)			(500,000)	

Current and Projected Funding Availability: Fund 523**Waterfront Operations (WO)**

On January 1, 2012, California's SB 551 took effect, granting certain tidelands and submerged land to the City of Pittsburg. These lands were previously managed by the State Lands Commission, which leased certain portions for waterfront commercial and industrial development. The leases will convert to agreements with the City, generating revenue on an annual basis to be used to facilitate development of the waterfront for commercial, industrial and recreational use. Per Ordinance 12-1363 a minimum of 30% of annual operating costs shall be maintained in reserve.

Current and Projected Waterfront Operations Funding Availability: Fund 540

There are no Capital Projects planned for Waterfront Operations Fund 540 for FY 21/22-25/26

Marina Enterprise Fund (ME)

The Marina Enterprise Fund is composed of funds collected at the marinas in Pittsburg from boat slip rentals and gasoline sales. These funds are used to maintain and improve the various marina facilities. Per Ordinance 12-1363 a minimum of 30% of annual operating costs shall be maintained in reserve.

Current and Projected Marina Enterprise Fund Funding Availability: Fund 550

There are no Capital Projects planned for Marina Enterprise fund Fund 550 for FY 21/22-25/26

Island Energy (IE) The U.S. Navy awarded Pittsburg Power a franchise service agreement to provide electric and natural gas retail services on Mare Island in Vallejo. In a special arrangement, Pittsburg Power Company established and does

business as “Island Energy” on Mare Island. Island Energy has been providing Mare Island customers reliable electric and gas services at competitive pricing since 1997. Island Energy is a potential revenue source for Capital Improvement Projects.

**Current and Projected Island Energy Funding Availability: Fund 580
Pittsburg Power (PPC)**

Island Energy					Fund 580
Description	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)
PP-15 Station F Reconstruction	(260,000)				
CIP Expenditures	(260,000)				

Current and Projected Pittsburg Power Funding Availability: Fund 590

There are no Capital Projects planned for Marina Enterprise Fund 550 for FY 21/22-25/26

Other Potential Funding Sources

Developer Funding (direct developer contributions)

Various Grants

National Pollution Discharge Elimination System (NPDES)

PG&E Rule 20A & 20B (credits)



CAPITAL IMPROVEMENT PROGRAM SCHEDULE



STREET PROJECTS
Project Summary

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding/Source (\$) Funding Available (N) = New allocation (F) = Future	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
ST-1	Range Road Overcrossing	25,000,000								0
ST-2	BART Pedestrian/Bicycle Connectivity	5,520,000	3,870,000 OBAG- 2 600,000 PBTF, 50,000 Measure J 300,000 LTMF \$700,000 SR2BART	5,520,000						5,520,000
ST-3	Bailey Road Double Chip Seal	175,000	\$175,000 HUTA (N)		175,000					175,000
ST-4	Delta DeAnza Trail Roadway Crossing Improvement	150,000	\$120,000 TDA (E)							0
ST-5	Street Median/Landscape Improvements	520,000								0
ST-6	Bailey Road Pavement Rehabilitation	615,000								0
ST-7	HSIP 10- Signing and Striping Improvement Project	2,965,700	\$2,965,700 HSIP	2,965,700						2,965,700
ST-8	Bridge Maintenance & Repairs	15,000	\$5,000 HUTA (N), \$10,000 (F) HUTA		5,000		5,000		\$5,000	
ST-9	Intersection Geometric Improvements (San Marco Boulevard/ W. Leland Road) Geometric Improvements	125,000								0
ST-10	El Pueblo Area Reconstruction/ADA Improvements	300,000								0
ST-11	HSIP 10-Crestview Drive Pavement and Pedestrian Improvement Project	419,400	\$378,220 HSIP \$41,180 RMRA (N)	378,220	41,180					419,400
ST-12	San Marco Blvd Widening	125,000								0
ST-14	FY 2020/21 CDBG Curb Ramp Replacement Project	232,508	232,508 CDBG	232,508						232,508

STREET PROJECTS
Project Summary

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding/Source (\$) Funding Available (N) = New allocation (F) = Future	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
ST-15	East Third Street Streetscape Improvements	1,500,000								0
ST-16	FY 2021/22 CDBG ADA Curb Ramp Project	250,000								0
ST-19	Marina Blvd Buffered Bicycle Lanes	140,000	56,100 TDA (E)	56,100						56,100
ST-20	SB1-FY 2025/26 Pavement Improvement Project	1,100,000	\$1100,000 RMRA (F)						1,100,000	1,100,000
ST-21	Railroad Ave./Leland Rd. Geometric Improvements	525,000								0
ST-23	Left Turn Lane Bailey Rd/Willow Ave	200,000								0
ST-25	Rebuild Range Road/Willow Pass Road Interchange	4,200,000								0
ST-27	Bailey Road Operational Safety Improvements	300,000								0
ST-28	West Leland Street Lighting Project (Railroad Avenue to Crestview Drive & Crestview @ Trail)	760,000	458,000 HUTA (E) 277,000 CCIF (E) 25,000 PDF	760,000						760,000
ST-29	Westbound Hwy 4 Offramp at Railroad Avenue	12,100,000								0
ST-30	E. Leland Rd./Los Medanos College (eastern entrance)	420,000								0
ST-31	Century Boulevard Class III Bicycle Facility	60,000								0
ST-32	Century Boulevard Class II Bicycle Lanes	75,000								0
ST-33	SB1 FY 2021/22 Pavement Management	1,100,000	\$1,100,000 RMRA (N)		1,100,000					1,100,000
ST-34	West Leland Road Safety Improvements	150,000								0

STREET PROJECTS Project Summary

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding/Source (\$) Funding Available (N) = New allocation (F) = Future	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
ST-35	FY 2020/21 Traffic Calming Project	50,000	50,000 MJ	50,000						50,000
ST-36	James Donlon Boulevard Extension (Design/Construction)	95,610,000	1,880,000 LTMF 14,220,000 Developer Obligated LTMF 63,404,800 RTMF 14,495,200 TBD	6,200,000						6,200,000
ST-37	Railroad Avenue Complete Streets	1,000,000								0
ST-38	West Leland Road Pavement Markers/Markings and Speed Signage Improvements	376,800	376,800 HSIP	376,800						376,800
ST-39	Extend SB Left Turn Lane on Railroad Avenue at Atlantic Avenue	200,000								
ST-41	Annual Citywide Fence/ Soundwall/ Streetlight Replacement/Sidewalk Installation & Repair	580,000	\$205,000 MJ, 75,000 MJ (N) 300,000 MJ (F)	205,000	75,000	75,000	75,000	75,000	75,000	580,000
ST-40	FY 2025/26 Street Maintenance Project	400,000	\$200,000 HUTA (F) \$200,000 RMRA (F)						400,000	400,000
ST-42	West Leland High Friction Surface Treatment	718,000	\$718,000 HSIP	718,800						718,800
ST-43	West Leland Road Pavement Delineation, Warning Signage, High Visibility Crosswalk Improvements and Traffic Signal Modification at Range Road	265,900	265,900 HSIP	265,900						265,900
ST-44	Annual Citywide Sidewalk Replacement	100,000								0
ST-45	FY 2021/22 Citywide Traffic Calming	75,000	75,000 MJ (N)		75,000					75,000

STREET PROJECTS
Project Summary

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding/Source (\$) Funding Available (N) = New allocation (F) = Future	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
ST-47	FY 2020/21 Street Maintenance Project (PW)	200,000	\$200,000 HUTA	200,000						200,000
ST-48	FY 2021/22 Street Maintenance Project	400,000	\$200,000 HUTA \$200,000 RMRA (N)		400,000					400,000
ST-49	Marina Blvd. Improvements (Marina Master Plan Phase III)	1,550,000								0
ST-50	Railroad Avenue Northbound Right-Turn Lane at Highway 4									0
ST-51	Stoneman Avenue Pedestrian Safety Improvements	1,230,000	880,000 HSIP8 330,000 RMRA \$20,000 MJ (N)	1,230,000						1,230,000
ST-52	Annual Citywide Striping & Signage	400,000	\$150,000 HUTA 50,000 HUTA (N) 200,000 HUTA (F)	150,000	50,000	50,000	50,000	50,000	50,000	400,000
ST-54	Avila Road Widening Phase II (City Limits to Santa Teresa)	11,520,000								0
ST-55	W. Leland Road Extension Phase II (San Marco to Avila)(3011)	10,000,000	50,000 LTMF	50,000						50,000
ST-56	San Marco Boulevard Extension (Terminus to Bailey Road)	14,038,000	100,000 LTMF	100,000						100,000
ST-57	Pittsburg-Antioch Highway Widening	11,070,000								0
ST-58	Pittsburg-Antioch Highway Two-Way Left Turn Lanes	300,000								0
ST-59	SB1-FY 2022/23 Pavement Management	1,100,000	1,100,000 RMRA (F)			1,100,000				1,100,000
ST-60	FY 2022/23 Street Maintenance Project	400,000	200,000 HUTA (F) \$200,000 RMRA (N)			200,000				200,000

STREET PROJECTS Project Summary

Item No.	Project Name	Estimated Project Cost (\$)	Funding/Source (\$) Funding Available (N) = New allocation (F) = Future	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
ST-62	California Avenue Widening Phase III (Harbor to Railroad)	10,035,000								0
ST-64	Linscheid Drive Traffic Calming Project	100,000								0
ST-73	Patch Paving, Sealing & Striping	500,000	500,000 GF (N) 500,000 GF	500,000						500,000
ST-93	FY 2023/24 Street Maintenance Project	400,000	200,000 HUTA (F) \$200,000 RMRA (F)				200,000			200,000
ST-94	SB1 FY 24/25 Pavement Management	1,100,000	\$1,100,000 RMRA (F)					1,100,000		1,100,000
ST-95	Intersection Geometric Improvements (Bailey Road & West Leland Road)	3,000,000								0
ST-96	Citywide Arterial Median Conversion	280,000	30,000 MJ \$50,000 MJ (N) 200,000 MJ (F)	30,000	50,000	50,000	50,000	50,000	50,000	280,000
ST-97	FY 2024/25 Citywide Traffic Calming	75,000	\$75,000 MJ (F)					75,000		75,000
ST-98	FY 2019/20 Street Maintenance	322,427	172,427 RMRA 150,000 HUTA	322,427						322,427
ST-100	FY 2020/21 STP/OBAG II Pavement Improvement Project	2,750,000	\$300,000 RMRA (E) \$2,410,000 OBAG2/STP \$40,000 RMRA (N)	2,710,000	40,000					2,750,000
ST-101	FY 2022/23 Citywide Traffic Calming	75,000	\$75,000 MJ (F)			75,000				75,000
ST-102	FY 2023/24 Citywide Traffic Calming	75,000	75,000 MJ (F)				75,000			75,000
ST-103	SB-1 FY 2023/24 Pavement Management	1,100,000	1,100,000 RMRA (F)				1,100,000			1,100,000
ST-104	FY 2024/25 Street Maintenance Project	400,000	\$200,000 HUTA (F) \$200,000 RMRA (F)					200,000		200,000
ST-105	FY 2025/26 Citywide Traffic Calming	40,000	40,000 MJ (F)						75,000	75,000

STREET PROJECTS
Project Summary

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding/Source (\$)	CIP Funding Schedule					Total Funding	
			Funding Available (N) = New allocation (F) = Future	Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)		FY 2025-26 (\$)
				23,021,455	2,011,180	1,550,000	1,555,000	1,550,000	1,755,000	31,442,635
TOTALS		230,878,735								

SIGNAL PROJECTS Project Summary

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Available (N) = New allocation (F) = Future allocation	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
S-2	Street Name Sign LED Conversion	200,000								0
S-3	Traffic Signal Interconnect Expansion Project	275,000								
S-4	Signal at Harbor Street/ Stoneman Avenue	300,000								0
S-6	Traffic Signal Modification Kirker Pass Rd/Pheasant Dr	50,000								0
S-9	Leland Road Signal Interconnect	380,000								0
S-10	Buchanan Road Signal Interconnect	525,000								0
S-11	FY 2022/23 Traffic Signal Modification Project	100,000	100,000 RMRA(F)			100,000				100,000
S-12	Opticom and Transit Priority Control	200,000								0
S-13	Installation of Emergency Vehicle Preemption at 6 Intersections	50,000								0
S-14	Wireless Traffic Signal Communication	305,000								0
S-15	2020/21 Traffic Signal Modification Project	100,000	100,000 RMRA	100,000						100,000
S-16	FY 2021/22 Traffic Signal Modification Project	100,000	100,000 RMRA (N)		100,000					100,000

SIGNAL PROJECTS Project Summary

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Available (N) = New allocation (F) = Future allocation	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
S-17	FY 2023/24 Traffic Signal Modification Project	100,000	100,000 RMRA(F)				100,000			100,000
S-18	HSIP 9 Citywide Traffic Signal Improvement Project	1,110,000	1,065,600 HSIP 44,400 RMRA	1,110,000						1,110,000
S-19	Traffic Adaptive Corridor Signal Project	300,000								0
S-20	2024/25 Traffic Signal Modification Project	100,000	100,000 RMRA (F)					100,000		100,000
S-24	Bailey Road Signal Interconnects	210,000								0
S-25	Loveridge Road Signal Interconnects	150,000								0
S-26	Railroad Avenue/3rd Street	300,000								0
S-27	Harbor Street/Central Avenue	330,000								0
S-28	FY 2025/26 Traffic Signal Modification Project	100,000	\$100,000 RMRA (F)						\$100,000	100,000
S-30	Railroad Avenue/School Street	300,000								0
TOTALS		5,585,000		1,210,000	100,000	100,000	100,000	100,000	100,000	1,710,000

WATER PROJECTS
Project Summary

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Identified Funding Available (N) = New allocation (F) = Future allocation	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
W-1	Water System Master Plan	275,000	\$200,000 WOF \$75,000 WOF(N)	200,000	75,000					275,000
W-2	Hillview Reservoir coating (exterior)	350,000								0
W-4	Riverview Drive/Alturis Ave 12" Canal Crossing	150,000								0
W-5	Zone I/II Boundary Adjustments (Harbor, Leland, Railroad)	1,133,000								0
W-6	WTP Capital Repairs and Improvements (5058)	600,000	300,000 WOF 75,000 WOF (N) 300,000 WOF(F)	225,000	75,000	75,000	75,000	75,000		600,000
W-7	Water Main Buchanan Rd Phase 2 (Seg 1 & 6)(WTP to SE Hills)	1,522,000								0
W-8	2020/21 Water Main Installation/ Replacement Program (Pittsburg Heights)	3,400,000	400,000 WOF \$2,600,000 WOF (F)	400,000	1,000,000	1,600,000				3,000,000
W-9	9th Street/Los Medanos Water & Sewer Improvements	500,000	500,000 WOF (N)							
W-10	Highlands Ranch Reservoir Recoating	250,000			250,000					250,000
W-11	Automatic Water Meter Reading System (5030)	3,406,793	3,106,793 WOF 300,000(N) WOF	3,106,793	300,000					3,406,793
W-15	12" Main Stoneman Ave (Harbor to Loveridge)	800,000								0
W-17	2016/17 WTP Sludge Removal (5055)	250,000	250,000 WOF	250,000						250,000
W-21	Convert Backyard Services in Central Addition to Street	9,400,000								0

WATER PROJECTS Project Summary

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Identified Funding Available (N) = New allocation (F) = Future allocation	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
W-24	Pittsburg-Antioch Highway Waterline Improvements (eastern loop)	1,200,000								0
W-28	Highlands Ranch Zone 2 (1.4 MG) Reservoir (T-9)	5,250,000	City 44% Dev 56%							0
W-29	WTP Filter Backwash Management - 1.5 MGD Package Treatment Unit (Phase I)	1,500,000								0
W-30	WTP Filter Backwash Management - 1.5 MGD Package Treatment Unit (Phase II)	750,000								0
W-31	WTP 0.5 MG Filter Backwash Basin	3,000,000								0
W-33	WTP Mechanical Sludge Dewatering	2,000,000								0
W-34	WTP Disinfection Modification and Conversion	1,900,000	400,000 WFR 1,500,000 WOF(N) 500,000 WFR(F)	400,000	1,500,000	500,000				2,400,000
W-35	WTP Filter Gallery Valve Replacement Project	370,000	370,000 WOF	370,000						370,000

WATER PROJECTS
Project Summary

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Identified Funding Available (N) = New allocation (F) = Future allocation	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
W-39	Annual Filter Media Replacement	800,000	200,000 WOF 200,000 WOF(N) 400,000 WOF(F)	200,000	200,000	100,000	100,000	100,000	100,000	800,000
W-40	2022/23 Water Main Installation/ Replacement Program	3,400,000	400,000 WOF (F) 3,000,000 (F)			400,000	3,000,000			3,400,000
W-50	1.3 MG Zone I water tank (T-10)	5,300,000	Dev							0
W-61	20" Main W. Leland (WTP to SW Hills) Phase I (SEG 3W, 6W)(5071)	3,000,000	1,796,000 WFR 1,204,000 2005 Wbond	3,000,000						3,000,000
W-63	20" Main W. Leland (WTP to SW Hills) Phase 2 (SEG 1W, 2W)	2,700,000								0
W-100	2024/25 Water Main Installation Replacement Program	1,400,000	1,400,000 WOF (F)					400,000	1,000,000	1,400,000
W-101	WTP Capital Repairs/ Filter Rehabilitation (5050)	1,267,146	1,267,146 WOF	1,267,146						1,267,146
W-102	2023/24 Water Main Installation Replacement Program	2,400,000	2,400,000 WOF (F)				500,000	1,900,000		2,400,000
W-106	2016/17 Water Main Installation/ Replacement Program (5054) See SS-34 (Cornwall Neighborhood)	5,444,865	70,672 WFR (503) 940,000 Wbond 4,427,365 WOF	5,444,865						5,444,865

WATER PROJECTS
Project Summary

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Identified Funding Available (N) = New allocation (F) = Future allocation	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
W-107	Bodega Court Water System Loop Project	300,000	\$300,000 WOF	300,000						300,000
W-109	Water System Reliability Project	800,000	\$800,000 WOF	800,000						800,000
W-110	East Ninth Street Water System Improvements	400,000	\$400,000 WOF							0
TOTALS		59,918,804		15,963,804	3,325,000	2,675,000	3,675,000	2,475,000	1,175,000	29,363,804

SEWER PROJECTS Project Summary

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Identified Funding Available (N) = New allocation (F) = Future allocation	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
SS-1	Citywide Sewer Inspection Project (5119)	112,410	112,410 SOF	112,410						112,410
SS-2	2022/23 Sewer Replacement/ Rehabilitation Program (Cental Addition Phase I)	5,000,000	4,500,000 SOF(F) 500,000 SFR (F)			500,000	2,000,000	2,500,000		5,000,000
SS-3	9th Street/Los Medanos Sewer Improvements	300,000	300,000 SOF	300,000						300,000
SS-4	Sewer Master Plan Update	250,000	175,000 SOF 75,000 SOF (N)	175,000	75,000					250,000
SS-20	P/A Highway Sewer Line Improvements	605,000								0
SS-23	Highway 4 Trunk Line Relief (Segment A) (2007-09)(5201)	3,404,000	200,000 SFR	200,000						200,000
SS-24	Bart Specific Plan Sewer Main	284,000								0
SS-29	Highway 4 Trunk Line Relief (Segment B)	1,554,000								0

SEWER PROJECTS Project Summary

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Identified Funding Available (N) = New allocation (F) = Future allocation	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
SS-30	2014/15 Sewer/Water Replacement/ Rehabilitation Program (5204)	10,000,000	8,300,000 SOF 950,000 WOF 750,000 WFR	10,000,000						10,000,000
SS-31	Oak Hills Center Sewer Main	650,000								0
SS-34	2016/17 Sewer Replacement/ Rehabilitation Program (5205)	12,927,500	1,300,000 SOF 4,850,000 SOF 460,000 SFR 5,300,000 WOF 940,000 Wbond 77,500 WFR 503	12,927,500						12,927,500
SS-36	2020/21 Sewer Replacement/ Rehabilitation Program (11th Street Area)	3,200,000	600,000 SFR (N) 1,600,000 SOF (N) 1,000,000 SOF (F)	2,200,000	1,000,000					3,200,000
SS-37	2024/25 Sewer Replacement/ Rehabilitation Program	2,400,000						400,000	2,000,000	2,400,000
TOTALS		40,686,910		25,914,910	1,075,000	500,000	2,000,000	2,900,000	2,000,000	34,389,910

STORM DRAINAGE PROJECTS

Project Summary

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Funding Available (N) = New allocation (F) = Future	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
SD-1	Sugartree Channel Project (Contra Costa Canal to EBMUD)	675,000								0
SD-2	Buchanan Park Parking Lot Retrofit	975,000								0
SD-3	Full Trash Capture Device (California Avenue and Loveridge Road)	250,000								0
SD-4	Full Trash Capture Devices (Citywide)	50,000								0
SD-5	W. 8th Street Storm Drain Pump Station	180,000								0
SD-6	Praxair Storm Water Diversion for Kirker Creek East of Loveridge Road	1,250,000								0
SD-7	W. Leland Road Storm Drainage Improvements (Crestview Dr. to Burton Ave.)	680,000								0
SD-8	Storm Drain Repairs on Buchanan Road/ West Leland Road	275,000								0
SD-9	Americana Park/North Parkside Storm Drainage Project (2009-01)(8336)	700,000	120,000 CCIF 580,000 IRRF	700,000						700,000
SD-10	Kirker Creek Improvement (Loveridge Rd to Dow Channel)	1,210,000								0
SD-11	Storm Drain Master Plan Update	400,000								0
SD-12	Kirker Creek Watershed Hwy 4 to Garcia	1,725,000								0
SD-13	Kirker Creek Watershed Leland Rd to Contra Costa Canal	395,000								0
SD-14	Kirker Creek Watershed Contra Costa Canal to Buchanan Road	350,000								0

STORM DRAINAGE PROJECTS Project Summary

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Funding Available (N) = New allocation (F) = Future	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
SD-15	Kirker Creek Watershed Buchanan Road to Kingswood	2,060,000								0
SD-16	Kirker Creek Watershed Ventura Area	140,000								0
SD-17	Kirker Creek Watershed Stoneman Ave/Contra Costa Canal	1,005,000								0
SD-18	Kirker Creek Watershed LMC Area	635,000								0
SD-19	Lawlor Creek Watershed Hwy 4 to Leland	430,000								0
SD-20	Lawlor Creek Watershed Contra Costa Canal to Santa Maria Drive	165,000								0
SD-21	Lawlor Creek Watershed Leland Road to Oak Hills Circle	460,000								0
SD-22	Watershed 4 Willow Pass Road and Contra Costa Canal	105,000								0
SD-23	Watershed 4 Leland Road to Sugartree Drive	195,000								0
SD-24	Watershed 4 Rock Ridge Way to End of Jacqueline Drive	670,000								0
SD-25	Watershed 5 Hwy 4 to Paige Court	55,000								0
SD-26	Watershed 6 City Park Storm Drain	600,000								0
SD-27	Watershed 6 Hwy 4 to Andrea Way	90,000								0
SD-28	Watershed 6 Parkside Drive Storm Drain	85,000								0
SD-29	Watershed 6 Dover Way Storm Drain	980,000								0
SD-30	Watershed 6 Leland Road/Arlington Drive to Kingston Place/Crestview Drive	1,250,000								0
SD-31	Watershed 6 Contra Costa Canal/Crestview Drive to Ramona Drive/Linscheid Drive	1,285,000								0

STORM DRAINAGE PROJECTS Project Summary

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Funding Available (N) = New allocation (F) = Future	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
SD-32	Watershed 6 Harbor Street/River Outfall to Harbor Street/School Street	1,225,000								0
SD-33	Watershed 6 Stone Harbour Drive/Morro Drive to Brighton Drive	440,000								0
SD-34	Watershed 6 Cumberland Drive/3rd Street to Railroad Avenue/7th Street	510,000								0
SD-35	Watershed 6 Marina Boulevard and Bayside Drive	150,000								0
SD-36	Watershed 6 8th Street/Railroad Avenue to 8th Street Outfall/Montezuma Slough	1,000,000								0
SD-37	Montezuma Pump Station Replacement Project	425,000	\$125,000 SOF 300,000 KKDF (N)	425,000						425,000
SD-39	Railroad & Civic Avenue Bioretention	520,000								0
SD-40	Environmental Center Parking Area Improvements	780,000								0
SD-41	Frontage Road Green Path	1,200,000								0
SD-42	Marina Parking Lot Modifications	650,000								0
SD-43	City Parking Lot Retrofit at Pittsburg/Antioch Hwy	780,000								0
SD-44	Railroad Avenue Bulb-Out Retrofit	1,000,000								0
SD-45	Range Road Roadway Bioretention	910,000								0
SD-46	Riverview Park Green Infrastructure Project	780,000								0
SD-47	Americana Park Detention Basin and Drainage Retrofits	800,000								0
SD-48	Willow Pass Road Roadway Bioretention	550,000								

STORM DRAINAGE PROJECTS
Project Summary

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Funding Available (N) = New allocation (F) = Future	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
SD-49	Stoneman Avenue Storm Drain Replacement/Repair	200,000	\$200,000 NPDES	200,000						200,000
	TOTALS	31,245,000		1,325,000	0	0	0	0	0	1,325,000

BUILDING PROJECTS **Project Summary**

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Available (N) = New allocation (F) = Future allocation	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
B-2	Corporation Yard Fueling System Replacement Project	600,000	\$400,000 Building & Fleet Maintenance \$200,000 Building & Fleet Maintenance (F)	400,000		200,000				600,000
B-5	Police Evidence & Intake Room Improvements	350,000	\$100,000 Building Maintenance	100,000						100,000
B-6	Police Evidence Storage Building	500,000								0
B-7	Civic Center Repair	120,000	120,000 GF	120,000						120,000
B-8	Lactation Room at City Hall	50,000								0
B-12	Purchase Corp Yard Annex 359 E 12th St	1,650,000								0
B-52	Civic Center Parking Structure	5,000,000								0
B-53	Downtown Surface Parking Lot	1,500,000								0
B-54	Downtown Parking Structure	5,000,000								0
B-55	Civic Center/Senior Center EOC Upgrades	80,000	80,000 GF	80,000						80,000
B-56	Police Department Women's Locker Room Expansion	TBD	\$50,000 GF	50,000						50,000

BUILDING PROJECTS **Project Summary**

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Available (N) = New allocation (F) = Future allocation	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
				750,000	0	200,000	0	0	0	950,000
	TOTALS	14,850,000								

PARK PROJECTS **Project Summary**

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Available (N) = New allocation (F) = Future allocation	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
PK-2	Old Growth Tree Care	100,000								0
PK-4	Annual Playground Replacement Project	640,000	240,000 PDF 80,000 PDF(N) 320,000 PDF(F)	160,000	80,000	80,000	80,000	80,000	80,000	560,000
PK-5	CASP Accessibility Improvements in Parks	150,000								0
PK-6	City Park Soccer Field Turf Replacement	250,000	250,000 PDF	250,000						250,000
PK-7	De Anza Park Walkway Rehabilitation and Basketball Court	500,000								0
PK-8	Biennial Playfield Replacement	500,000	250,000 PDF 250,000 PDF(F)	250,000	250,000		250,000			750,000
PK-9	Annual Park Features Replacement Project	525,000	225,000 PDF 75,000 PDF(N) 300,000 PDF(F)	225,000	75,000	75,000	75,000	75,000		600,000
PK-10	Biennial Restroom Replacement/Rehabilitation	750,000	250,000 PDF 500,000 PDF(F)	250,000		250,000		250,000		750,000
PK-11	Buchanan Swim Center Improvements/Solar Heating	300,000								0
PK-12	All Abilities Playground	2,000,000								0
PK-13	Park and Landscaping Improvement Project	200,000	200,000 PDF	200,000	50,000		50,000		50,000	350,000
PK-14	Skate Park @ Stoneman North	480,000								0
PK-15	Annual Citywide Park Sign Replacement Program	350,000	100,000 PDF 50,000 PDF(N) 200,000 PDF(F)	100,000	50,000	50,000	50,000	50,000	50,000	350,000
PK-26	Buchanan Park Renovations	8,500,000								0
PK-40	Dredge Buchanan Park Pond	200,000								0

PARK PROJECTS
Project Summary

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Available (N) = New allocation (F) = Future allocation	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
PK-41	Buchanan Park School Age Playground	250,000								
PK-42	Oak Hills Park Restroom	500,000	\$500,000 PDF	500,000						500,000
TOTALS		16,195,000		1,935,000	505,000	455,000	505,000	455,000	255,000	4,110,000

GENERAL PROJECTS Project Summary

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Funding Available (N) = New allocation (F) = Future	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
G-2	City Standard Details Update	100,000	32,000 WOF(N) 11,000 SOF(N) 26,000 HUTA(N) 31,000 PDF(N)	100,000						100,000
G-3	Buchanan Road Reader Board Replacement Project	25,000								0
G-7	PG&E Street Light Facilities Acquisition	1,050,000								0
G-9	ADA Transition Plan Update	50,000								0
G-12	City Limit Entrance Features	120,000								0
G-18	West Leland Road Underground Utilities (Railroad Avenue to Crestview Drive)	1,400,000	1,400,000 Rule 20	1,400,000						1,400,000
G-25	East 8th Street Underground Utilities (Railroad Avenue to Harbor Street)	840,000								0
TOTALS		3,585,000		1,500,000	0	0	0	0	0	1,500,000

**PITTSBURG POWER
PROJECTS
Project Summary**

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Funding Available (N) = New allocation (F) = Future	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
PP-1	2017/2018 Cable Replacement	250,000	250,000 IE	250,000						250,000
PP-2	Duct Bank/Vault Replacements	550,000	450,000 IE	450,000						450,000
PP-3	Upgrade Station M (Bldg 577)	180,000								0
PP-5	Waterfront Area Reliability Project	700,000	500,000 IE	500,000						500,000
PP-6	Re Purpose Station N (Bldg 777)	225,000								0
PP-7	Station H KWH Metering Equipment	80,000	80,000 IE	80,000						80,000
PP-8	Outage Recovery Project	170,000	170,000 IE	170,000						0
PP-9	Scada System Install Project	600,000								0
PP-10	RA Replacement Project	320,000								0
PP-11	Nimitz Ductbank Relocation Project	1,000,000								0
PP-12	Street Light Metering Project	40,000								0

**PITTSBURG POWER
PROJECTS
Project Summary**

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Funding Available (N) = New allocation (F) = Future	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
PP-13	North Island Ductbank Relocation Project	1,200,000								0
PP-14	Causeway Bridge Coupling Replacement Project	250,000								0
PP-15	Station F Reconstruction	260,000	\$260,000 IE		260,000					260,000
TOTALS		5,825,000		1,450,000	260,000	0	0	0	0	1,710,000

MARINA PROJECTS
Project Summary

5 year CIP 2021-22 / 2025-2026

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$) Funding Available (N) = New allocation (F) = Future	CIP Funding Schedule						Total Funding
				Current Project Funding (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	FY 2023-24 (\$)	FY 2024-25 (\$)	FY 2025-26 (\$)	
M-2	Boat Launch Facility and Central Harbor Park Upgrades	1,500,000	\$172,155 Cal Delta Conservancy	172,155						172,155
M-3	2017-2027 Marina Maintenance Dredging (Formerly Riverview Basin Dredging Project) (5400)	10,500,000	65,000 WO 41,208 ME 70,000 WO 250,000 ME	426,208						426,208
M-4	Replace Covered Berths in Basin 3 (sheds 1,2, & 3)	425,000								0
M-5	Re-model Restrooms and Showers in Riverview Basin	225,000								0
M-8	Marina South Parking Lot Improvements	50,000								0
M-10	Riverview Park Dock Repairs	75,000								0
M-11	Marina Infrastructure Repair & Replacement	500,000	20,000 ME	20,000						20,000
M-12	Pittsburg Wharf Repair Project	11,600,000								0
TOTALS				618,363	0	0	0	0	0	618,363



CAPITAL IMPROVEMENT PROGRAM STREET PROJECTS





ST-1: RANGE ROAD OVERCROSSING

Project No.
TBD

Status:
Awaiting funding.

Estimated Project Cost:
\$25,000,000

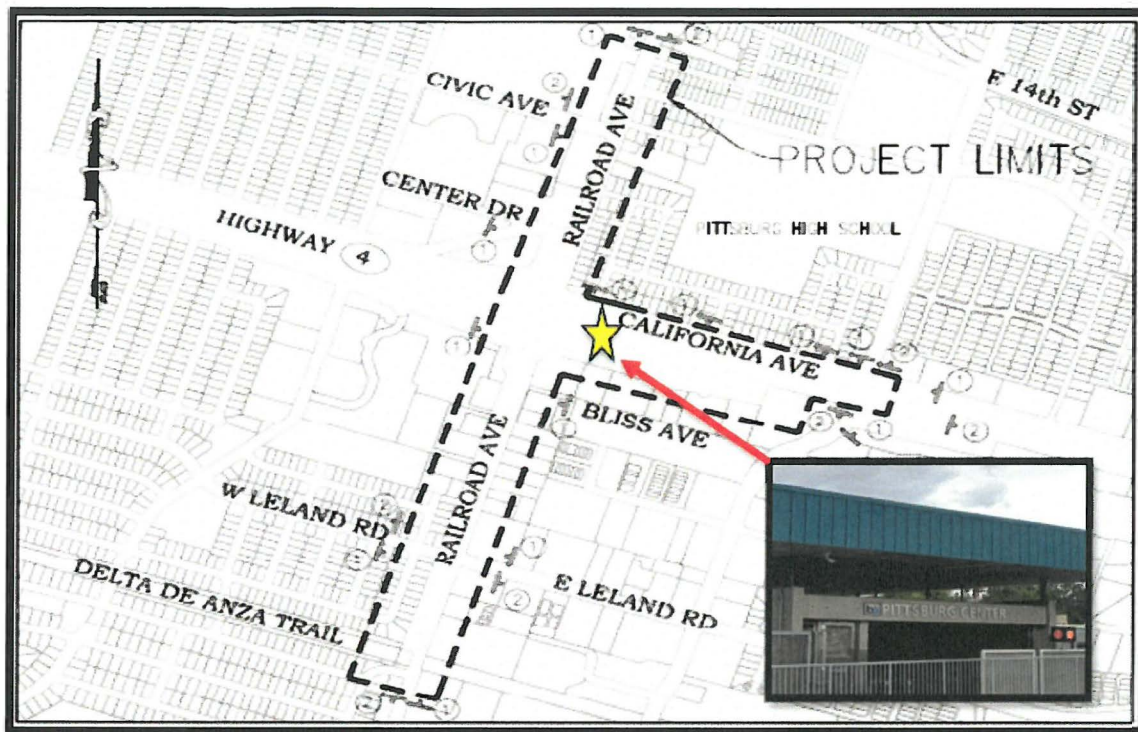
Project Limits:
State Route 4 at Range Road

Funding Sources

Eligible Funding Source: TMF
Identified Funding Source: None

Project Description:

This project includes planning, design and construction of an over-crossing on State Route 4 at Range Road. This project will significantly improve the level of service of the over-crossings at Railroad Avenue and Bailey Road. Project will accommodate bicycle facilities where appropriate.



ST-2: BART PEDESTRIAN AND BICYCLE CONNECTIVITY PROJECT

Project No. 2019

Status: Design: To Be Completed 2021
Construction: Start 2021 and Complete By 2022

Estimated Project Cost:
\$5,520,000

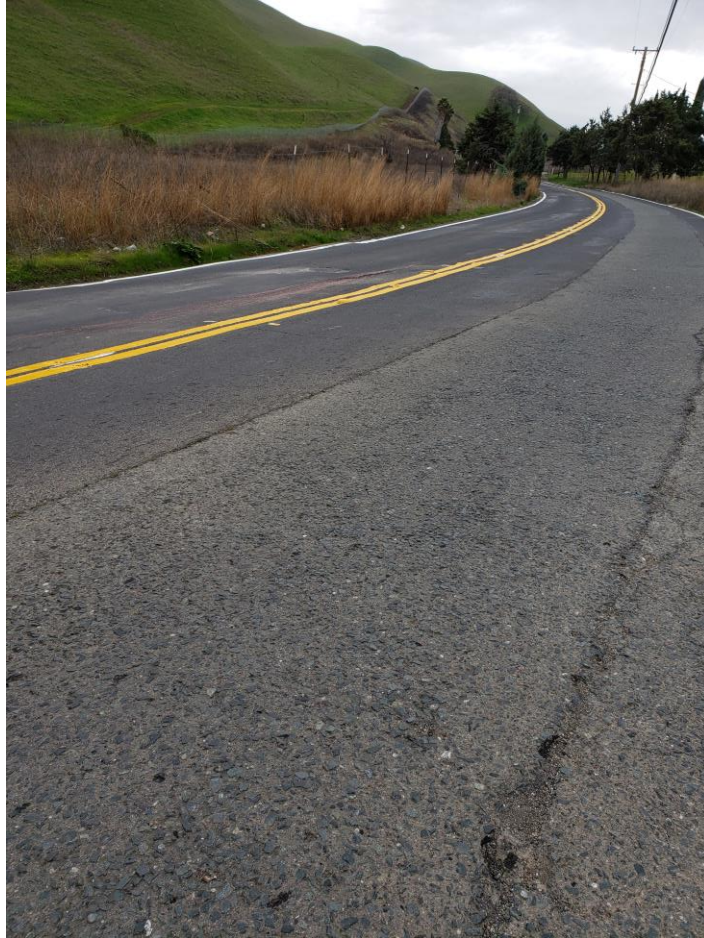
Project Limits: Railroad Avenue from School Street to Delta De-Anza Trail, California Avenue from Harbor Street to Railroad Avenue, Bliss Avenue from BART Parking Lot to Railroad Avenue

Funding Sources:

CMAQ-T5-OBAG2-CO: \$3,870,000
SALESTAX-MEASURE J-CC: \$600,000
Safe Routes to BART (SR2B) Grant: \$700,000
Local Measure J: \$50,000
Local Traffic Mitigation Fee (LTMF): \$300,000

Project Description:

The Pedestrian and Bicycle Connectivity Project will design and construct Class I bikeways and Class IV buffered bikeways within existing public right-of-way that will include additional parallel parking, trail lighting, intersection corner treatments, wayfinding and service information signage, and fencing. The project is broken down to four distinct areas, which include the following: 1) Class IV buffered bike lanes on both sides of Railroad Avenue from California Avenue to 17th Street, 2) Class I path on west side of Railroad Avenue from State Route 4 to the Delta De-Anza Trail, 3) Class I path along the north side of properties along Bliss Avenue from BART Parking facility to Railroad Avenue, and 4) Class I path along the south side of California Avenue between Railroad Avenue and Harbor Street.



ST-3: BAILEY ROAD DOUBLE CHIP SEAL

Project No.
TBD

Status:

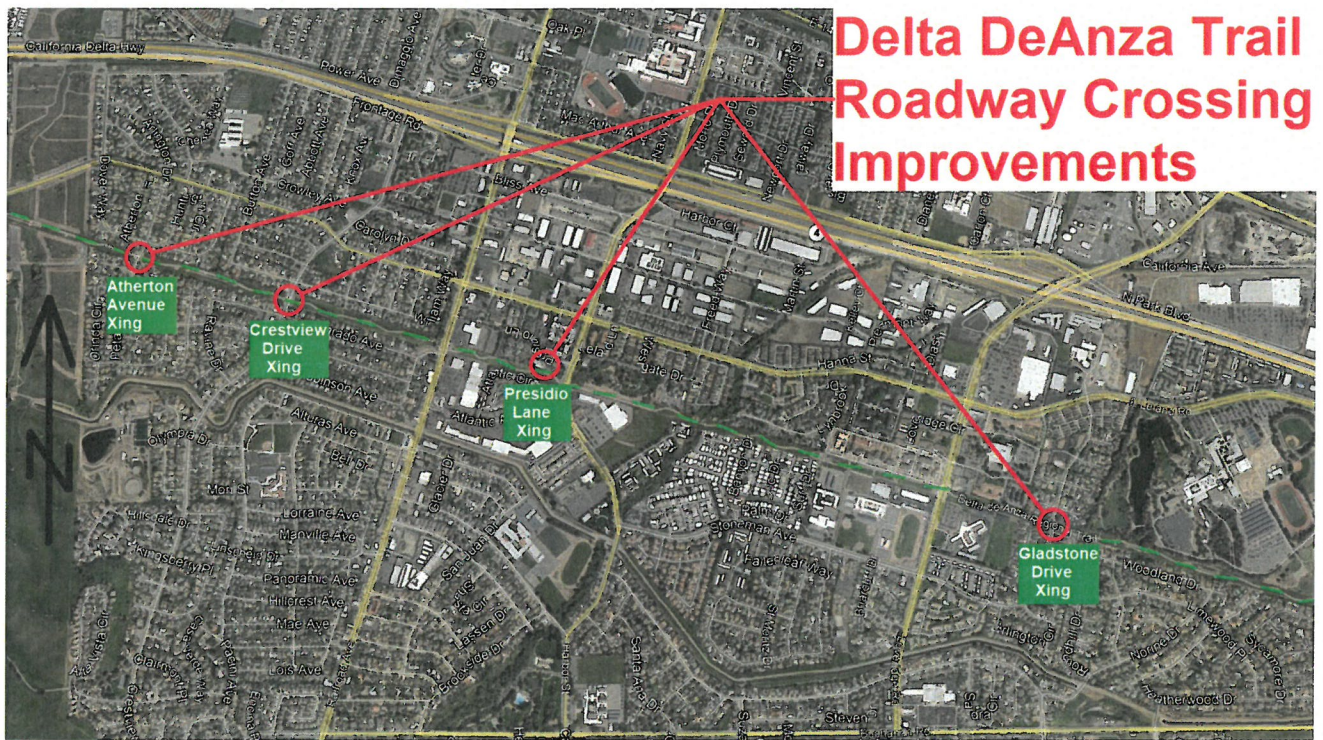
Estimated Project Cost:
\$175,000

Project Limits:
South City Limits

Funding Sources

Eligible Funding Source: Measure J, Keller Canyon Mitigation Funds, RMRA, HUTA
Identified Funding Source: \$175,000 HUTA

Project Description: This project includes completion of a double chip seal on Bailey Road from approximately 1 mile south of Willow Avenue to south city limits. This is a joint project with the City of Pittsburg and Contra Costa County.



ST-4: DELTA DEANZA TRAIL ROADWAY CROSSING IMPROVEMENTS

Project No.

Status:

Conceptual Design

Estimated Project Cost:

\$150,000

Project Limits:

Delta DeAnza Trail Crossing at Atherton Avenue, Crestview Drive, Presidio Lane, and Gladstone Drive

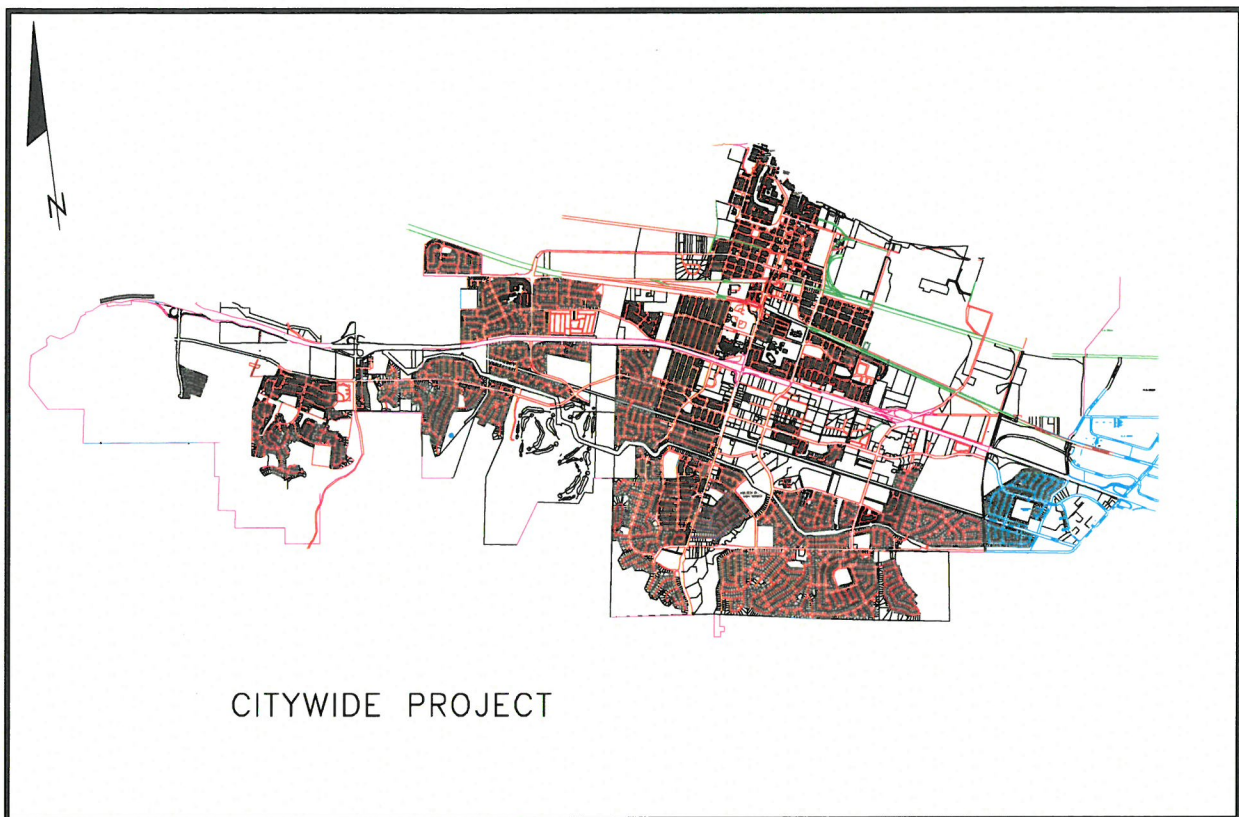
Funding Sources

Eligible Funding Sources: Gas Tax, Measure J

Identified Funding: 2019/20 TDA grant (\$120,000)

Project Description:

Install Rectangular Rapidly Flashing Beacons (RRFB's), curb extensions, median pedestrian refuge, high visibility crosswalks, red curb, wayfinding signage, roadway markings and roadway signage at four (4) roadway crossings along the Delta De Anza Regional Class 1 Trail.



ST-5: STREET MEDIAN/LANDSCAPING IMPROVEMENTS

Project No.
TBD

Status:
Evaluating needs.

Estimated Project Cost:
\$520,000

Project Limits:
Project locations TBD

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: None

Project Description:

This project includes the construction of new street medians/green infrastructure features and landscaping in various locations throughout the City.



ST-6: BAILEY ROAD PAVEMENT REHABILITATION

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$615,000

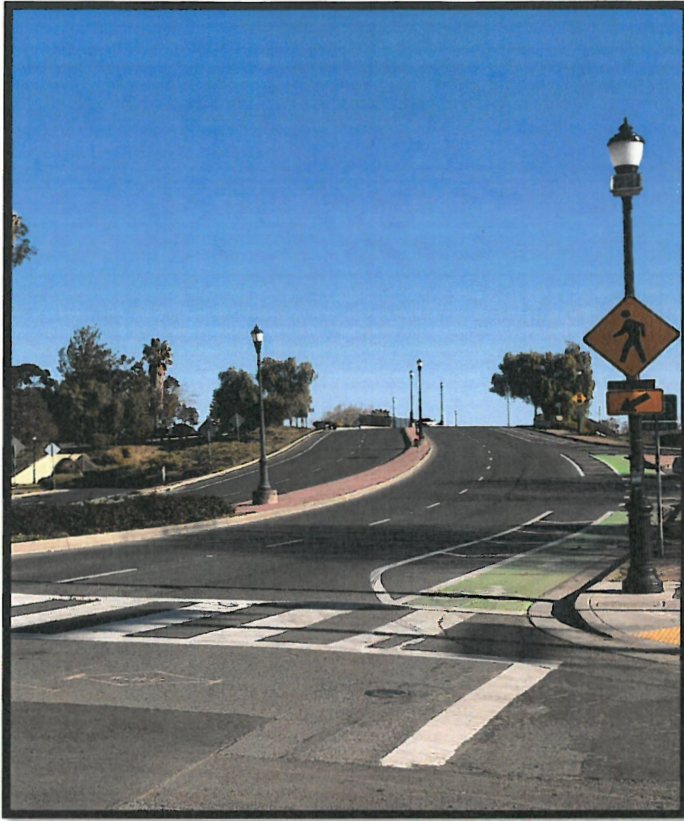
Project Limits:
West Leland Road to City Limit (1,600 feet south)

Funding Sources

Eligible Funding Source: Measure J, Keller Canyon Mitigation Funds
Identified Funding Source:

Project Description:

This project will construct interim pavement rehabilitation on Bailey Road from West Leland Road to the City Limit Line approximately 1,600 feet south of West Leland Road. This project will be followed up by a full roadway rehabilitation several years later.



ST-7: HSIP 10 - SIGNAGE AND STRIPING IMPROVEMENTS PROJECT

Project No. TBD

Status: Funded

Estimated Project Cost:

Project Limits: Various Arterial Roads

\$2,965,700

Funding Sources:

Identified Funding Source: Highway Safety Improvement Program – Cycle 10 \$2,965,700

Project Description:

This project will consist of installation and/or upgrade of signs with new fluorescent sheeting, completion of a City-wide roadway safety signing audit, and modifications to edge-line and centerline striping. Project improvement locations are focused on various arterial roads such as Railroad Avenue, Willow Pass Road, Bailey Road, Pittsburg-Antioch Highway, East Leland Road, Loveridge Road, Buchanan Road, West 10th Street, Harbor Street, North Parkside Drive, California Avenue, Century Boulevard, and East 14th Street.



ST-8: BRIDGE MAINTENANCE AND REPAIRS

Project No.
TBD

Status:

Estimated Project Cost:
\$5,000

Project Limits:
19 Bridges Citywide

Funding Sources

Eligible Funding Source: Measure J, RMRA, HUTA

Identified Funding Source: \$5,000 HUTA

Project Description: The City of Pittsburg is responsible for the maintenance and repair of 19 bridges within the City Limits. This project will dedicate funds to complete required repairs.



ST-9: INTERSECTION GEOMETRIC IMPROVEMENTS (SAN MARCO BOULEVARD & WEST LELAND ROAD)

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$125,000

Project Limits:
Along northbound San Marco Boulevard, between West Leland Road and SR 4 Westbound On-ramp.

Funding Sources
Eligible Funding Source: LTMF, Developer
Identified Funding: None

Project Description:

The project provides for geometric improvements along San Marco Boulevard northbound lanes, between West Leland Road and State Route 4 Eastbound On-ramp. The scope of work contemplated includes adding an auxiliary lane that would connect the free right-turn lane from westbound West Leland Road to the eastbound freeway on-ramp at State Route 4. It is intended that the geometry will accommodate Class 2 bike lanes. The improvements will add capacity along northbound San Marco Boulevard near the freeway interchange, provide for more efficient signal timing, improve intersection level of service, and reduce vehicle queuing on the westbound approach to San Marco Blvd./West Leland Rd. intersection, as well as along northbound San Marco Boulevard approaching State Route 4. The geometric improvements will require right-of-way acquisition from an undeveloped parcel along the east side of San Marco Blvd.



ST-10: EL PUEBLO AREA RECONSTRUCTION/ ADA IMPROVEMENTS

Project No.
2012-05B

Status:
Awaiting Funding

Estimated Project Cost:
\$300,000

Project Limits:
Treatro Street, Del Tren Avenue, and
Hermosa

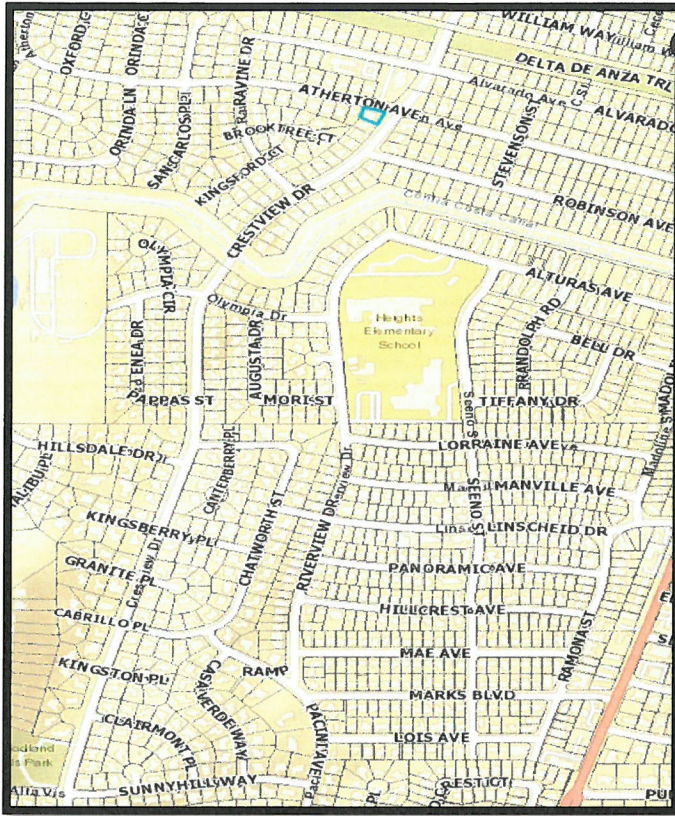
Funding Sources:

Eligible Funding Source: County, Measure J,
Gas Tax

Identified Funding:

Project Description:

Reconstruction of the remaining streets in the El Pueblo Area including Treatro Street, Del Tren Avenue, and Hermosa. Project includes ADA and other pedestrian safety improvements.



ST-11: HSIP 10 – CRESTVIEW DRIVE PAVEMENT AND PEDESTRIAN IMPROVEMENTS PROJECT

Project No. TBD

Status: Funded - \$378,220

Estimated Project Cost:

Project Limits: Crestview Drive

\$419,400

Funding Sources:

Identified Funding Sources: Highway Safety Improvement Program – Cycle 10 \$378,220
\$41,180 RMRA

Project Description:

This project will consist of upgrade of intersection pavement markings, installation of raised medians, and pedestrian crossing enhancements. Project improvements are located at six different intersections along Crestview Drive. The intersections are Crestview Drive and Nina Place, Crestview Drive and AltaVista Circle/Sunnyhill Way, Crestview Drive and Kingsberry Place, Crestview Drive and Atherton Avenue, Crestview Drive and William Way, and Crestview Drive and Crestview Lane.



ST-12: SAN MARCO BOULEVARD WIDENING

Project No.

Status:

Awaiting funding

Estimated Project Cost:

\$125,000

Project Limits:

West Leland Road to State Route 4 eastbound on-ramp

Funding Sources:

TBD

Project Description:

Widen San Marco Boulevard 12 feet to the east, from West Leland Road to the State Route 4 eastbound on-ramp. This widening will accommodate an auxiliary/merging lane on northbound San Marco Boulevard that will be used as a receiving lane for vehicles turning right from westbound West Leland Road, as well as for vehicles turning right onto the SR4 eastbound on-ramp from southbound San Marco Blvd.



ST-14: 2020/21 CDBG CURB RAMP REPLACEMENT PROJECT (High School Village & Westwood Gardens)

Project No.
4063

Status:
Design

Estimated Project Cost:
\$232,508

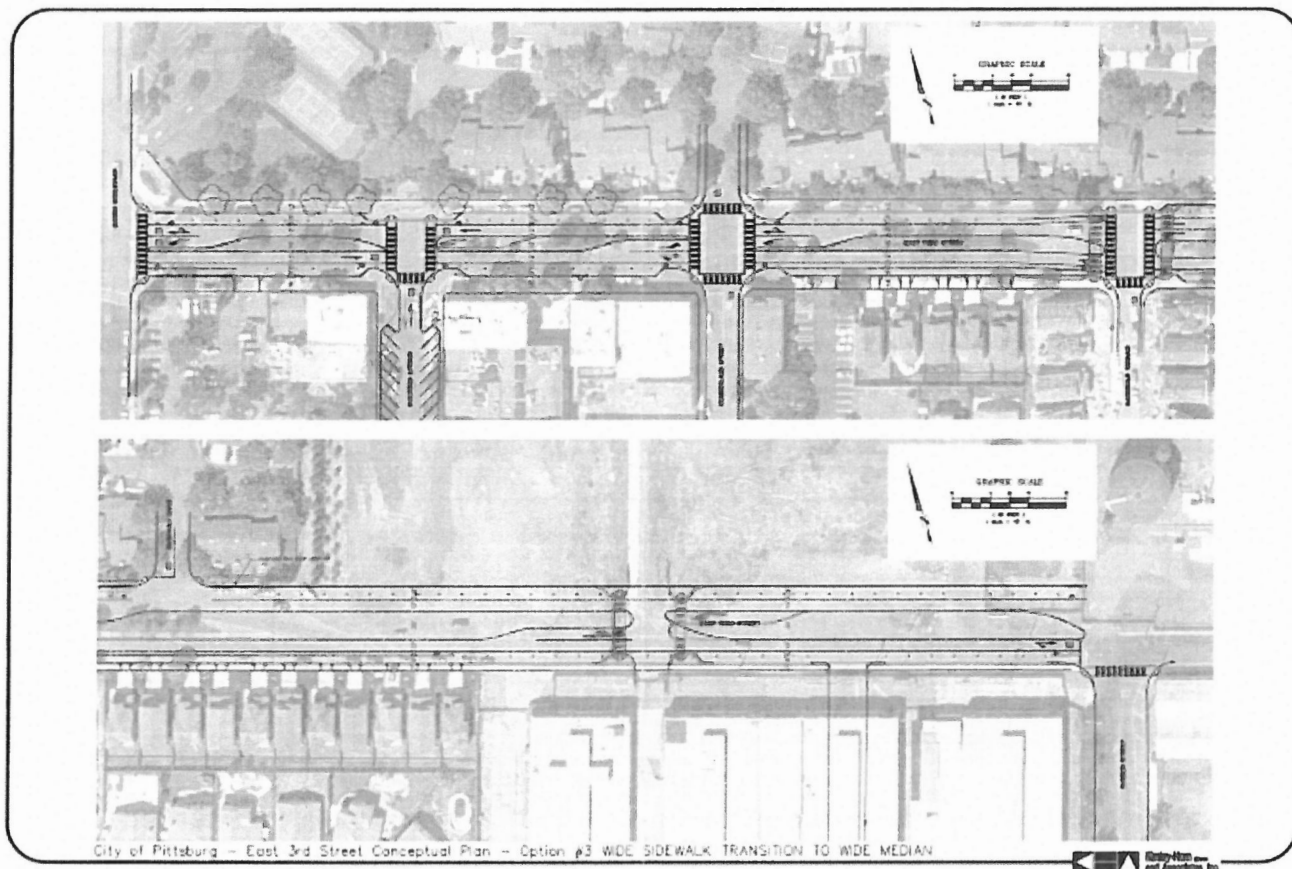
Project Limits:
High School Village Subdivision
Westwood Gardens Subdivision

Funding Sources

Eligible Funding Source: Gas Tax, HUTA, CDBG, Measure J
Identified Funding Source: \$232,508 CDBG

Project Description:

This project includes the design and construction of ten (10) ADA compliant ramps at the High School Village Subdivision (north of California Avenue between Avon Street and Harbor Street) and eight (8) ADA compliant ramps at the Westwood Gardens Subdivision (William Way between Betty Lane and Pamela Way).



ST-15: EAST THIRD STREET STREETSCAPE IMPROVEMENTS

Project No.
TBD

Status:
Awaiting funding

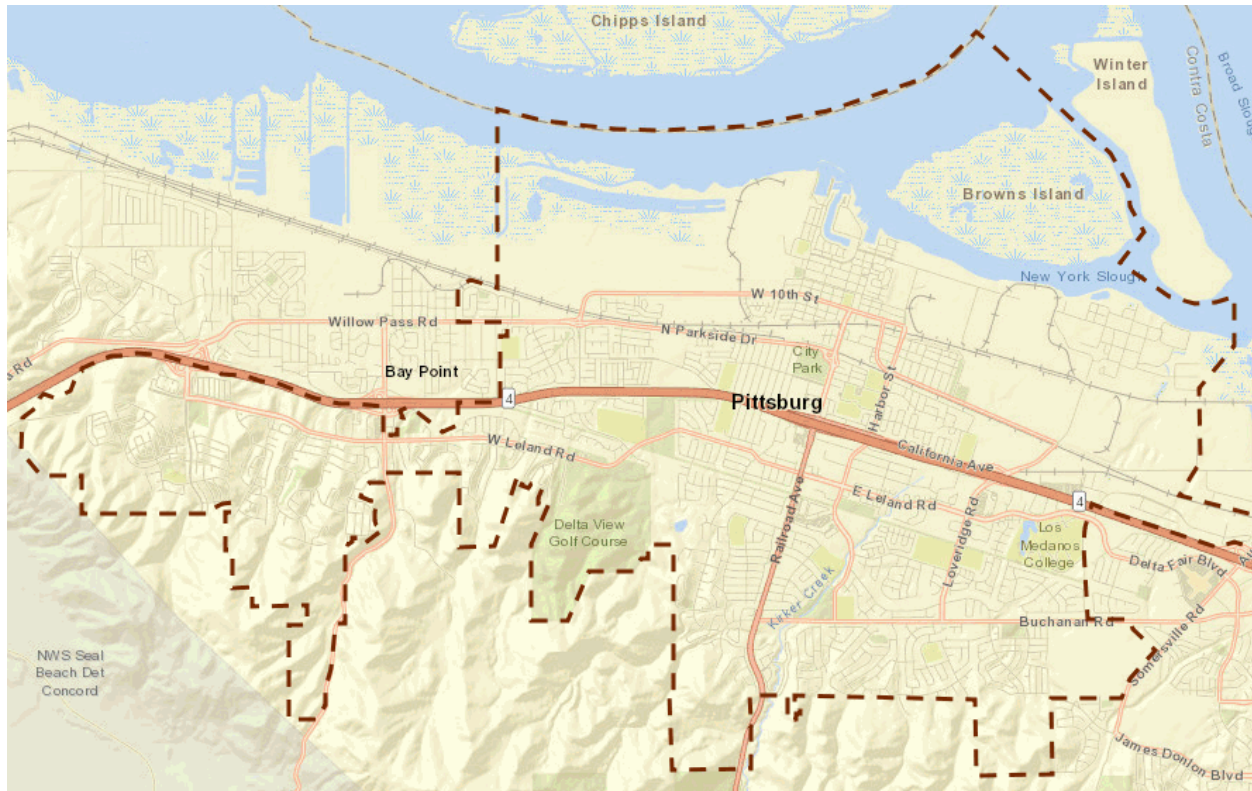
Estimated Project Cost:
\$1,500,000

Project Limits:
East Third Street, from Marina Boulevard to Harbor Street

Funding Sources
Eligible Funding Source: OBAG, Measure J,
Proposition 1 Grants
Identified Funding: none

Project Description:

This project will design and construct streetscape improvements along East Third Street. Portions of the roadway will need to be widened, while a “road diet” will be performed on other sections with a reduction from four through lanes, parking lanes and median to two through lanes, turning lanes, parking lanes and Class 2 bicycle lanes. Sidewalk will be widened and installed. Bus pull-outs and curb bulb-outs will also be included to enhance walkability and promote alternative modes of transportation. Green infrastructure improvements such as bioswales will be installed to treat surface stormwater runoff.



ST-16: 2021/22 CDBG CURB RAMP REPLACEMENT PROJECT

Project No.
TBD

Status:
Design

Estimated Project Cost:
\$250,000

Project Limits:

Funding Sources

Eligible Funding Source: Gas Tax, HUTA, CDBG, Measure J

Identified Funding Source: \$250,000 CDBG

Project Description:

This project includes the design and construction of ADA compliant ramps at qualified locations Citywide. The project scope has not yet been determined.



ST-19: Marina Boulevard Buffered Bike Lanes

Project No.
TBD

Status: Conceptual plan

Estimated Project Cost:
\$140,000

Project Limits:
Marina Blvd from Black Diamond Street to Herb White Way

Funding Sources: TDA

Eligible Funding Source: TDA, Measure J, Gas Tax

Identified Funding Source: TDA

Project Description: Construct buffered bicycle lanes on Marina Blvd. includes removal of existing raised concrete island and installation of buffered bike lane pavement markings, signage, and colored conflict zones.



ST-20: SB1 2025/26 PAVEMENT MANAGEMENT PROJECT

Project No.

TBD

Status:

2025/26 Allocation \$1,100,000

Estimated Project

Cost: \$1,100,000

Project Limits:

To Be Determined

Funding Sources

Eligible Funding Sources: Gas Tax, Measure J, RMRA

Identified Funding: \$1,100,000 RMRA

Project Description:

The project will use a variety of pavement management techniques including, slurry seal, patch paving, pavement overlay, pavement inlay, pavement reconstruction, base failure repairs and crack sealing as appropriate to extend the useful life of the roadway.



ST-21: RAILROAD AVENUE/LELAND ROAD GEOMETRIC IMPROVEMENTS

Project No.

Status:
TBD

Estimated Project Cost:
\$525,000

Project Limits:

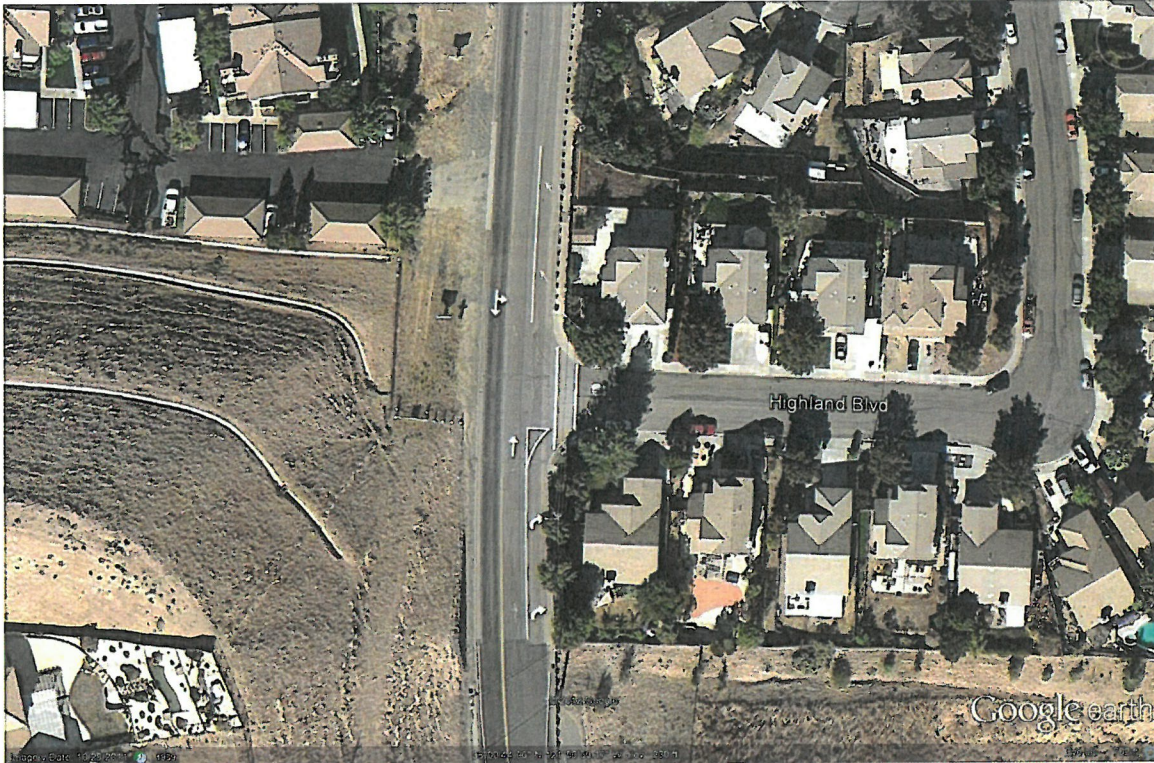
Funding Sources

Eligible Funding Sources: grants, LTMF

Identified Funding Sources: None

Project Description:

The project would construct the following improvements to the Railroad Avenue / West Leland Road / East Leland Road intersection: 1.) an additional southbound left-turn lane on Railroad Avenue, and 2.) an eastbound right-turn lane on East Leland Road. These improvements will increase the intersection's capacity and improve its level of service.



ST-23: LEFT TURN LANE BAILEY ROAD/WILLOW AVENUE

Project No.
TBD

Status:
Awaiting funding.

Estimated Project Cost:
\$200,000

Project Limits:
Bailey Road at the intersection of Willow Avenue

Funding Sources:

Eligible Funding Source: Measure J/
Developer
Identified Funding Source: None

Project Description:

This project will construct a left turn pocket on southbound Bailey Road at the intersection of Willow Avenue.



ST-25: REBUILD RANGE ROAD/WILLOW PASS ROAD INTERCHANGE

Project No.
TBD

Status:
Awaiting funding.

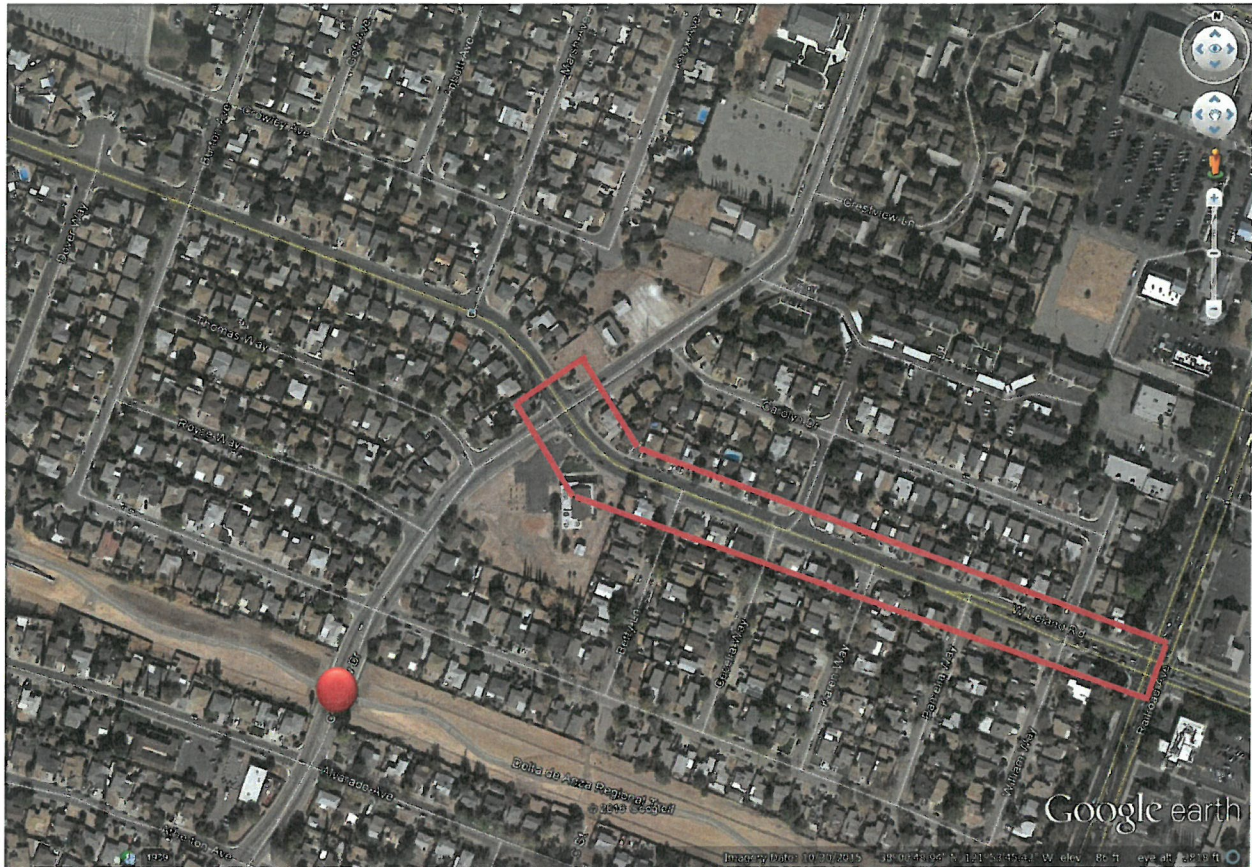
Estimated Project Cost:
\$4,200,000

Project Limits:
Intersection of Range Road/Willow Pass Road

Funding Sources
Eligible Funding Source: TMF
Identified Funding Source: None

Project Description:

This project will construct a four-lane arterial roadway facility with associated turning lanes to replace the Willow Pass Road/Range Road/ North Parkside Drive interchange structure and provide for safer turning movements for vehicles moving between streets. Project will accommodate bicycle facilities where appropriate. 81% TMF eligible.



ST-28: WEST LELAND STREET LIGHTING PROJECT (RAILROAD AVENUE TO CRESTVIEW DRIVE)

Project No.
2016-03

Status:
In Design

Estimated Project Cost:
\$760,000

Project Limits: W. Leland Road from Railroad Avenue to Crestview Drive and at the Delta DeAnza trail crossing/Crestview Drive.

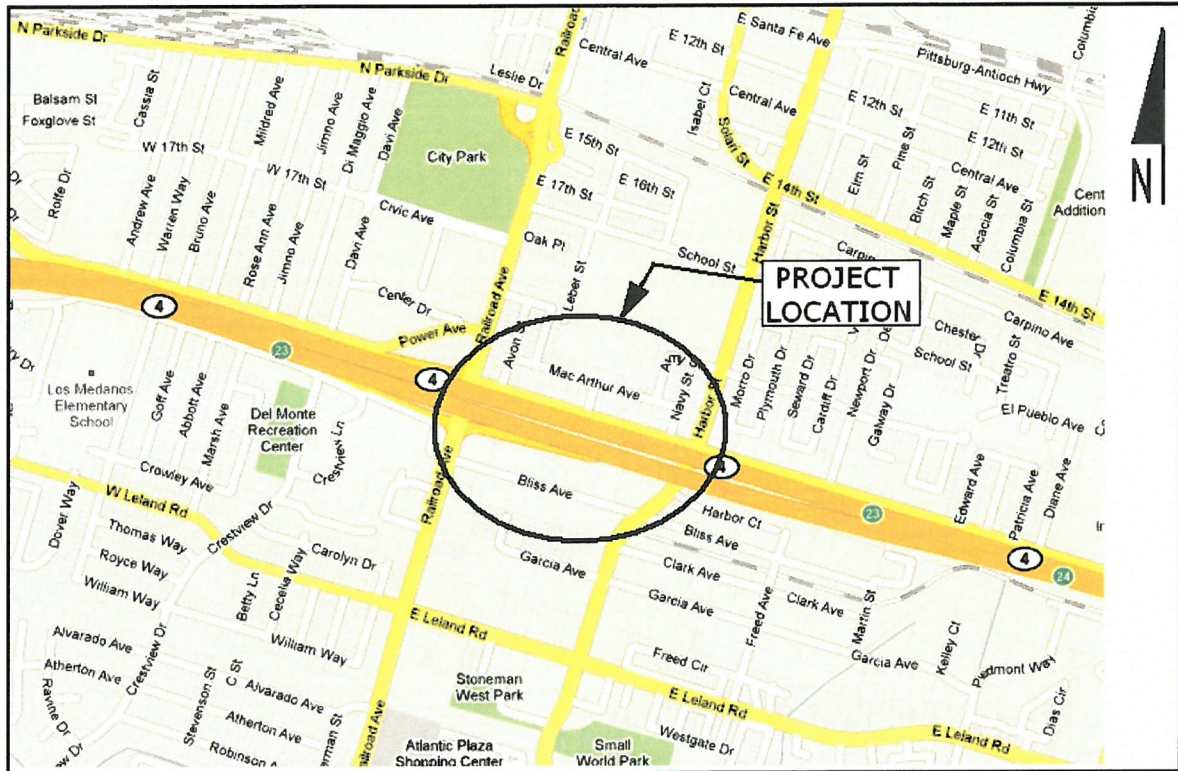
Funding Sources

Eligible Funding Sources: Measure J, Gas Tax, CCIR

Identified Funding Sources: \$458,000 Gas Tax, \$277,000 CCIR, \$25,000 PDF

Project Description:

The project will install conduits and street lighting along West Leland Road from Railroad Avenue to Crestview Drive and lights at the Delta DeAnza trail crossing at Crestview Drive. This project is necessary to replace street lights that will be removed during the underground utility project currently underway by PG&E. The new street lighting will provide lighting levels that are up to current standards.



ST-29: WESTBOUND HWY. 4 OFFRAMP AT RAILROAD AVENUE

Project No.
TBD

Status:
Unfunded

Estimated Project Cost:
\$12,100,000

Project Limits:
Railroad Avenue at State Route 4, California Avenue between Harbor Street and Railroad Avenue

Funding Sources:

Eligible Funding Source: TBD
Identified Funding Source: None

Project Description:

This project includes planning, design and construction of a westbound off-ramp on State Route 4 at Railroad Avenue. A traffic analysis is needed to address impacts on traffic patterns along California Avenue, Harbor Street and Railroad Avenue.



ST-30: EAST LELAND/LOS MEDANOS COLLEGE (EASTERN ENTRANCE)

Project No.
TBD

Status:
Awaiting funding.

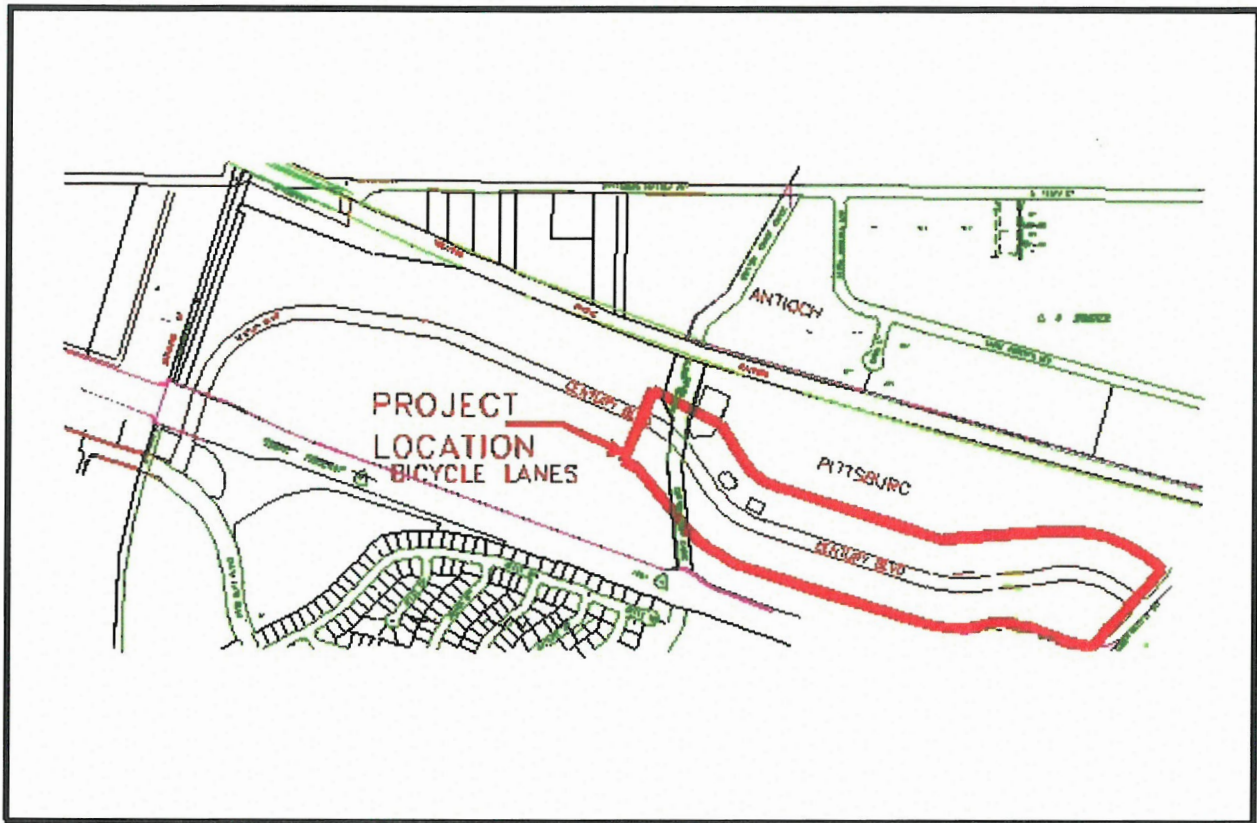
Estimated Project Cost:
\$420,000

Project Limits:
East Leland Road at LMC Eastern
Exit/Century Blvd.

Funding Sources:
Eligible Funding Source: Measure J,
Developer, LTMF
Identified Funding Source: none

Project Description:

This project will increase the length of the left turn pocket on eastbound East Leland Road at Century Blvd. This project is expected to decrease the length of the queue backing-up in the number one lane and provide eastbound vehicles added safety entering/exiting the Los Medanos driveway. Partial funding has been identified as mitigation to development on Century Blvd. 72% TMF eligible.



ST-31: CENTURY BOULEVARD CLASS III BICYCLE FACILITY

Project No.

TBD

Status:

Awaiting funding

Estimated Project Cost:

\$ 60,000

Project Limits:

Century Blvd from Somersville Road to Contra Costa Canal

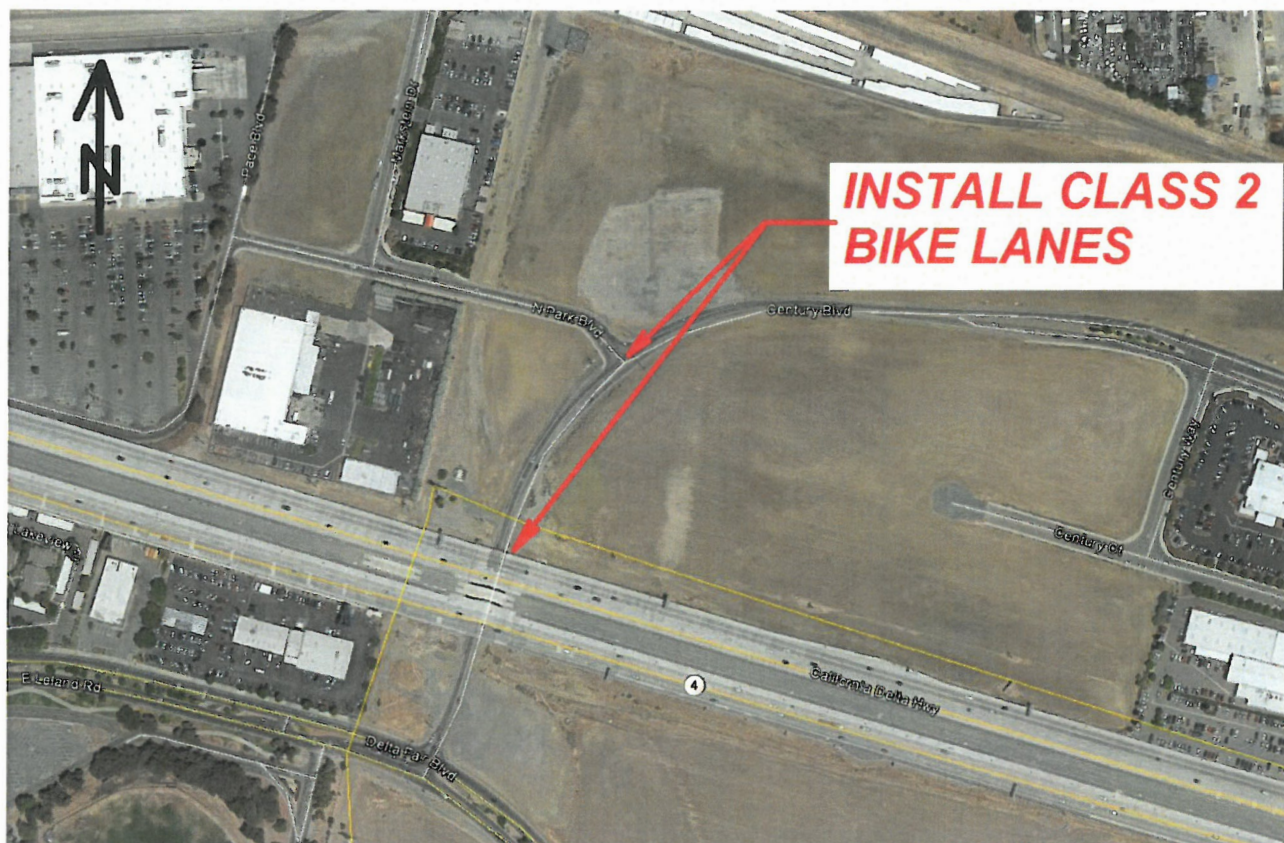
Funding Sources

Eligible Funding: Measure J, Prop. 42, Grants

Identified Funding: none

Project Description:

This project will re-stripe Century Boulevard from the city limits at Auto Center Drive to the Los Medanos Wasteway, to provide a Class III bicycle facility. The project will restripe this section of Century Blvd to provide two 11' through lanes and a 4' shoulder.



ST-32 : Century Boulevard Class 2 Bicycle Lanes

Project No.
TBD

Status:
None

Estimated Project Cost:
\$75,000

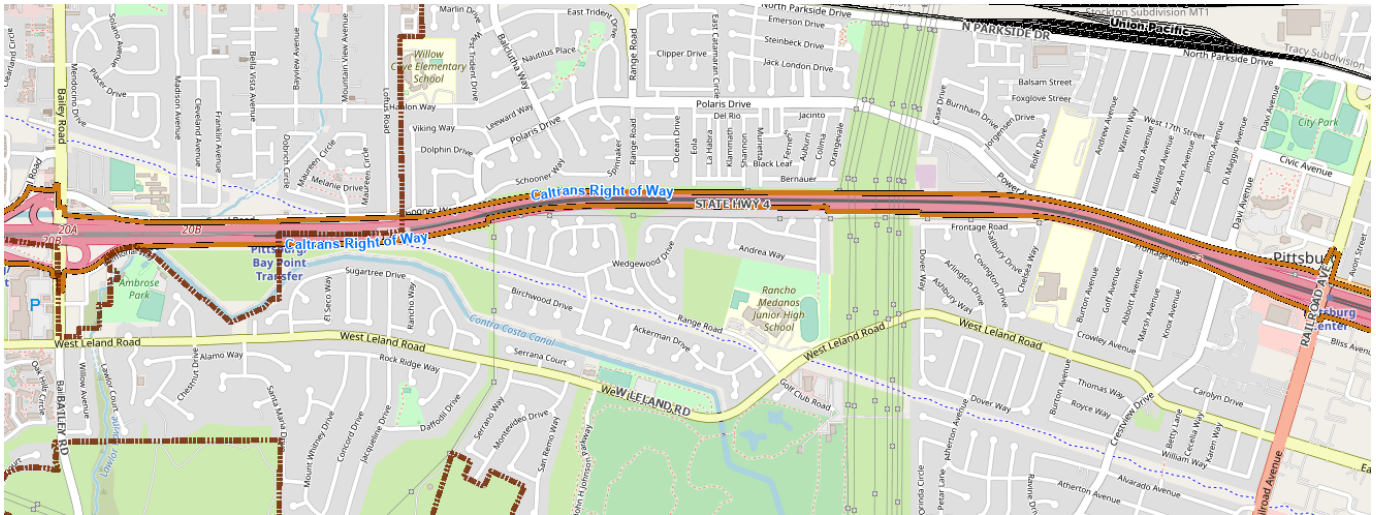
Project Limits:
On both sides of Century Boulevard, from State Route 4 undercrossing to North Park Boulevard.

Funding Sources

Eligible Funding Sources: Gas Tax, Measure J, IRRF, IE, PP, Grants
Identified Funding: none

Project Description:

This project will widen Century Boulevard to accommodate Class 2 bike lanes in both directions, from State Route 4 undercrossing to North Park Boulevard (approximately 480 lf).



ST-33: SB1 2021/22 PAVEMENT MANAGEMENT PROJECT

Project No.
TBD

Status:
2021/22 Allocation \$1,100,000

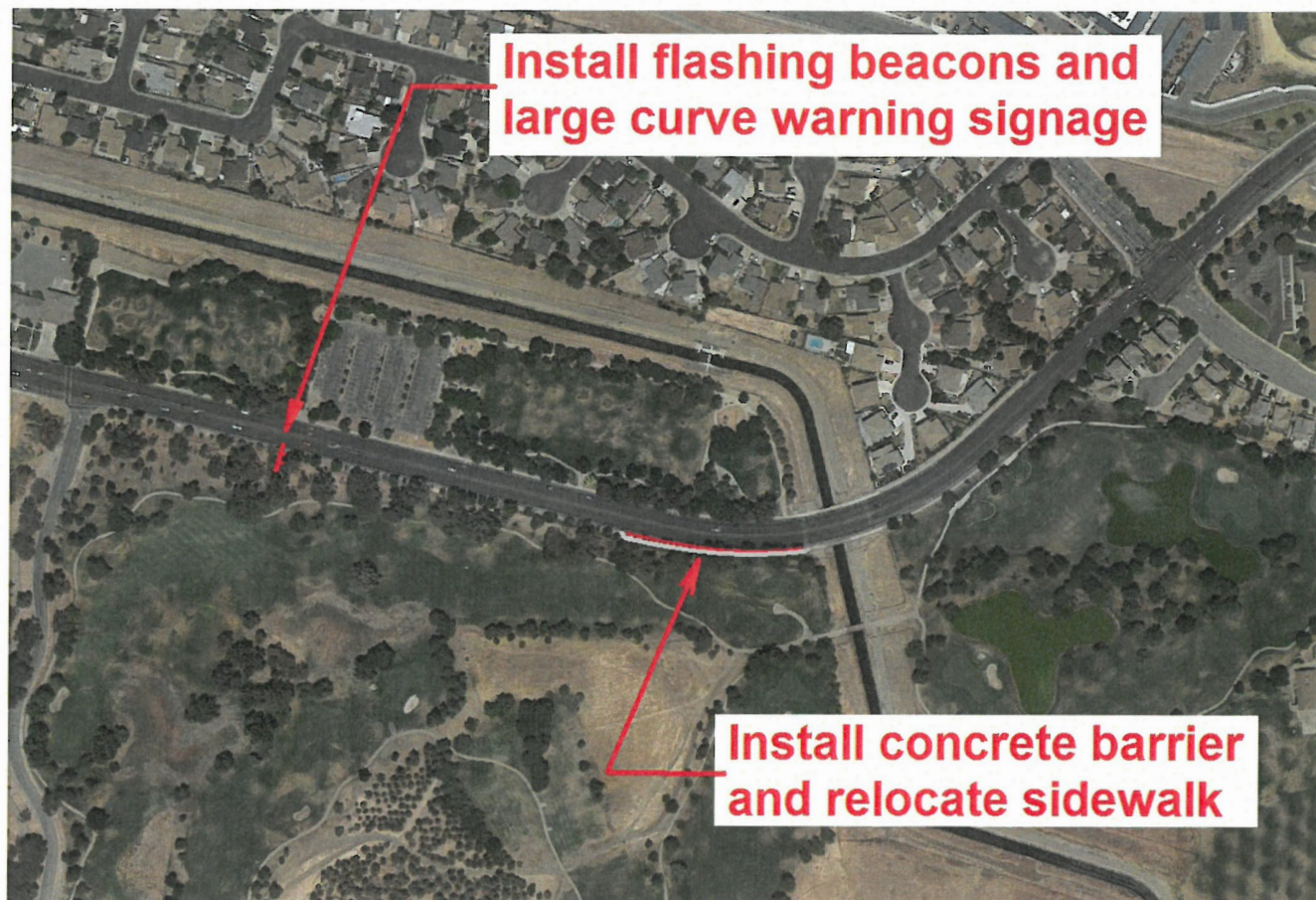
Estimated Project Cost:
\$1,100,000

Project Limits:
West Leland Road from South Broadway Street to Railroad Avenue

Funding Sources
Eligible Funding Source: Gas Tax, Measure J, RMRA
Identified Funding: \$1,100,000 RMRA

Project Description:

This project will reconstruct/improve the pavement on West Leland Road from Railroad Avenue to South Broadway Street. The project will use a variety of pavement management techniques including, slurry seal, patch paving, pavement overlay, pavement inlay, base failures and crack sealing.



ST-34: WEST LELAND ROAD SAFETY IMPROVEMENTS

Project No.
TBD

Status:
Awaiting Funds

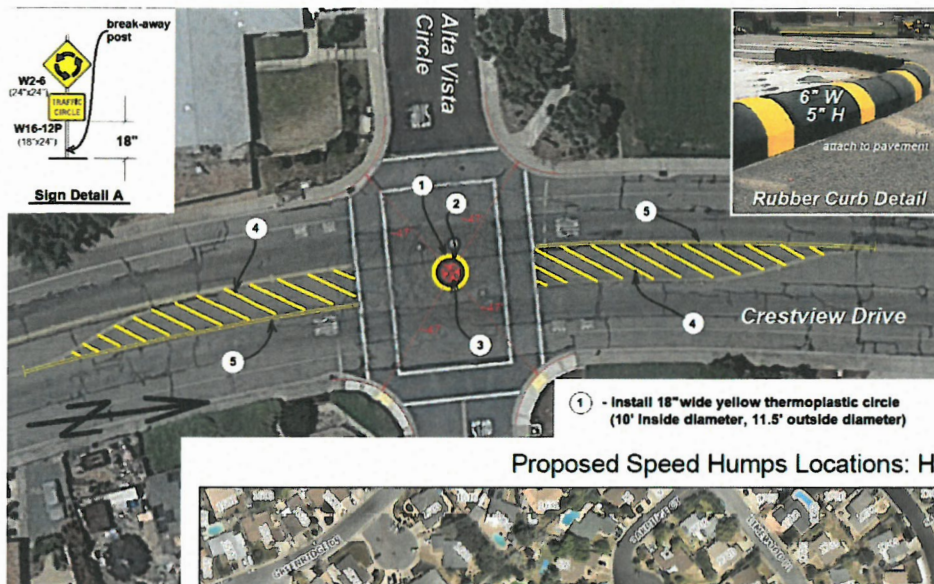
Estimated Project Cost:
\$150,000

Project Limits:
West Leland Road from John Henry Johnson
Parkway to Range Road

Funding Sources
Eligible Funding Sources: Gas Tax, Measure J,
IRRF, IE, PP, Grants
Identified Funding: none

Project Description:

To prevent errant eastbound vehicles from entering the Contra Costa Canal, construct a concrete barrier along the south side of West Leland Road in front of golf course prior to and along curve to the left (approximately 300 lf.), relocate existing sidewalk behind concrete barrier, install large curve warning signage with flashing beacons facing eastbound traffic prior to curve, and restripe center median markings with Detail 23 (markers) on top of Detail 21 (thermoplastic). This project was part of a recommendation by the City's Traffic Committee.



Proposed Speed Humps Locations: Heatherwood Dr.



ST-35: FY 20/21 TRAFFIC CALMING PROJECT

Estimated Project Cost:

\$50,000

Project Limits: Heatherwood Drive Speed Humps, Crestview Drive Traffic Circle

Funding Sources:

Eligible Funding Source: HUTA, Measure J

Identified Funding Source: MJ \$50,000

Project Description:

This project will construct speed humps and other traffic calming improvements at locations throughout the City in locations determined through an application process or by City Staff.



ST-36: JAMES DONLON BOULEVARD EXTENSION DESIGN AND CONSTRUCTION

Project No.
3015

Status:
Design in Progress

Estimated Project Cost:
\$95,610,000

Project Limits:
Eastern city limits to Kirker Pass Road

Funding Sources:

Eligible Funding Source: TMF, Regional TMF/
PRTDIM/Developer/Measure J
Identified Funding Source: \$1,880,000 LTMF,
\$14,220,000 Developer/Local Match,
\$63,404,800 RTMF,
\$14,495,200 TBD (\$6,200,000 has been
allocated to this project)

Project Description:

The project will design and construct an additional east-west connection between East and Central County by adding a new link between James Donlon Boulevard in Antioch and Kirker Pass Road. The new roadway, formerly known as the Buchanan Road Bypass, will relieve congestion and other future travel demand on Buchanan Road. This project will be funded with 68% RTMF, 22% LTMF, 7% other funds.



ST-37: Railroad Avenue Complete Streets

Project No.
TBD

Status: Conceptual plan

Estimated Project Cost:
\$1,000,000

Project Limits:
Railroad Avenue from Center Drive to Bliss Avenue

Funding Sources: TDA

Eligible Funding Source: TDA, Measure J, Gas Tax, Developer
Identified Funding Source: none

Project Description: This project will construct improvements that will enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. A number of improvements are planned for Railroad Avenue, between Center Drive and Bliss Avenue, that will improve access including bulb-outs, green bicycle lanes/conflict zones, enhanced crosswalks, transit improvements, pedestrian storage areas, and class IV bicycle facility.



ST-38: WEST LELAND ROAD PAVEMENT MARKERS/MARKINGS AND SPEED SIGNAGE IMPROVEMENTS

Project No.
TBD

Status:
Design Proposals Received

Estimated Project Cost:
\$376,800

Project Limits:
West Leland Road, from Railroad Avenue to Montevideo Drive (entire project limits)

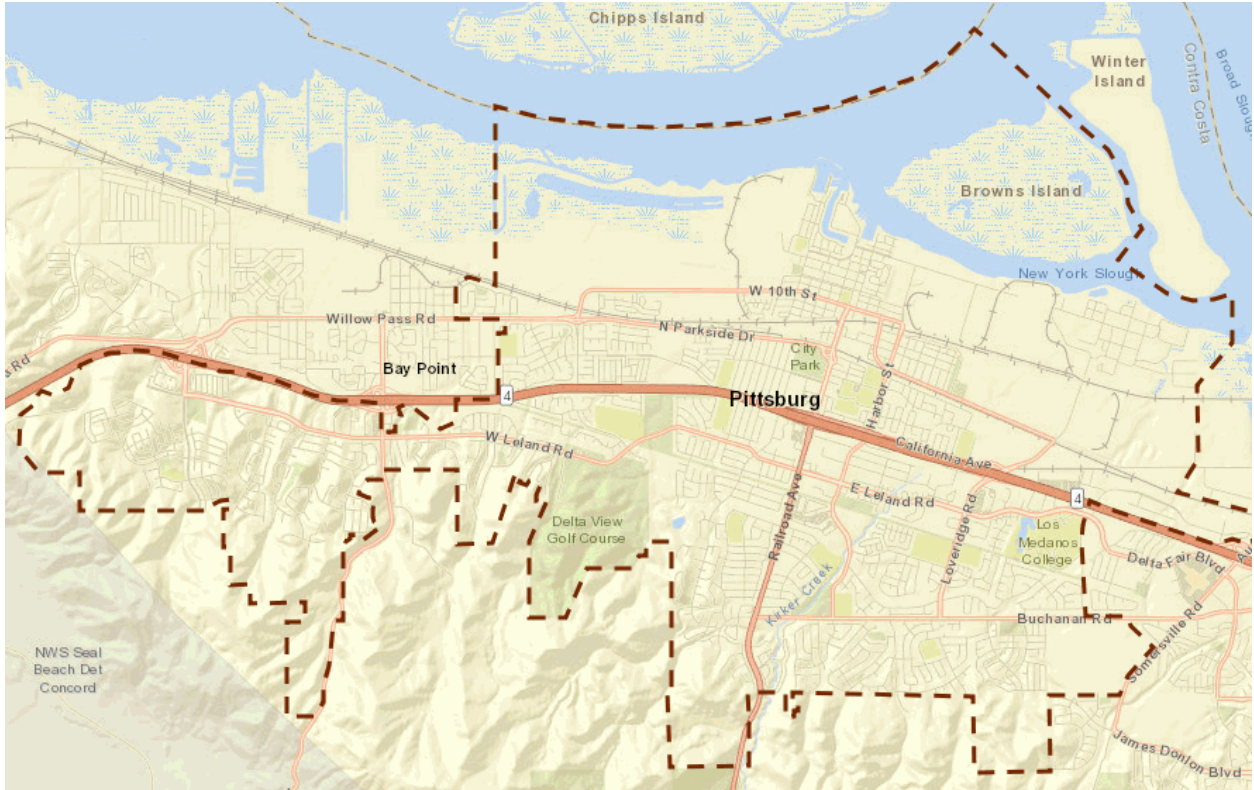
Funding Sources

Eligible Funding Sources: Gas Tax, Measure J, IRRF, IE, and Grants
Identified Funding: HSIP \$376,800 (100%)

Project Description:

This project will install highly reflective thermoplastic double yellow 4-inch centerline stripes with rumble stripes on West Leland Road between Pamela Way and Montevideo Drive. Thermoplastic centerline stripes to be enhanced by placing reflective markers on top of the thermoplastic striping. Two Way Left Turn Lanes (TWLTL), east of Montevideo, may be omitted from project.

Install six (6) driver speed feedback signage at locations prior to horizontal curves.



ST-40: FY 2025/26 STREET MAINTENANCE PROJECT

Project No.
TBD

Status:
Projected Funding for FY25/26

Estimated Project Cost:
\$400,000

Project Limits:
To Be Determined

Funding Sources:
Eligible Funding Source: Gas Tax
Identified Funding Source: \$200,000 HUTA,
\$200,000 RMRA

Project Description:

This project will be determined based on use of the Pavement Management System (PMS) and Staff input. The project will use a variety of pavement management techniques including, slurry seal, patch paving, base failures, and crack sealing as appropriate to extend the useful life of the roadway.



ST-41: ANNUAL CITYWIDE FENCE/SOUNDWALL/STREET LIGHT REPLACEMENT/INSTALLATION PROJECT

Estimated Project Cost:
\$75,000

Project Limits: Locations throughout the City

Funding Sources:

Eligible Funding Source: HUTA,
Measure J

Identified Funding Source: MJ 2020,
\$75,000

Project Description:

This project is for the replacement of damaged or deteriorated fencing, sound walls, or streetlights that the City is responsible for maintaining. This project also includes new installations determined to be required for public safety and protection.



ST-42: WEST LELAND ROAD HIGH FRICTION SURFACE TREATMENT

Project No.
TBD

Status:
In Design

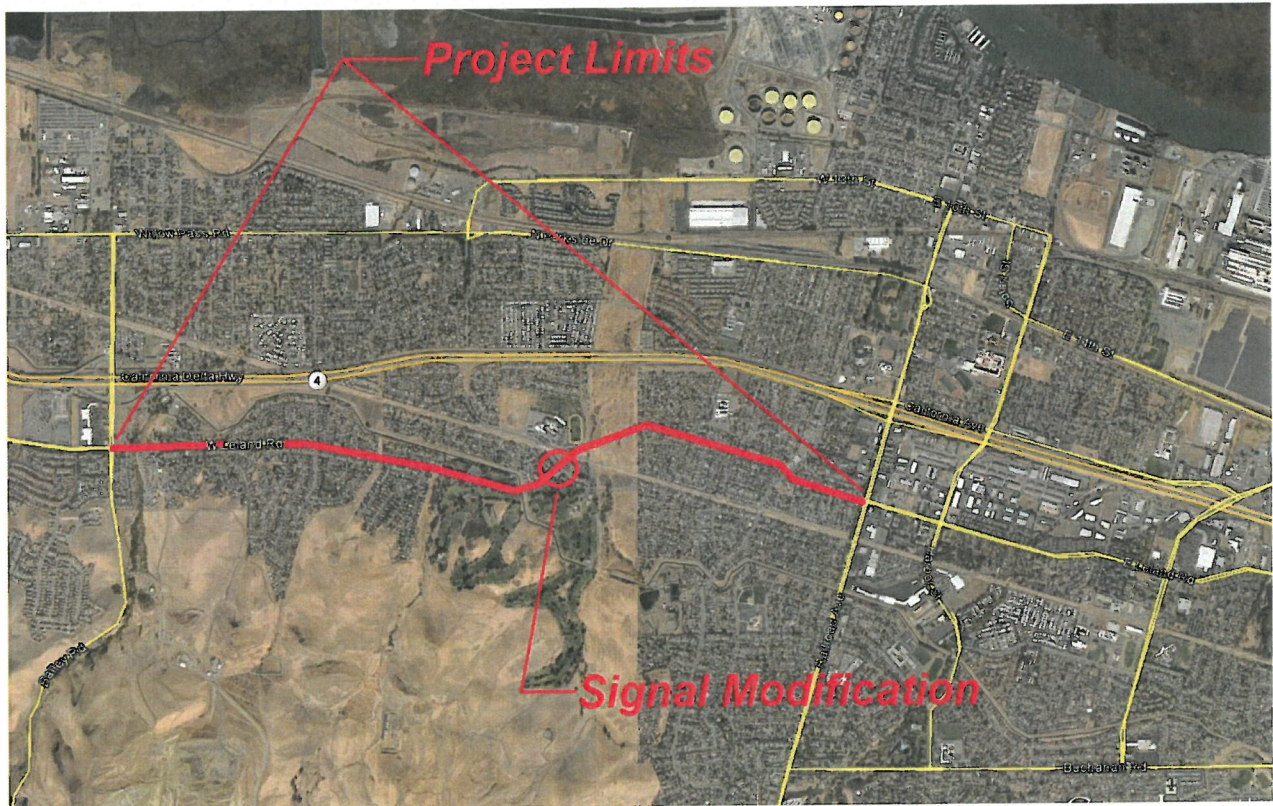
Estimated Project Cost:
\$718,000

Project Limits:
West Leland Road, from Railroad Avenue to
Montevideo Drive

Funding Sources
Eligible Funding Sources: Gas Tax, Measure J,
IRRF, IE, and Grants
Identified Funding: HSIP \$547,920 (grant),
\$60,880 Gas Tax, \$110,000 MJ

Project Description:
Install High Friction Surface Treatment (FST) at five (5) locations:

- 1.) Intersection approaches to West Leland Road/Bailey Road
- 2.) Intersection approaches to West Leland Road/Railroad Avenue
- 3.) Horizontal curve between Marsh Avenue and Crestview Avenue
- 4.) Horizontal curve ~900 ft west of West Leland Road/Range Road intersection
- 5.) Horizontal curve west of West Leland Road/Dover Way.



ST-43: WEST LELAND ROAD PAVEMENT DELINEATION, WARNING SIGNAGE, HIGH VISIBILITY CROSSWALK IMPROVEMENTS AND TRAFFIC SIGNAL MODIFICATION AT RANGE ROAD

Project No.
TBD

Status:
In Design

Estimated Project Cost:
\$265,900

Project Limits:
West Leland Road, from Railroad Avenue to Bailey Road

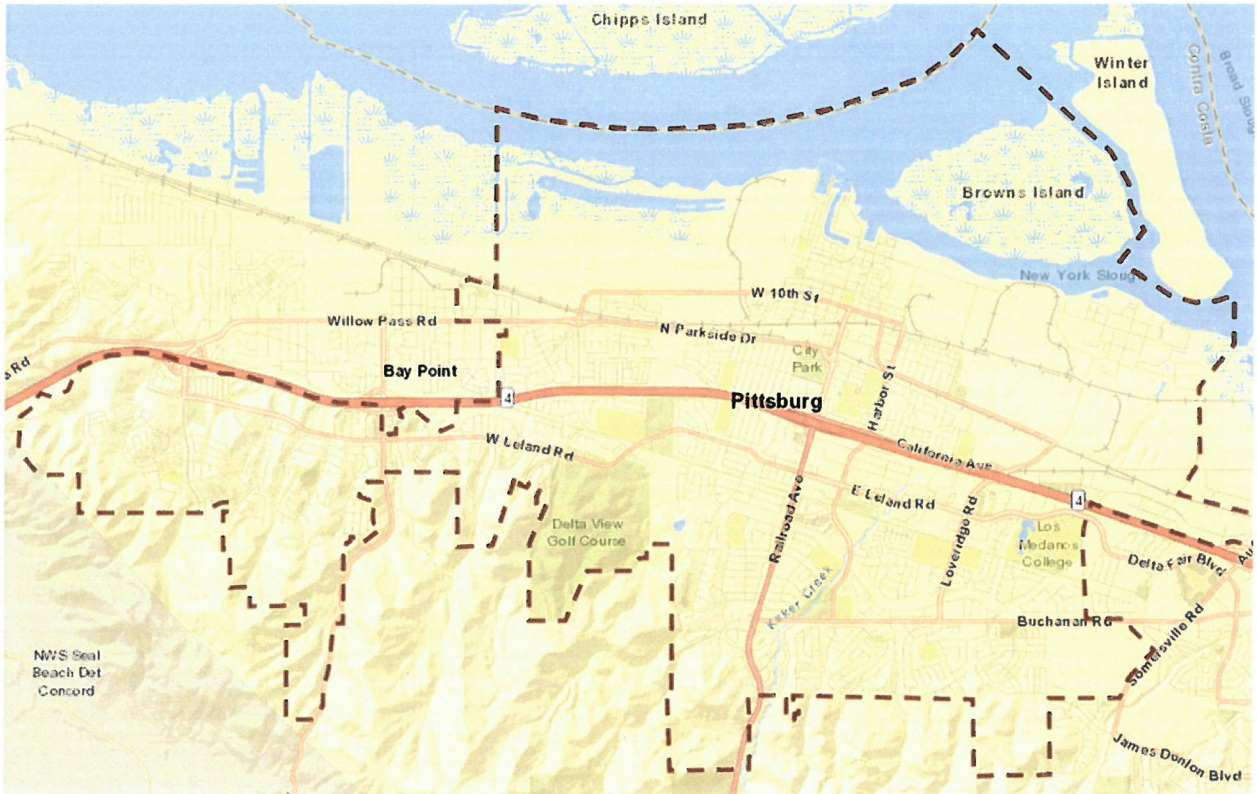
Funding Sources

Eligible Funding Sources: Gas Tax, Measure J, IRRF, IE, and Grants
Identified Funding: HSIP \$265,900 (100%)

Project Description:

Install raised pavement markers and reflectors through intersections to ensure proper lane usage. Install warning signage and reflectors at horizontal curves. Replace existing marked crosswalks with high visibility crosswalks, including advance STOP bars (limit lines).

Modify existing traffic signal system at West Leland Road/Range Road/Golf Club Road intersection by adding a left-turn phase for the Range Road approach.



ST-44: ANNUAL CITYWIDE SIDEWALK REPLACEMENT PROJECT

Project No.
TBD

Status:
Awaiting Funding

Estimated Project Cost:
\$125,000

Project Limits:
Various locations citywide

Funding Sources

Eligible Funding Source: Measure J
Identified Funding Source: none

Project Description:

This annual project will replace damaged sidewalk and reduce trip hazards throughout the City.



ST- 45: FY 2021/22 CITYWIDE TRAFFIC CALMING PROJECT

Project No.
TBD

Status:
Funded

Estimated Project Cost: \$75,000

Project Limits:
Citywide

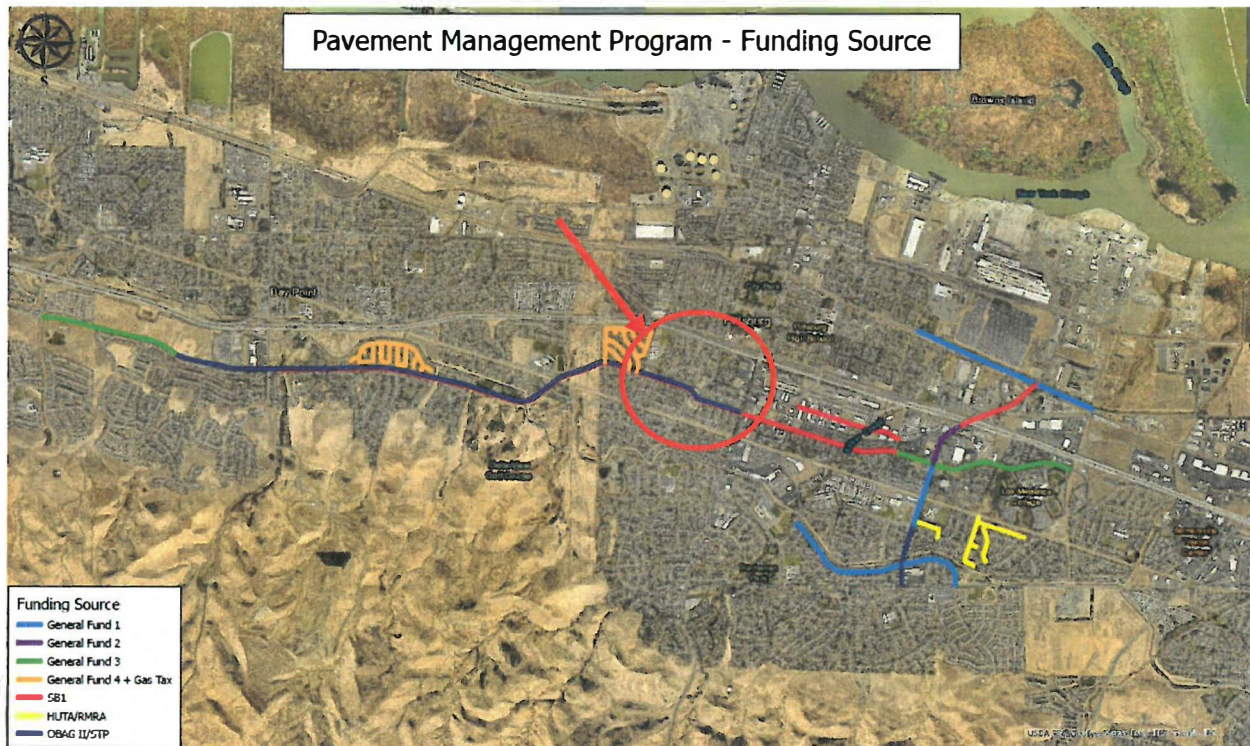
Funding Sources:

Eligible Funding Source: Gas Tax, Measure J, Grant Funding, Gas Tax RMRA

Identified Funding: \$75,000 Measure J

Project Description:

This project will construct speed humps and other traffic calming improvements at locations throughout the City to be determined through an application process or by City Staff. This will be managed through the Traffic Section of the Engineering Division.



ST-47: FY 2020/21 STREET MAINTENANCE PROJECT

Estimated Project Cost:
\$400,000

Project Limits: Covington, Ashbury Way, Dover Way, Arlington Drive, Frontage Road, Chelsea Way, Salisbury Drive, Alta Court, Rossmore Court

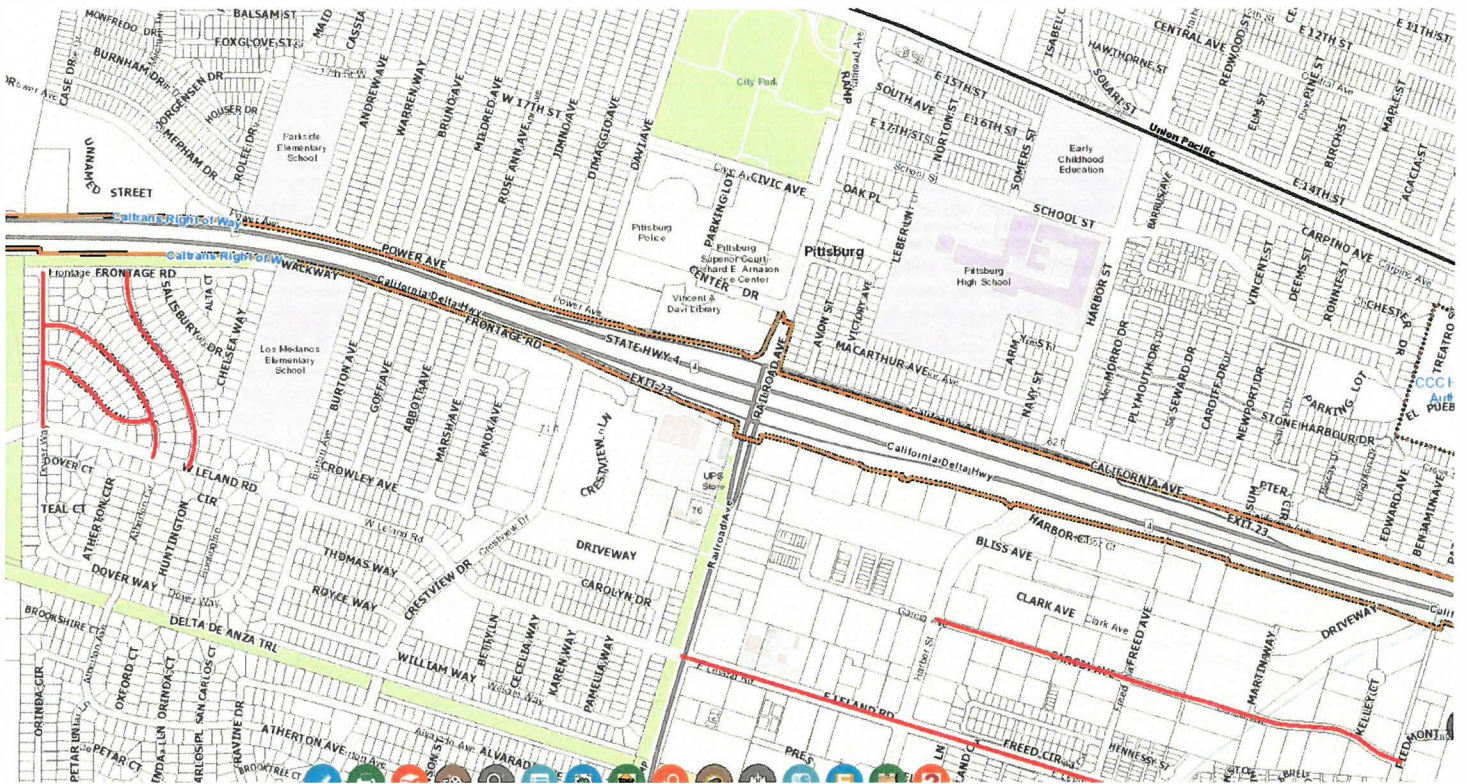
Funding Sources:

Eligible Funding Source: HUTA, Measure J, RMRA, General Fund

Identified Funding Source: HUTA
\$200,000

Project Description:

The project will use a variety of pavement management techniques including, slurry seal, patch paving, and crack sealing as appropriate to extend the useful life of the roadway. Locations based on Pavement Management System and Public Works input.



ST-48: FY 2021/22 STREET MAINTENANCE PROJECT

Project No.
TBD

Status:
Projected Funding for FY21/22

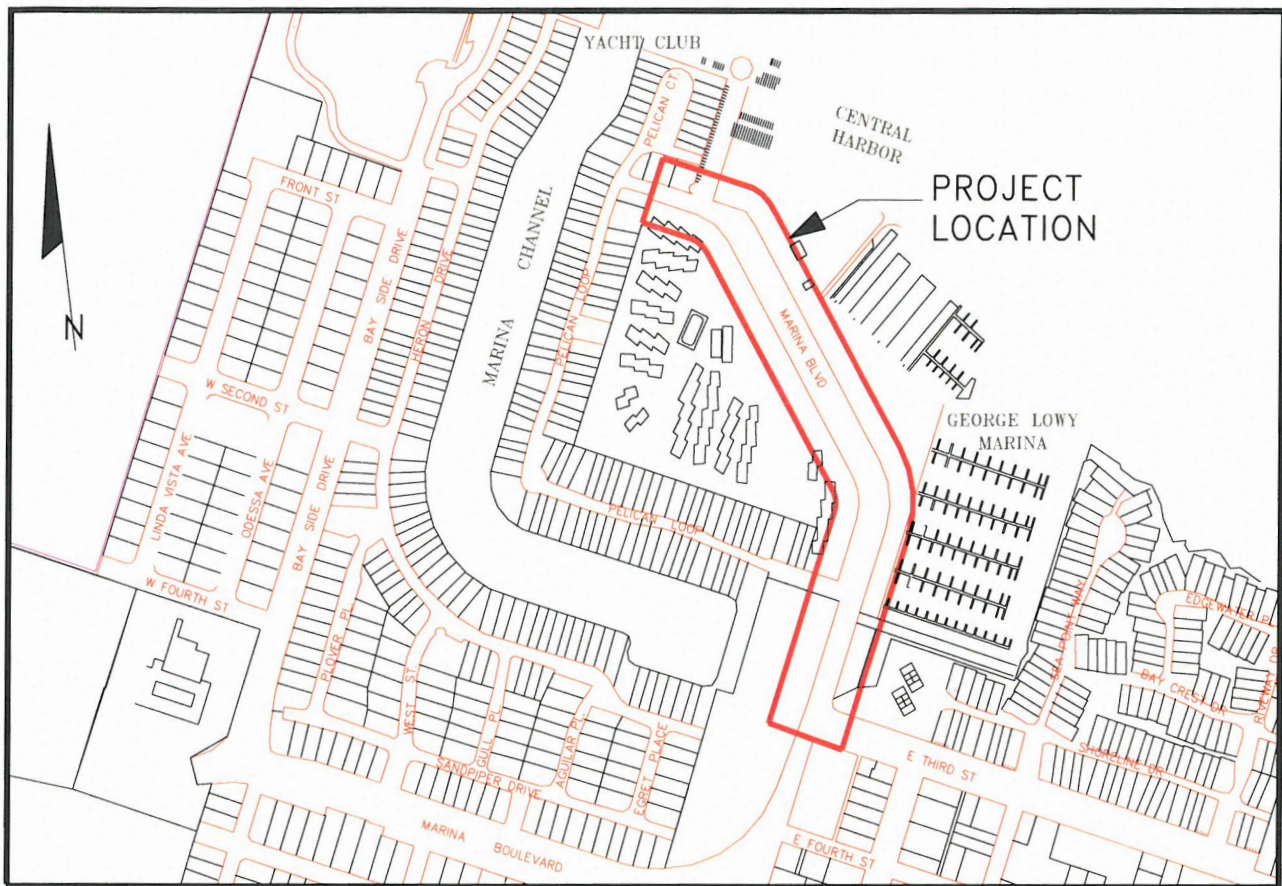
Estimated Project Cost:
\$200,000

Project Limits:
Covington Dr, Ashbury Way, Dover Way,
Arlington Dr, Garcia Avenue (Piedmont to
Harbor)

Funding Sources:
Eligible Funding Source: Gas Tax Identified
Funding Source: \$200,000 HUTA,
\$200,000 RMRA

Project Description:

This project will be determined based on use of the Pavement Management System (PMS) and Staff input. The project will use a variety of pavement management techniques including, slurry seal, patch paving, base failures, and crack sealing as appropriate to extend the useful life of the roadway.



ST-49: MARINA BOULEVARD IMPROVEMENTS (Marina Master Plan Phase III)

Project No.
TBD

Status:
Awaiting Funding

Estimated Project Cost:
\$1,550,000

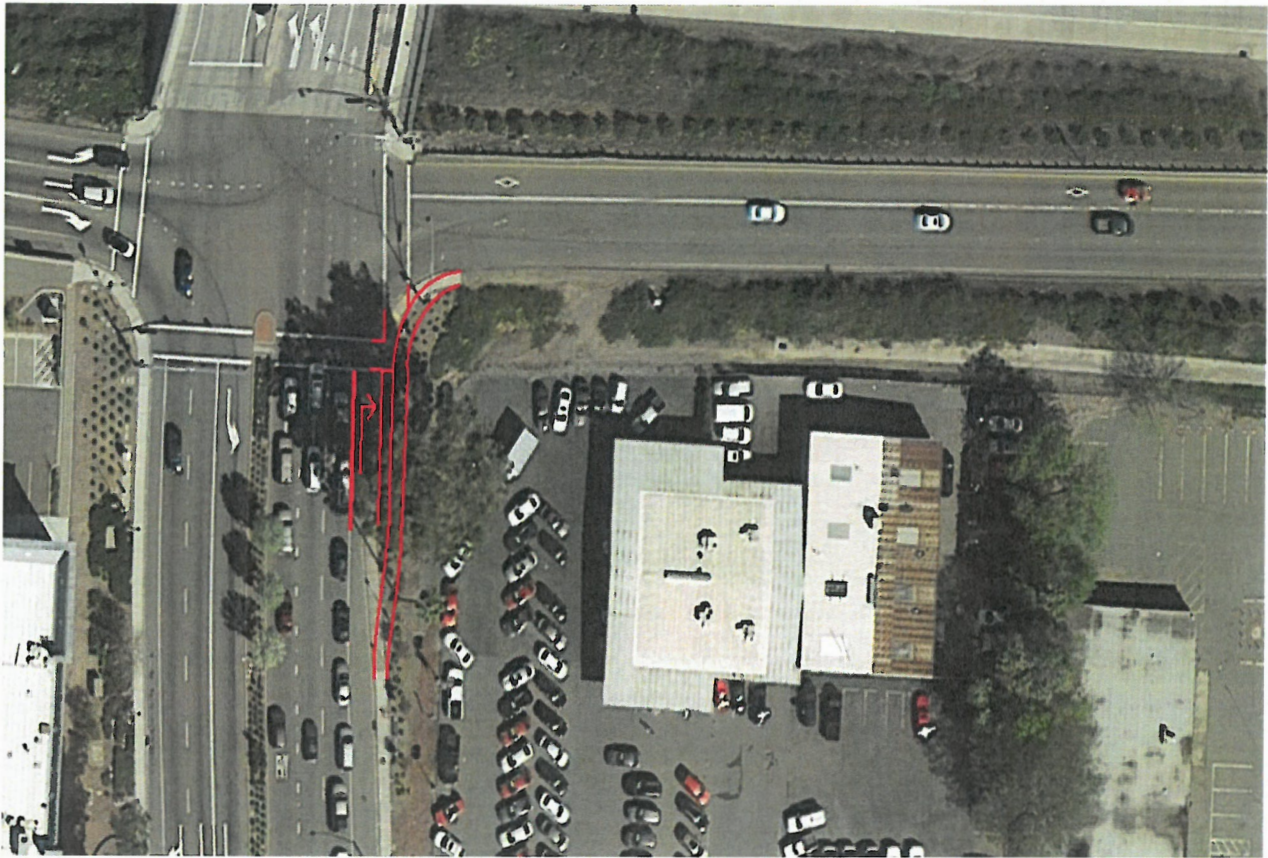
Project Limits: Marina Boulevard from
3rd Street north

Funding Sources:

Eligible Funding Source: Grants
Identified Funding: None

Project Description:

Reconfiguration of Marina Boulevard to reduce the number of travel lanes from 4 to 2, and add diagonal parking and green streets improvements to treat surface stormwater runoff.



ST-50: RAILROAD AVENUE NORTHBOUND RIGHT-TURN LANE AT HIGHWAY 4

Project No.
TBD

Status:
Awaiting funding

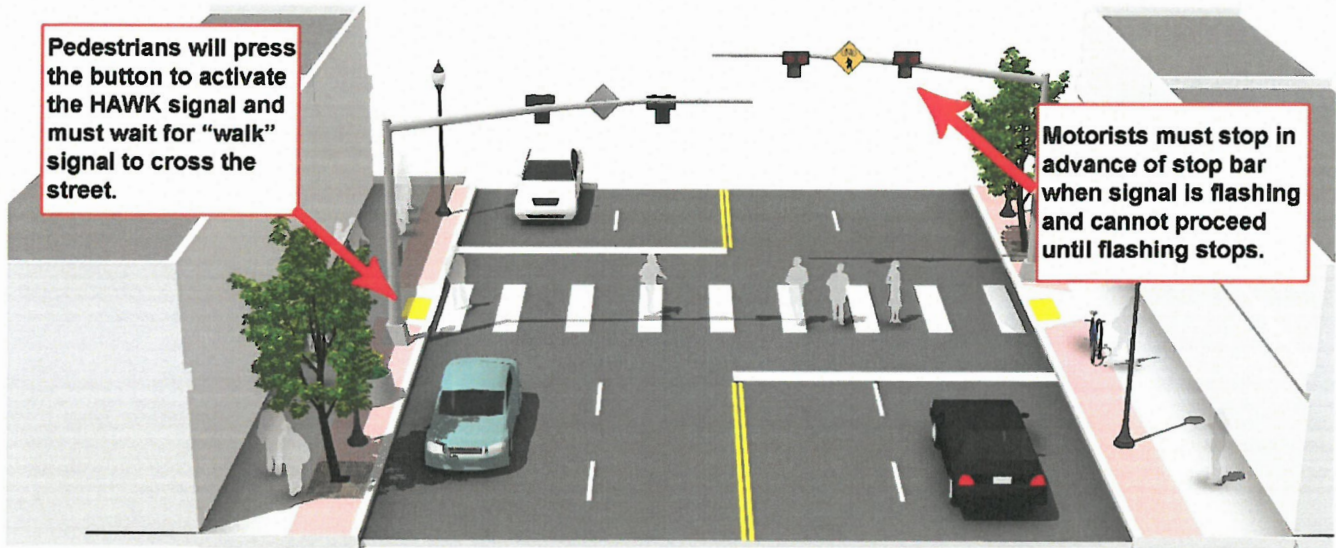
Estimated Project Cost:
\$300,000

Project Limits:
Railroad Avenue (northbound only), from Bliss Avenue to State Route 4 eastbound on-ramp

Funding Sources:
TBD

Project Description:

Widen northbound Railroad Avenue approach to State Route 4 eastbound on-ramp to allow for an exclusive 100 LF right-turn lane. This widening may necessitate removal of a eucalyptus tree and relocation of two 1-B traffic signal poles.



ST- 51: STONEMAN AVENUE PEDESTRIAN SAFETY IMPROVEMENTS

Project No.
3115

Status:
Design

Estimated Project Cost:
\$880,000

Project Limits:
Three intersections on Stoneman Avenue
(Briarcliff Drive, Meadowbrook Circle,
Meadowbrook Avenue)

Funding Sources
Eligible Funding Source: Gas tax, Measure J,
SR2S
Identified Funding: \$880,000 HSIP-8

Project Description:

Upgrade intersection pavement markings/signage and install pedestrian HAWK signals for existing crosswalks at three intersections on Stoneman Avenue (Meadowbrook Avenue, Meadowbrook Circle, and Briarcliff Drive). Install dynamic/variable speed warning signs along Stoneman Avenue.



ST-52: ANNUAL CITYWIDE STRIPING AND SIGNAGE

Estimated Project Cost:
\$50,000

Project Limits:
Citywide

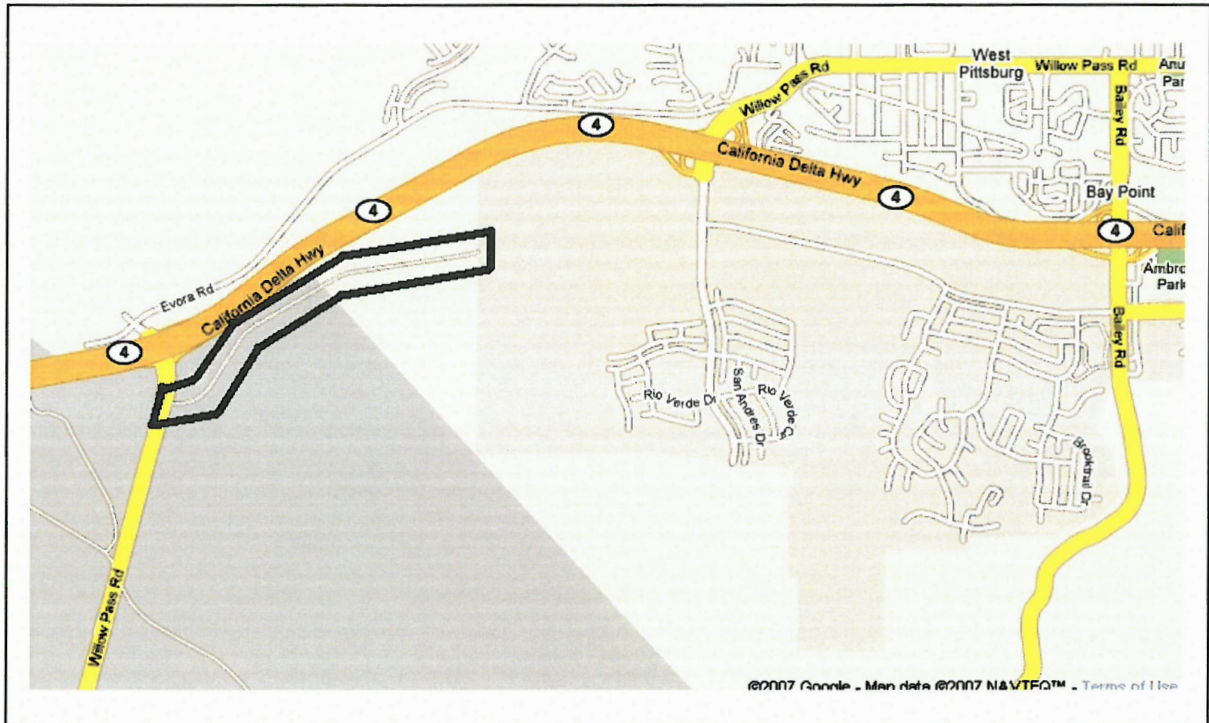
Funding Sources:

Eligible Funding Source: HUTA,
Measure J, RMRA

Identified Funding Source: HUTA
\$50,000

Project Description:

This project will provide funding to complete new installation of signing and striping improvements or removal and replacement of existing signing and striping at locations Citywide. Priority for locations will be determined by Public Works and Engineering Departments.



ST-54: AVILA ROAD WIDENING (Willow Pass to City Limits)

Project No.
TBD

Status:
Awaiting funding.

Estimated Project Cost:
\$11,520,000

Project Limits:
Southwest area of Pittsburg

Funding Sources:

Eligible Funding Source: TMF/Developer
Identified Funding: TBD

Project Description:

This project will widen Avila Road to 4 lanes with a raised median and sidewalks. The project will accommodate bicycle facilities where appropriate. 66% TMF Eligible.



ST-55: W. LELAND ROAD EXTENSION PHASE II

Project No.
3011

Status:
Construction of Phase IIB

Estimated Project Cost:
\$10,000,000

Project Limits:
Villa Drive to Santa Theresa Phase IIB, Santa
Teresa to Avila Road

Funding Sources:

Eligible Funding Source: TMF/Developer
Identified Funding: \$50,000 LTMF (plan
check)

Project Description:

This project will extend W. Leland Road from San Marco Boulevard to Avila Road. The new road will be 4 lanes with a raised median and sidewalks. The project will accommodate bicycle facilities where appropriate. 68% TMF Eligible.



ST-56: SAN MARCO BOULEVARD (Terminus to Bailey Road)

Project No.
TBD

Status:
Awaiting funding.

Estimated Project Cost:
\$14,038,000

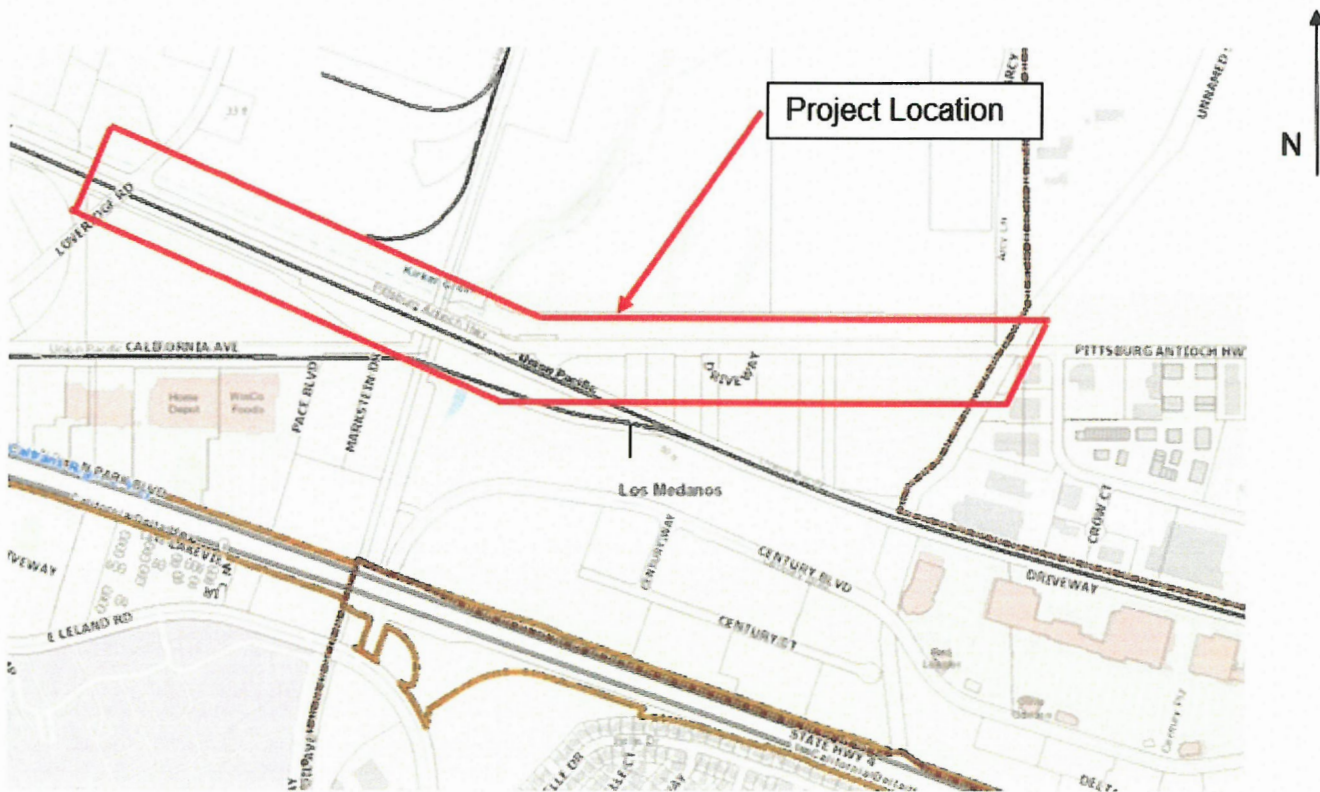
Project Limits:
Southwest area of Pittsburgh

Funding Sources:

Eligible Funding Source: TMF/Developer
Identified Funding: \$100,000 LTMF

Project Description:

The project will extend San Marco Boulevard to Bailey Road. The new roadway will accommodate bicycle facilities where appropriate. The project is 79% TMF eligible.



ST-57: PITTSBURG-ANTIOCH HIGHWAY WIDENING

Project No.

To be determined

Status:

Awaiting funding (local and regional fees) and/or frontage development to occur

Estimated Project Cost:

\$11,070,000

Project Limits:

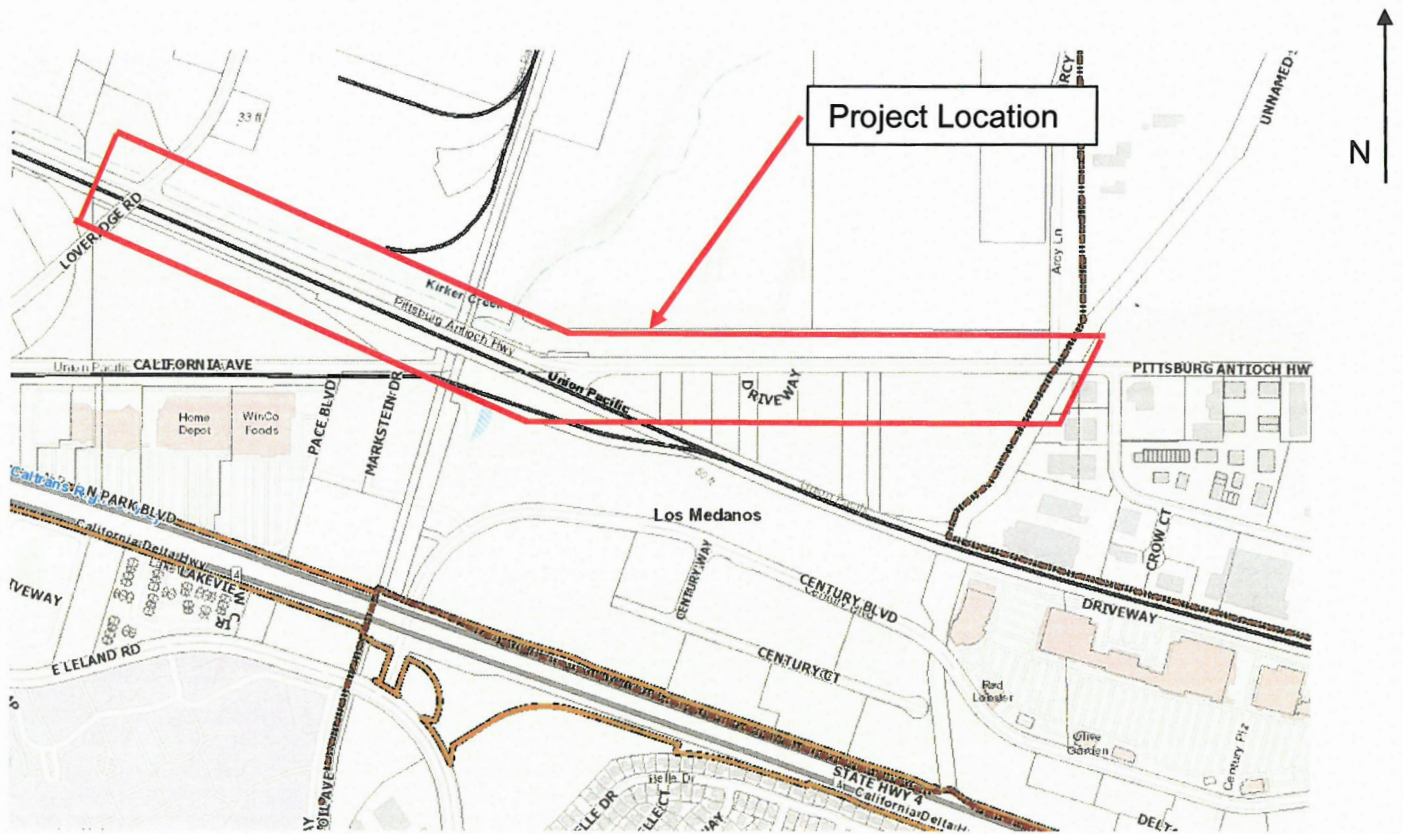
Pittsburg-Antioch Highway, from Loveridge Road to eastern City limits at Arcy Lane.

Funding Sources

Eligible Funding Source: LTMF (80%), PRTDIM, Measure J, Gas Tax Revenues, Grants, Developer
Identified Funding Source: None

Project Description:

This project will widen Pittsburg-Antioch Highway from 2-lanes to 4-lanes. The project will accommodate bicycle facilities where appropriate. Roadway widening to accommodate a center storage lane for left-turns in front of businesses (2WLTL) is provided under CIP Item ST-58. The regional project limits for widening Pittsburg-Antioch Highway to 4-lanes extend to Somersville Road in the City of Antioch. 81% TMF eligible.



ST-58: PITTSBURG-ANTIOCH HIGHWAY TWO-WAY LEFT TURN LANES

Project No.
TBD

Status:
Awaiting funding.

Estimated Project Cost:
\$300,000

Project Limits:
Section of Pittsburg-Antioch Highway
between Loveridge Road and Arcy Lane

Funding Sources:

Eligible Funding Source: Developer, TMF
Identified Funding: TBD

Project Description:

This project will construct a two-way left turn lane for businesses located along Pittsburg-Antioch Highway between Loveridge Road and Arcy Lane. The project will accommodate bicycle facilities where appropriate. This project may be constructed as development occurs prior to a larger widening project. 81% TMF eligible.



ST-59: SB1 FY 2022/23 PAVEMENT MANAGEMENT PROJECT

Project No.
TBD

Status:
2022/23 Allocation \$800,000

Estimated Project Cost: \$1,100,000

Project Limits:
To be determined.

Funding Sources
Eligible Funding Sources: Gas Tax, Measure J, RMRA
Identified Funding: \$1,100,000 RMRA

Project Description:

The project will use a variety of pavement management techniques including, slurry seal, patch paving, pavement overlay, pavement inlay, pavement reconstruction, base failure repairs and crack sealing as appropriate to extend the useful life of the roadway.



ST-60: FY 2022/23 STREET MAINTENANCE PROJECT

Project No.
TBD

Status:
2022/23 Allocation \$150,000

Estimated Project Cost:
\$400,000

Project Limits:
TBD

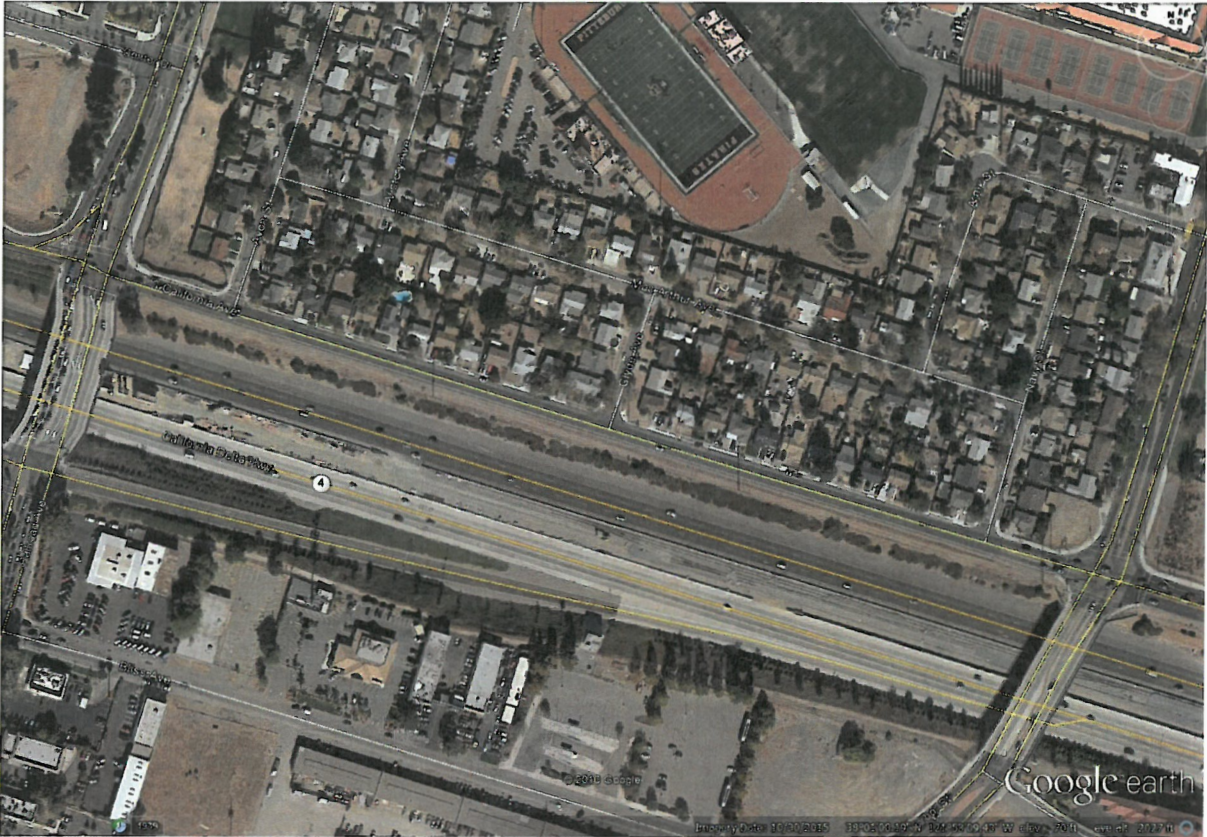
Funding Sources

Eligible Funding Sources: Gas Tax, Measure J, RMRA

Identified Funding: \$200,000 Gas Tax RMRA, \$200,000 HUTA

Project Description:

This project will be determined based on use of the Pavement Management System (PMS) and Staff input. The project will use a variety of pavement management techniques including, slurry seal, patch paving, pavement overlay, pavement inlay, pavement reconstruction, and crack sealing as appropriate to extend the useful life of the roadway.



ST-62: CALIFORNIA AVENUE WIDENING PHASE III (Harbor Street to Railroad Avenue)

Project No.

TBD

Status:

Awaiting funding

Estimated Project Cost:

\$10,035,000

Project Limits:

From Harbor Street to Railroad Avenue

Funding Sources

Eligible Funding Source: TMF

Identified Funding Source: TBD

Project Description:

This project includes obtaining right-of-way, constructing drainage improvements and widening California Avenue. This project will provide two lanes in each direction from Railroad Avenue to Harbor Street. Re-alignment of California Avenue will be required when the proposed west bound State Route 4 offramp is constructed. 96% TMF eligible.



ST-64: LINSCHIED DRIVE TRAFFIC CALMING

Project No.

To be determined

Status:

To be designed, awaiting funding

Estimated Project Cost:

\$100,000

Project Limits:

Intersection of Linscheid Dr., Ramona St., and Madoline St., and its approaches

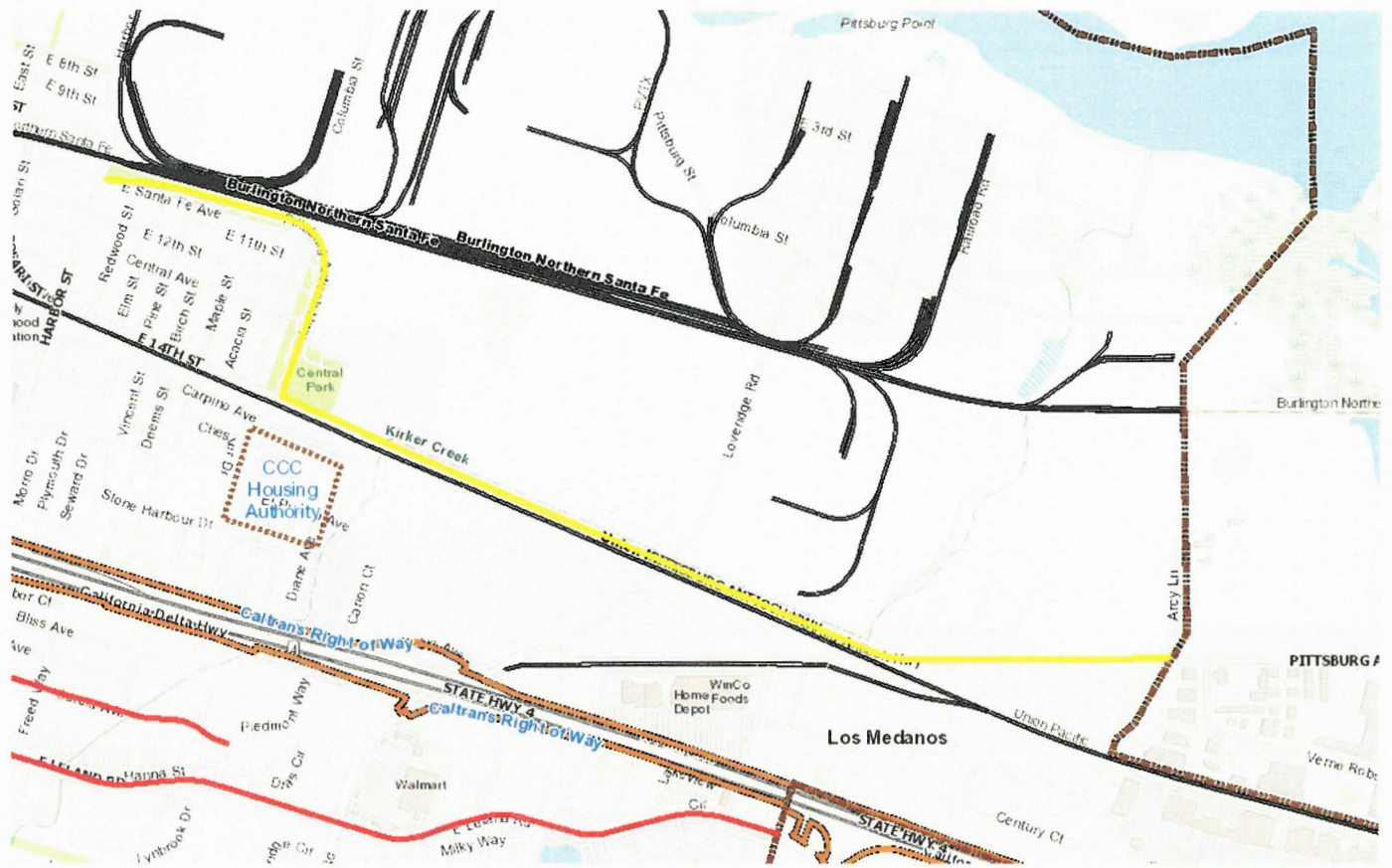
Funding Sources

Eligible Funding Source: Measure J, Gas Tax Revenues, Grants (TETAP for design)

Identified Funding Source: None

Project Description:

This project will realign the intersection and its approaches to meet current standards as a neighborhood traffic calming measure that will follow the City's adopted Traffic Calming Policy. The existing intersection is too wide to properly channel traffic and invites motorists to drive on the wrong side of the road when cutting corners to make a turn. Among the options under consideration is installation of traffic circles at this offset intersection. Additional investigation is necessary to determine what measure should be implemented.



ST- 73: PATCH PAVING, SEALING & STRIPING

Project No.
TBD

Estimated Project Cost:
\$500,000

Status:
2019/20 Allocation: \$500,000

Project Limits:
Pittsburg Antioch Hwy from Harbor Street to Arcy Lane

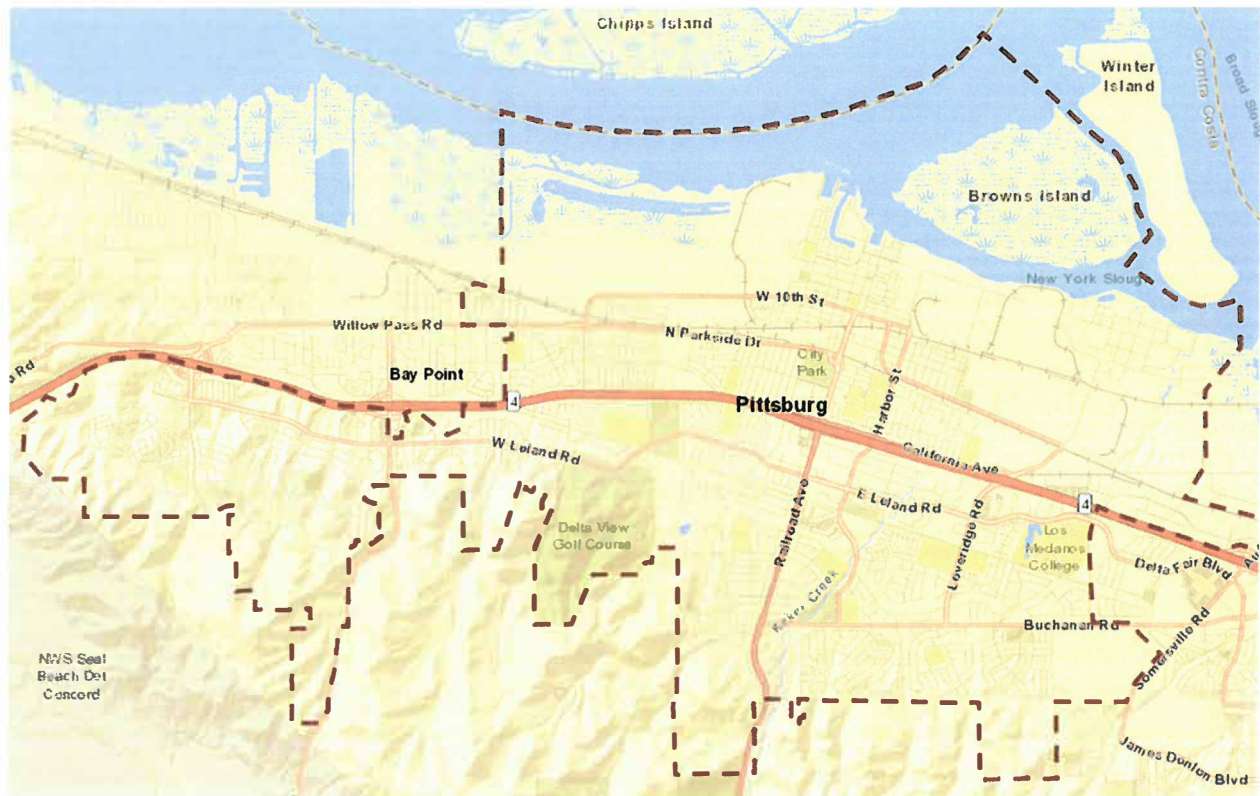
Funding Sources:
Eligible Funding Source: Gas Tax, SB-1 Gas Tax (RMRA) Measure J, General Fund (GF)
Identified Funding: \$500,000 GF

Project Description:

This project is for preventative maintenance aimed at mitigating future failures of streets and street segments. The locations and priorities are determined by Public Works and Engineering staff with guidance from the City's Pavement Management Program.

For 2019/20, the following arterial street segment has been identified:

- Pittsburg Antioch Hwy from Harbor Street to Arcy Lane



ST-93: FY 2023/24 STREET MAINTENANCE PROJECT

Project No.
TBD

Status:
2023/24 Allocation \$400,000

Estimated Project Cost:
\$400,000

Project Limits:
TBD

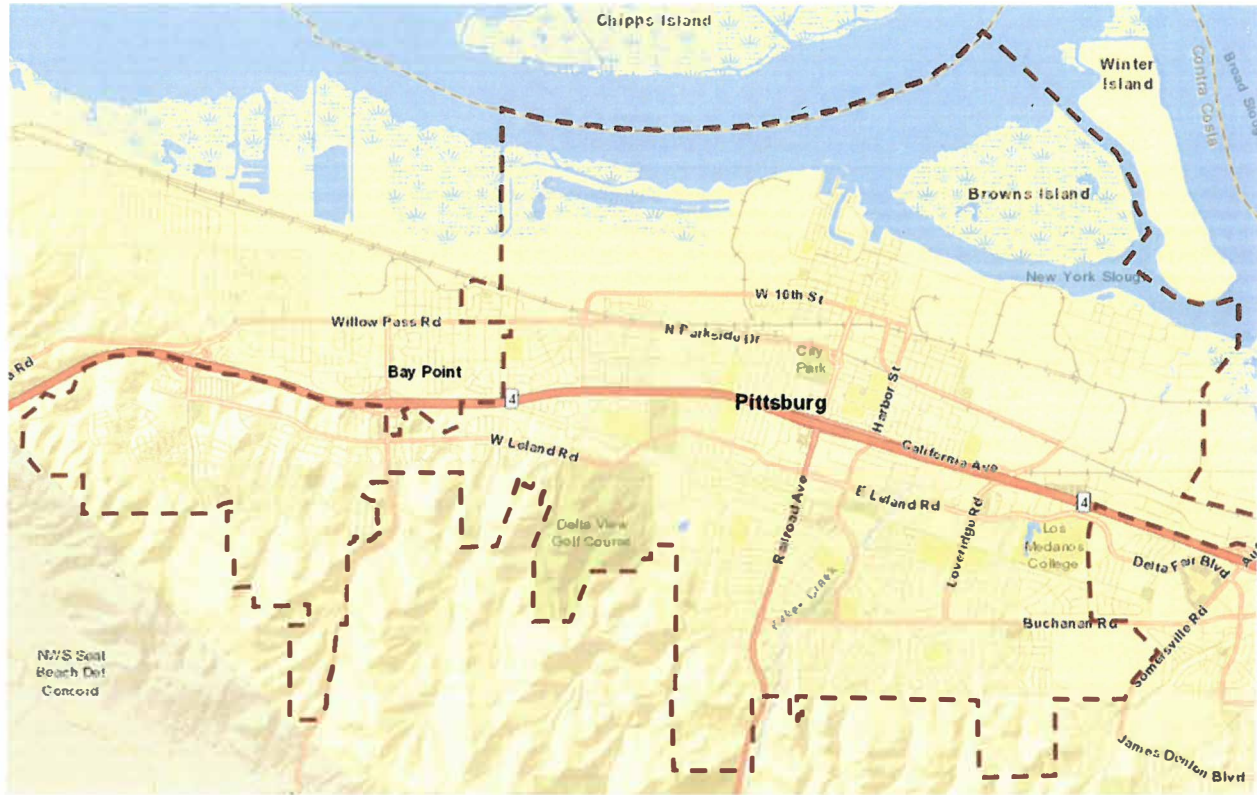
Funding Sources

Eligible Funding Sources: Gas Tax, Measure J, RMRA

Identified Funding: \$200,000 Gas Tax RMRA, \$200,000 HUTA

Project Description:

This project will be determined based on use of the Pavement Management System (PMS) and Staff input. The project will use a variety of pavement management techniques including, slurry seal, patch paving, pavement overlay, pavement inlay, pavement reconstruction, and crack sealing as appropriate to extend the useful life of the roadway.



ST-94: SB1 FY 2024/25 PAVEMENT MANAGEMENT PROJECT

Project No.

Status:

2024-25 Allocation: \$900,000

Estimated Project Cost:
\$1,100,000

Project Limits:

West Leland Road – Jacqueline Drive to Railroad Avenue (locations determined by HSIP 7 Project)

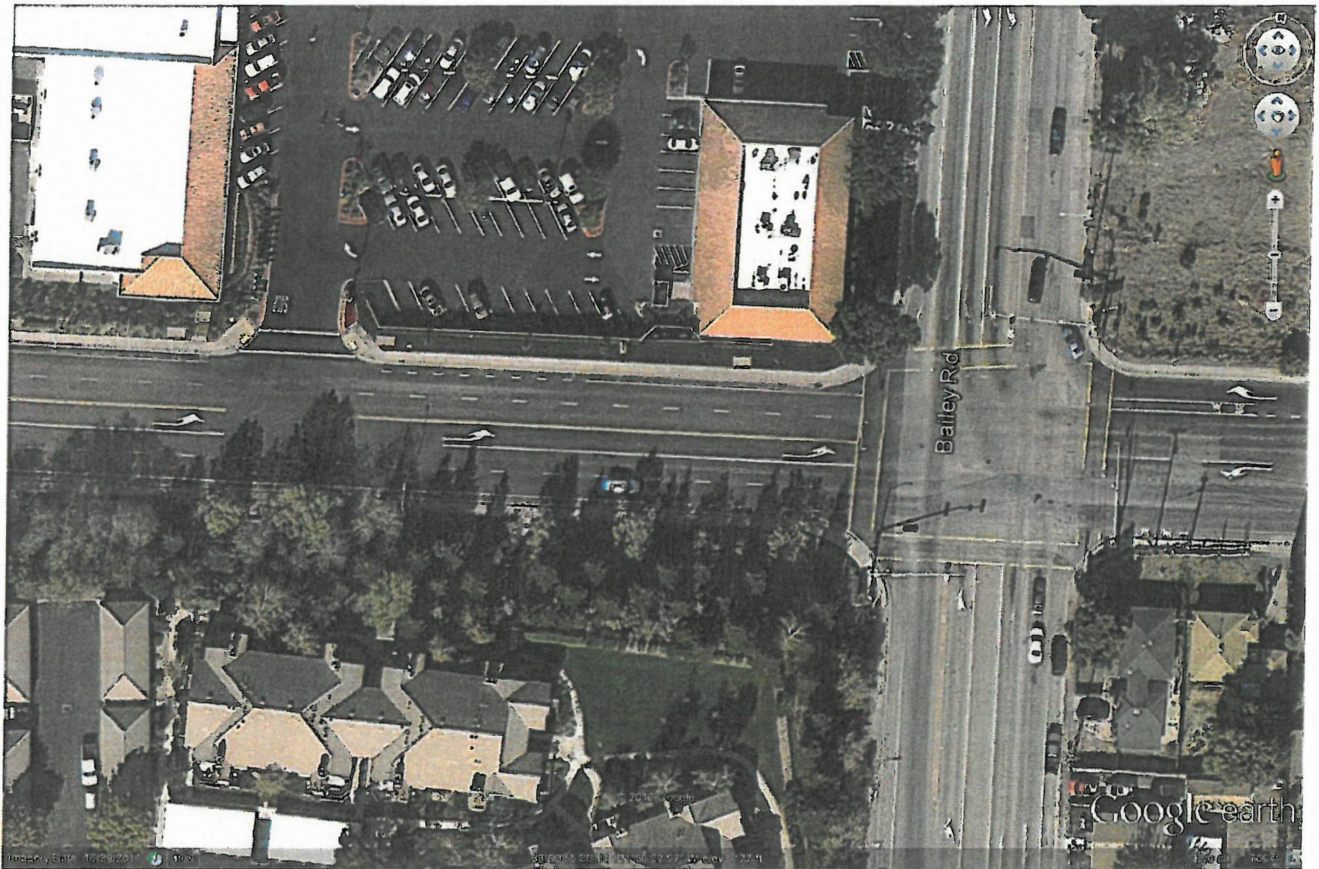
Funding Sources:

Eligible Funding Sources: Gas Tax, SB-1 Gas Tax (RMRA), Measure J

Identified Funding: \$1,100,000 RMRA

Project Description:

The project will use a variety of pavement management techniques including, slurry seal, patch paving, pavement overlay, pavement inlay, pavement reconstruction, base failure repairs and crack sealing as appropriate to extend the useful life of the roadway.



ST-95: INTERSECTION GEOMETRIC IMPROVEMENTS (BAILEY ROAD & WEST LELAND ROAD)

Project No.
TBD

Status:
Awaiting funding

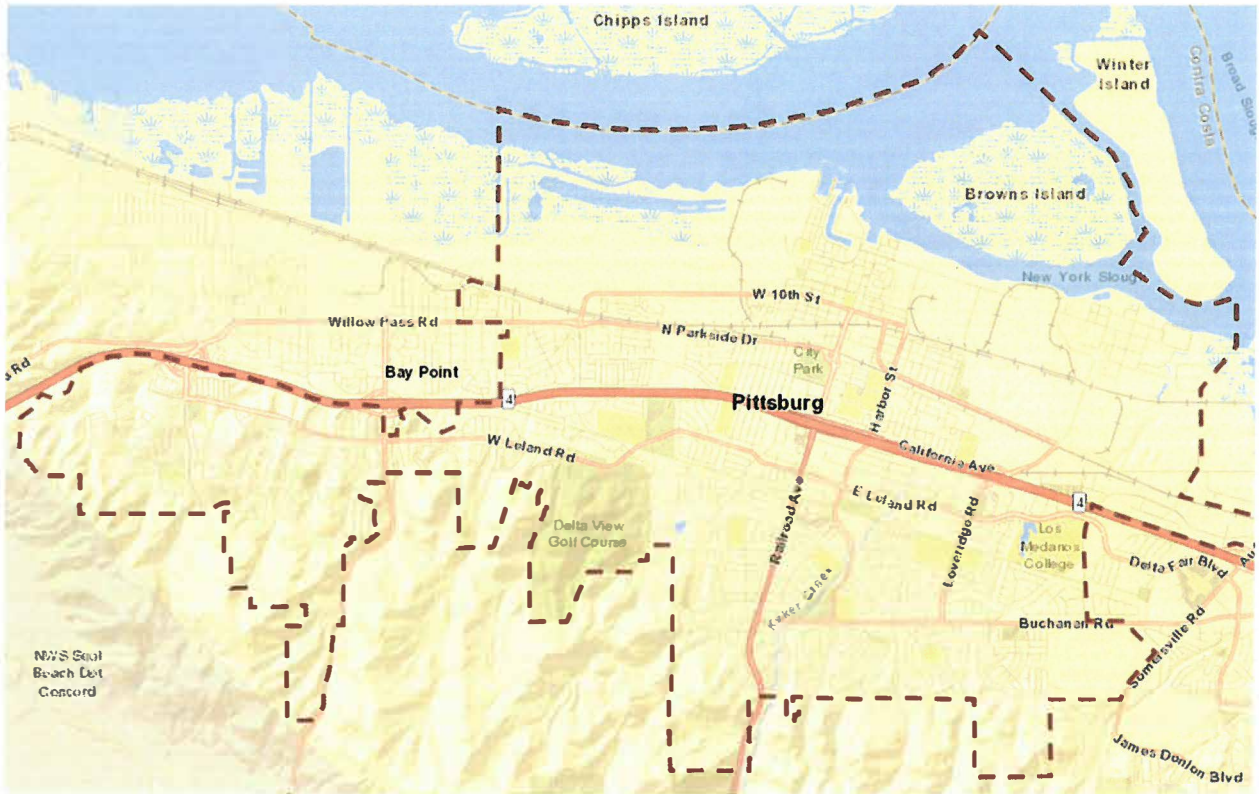
Estimated Project Cost:
\$3,000,000

Project Limits:
West Leland Road between Bailey Road and Oak Hills Drive

Funding Sources
Eligible Funding Sources: LTMF, Developer Fair Share
Identified Funding: None

Project Description:

The project provides for geometric improvements on the eastbound approach to the intersection Bailey Road & West Leland Road. The scope of work contemplated includes widening of the eastbound approach to add a second left-turn lane and an exclusive right-turn lane on the eastbound approach. It is intended that the geometry will accommodate a Class 2 bike lanes. The improvements will add capacity on the eastbound approach, provide for more efficient signal timing, improve intersection level of service, and reduce queuing on the eastbound leg of the intersection. The geometric improvements will require right-of-way acquisition and construction of retaining walls along the north and south sides of West Leland Road between Bailey Road and Oak Hills Drive.



ST-96: CITYWIDE ARTERIAL MEDIAN CONVERSION

Project No.

Status:

2021/22 Allocation \$5,000

Estimated Project Cost:
\$50,000 annually

Project Limits:
Arterial Streets Citywide

Funding Sources

Eligible Funding Source: Measure J
Identified Funding Source: \$50,000
Measure J

Project Description:

The locations and priorities are determined by staff in order to provide adequate areas for maintenance staff working within the medians on arterial streets.



ST-97: FY 2024/25 CITYWIDE TRAFFIC CALMING

Project No.
TBD

Status:
Funded

Estimated Project Cost: \$75,000

Project Limits:
TBD

Funding Sources:

Eligible Funding Source: HUTA, Measure J, SR2S, RMRA

Identified Funding Source: Measure J
\$75,000

Project Description:

This project will construct speed humps and other traffic calming improvements at locations throughout the City determined through an application process or by City Staff. This will be managed through the Traffic Section of the Engineering Division.



ST-98: FY 2019/20 STREET MAINTENANCE PROJECT

Project No.

TBD

Status:

2019/20 Allocation \$322,427

Estimated Project Cost:

\$322,427

Project Limits:

Highland Meadows (street segments as shown below)

Funding Sources:

Eligible Funding Source: Gas Tax

Identified Funding Source: \$150,000 HUTA,
\$172,427 RMRA

Project Description:

This project was determined based on use of the Pavement Management System (PMS) and Staff input. The project will use the three-layer pavement treatment on the residential streets in the Highland Meadows neighborhood.

Those streets/street segments include the following:

- Cypress Way from Norine Drive to Woodland Drive
- Roundhill Drive from Woodland Drive to Norine Drive
- Woodland Drive from Norine Drive to Roundhill Drive



ST-100: FY 2020/21 STP/OBAG II PAVEMENT IMPROVEMENT PROJECT

Project No.

Status:
Design

Estimated Project Cost:
\$2,750,000

Project Limits:
West Leland Road – South Broadway to Railroad Avenue
Loveridge Road –Stoneman Avenue to Buchanan Road

Funding Sources:

Eligible Funding Sources: Gas Tax, SB-1 Gas Tax (RMRA), Measure J, One Bay Area Grant (OBAG) II/STP

Identified Funding: \$2,410,000 OBAG II/S, \$340,000 RMRA

Project Description:

This project will rehabilitate the roadway on West Leland Road from Woodhill Drive to Railroad Avenue and Loveridge Road from East Leland Road to Buchanan Road. The project will use a variety of pavement management techniques including crack sealing, base repairs, patch paving, milling, geosynthetics, and other treatments as appropriate to extend the useful life of the roadway.



ST- 101: FY 2022/23 CITYWIDE TRAFFIC CALMING

Project No.
TBD

Status:
2022/23 Allocation \$50,000

Estimated Project Cost:
\$75,000

Project Limits:
Citywide

Funding Sources
Eligible Funding Source: HUTA, Measure J,
SR2S, RMRA

Identified Funding: \$75,000 Measure J

Project Description:

This project will construct speed humps and other traffic calming improvements at locations to be determined through an application process or by City Staff. This will be managed through the Traffic Section of the Engineering Division.



ST- 102: FY 2023/24 CITYWIDE TRAFFIC CALMING

Project No.

TBD

Status:

2023/24 Allocation \$40,000

Estimated Project Cost:

\$75,000

Project Limits:

Citywide

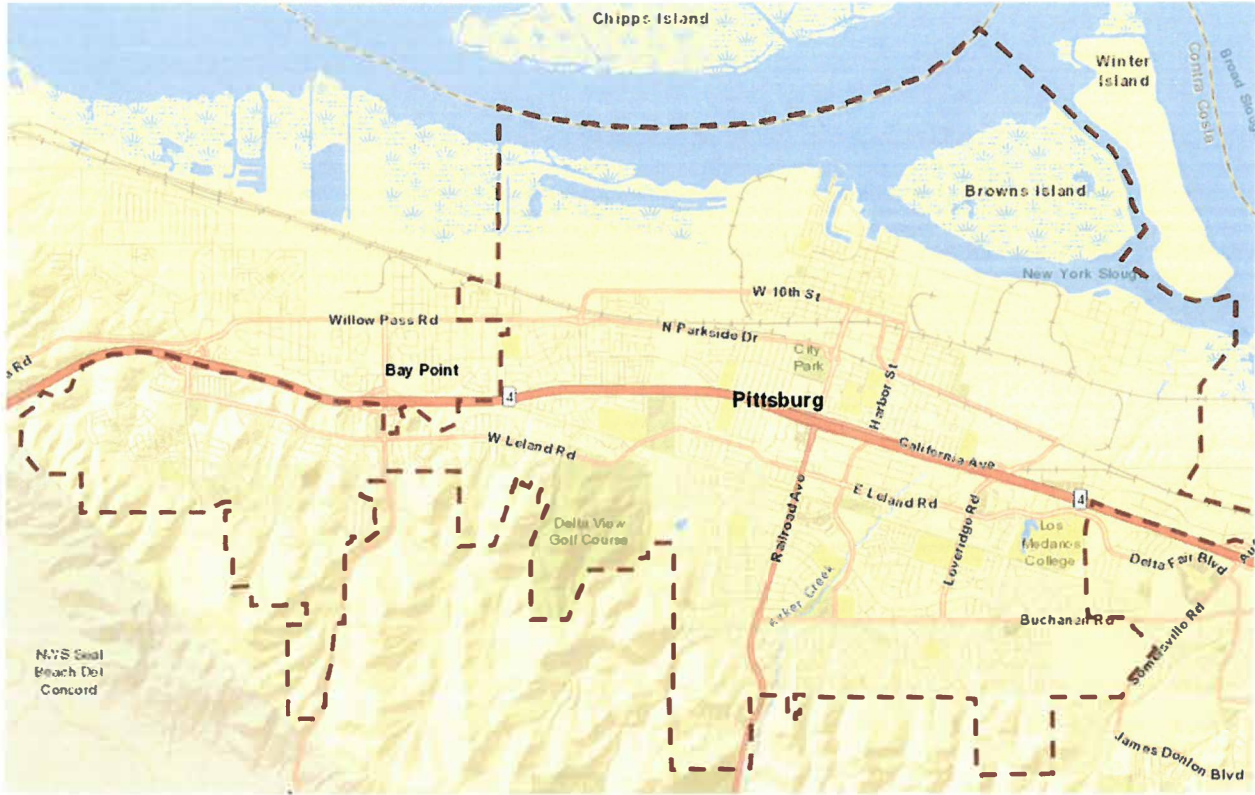
Funding Sources

Eligible Funding Source: HUTA, Measure J, SR2S, RMRA

Identified Funding: \$75,000 Measure J

Project Description:

This project will construct speed humps and other traffic calming improvements at locations to be determined through an application process or by City Staff. This will be managed through the Traffic Section of the Engineering Division.



ST-103: SB-1 FY 2023/24 PAVEMENT MANAGEMENT

Project No.

Status:

2023/24 Allocation \$400,000

Estimated Project

Cost: \$1,100,000

Project Limits:

To Be Determined

Funding Sources:

Eligible Funding Sources: Gas Tax, SB-1 Gas Tax (RMRA), Measure J

Identified Funding: \$1,100,000 RMRA

Project Description:

The project will use a variety of pavement management techniques including slurry seal, patch paving, pavement overlay/inlay, base failures, pavement reconstruction and crack sealing as appropriate to extend the useful life of the pavement.



ST-104: FY 2024/25 STREET MAINTENANCE PROJECT

Project No.
TBD

Status:
Projected Funding for FY 24/25

Estimated Project Cost:
\$400,000

Project Limits:
TBD

Funding Sources

Eligible Funding Sources: Gas Tax, Measure J, RMRA
Identified Funding: \$200,000 HUTA, \$200,000 RMRA

Project Description:

This project will be determined based on use of the Pavement Management System (PMS) and Staff input. The project will use a variety of pavement management techniques including, slurry seal, patch paving, pavement overlay, pavement inlay, pavement reconstruction, and crack sealing.



ST-105: FY 2025/26 CITYWIDE TRAFFIC CALMING

Project No.

TBD

Status:

Funded in 2025/26

Estimated Project

Cost: \$75,000

Project Limits:

TBD

Funding Sources:

Eligible Funding Source: HUTA, Measure J, SR2S, RMRA

Identified Funding Source: Measure J
\$75,000

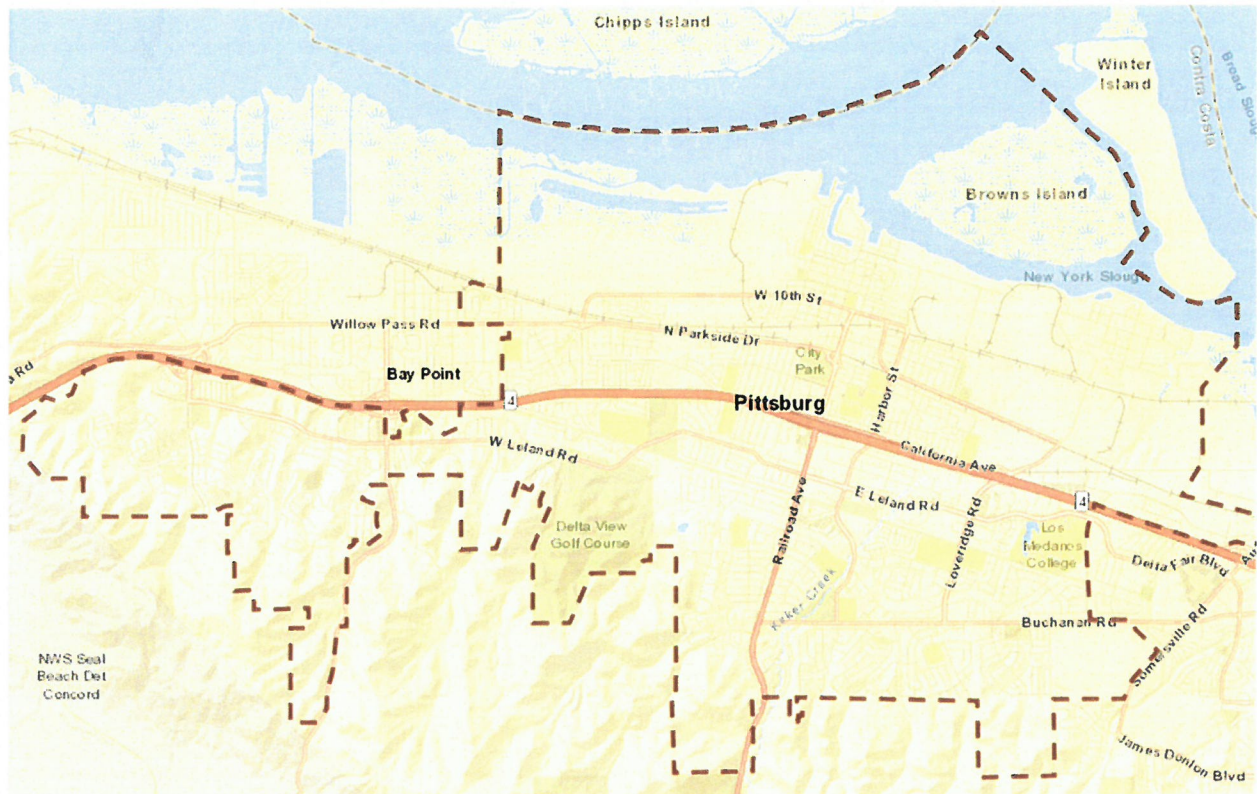
Project Description:

This project will construct speed humps and other traffic calming improvements at locations throughout the City determined through an application process or by City Staff. This will be managed through the Traffic Section of the Engineering Division.



CAPITAL IMPROVEMENT PROGRAM TRAFFIC SIGNAL PROJECTS





S-2: STREET NAME SIGN LED CONVERSION

Project No.
TBD

Status:
Awaiting Funding

Estimated Project Cost:
\$200,000

Project Limits:
Citywide

Funding Sources:
Eligible Funding: TBD

Identified Funding: None

Project Description:

This project will remove and replace 128 fluorescent street name signs with LED signs to improve visibility and increase energy efficiency.



S-3: TRAFFIC SIGNAL INTERCONNECT EXPANSION PROJECT

Project No. TBD

Status: Awaiting Funding

Estimated Project Cost:

Project Limits: Citywide

\$275,000

Funding Sources:

Eligible Funding Sources: Gas Tax, Measure J

Project Description:

This project will consist of interconnecting a total of 42 traffic signals to our traffic network. Signal interconnect cables, ethernet switches, and wireless antennas for cellular service will be installed at each traffic signal intersection. This will allow communication and transfer of operational data between traffic signal cabinets with City traffic network. From an operational perspective, this allows City and transportation staff the ability to monitor and maintain the traffic network and to allow full integration of new Intelligent Transportation Systems (ITS) technologies. Since monitoring and changes can be performed from a remote traffic management location, this will ultimately reduce staff costs by not having to deploy signal technician staff to the site to perform operational changes.



S-4: SIGNAL AT HARBOR STREET/STONEMAN AVENUE

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$300,000

Project Limits:
Harbor Street intersection at Stoneman Avenue

Funding Sources
Eligible Funding Source: Measure J
Identified Funding: None

Project Description:

This project will design and construct a fully actuated traffic signal at the intersection of Harbor Street and Stoneman Avenue. The project will replace existing all-way stop controls at this intersection.



S-6: TRAFFIC SIGNAL MODIFICATION @ KIRKER PASS ROAD & PHEASANT DRIVE

Project No.

Status:

Awaiting funding

Estimated Project Cost:
\$50,000 TBD

Project Limits:

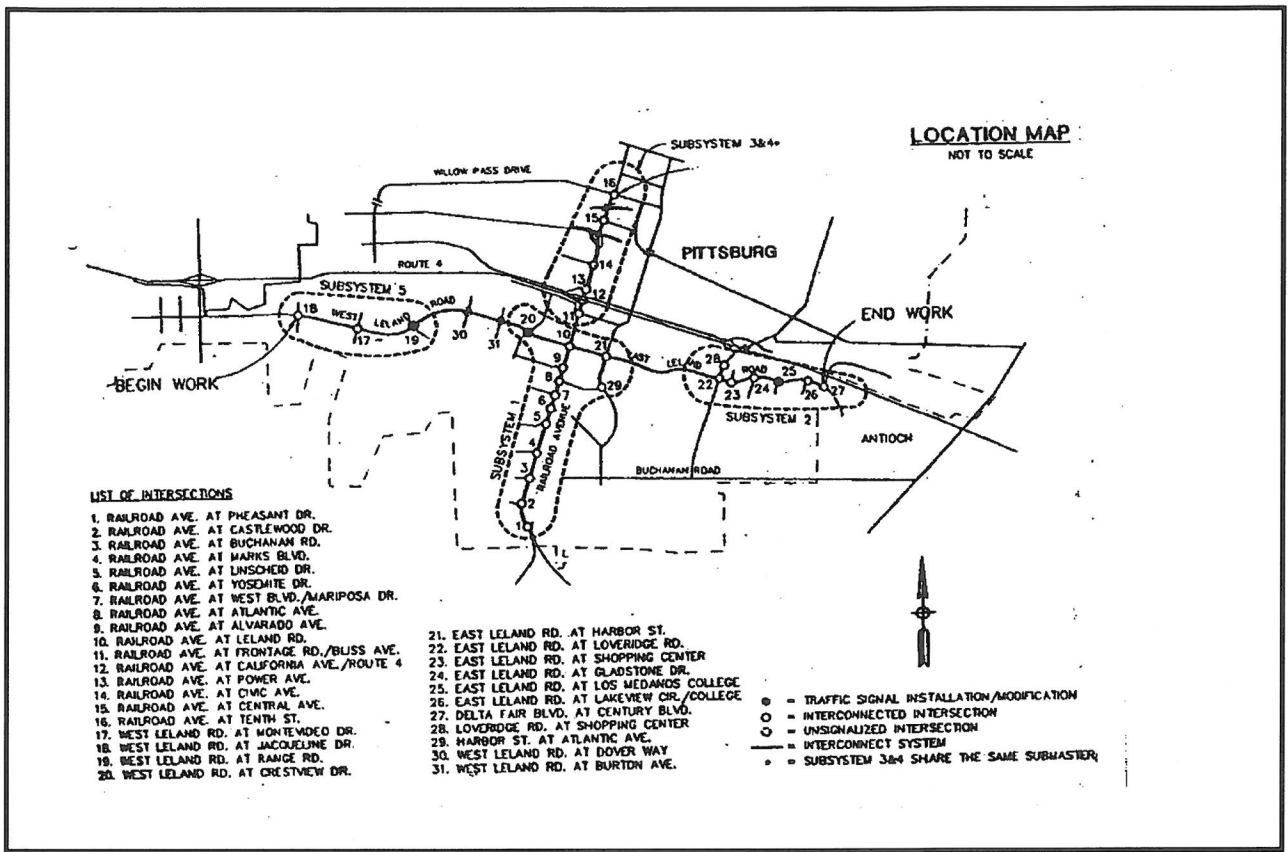
Kirker Pass Road at Pheasant Drive

Funding Sources:

TBD

Project Description:

Relocate existing north-south marked crosswalk further east. Relocate 1-B traffic signal pole (with phases 4 and 6 signal heads and phase 6 pedestrian head and pushbutton) from raised "porkchop" island in northeast corner to behind sidewalk. Remove two raised "porkchop" islands on the eastern corners. Modify raised median on Pheasant Drive to allow ADA pedestrian crossing.



S-9: LELAND ROAD SIGNAL INTERCONNECT

Project No.
TBD

Status:
Awaiting Funding

Estimated Project Cost:
\$380,000

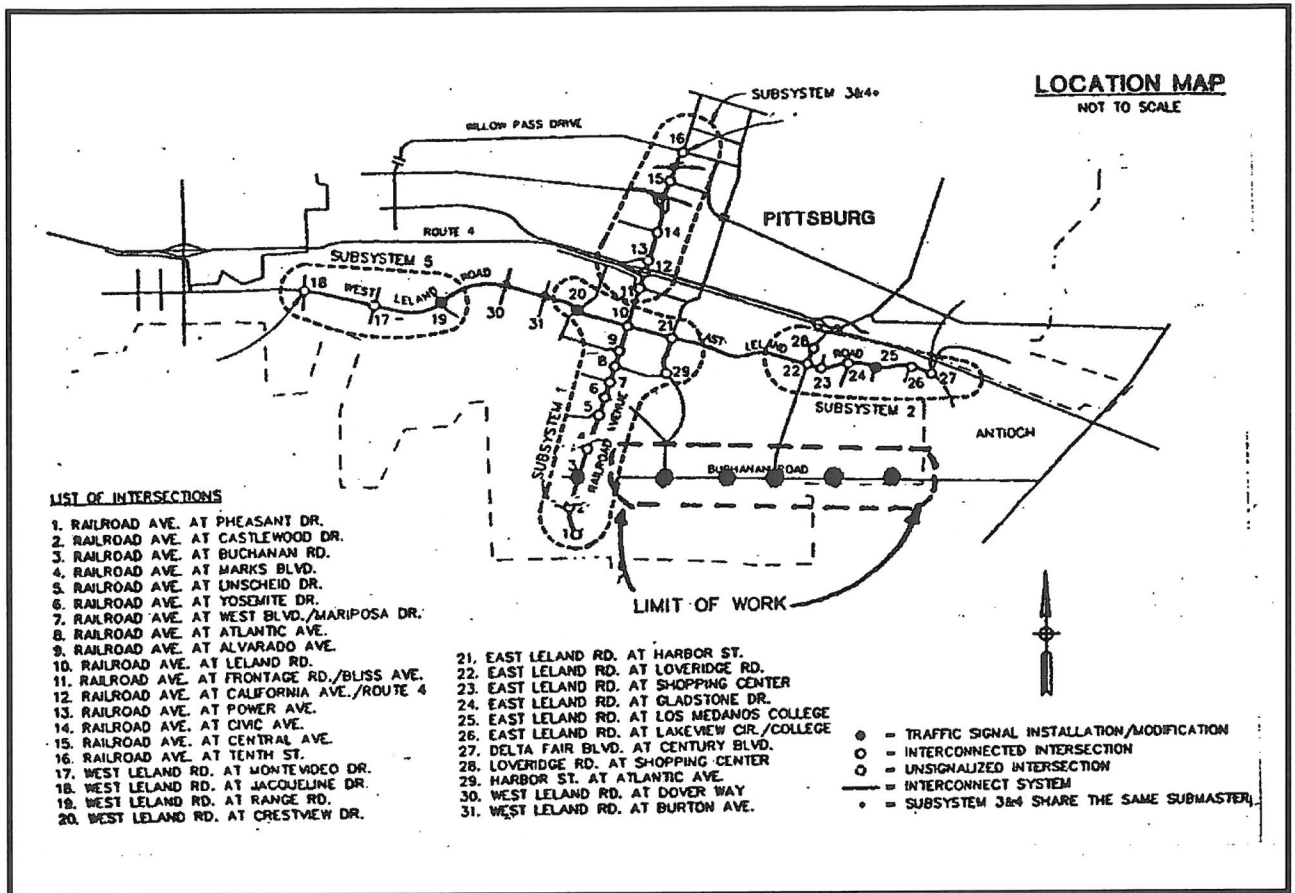
Project Limits:
West Leland Road and Bailey Road

Funding Sources

Eligible Funding Source: Measure J/TMF
Identified Funding: none

Project Description:

This Project will provide for interconnection and retiming of signalized intersections along the Bailey Road & West Leland Road corridors. 75% TMF eligible.



S-10: BUCHANAN ROAD SIGNAL INTERCONNECT

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$525,000

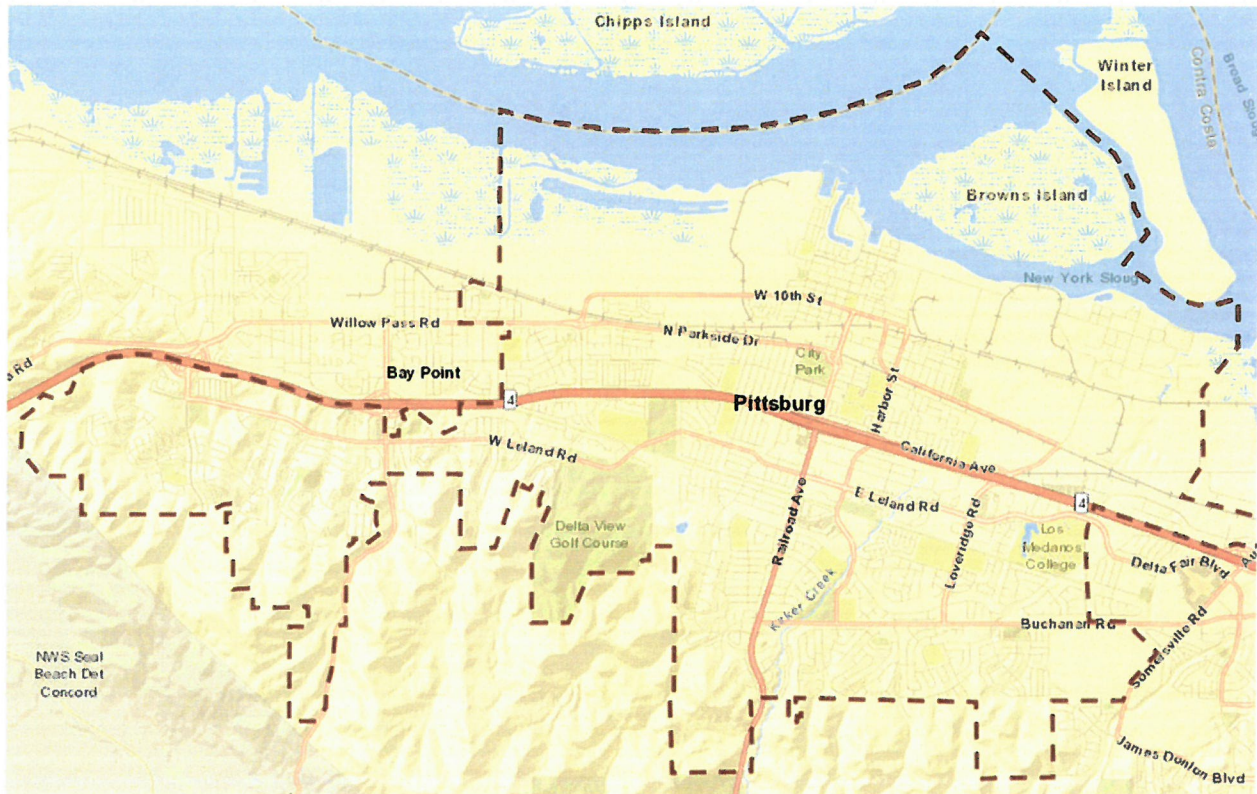
Project Limits:
The Project will interconnect signals on Buchanan Road from Meadows Drive to Harbor Street

Funding Sources

Eligible Funding Source: Measure J/TMF
Identified Funding: None

Project Description:

This Project will provide for interconnection and retiming of five existing signalized intersections along Buchanan Road. 93% TMF eligible.



S-11: FY 2022/23 TRAFFIC SIGNAL MODIFICATION

Project No.
TBD

Status:
Funded

Estimated Project Cost:
\$100,000

Project Limits: Citywide

Funding Sources

Eligible Funding: Gas Tax RMRA

Identified Funding: Gas Tax RMRA
\$100,000

Project Description:

This project is to perform on-going traffic signal timing and modifications to existing signals throughout the City. This will provide for improved traffic flow and allow for modernization of outdated signal controller equipment.



S-12: OPTICOM AND TRANSIT PRIORITY CONTROL

Project No.
TBD

Status:
Awaiting funding.

Estimated Project Cost:
\$200,000

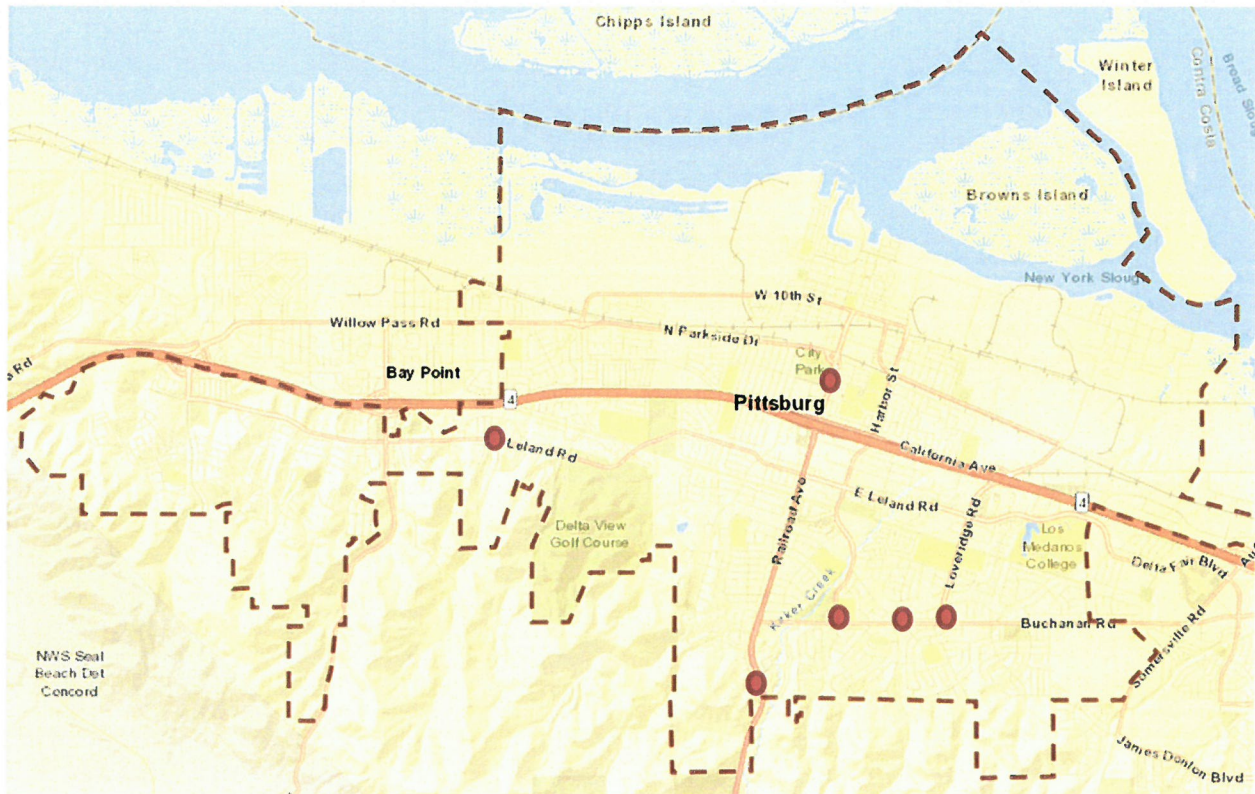
Project Limits:
Citywide

Funding Sources

Eligible Funding Source: Measure J
Identified Funding: None

Project Description:

Project will study the deployment of transit priority control system and provide for installation of opticom control system at 12 signalized intersections.



S-13: EMERGENCY VEHICLE PREEMPTION AT SIX INTERSECTIONS

Project No.
TBD

Status:
None

Estimated Project Cost:
\$50,000

Project Limits:

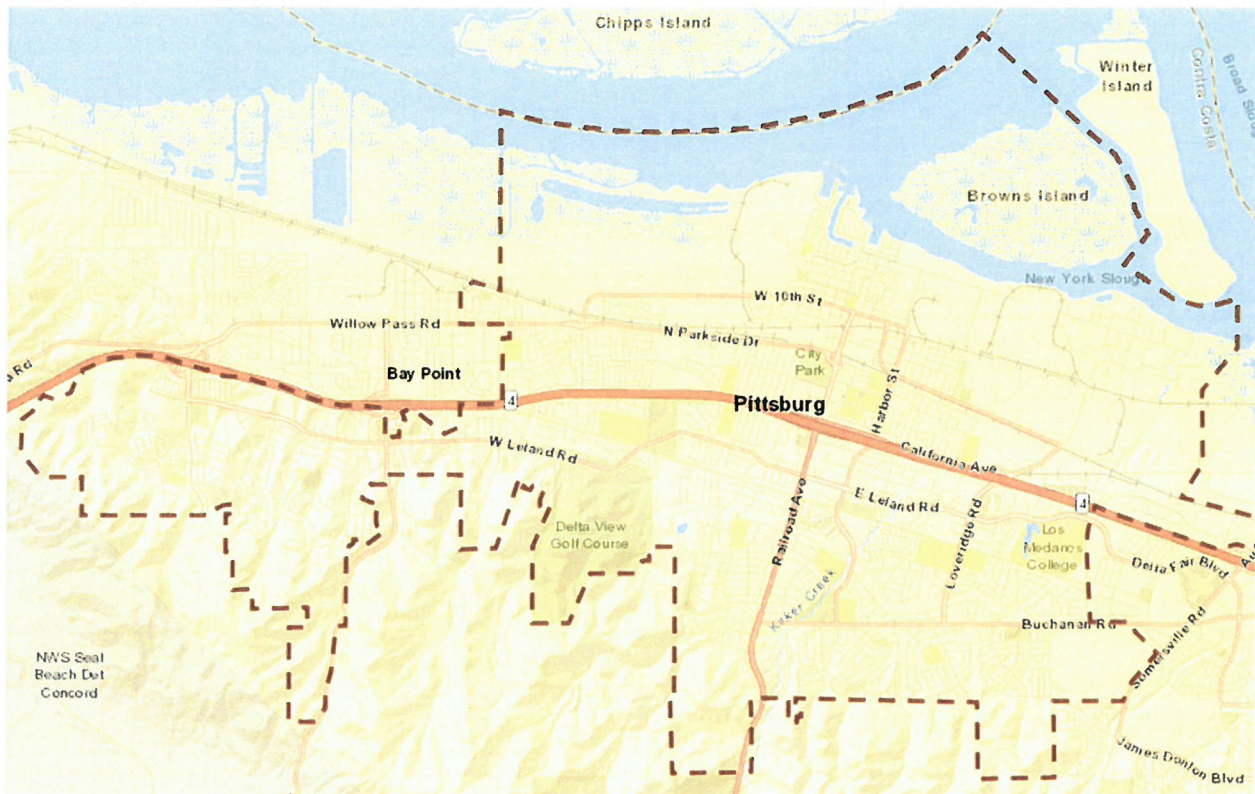
1. Buchanan & Loveridge
2. Buchanan & Suzanne
3. Buchanan & Harbor
4. Railroad & Pheasant
5. Railroad & Central
6. Jacqueline & W. Leland

Funding Sources

Eligible Funding Sources: Gas Tax, Measure J, IRRF, IE, PP, Grants
Identified Funding: none

Project Description:

Install Emergency Vehicle Preemption (EVP) at six (6) signalized intersections to allow emergency vehicles to preempt the traffic signal control phase sequence and travel through major intersections on a green light. The City currently uses Opticom™ emergency vehicle preemption at all other major intersections not included in this project.



S-14: WIRELESS TRAFFIC SIGNAL COMMUNICATIONS

Project No.
TBD

Status:
Being studied

Estimated Project Cost:
\$305,000

Project Limits:
Citywide (up to 62 Signalized Intersections)

Funding Sources

Eligible Funding Sources: Gas Tax, Measure J, IRRF, IE, PP, Grants
Identified Funding: none

Project Description:

Install wireless traffic signal communication with City's traffic signal controllers. This will allow viewing traffic signal controller set timings and possible video feed of traffic signal detection zones and performing traffic signal timing changes. Also, may replace current Traffic Signal Interconnect Cable (SIC) on Railroad Avenue and Leland Road with wireless communications.



S-15: 2020/21 TRAFFIC SIGNAL MODIFICATION

Estimated Project Cost:
\$100,000

Project Limits: Citywide

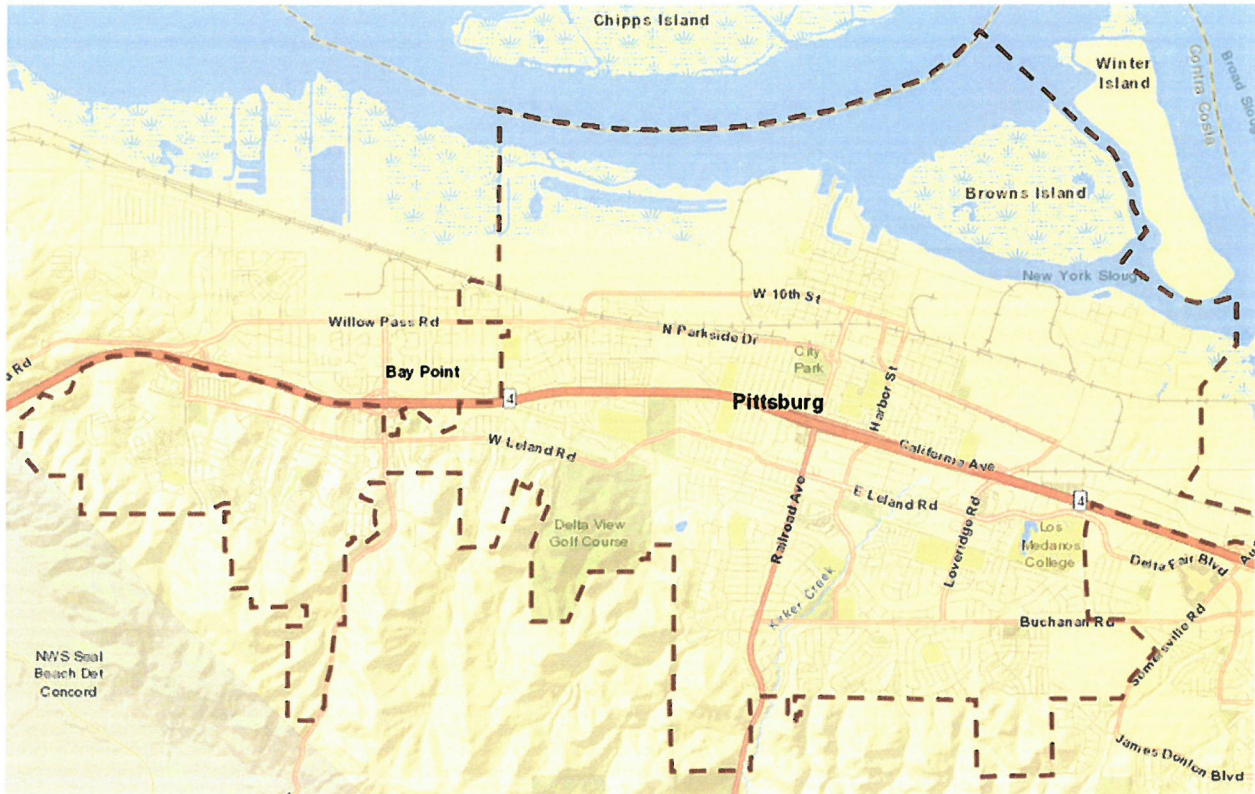
Funding Sources

Eligible Funding: Gas Tax RMRA

Identified Funding: Gas Tax RMRA \$100,000

Project Description:

This project is to perform on-going traffic signal timing and modifications to existing signals throughout the City. This will provide for improved traffic flow and allow for modernization of outdated signal controller equipment.



S-16: FY 2021/22 TRAFFIC SIGNAL MODIFICATION

Project No.
TBD

Status:
Funded

Estimated Project Cost:
\$100,000

Project Limits: Citywide

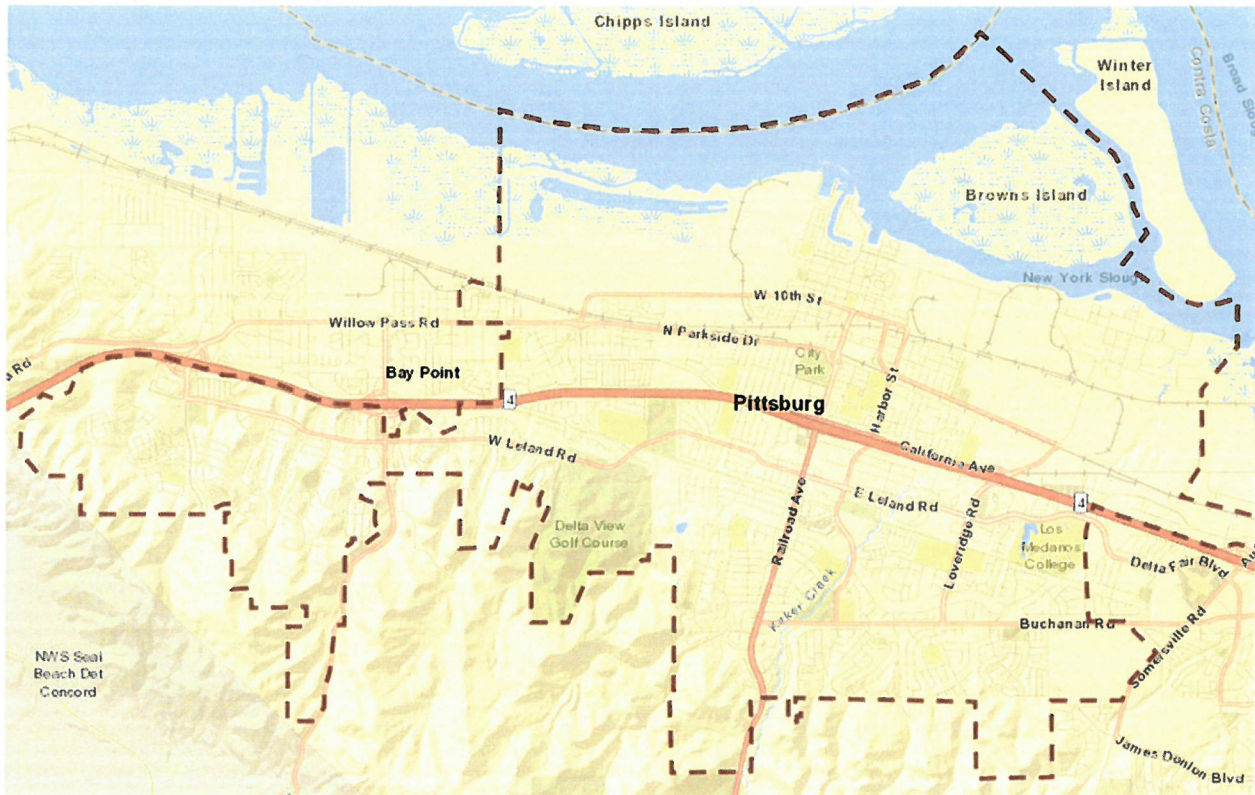
Funding Sources

Eligible Funding: Gas Tax RMRA

Identified Funding: Gas Tax RMRA \$100,000

Project Description:

This project is to perform on-going traffic signal timing and modifications to existing signals throughout the City. This will provide for improved traffic flow and allow for modernization of outdated signal controller equipment.



S-17: 2023/24 TRAFFIC SIGNAL MODIFICATION

Project No.
TBD

Status:
Funded

Estimated Project Cost:
\$100,000

Project Limits: Citywide

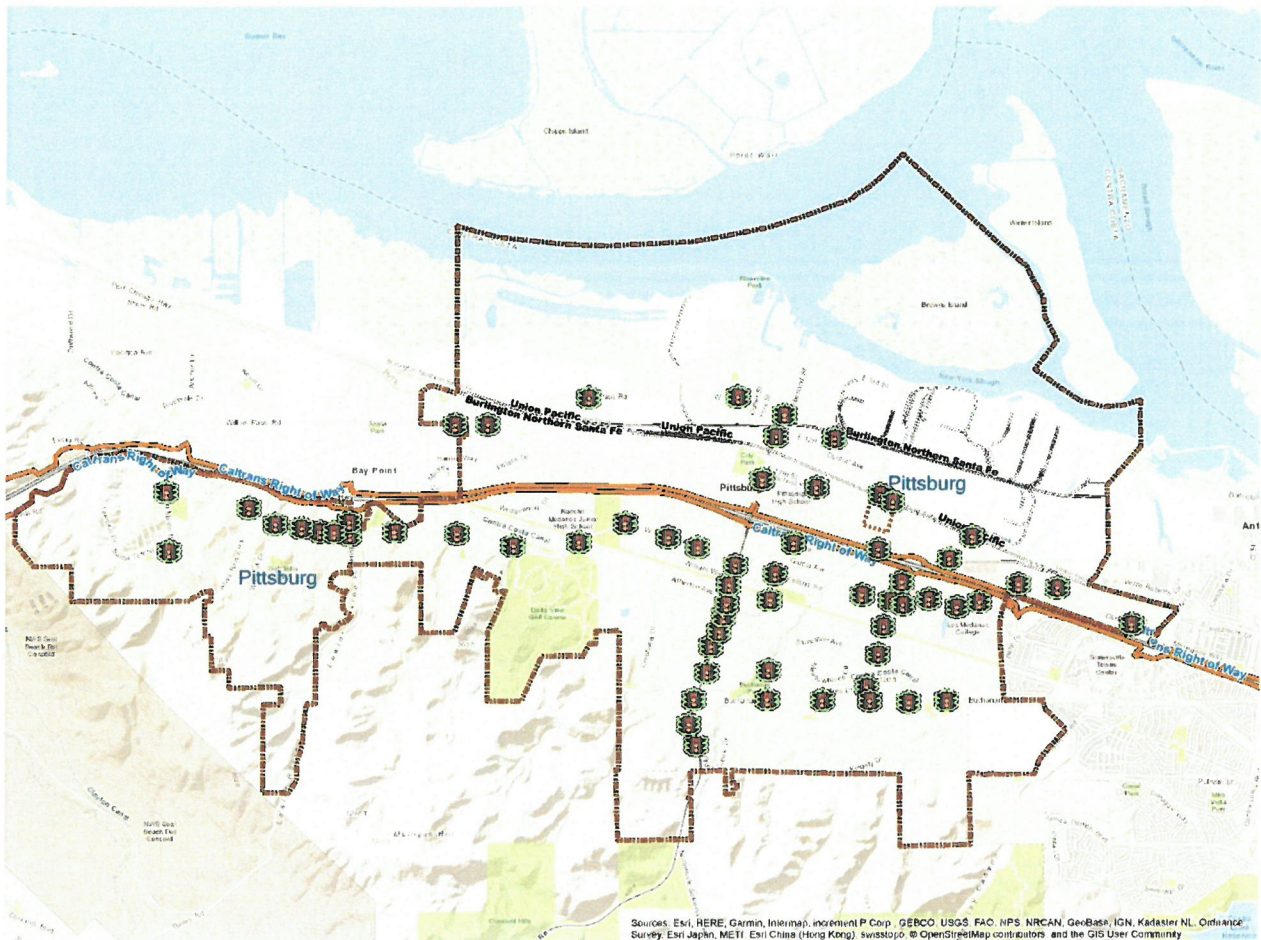
Funding Sources

Eligible Funding: Gas Tax RMRA

Identified Funding: Gas Tax RMRA \$100,000

Project Description:

This project is to perform on-going traffic signal timing and modifications to existing signals throughout the City. This will provide for improved traffic flow and allow for modernization of outdated signal controller equipment.



S-18 HSIP-9 TRAFFIC SIGNAL IMPROVEMENT PROJECT

Project No.
2019-01

Status:
Design

Estimated Project Cost:
\$1,110,000

Project Limits:
59 signals throughout the City of Pittsburg

Funding Sources

Eligible Funding Source: Gas Tax, RMRA, IRRF, Grants

Identified Funding: HSIP-9 Funding, \$44,400
RMRA

Project Description:

The proposed project includes improvements at signalized intersections throughout the City. The improvements include replacement and/or installation of signal hardware such as signals heads, lenses, pedestrian heads, push buttons, visors, backplates, retroreflective borders, controllers, cabinets, battery backup systems, and modems as well as improvements to signal timing. There are 59 out of 62 existing signalized intersections that will be improved.



S-19: TRAFFIC ADAPTIVE CORRIDOR SIGNAL PROJECT

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$300,000

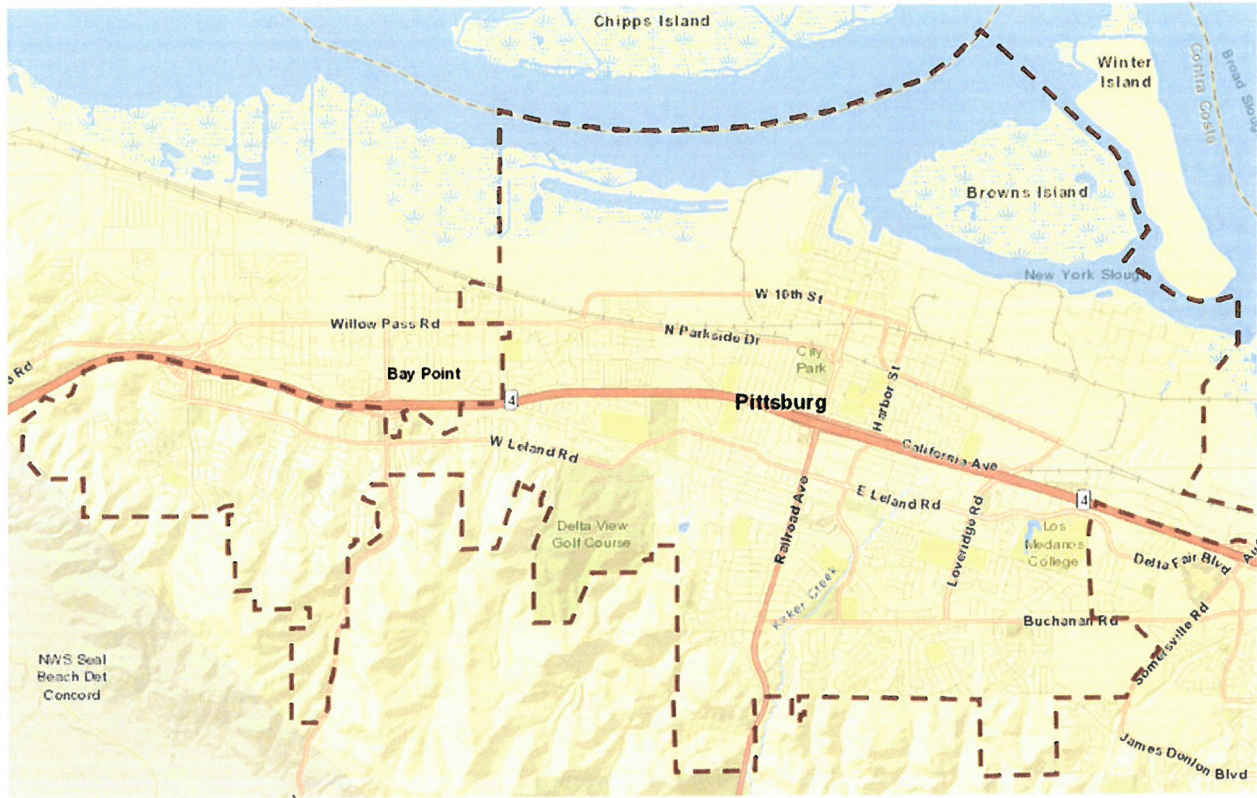
Project Limits:
Railroad Avenue Pheasant Drive to West Leland Road (10 intersections)

Funding Sources

Eligible Funding Source: Measure J
Identified Funding: None

Project Description:

This project will design, upgrade and construct a traffic adaptive corridor on Railroad Avenue from Pheasant Drive to West Leland Road. The project will include all software, licenses, training, equipment and support to upgrade, manage and run a fully traffic adaptive corridor.



S-20: 2024/25 TRAFFIC SIGNAL MODIFICATION

Project No.
TBD

Status:

Estimated Project Cost:
\$100,000

Project Limits: Citywide

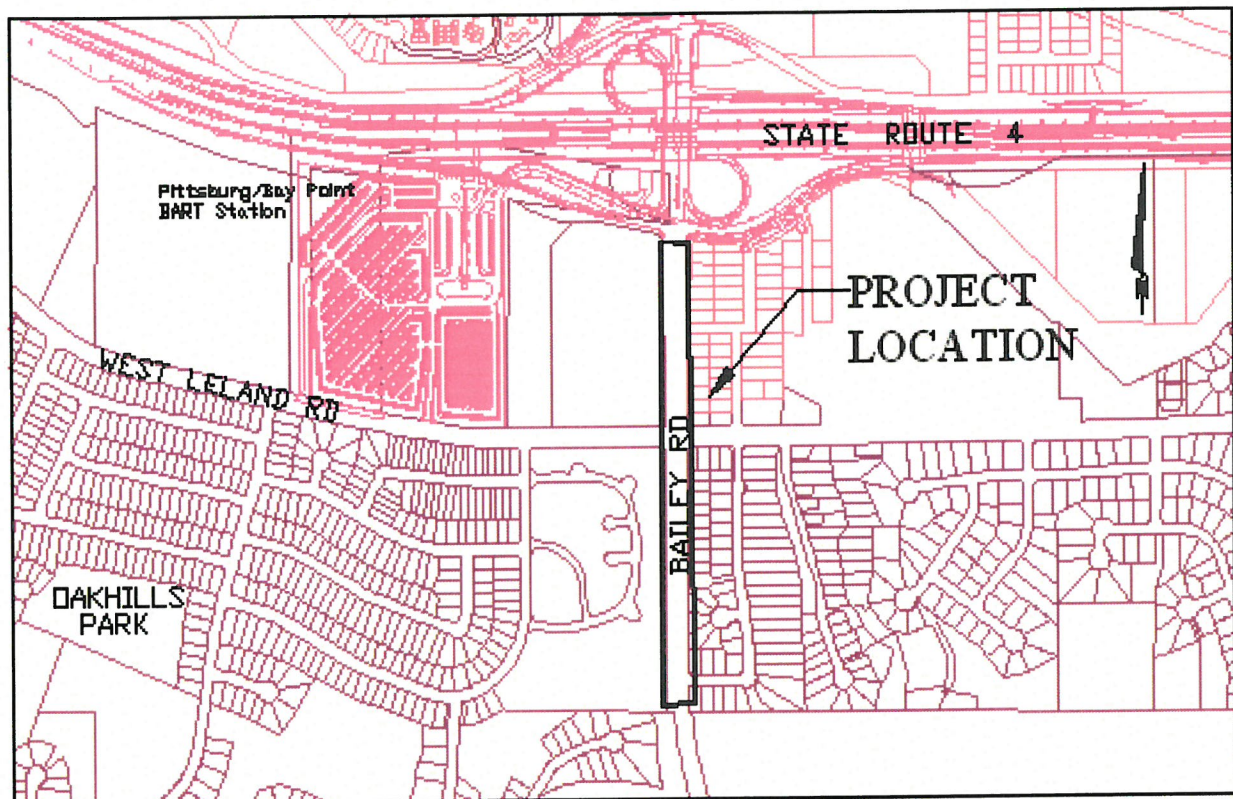
Funding Sources

Eligible Funding: Gas Tax RMRA

Identified Funding: Gas Tax RMRA \$100,000

Project Description:

This project is to perform on-going traffic signal timing and modifications to existing signals throughout the City. This will provide for improved traffic flow and allow for modernization of outdated signal controller equipment.



S-24: BAILEY ROAD SIGNAL INTERCONNECTS

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$210,000

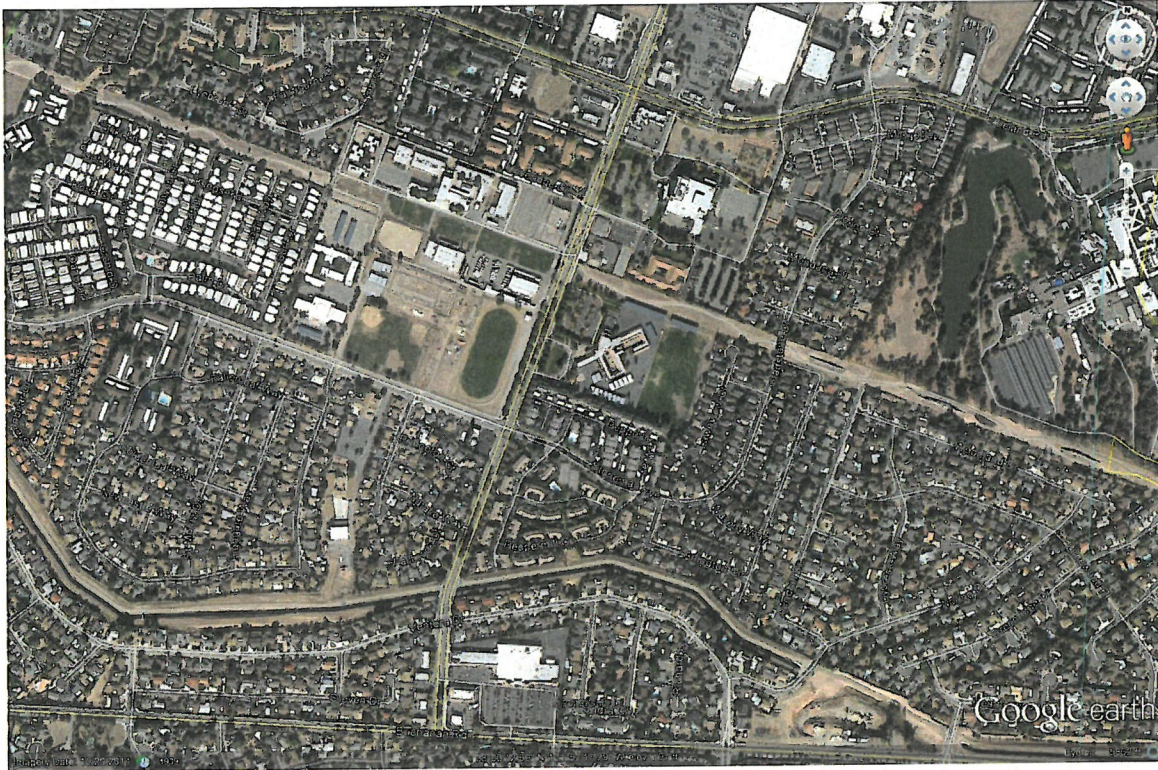
Project Limits:
Bailey Road

Funding Sources

Eligible Funding Source: Measure J
Identified Funding: none

Project Description:

Interconnection and retiming of traffic signals on Bailey Road that are within the City limits. 84% TMF eligible.



S-25: LOVERIDGE ROAD SIGNAL INTERCONNECTS

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$150,000

Project Limits:
Loveridge Road

Funding Sources

Eligible Funding Source: Measure J
Identified Funding:

Project Description:

Interconnection and retiming of traffic signals on Loveridge Road between Buchanan Road and E. Leland Road. The four intersections will be added to an existing network of seven interconnected intersections along the E. Leland and Loveridge corridors. 81% TMF eligible.



S-26: SIGNAL AT RAILROAD AVENUE/3RD STREET

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$300,000

Project Limits:
Railroad Avenue intersection at 3rd Street

Funding Sources

Eligible Funding Source: Measure J/LTMF
Identified Funding: None

Project Description:

This project will design and construct a fully actuated traffic signal at the intersection of Railroad Avenue and East Third Street. The project will replace existing all-way stop sign controls at this intersection. 100% LTMF eligible.



S-27: SIGNAL AT HARBOR STREET/CENTRAL AVENUE

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$330,000

Project Limits:
Harbor St. north/south approaches to
intersection with Central Ave. east/west
approaches

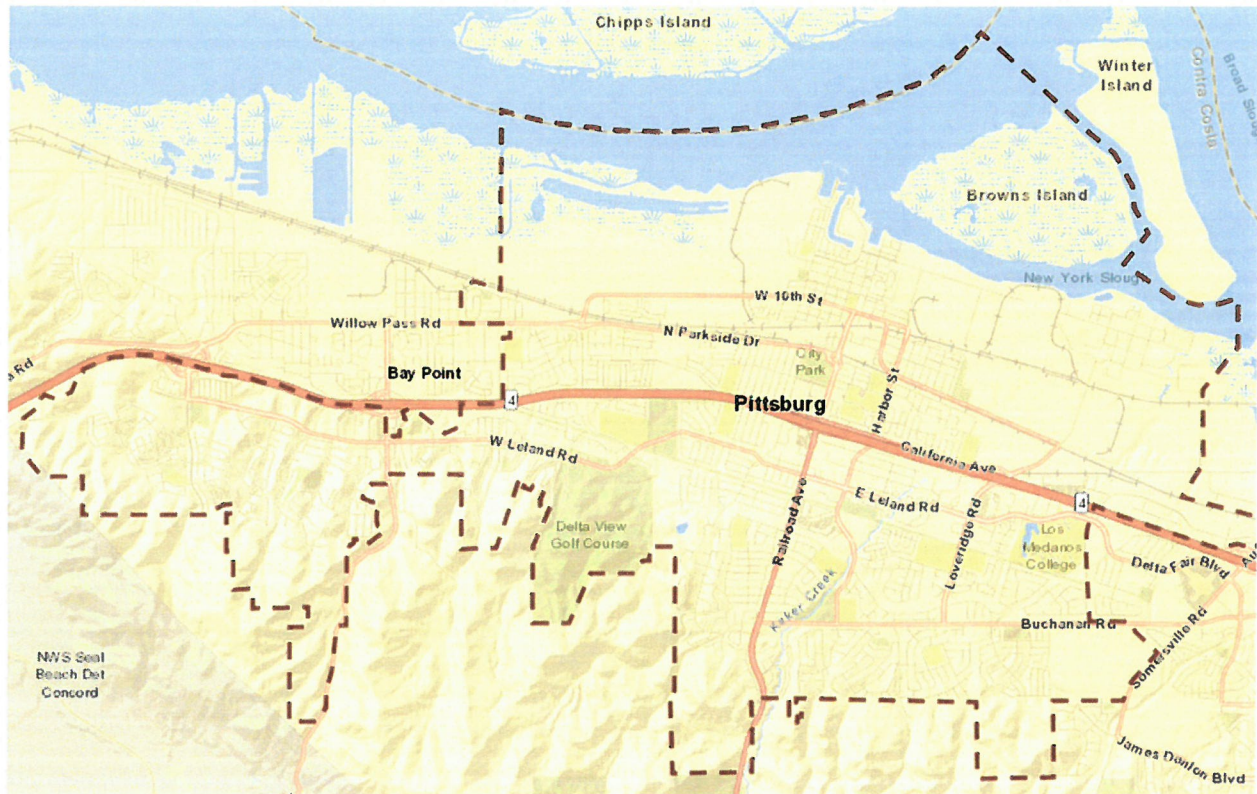
Funding Sources

Eligible Funding Source: LTMF, Measure J,
Gas Tax, Grants

Identified Funding Source: none

Project Description:

This project will replace an existing 4-way Stop sign controlled intersection with a traffic signal system (including an alternate power supply, countdown pedestrian signals, and TS2 controller).



S-28: FY 2025/26 TRAFFIC SIGNAL MODIFICATION

Project No.
TBD

Status:

Estimated Project Cost:
\$100,000

Project Limits: Citywide

Funding Sources

Eligible Funding: Gas Tax RMRA

Identified Funding: Gas Tax RMRA \$100,000

Project Description:

This project is to perform on-going traffic signal timing and modifications to existing signals throughout the City. This will provide for improved traffic flow and allow for modernization of outdated signal controller equipment.



S-30: SIGNAL AT RAILROAD AVENUE/SCHOOL STREET

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$300,000

Project Limits:
Railroad Avenue intersection at School Street

Funding Sources
Eligible Funding Source: Measure J
Identified Funding: None

Project Description:

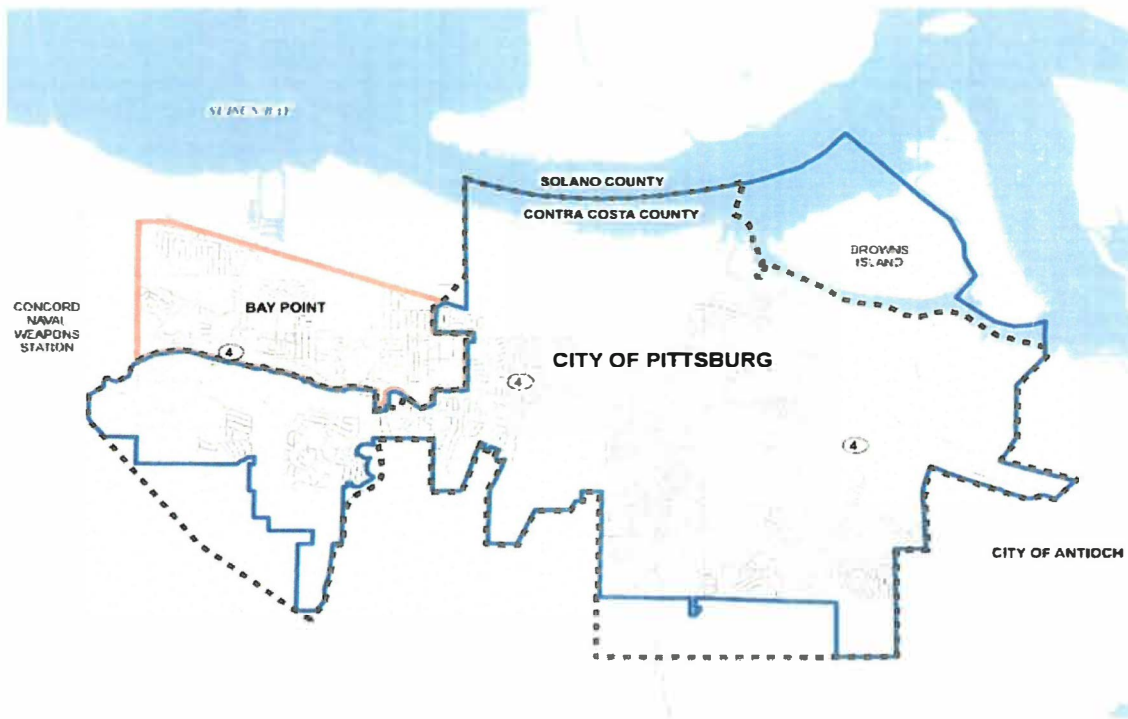
This project will design and construct a fully actuated traffic signal at the intersection of Railroad Avenue and School Street. A traffic signal is warranted for this location to replace the minor street stop sign controls at this intersection.



CAPITAL IMPROVEMENT PROGRAM WATER PROJECTS



WATER PROJECTS



W-1: WATER SYSTEM MASTER PLAN UPDATE

Project No.

Status:

Estimated Project

Cost: \$275,000

Project Limits:

Citywide

Funding Sources:

Eligible Funding Source: WOF

Identified Funding: \$275,000 WOF

Project Description: Every five years, the City prepares and adopts a Water System Master Plan, and updates as needed, that identifies the infrastructure necessary to continue providing reliable water service to current customers and to serve anticipated future development.



W-2: HILLVIEW RESERVOIR COATING (EXTERIOR)

Project No.

Status:

Awaiting Funding

Estimated Project Cost:
\$350,000

Project Limits:
Hillview Reservoir

Funding Sources
Eligible Funding: Water Operations Fund

Project Description:

Recoating the outside of Hillview Reservoir. Failure to address coating maintenance requirements in a timely manner will lead to accelerated corrosion and more costly repairs.



W-4: RIVERVIEW DRIVE/ALTURAS AVENUE 12" CANAL CROSSING IMPROVEMENTS

Project No.

Status:

Awaiting Funding

Estimated Project Cost:
\$150,000

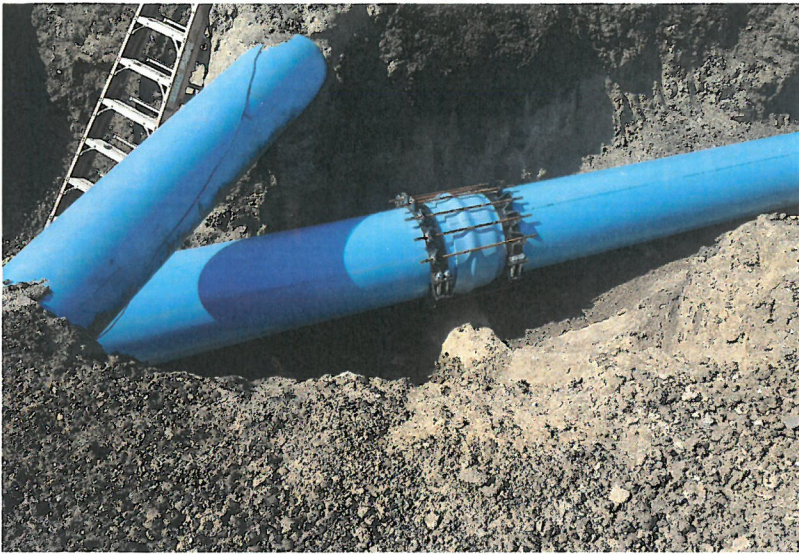
Project Limits:
Hillview Reservoir

Funding Sources

Eligible Funding: Water Operations Fund

Project Description:

The 12" waterline crossing the Contra Costa Canal from Alturas Avenue/Riverview Drive crossing to Robinson Avenue needs replacing. This project would replace the canal crossing and execute a license agreement for future maintenance with CCWD.



W-6: WATER TREATMENT PLANT CAPITAL REPAIRS AND IMPROVEMENTS

Estimated Project Cost:
\$75,000 Annually

Project Limits:

Water Treatment Plant & Other Water
Distribution Facilities

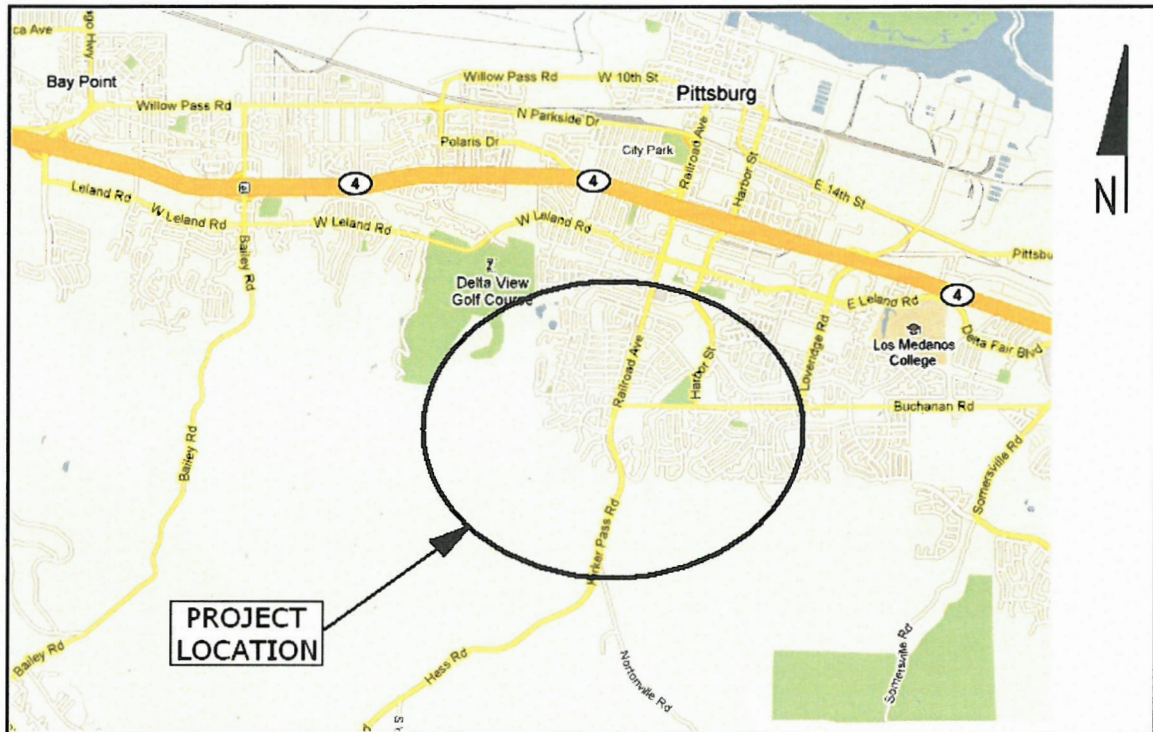
Funding Sources:

Eligible Funding Source: Water Operations
(WOF)

Identified Funding: \$75,000 WOF

Project Description:

This project will provide upgrades and repairs to facilities at the Water Treatment Plant as identified by WTP staff.



W-7: WATER MAIN BUCHANAN ROAD (Phase 2)

Project No.
TBD

Status:
Waiting for development demand

Estimated Project Cost:
\$1,522,000

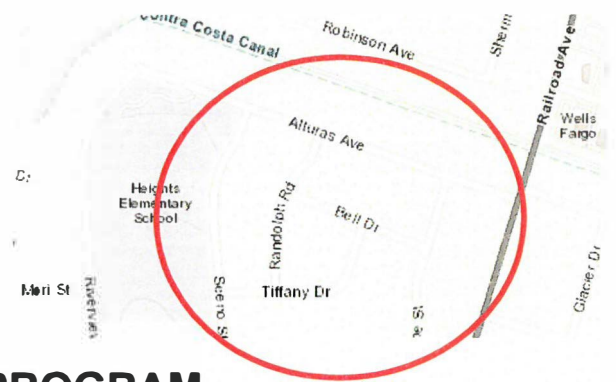
Project Limits:
Water Treatment Plant to Railroad, Loveridge to Ventura

Funding Sources:

Eligible Funding Sources: WRF/FRC Developer

Project Description:

This project will provide a new water transmission line to meet domestic and fire flow requirements for existing development and new development in the southeast hills and infill development in Zone 2. (2015 Water Master Plan - segment 1)



W-8: 2020/2021 WATER MAIN INSTALLATION/REPLACEMENT PROGRAM

Project No.
TBD

Status:
Projected Funding for FY19/20 & 20/21

Estimated Project Cost:
\$3,000,000

Project Limits:
Pittsburgh Heights
(Madoline Street to Seeno Street, Alturas
Avenue to Tiffany Street)
W. 11th Street Neighborhood
(West Santa Fe, Black Diamond,
Beacon/West Tenth Street)

Funding Sources:
Eligible Funding Source: WOF
Identified Funding: \$3,000,000 WOF

Project Description: Every five years, the City prepares and adopts a Water System Master Plan, and updates as needed, that identifies the infrastructure necessary to continue providing reliable water service to current customers and to serve anticipated future development.



W-10: HIGHLANDS RANCH RESERVOIR RECOATING

Project No.
To be determined

Status:
Awaiting funding

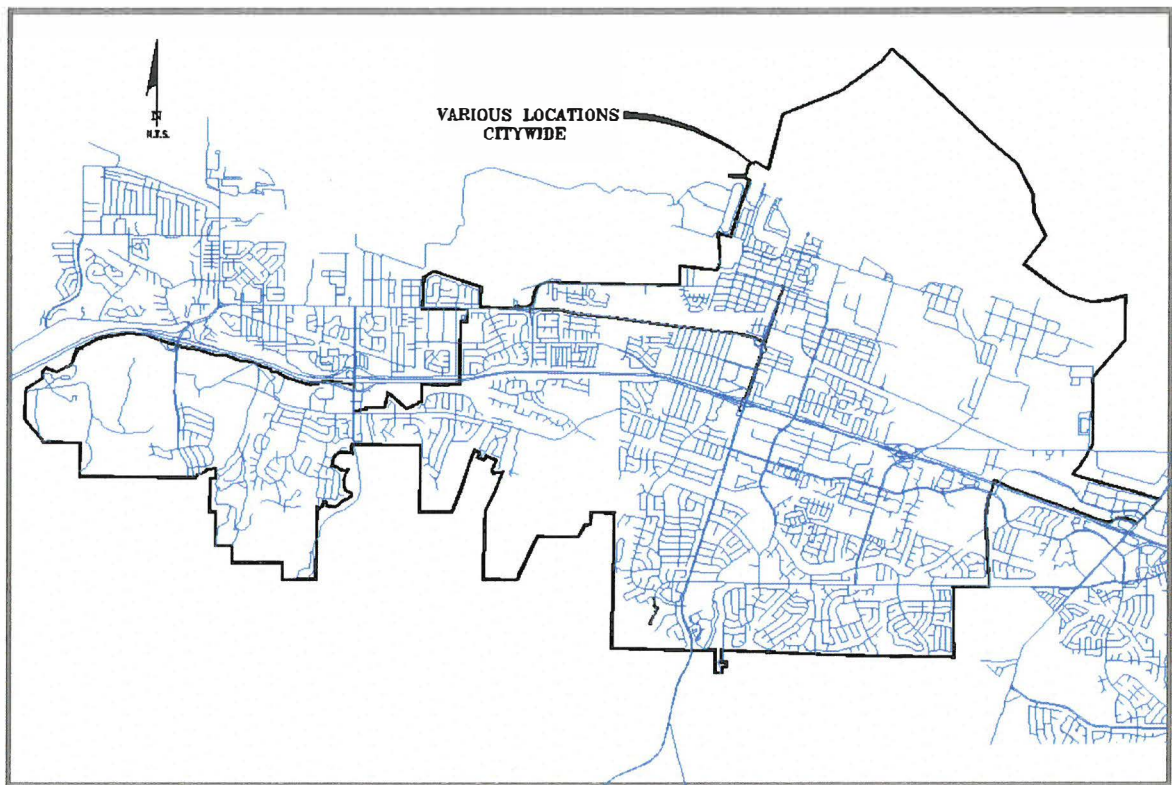
Estimated Project Cost: \$250,000

Project Limits:
Highland Ranch Reservoir

Funding Sources
Eligible Funding: Water Operations Fund
Identified Funding; \$250,000 WOF

Project Description:

Recoating of the inside and painting the outside of Highlands Ranch Reservoir. The 1.0 million gallon steel reservoir is showing signs of coating failure after 17 years. Coatings usually last 25 years. Failure to address coating failure in a timely manner will lead to accelerated corrosion and more costly repairs.



W-11: AUTOMATIC METER READING SYSTEM

Project No.
TBD

Status:
2019/20 Allocation \$300,000

Estimated Project Cost:
\$3,106,793 previous
allocations
\$300,000 annually (last
year for upgrades)

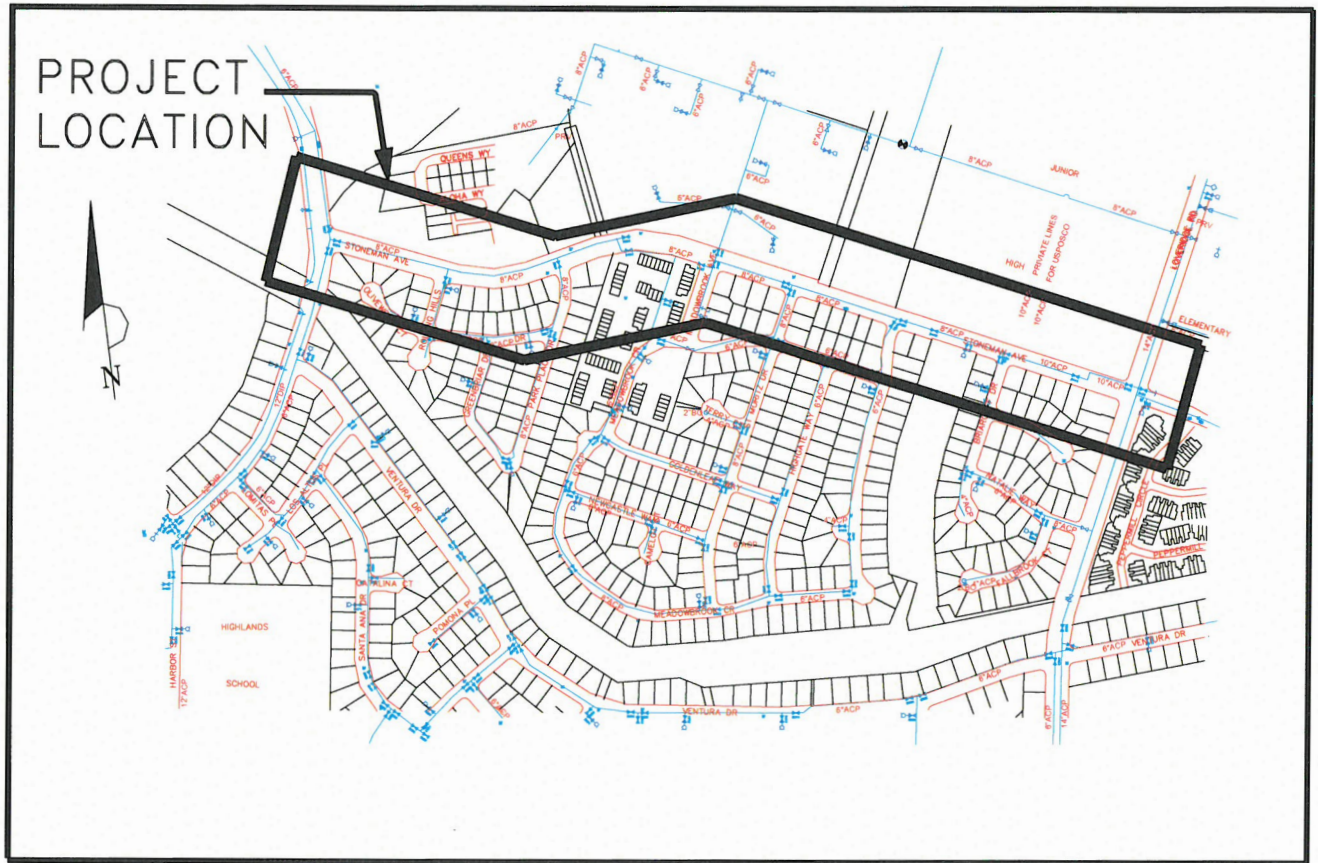
Project Limits:
Various Locations Citywide

Funding Sources
Eligible Funding: Water Operations Fund

Identified Funding: \$3,106,793 previous
WOF, \$300,000 new WOF

Project Description:

Conversion of hard-to-read meters to radio read. Include Automatic Meter Reading system and replacement meters to convert an additional 1,500 meters. Meters include those that are hard to read because they are inaccessible, such as those in backyards or industrial/commercial sites, those that can be hazardous to read in landscaped medians or other high traffic areas, or older meters that are due for replacement.



W-15: 12-INCH WATER MAIN STONEMAN AVE (HARBOR ST. TO LOVERIDGE ROAD)

Project No.

To be determined

Status:

Awaiting funding.

Estimated Project Cost:

\$800,000

Project Limits:

Stoneman Avenue from Harbor St. to Loveridge Rd.

Funding Sources:

Eligible Funding Source: WOF

Identified Funding:

Project Description:

This project provides for the installation of approximately 3,300 feet of 12-inch transmission main along Stoneman Avenue, from Harbor Street to Loveridge Rd. This project will provide additional system looping to enhance pressures and fire protection capabilities in Zone 2.



W-17: 2016/17 WATER TREATMENT PLANT SLUDGE REMOVAL

Project No.
5055

Status:
Funded

Estimated Project Cost:
\$250,000

Project Limits:
Water Treatment Plant

Funding Sources:

Eligible Funding Source: WOF
Identified Funding: WOF \$250,000

Project Description:

This project will remove sludge from the Water Treatment Plant drying basin when it is needed.



W-21: CONVERT BACKYARD WATER SERVICES TO STREET SERVICE (Central Addition Neighborhood Phase II & Phase III)

Project No.
TBD

Status:
Awaiting funding.

Estimated Project Cost:
\$9,400,000

Project Limits:
Central Addition Neighborhood

Funding Sources:
Eligible Funding Source: Water Operations Funds
Identified Funding:

Project Description:

This project will provide for the conversion of existing backyard water services in the Central Addition Neighborhood to street side service. This project will provide for all work necessary to convert from private property to street service. This project will improve system reliability and reduce maintenance costs.



W-24: PITTSBURG-ANTIOCH HIGHWAY WATER LINE IMPROVEMENTS (Eastern Loop)

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$1,200,000

Project Limits:
Pittsburg-Antioch Highway from Loveridge to Century Blvd

Funding Sources

Eligible Funding Source: Developer
Identified Funding: None

Project Description:

This project will provide 4,000 feet of 18-inch water line to initiate water service to business along Pittsburg-Antioch Highway, east of Loveridge. It will run from the east end of California going east on P-A Hwy to approximately 500 ft west of the City's eastern limits and tie into Century Blvd to provide a looped system.



W-28: HIGHLANDS RANCH ZONE 2 RESERVOIR

Project No.
TBD

Status:
Awaiting funding.

Estimated Project Cost:
\$5,250,000

Project Limits:
Highlands Ranch Subdivision

Funding Sources:

Eligible Funding Source: WOF 44%,
Developer 56%
Identified Funding:

Project Description:

The 2015 Water System Master Plan has identified the need for a 1.4 million gallon reservoir in the southeast portion of the City serving Zone 2. This would be located at an elevation of about 360' above mean sea level.



W-29: WATER TREATMENT PLANT FILTER BACKWASH MANAGEMENT – 1.5 MGD PACKAGE TREATMENT UNIT (PHASE I)

Project No.

Status:
Funding Required

Estimated Project Cost:
\$1,500,000

Project Limits:
Water Treatment Plant

Funding Sources:

Eligible Funding Source: WFR, WOF
Identified Funding:

Project Description:

This project will construct a 1.5 million gallons per day (MGD) packaged treatment system for treating water filter backwash for recycling. A second treatment unit will be required in the future as the WTP gets closer to design capacity of 32 MGD.



W-30: WATER TREATMENT PLANT FILTER BACKWASH MANAGEMENT – 1.5 MGD PACKAGE TREATMENT UNIT (PHASE 2)

Project No.
TBD

Status:
Funding Required

Estimated Project Cost:
\$750,000

Project Limits:
Water Treatment Plant

Funding Sources:

Eligible Funding Source: WFR, WOF
Identified Funding:

Project Description:

This project will construct a second 1.5 million gallons per day (MGD) packaged treatment system for treating water filter backwash for recycling. This second package system will allow the WTP to treat the maximum allowed recycled backwash water of 10% of the design capacity of 32 MGD.



W-31: WATER TREATMENT PLANT 0.5 MG FILTER BACKWASH BASIN

Project No.
TBD

Status:
Funding Required

Estimated Project Cost:
\$3,000,000

Project Limits:
Water Treatment Plant

Funding Sources:

Eligible Funding Source: WFR, WOF
Identified Funding:

Project Description:

This project will construct a 0.5 million gallon (MG) backwash recycle basin with mixers to prevent settling prior to pumping the water to the backwash water package treatment units to be constructed with earlier projects.



W-33: WATER TREATMENT PLANT MECHANICAL SLUDGE DEWATERING

Project No.
TBD

Status:
Funding Required at Threshold

Estimated Project Cost:
\$2,000,000

Project Limits:
Water Treatment Plant

Funding Sources:

Eligible Funding Source: WFR, WOF
Identified Funding:

Project Description:

This project will construct a mechanical sludge dewatering system for use once WTP operations reach 15 MGD. The current system of dewatering by natural evaporation is adequate for flows up to the 15 MGD threshold.



W-34: WATER TREATMENT PLANT WATER DISINFECTION MODIFICATION AND CONVERSION

Project No.
TBD

Status:
Future Funding Required

Estimated Project Cost:
\$1,900,000

Project Limits:
Water Treatment Plant

Funding Sources:

Eligible Funding Source: WFR, WOF
Identified Funding: \$400,000 WFR(N),
\$500,000 WFR(F), \$1,000,000 WOF (F)

Project Description:

This project will construct modifications to the existing disinfection system at the WTP to convert from chlorine gas disinfection to sodium hypochlorite. Converting to sodium hypochlorite will reduce the regulatory and reporting burden on WTP staff and will improve safety for employees at the plant. This conversion is anticipated to be a regulatory requirement at some point in the future.



W-35: WATER TREATMENT PLANT FILTER GALLERY VALVE REPLACEMENT PROJECT

Project No.
TBD

Status:
Construction

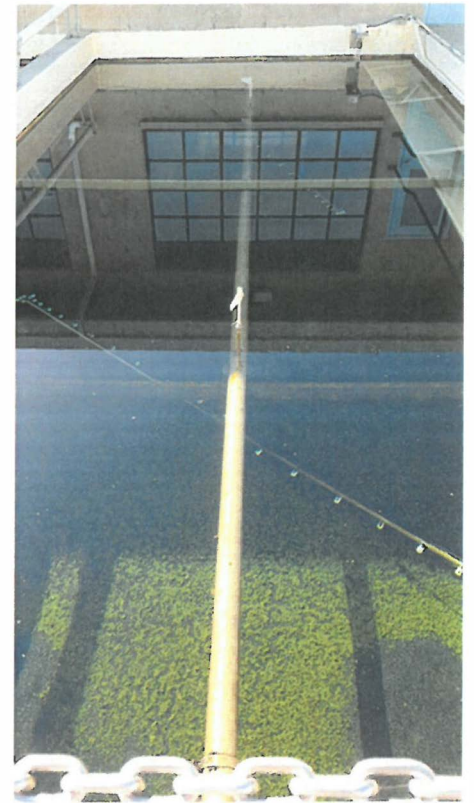
Estimated Project Cost:
\$370,000

Project Limits:
TBD

Funding Sources
Eligible Funding Sources: WOF
Identified Funding: \$370,000 WOF

Project Description:

The Water Treatment Plant has determined a need to replace piping, valves, and actuators that serve the filters at the Water Treatment Plant. This Project includes the installation of seven valves, 11 actuators and some associated electrical work in filter bays five through eight at the Water Treatment Plant.



W-39: ANNUAL FILTER MEDIA REPLACEMENT PROJECT

Estimated Project Cost:
\$200,000

Project Limits:

Water Treatment Plant & Other Water
Distribution Facilities

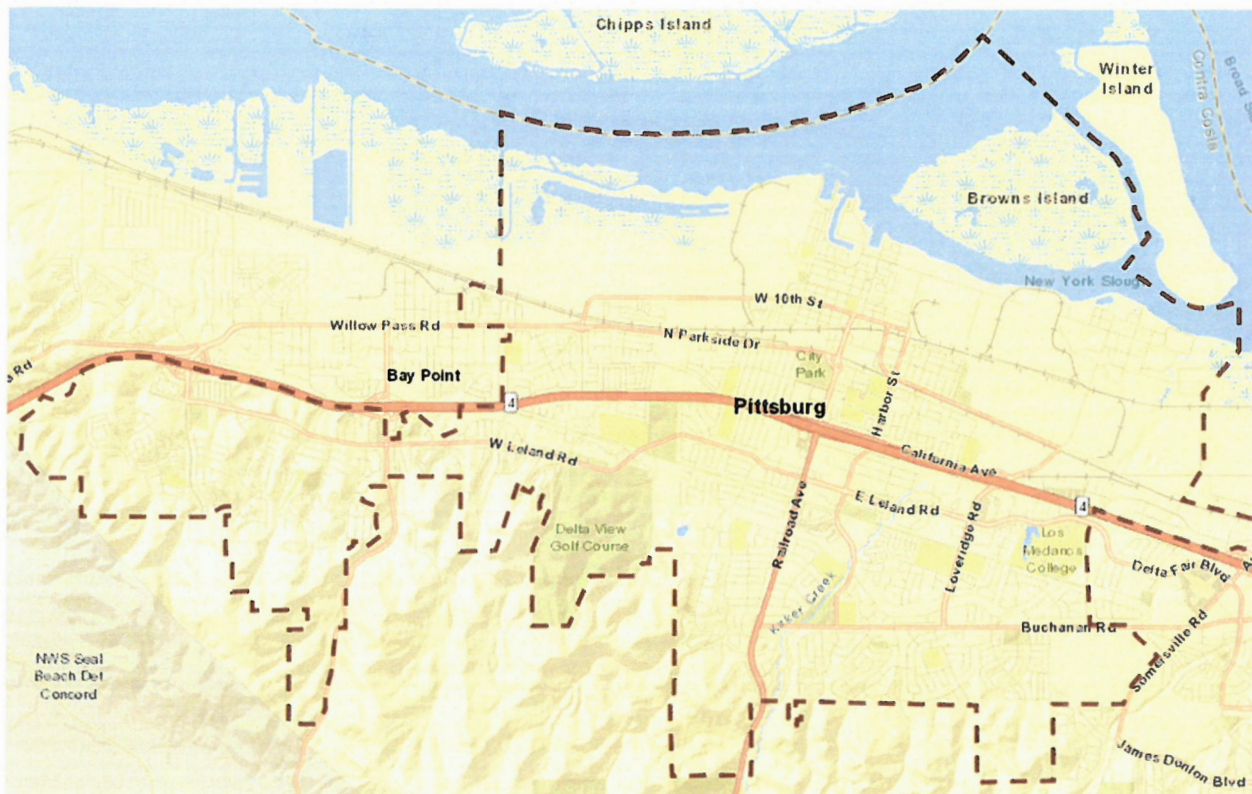
Funding Sources:

Eligible Funding Source: Water Operations
(WOF), Water Facility Reserves (WFR)

Identified Funding: \$200,000 WOF

Project Description:

This project will perform periodic replacement of the filter media for the eight water filters at the water treatment plant. Media replacement includes removal and disposal of spent filter media and replacement with new granulated activated carbon (GAC) or anthracite, sand, and gravel. Filter media needs to be replaced approximately every four years.



W-40: 2022/23 WATER MAIN INSTALLATION/ REPLACEMENT PROGRAM

Project No.
TBD

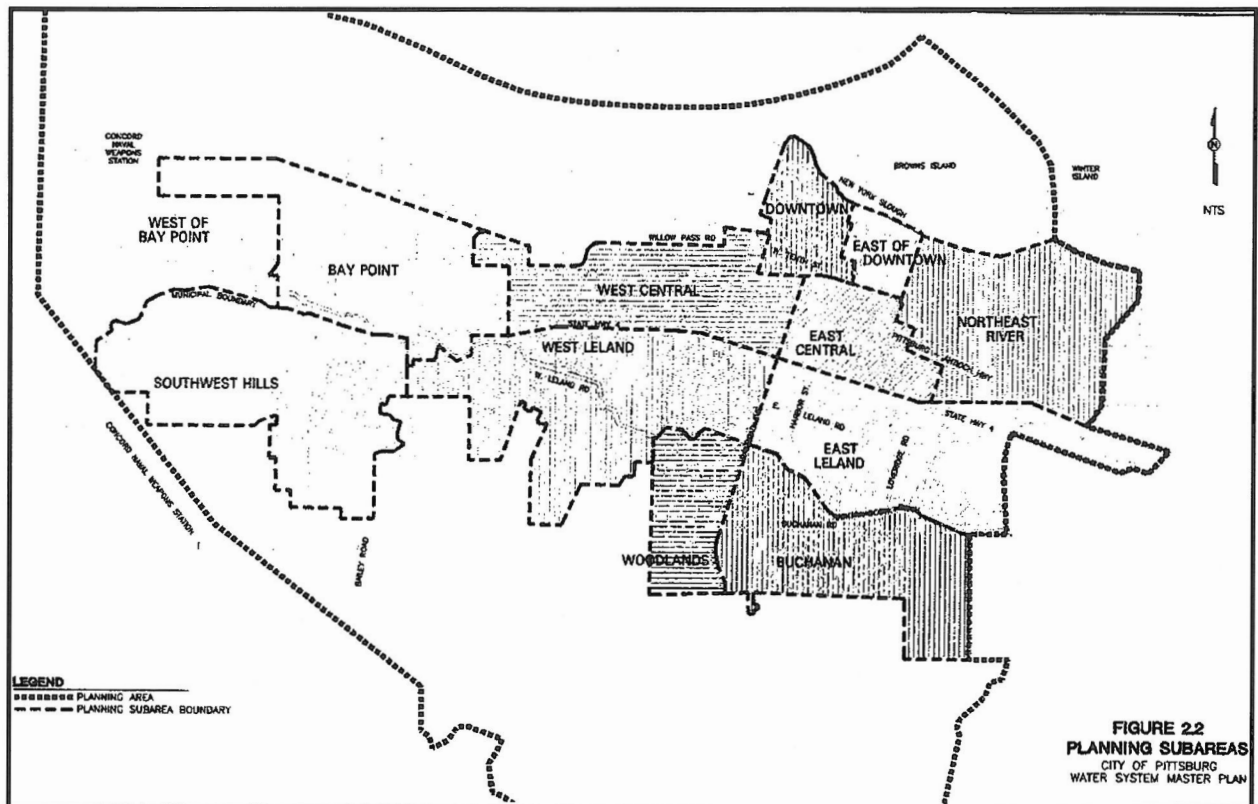
Status:
Projected Funding for FY 21/22 & 22/23

Estimated Project Cost:
\$3,400,000

Project Limits:
Black Diamond to Beacon
West 10th to West Santa Fe (Excluding
Scudero Circle)

Funding Sources:
Eligible Funding Source: WOF
Identified Funding Source: \$3,400,000 WOF
(F)

Project Description: Project will identify and replace water mains, services, and valves that have reached the end of their useful life and have become maintenance problems, and/or install mains to improve fire flow in localized areas.



W-50: 1.3 MG ZONE 1 WATER TANK

Project No.
TBD

Status:
Awaiting development demand.

Estimated Project Cost:
\$5,300,000

Project Limits:
Near Delta View Golf Course

Funding Sources:

Eligible Funding Source: Water Facility
 Reserve Fund/Developer
 Identified Funding: 100% Developer

Project Description:

This project will provide additional water storage to meet domestic and fire flow requirements for new infill development in Pressure Zone 1. (2015 Water System Master Plan)



W-61: 20" MAIN W. LELAND (WTP to SW Hills) PHASE 1 (Seg 3W, and 6W)

Project No.
TBD

Status:
Fully funded

Estimated Project Cost:
\$3,000,000

Project Limits:
Water Treatment Plant to Bailey Road

Funding Sources:

Eligible Funding Source: Developer, Water Bonds
Identified funding: \$1,796,000 WFR,
\$1,204,000 2005 Wbond

Project Description: This project will provide for the incremental installation of a water transmission line to serve new development in the southwest hills. (2015 Water System Master Plan segments 3W and 6W).



W-63: 20" MAIN W. LELAND (WTP to SW Hills)(Seg 1W and 2W)

Project No.
TBD

Status:
unfunded

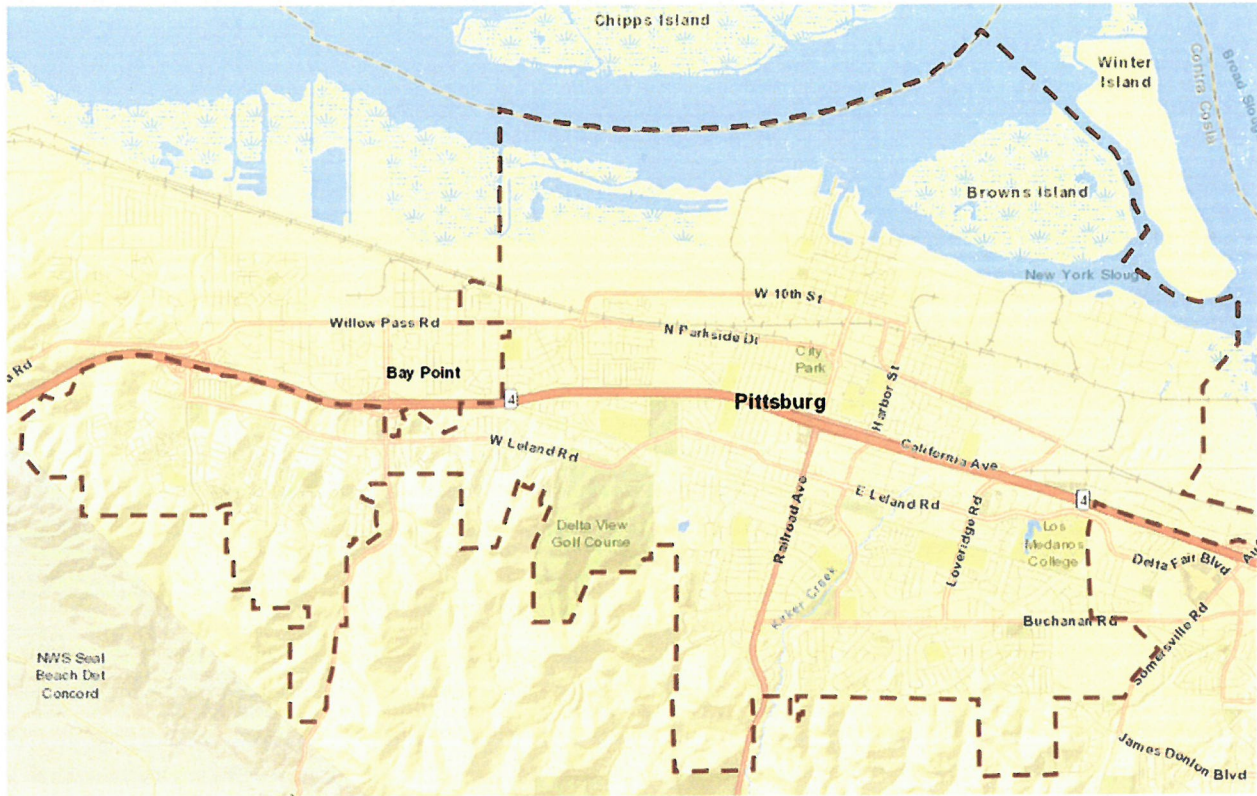
Estimated Project Cost:
\$2,700,000

Project Limits:
Water Treatment Plant to Bailey Road

Funding Sources:

Eligible Funding Source: Developer, Water Bonds
Identified funding: TBD

Project Description: This project will provide for the incremental installation of a water transmission line to serve new development in the southwest hills. (2015 Water System Master Plan segments 1W and 2W).



W-100: FY 2024/25 WATER MAIN INSTALLATION REPLACEMENT PROGRAM

Project No.
TBD

Status:
Projected Funding for FY 24/25

Estimated Project Cost:
\$3,000,000

Project Limits:
TBD

Funding Sources

Eligible Funding Sources: WOF
Identified Funding: \$50,000 HUTA, \$400,000 WOF

Project Description:

Project will identify and replace water mains, services, and valves that have reached the end of their useful life and have become maintenance problems, and/or install mains to improve fire flows in localized areas.



W-101: WTP CAPITAL REPAIRS/FILTER REHABILITATION

Project No.

TBD

Status:

Ongoing improvements at WTP includes previous FY funding

Estimated Project Cost:

\$1,267,146

Project Limits:

Water Treatment Plant

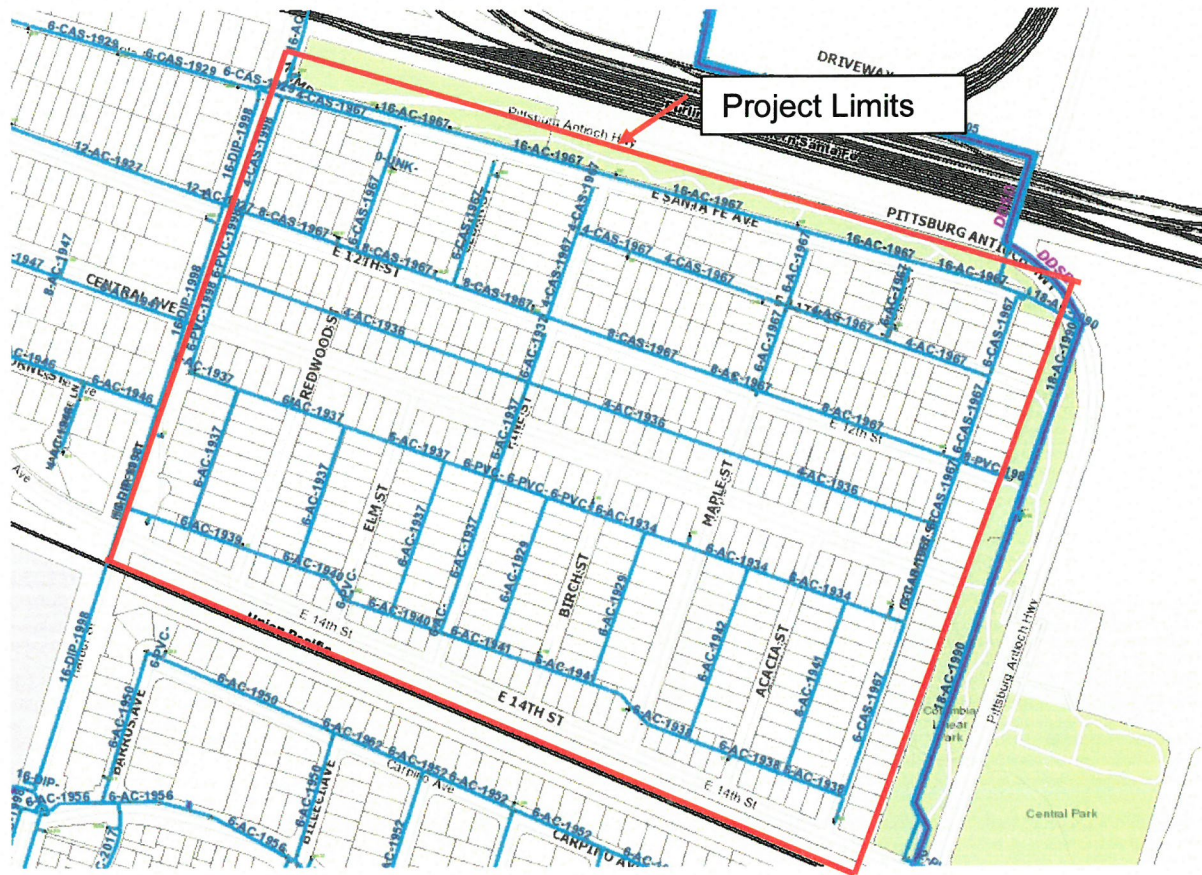
Funding Sources:

Eligible Funding Source: WOF

Identified Funding: \$1,267,146 WOF

Project Description:

This project will provide upgrades to facilities at the Water Treatment Plant, including rehabilitation of filters. Filters were constructed in 1953 and 1973.



W-102: 2023/24 WATER MAIN INSTALLATION REPLACEMENT PROGRAM

Project No.
TBD

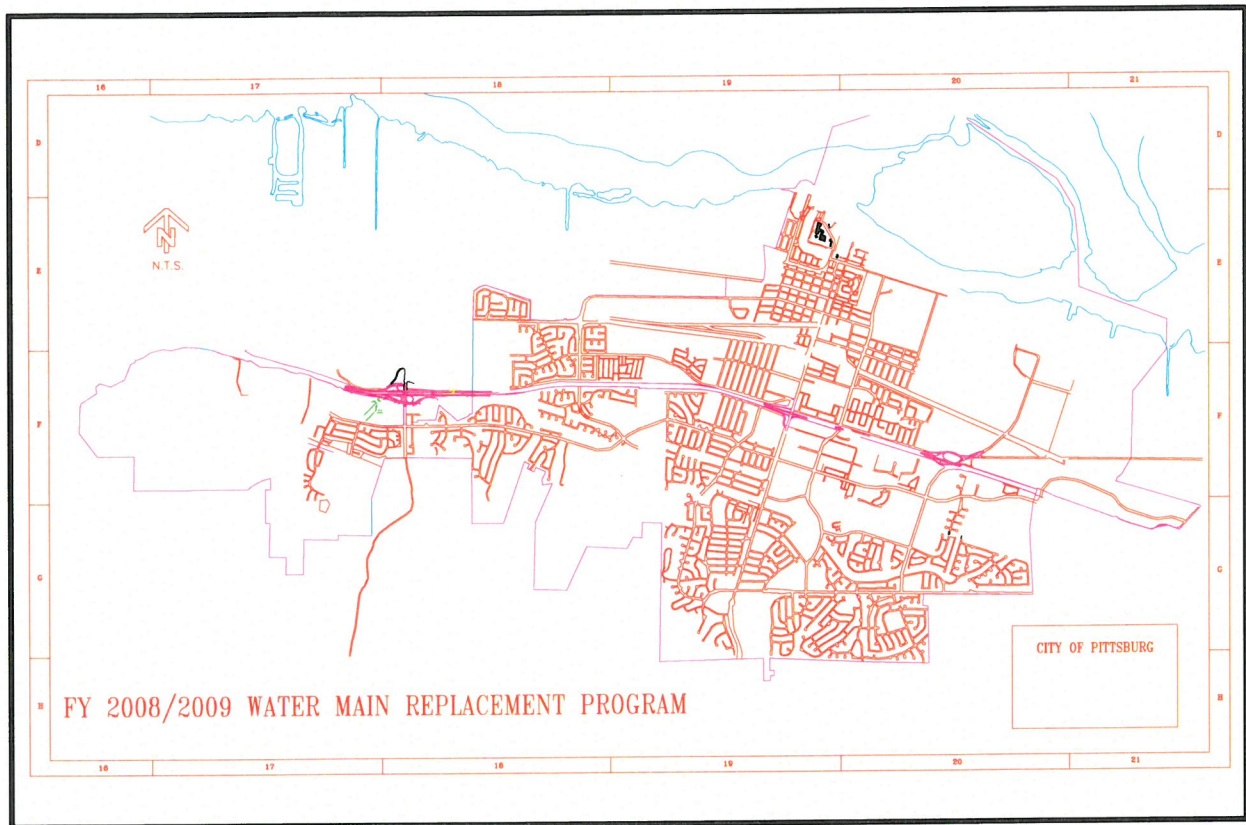
Status:
Projected Funding for FY 21/22 & 22/23

Estimated Project Cost:
\$2,400,000

Project Limits:
Central Addition Phase I (Columbia to Harbor & Central Avenue to East 14th Street)

Funding Sources:
Eligible Funding Source: WOF
Identified Funding Source: \$2,400,000 WOF (F)

Project Description: Project identified and will replace water mains, services, and valves that have reached the end of their useful life and have become maintenance problems, and/or install mains to improve fire flow in localized areas. Central Addition Phase I was identified as FY 22/23 & 23/24 sewer and water project. Sewer funds will be added for the replacement of sewer mains with this project.



W-106: 2016/17 WATER MAIN REPLACEMENT/ INSTALLATION PROGRAM

Project No.

Status:

Construction 2019/20

Estimated Project Cost:

\$6,317,500 (\$1,017,500
existing funds combined with
sewer project SS-34)

Project Limits:

TBD

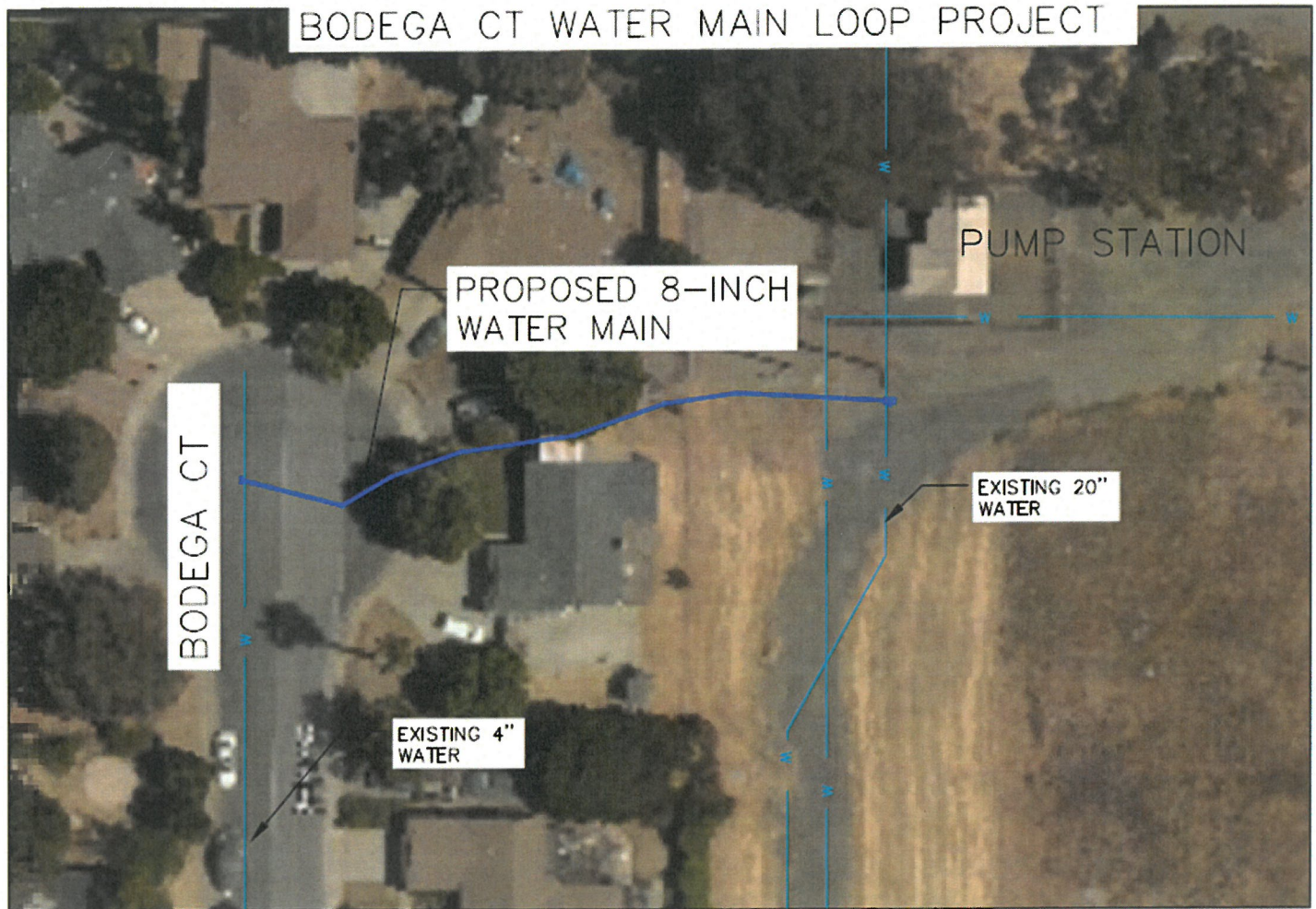
Funding Sources:

Eligible Funding Source: WOF, WFR (503),
Wbond

Identified Funding: \$5,300,000 WOF,
\$940,000 Wbond, \$77,500 WFR (funds
transferred to SS-34 for combined
water/sewer project)

Project Description:

This project will be included with a sewer project SS-34 2016/17 Sewer/Water Replacement/ Rehabilitation Program to be constructed in the neighborhood north of School Street between Railroad Avenue and Harbor Street.



W-107: BODEGA COURT WATER SYSTEM LOOP PROJECT

Project No.

Status:

Estimated Project Cost:
\$300,000

Project Limits:
Bodega Court

Funding Sources

Eligible Funding Source: WOF, WFR

Identified Funding Source: \$300,000 WOF

Project Description:

Bodega Ct Water Main Loop Installation Project will establish a tie in between existing 4-inch and 20-inch water main. The Project will Install approximately 220 LF of 8-inch waterline through the access easement located between 2101 & 2103 Bodega Court.



W-109: WATER SYSTEM RELIABILITY PROJECT

Estimated Project Cost:
\$800,000

Project Limits:
Buchanan Pump Station, Brookside
Drive/Buchanan Road & Cabrillo Place

Funding Sources:
Eligible Funding Source: WOF

Identified Funding Source: \$800,000 WOF

Project Description:

These projects improve system reliability for Zone 2 and Zone 3 customers by looping systems (Buchanan Pump Station & Brookside Drive) or based on an urgent need/chronic problem identified by Public Works.



W-110: EAST NINTH STREET WATER IMPROVEMENT PROJECT

Estimated Project Cost:
\$400,000

Project Limits:

Project Limits: East Ninth Street between Cumberland Street and Los Medanos Street (City Project)

Los Medanos Street between East Tenth and East Ninth (Developer).

Funding Sources:

Eligible Funding Source: WOF, developer

Identified Funding Source: WOF \$400,000, developer

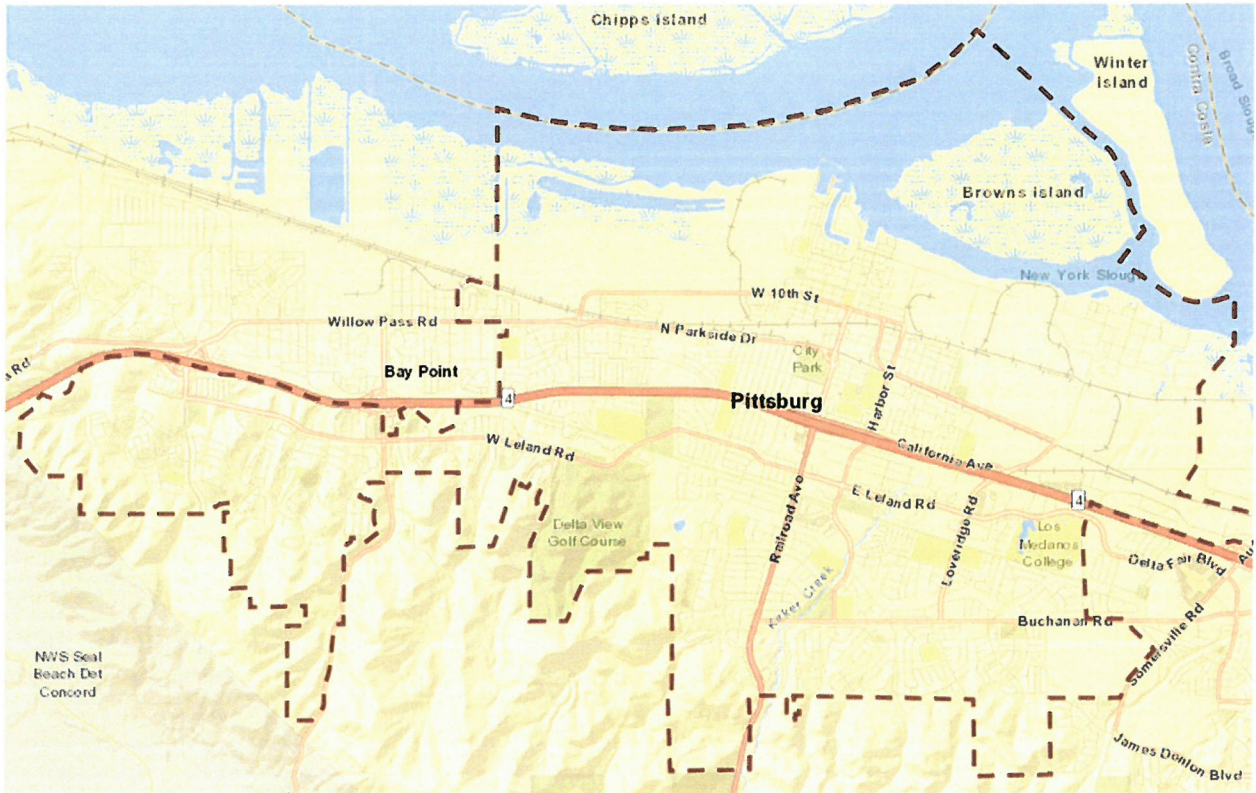
Project Description:

This project will replace water mains, services and valves that have reached the end of their useful life. With the development of the Veterans Square project a need was identified to replace the 8" waterline on East Ninth Street and Los Medanos Street. A portion of this project is being paid for by the Developer.



CAPITAL IMPROVEMENT PROGRAM SEWER PROJECTS





SS-1: CITYWIDE SEWER INSPECTION PROJECT (5119)

Project No.
TBD

Status:
Funded

Estimated Project Cost:
\$112,410

Project Limits:
Various Locations Citywide

Funding Sources:
Eligible Funding Source: Sewer Operations Fund
Identified Funding Source: \$112,410 SOF

Project Description:

Project is for inspecting sewers throughout the City to determine replacement and rehabilitation needs for potential inclusion in future sewer replacement projects.



SS-2: 2022/23 SEWER REPLACEMENT/REHABILITATION PROGRAM (CENTRAL ADDITION PHASE 1)

Project No.
TBD

Status:

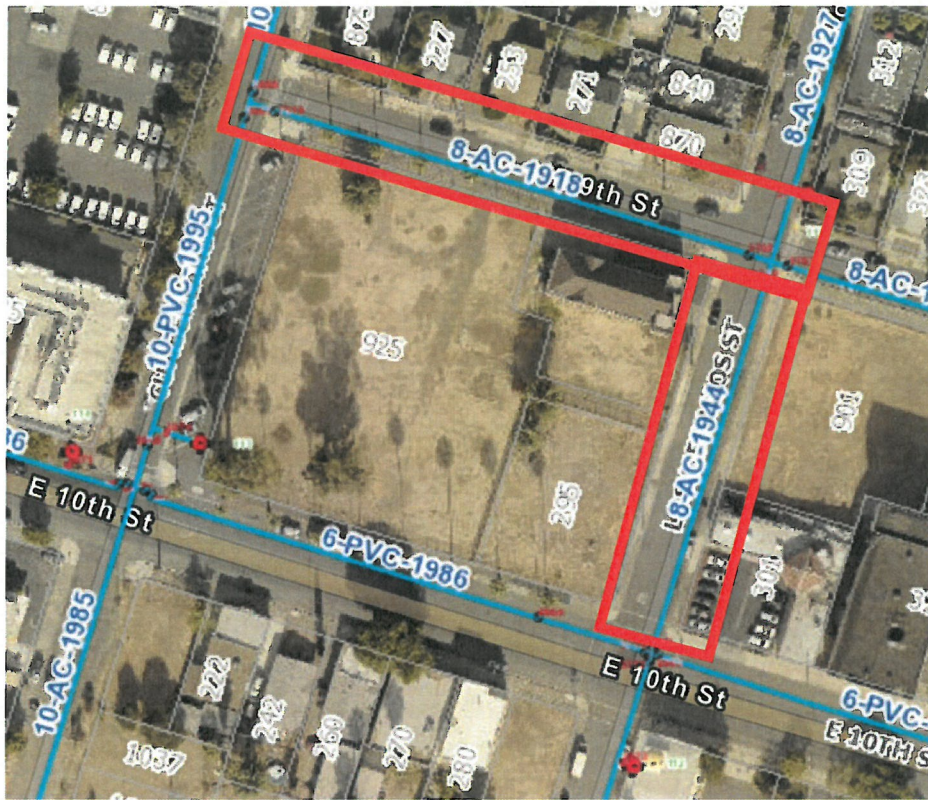
Estimated Project Cost:
\$2,425,000

Project Limits:
Central Addition Phase I (Columbia Street to
Harbor Street and Central to East 14th Street

Funding Sources:
Eligible Funding Source: Sewer Operations
Fund, SFR
Identified Funding Source: \$2,400,000 SOF,
\$500,000 SFR

Project Description:

Project will replace sewer lines that are maintenance problems. Water funds will be added for the replacement of water mains with this project.



SS-3: EAST NINTH STREET SEWER IMPROVEMENT PROJECT

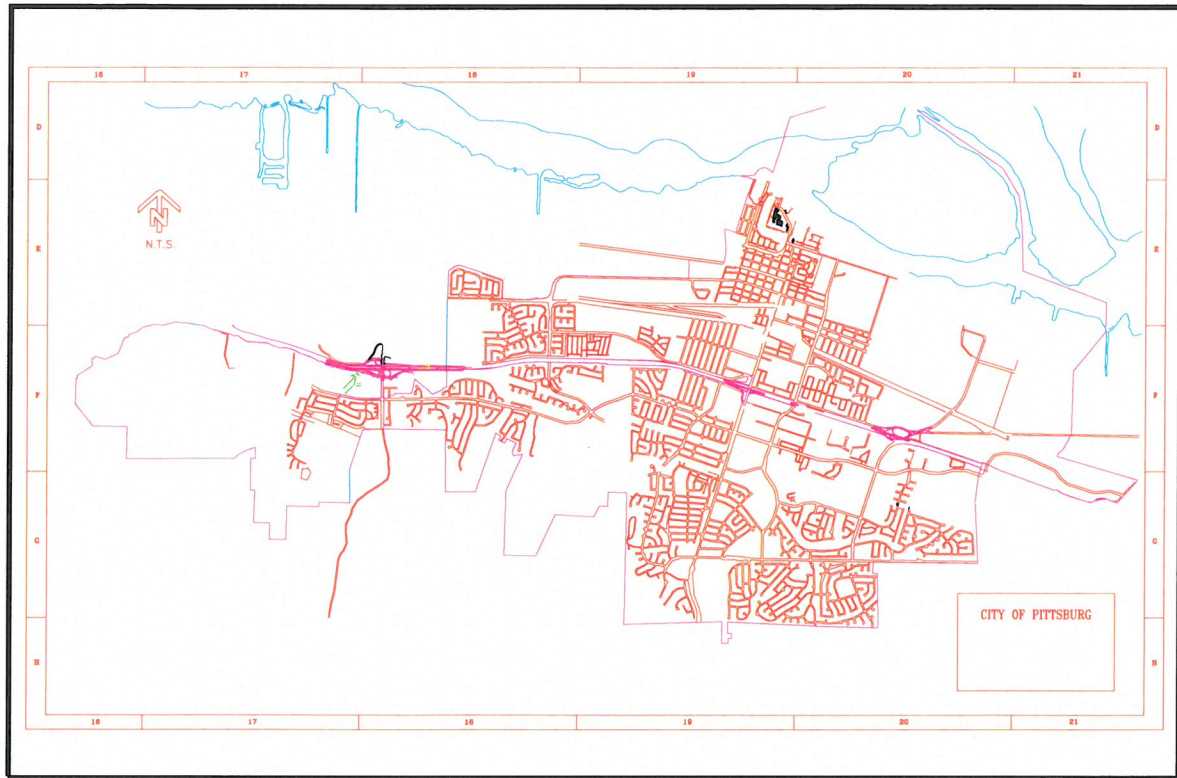
Estimated Project Cost:
\$290,000

Project Limits:
East Ninth Street between Cumberland Street and Los Medanos Street (City project)
Los Medanos Street between East Tenth and East Ninth (Developer).

Funding Sources:
Eligible Funding Source: SOF, developer
Identified Funding Source: SOF \$290,000, developer

Project Description:

This project will replace sewer mains and laterals that have reached the end of their useful life. With the development of the Veterans Square project a need was identified to replace the sewer main. A portion of this project is being paid for by the Developer.



SS-4: SEWER MASTER PLAN UPDATE

Project No.
TBD

Status:
Currently being studied.

Estimated Project Cost:
\$200,000

Project Limits:
Citywide

Funding Sources:
Eligible Funding Source: Sewer Operations Fund
Identified Funding Source: \$200,000 SOF

Project Description:

The City's sewer master plan was last fully updated in 2003. There have been three amendments to the master plan over the years, with the last being completed in 2011. This project is for a full update of the sewer master plan.



SS-20: PITTSBURG/ANTIOCH HIGHWAY SEWER LINE IMPROVEMENTS

Project No.
TBD

Status:
Awaiting Property Owner
participation/Funding

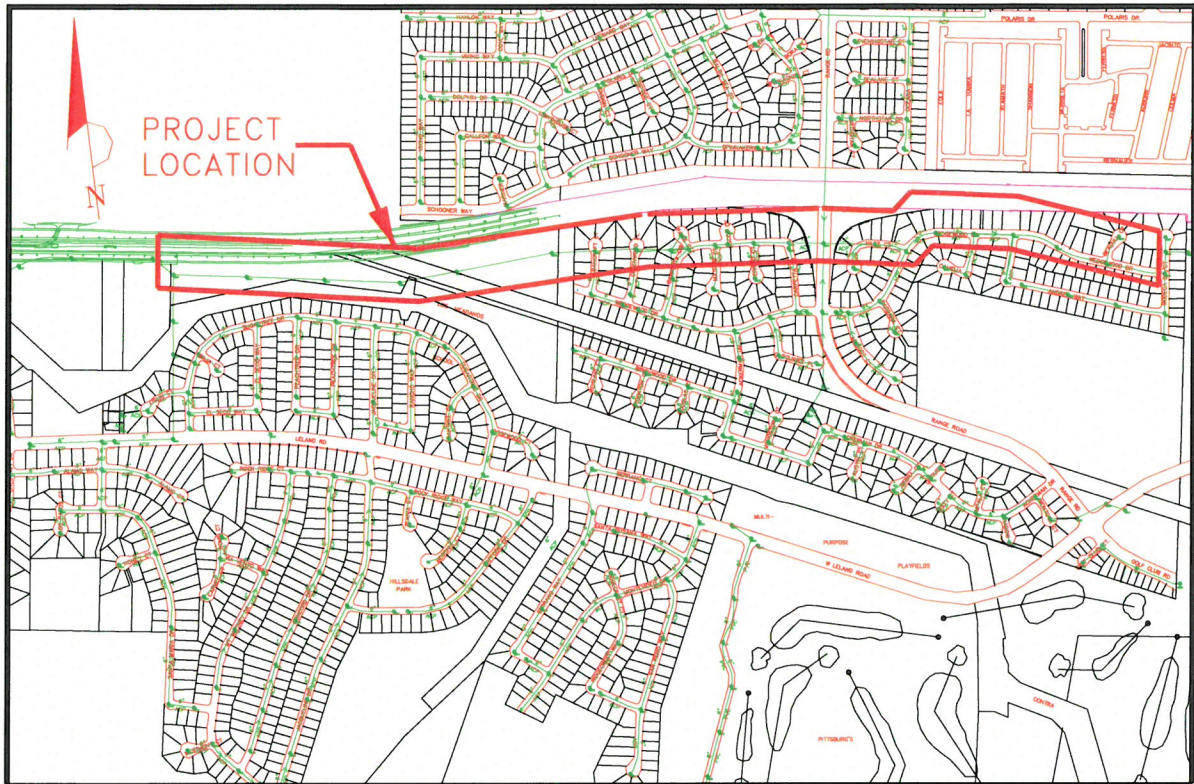
Estimated Project Cost:
\$605,000

Project Limits:
Pittsburg Antioch Highway from Delta Diablo
to approximately 3200' west.

Funding Sources:
Eligible Funding Source: Developer/Sewer
Operations Fund
Identified Funding Source: None

Project Description:

This project will provide for the installation of approximately 3200 lf of 10" sewer line and laterals to connect to Delta Diablo manhole.



SS-23: HIGHWAY 4 TRUNK LINE RELIEF (Segment A) (2007-09) (5201)

Project No.
2007-09

Status:
Awaiting funds

Estimated Project Cost:
\$3,404,000

Project Limits:
From east of Bailey Road to PG&E easement

Operation and Maintenance
\$0/year

Funding Sources:
Eligible Funding Source: Sewer Facility
Reserve Fund
Identified Funding Source: \$200,000 SFR

Project Description:

This project is the easterly segment (7,000 ft.) of the Highway 4 sewer trunk line that runs from Bailey Road to the PG&E easement, a total of 9,500 ft. This will be an increase from 12-inch pipe to 15-inch to accommodate new development.



SS-24: BART SPECIFIC PLAN SEWER MAIN

Project No.
TBD

Status:
Awaiting funding.

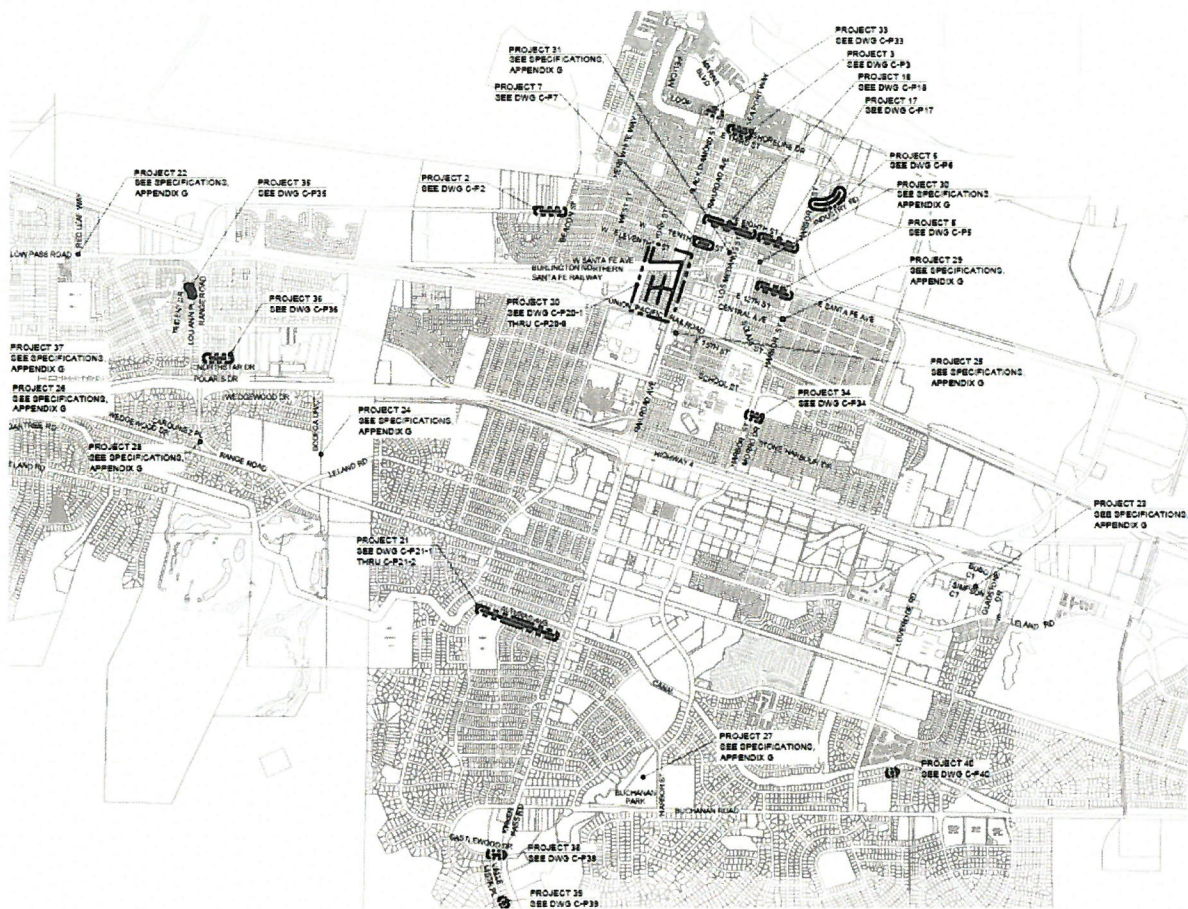
Estimated Project Cost:
\$284,000

Project Limits:
Pittsburg-Bay Point BART Station Area

Funding Sources:
Eligible Funding Source: Sewer Facility Reserve Fund
Identified Funding Source: None

Project Description:

This project is contingent on development north of West Leland Road, west of Bailey Road. This project will construct a parallel 8" pipe parallel to State Route 4 on the south side and will be approximately 1000' long to improve capacity for future development.



SS-30: 2014/15 SEWER/WATER REPLACEMENT/REHABILITATION PROGRAM (5204)

Project No.
2012-15

Status:
Complete by Summer 2021

Estimated Project Cost:
\$10,000,000

Project Limits:
Locations Citywide

Funding Sources:
Eligible Funding Source: Sewer Operations
Fund, WOF, WFR
Identified Funding Source: \$8,300,000 SOF,
\$950,000 WOF, \$750,000 WFR

Project Description:

Project will replace sewer lines that are maintenance problems. Water funds are added for the replacement of water mains with this project. The Project includes rehabilitation of water and sanitary sewer facilities, spot repairs, and manhole installation/rehabilitation in several areas throughout the City. This work will help alleviate chronic problem areas that require a significant amount of maintenance and repairs by the Public Works Department.



SS-31: OAK HILLS CENTER SEWER MAIN

Project No.
TBD

Status:
Awaiting funding and development.

Estimated Project Cost:
\$650,000

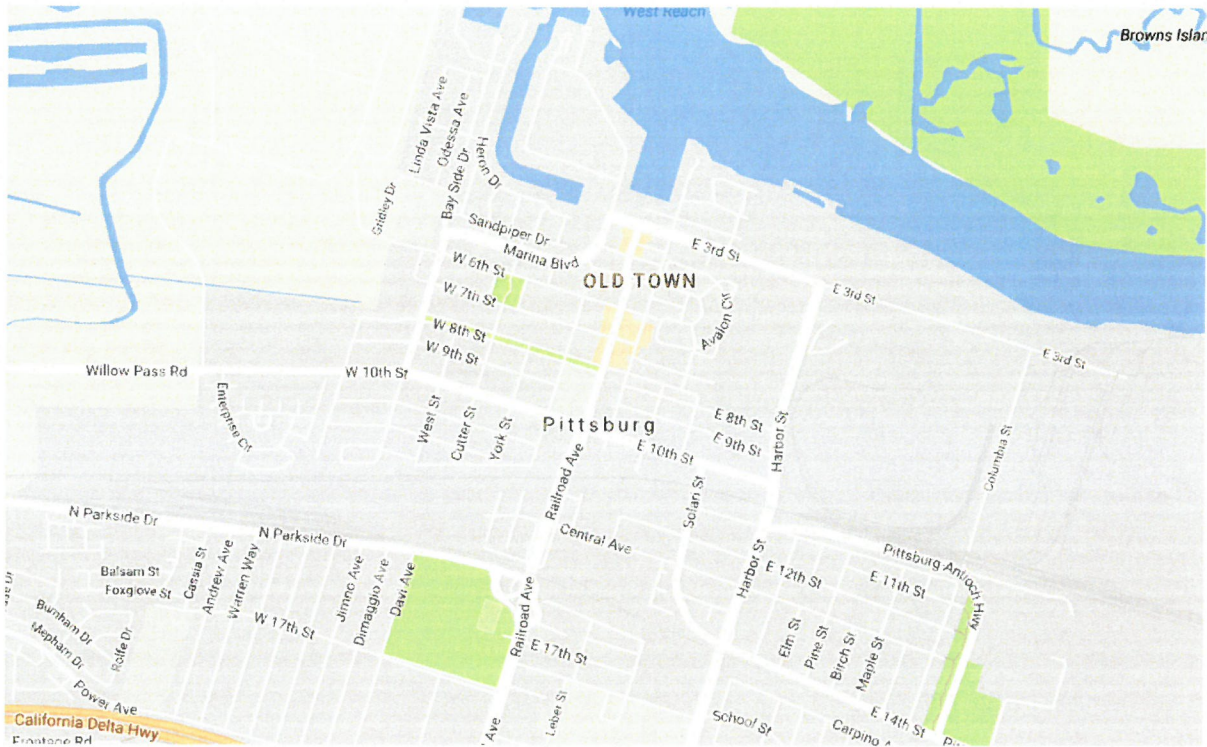
Project Limits:
Behind Oak Hills Center adjacent to Bailey Road

Funding Sources:

Eligible Funding Source: Sewer Facility Reserve Fund
Identified Funding Source: None

Project Description:

This project is contingent on future development. It will increase capacity of the existing 1,300- foot 6" sewer line by pipe bursting to an 8" diameter sewer line when needed. The exact alignment of the pipe will be determined through design.



SS-34: 2016/17 SEWER REPLACEMENT AND REHABILITATION PROGRAM (5205)

Project No.
5205

Status:
In Construction

Estimated Project Cost:
\$12,927,500

Project Limits:
North of School Street between Harbor Street and Railroad Avenue, Willow Pass Road, and Bayside Knolls Subdivision

Funding Sources:
Eligible Funding Source: Sewer Operating (SOF), Sewer Facility Reserves (SFR), Water Operations (WOF), Water Facility Reserves (WFR), Water Bond (WBond)
Identified Funding Source: \$6,150,000 SOF
\$460,000 SFR, \$5,300,000 WOF, \$77,500 WFR 503, \$940,000 Wbond

Project Description:

Project will replace sewer and water mains that are maintenance problems. The bulk of this project will be the neighborhood north of School Street. Other areas include Willow Pass Road and Bayside Knolls Subdivision This project will be funded with water and sewer funds to replace infrastructure in the Schools Street area.



SS-36: 2020/21 SEWER REPLACEMENT/REHABILITATION PROGRAM (11th Street Area)

Project No.
TBD

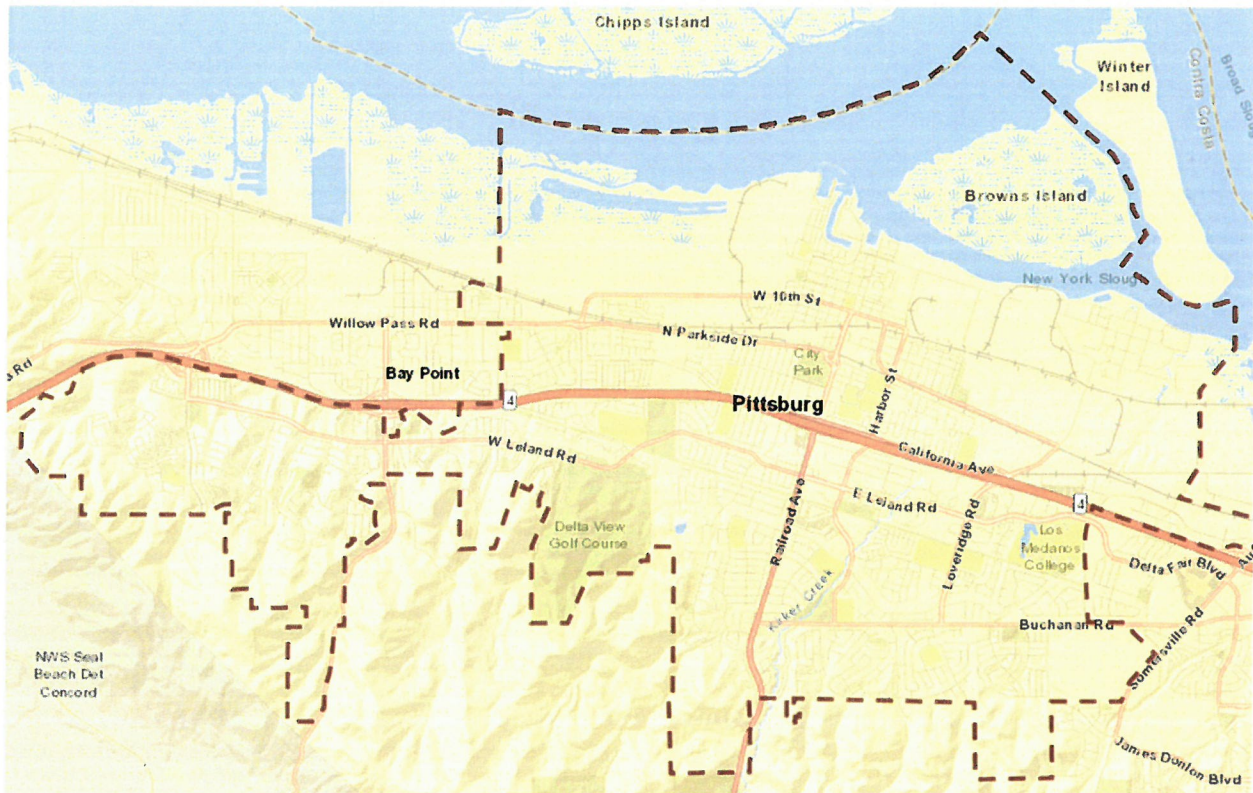
Status:

Estimated Project Cost:
\$3,400,000

Project Limits:
Black Diamond Street to Beacon Street and
West Santa Fe to West Tenth Street

Funding Sources:
Eligible Funding Source: Sewer Operations
Fund
Identified Funding Source: \$2,700,000 SOF

Project Description:
Project will replace older sewer mains and laterals lines in the core (central) portions of the City that have higher maintenance and lower reliability.



SS-37: 2024/25 SEWER REPLACEMENT/REHABILITATION PROGRAM

Project No.
TBD

Status:

Estimated Project Cost:
\$2,400,000

Project Limits:
Locations citywide

Funding Sources:
Eligible Funding Source: Sewer Operations Fund
Identified Funding Source: \$2,400,000 SOF

Project Description:

Project will replace older sewer mains and laterals lines in the core (central) portions of the City that have higher maintenance and lower reliability.



CAPITAL IMPROVEMENT PROGRAM STORM DRAIN PROJECTS





SD-1: SUGARTREE CHANNEL (Contra Costa Canal to East Bay Municipal Utility District)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

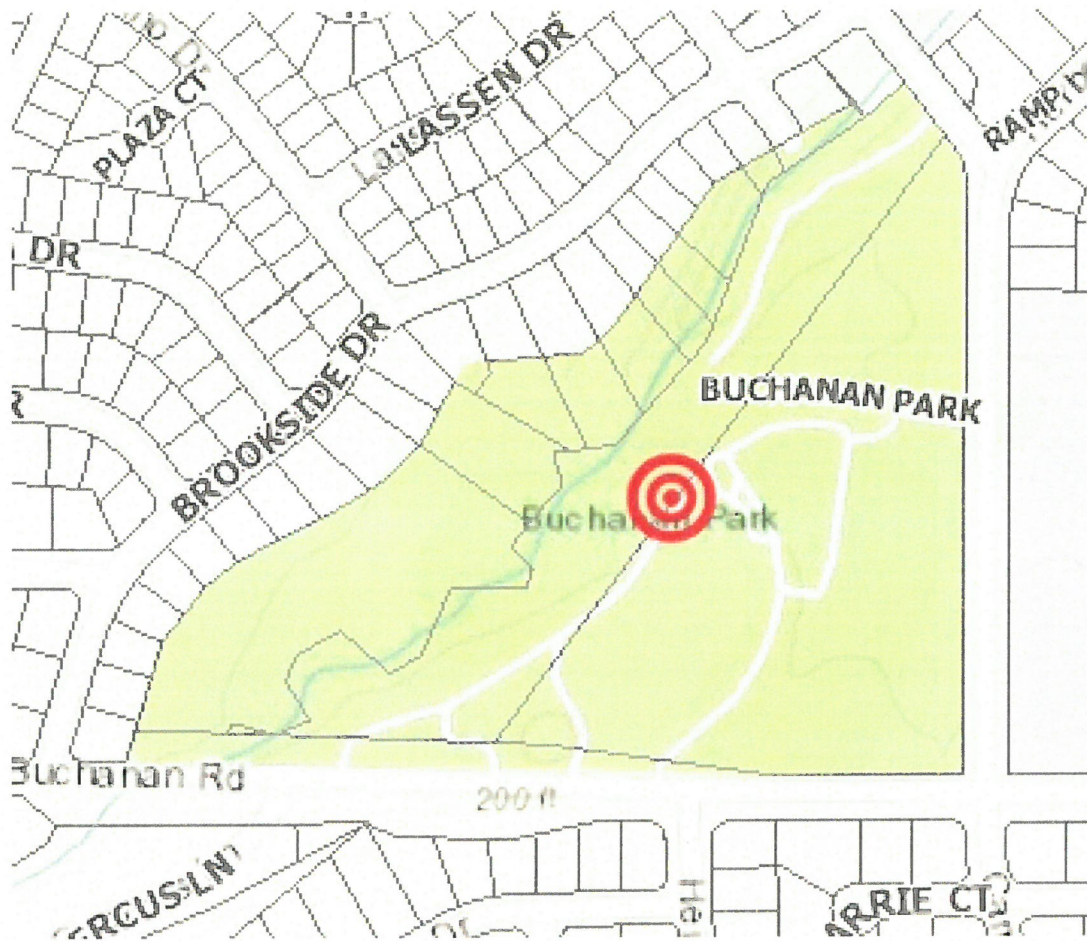
Estimated Project Cost:
\$675,000

Project Limits:
Storm drain channel from Contra Costa Canal to EBMUD corridor

Funding Sources:
Eligible Funding Source: Potential FEMA grant
Identified Funding Source: None

Project Description:

This project is to excavate and widen a channel that has become severely silted up and overgrown with willow trees. This area has become a bottleneck for storm water flows. The restricted flow has caused flooding on Sugartree Drive during major storm events. Staff is preparing a grant request from FEMA to assist with funding.



SD-2 BUCHANAN PARK PARKING LOT RETROFIT

Project No.

Status:

Awaiting funding

Estimated Project Cost:

\$975,000

Project Limits:

Buchanan Park Parking Area

Funding Sources

Eligible Funding Sources: Proposition 1

Stormwater Grants

Identified Funding Sources: none

Project Description:

Divert surface stormwater runoff from the parking lot area into vegetated swales and bioretention pockets throughout the parking lot area.



SD-3: FULL TRASH CAPTURE DEVICE (CALIFORNIA AVENUE AND LOVERIDGE ROAD)

Project No.

Status:

Awaiting Funds

Estimated Project Cost:
\$250,000

Project Limits: South eastern corner of
Loveridge Road and California Avenue

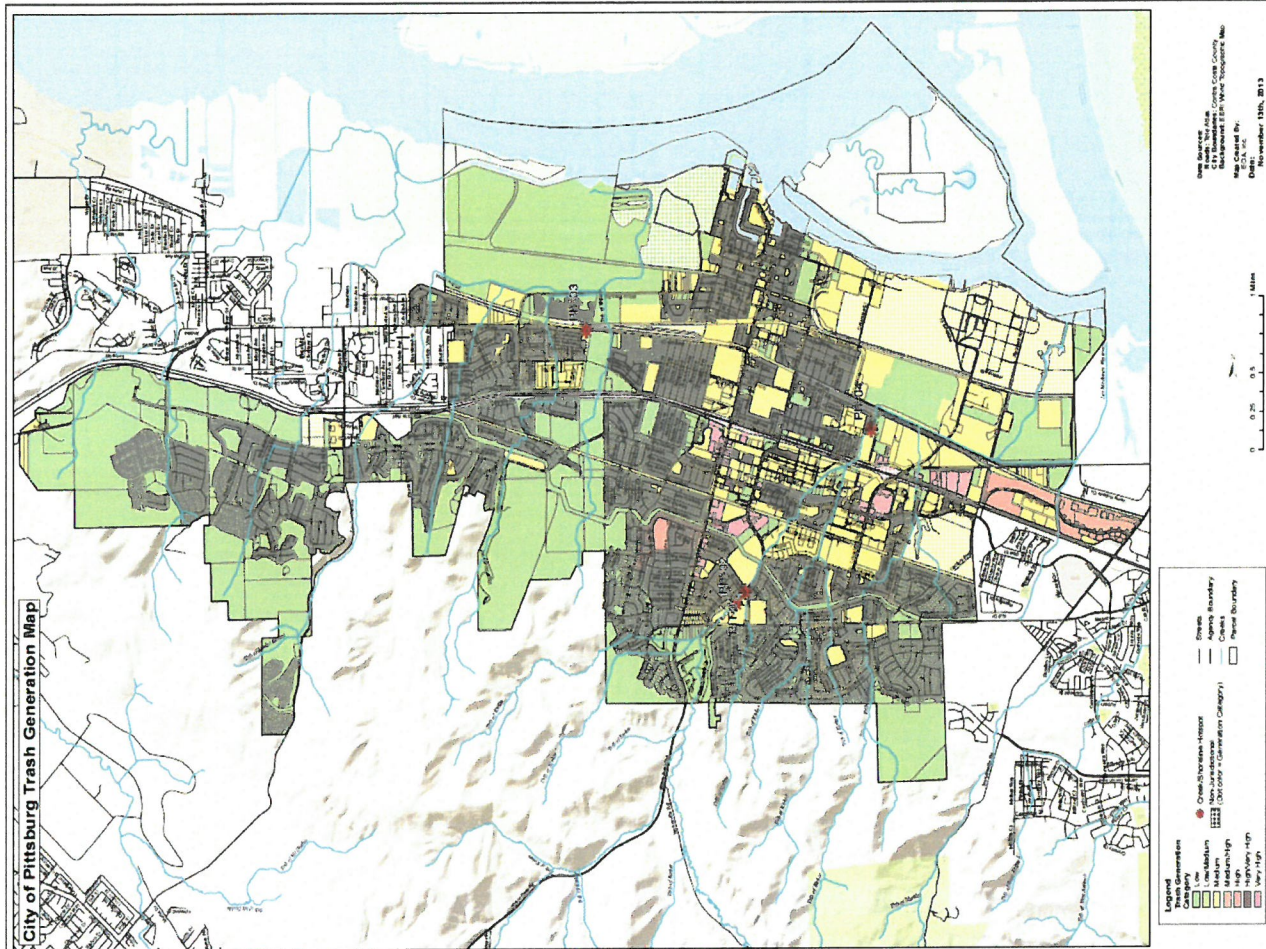
Operation and Maintenance
Minimum of twice per year or
as required.

Funding Sources:
Eligible Funding Source: Grants
Identified Funding Source: None

Project Description:

This project involves installation of 50 linear feet of 36" Storm Flo Full Trash Capture screens, concrete foundation and overflow weir.

Installation of this device will help the City meet its required trash generation load reduction goals by capturing trash generated from approximately 90 acres of high and medium generation areas.



SD-4: FULL TRASH CAPTURE DEVICES (CITYWIDE)

Project No.
TBD

Status:
Awaiting Funding

Estimated Project Cost:
\$ 50,000

Project Limits: Areas identified as Very High, High, and Medium Trash Generating areas Citywide.

Operation and Maintenance
Minimum of four times per year or as required.

Funding Sources
Eligible Funding Source: Grants
Identified Funding Source: none

Project Description:

This project involves purchase and installation of proprietary in- structure full trash capture devices within catch basins located in areas of very high, high, and medium trash generating areas citywide to help meet the City's required trash load reduction goals.



SD-5: W. 8th STREET STORM DRAIN PUMP STATION

Project No.
TBD

Status:
Awaiting Funding

Estimated Project Cost:
\$ 180,000

Project Limits: End of box culvert north of the
end of W. 8th Street

Operation and Maintenance

Funding Sources
Eligible Funding Source: IRRF
Identified Funding: none

Project Description:

This project will install a dewatering pump to remove standing water in the box culvert north of W. 8th Street. Removal of the water will reduce silt buildup in the box culvert and prevent standing water in the box culvert on W. 8th Street which currently remains full of water year round since it is tied to the box culvert by a 12" storm drain pipe.



SD-6 PRAXIAR STORM WATER DIVERSION FOR KIRKER CREEK EAST OF LOVERIDGE ROAD

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$1,250,000

Project Limits:
Project is from intersection of East California Ave. and Loveridge Rd. to Kirker Creek Channel along Pittsburg Antioch Hwy.

Funding Sources
Eligible Funding Sources: Kirker Creek Fund
Identified Funding: TBD

Project Description:

To construct an overflow storm drain line to accept additional storm water capacity in a line that was constructed with Highway 4 widening from an existing 25 year storm to a 50 year storm.



SD-7: WEST LELAND ROAD STORM DRAIN IMPROVEMENTS (CRESTVIEW DRIVE TO BURTON AVENUE)

Project No.
TBD

Status:
unfunded

Estimated Project Cost:
\$680,000

Project Limits:
South west corner of Crestview Dr and West Leland Rd to Burton Ave.

Funding Sources
Identified Funding: none

Project Description:

Construct new storm drain pipeline with inlets to prevent street flooding. Pipeline will begin with inlets located at the south west corner of Crestview Drive and West Leland Road.



SD-8 STORM DRAIN REPAIRS ON BUCHANAN ROAD/WEST LELAND ROAD

Project No.
TBD

Status:
Unfunded

Estimated Project Cost:
\$275,000

Project Limits:
Location 1 - Buchanan Road East of Harbor Street
Location 2 - W Leland Road at John Henry
Johnson Drive

Funding Sources
Eligible Funding Sources: IRRF, Measure J, Gas
Tax
Identified Funding: none

Project Description:
Significant settlement is occurring at Buchanan Road east of Harbor Street and at W Leland Road near John Henry Johnson Drive where existing storm drain pipes cross the road. CCTV had identified deficiencies in the storm drain pipe at the Buchanan Road location and the exact cause of the settlement at W Leland is unknown at this time. Work will include investigation, design and construction for the replacement and/or in-place repair of existing storm drain piping and repair to the roadway surface to correct the settled areas and prevent future settlement.



SD-9: AMERICANA PARK/NORTH PARKSIDE STORM DRAINAGE PROJECT (2009-01)(8336)

Project No.
2009-01

Status:
Design Complete/Awaiting Funding

Estimated Project Cost:
\$700,000

Project Limits:
Polaris Drive to Parkside Drive

Funding Sources:
Eligible Funding Source: Kirker Creek
Improvement Fund, FEMA Grant
Identified Funding Source: \$120,000 CCIF
\$580,000 IRRF

Project Description:

This project will reduce overflows onto North Parkside Drive from the undersized detention pond at Americana Park by constructing a drainage channel across the PG&E utility corridor. Project requires obtaining an easement from PG&E.



SD-10: KIRKER CREEK IMPROVEMENT (LOVERIDGE ROAD TO DOW CHANNEL)

Project No.
TBD

Status:
Awaiting funding

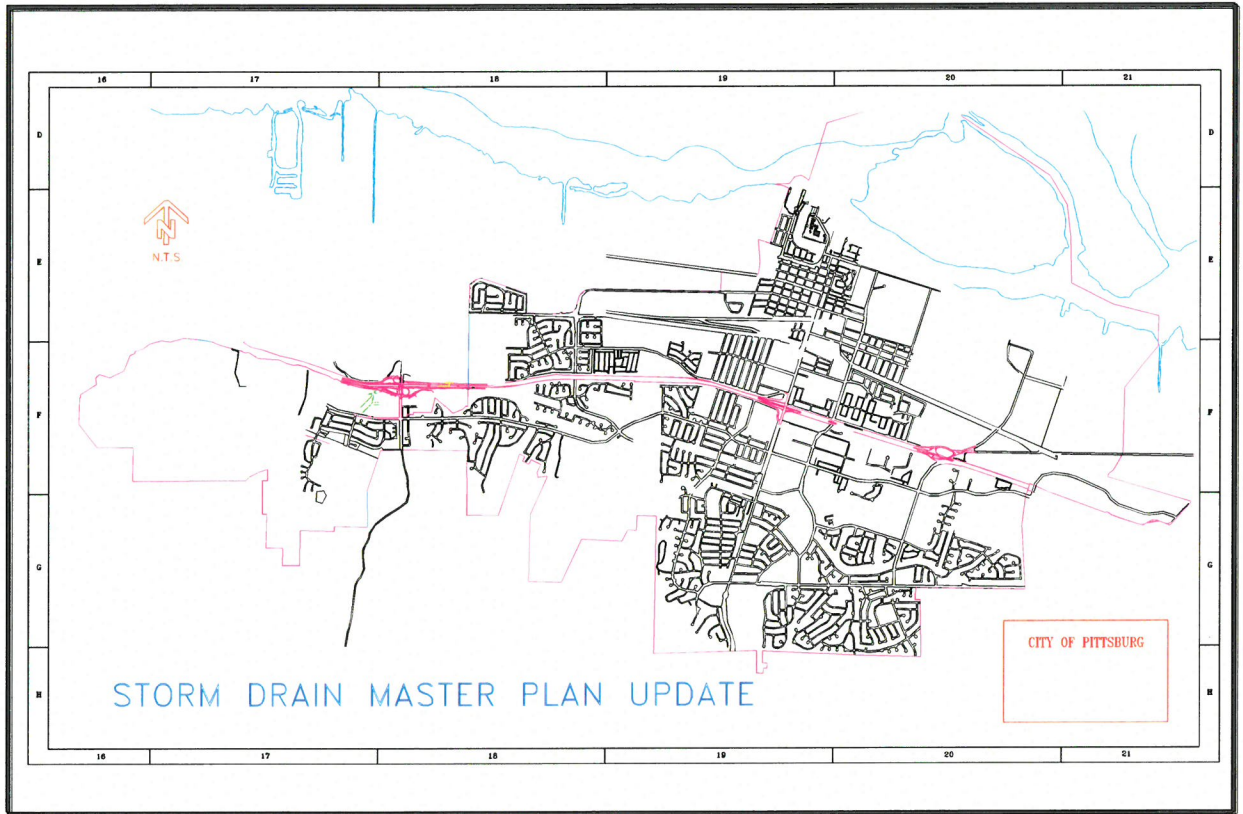
Estimated Project Cost:
\$1,210,000

Project Limits:
Kirker Creek East of Loveridge Road

Funding Sources:
Eligible Funding Source: Kirker Creek
Improvement Fund
Identified Funding Source: None

Project Description:

This project included planning, design and construction of improvements to prevent flooding along Kirker Creek north of the Pittsburg Antioch Hwy. This project includes improving the underside pipes, culverts and channels along Kirker Creek from Loveridge Road to Dow channel.



SD-11: STORM DRAIN MASTER PLAN UPDATE

Project No.
TBD

Status:
Awaiting funding.

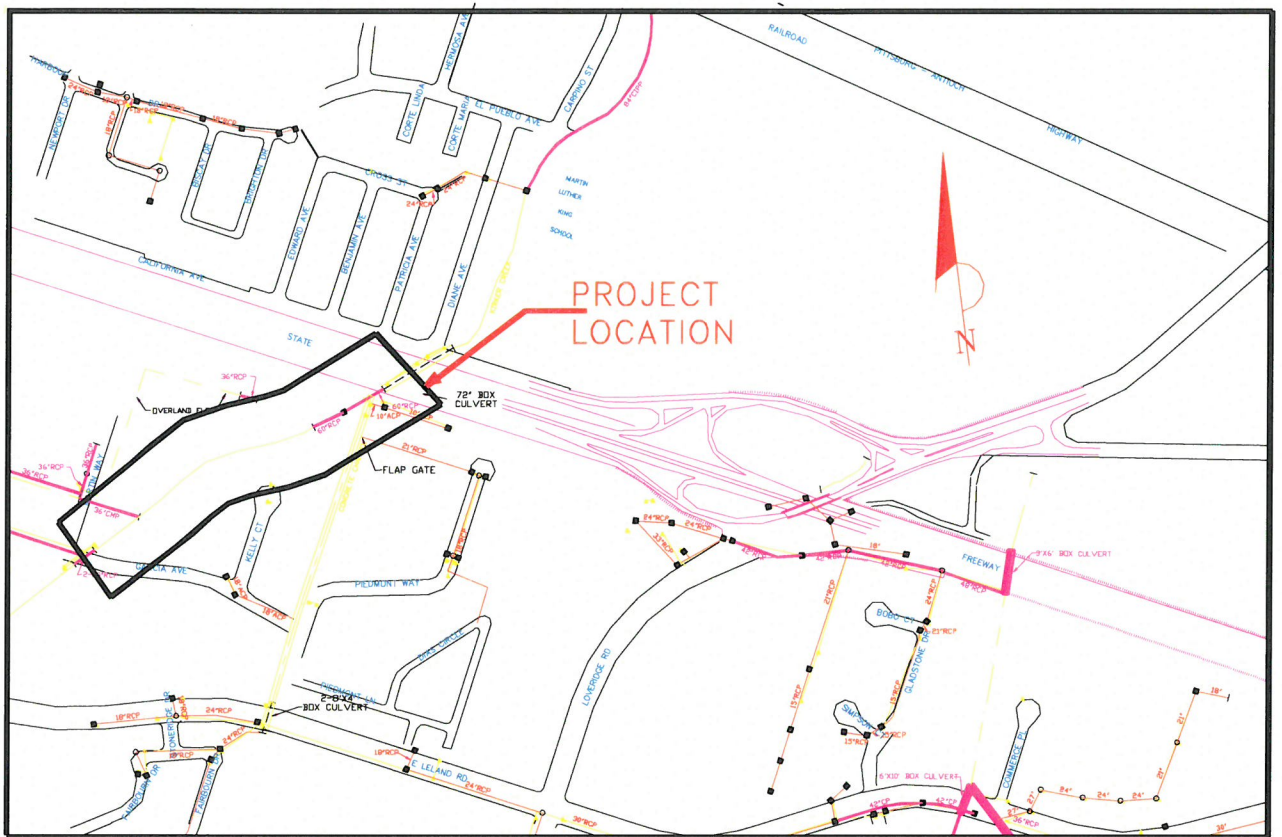
Estimated Project Cost:
\$400,000

Project Limits:
Citywide

Funding Sources:
Eligible Funding Source: Kirker Creek
Improvement Fund
Identified Funding Source: \$100,000 Kirker
Creek Improvement Fund,

Project Description:

Phase Seven of the Stormwater Management Plan was completed in July 1999. This project will update the Master Plan to ensure adequate capacity in the City's storm drainage system now and in future years.



SD-12: KIRKER CREEK WATERSHED (State Route 4 to Garcia Avenue)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

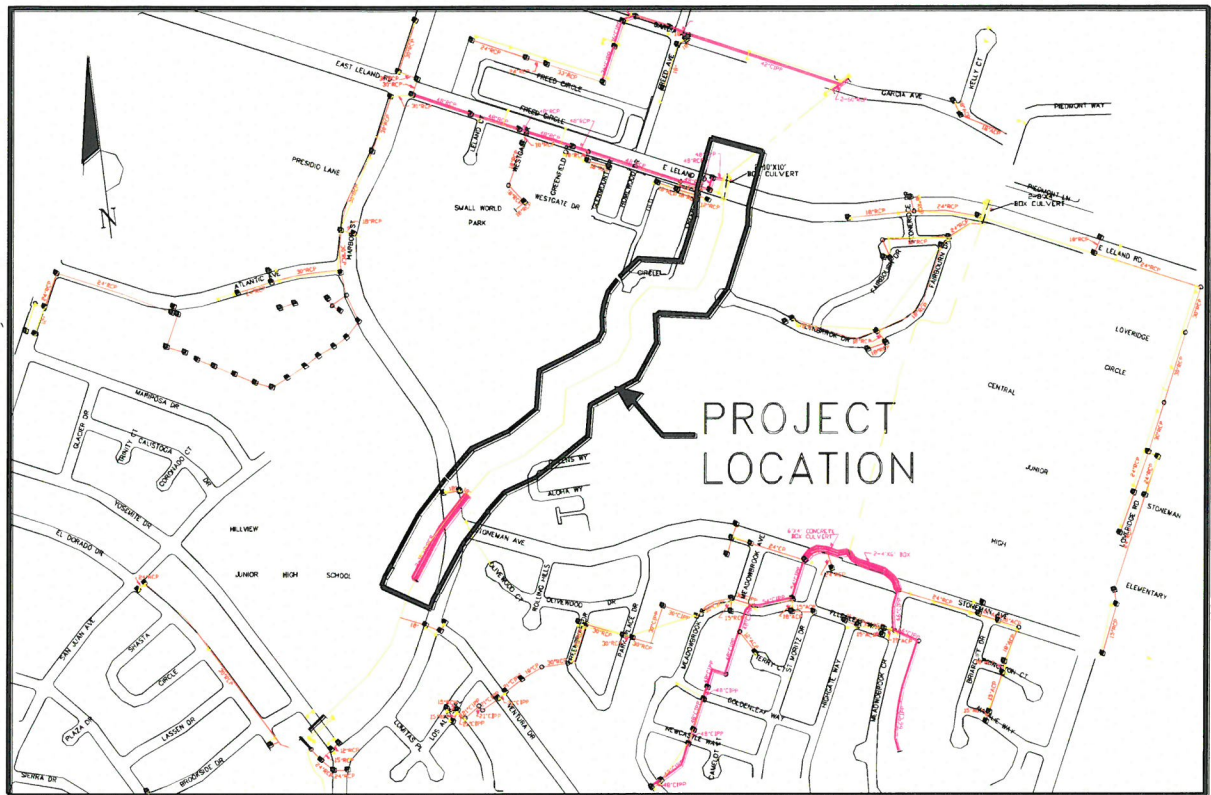
Estimated Project Cost:
\$1,725,000

Project Limits:
Kirker Creek from Hwy. 4 to Garcia Avenue

Funding Sources:
Eligible Funding Source: Kirker Creek
Impervious Surface Drainage Fee,
Proposition 1 Grants
Identified Funding Source: none

Project Description:

This project will improve all the undersized pipes, and channels from Hwy 4 to Garcia Avenue. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 8043, 8045, 8047, 8048, and 8049. This project includes 955' of channel restoration to promote stormwater infiltration improvements and 260' of pipe improvements.



SD-13: KIRKER CREEK WATERSHED (East Leland Road to Contra Costa Canal)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

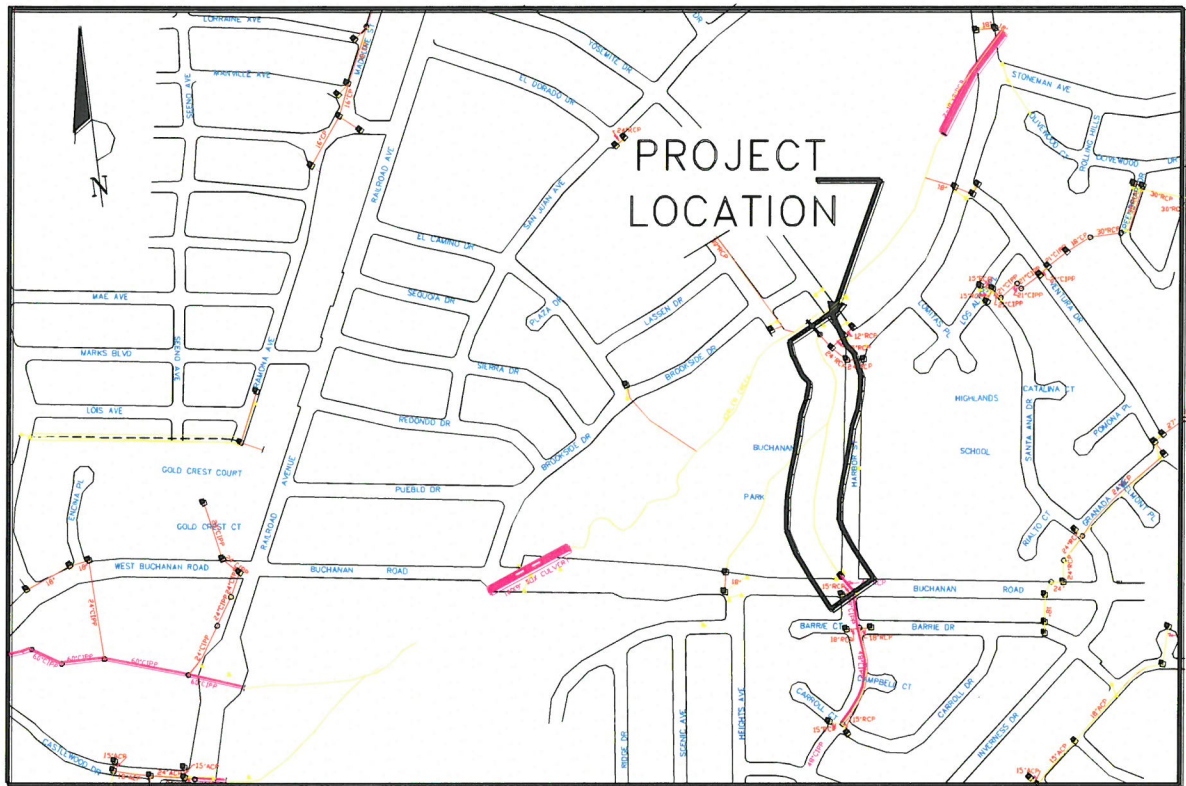
Estimated Project Cost:
\$395,000

Project Limits:
Kirker Creek from East Leland Rd to just south of Stoneman Avenue

Funding Sources:
Eligible Funding Source: Kirker Creek
Impervious Surface Drainage Fee
Identified Funding Source: TBD

Project Description:

This project will improve all the undersized pipes, and culverts from East Leland Road to the Contra Costa Canal. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 8053, 8057, 8061, and 8067. This project includes 147' of culvert improvements and 478' of pipe improvements.



SD-14: KIRKER CREEK WATERSHED (Contra Costa Canal to Buchanan Road)

Project No.

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:
\$350,000

Project Limits:

Kirker Creek from Contra Costa Canal to Buchanan Road

Funding Sources:

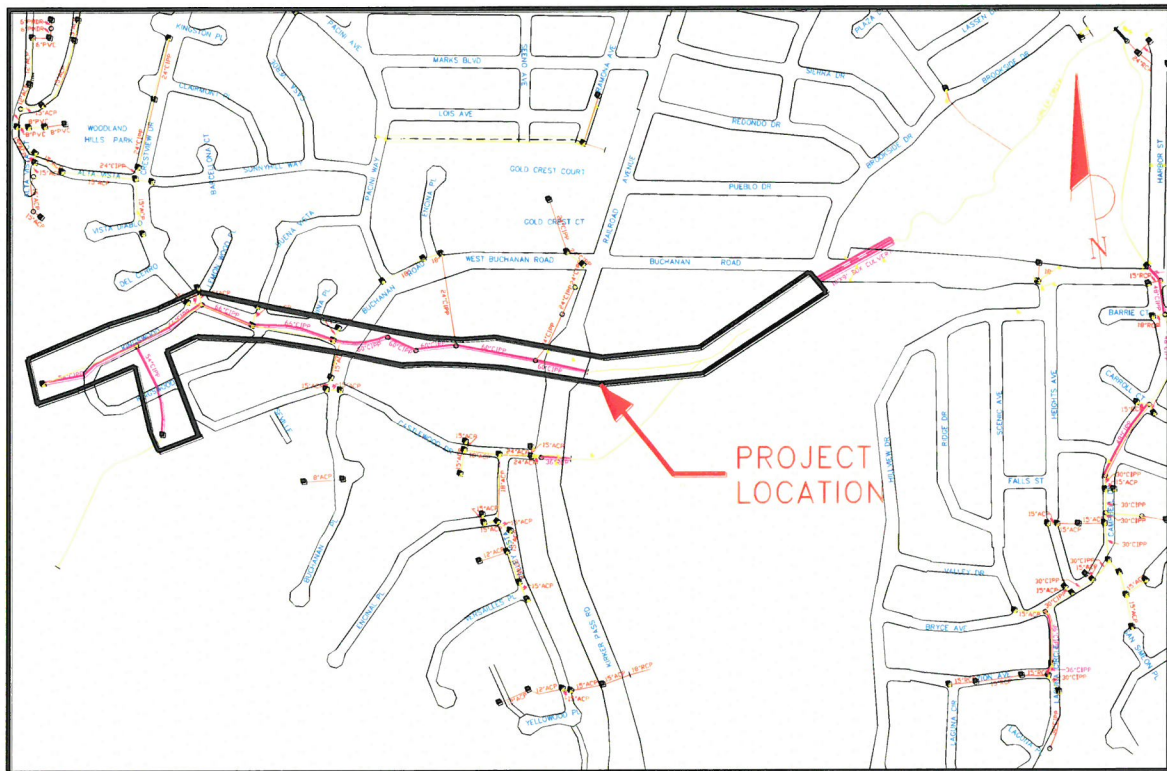
Eligible Funding Source: Kirker Creek

Impervious Service Drainage Fee

Identified Funding Source: TBD

Project Description:

This project will improve all the undersized pipes, and culverts from the Contra Costa Canal to Buchanan Road. These improvement were identified in the July 1999, *Stormwater Management Plan* as conduits 8071 and 8075. This project includes 425' of culvert improvements and 114' of pipe improvements.



SD-15: KIRKER CREEK WATERSHED (Buchanan Road to Kingswood)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

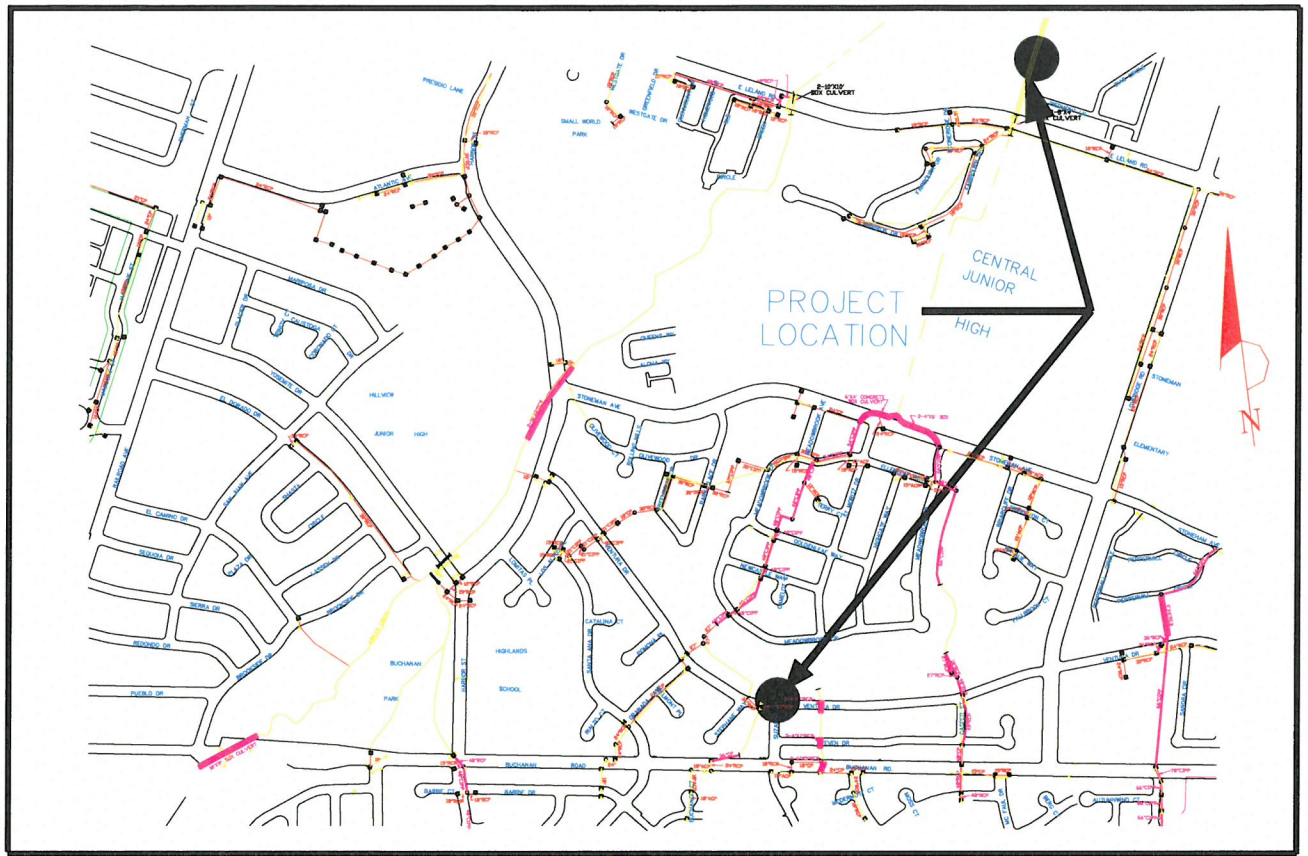
Estimated Project Cost:
\$2,060,000

Project Limits:
Kirker Creek Watershed from Buchanan Road to Kingswood

Funding Sources:
Eligible Funding Source: Kirker Creek
Impervious Surface Drainage Fee
Identified Funding Source: TBD

Project Description:

This project will improve all the undersized pipes, and channels from the Buchanan Road to Kingswood. These improvement were identified in the July 1999, *Stormwater Management Plan* as conduits 8077, 8083, 8085, and 8093. This project includes 412' of channel improvements and 2,794' of pipe improvements.



SD-16: KIRKER CREEK WATERSHED (Ventura Area)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs

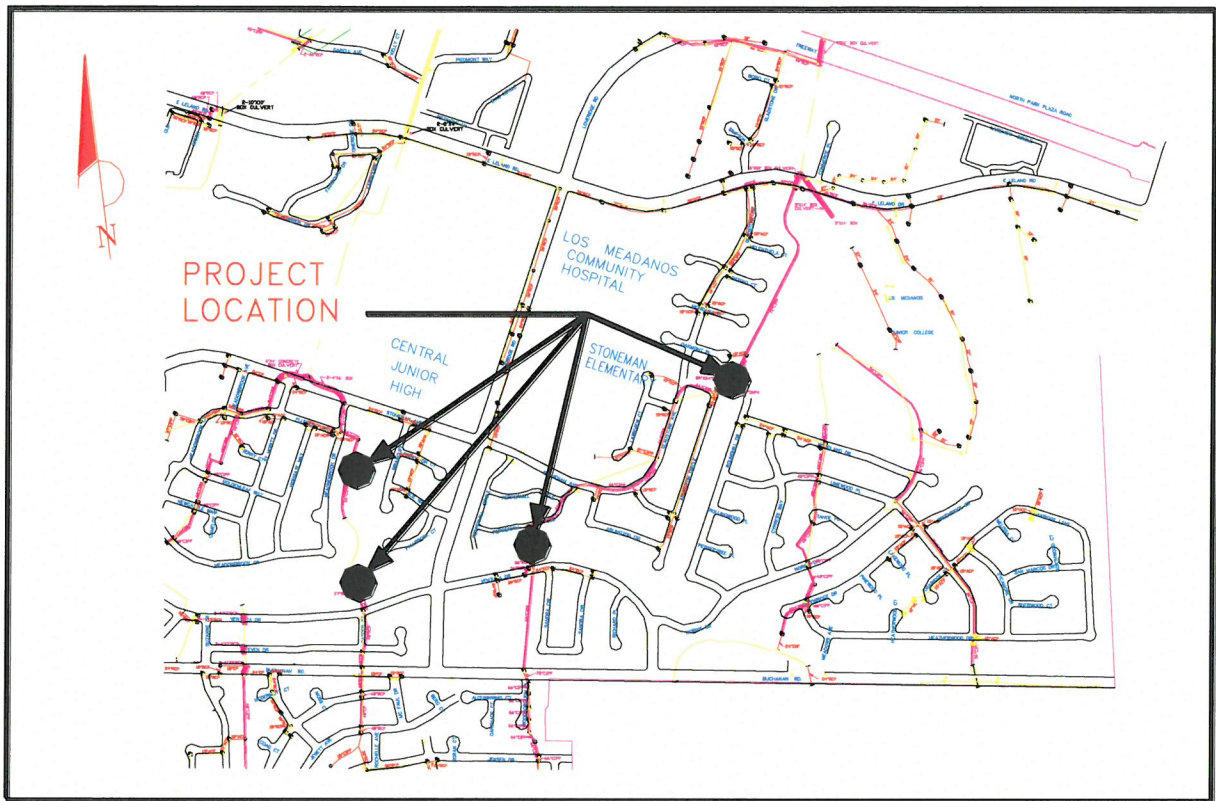
Estimated Project Cost:
\$140,000

Project Limits:
Kirker Creek from Ventura Drive, Piedmont Way and Loveridge Road

Funding Sources:
Eligible Funding Source: Kirker Creek
Impervious Surface Drainage Fee
Identified Funding Source: TBD

Project Description:

This project will improve the undersized pipes near Ventura Drive, Piedmont Way and Loveridge Road. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 8161, 8189, and 8227. This project includes 212' of pipe improvements.



SD-17: KIRKER CREEK WATERSHED (Stoneman Avenue/Contra Costa Canal)

Project No.

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:
\$1,005,000

Project Limits:

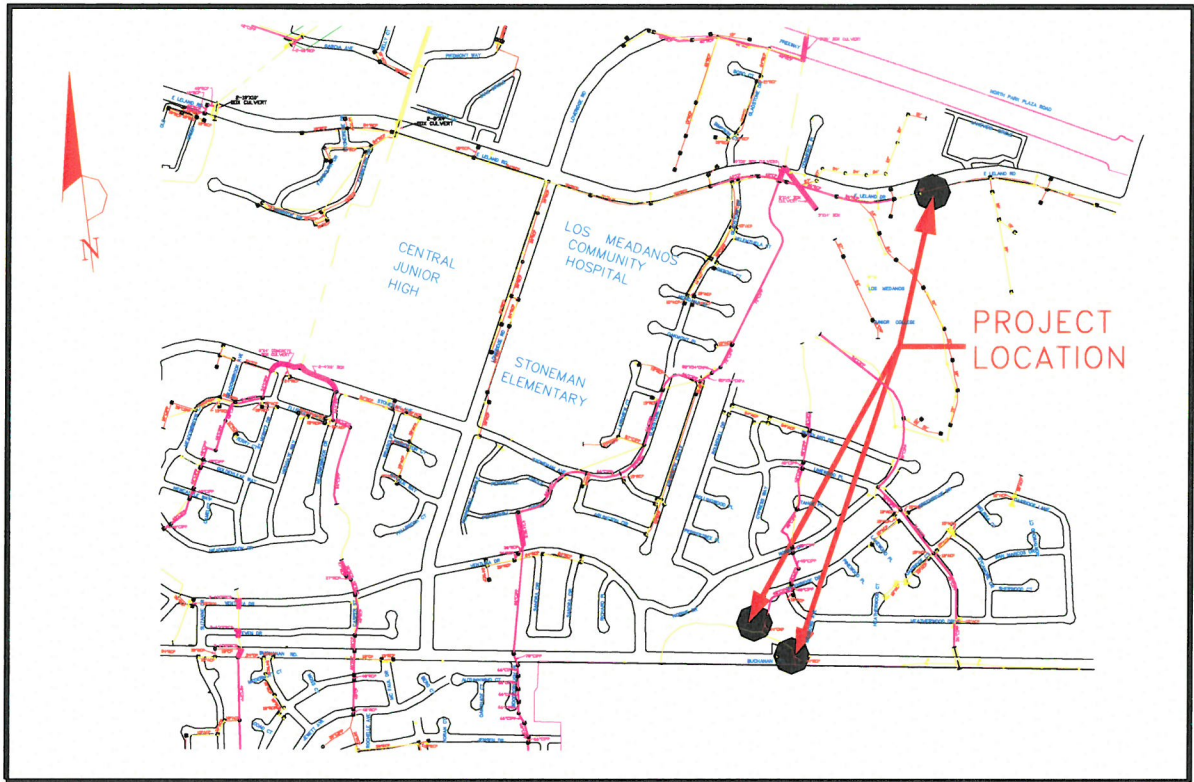
Kirker Creek Watershed near Stoneman Avenue and the Contra Costa Canal.

Funding Sources:

Eligible Funding Source: Kirker Creek
Impervious Surface Drainage Fee
Identified Funding Source: TBD

Project Description:

This project will improve all the undersized pipes, and culverts in the area of Stoneman Avenue and the Contra Costa Canal. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 8179, 8183, 8240, and 8243. This project includes 265' of culvert improvements and 1350' of pipe improvements.



SD-18: KIRKER CREEK WATERSHED Los Medanos College Area

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

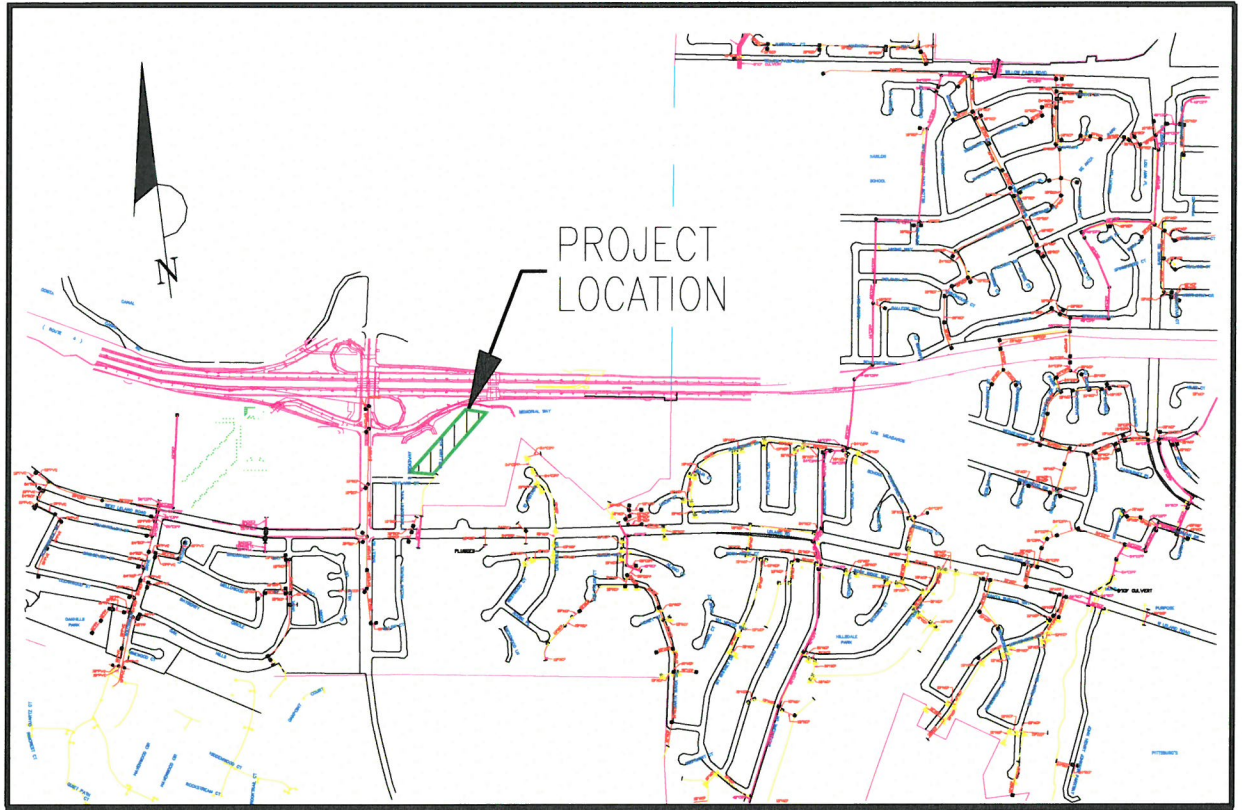
Estimated Project Cost:
\$635,000

Project Limits:
Kirker Creek Watershed in the vicinity of LMC and south

Funding Sources:
Eligible Funding Source: Kirker Creek
Impervious Surface Drainage Fee
Identified Funding Source: none

Project Description:

This project will improve all the undersized pipes, in the vicinity of Los Medanos College and south to the Contra Costa Canal. These improvement were identified in the July 1999, *Stormwater Management Plan* as conduits 8271, 8280, and 8289. This project includes 1010' of pipe improvements.



SD-19: LAWLOR CREEK WATERSHED (State Route 4 to Leland Road)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

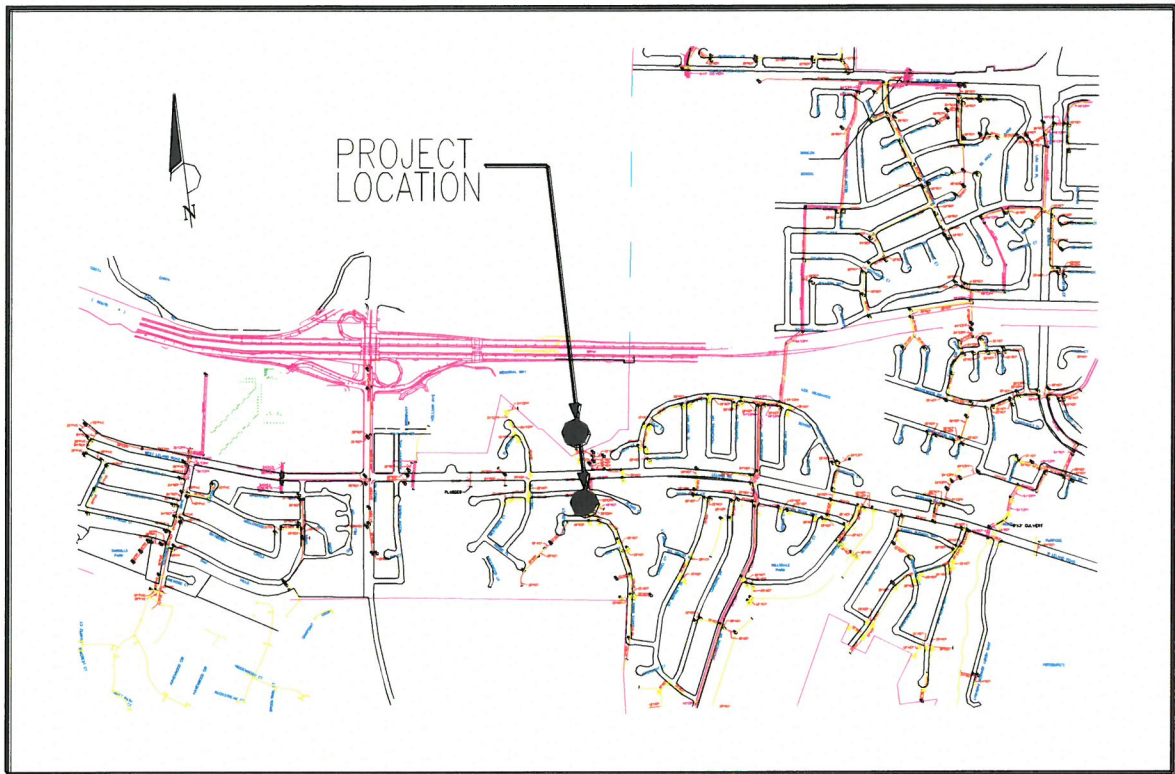
Estimated Project Cost:
\$430,000

Project Limits:
Lawlor Creek Watershed from Hwy. 4 to West Leland Road

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: none

Project Description:

This project will improve all the undersized pipes in the Lawlor Creek Watershed from Hwy 4 to West Leland Road. These improvement were identified in the July 1999, *Stormwater Management Plan* as conduits 3039 and 3041. This project includes 986' of pipe improvements.



SD-20: LAWLOR CREEK WATERSHED (Contra Costa Canal to Santa Maria Drive)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

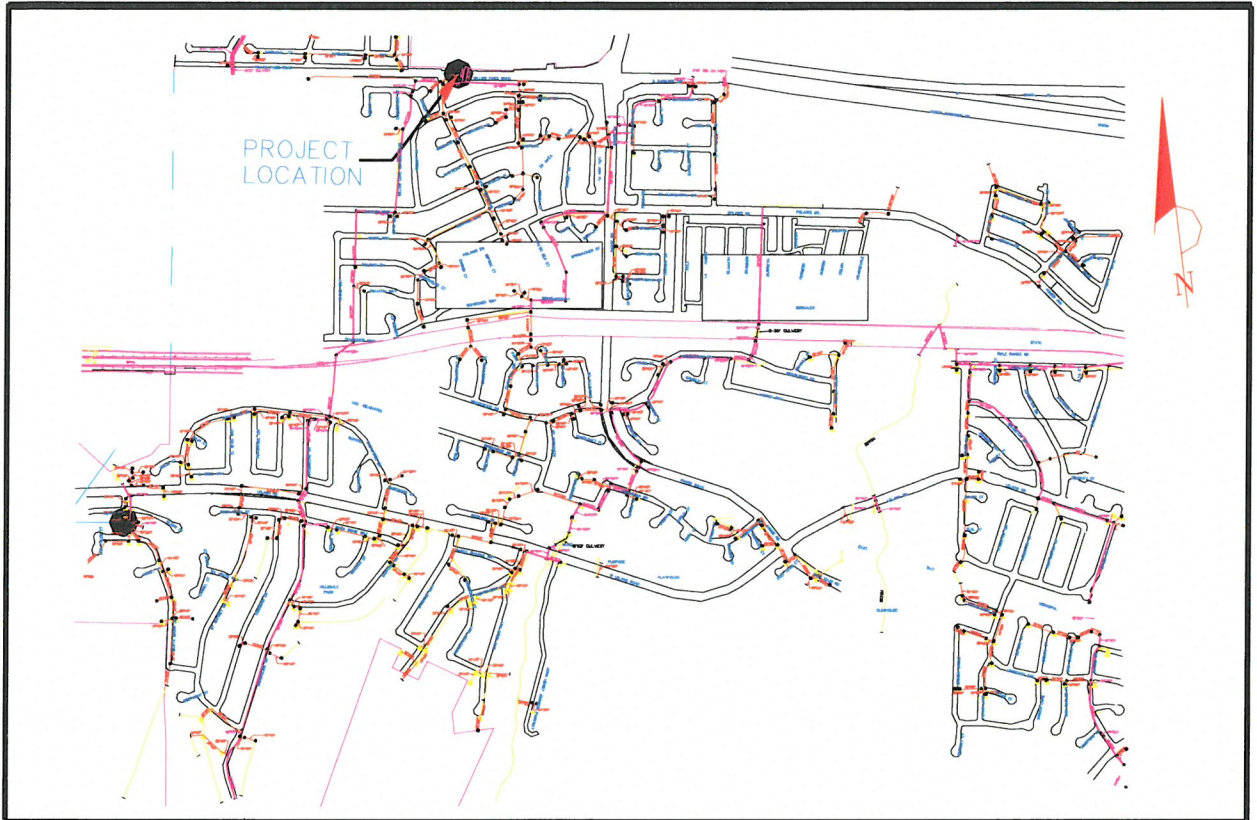
Estimated Project Cost:
\$165,000

Project Limits:
Lawlor Creek watershed from Contra Costa Canal to Santa Maria Drive

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: None

Project Description:

This project will improve all the undersized pipes in the Lawlor Creek Watershed from Contra Costa Canal to Santa Maria Drive. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 3083 and 3091. This project includes 363' of pipe improvements.



SD-22: WATERSHED 4 (Willow Pass Road to Contra Costa Canal)

Project No.

TBD

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:

\$105,000

Project Limits:

Watershed 4 from Willow Pass Road to Contra Costa Canal

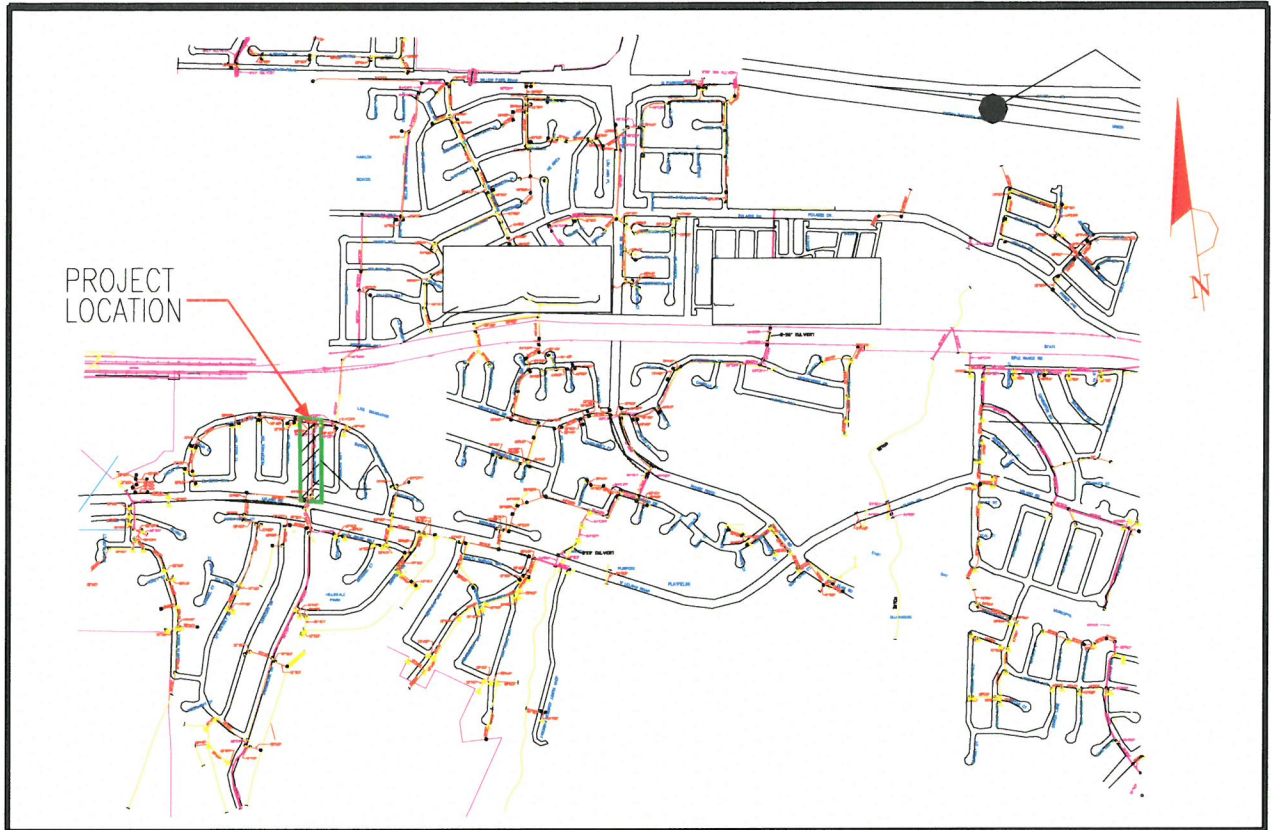
Funding Sources:

Eligible Funding Source: TBD

Identified Funding Source: None

Project Description:

Watershed 4 is drained via natural swales and channels to the storm drainage system in developed areas north and south of State Route 4. This project will improve all the undersized pipes in Watershed 4 from Willow Pass Road to Contra Costa Canal. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 4017 and 4039. This project includes 392' of pipe improvements.



SD-23: WATERSHED 4 (West Leland Road to Sugartree Drive)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

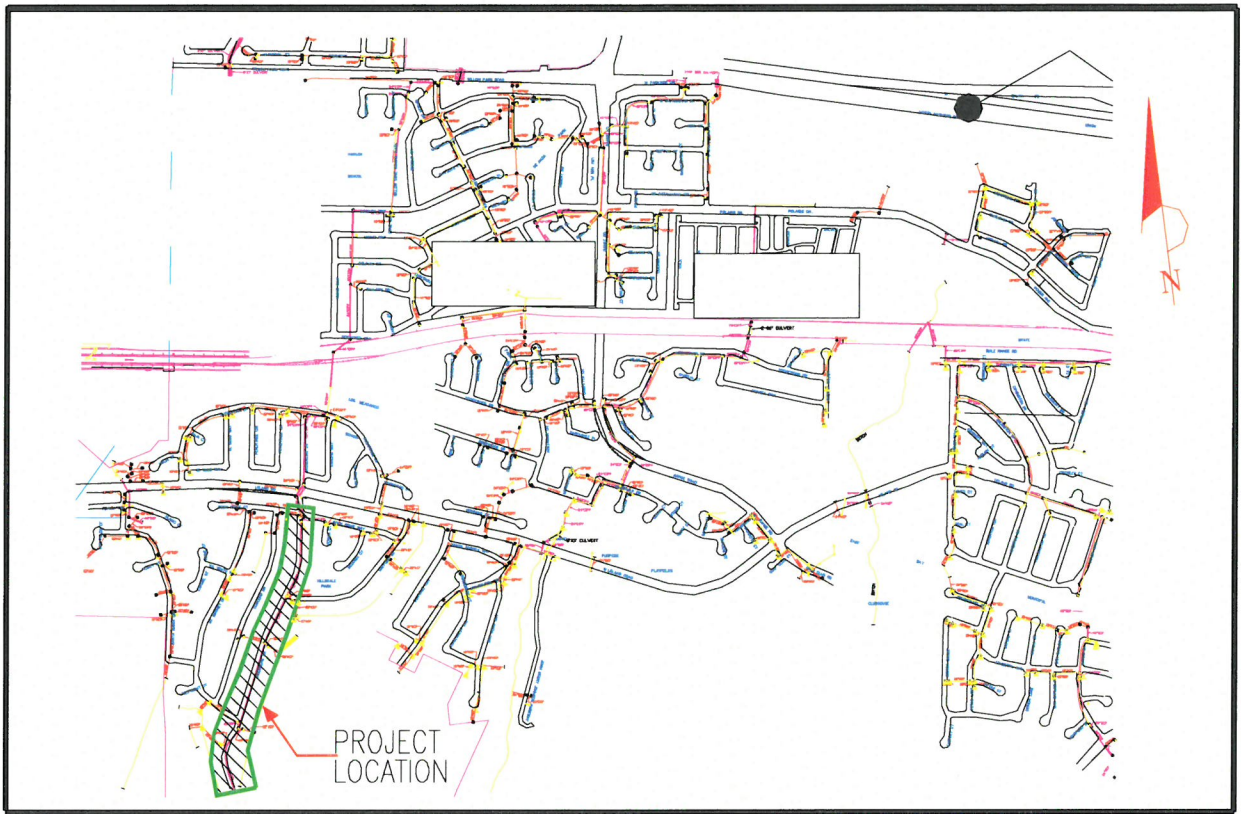
Estimated Project Cost:
\$195,000

Project Limits:
Watershed 4 from West Leland Road to Sugartree Drive

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: None

Project Description:

Watershed 4 is drained via natural swales and channels to the storm drainage system in developed areas north and south of State Route 4. This project will improve all the undersized pipes in Watershed 4 from West Leland Road to Sugartree Drive. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduit 4051. This project includes 802' of pipe improvements.



SD-24: WATERSHED 4 (Rock Ridge Way to Jacqueline Drive Terminus)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

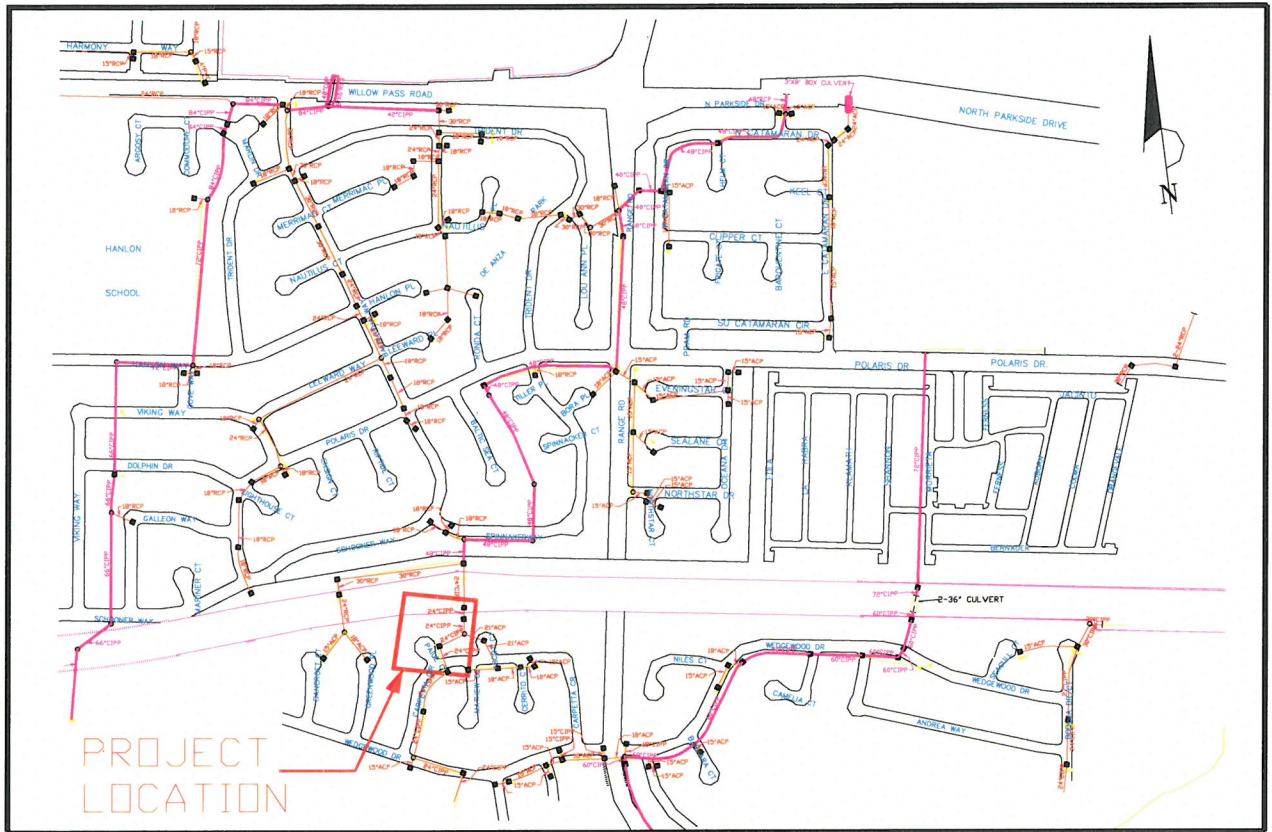
Estimated Project Cost:
\$670,000

Project Limits:
Rock Ridge Way to Jacqueline Drive

Funding Sources:
Eligible Funding Source:
Identified Funding Source: None

Project Description:

Watershed 4 is drained via natural swales and channels to the storm drainage system in developed areas north and south of State Route 4. This project will improve all the undersized pipes in Watershed 4 from Rock Ridge Way to Jacqueline Drive Terminus. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 4071 and 4073. This project includes 2,864' of pipe improvements.



SD-25: WATERSHED 5 (State Route 4 to Paige Court)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

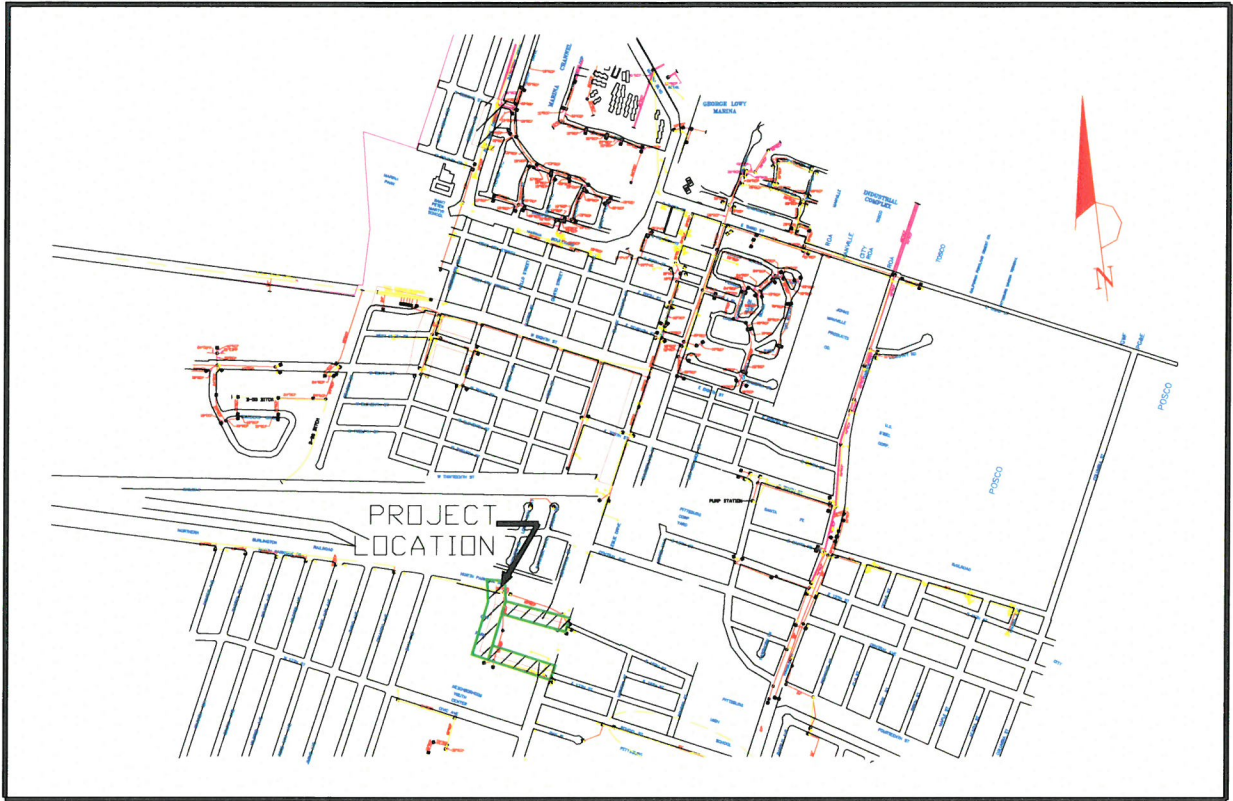
Estimated Project Cost:
\$55,000

Project Limits:
Watershed 5 from State Route 4 to Paige Ct.

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: None

Project Description:

Watershed 5 drains entirely residential developments north and south of State Route 4 via storm drains. This project will improve the 24" pipe in Watershed 5 from State Route 4 to Paige Court. This is the only deficiency identified in Watershed 5. These improvement were identified in the July 1999, *Stormwater Management Plan* as conduit 5053. This project includes 212' of pipe improvements.



SD-26: WATERSHED 6 (City Park Storm Drain)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

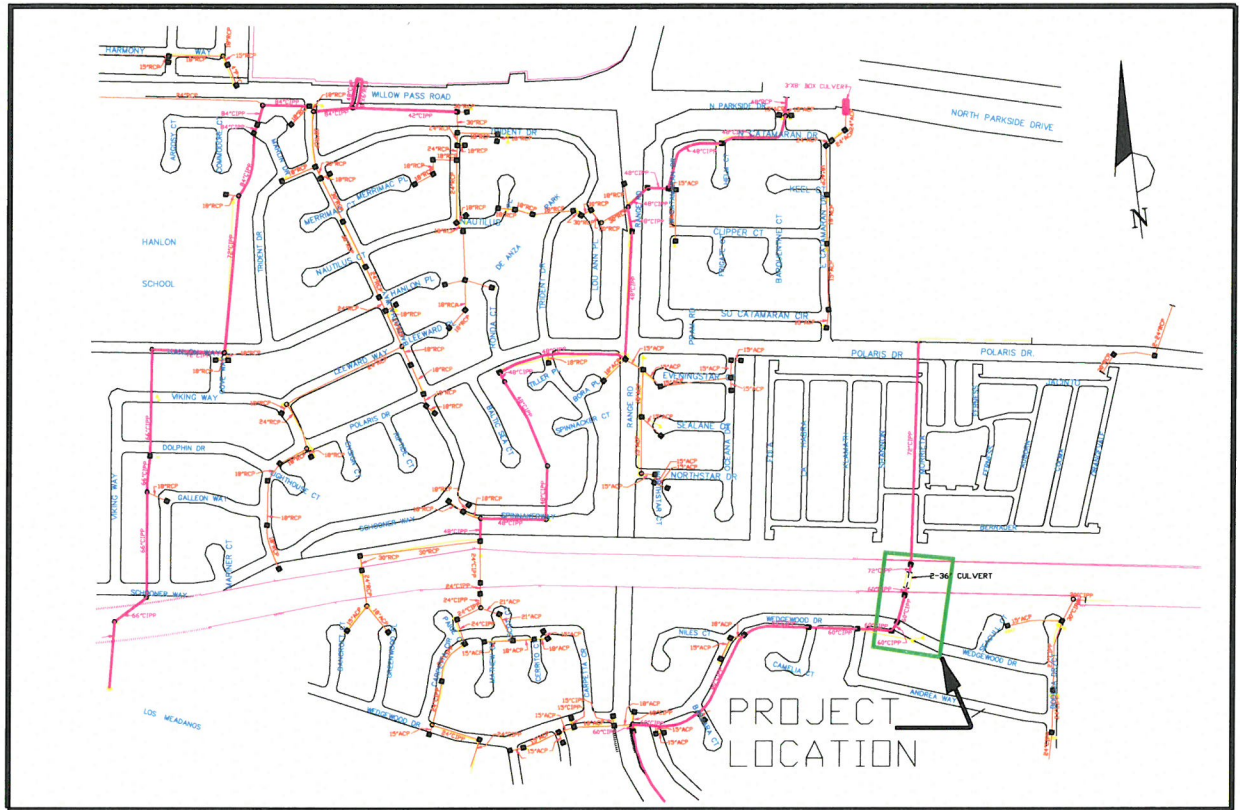
Estimated Project Cost:
\$600,000

Project Limits:
Watershed 6 in City Park

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: None

Project Description:

Watershed 6 encompasses downtown Pittsburg and includes two areas, downtown Pittsburg and just south of State Route 4. This project will improve undersized pipes in Watershed 6 in City Park. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 6313, 6315, and 6317. This project includes 1,926' of pipe improvements.



SD-27: WATERSHED 6 (State Route 4 to Andrea Way)

Project No.
TBD

Status:
Awaiting funding

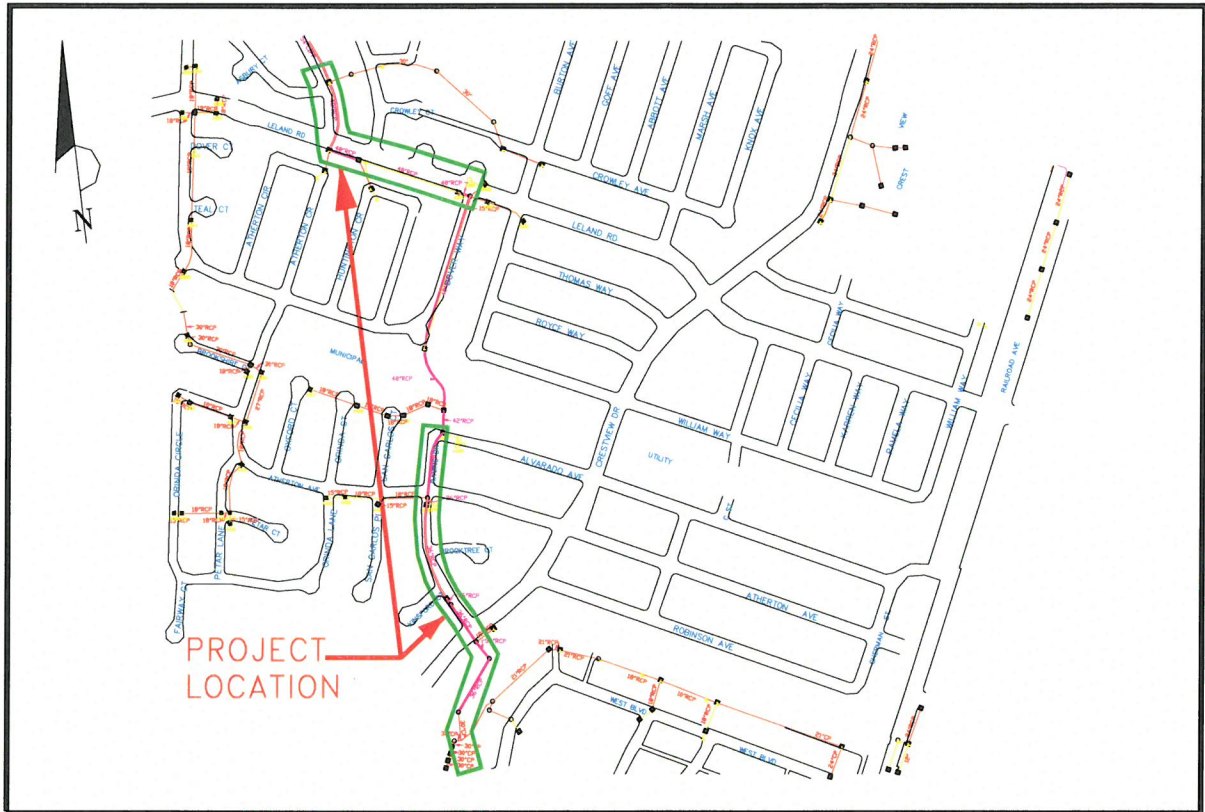
Estimated Project Cost:
\$90,000

Project Limits:
State Route 4 to Andrea Way

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: None

Project Description:

Watershed 6 encompasses downtown Pittsburg and includes two areas, downtown Pittsburg and just south of State Route 4. This project will improve undersized pipes and channels in Watershed 6 from State Route 4 to Andrea Way. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduit 6361. This project includes 271' of pipe improvements.



SD-30: WATERSHED 6 (West Leland Road/Arlington Drive to Kingston Place/Crestview Drive)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

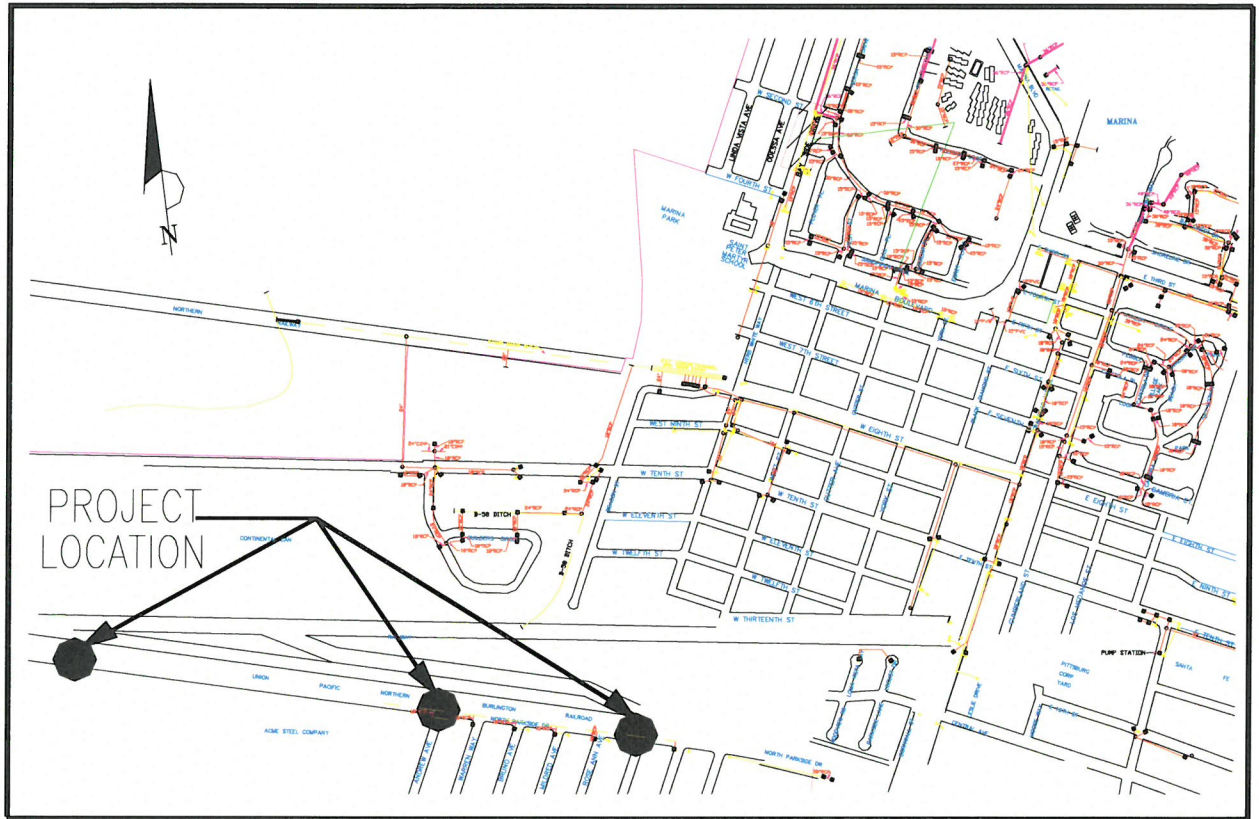
Estimated Project Cost:
\$1,250,000

Project Limits:
Watershed 6 West Leland Road/Arlington Drive to Kingston Place/Crestview Drive

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: None

Project Description:

Watershed 6 encompasses downtown Pittsburgh and an area just south of State Route 4. This project will improve undersized pipes in Watershed 6 Arlington Drive to Kingston Place. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 6541, 6545, 6547, 6548, 6549, and 6551. This project includes 4,023' of pipe improvements.



SD-28: WATERSHED 6 (Parkside Drive Storm Drain)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

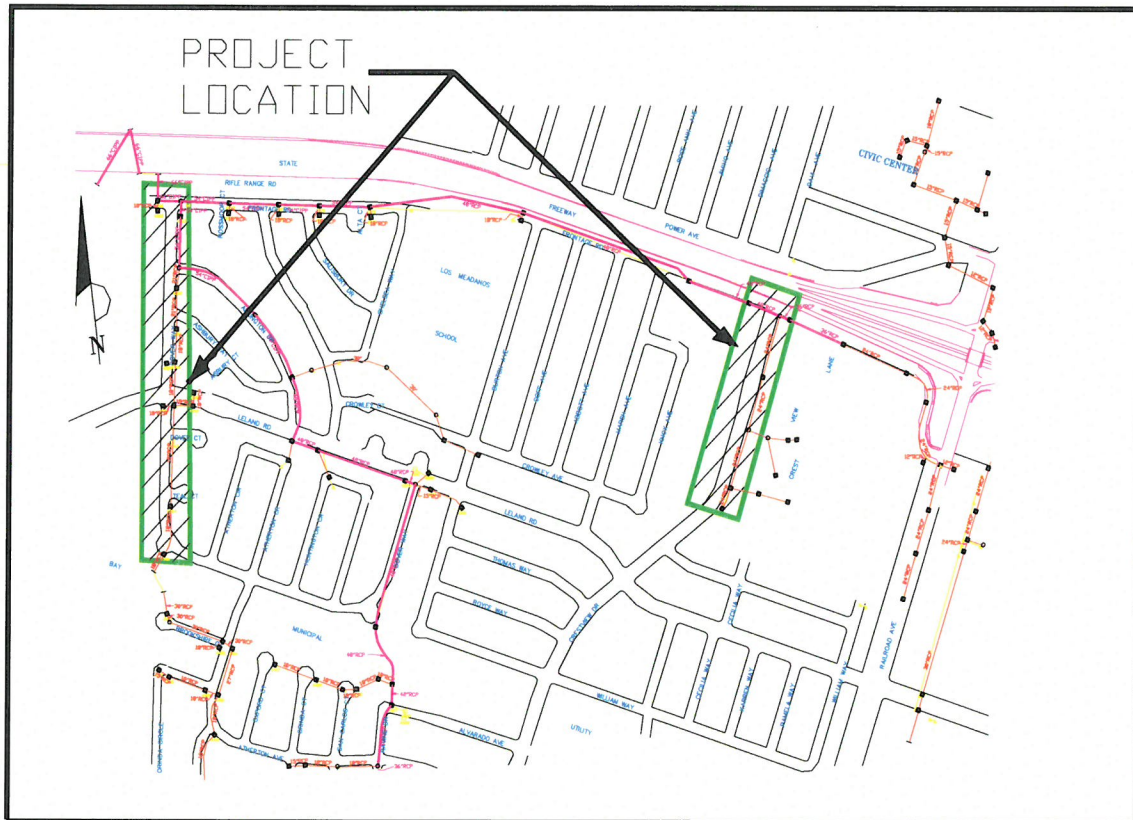
Estimated Project Cost:
\$85,000

Project Limits:
Watershed 6 from North Parkside Drive to
Rose Ann Ave and east of Cannery Ave.

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: None

Project Description:

Watershed 6 encompasses downtown Pittsburg and includes two areas, downtown Pittsburg and just south of State Route 4. This project will improve undersized pipes in Watershed 6 along North Parkside Drive. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 6341, 6405, 6421, and 6451. This project includes 180' of pipe improvements and 70' of channel improvements.



SD-29: WATERSHED 6 (Dover Way Storm Drain)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

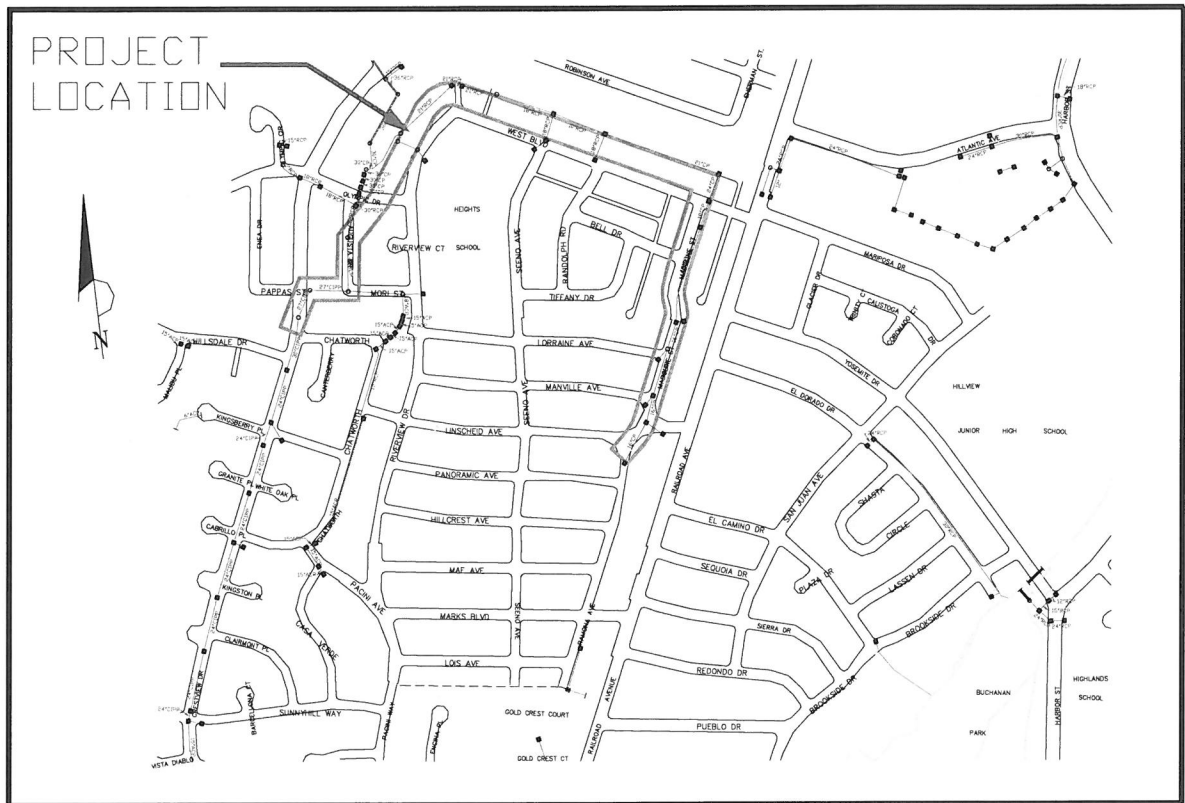
Estimated Project Cost:
\$980,000

Project Limits:
Watershed 6 Dover Way

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: None

Project Description:

Watershed 6 encompasses areas in downtown Pittsburg and just south of State Route 4. This project will improve undersized pipes in Watershed 6 on Dover Way and Crestview. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 6481, 6491, 6493, 6503, 6505, 6507, and 6509. This project includes 3,426' of pipe improvements.



SD-31: WATERSHED 6 (Contra Costa Canal/Crestview Drive to Ramona Drive/Linscheid Drive)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs

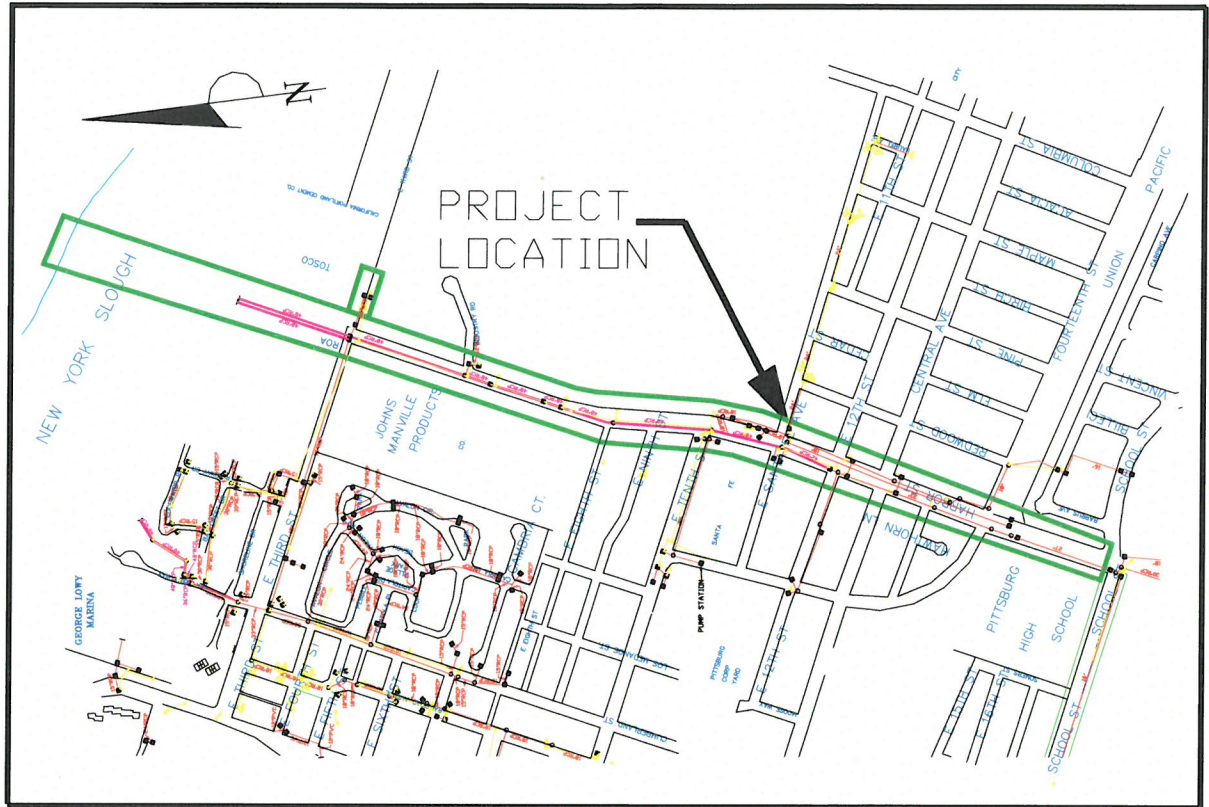
Estimated Project Cost:
\$1,285,000

Project Limits:
Alturas Avenue to Linscheid Drive

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: None

Project Description:

Watershed 6 encompasses downtown Pittsburg and an area just south of State Route 4. This project will improve undersized pipes in Watershed 6 along the Contra Costa Canal, north of Alturas Avenue, to Ramona Drive/Linscheid Drive. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 6561, 6563, 6564, 6565, and 6567. This project includes 4,139' of pipe improvements.



SD-32: WATERSHED 6 (Harbor Street/River Outfall to Harbor Street/School Street)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs

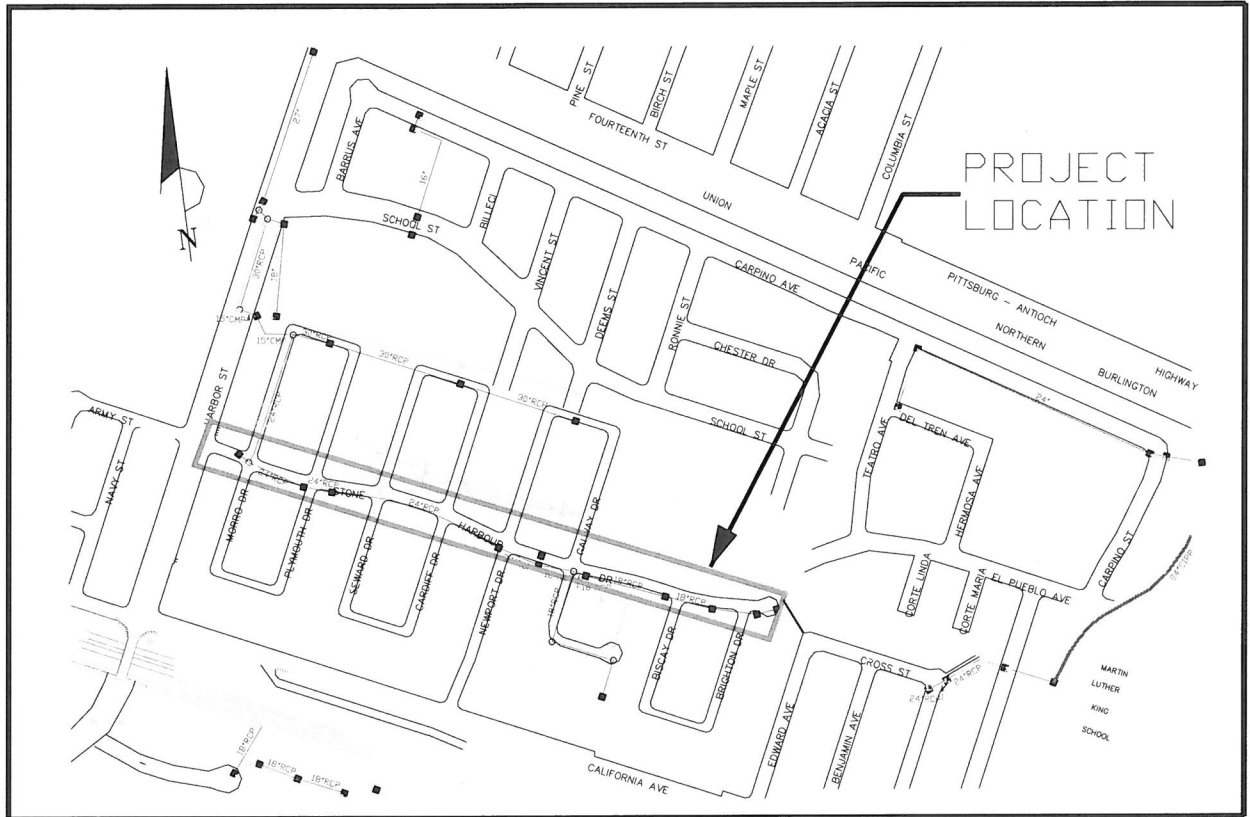
Estimated Project Cost:
\$1,225,000

Project Limits:
Watershed 6 on Harbor Street from the river outfall to School Street.

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: None

Project Description:

Watershed 6 encompasses downtown Pittsburgh and an area just south of State Route 4. This project will improve undersized pipes in Watershed 6 on Harbor Street from the river outfall to School Street. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 6003, 6005, 6007, 6011, 6013, 6015, 6019, 6023, and 6043. This project includes 4,992' of pipe improvements.



SD-33: WATERSHED 6 (Stone Harbour Drive/Morro Drive to Brighton Drive)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

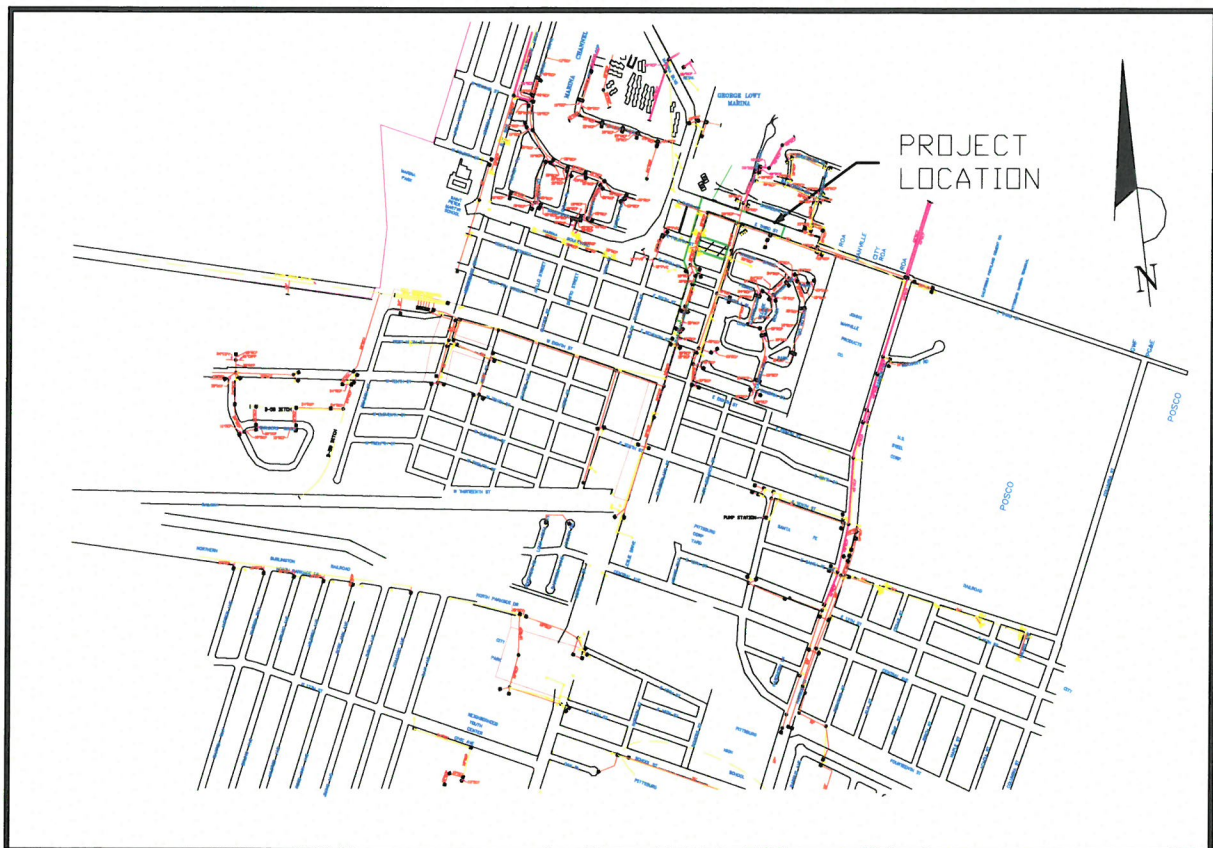
Estimated Project Cost:
\$440,000

Project Limits:
Watershed 6 on Stone Harbour Drive from
Morrow Drive to Brighton Drive

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: None

Project Description:

Watershed 6 encompasses downtown Pittsburg and an area just south of State Route 4. This project will improve undersized pipes in Watershed 6 on Stone Harbour Drive from Morro Drive to Brighton Drive. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 6054, 6055, and 6057. This project includes 1,793' of pipe improvements.



SD-34: WATERSHED 6 (Cumberland Drive/3rd Street to Railroad Ave/ 7th Street)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

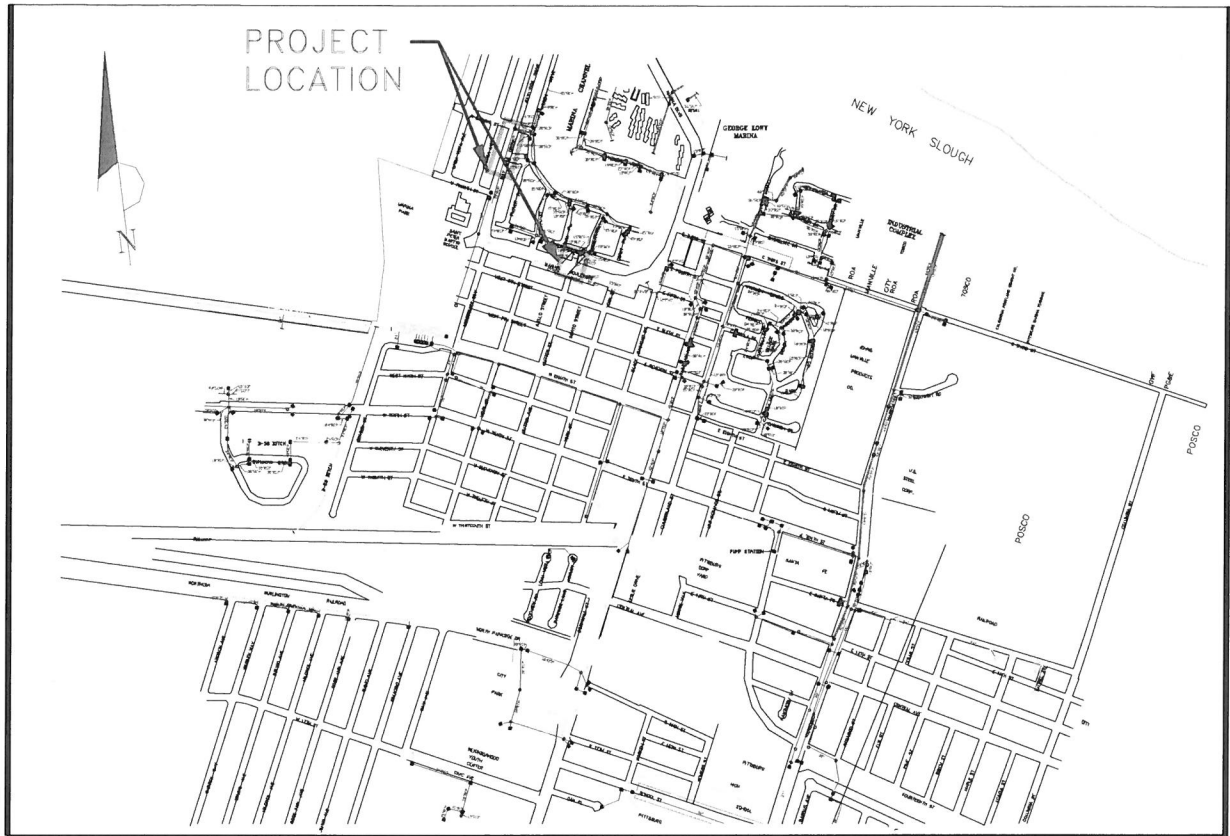
Estimated Project Cost:
\$510,000

Project Limits:
Watershed 6 Downtown Area

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: None

Project Description:

Watershed 6 encompasses downtown Pittsburg and an area just south of State Route 4. This project will improve undersized pipes in Watershed 6 in the downtown area. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 6109, 6111, 6113, and 6115. This project includes 2,061' of pipe improvements.



SD-35: WATERSHED 6 (Marina Blvd and Bayside Drive)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

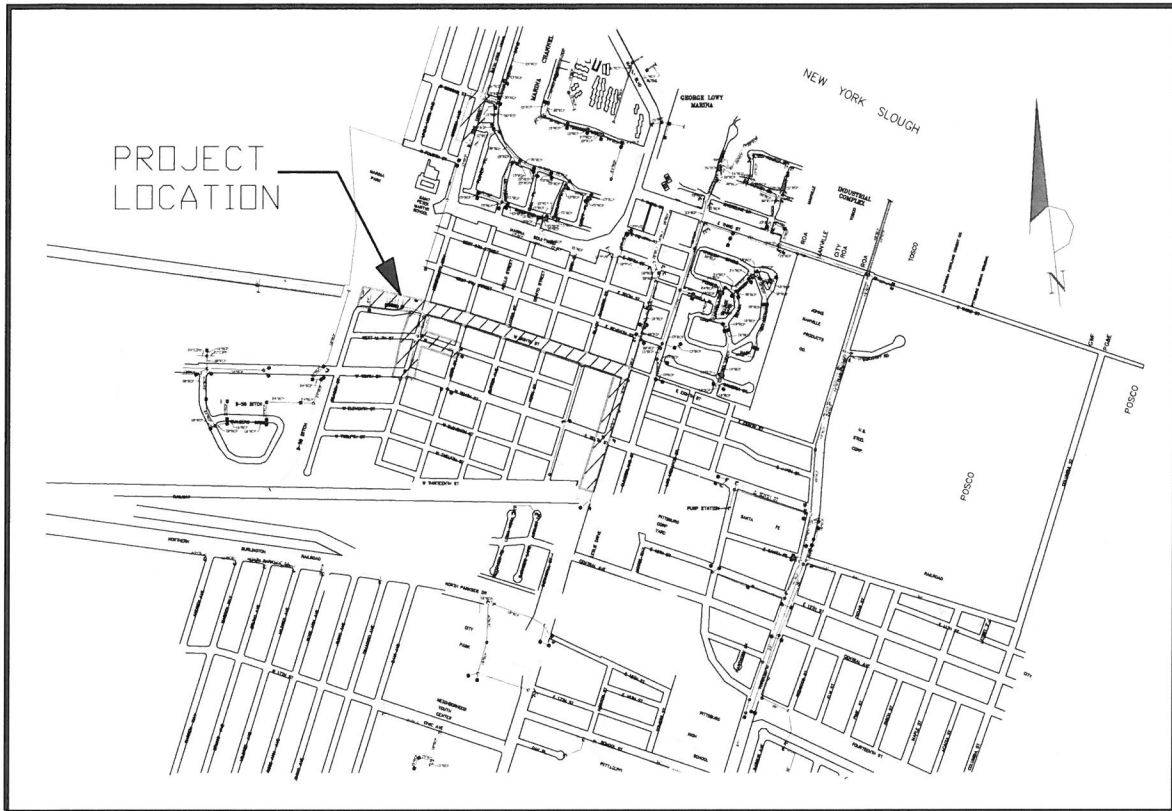
Estimated Project Cost:
\$150,000

Project Limits:
Watershed 6 on Marina Blvd and Bayside Drive

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: None

Project Description:

Watershed 6 encompasses downtown Pittsburg and an area just south of State Route 4. This project will improve undersized pipes in Watershed 6 on Marina Blvd and Bayside Drive. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 6165 and 6207. This project includes 593' of pipe improvements.



SD-36: WATERSHED 6 (8th Street/Railroad Avenue to 8th Street Outfall at Montezuma Slough)

Project No.
TBD

Status:
Awaiting funding/Evaluating needs.

Estimated Project Cost:
\$1,000,000

Project Limits:
Watershed 6 Eight Street from Herb White Way/Montezuma to Railroad Avenue

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: None

Project Description:

Watershed 6 encompasses downtown Pittsburg and includes two areas, downtown Pittsburg and just south of State Route 4. This project will improve undersized pipes in Watershed 6 along West Eighth Street and Herb White Way. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 6257, 6258, 6260, and 6263. This project includes 2,154' of pipe improvements. This project will also include stormwater controls to redirect surface stormwater runoff to vegetated areas to filter and manage stormwater flow.

PROJECT SITE



SD-37: MONTEZUMA PUMP STATION REPLACEMENT PROJECT

Project No.
TBD

Status:
Design & Permitting

Estimated Project Cost:
\$425,000

Project Limits:
North of Willow Pass Road West of BNSF

Funding Sources

Eligible Funding Sources: SOF, KCDF
Identified Funding: none \$125,000 SOF, \$300,000 KCDF

Project Description:

This project will replace the Montezuma Pump Station.



SD-39 RAILROAD AND CIVIC AVENUE BIORETENTION

Project No.
TBD

Status:
Being Studied

Estimated Project Cost:
\$520,000

Project Limits:
Civic Avenue from Center Drive to Railroad Avenue

Funding Sources
Eligible Funding Sources: Proposition 1 grants
Identified Funding: none

Project Description:

Construct vegetated bioretention / swales alongside the northern portion of Civic Avenue at City Park and along Railroad Avenue to receive and treat surface stormwater runoff for treatment.



SD-40 ENVIRONMENTAL CENTER PARKING AREA IMPROVEMENTS

Project No.
TBD

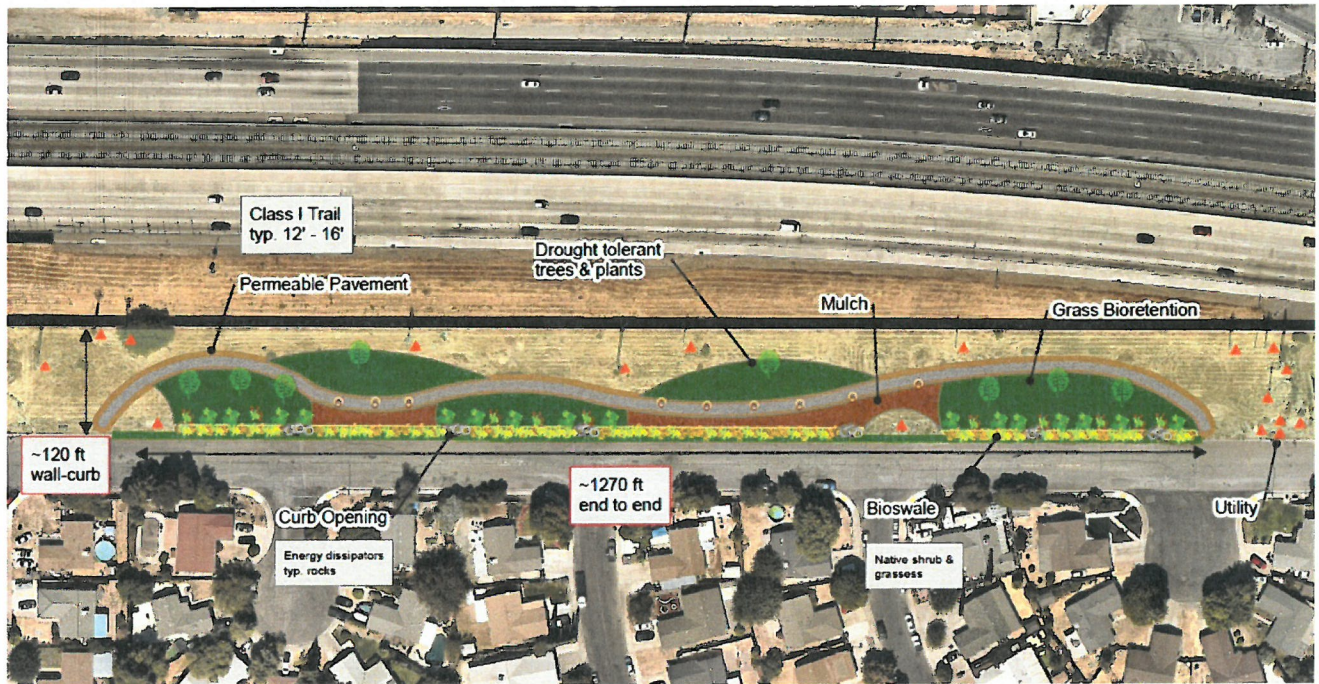
Status:
Being evaluated

Estimated Project Cost:
\$780,000

Project Limits:
Environmental Center

Funding Sources
Eligible Funding Sources: Proposition 1 Grant Funds
Identified Funding: none

Project Description:
This project will construct improvements to divert surface stormwater runoff to vegetated bioretention areas.



SD-41 FRONTAGE ROAD GREEN PATH

Project No.
TBD

Status:
Being Evaluated

Estimated Project Cost:
\$1,300,000

Project Limits:
Frontage Road East of Dover Way

Funding Sources
Eligible Funding Sources: Proposition 1 Grant Funds
Identified Funding: none

Project Description:

Construction of a Class I trail on Frontage Road from Dover Way to the end of the existing pedestrian trail at Chelsea Way. The project will install pathway swales and bioretention features.



SD-42 MARINA PARKING LOT MODIFICATIONS

Project No.
TBD

Status:
Being Studied

Estimated Project Cost:
\$650,000

Project Limits:
Parking lot at Marina

Funding Sources
Eligible Funding Sources: Proposition 1 Grants
Identified Funding: none

Project Description:
Construct improvements to parking lot landscaped areas to receive surface stormwater runoff for treatment.



SD-43 CITY PARKING LOT RETROFIT AT PITTSBURG ANTIOCH HIGHWAY

Project No.
TBD

Status:
Being Evaluated

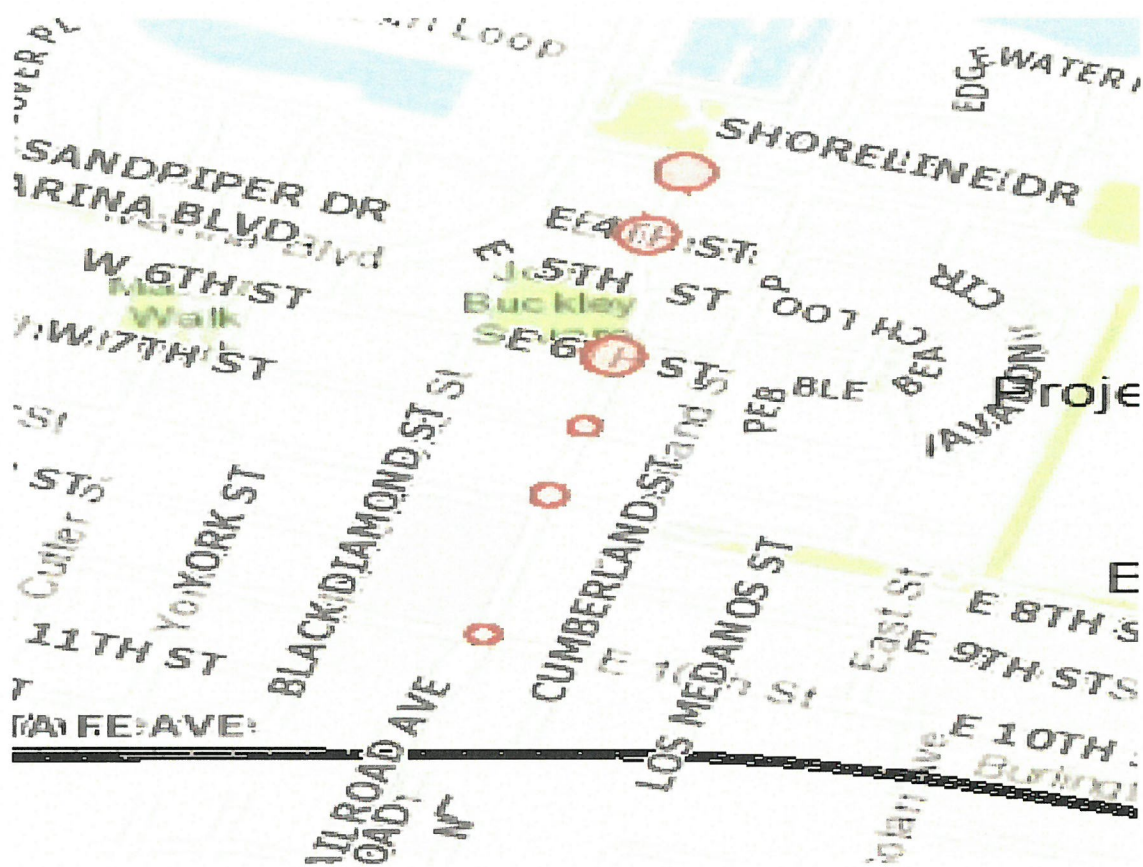
Estimated Project Cost:
\$780,000

Project Limits:
Northeastern corner of Harbor Street and
Pittsburg Antioch Highway

Funding Sources
Eligible Funding Sources: Proposition 1 Grant
Funds
Identified Funding: none

Project Description:

This project will retrofit the existing surrounding landscaped areas within the existing parking lot, and divert surface stormwater runoff into bioretention or vegetated areas.



SD-44: RAILROAD AVENUE BULB OUT RETROFIT

Project No.
TBD

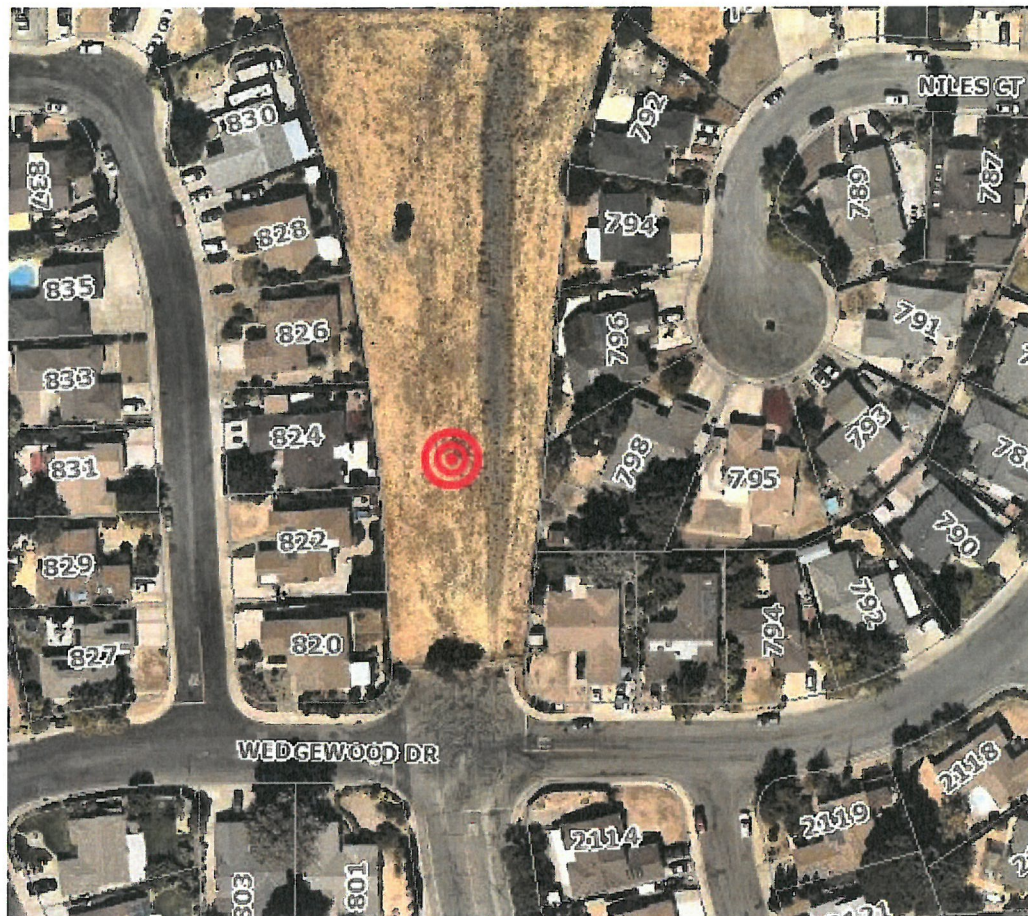
Status:
Being studied

Estimated Project Cost:
\$1,000,000

Project Limits:
Railroad Avenue From 10th to 3rd Streets

Funding Sources
Eligible Funding Sources: Proposition 1
Stormwater Grants
Identified Funding: none

Project Description:
Retrofit of existing bulb outs at the intersections on Railroad Avenue from 10th street to 3rd street, to receive the surface stormwater runoff from the concrete valley gutters and divert through vegetated treatment areas.



SD-45: RANGE ROAD-ROADWAY BIORETENTION

Project No.
TBD

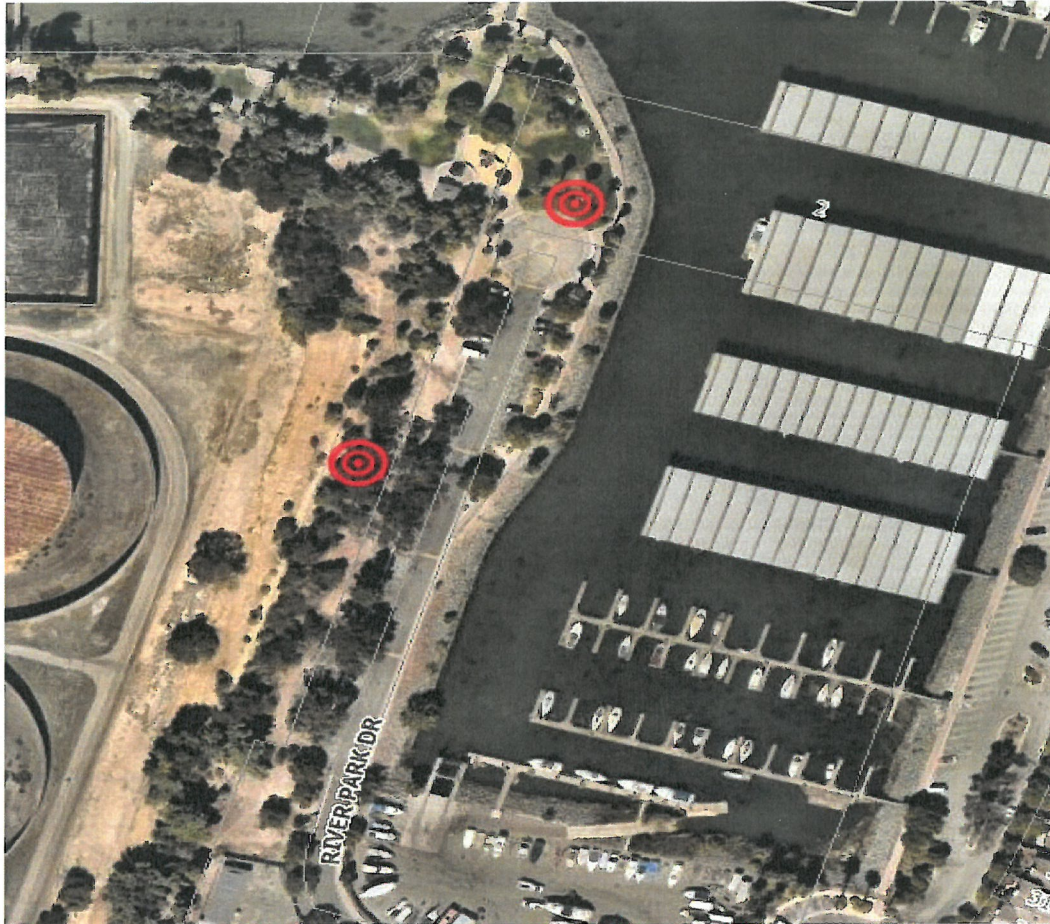
Status:
Being evaluated

Estimated Project Cost:
\$910,000

Project Limits:
End of Range Road, south of State Route 4

Funding Sources
Eligible Funding Sources: Proposition 1
Stormwater Grants
Identified Funding: none

Project Description:
Construct roadway bioretention improvements at the end of Range Road to receive roadway stormwater runoff for treatment, and neighborhood greenway feature.



SD-46 RIVERVIEW PARK GREEN INFRASTRUCTURE PROJECT

Project No.
TBD

Status:
Being Evaluated

Estimated Project Cost:
\$780,000

Project Limits:
Riverview Park

Funding Sources

Eligible Funding Sources: Proposition 1 Grant
Funding

Identified Funding: none

Project Description:

The project will incorporate vegetated swales and bioretention areas to receive surface stormwater runoff from adjacent roadway and parking areas.



SD-47 AMERICANA PARK DETENTION BASIN AND DRAINAGE RETROFITS

Project No.
TBD

Status:
Preliminary Design

Estimated Project Cost:
\$800,000

Project Limits:
Americana Park and North Parkside Drive

Funding Sources
Proposition 1 Implementation Grant, Developer Contribution

Project Description:

This project will retrofit the undersized detention basin at Americana Park, to create a bioretention basin to accommodate adjacent surface runoff flow and improving landscaped portion of the City's right of way along North Parkside Drive.



SD-48 WILLOW PASS ROAD ROADWAY BIORETENTION

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$550,000

Project Limits:
Willow Pass Road,

Funding Sources: Stormwater Grants
Identified Funding Sources: none

Project Description:

Construct 3,000 linear feet of bioswales on the north and south sides of Willow Pass Road to treat surface stormwater runoff from the adjacent roadway.



SD-49 STONEMAN AVENUE STORM DRAIN REPLACEMENT/REPAIR

Project No.

Status:

Estimated Project Cost:
\$200,000

Project Limits:
Stoneman Avenue between Meadowbrook Circle
and Briarcliff Drive

Funding Sources: SOF, NPDES Stormwater
Fund

Identified Funding Sources: NPDES Stormwater
Fund \$200,000

Project Description:

This project will replace/repair the collapsed 24" storm drain line and inlets on Stoneman Avenue between Meadowbrook Circle and Briarcliff Drive.



CAPITAL IMPROVEMENT PROGRAM BUILDING PROJECTS





B-2: CORPORATION YARD FUELING SYSTEM REPLACEMENT PROJECT

Project No.
TBD

Status:
Design

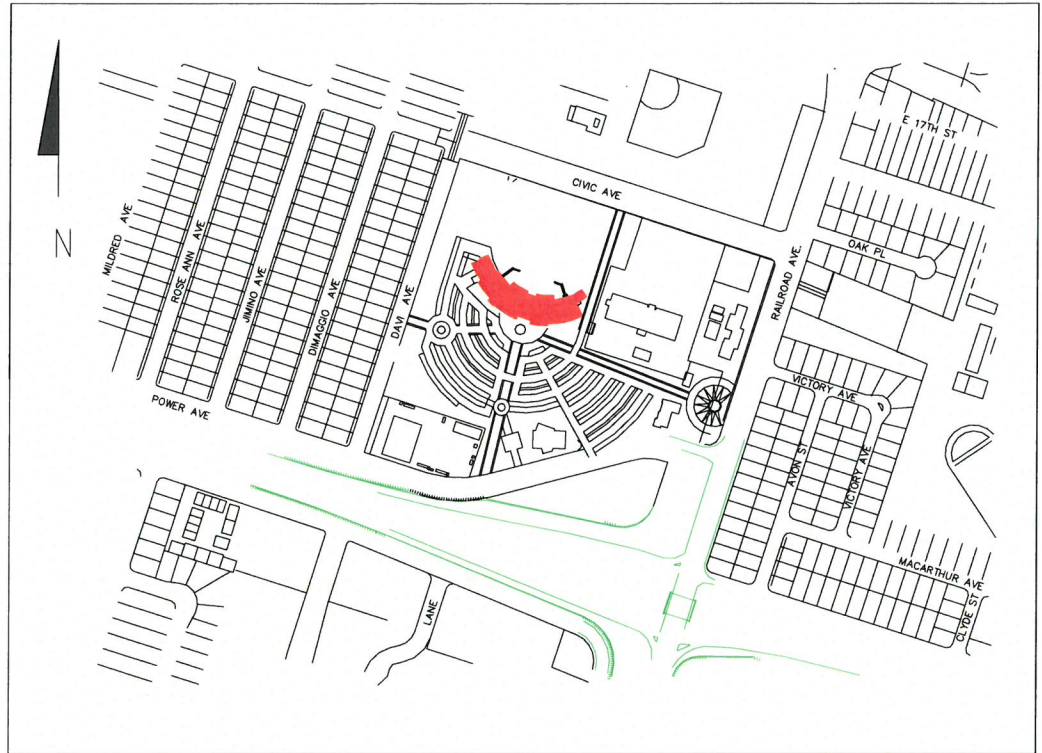
Estimated Project Cost:
\$900,000

Project Limits:
357 East 12th Street- Corporation Yard

Funding Sources
Eligible Funding Sources: State Grants, Dept
Budgets that use Vehicles and Equipment
Identified Funding: Building & Fleet Maintenance

Project Description:

The fleet fueling system at the Corporation Yard is out of compliance per State regulatory requirements and needs major upgrades including new piping, fueling island, single wall tank replacement with above ground tanks, new dispensers, island cover and new Concrete pad.



B-5: POLICE EVIDENCE & INTAKE ROOM IMPROVEMENTS

Project No.

TBD

Status:

Preliminary Design

Estimated Project Cost:

\$350,000

Project Limits:

Police Department, Pittsburg City Hall

Funding Sources

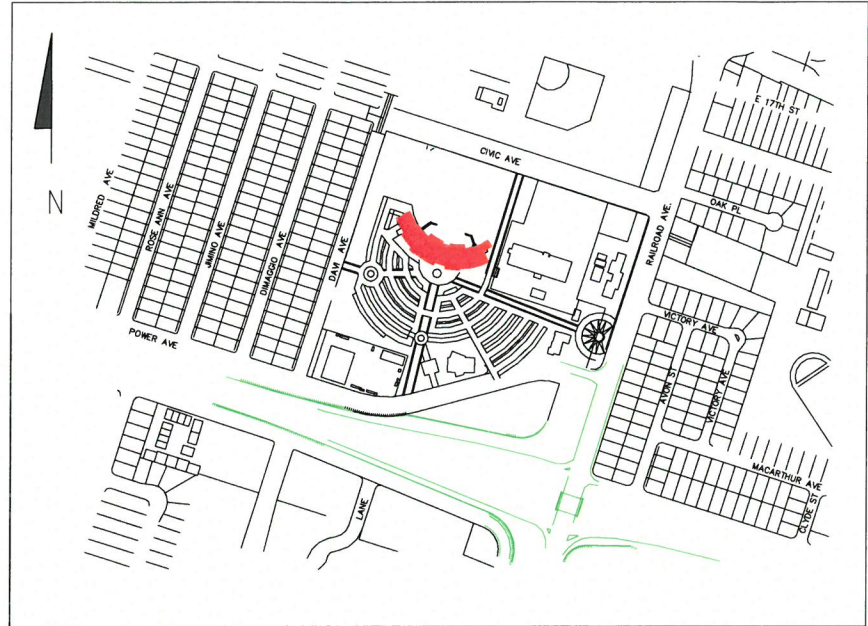
Eligible Funding Sources: General Fund, Grants

Identified Funding: \$100,000 Building

Maintenance Fund

Project Description:

Design, renovation of existing office and storage spaces, including installation of equipment and modifications to mechanical, plumbing and electrical systems to allow the more efficient use of space for evidence processing (intake room) and storage in compliance with applicable codes, regulations and best practices for law enforcement investigation and safety.



B-6: POLICE EVIDENCE STORAGE BUILDING

Project No.

TBD

Status:

Conceptual

Estimated Project Cost:

500,000

Project Limits:

Vicinity of Pittsburg City Hall

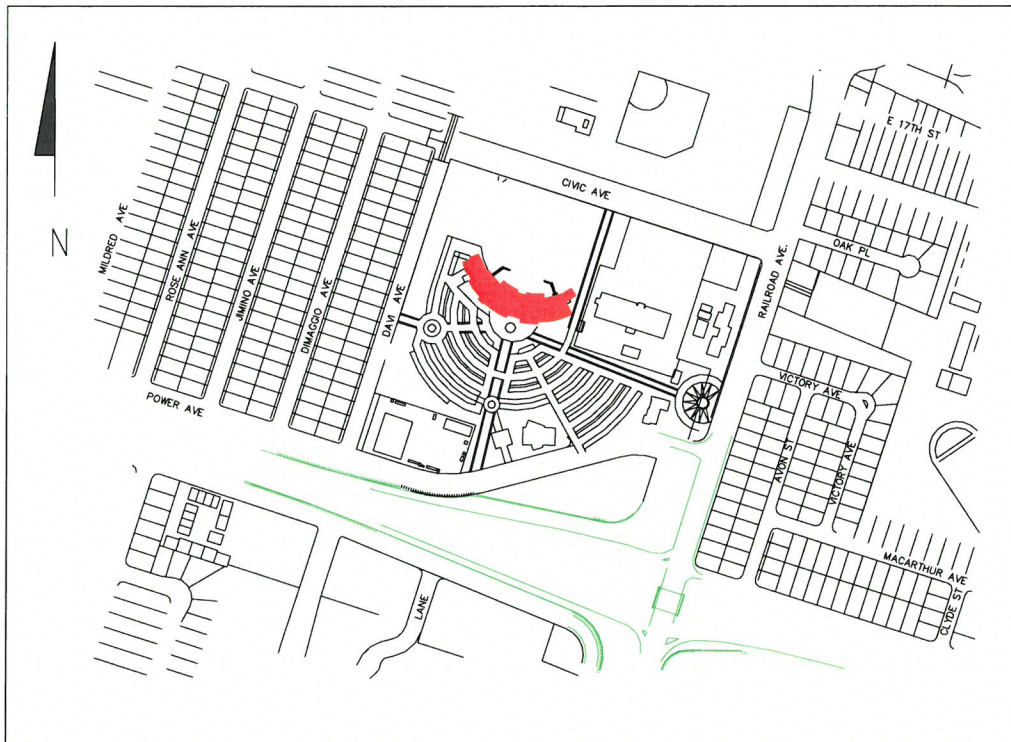
Funding Sources

Eligible Funding Sources: General Fund, Grants

Identified Funding:

Project Description:

Design and construction of evidence storage building, including plumbing, electrical, ventilation and security components for the processing and storage of evidence for the Pittsburg Police Department. Building components must comply with various codes, regulations and best practices for law enforcement investigation and safety.



B-7: CIVIC CENTER REPAIR

Project No.

Status:

Estimated Project Cost:
\$120,000

Project Limits:
Civic Center

Funding Sources:

Eligible Funding Source: General Fund
Building Maintenance

Identified Funding Source: \$80,000 General
Fund Building Maintenance

Project Description:

This project will complete major repair projects for the Civic Center that come up including HVAC repair and carpet. These funds will be set aside until needed.



B-8: LACTATION ROOM AT CITY HALL

Project No.

Status:

Estimated Project Cost:
\$50,000

Project Limits:
Pittsburg City Hall

Funding Sources

Eligible Funding Sources: General Fund, Grants
Identified Funding:

Project Description:

This project will convert an existing area at City Hall to provide a lactation room at City Hall.



B-12: PURCHASE CORP YARD ANNEX (359 East Twelfth St.)

Project No.
To be determined

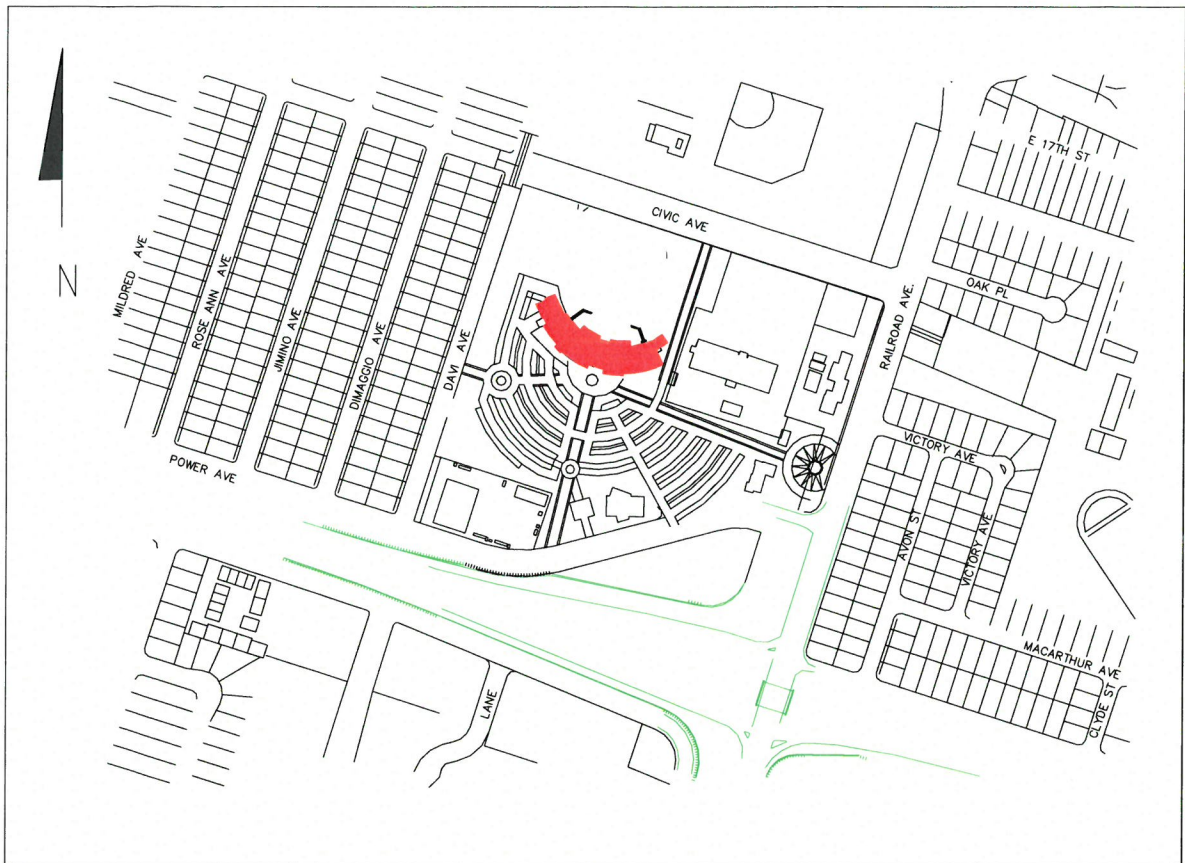
Status:
Awaiting funding.

Estimated Project Cost:
\$1,650,000

Project Limits:
City Corporation Yard at 357 East 12th Street

Funding Sources:
Eligible Funding Source: TBD
Identified Funding Source: Not funded

Project Description:
This project will involve expansion and an addition of a warehouse at the City's existing maintenance yard.



B-52: CIVIC CENTER PARKING STRUCTURE

Project No.

To be determined

Status:

Awaiting funding.

Estimated Project Cost:

\$5,000,000

Project Limits:

To Be Determined

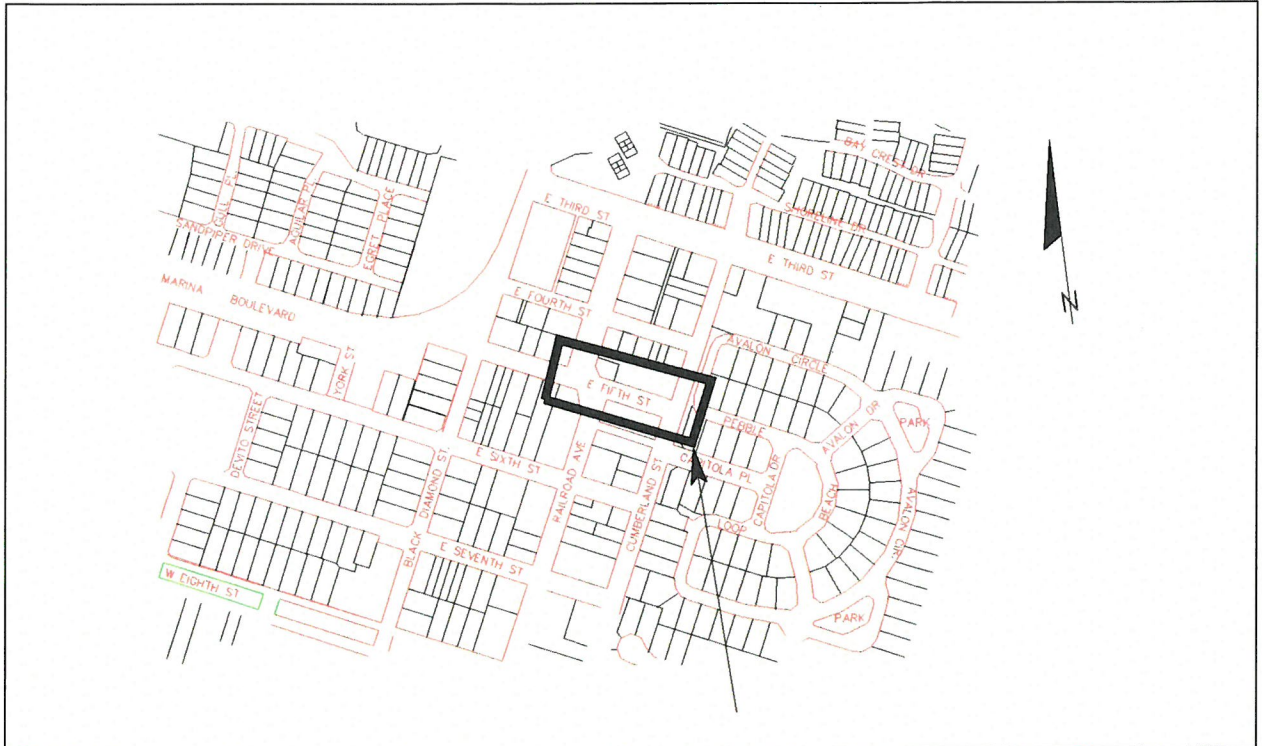
Funding Sources:

Eligible Funding Source: To Be Determined

Identified Funding Source: None

Project Description:

This project will construct a parking structure near City Hall and the Courthouse for use by both facilities.



B-53 DOWNTOWN SURFACE PARKING LOT

Project No.

To be determined

Status:

Awaiting funding

Estimated Project Cost:

\$1,500,000

Project Limits:

Fifth Street, Cumberland to Railroad Avenue

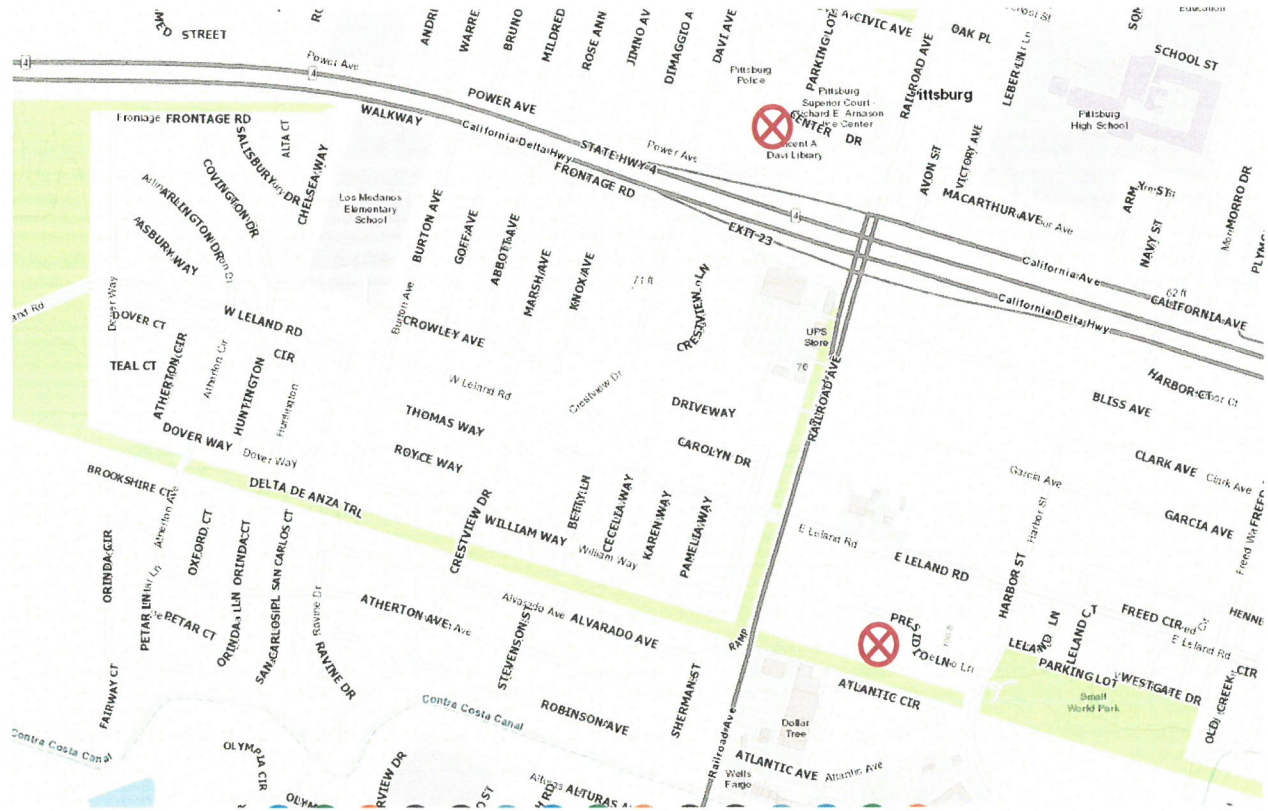
Funding Sources:

Eligible Funding Source: TBD

Identified Funding Source: None

Project Description:

This project will construct a new parking lot at East 5th Street to increase available parking for the downtown area.



B-55 CIVIC CENTER/SENIOR CENTER EOC UPGRADES

Project No.
TBD

Status:
2019/20 Allocation \$80,000

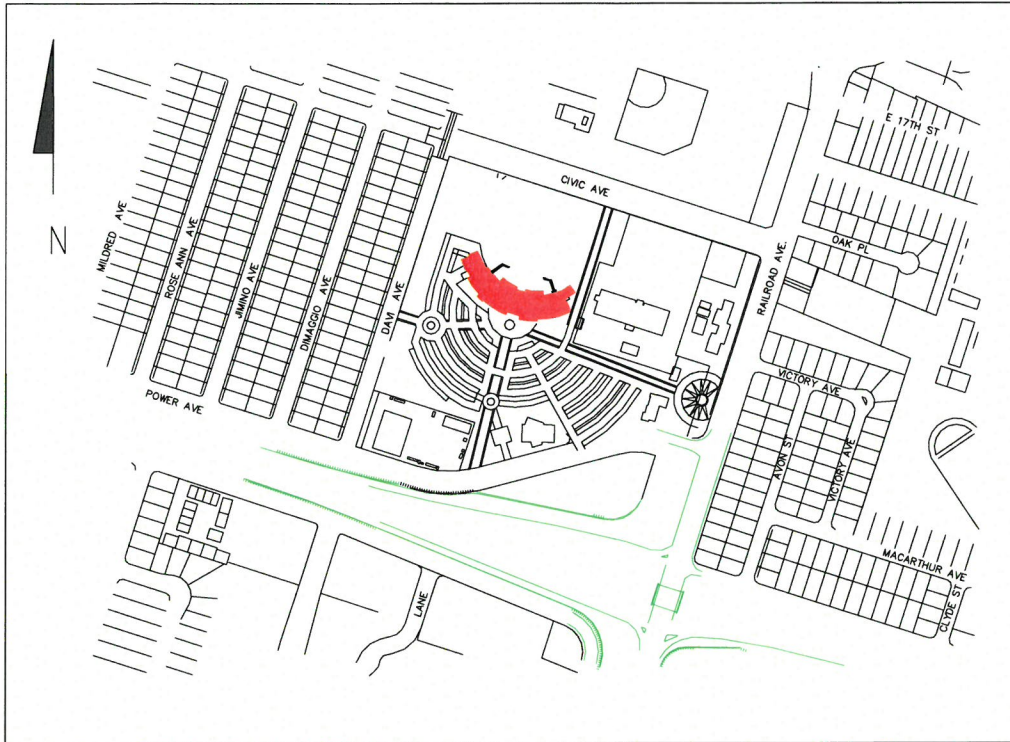
Estimated Project Cost:
\$80,000

Project Limits:
Civic Center & Senior Center

Funding Sources:
Eligible Funding Source: General Fund
Identified Funding Source: \$80,000 GF

Project Description:

This project will complete required upgrades needed for the City's Emergency Operations Center at both the Civic Center and the Senior Center.



B-56: POLICE DEPARTMENT WOMEN'S LOCKER ROOM EXPANSION

Project No.

Status:

Estimated Project Cost:
TBD

Project Limits:
City Hall-PD Women's Locker Room

Funding Sources:
Eligible Funding Source: General Fund
Building Maintenance
Identified Funding Source: \$50,000 General
Fund Building Maintenance

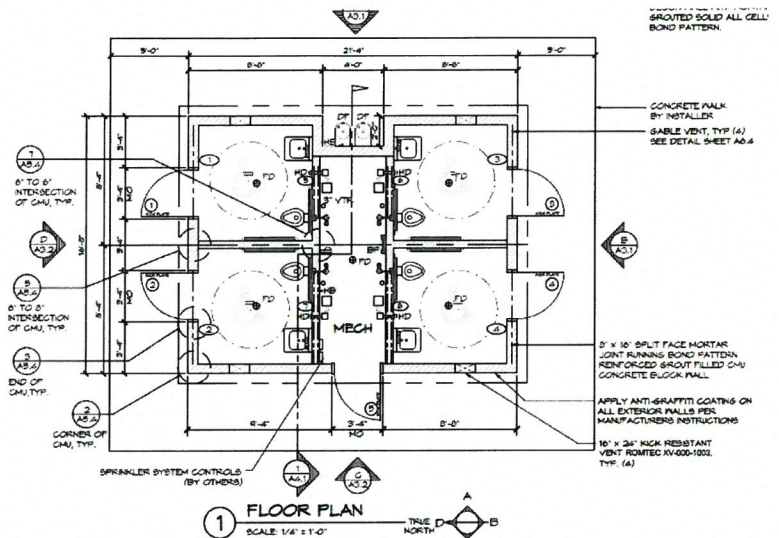
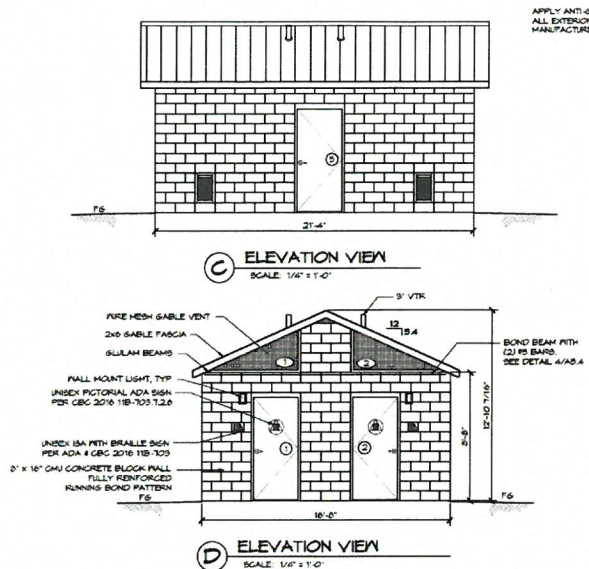
Project Description:

This project will expand the women's locker room at City Hall. Current funds allocated will begin design of this project.



CAPITAL IMPROVEMENT PROGRAM PARK PROJECTS





PK - 1: CENTRAL HARBOR PARK RESTROOMS

Project No.
TBD

Status:
Awaiting Funding

Estimated Project Cost:
\$482,000

Project Limits:
Central Harbor Park

Funding Sources:

Eligible Funding Source: Marina Enterprise Fund
Potential Funding Source: \$392,000 Department of Boating and Waterways Boating Facilities Grant (applied January, 2017)
Identified Funding Source: TBD

Project Description:

This project will demolish and reconstruct ADA accessible restroom facilities at Central Harbor Park. This work will replace two other dilapidated restrooms in order to support the proposed community center on the berm.



PK-2: OLD GROWTH TREE CARE

Project No.
TBD

Status:
None

Estimated Project Cost:
\$100,000

Project Limits:

- Buchanan Park
- Railroad Avenue between Alvarado and State Route 4
- City Park

Funding Sources
Eligible Funding Sources:

Identified Funding: none

Project Description:

Funding is requested to prune old grown Eucalyptus trees. Existing stands of Eucalyptus are too tall for in-house staff and equipment to manage and their pruning needs have not been addressed in a timely manner. The lack of tree care is detrimental to the trees' health and aesthetic appearance.



PK-4: ANNUAL PLAYGROUND REPLACEMENT PROJECT

Project No.
TBD

Status:
Locations being prioritized by Public Works/
Recreation Staff

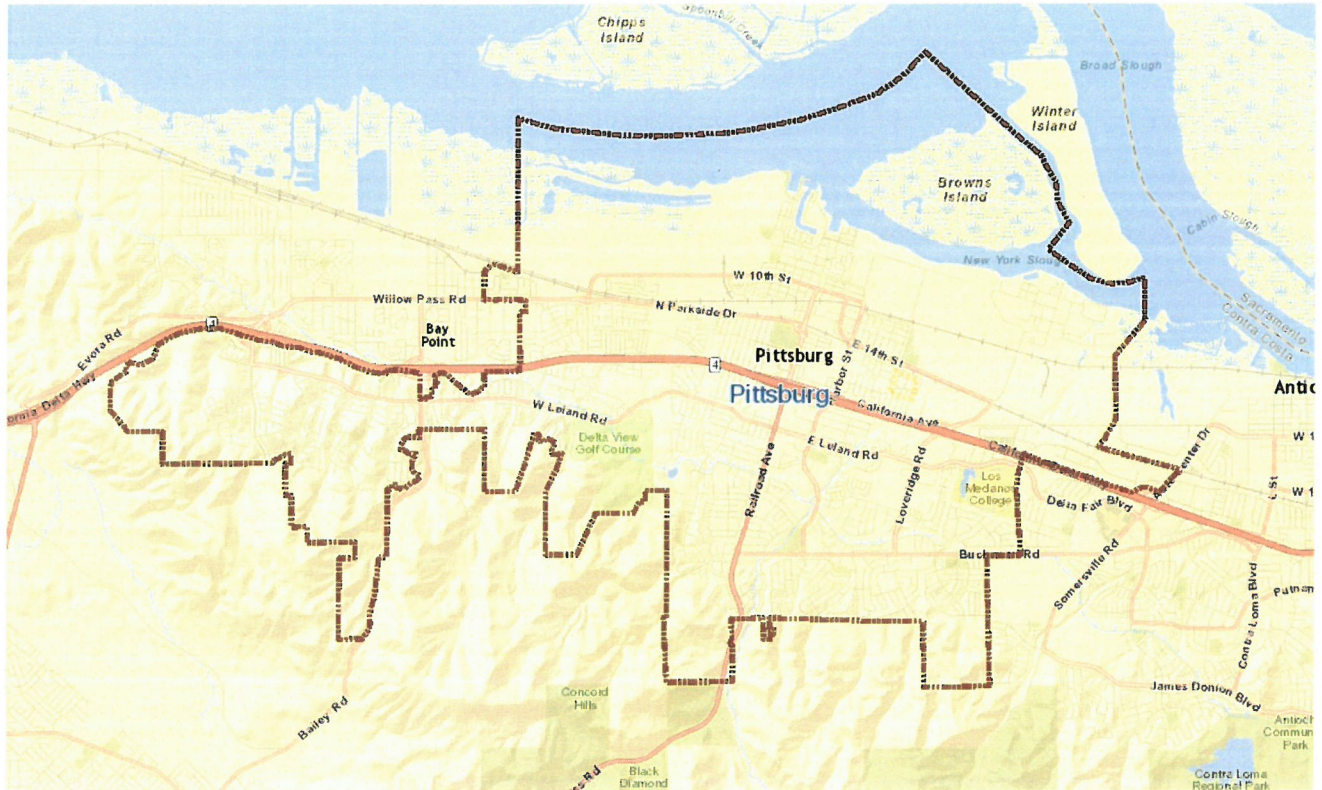
Estimated Project Cost:
\$80,000 Annually
\$400,000 thru term of 5-year
CIP

Project Limits:
Citywide Park System

Funding Sources:
Eligible Funding Source: Park Dedication Funds
(PDF), Grants
Identified Funding: \$320,000 PDF, \$320,000
Future PDF

Project Description:

Recurring annual project for replacement of playground equipment and related amenities at public parks throughout the City. Priority for locations determined by Public Works with input from Recreation Services.



PK-5: CASP ACCESSIBILITY IMPROVEMENTS IN PARKS

Project No.
TBD

Status:
Awaiting Funds

Estimated Project Cost:
\$150,000

Project Limits:
Citywide

Operation and Maintenance

Funding Sources:
Park Dedication Fees (PDF)

Project Description:

Project to install, repair, or construct improvements at City owned parks as recommended by Certified Access Specialist Program (CASP) – ADA survey of facilities and prioritized by Public Works staff.



PK-6: CITY PARK SOCCER FIELD TURF REPLACEMENT

Project No.
TBD

Status:

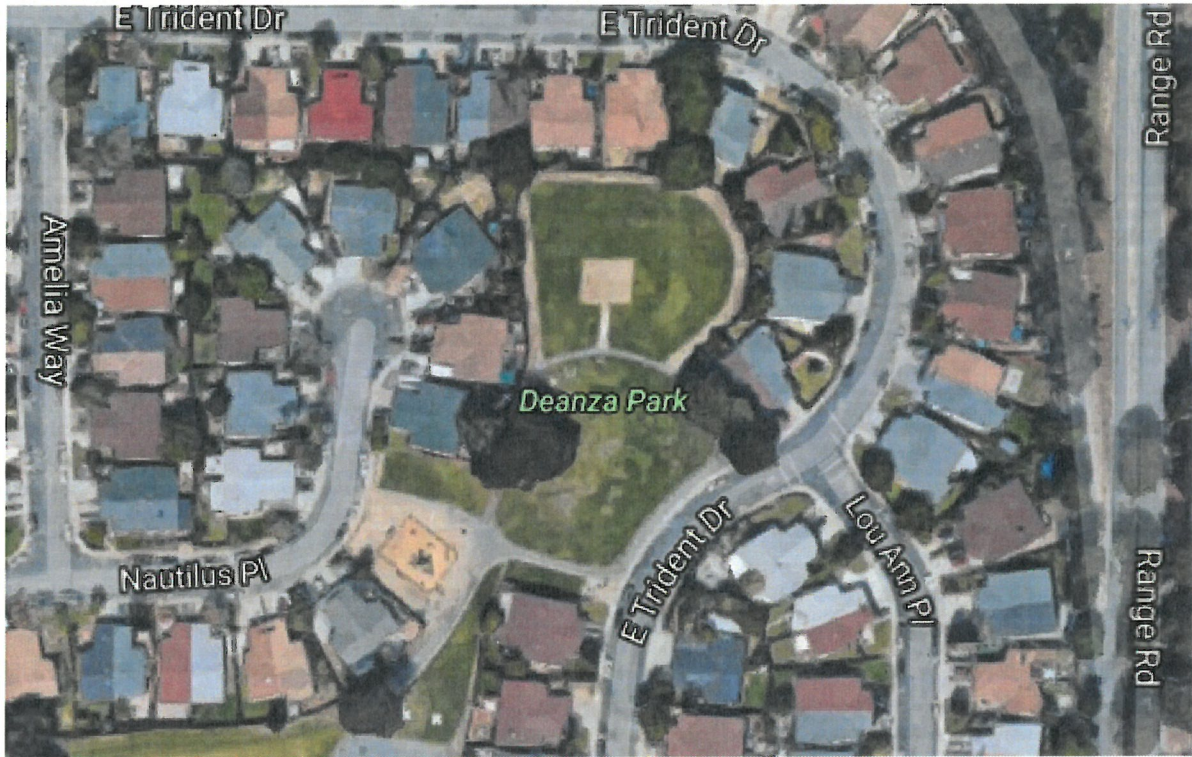
Estimated Project Cost:
\$250,000

Project Limits:
City Park

Funding Sources:
Eligible Funding Source: Park Dedication Funds (PDF), Grants
Identified Funding: \$250,000 PDF

Project Description:

Replacement of all, or portions, of the all-weather turf soccer field at City Park.



PK-7: DE ANZA PARK WALKWAY REHABILITATION AND BASKETBALL COURT

Project No.
TBD

Status:
Unfunded

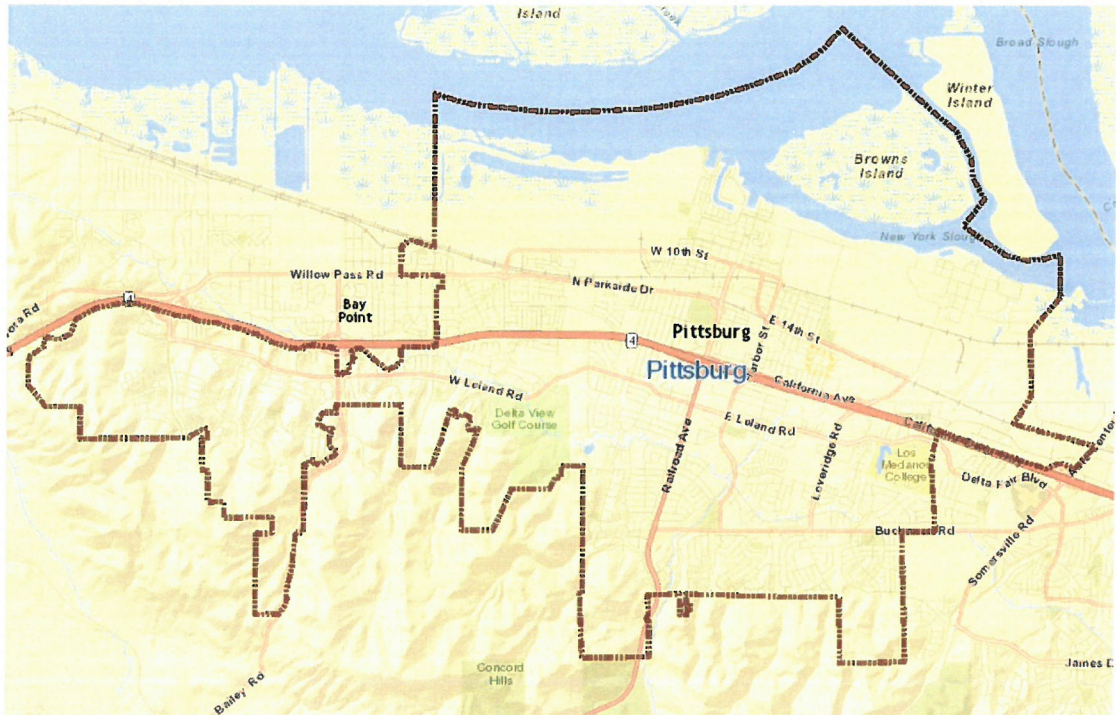
Estimated Project Cost:
\$500,000

Project Limits:
De Anza Park

Funding Sources:
Grants & Park Dedication Fees (PDF)

Project Description:

Project to rehabilitate/repair/ reconstruct deteriorated walkways and for design and construction of basketball court at De Anza Park. Install bioretention treatment areas to treat surface stormwater runoff.



PK-8: BIENNIAL PLAYFIELD REPLACEMENT

Project No.

TBD

Status:

Estimated Project Cost:

\$250,000 biennial
(\$500,000 thru term of 5-year
CIP)

Project Limits:

City Wide

Funding Sources:

Eligible Funding Source: Grants & Park Dedication
Fees (PDF)

Identified Funding Source: \$250,000 PDF,
\$250,000 Future PDF

Project Description:

Recurring \$250,000 biennial project for public parks throughout the City. Priority for locations determined by Public Works with input from Recreation Services.



PK-9: ANNUAL PARK FEATURES REPLACEMENT PROJECT

Project No.
TBD

Status:
Locations being prioritized by Public Works/
Recreation Staff

Estimated Project Cost:
\$600,000

Project Limits:
Citywide Parks

Funding Sources:
Eligible Funding Source: Park Dedication Funds
(PDF), Grants
Identified Funding: \$225,000 PDF, \$300,000
Future PDF

Project Description:

Recurring annual project for the replacement of features and amenities such as drinking fountains, picnic tables, benches, lighting, pavement, and ADA accessibility at public parks throughout the City. Priority for locations determined by Public Works with input from Recreation Services.



PK-10: BIENNIAL RESTROOM REPLACEMENT/REHABILITATION

Project No.

TBD

Status:

Locations being prioritized by Public Works
Recreation Staff

Estimated Project Cost:

\$250,000 biennial

\$500,000 thru term of 5-year
CIP

Project Limits:

Citywide Parks

Funding Sources:

Eligible Funding Source: Park Dedication Funds
(PDF), Grants

Identified Funding: \$500,000 Future PDF

Project Description:

Recurring biennial project for replacement and rehabilitation of restrooms in public parks throughout the City. Priority for locations determined by Public Works with input from Recreation Services.



PK-11: BUCHANAN SWIM CENTER IMPROVEMENTS/ SOLAR HEATING

Project No.

To be determined

Status:

Awaiting funding

Estimated Project Cost:

\$300,000

Project Limits:

Buchanan Swim Center

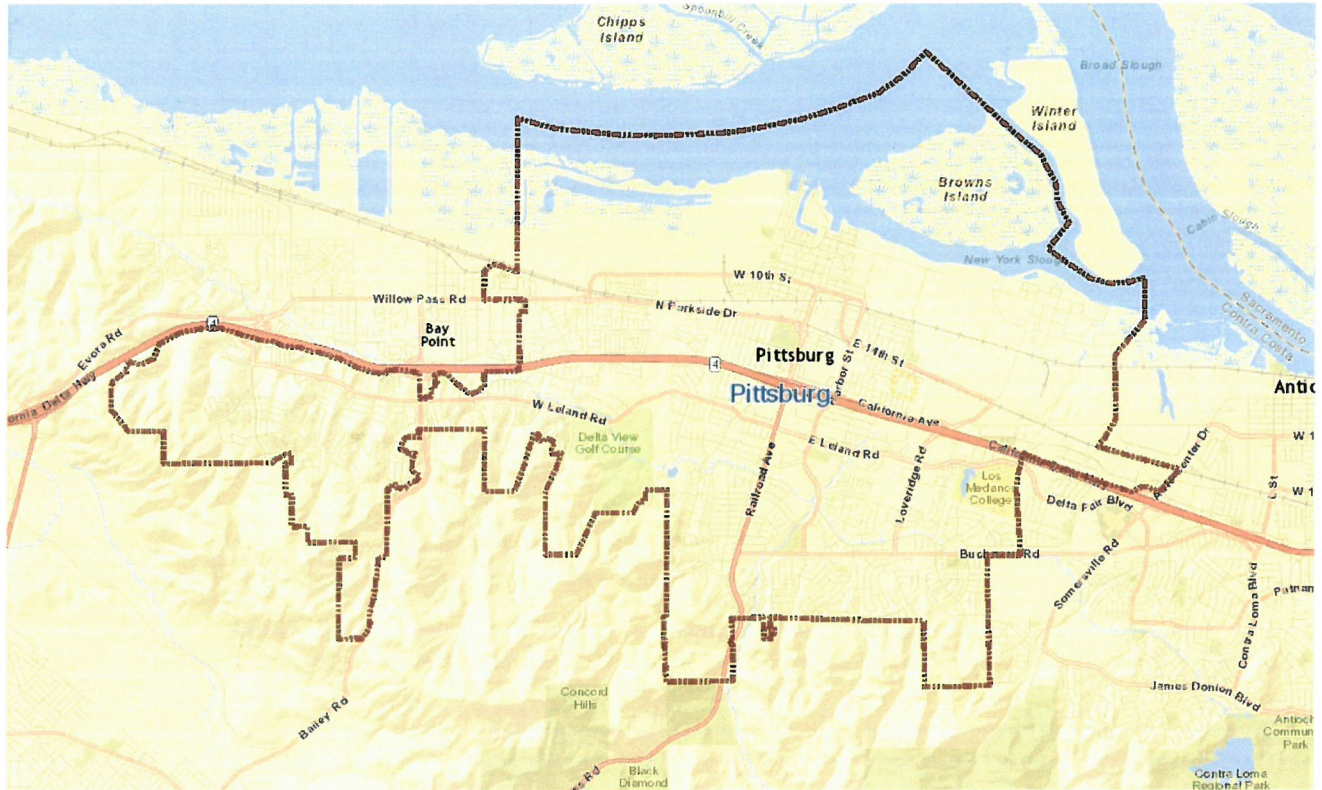
Funding Sources:

Eligible Funding Source: Park Dedication
Fee

Identified Funding Source: None.

Project Description:

This project will install a solar system to supplement heating improve the parking lot.



PK-12: ALL ABILITIES PLAYGROUND

Project No.

Status:

Awaiting funding

Estimated Project Cost:
\$2,000,000

Project Limits:
Park facilities Citywide

Funding Sources:
Grants & Park Dedication Fees (PDF)

Project Description:

Project to design and construct an All Abilities Playground within a city park with amenities accessible and appropriate for use by children of all abilities.



PK-14: SKATE PARK @ STONEMAN NORTH

Project No.
TBD

Status:
Awaiting funding.

Estimated Project Cost:
\$480,000

Project Limits:
To Be Determined

Funding Sources:
Eligible Funding Source: Park Dedication Fee

Identified Funding Source: TBD

Project Description:

This project will provide for an approximate 10,000 square foot Skateboard Park. The park may include prefabricated jump ramps, bleachers, fencing, lighting, and drinking fountain. This project will be close to parking, restrooms and a bus stop.



PK-15: ANNUAL CITYWIDE PARK SIGN REPLACEMENT PROGRAM

Project No.
TBD

Status:
2021 /22 Allocation \$50,000

Estimated Project Cost:
\$50,000 annual
\$250,000 thru term of 5-year
CIP

Project Limits:
Citywide Park System

Funding Sources:
Eligible Funding Source: Park Dedication Funds
(PDF), Grants
Identified Funding: Park Dedication Funds

Project Description:

Recurring annual project for replacement of destination signs at public parks throughout the City. Priority for locations determined by Public Works with input from Recreation Services.



Buchanan Park Renovation Project

Park Boundary
 Paths to be replaced
 Kirker Creek

- | | | |
|----------------------|----------------------|-----------------|
| ① Community Building | ④ Public Art Project | ⑦ Replace Paths |
| ② Additional Parking | ⑤ Splash Pad | |
| ③ Repave Parking Lot | ⑥ Basketball Court | |



PK-26: BUCHANAN PARK RENOVATIONS

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$8,500,000

Project Limits:
Buchanan Park

Funding Sources
 Eligible funding sources: PDF, Grants
 Identified funding sources: None

Project Description:

The project would add the following new amenities to the existing Buchanan Park: basketball court, splash pad, public art, and will replace the existing community center with a larger LEED certified center, replace deteriorated pedestrian walkways with pervious pathways and expand and resurface parking areas. The community center is proposed to be an expansion to 8,000 sf from the current 3,000 sf facility. Outdoor space designated for outdoor recreation and open space at the park comprised more than half of the area of the 16-acre park.



PK-40: DREDGE BUCHANAN PARK POND

Project No.
TBD

Status:
Awaiting funding.

Estimated Project Cost:
\$200,000

Project Limits:
Buchanan Park

Funding Sources:
Eligible Funding Source: PDF
Identified Funding Source: TBD

Project Description:

This project will dredge the 1 acre Buchanan Park pond to its original design depth of four feet.



PK-42: OAK HILLS PARK RESTROOM

Estimated Project Cost:
\$500,000

Project Limits: Oak Hills Park

Funding Sources:

Eligible Funding Source: PDF

Identified Funding Source: PDF
\$500,000

Project Description:

This project will construct a restroom at Oak Hill Park. This neighborhood park is highly utilized and has had many requests for a bathroom. The project will include ADA access to the facility.



CAPITAL IMPROVEMENT PROGRAM GENERAL PROJECTS





G-2: CITY STANDARD DETAILS UPDATE

Project No.
N/A

Status:
In process.

Estimated Project Cost:
\$100,000

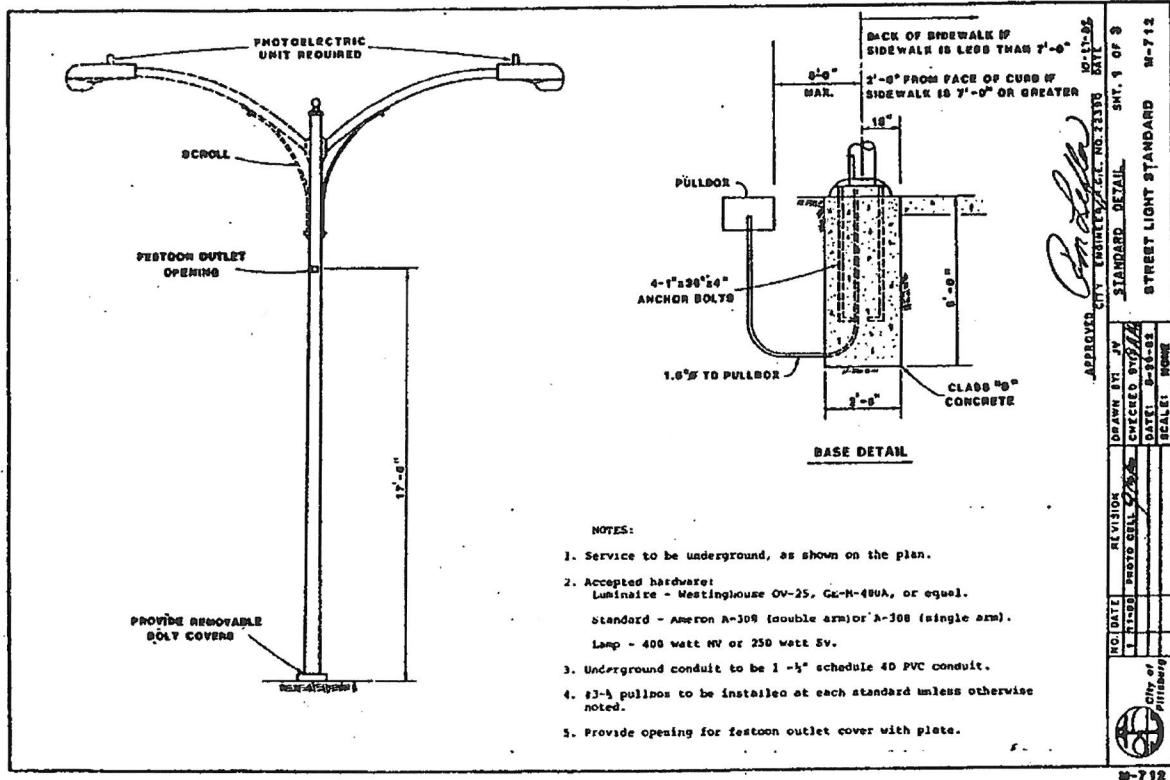
Project Limits:
N/A

Funding Sources:
Eligible Funding Source: WOF, SOF,
Measure J, Gas Tax, IRRF, PDF
Identified Funding Source: \$32,000 WOF,
\$11,000 SOF, \$26,000 Gas Tax, \$31,000
PDF

Project Description:

The Pittsburg Standard Details were last updated in 2014, with a partial update. Since that time the City has undertaken an update to the Pittsburg Standard Specifications. The update to the Standard Specifications has initiated the need to update related standard details.

This project will provide for the necessary updates to the Standard Details. Updating of the Standard Details, combined with the current Standard Specifications update, will help staff, developers, contractors, and consultants to ensure that the City receives materials, construction methods, and quality assurance that it needs for City owned and maintained infrastructure.



G-7: PG&E STREET LIGHT FACILITIES ACQUISITION

Project No.
TBD

Status:
Awaiting funding

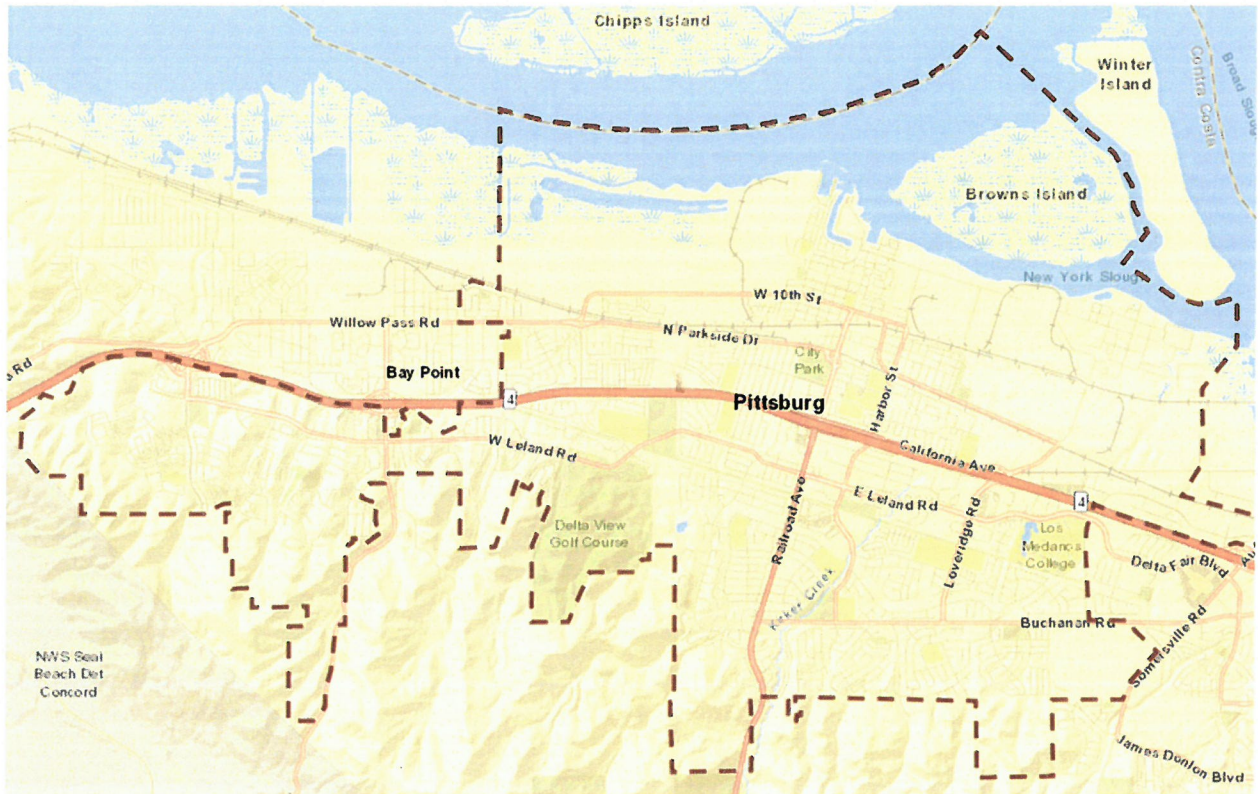
Estimated Project Cost:
\$1,050,000

Project Limits:
Citywide

Funding Sources:
Eligible Funding Source:
Identified Funding Source: TBD

Project Description:

This will provide funding to buy out street lights from PG&E so they can be City owned and maintained, instead of the City paying PG&E for maintenance. There are approximately 3,671 PG&E-owned street lights in the City. The City currently owns approximately 32%, or 1,163 of the 4,834 street lights in the City. This project will not only save the City annual operating funds but will allow the Public Works Department to provide improved and more responsive service to street light complaints.



G-9: ADA TRANSITION PLAN UPDATE

Project No.
TBD

Status:
Awaiting funding.

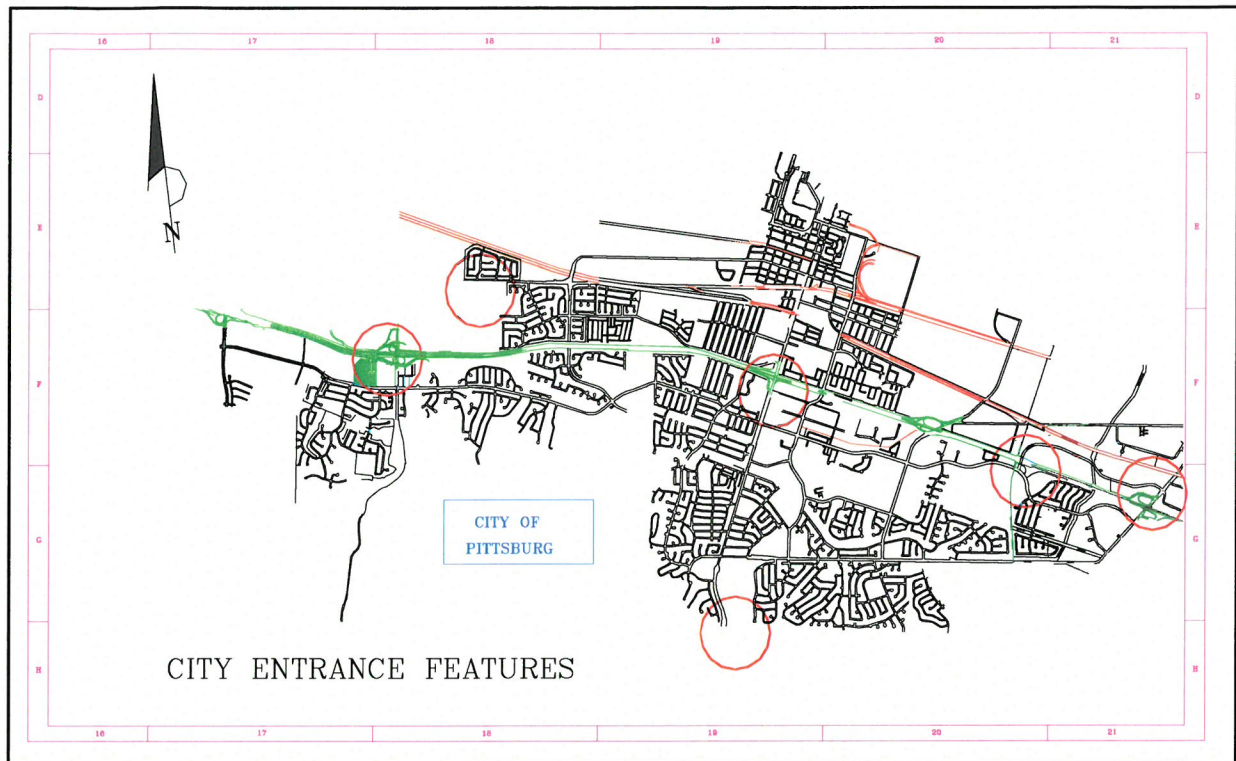
Estimated Project Cost:
\$50,000

Project Limits:
Citywide

Funding Sources:
Eligible Funding Source:
Identified Funding Source: None

Project Description:

This project will survey current City facilities, including public buildings and curb ramps at intersections, to determine whether they are compliance with the Americans with Disabilities Act (ADA). For facilities not currently in compliance, the transition plan prioritizes, identifies funding for, and may establish a broad time line for achieving compliance with current ADA requirements.



G-12: CITY LIMIT ENTRANCE FEATURES

Project No.
BD

Status:
Awaiting funding.

Estimated Project Cost:
\$120,000

Project Limits:
City entrances

Funding Sources:
Eligible Funding Source:
Identified Funding Source: TBD

Project Description:
This project will construct entrance features at major entrances to the City.



G-18: WEST LELAND ROAD UNDERGROUND UTILITIES (Railroad Avenue to Crestview Drive)

Project No.
TBD

Status:
Construction Schedule Winter 2019

Estimated Project Cost:
\$1,400,000

Project Limits:
W. Leland Road (Railroad Avenue to Burton Avenue)

Funding Sources:
Eligible Funding Source: Rule 20A
Identified Funding Source: \$1,400,000 Rule 20A

Project Description:

This project will underground the existing overhead utilities along West Leland Road from Railroad Avenue to Crestview Drive.

The project requires obtaining several easements for electrical boxes.



G-25: EAST 8TH STREET UNDERGROUND UTILITIES (Railroad Avenue to Harbor Street)

Project No.

To be determined

Status:

Awaiting Funding

Estimated Project Cost:

\$840,000

Project Limits:

E. Eighth Street

Funding Sources:

Eligible Funding Source: Rule 20A

Identified Funding Source: None

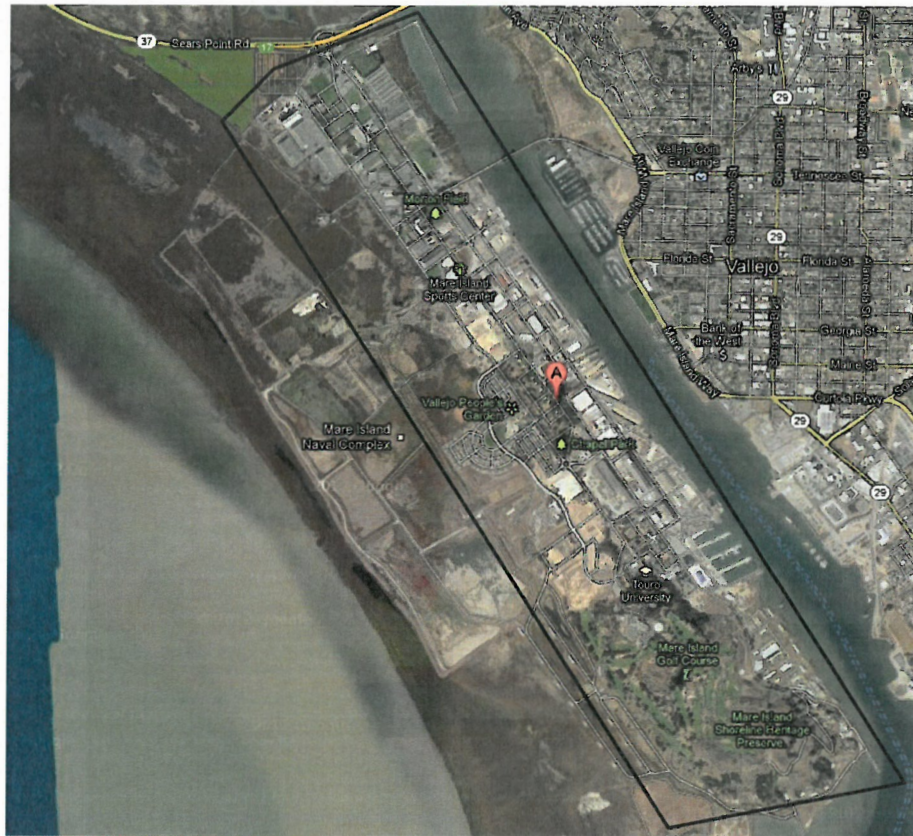
Project Description:

This project will remove overhead utilities and place them underground along East Eighth Street and the linear park from Railroad Avenue to Harbor Street.



CAPITAL IMPROVEMENT PROGRAM PITTSBURG POWER PROJECTS





PP- 1: FY2017-2018 CABLE REPLACEMENT

Project No.:
5814

Status:

Estimated Project Cost:
\$250,000

Project Limits:
Island Energy Service Territory

Operation and Maintenance

Funding Sources
Eligible Funding Source: Island Energy Reserves

Identified Funding Source: \$250,000 Island Energy Reserves

Project Description:

This project will replace approximately 6,000 feet of electrical cable. This project is expected to improve system reliability.



PP-2: DUCT BANK AND VAULT REPLACEMENTS

Project No.
TBD

Status:
Partially Funded

Estimated Project Cost:
\$550,000

Project Limits:
Island Energy

Funding Sources
Eligible Funding: Island Energy Fund (IE)

Identified Funding: \$225,000 IE

Project Description:

Specific sections of the Island energy system have been identified for duct bank and vault replacement as being critical for system reliability and “backbone” expansion. The project supports the Lennar waterfront development and the Mare Island “North End” – which includes existing ALCO and EPS customers, and the anticipated City of Vallejo master development north of G Street.



PP-5: WATERFRONT AREA RELIABILITY PROJECT

Project No.

Status:

Preliminary Assessment – Phase 1

Estimated Project Cost:

\$700,000

Project Limits:

Berth 12 – 18 Mare Island

Funding Sources

Eligible Funding Source: Island Energy Reserves

Identified Funding Source: \$500,000 Island Energy Reserves

Project Description:

The Waterfront Area Reliability Project (“WARP”) contemplates the modernization of up to eight (8) Utility electrical substations serving the Mare Island waterfront area. The waterfront hosts Pittsburg Power Company (PPC) Utility’s single largest commercial electrical customer, “Mare Island Dry Docks” (MIDD).

The waterfront area is prone to Utility equipment failures (“outages”) often during critical periods of operation. Existing Utility facilities include underground lead cable, transformers and breaker sets that are over 40 years old. The dry docks serve demanding US Navy ship repair contracts and exceptionally high electrical loads. Electrical reliability is key to the viability of the MIDD business, which primarily serves the US Navy.

Phase 1 Project scope includes engineering assessments, work scoping, cost estimating and the procurement of critical reliability equipment plus performing intermediate fixes / repairs. Subsequent Phases will address replacement of and adding redundant underground primary voltage circuits along with breakers and transformer equipment.

Utility cost recovery is being contemplated through Customer special rate assessments and other mechanisms.



PP-6: RE-PURPOSE STATION 'N' (BLDG 777)

Project No.
TBD

Status:
Preliminary Assessment

Estimated Project Cost:
\$225,000

Project Limits:
Azuar Drive @ O St. – Mare Island

Funding Sources
Eligible Funding Source: Island Energy Capital Reserve Acct.
Identified Funding Source: None

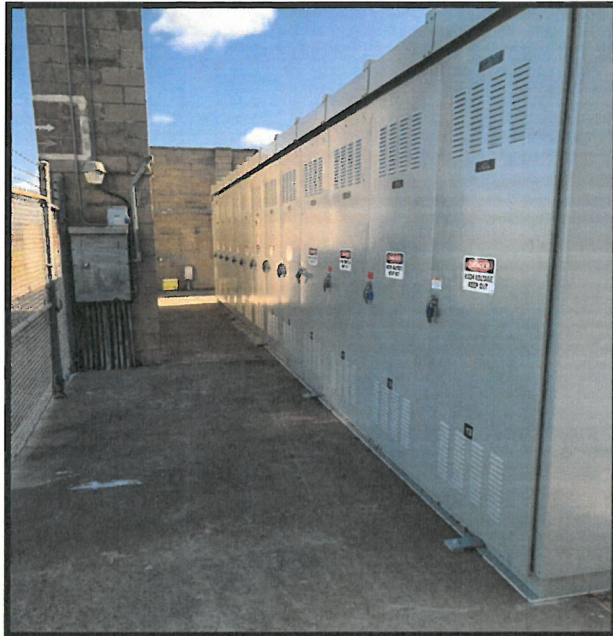
Project Description:

Re-purpose Island Energy Station “N” (Mare Island Building 777) from that of a former substation for use by Island Energy for vehicle, equipment and materials storage.

Island Energy (“IE”) controls the Station N property through a legacy grant-deed easement from the US Navy. The easement is broad in its description, and describes any easement use as necessarily supporting the operation of the electric and gas utility. We interpret IE utility office use as being consistent with the easement.

The Station N easement footprint, although ill-defined, is conservatively estimated at approximately 41000sqft. The only existing site encumbrance is the switchgear building (Building 777) of approximately 400sqft.

The project scope includes permitting, site demo and civil works, fencing, yard and area lighting, site paving, foundations and slab floor, a [5000 sqft] modular structural steel building; internal build-out to include equipment/tools areas, crew room with indoor plumbing and facility security systems. Build-out and related costs is estimated at approximately \$45/sqft (building footprint as base for cost).



PP-7: STATION H KWH METERING EQUIPMENT

Project No.
TBD

Status:

Estimated Project Cost:
\$80,000

Project Limits:
Azuar Drive at O Street. – Mare Island

Funding Sources
Eligible Funding Source: Island Energy

Identified Funding Source: \$80,000 Island
Energy IE

Project Description:

Installation of new KWH per-phase circuit metering devices to better assess Island Energy system load demands and losses. This provides functionality for balancing Island Energy system loads and promote a more structured plan for addressing new loads and system expansion.



PP-8 : OUTAGE RECOVERY PROJECT

Project No.

Status:

Partially Funded

Estimated Project Cost:
\$520,000

Project Limits:

Mare Island PPC Utility Service Territory

Funding Sources

Eligible Funding Source: Island Energy

Identified Funding: \$120,000 IE

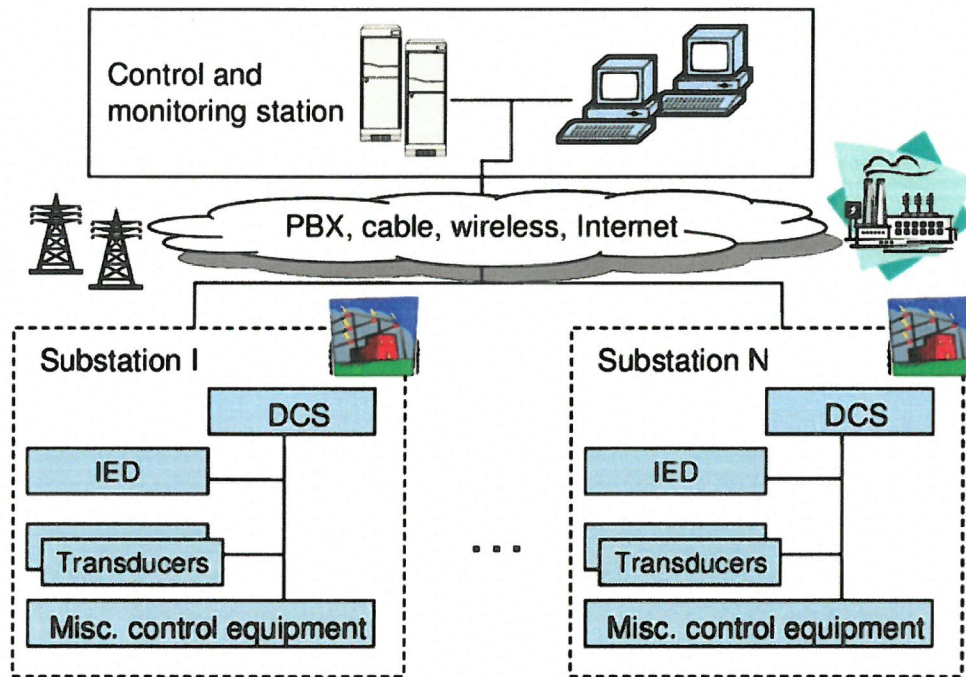
Project Description:

To provide ready capital resources to immediately respond to Pittsburg Power Company ("PPC") Utility electrical and natural gas outages in the interest of the timely restoration of Customer services and the assurance of Public Safety.

"Outages" are characterized as the unpredicted failure of Utility equipment, including but not limited to, underground electrical cable faults, breaker failures, transformer failures, gas main line and regulator breaches and other related Utility equipment. Outages can affect small groups of Customers, or all of the Mare Island service territory.

The project scope includes procurement of "Emergency" 3rd party resources, heavy equipment rental, general material procurement and the procurement of repair or replacement facility equipment. Each Outage is unique, and demands will vary. The CIP 'Estimated Project Cost' assumes three (3) outages at an average expense of \$40,000 each – generally seen as the historical average.

Supervisory Control and Data Acquisition System



PP-9: SCADA SYSTEM INSTALL

Project No.

Status:

Preliminary Assessment

Estimated Project Cost:
\$600,000

Project Limits:

Multiple Substations - Mare Island

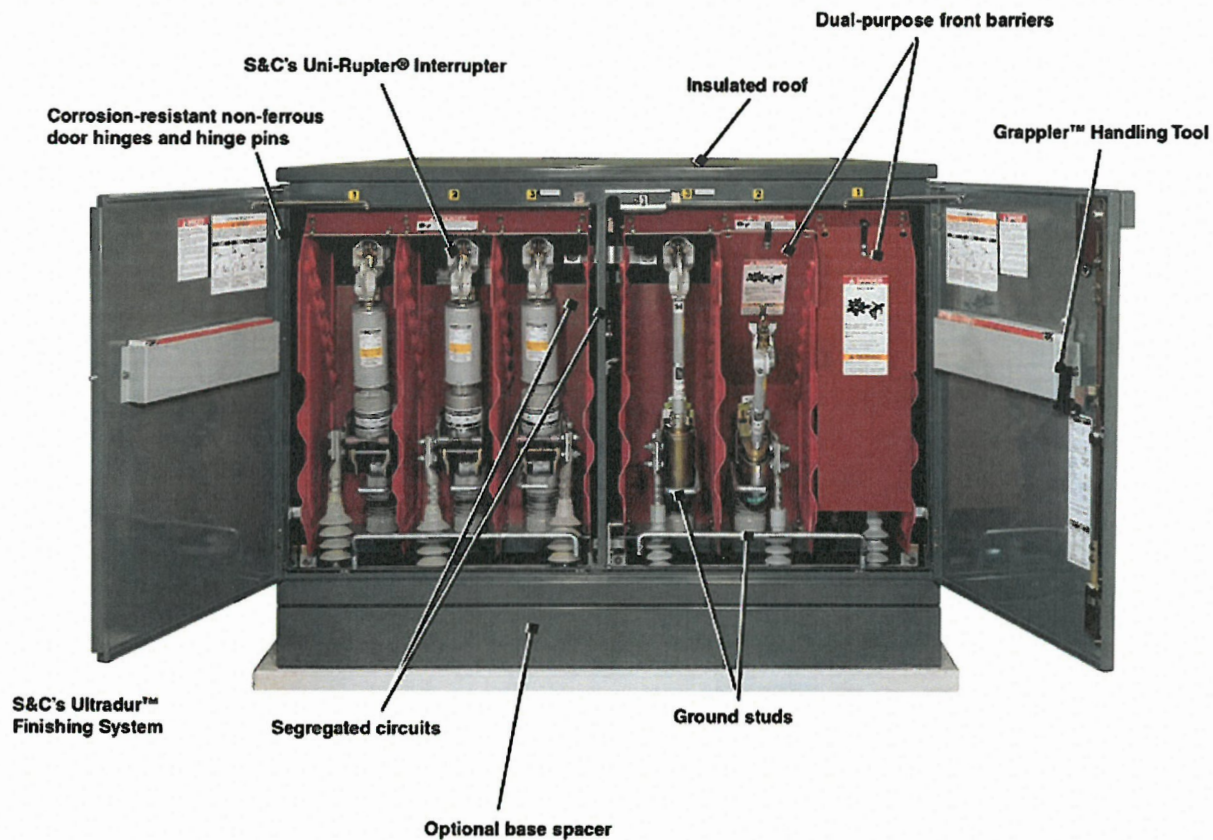
Funding Sources

Eligible Funding Source: Island Energy Capital Reserve Acct.

Identified Funding Source: none

Project Description:

Install utility Supervisory Control and Data Acquisition System (SCADA).



PP-10: RA REPLACEMENT PROJECT

Project No.

Status:

Preliminary Assessment

Estimated Project Cost:
\$320,000

Project Limits:
Mare Island

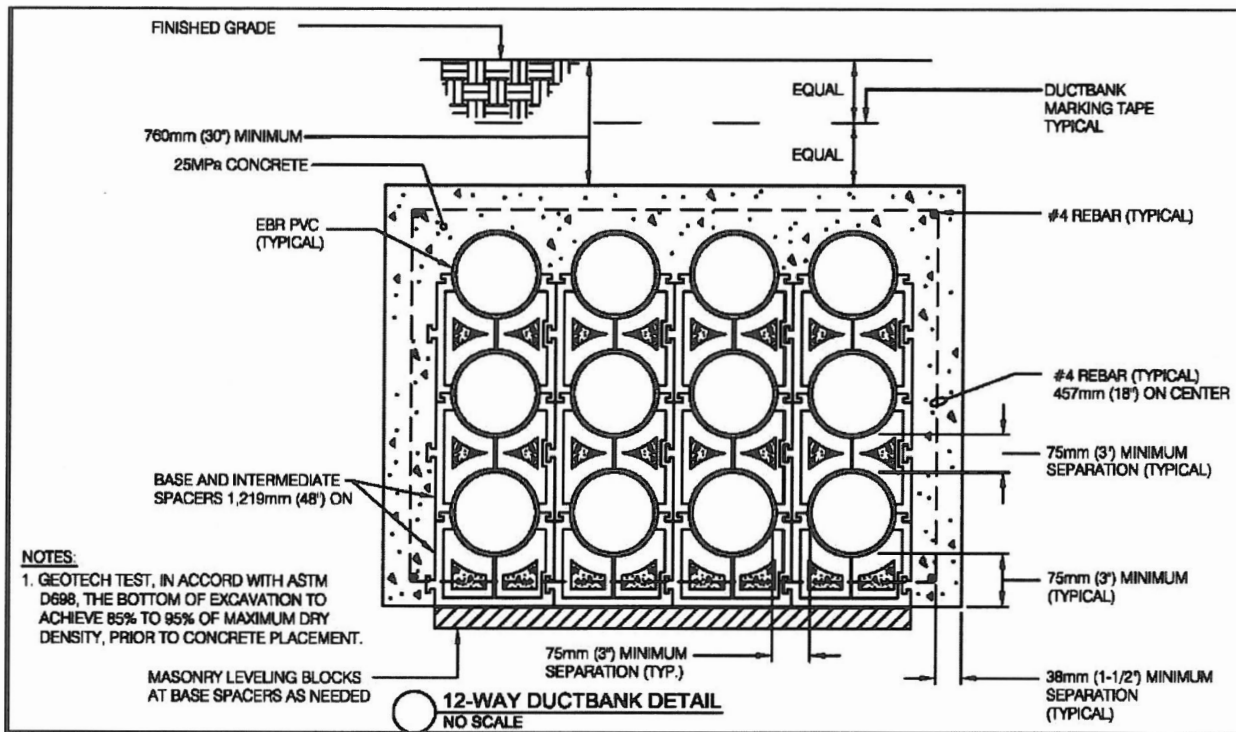
Funding Sources

Eligible Funding Source: Island Energy Capital Reserve Acct.

Identified Funding Source: none

Project Description:

Replace up to ten (10) RA assemblies with new PME devices



PP-11: NIMITZ DUCTBANK RELOCATION

Project No.

Status:

Preliminary Assessment

Estimated Project Cost:

\$1,000,000

Project Limits:

Nimitz Ave. and Railroad Ave. – Mare Island

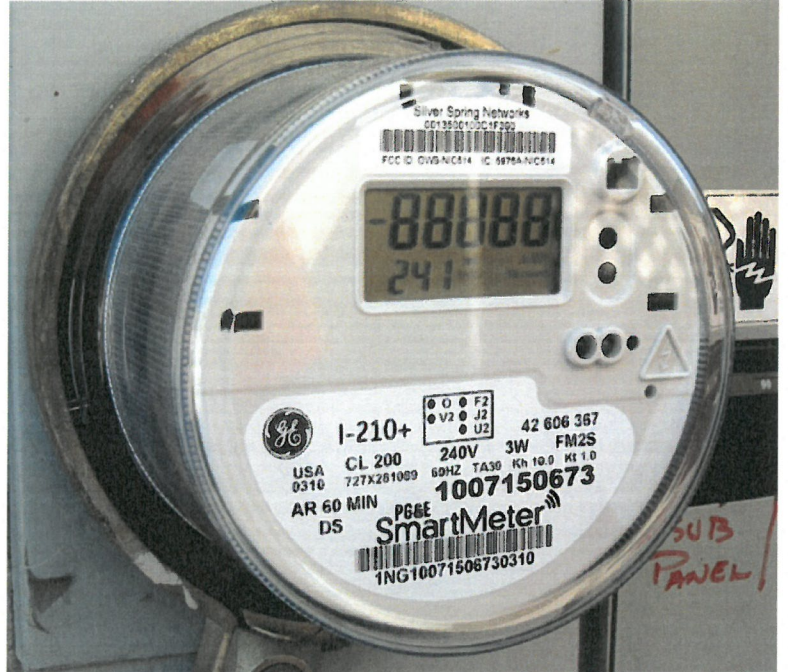
Funding Sources

Eligible Funding Source: Island Energy Capital Reserve Acct.

Identified Funding Source: none

Project Description:

Re-locate the Station H to Station E 12kV “Backbone” ductbank from Nimitz Ave. to Railroad Ave.



PP-12: STREET LIGHT METERING PROJECT

Project No.

Status:

Preliminary Assessment

Estimated Project Cost:
\$40,000

Project Limits:
Mare Island

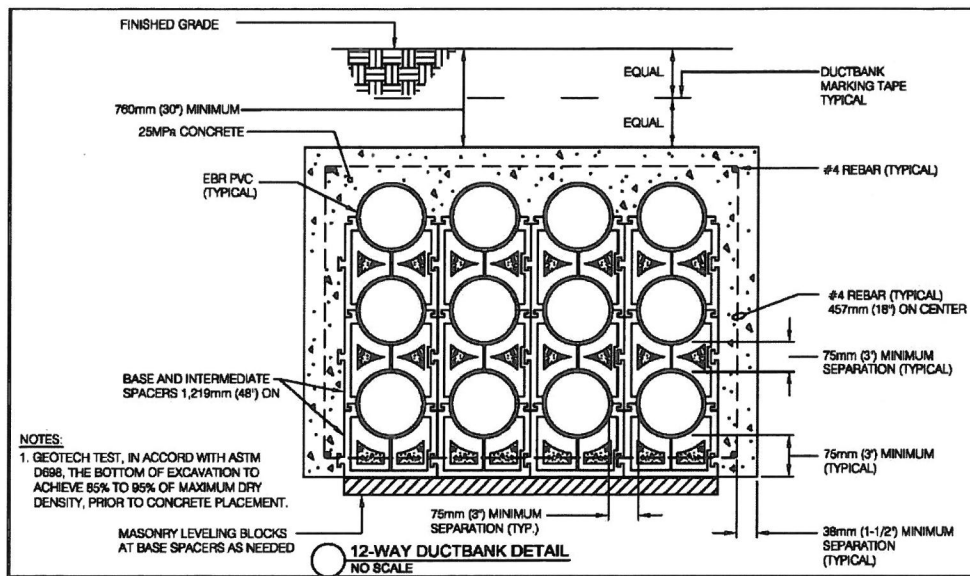
Funding Sources

Eligible Funding Source: Island Energy Capital Reserve Acct.

Identified Funding Source: none

Project Description:

Install utility electric revenue meters on up to twelve (12) street light circuits.



PP-13: NORTH ISLAND DUCTBANK RELOCATION

Project No.

Status:

Preliminary Assessment

Estimated Project Cost:

\$1,200,000

Project Limits:

Nimitz Ave. and Railroad Ave. – Mare Island

Funding Sources

Eligible Funding Source: Island Energy Capital Reserve Acct.

Identified Funding Source: none

Project Description:

Re-locate the Station M to Station N 12kV “Backbone” ductbank from Railroad Ave. to Azuar Ave.



PP-14: CAUSEWAY BRIDGE COUPLING REPLACEMENT PROJECT

Project No.

Status: Preparing a formal "Request for Proposal" ("RFP") for the coupling replacement work.

Estimated Project Cost:
\$250,000

Project Limits: Mare Island Causeway Bridge -
Gas Piping Valves / Coupling Replacement

Funding Sources:

Eligible Funding: Island Energy Fund (IE)

Identified Funding: \$250,000 IE

Project Description:

Island Energy maintains a natural gas pipeline suspended beneath the City of Vallejo Mare Island Causeway Bridge. On either side of the central lift span, the pipe divides in to two (2) sections and enters the riverbed below the lift span (both sides). At the point where the pipe divides are isolation valves and connecting piping couplings.

Upon periodic normal investigation, it was found that the couplings were leaking, and that the isolation valves were not properly sealing. It is a requirement by the Department of Transportation to repair or replace valves / couplings / piping when instances of leaking are discovered.

The project scope of work is to remove the couplings and valves and replace with new valves and welded pipe spool pieces.



PP-15: STATION F RECONSTRUCTION

Project No.

Status:
Active

Estimated Project Cost:
\$260,000

Project Limits:
Mare Island PPC Utility Service Territory

Funding Sources
Island Energy Capital Reserve Acct.

Project Description:

To reconstruct Station F to include a) re-engineering for greatest system reliability and the technical specification of necessary disconnects and two (2) replacement vacuum fault interrupters ("VFI's") and b) procurement and installation of the VFI's.

Station F is a critical 12kV distribution substation serving both residential and commercial / industrial customers on Mare Island. Station F has been the point of several recent equipment failures with resultant customer electrical outages. The failures had been determined to be caused by moisture in the existing VFI's, resulting in catastrophic failure of the devices.

The project scope includes determining how best to provide system protection to residential customers, increase system flexibility in re-routing power in the event of other system faults and improving reliability to the substation itself.



CAPITAL IMPROVEMENT PROGRAM MARINA PROJECTS





M-2: BOAT LAUNCH FACILITY AND CENTRAL HARBOR PARK UPGRADES

Project No.

Status:

Planning and Active Pursuit of Funding

Estimated Project Cost:

\$1,500,000

Project Limits:

Implementation Funding

Funding Sources

\$172,155 Prop. 68 Planning Grant from the CA Delta Conservancy

\$10,462 from Waterfront and Env.Services Div.

Eligible Funding Sources: Prop. 68

Implementation grant from the CA Delta Conservancy, Waterfront Fund 540

Project Description:

The project will include upgrades to Central Harbor Park (Park), the Boat Launch Facility restrooms (BLF), and their associated parking lots. Upgrades will include but are not limited to improved Americans with Disabilities Act (ADA) accessible paths of travel at and between the Park and BLF, demolition of old and construction of new public restrooms, tourist-targeted signs and viewing benches, educational signage, a fish cleaning station, picnic tables, security infrastructure including fencing, strategic landscaping, a police substation, parking lot signage and striping, and lighting, and a play structure.



M-3: 2017-2027 MARINA MAINTENANCE DREDGING (FORMERLY RIVERVIEW BASIN DREDGE PROJECT)

Project No.
5400

Status:

Estimated Project Cost:
\$10,500,000

Project Limits:
Pittsburg Marina

Funding Sources

Eligible Funding Source: Marina Enterprise (ME),
Waterfront Operations (WO), Grants

Identified Funding: \$250,000 ME, \$70,000 WO
(new funding) and \$65,000 WO, \$41,208 ME
(previously funded)

Project Description:

This general dredge project consists of six areas that will be completed in phases as funding is available and as a need for dredging arises. These areas are Lowy Basin, Riverview Basin, Central Harbor, the public launch ramps, outfalls stemming from the Pittsburgh Waterfront, and the New York Landing HOA Residential Channel.



M-4: REPLACE COVERED BERTHS IN CENTRAL HARBOR (SHEDS 1, 2, & 3)

Project No.

Status:

Awaiting Funding

Estimated Project Cost:
\$425,000

Project Limits:
Central Harbor of the Marina

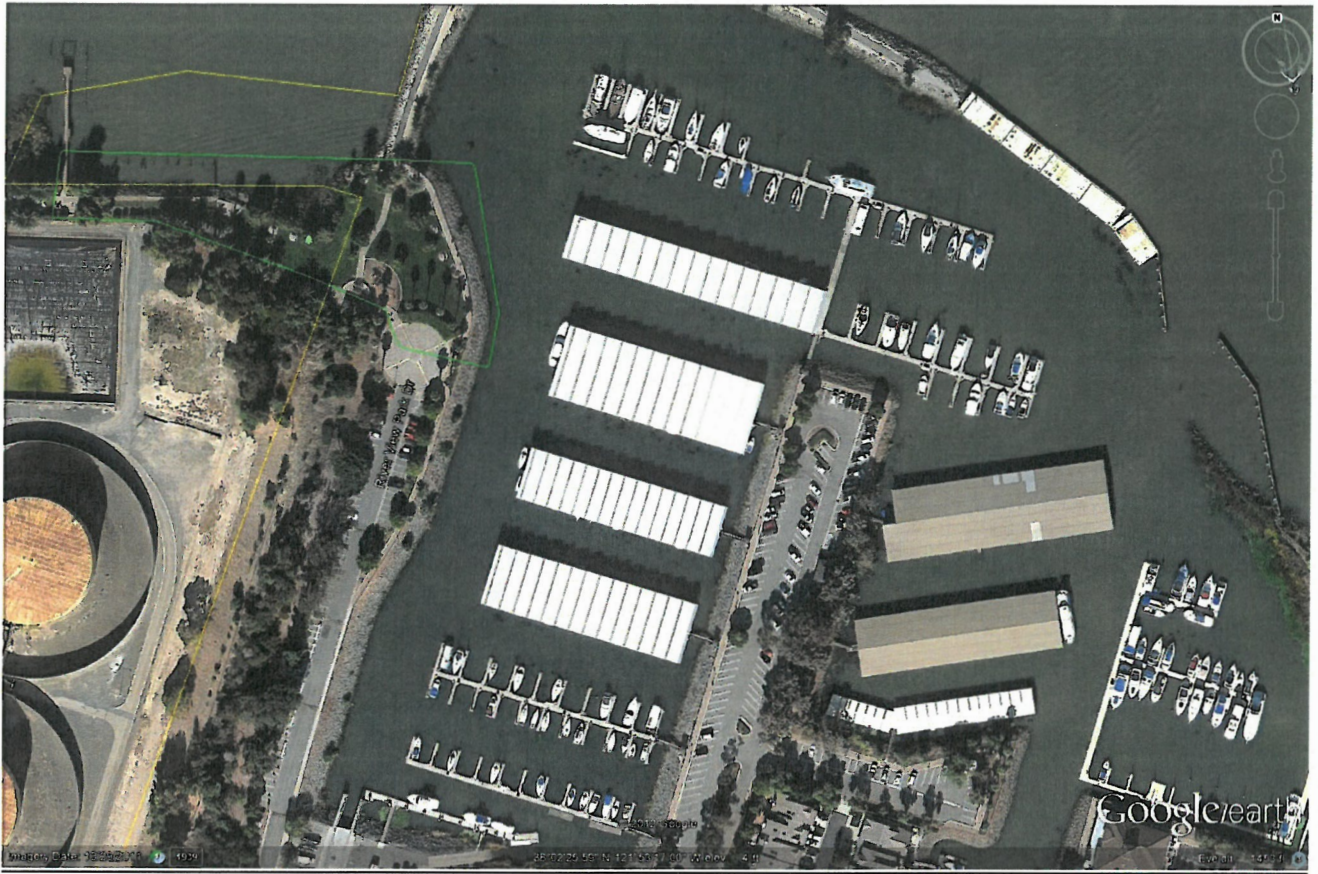
Funding Sources:

Eligible Funding Source:

Identified Funding Source:

Project Description:

Sheds 1, 2, & 3, are the oldest structures in the Marina. They are estimated to be well over 50 years old. In addition to their age, the shed heights create a problem for modern boats with taller fly bridges. The Marina has a waiting list for the newer covered berths, while these older sheds do not fill up. This project will replace deteriorating covered berths in the Central Harbor.



M-5: REMODEL RESTROOMS AND SHOWERS IN RIVERVIEW BASIN

Project No.
TBD

Status:
Awaiting Funding

Estimated Project Cost:
\$225,000

Project Limits:
Riverview Marina

Funding Sources:
Eligible Funding Source:
Identified Funding Source:

Project Description:

As there has been an increase in the live-aboard population at the Marina, the use of facilities has expanded beyond the original design. The number of toilets, sinks, and showers need to be re-assessed. This project will remodel and rehabilitate the showers and restrooms at the Riverview Marina.



M-8: MARINA SOUTH PARKING LOT IMPROVEMENTS

Project No.
TBD

Status:
Concept Plan only

Estimated Project Cost:
\$50,000

Project Limits:
City Marina's Southern Parking Lot on Marina Boulevard

Funding Sources
Eligible Funding Sources: Gas Tax, Measure J, IRRF, IE, PP, Grants
Identified Funding: none

Project Description:
Repave or seal parking lot A.C. pavement and repair failed areas. Install signage, pavement markers and markings to accommodate vehicles with boat trailers. Project may include removal of trees and construction of concrete curbs.



M-10: RIVERVIEW PARK DOCK REPAIRS

Project No.

Status:

Awaiting Funding

Estimated Project Cost:

\$75,000

Project Limits:

Riverview Park

Funding Sources:

Eligible Funding Source: Marina Enterprise Fund

Identified Funding Source: TBD

Project Description:

This project will increase ease of use for fishermen, enhance amenities like fishing pole holders, wind blockers, and benches, and address damages at the Riverview Park dock.



M-11: MARINA INFRASTRUCTURE REPAIR AND REPLACEMENT

Project No.
TBD

Status:
Planning

Estimated Project Cost:
\$500,000

Project Limits:
(approximate project location)

Funding Sources

Eligible Funding Sources: Wildlife Conservation Board grants, Land & Water Conservation Fund grants, CA Division of Boating & Waterways grants and loans, Waterfront Funds, Marina Funds
Identified Funding: \$40,000 Marina Funds

Project Description:

The establishment of this project is in anticipation for replacement and repair needs of Marina infrastructure above and beyond normal maintenance. Aging infrastructure includes wooden docks 1-3, electrical panels on guest docks E & F, restrooms at Riverview Basin, and more.



M-12 CITY OF PITTSBURG WHARF REPAIR PROJECT

Project No.

Estimated Project Cost:
\$11,600,000

Status:

Planning and Active Pursuit of Funding

Project Limits:

Implementation Funding

Funding Sources

NRG Lease Termination Fee: \$2,600,000 secure
Community Facilities District (Bay Walk): \$625,000 annually
(starting 2024) expected.

New Trust Lands Lease \$2,000,000 seeking

Public Financing: \$5,000,000 seeking

Federal Community Directed Funding: \$2,000,000 seeking.

Project Description:

Pittsburg Wharf (formerly NRG Wharf) is in fair to poor structural condition. The timber, concrete, and steel Wharf was originally constructed in the 1950s with significant expansion in the 1970s. While the Wharf has not been in industrial operation since 2013 and the City assumed ownership in 2021, it is no longer in a condition suitable to be used industrially. The goal of this project is to repair the existing Wharf (within its existing square footage) and surrounding area so that it may be suitable for maritime uses.

The overall wharf is 1100-feet long, connected to land by a 630-foot by 10-foot trestle. Supported by hundreds of timber and steel piles, the wharf has two vessel berthing locations. The outside face of the wharf can berth ships and barges and the inside of the Wharf has a barge berthing location. According to a Conditions Assessment conducted in 2021, the trestle is in fair to poor condition and the outside and inner berthing structures show damage ranging from minor to severe. Ancillary structures like dolphins and catwalks have experienced similar breakdown. Tasks necessary to prepare the wharf for maritime uses include:

1. Engineering and project design, including geotechnical engineers.
2. Permitting (including dredge permits)
3. Construction (Removal and replacement of several elements)
4. Dredge at least 75,000 cubic yards of material around the Wharf

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 8, 2021**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority.

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

SUBJECT: The Zoning Administrator submits two notices of intent to exercise delegated design review authority for: 1) changes to the parking lot and placement of ancillary structures at 375 Central Avenue, in the CS (Service Commercial) District (APN: 086-131-005); and 2) exterior facade improvements, interior commercial and residential improvements, and ancillary site improvements at 14 East 4th Street in the CP (Pedestrian Commercial) District (APNs: 085-104-004 and -009).

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the attached Notices of Intent to Exercise Delegated Design Review Authority.

BACKGROUND:

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

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

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

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

PROJECT DESCRIPTION:

Since the last Commission meeting, staff has received two applications requesting design review approval which qualify within one or more of the categories of delegated authority established by Resolution No. 9918:

1. Gondwana Flora Inc., AP-21-1556 (AD).

This is an application by Troy McGregor of Gondwana Flora Inc., requesting administrative design review approval to construct a 1,600-square-foot shade structure, a 180-square-foot greenhouse and a 120-square-foot storage shed, in addition to improvements to an existing parking lot located at 375 Central Avenue, in the CS (Service Commercial) District. APN: 086-131-005.

2. Burlessas Building Remodel, AP-21-1568 (AD).

This is an application by John Caprio, requesting administrative design review approval of plans to renovate the historic Burlessas Building by providing exterior facade improvements, new commercial space on the ground floor, and eight residential apartment units on the second floor. The project also includes site improvements such as installation of a new exterior trash enclosure, parking, and landscaping on an adjacent parcel. The Burlessas Building is a contributor to the New York Landing Historic District located at 14 East 4th Street in the CP (Pedestrian Commercial) District.

CODE COMPLIANCE:

Delegated Design Review Authority: Resolution No. 9918 established categories of design review applications upon which the Commission would authorize the Zoning Administrator to act. Resolution No. 9918, and PMC section 18.10.100, direct staff to notify the Planning Commission of intent to exercise delegated design review authority on any application that falls within one of those nine categories, prior to approving the application. Upon receiving such notification, a majority of the Commission may direct that the matter be scheduled for future consideration by the entire Commission.

Planning Commission Staff Report

Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notices of Intent to Exercise Delegated Design Review Authority.

ATTACHMENTS:

1. Notice of Intent: Gondwana Flora Inc., AP-21-1556 (AD)
2. Notice of Intent: Burlessas Building Remodel, AP-21-1568 (AD).

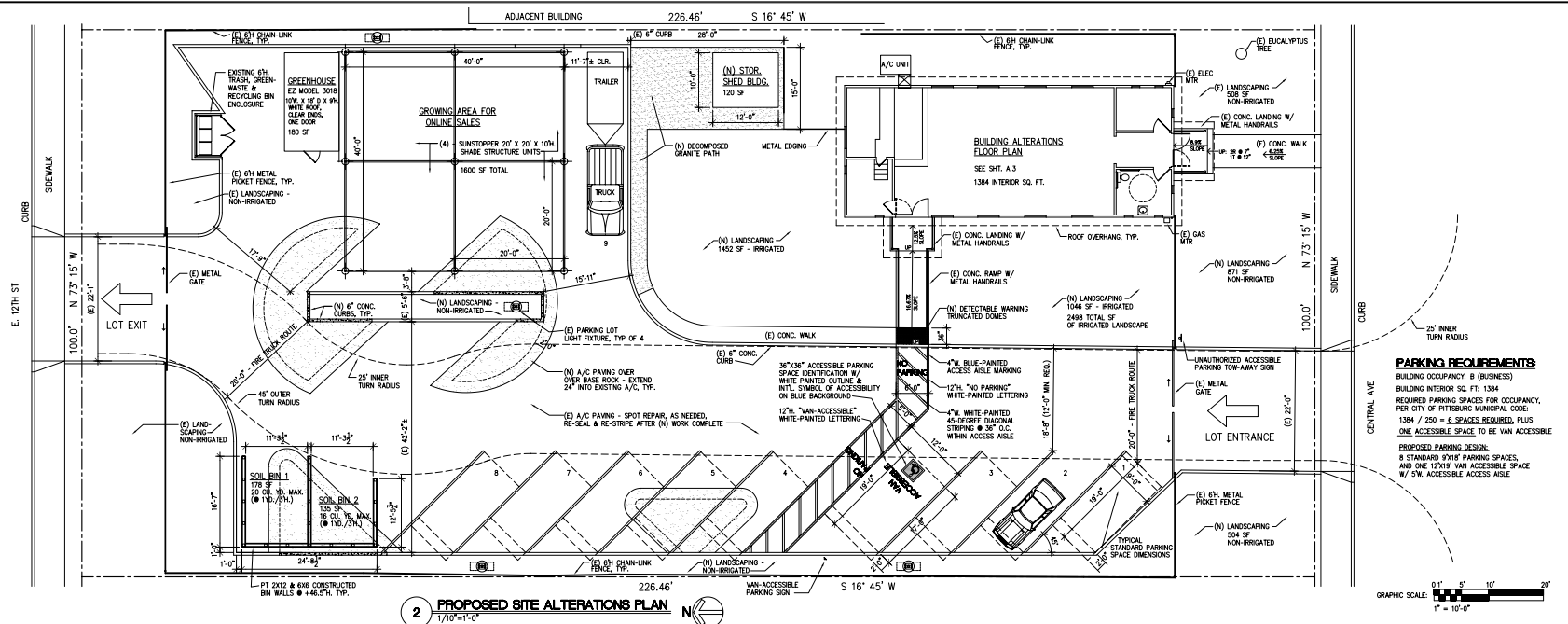
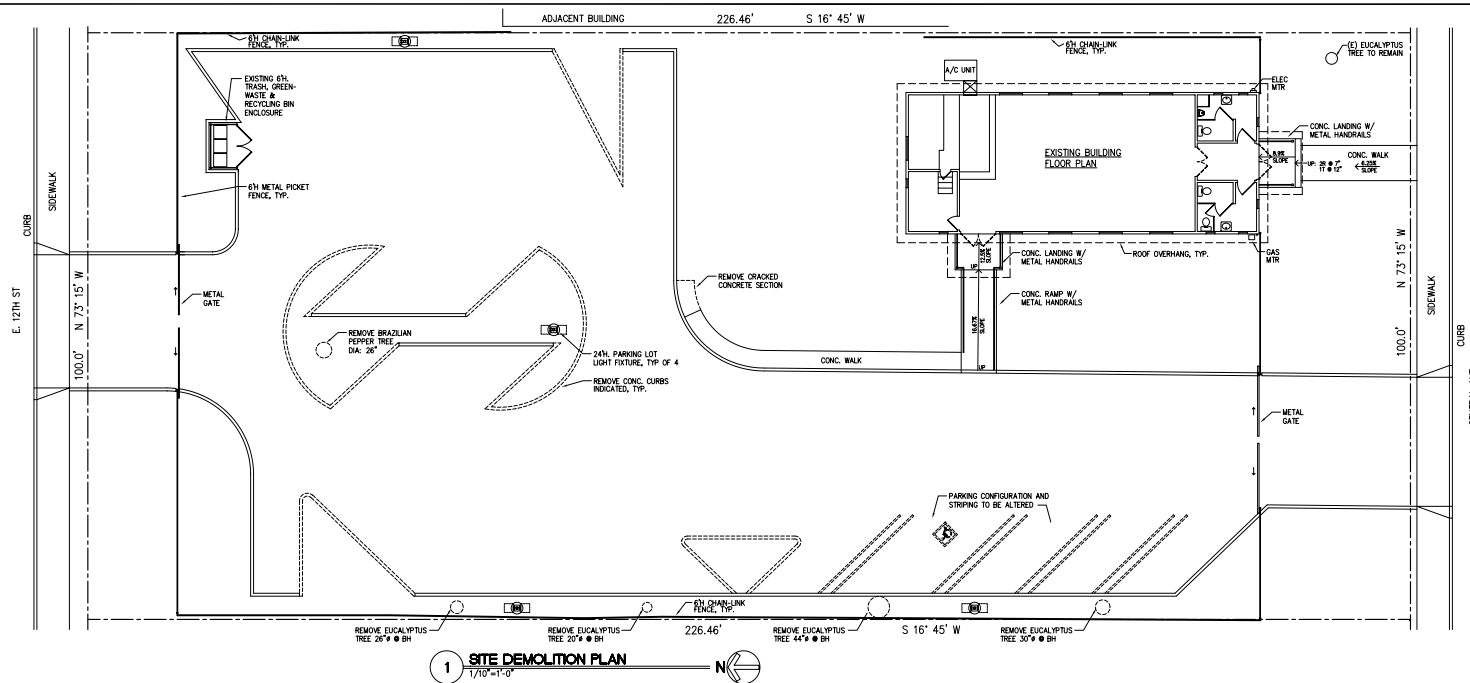
Prepared by: Jordan Davis, Acting Zoning Administrator

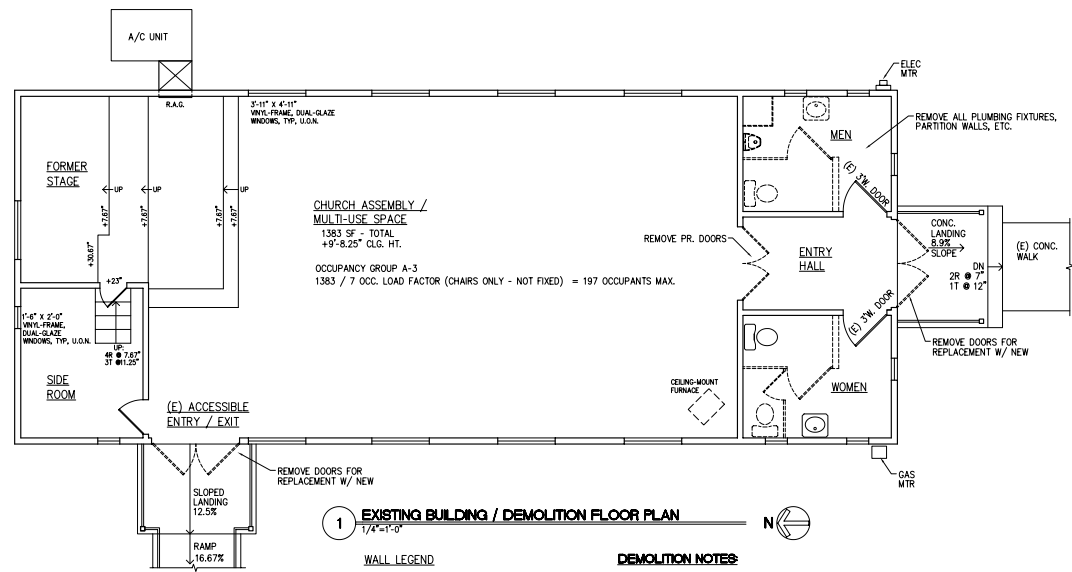
**NOTICE OF INTENT
TO CONDUCT A DESIGN REVIEW AUTHORITY DELEGATED TO STAFF
PURSUANT TO PLANNING COMMISSION RESOLUTION NO. 9918**

Gondwana Flora Inc., AP-21-1556 (AD).

This is an application by Troy McGregor of Gondwana Flora Inc., requesting administrative design review approval to construct a 1,600-square-foot shade structure, a 180-square-foot greenhouse and a 120-square-foot storage shed, in addition to improvements to an existing parking lot located at 375 Central Avenue, in the CS (Service Commercial) District. APN: 086-131-005

This project is delegated to staff under Category 4 (Changes to Existing Parking Lots) and Category 8 (Ancillary Structures) of Planning Commission Resolution No. 9918.

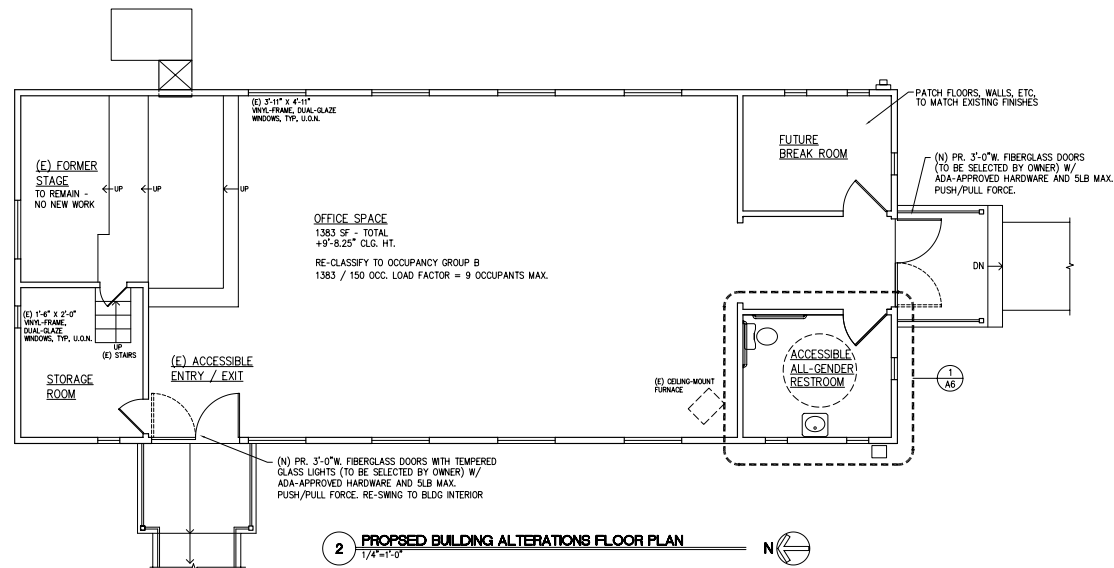




1 EXISTING BUILDING / DEMOLITION FLOOR PLAN
 1/4"=1'-0" N

WALL LEGEND
 (E) WALL / CONST. TO REMAIN
 (E) WALL / CONST. TO BE REMOVED

DEMOLITION NOTES:
 1. REMOVE WALLS, TOILET PARTITIONS, DOORS, AND OTHER CONSTRUCTION AS INDICATED ON PLAN.



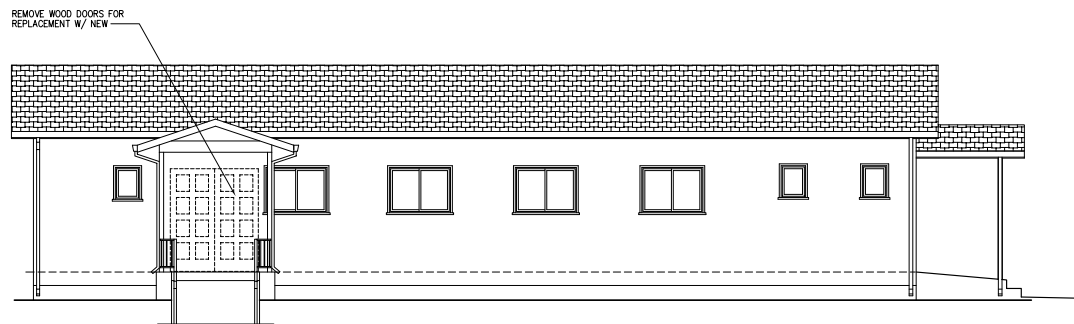
2 PROPOSED BUILDING ALTERATIONS FLOOR PLAN
 1/4"=1'-0" N

REVISIONS	BY

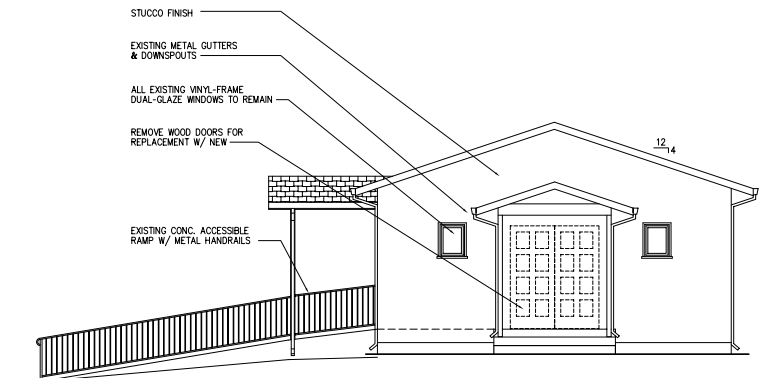
EXISTING BUILDING / DEMOLITION FLOOR PLAN
PROPOSED BUILDING ALTERATIONS FLOOR PLAN

SITE ALTERATIONS TO:
 375 CENTRAL AVE
 PITTSBURG, CA
 FOR TROY MACGREGOR

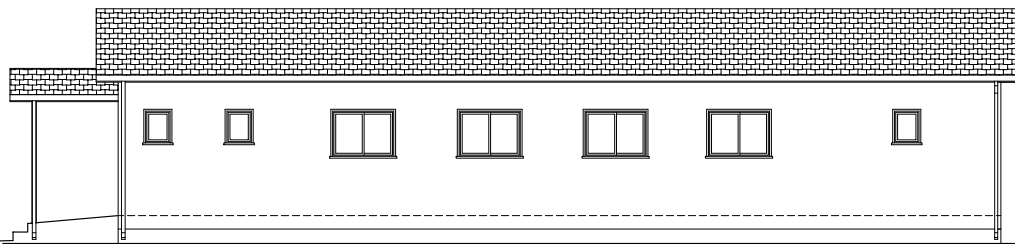
Date: 4/5/2021
 Scale: AS NOTED
 Drawn: SL
 Job:
 Sheet:
A.3
 Of: 3 Sheets



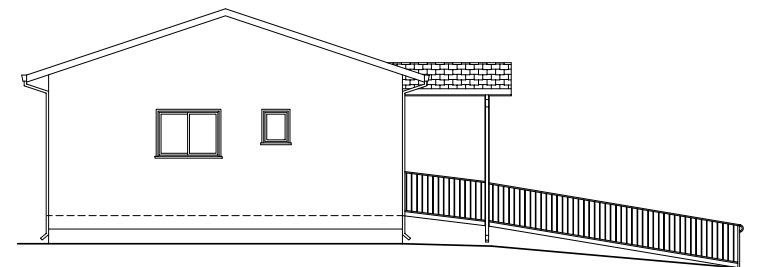
1 WEST - EXISTING / DEMOLITION BUILDING EXTERIOR ELEVATION
1/4"=1'-0"



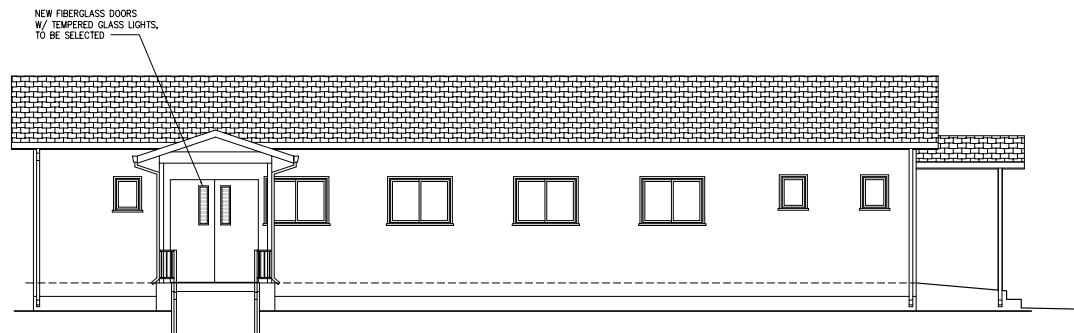
2 SOUTH - EXISTING / DEMOLITION BUILDING EXTERIOR ELEVATION
1/4"=1'-0"



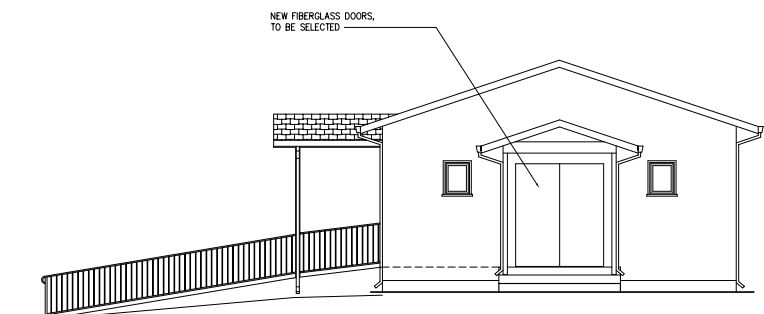
3 EAST - EXISTING / DEMOLITION BUILDING EXTERIOR ELEVATION
1/4"=1'-0"



4 NORTH - EXISTING / DEMOLITION BUILDING EXTERIOR ELEVATION
1/4"=1'-0"

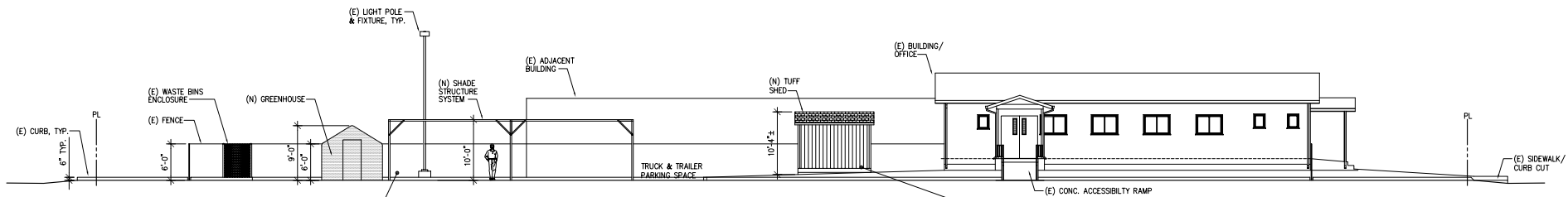


5 WEST - PROPOSED ELEVATION (NEW DOORS ONLY)
1/4"=1'-0"



6 SOUTH - PROPOSED ELEVATION (NEW DOORS ONLY)
1/4"=1'-0"

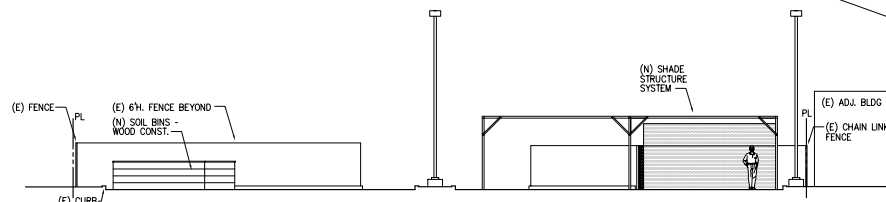
[illegible]



1 PROPOSED WEST SITE ELEVATION
1/8"=1'-0"



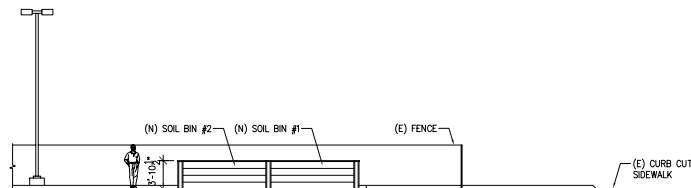
SUNSTOPPER SHADE STRUCTURE



2 PROPOSED SOUTH SITE ELEVATION
1/8"=1'-0"



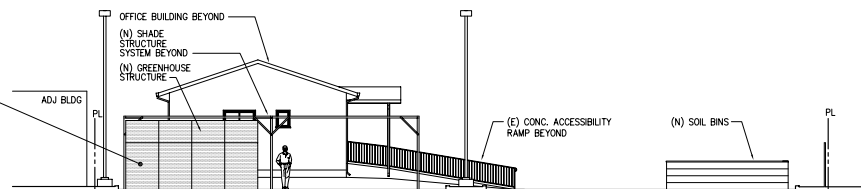
STORAGE SHED - TUFF SHED



3 PROPOSED EAST SITE ELEVATION
1/8"=1'-0"



E-Z MART GREENHOUSE STRUCTURE



4 PROPOSED NORTH SITE ELEVATION
1/8"=1'-0"

REVISIONS	BY



Gary Quentler/Architect
644 Norval Street
El Cerrito, CA 94530
(910) 655-2488
gary@quentler.com

SITE & ACCESSORY STRUCTURE ELEVATIONS

SITE ALTERATIONS TO:
375 CENTRAL AVE
PITTSBURGH, CA
FOR TROY MACGREGOR

Date 4/5/2021

Scale AS NOTED

Drawn SL

Job

Sheet

A.5
Of Sheets

375 Central Ave. Pittsburg

Proposed Project/Use description.

Waltzing Matilija LLC - Wholesale and online plant nursery. CA Lic #C2287.001

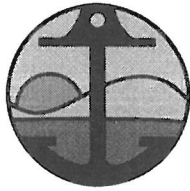
Online Retail: I plan to open and maintain an online retail nursery shipping drought-tolerant varieties of shrubs, perennials, and succulents. Plants would be sold and shipped year-round unless extreme weather conditions require delays. I am licensed by the California Dept. of Agriculture to ship my plants locally and throughout the country. Online retail services will begin in 2021 through my website www.waltzingmatilija.com

Wholesale: I grow and sell above-ground containerized trees, shrubs, perennials, and succulents year-round for retail nurseries, contractors (including my landscaping company), and commercial nurseries (young plants). Wholesale orders are either delivered or picked up by the customer.

Gondwana Flora Inc. - Residential Landscape Contractor CA (C27) Lic# 1014426.

I plan to utilize the existing building as an office space for administration and design work. The property will not be used as a storage yard for equipment or supplies. I would request that I be able to park a pickup truck and a trailer behind the building. The combined weight of both is approximately half the 15,000-pound limit that requires an enclosed building.

Please let me know if you have any questions or require further clarification.



Planning Application

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

TYPE OF APPLICATION REQUESTED:

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

STAFF USE ONLY

Application Number: AP 21-1565 Date Filed: 4/9/21

PROJECT INFORMATION:

Project Name (Business/Development): Gondwana Flora Inc. & Waltzing Matilija LLC
Address/Location of Project: 375 Central Ave. Pittsburg, CA. 94553
Assessor's Parcel No(s): 086-131-005
Mapping Address (Latitude/Longitude): 38.0248, -121.8827
Existing General Plan / Zoning Designations: CS
Proposed General Plan / Zoning Designations: N/A
Existing Use: Church/Assembly and respective Parking Lot
Proposed Use: Landscape Contractor Office & Nursery offering online sales.
Size of Existing Structure(s): 1383 sf Interior / 1454 sf Footprint
Size of Proposed Additions / New Structure(s): Shade Structure 1600sqft / Shed 120sqft / G
Amount of New Impervious Surfaces (s.f. or acres)¹: 923 sf
Property Size (s.f. or acres): 0.52 Acres No. of Existing Lots: 1 Proposed: 1
Days/Hours of Operation: Monday-Saturday / 9am - 5pm
No. of Employees, Existing: 1 Proposed: 1 (9 allowed per CBC)
No. of On-Site Parking Stalls, Existing: 20 Proposed: 9
HCP Land Cover Type: Urban Cortese List: Yes ☐ No ☒

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

Proposed Project/Use Description:

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

See Attached Document

APPLICANT INFORMATION:

Applicant Name: Gondwana Flora Inc. **Primary Contact:** Troy McGregor
E-Mail: troy@gondwanaflora.com **Phone:** (925) 818-4460
Mailing Address: 1556 Brown Street, Martinez, CA. 94553

Property Owner(s): Dryandra Holdings LLC
E-Mail: dryandraholdingsllc@gmail.com **Phone:** (925) 818-4460
Mailing Address: 1556 Brown Street, Martinez, CA. 94553

Notarized Signature of Agent and/or Property Owner:

Agent (Attach Notary): _____ **Date:** _____
Property owner/manager (attach notary):  **Date:** 04/05/2021

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

SUBMITTAL REQUIREMENTS: (to be completed by the applicant)

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

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

STAFF USE ONLY

TOTAL FEES PAID*: \$1200 **Date Rec'd:** 4/9/21 **By:** JOHN D.

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

375 Central Ave. Pittsburg

Proposed Project/Use description.

Waltzing Matilija LLC - Wholesale and online plant nursery. CA Lic #C2287.001

Online Retail: I plan to open and maintain an online retail nursery shipping drought-tolerant varieties of shrubs, perennials, and succulents. Plants would be sold and shipped year-round unless extreme weather conditions require delays. I am licensed by the California Dept. of Agriculture to ship my plants locally and throughout the country. Online retail services will begin in 2021 through my website www.waltzingmatilija.com

Wholesale: I grow and sell above-ground containerized trees, shrubs, perennials, and succulents year-round for retail nurseries, contractors (including my landscaping company), and commercial nurseries (young plants). Wholesale orders are either delivered or picked up by the customer.

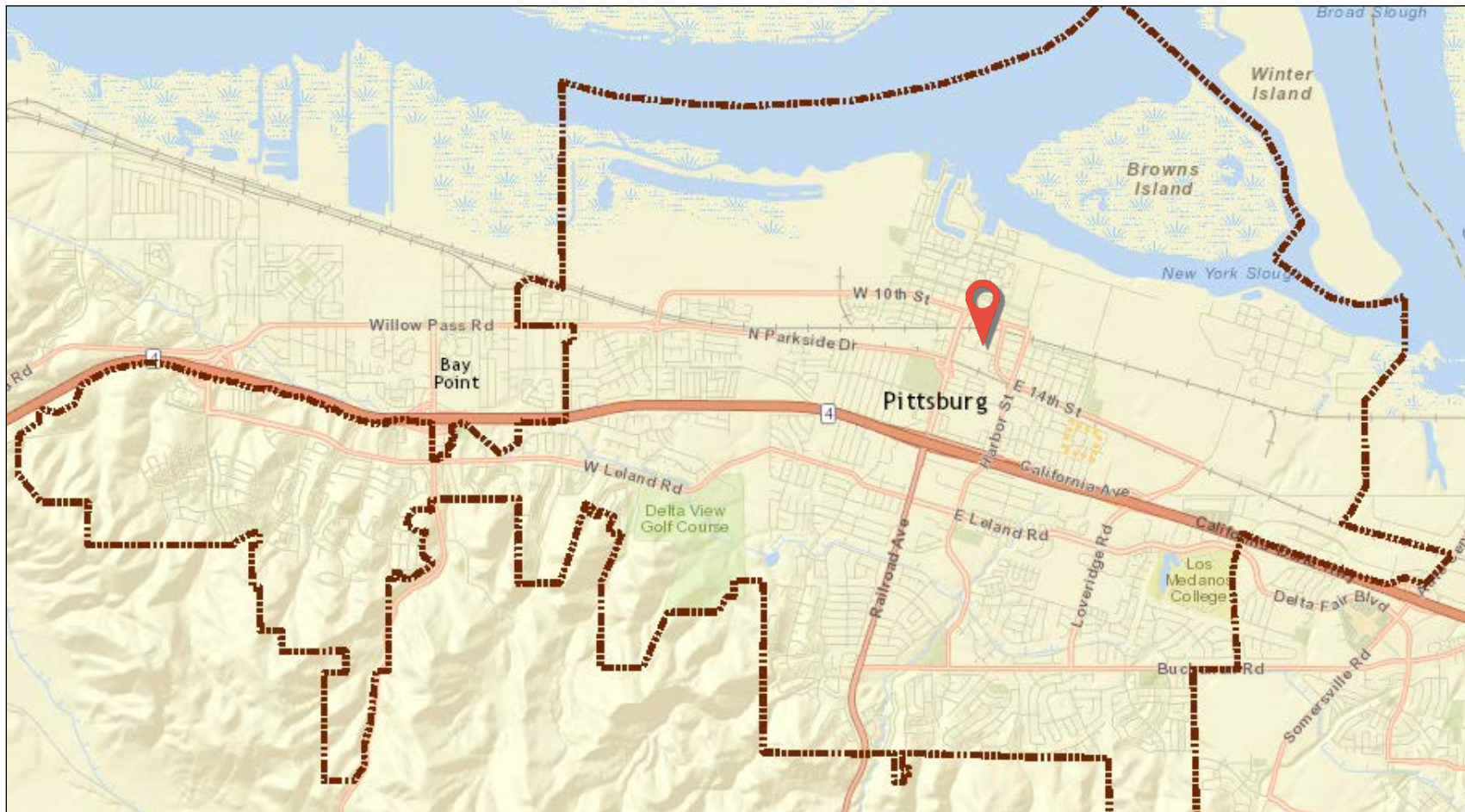
Gondwana Flora Inc. - Residential Landscape Contractor CA (C27) Lic# 1014426.

I plan to utilize the existing building as an office space for administration and design work. The property will not be used as a storage yard for equipment or supplies. I would request that I be able to park a pickup truck and a trailer behind the building. The combined weight of both is approximately half the 15,000-pound limit that requires an enclosed building.

Please let me know if you have any questions or require further clarification.

Gondwana Flora Inc. – Vicinity Map

AP-21-1565	375 Central Avenue
Administrative Design Review	APN: 086-131-005



Gondwana Flora Inc. – Aerial Map

AP-21-1565	375 Central Avenue
Administrative Design Review	APN: 086-131-005



**NOTICE OF INTENT
TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF
PURSUANT TO PLANNING COMMISSION RESOLUTION NO. 9918**

Burlessas Building Remodel, AP-21-1568 (AD).

This is an application by John Caprio, requesting administrative design review approval of plans to renovate the historic Burlessas Building by providing exterior facade improvements, new commercial space on the ground floor, and eight residential apartment units on the second floor. The project also includes site improvements such as installation of a new exterior trash enclosure, parking, and landscaping on an adjacent parcel. The Burlessas Building is a contributor to the New York Landing Historic District located at 14 East 4th Street in the CP (Pedestrian Commercial) District.

This project is delegated to staff under Category 3 (Minor Building Remodels, limited to changes in building colors, awnings, fenestration and finishes) of Planning Commission Resolution No. 9918.

BURLESSAS BUILDING REMODEL
FOR
JOHN CAPRIO
14 EAST 4th STREET, PITTSBURG, CALIFORNIA 94565



PROJECT DATA

14 EAST 4th STREET, PITTSBURG, CA 94565
BURLESSAS BUILDING REMODEL
ZONING: CP (PEDESTRIAN COMMERCIAL) DISTRICT
MAXIMUM HEIGHT OF STRUCTURE: 60
MAXIMUM HEIGHT OF STRUCTURE: 2 STORIES (APPLIES TO NEW STRUCTURES ONLY)
MAXIMUM LOT COVERAGE: 100%
MAXIMUM FAR: 2.0, 1.0 MAX. FOR NONRESIDENTIAL USES.
MAXIMUM SITE LANDSCAPING: PER OLD TOWN PITTSBURG DESIGN GUIDELINES AND PMC 18.52.160.
EXISTING BUILDING INFORMATION
LOWER LEVEL GROSS FLOOR: 5400 S.F.
UPPER LEVEL GROSS FLOOR: 5104 S.F.
TOTAL EXISTING BUILDING S.F.: 10504 S.F.
TOTAL PROPOSED ON SITE PARKING: 8

PROJECT DIRECTORY

DESIGNER: FERRER & ASSOCIATES
STRUCTURAL ENGINEER: COFFMAN ENGINEERS, INC.
GENERAL CONTRACTOR: GABEL ASSOCIATES, LLC.
ELECTRICAL: X
CIVIL: HUMANN COMPANY INC.

PROJECT DESCRIPTION

SCOPE OF WORK:
LOWER LEVEL FLOOR:
CONSTRUCT (N) STOREFRONT OPENINGS (2) ON NORTH ELEVATION FRONT WALL. REPLACE DOOR OPENING AT TENANT PEDESTRIAN ACCESS ON NORTH ELEVATION FRONT WALL.
UPPER LEVEL FLOOR:
REMODEL, IN ITS ENTIRETY, A TOTAL OF (8) APARTMENT UNITS. (SEE SHEET A10 FOR PROPOSED UPPER LEVEL FLOOR PLAN LAYOUT). RECONSTRUCT TENANT PEDESTRIAN ACCESS STAIRS ON WEST ELEVATION RIGHT SIDE WALL.
SITE PLAN:
NEW COVERED PARKING TO BE PROPOSED FOR UPPER LEVEL RESIDENTS ON WEST SIDE OF PROPERTY, NEW LANDSCAPING AND IRRIGATION, NEW COVERED TRASH ENCLOSURE, NEW BICYCLE RACKS, NEW PERVIOUS AND IMPVIOUS SURFACES, NEW DRAINAGE AND NEW GREEN SCREEN TO BE INCORPORATED ON WESTERN PORTION OF PROPERTY, DESIGNATED LOT I, BLOCK D, APN 085-104-004.
HISTORICAL PRESERVATION NOTE:
LOWER LEVEL NORTH STOREFRONT DOORS AND WINDOWS, NORTH PEDESTRIAN ACCESS DOORS, WEST PEDESTRIAN ACCESS DOORS, UPPER LEVEL NORTH WINDOWS SHALL BE REPLACED, IN-KIND, AS RECOMMENDED BY ARCHITECTURAL RESOURCES GROUP, AN ARCHITECTURAL HISTORIAN CONSULTANT.

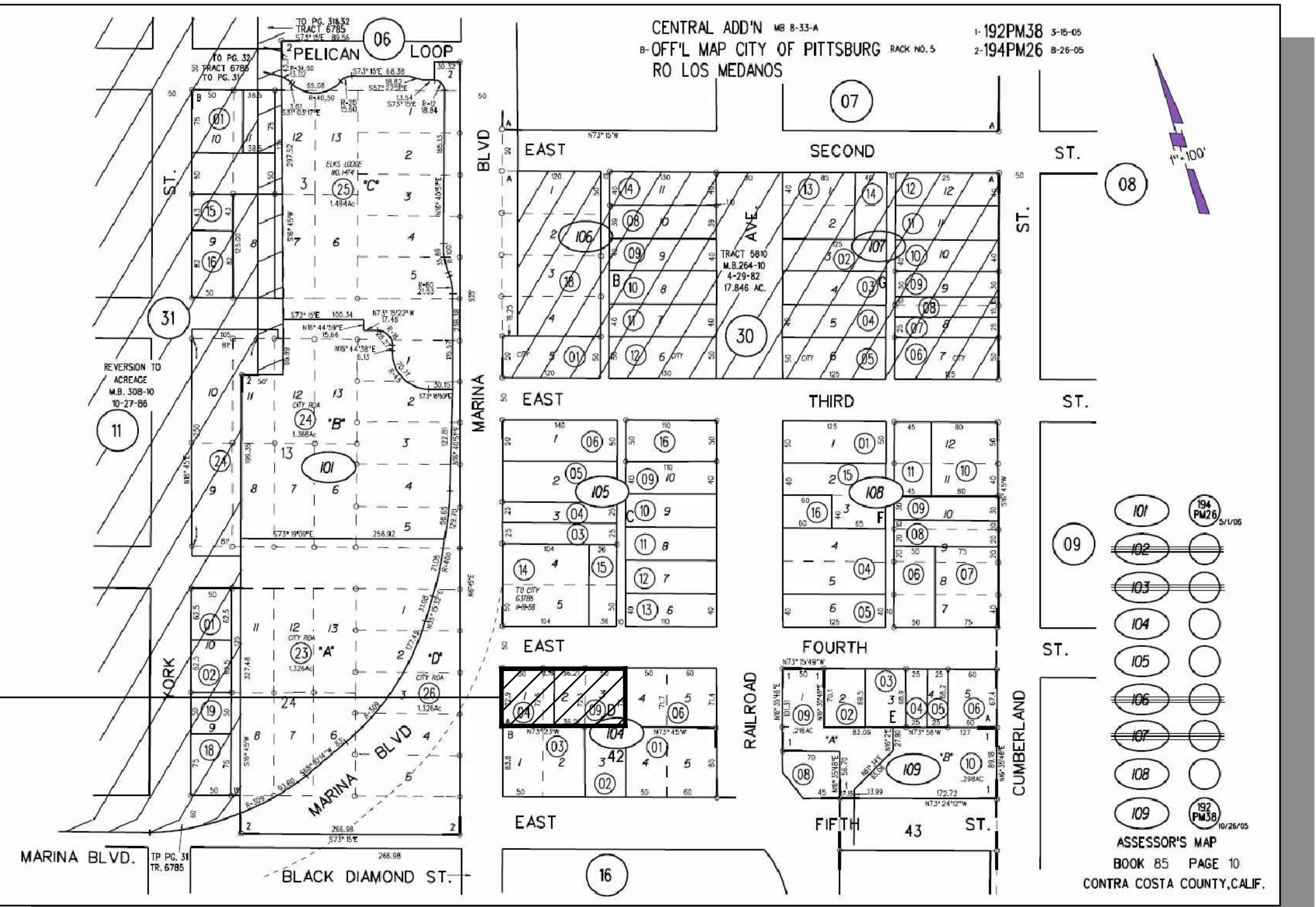
APPLICABLE CODES

CODES INFORMATION:
2019 EDITION OF THE CALIFORNIA BUILDING CODE
2019 EDITION OF THE CALIFORNIA MECHANICAL CODE
2019 EDITION OF THE CALIFORNIA ELECTRICAL CODE
2019 EDITION OF THE CALIFORNIA PLUMBING CODE
2019 EDITION OF THE CALIFORNIA ADMINISTRATIVE CODE
2019 EDITION OF THE CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA HISTORICAL BUILDING CODE

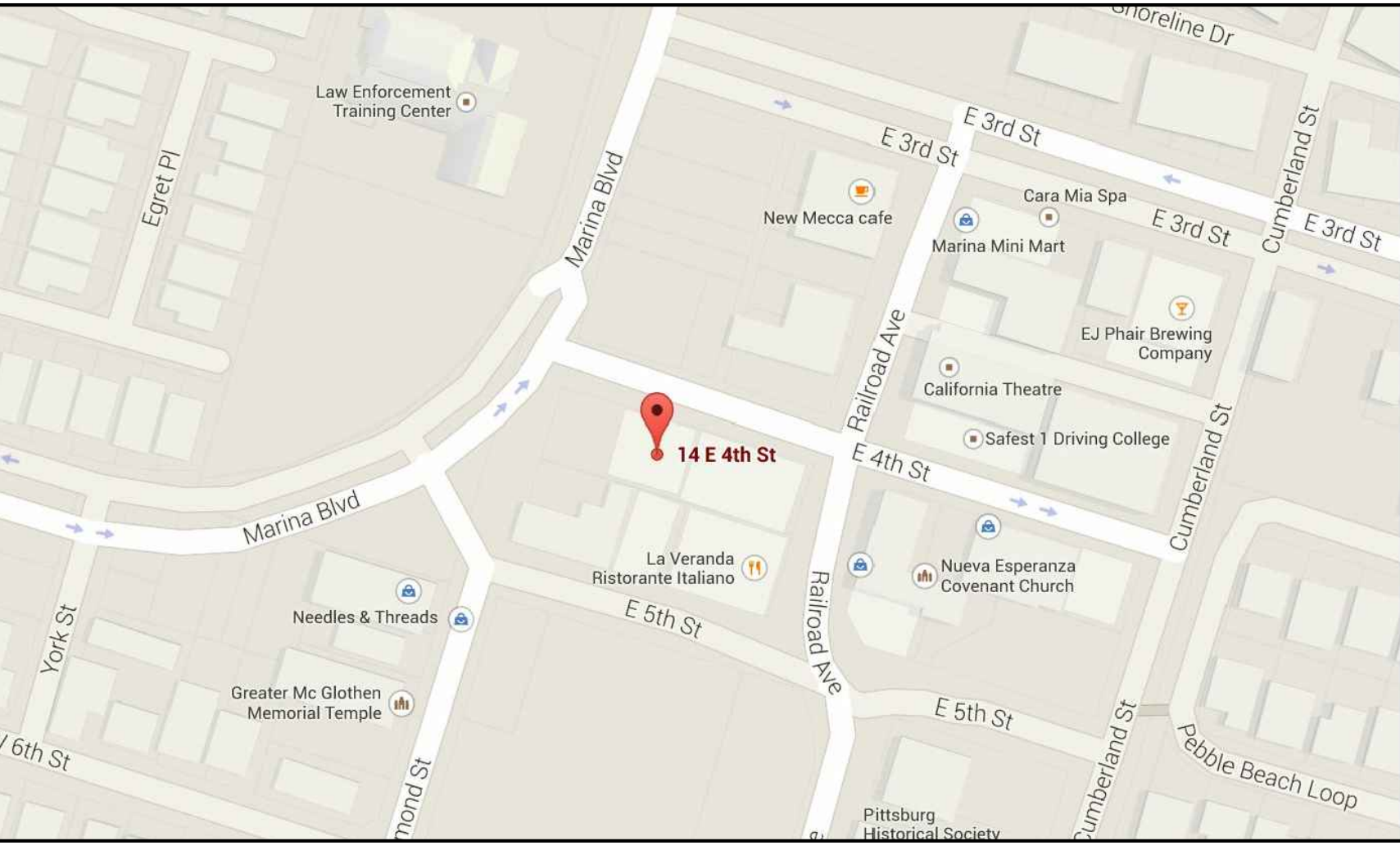
BUILDING CONSTRUCTION TYPE:
NUMBER OF STORIES: 2
FIRE SPRINKLERS:
BUILDING SHALL BE FULLY EQUIPPED WITH SPRINKLERS.
SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CBC 903.1.1.

DRAWING INDEX

- T1.0 TITLE SHEET AND PROJECT DATA
CIVIL
C1.0 TOPOGRAPHIC SURVEY
C2.0 PRELIMINARY GRADING AND DRAINAGE PLAN
STRUCTURAL
S1.1 GENERAL STRUCTURAL NOTES AND SPECIFICATIONS
S2.1 GROUND FLOOR AND FOUNDATION PLAN
S2.2 SECOND FLOOR FRAMING PLAN
S2.3 SECOND FLOOR CEILING FRAMING PLAN
S2.4 ROOF FRAMING PLAN
S3.1 DETAILS
S3.2 DETAILS
S3.3 DETAILS
ARCHITECTURAL
A1.0 EXISTING ARCHITECTURAL SITE PLAN
A2.0 PROPOSED ARCHITECTURAL SITE PLAN
A3.0 EXISTING BASEMENT AND LOWER LEVEL FLOOR PLAN
A4.0 EXISTING UPPER LEVEL FLOOR PLAN
A5.0 EXISTING ROOF PLAN
A6.0 EXISTING BUILDING SECTIONS
A7.0 EXISTING EXTERIOR ELEVATIONS - FRONT (NORTH) AND RIGHT SIDE (WEST)
A8.0 EXISTING EXTERIOR ELEVATIONS - REAR (SOUTH) AND LEFT SIDE (EAST)
D1.0 LOWER LEVEL DEMO PLAN
D2.0 UPPER LEVEL DEMO PLAN
A9.0 PROPOSED LOWER LEVEL FLOOR PLAN
A10.0 PROPOSED UPPER LEVEL FLOOR PLAN
A11.0 PROPOSED ROOF PLAN
A12.0 PROPOSED UPPER LEVEL UNITS INTERIOR ELEVATIONS
A13.0 DOOR AND WINDOW SCHEDULES
A14.0 PROPOSED EXTERIOR ELEVATIONS
A15.0 HISTORICAL REPLACEMENT WINDOW AND DOOR TREATMENTS
A16.0 SITE PLAN DETAILS
A17.0 PROPOSED EXTERIOR COLOR SCHEME
ELECTRICAL
E1.0 PROPOSED SITE/PARKING AREA LIGHTING PLAN



PARCEL MAP



VICINITY MAP

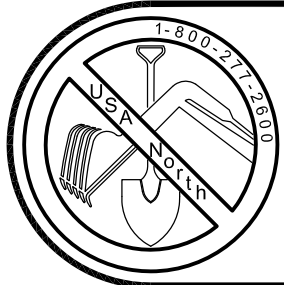
Table with 2 columns: REVISIONS, BY

FERRER & ASSOCIATES
Joel L. Ferrer, Designer
1020 Harbor View Drive
Pittsburg, CA 94565
Office: (925) 799-0512
@ATT.NET

BURLESSAS BUILDING REMODEL
for JOHN CAPRIO
at 14 EAST 4TH STREET
PITTSBURG, CA 94565

TITLE SHEET & PROJECT DATA

DRAWN: JF
CHECKED: JF/JC
DATE: APRIL 12, 2021
SCALE: AS NOTED
JOB NO.: 21264-3
SHEET: T1
OF SHEETS



BEFORE EXCAVATING CALL U.S.A.

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION. THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE. LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ...ETC.

UTILITY NOTES

THE UTILITIES SHOWN ARE BASED ON UNDERGROUND SERVICE ALERT (USA) MARKING ON THE GROUND IN COMBINATION WITH INFORMATION FROM THE CITY OF PITTSBURG GIS SYSTEM MAPPING. NOTE THAT THE CITY SHOWS A STORMDRAIN PIPE ON THE NORTH SIDE OF 4TH STREET, THERE WERE NO USA MARKS OBSERVED IN THE FIELD.

GENERAL NOTES

THE SCOPE AND LIMIT OF THIS SURVEY WAS DEFINED IN AUGUST, 2015 BY JOHN CAPRIO. USE OF THIS SURVEY IS LIMITED TO THE PROPERTY OWNER AS REFERENCED IN THE TITLE BLOCK AND CONSULTANTS FOR THE SPECIFIC PROJECT. OTHERS MAY NOT USE THIS MAP WITHOUT THE PERMISSION OF THE CLIENT AND HUMANN COMPANY. BOUNDARY AND BASIS OF BEARINGS ARE PER THE UNDERLYING RECORD MAP AS REFERENCED IN THE TITLE BLOCK HEREON.

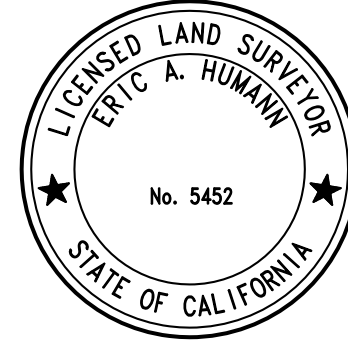
THE TITLE REPORT FOR THIS SURVEY WAS PREPARED BY CORNERSTONE TITLE COMPANY, DATED JUNE 5, 2015, ORDER NO. PL-27931.

THE ELECTRONIC FILE IF SUPPLIED, IS BEING DONE SO AS A COURTESY AND CONVENIENCE, AND IS SUBORDINATE TO THE PROVIDED SIGNED HARD COPY MAP WITH RESPECT TO CONTENT, ACCURACY AND QUALITY. HUMANN COMPANY MAKES NO WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED FOR ANY COPIES OF THE DRAWINGS OR WORK ASSOCIATED WITH THE ELECTRONIC FILE BY OTHERS.

BUILDING(S) SHOWN HEREON CONTAINS DECORATIVE ARCHITECTURAL ELEMENTS ALONG ITS WALLS AND CORNERS WHICH ARE NOT NECESSARILY ACCOUNTED FOR IN THE BUILDING FOOTPRINT AS SURVEYED AND MAPPED. PRIOR TO THE PREPARATION OF WORKING DRAWINGS, THE ARCHITECT/DESIGNER SHOULD FIELD INSPECT ANY AREAS ON THE BUILDING WHERE AN ADDITION OR OTHER IMPROVEMENT IS EXPECTED TO OCCUR (IF SETBACKS OR OTHER CONSTRAINTS ARE AN ISSUE), AND CONSULT WITH THE SURVEYOR OR ENGINEER AS NEEDED.

TREES AND DRIP LINES AS SHOWN ARE LOCATED SUFFICIENTLY FOR GENERAL ARCHITECTURAL SITE PLANNING. ANY CONSTRUCTION ACTIVITY PLANNED IMMEDIATELY ADJACENT TO THE TREES OR DRIP LINES SHOULD BE REVIEWED WITH THE APPROPRIATE CONSULTANT. IF IT IS DETERMINED THAT DETAILED TREE AND/OR BRANCH MEASUREMENTS ARE NEEDED, FURTHER SURVEYING MAY BE NECESSARY AND SHOULD BE ARRANGED BY THE OWNER AND/OR CONSULTANT. SPECIES AS REFERENCED ON THE SURVEY SHOULD BE CONFIRMED BY A LICENSED ARBORIST OR LANDSCAPE ARCHITECT IF THE SPECIFIC TREE(S) IS SUSPECTED OF BEING A PROTECTED OR CRITICAL ONE(S).

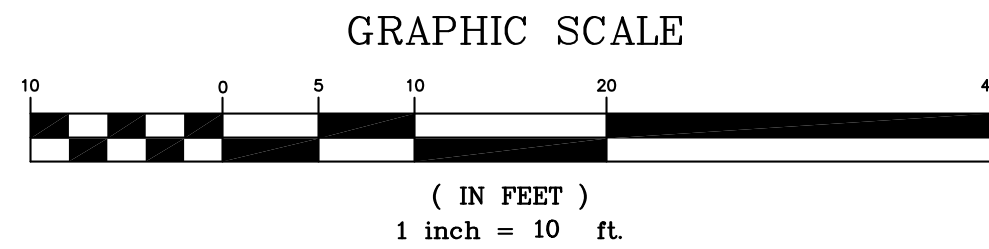
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ERIC (RICK) A. HUMANN PLS 5452

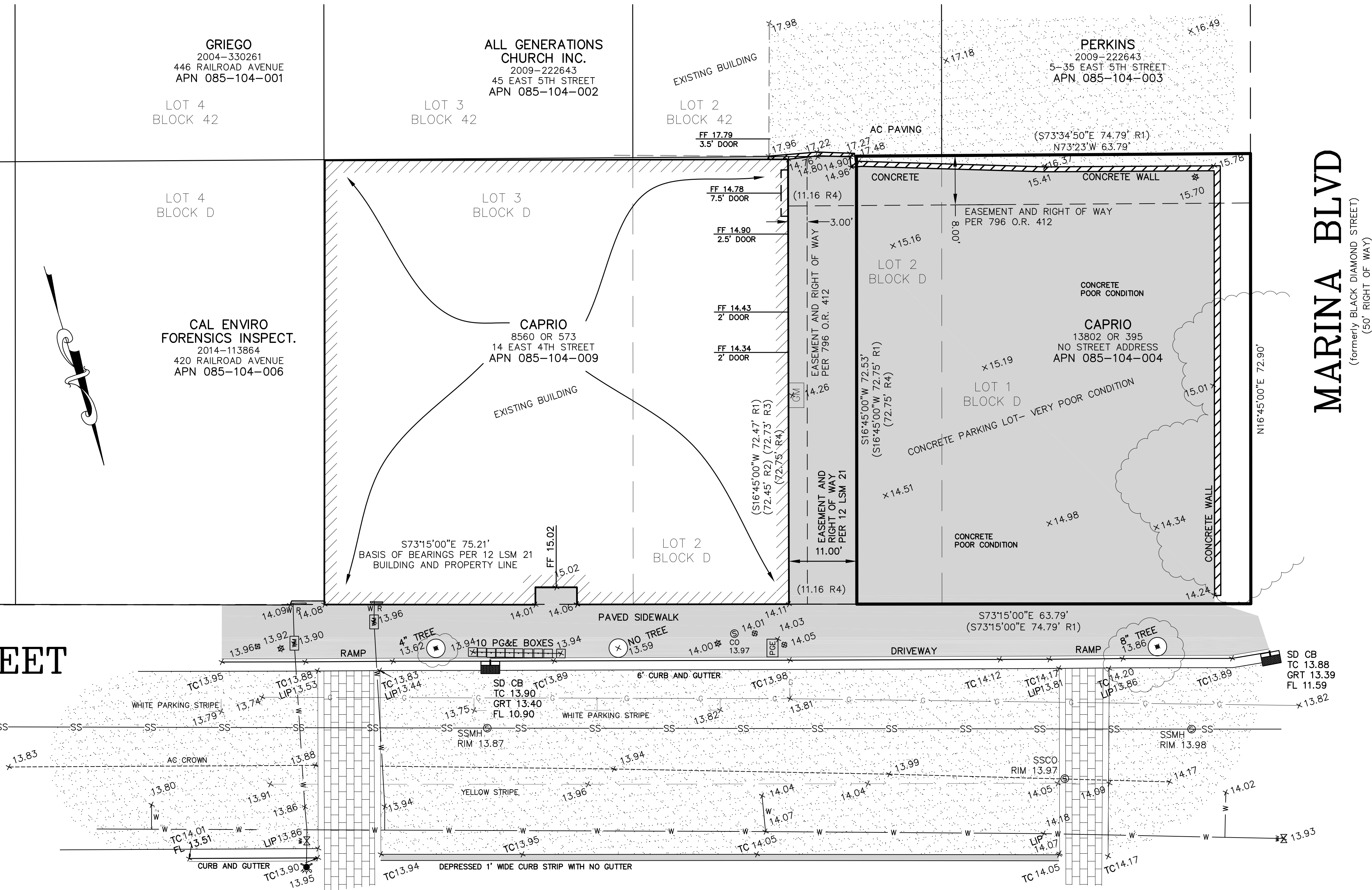
SEPTEMBER 14, 2015
DATE

RAILROAD AVE
(80' RIGHT OF WAY)



- LEGEND
- FOUND MONUMENT DISK AS NOTED
 - SS SANITARY SEWER MANHOLE
 - SS SANITARY SEWER
 - o SANITARY SEWER CLEANOUT
 - W WATER LINE
 - o SANITARY SEWER CLEANOUT
 - WM WATER VALVE
 - WM WATER METER
 - Fire Hydrant
 - W GAS LINE
 - GM GAS METER
 - Curb Inlet
 - Utility Box
 - Star Street Light
 - +742.6 EXISTING GRADE

4TH STREET
(50' RIGHT OF WAY)



MARINA BLVD
(formerly BLACK DIAMOND STREET)
(50' RIGHT OF WAY)

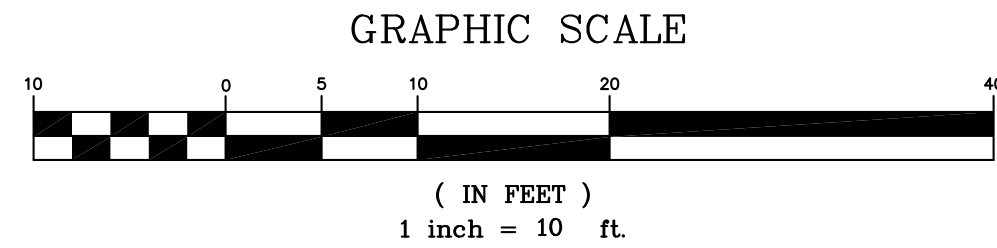
TOPOGRAPHIC SURVEY
LANDS AS DESCRIBED IN THE DOCUMENT 2000-097272, CONTRA COSTA COUNTY RECORDS
JOHN AND ELAINE CAPRIO - - 4TH STREET
PITTSBURG CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578
www.humannco.com

SHEET 1
OF 2 SHEETS
JOB NO. 15108

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RAILROAD AVE
(80' RIGHT OF WAY)



- LEGEND**
- FOUND MONUMENT DISK AS NOTED
 - SANITARY SEWER MANHOLE
 - SS SANITARY SEWER
 - SANITARY SEWER CLEANOUT
 - W WATER LINE
 - SANITARY SEWER CLEANOUT
 - WV WATER VALVE
 - WM WATER METER
 - FD FIRE HYDRANT
 - W GAS LINE
 - GM GAS METER
 - CI CURB INLET
 - UTILITY BOX
 - ☆ STREET LIGHT
 - EXISTING GRADE

GRIEGO
2004-330261
446 RAILROAD AVENUE
APN 085-104-001
LOT 4
BLOCK 42

ALL GENERATIONS
CHURCH INC.
2009-222643
45 EAST 5TH STREET
APN 085-104-002
LOT 3
BLOCK 42

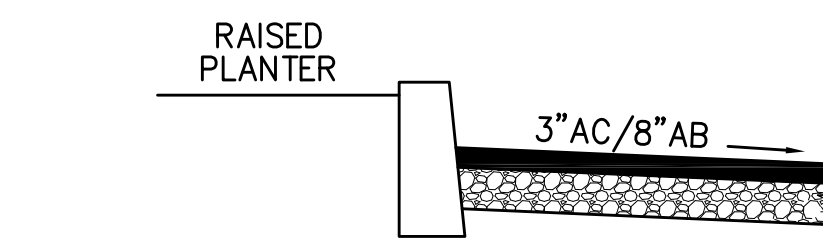
PERKINS
2009-222643
5-35 EAST 5TH STREET
APN 085-104-003
LOT 2
BLOCK 42

CAL ENVIRO
FORENSICS INSPECT.
2014-113864
420 RAILROAD AVENUE
APN 085-104-006
LOT 4
BLOCK D

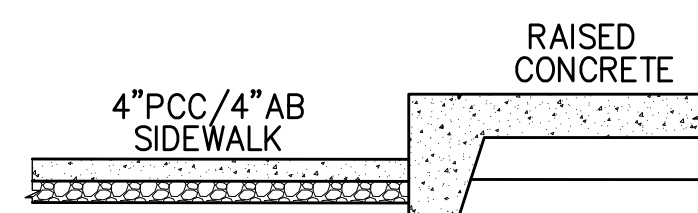
CAPRIO
8560 OR 573
14 EAST 4TH STREET
APN 085-104-009
LOT 3
BLOCK D

MARINA BLVD
(formerly BLACK DIAMOND STREET)
(50' RIGHT OF WAY)

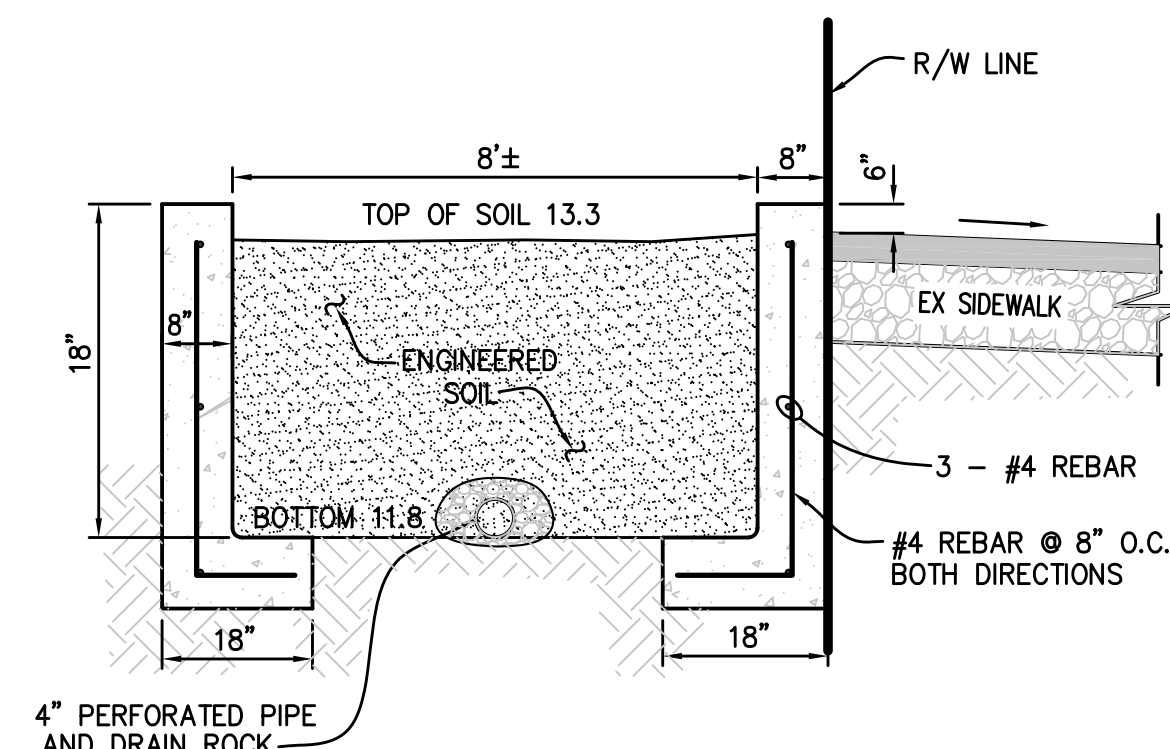
4TH STREET
(50' RIGHT OF WAY)



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
TYPICAL C.3 BIOTRETENTION SECTION
N.T.S.

C.3 PLANTER NOTES:

1. PLANTER SURFACE SHALL BE GRADED FLAT.
2. GRADE PLANTER BOTTOM TO DRAIN TOWARD SUBDRAIN @ 2% Min.
3. ADDITIONAL ATTENTION SHOULD BE DIRECTED TO ENSURE ALL LANDSCAPED AREAS ARE VEGETATED AND STABILIZED BEFORE THE TREATMENT FACILITIES ARE BROUGHT ON-LINE.
4. ALL PERFORATED PIPE SHALL HAVE A MINIMUM DIAMETER OF 4" AND A MINIMUM OF THREE 3/4" DIA. HOLES EVENLY SPACED ALONG THE CIRCUMFERENCE OF THE PIPE AND NOT LESS THAN THREE HOLES PER LINEAL FOOT OF PIPE.
5. LONG TERM INFILTRATION RATE: 5 in/hr Min. - 10 in/hr Max



IZZAT S. NASHASHIBI R.C.E. 29528

PRELIMINARY GRADING AND DRAINAGE PLAN
LANDS AS DESCRIBED IN THE DOCUMENT 2000-097272, CONTRA COSTA COUNTY RECORDS
JOHN AND ELAINE CAPRIO - - 4TH STREET
PITTSBURG CALIFORNIA

HUMANN COMPANY INC.
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PH (925) 263-3333 FAX (925) 263-3378
www.humannco.com

SHEET 2
OF 2 SHEETS

JOB NO. 15108

REVISIONS
SCALE 1" = 10'
DATE 10/29/15
DRAWN JEC/PE
CHECKED IN
JOB NO. 15108

STRUCTURAL NOTES

I. GENERAL

- A. THE SCOPE OF THE WORK SHOWN ON THESE DRAWINGS IS LIMITED TO THE STRUCTURAL ASPECTS OF A PLANNED REMODELING OF THE SUBJECT BUILDING.
- B. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.
- C. ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS SHALL BE VERIFIED AT THE JOB SITE. COMPARE STRUCTURAL DRAWINGS WITH EXISTING CONDITIONS BEFORE COMMENCING WORK. NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED. DO NOT SCALE THESE DRAWINGS.
- D. ON THESE DRAWINGS, (E) DENOTES EXISTING ITEMS, AND (N) INDICATES NEW WORK. ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE, UNLESS OTHERWISE SHOWN OR NOTED.
- E. AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF THE PERSONS AND PROPERTY, AND FOR ANY NECESSARY ENGINEERING REVIEWS OF THESE CONDITIONS. THE STRUCTURAL ENGINEER'S JOB SITE VISITS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING, SHORING, OR STRENGTHENING ALL PORTIONS OF THE EXISTING STRUCTURE WHICH MAY BE WEAKENED BY THE REMOVAL OF EXISTING CONSTRUCTION UNTIL ALL NEW CONSTRUCTION IS IN PLACE.

II. TESTING AND INSPECTION

- A. PROVIDE TESTING AND INSPECTION FOR ALL ITEMS AS REQUIRED BY THE 2019 CALIFORNIA BUILDING CODE.
- B. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT TESTING LAB TO PERFORM ALL REQUIRED TESTING AND INSPECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE TESTING LAB WITH CONSTRUCTION SCHEDULES TO ENSURE PROPER COORDINATION OF WORK.
- C. THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED AND/OR TESTED BY THE TESTING LAB:
 1. REINFORCING BARS AND THREADED RODS EPOXY GROUTED INTO EXISTING CONCRETE. SEE SECTION ENTITLED "EPOXY DOWELS" FOR TESTING REQUIREMENTS.
 2. CONCRETE CORE SAMPLE STRENGTH TESTS.
 3. CONCRETE AND SHOTCRETE STEEL REINFORCEMENT.
 4. CONCRETE AND SHOTCRETE PLACEMENT.
- D. STRUCTURAL OBSERVATION SHALL BE PROVIDED BY THE STRUCTURAL ENGINEER AS DESCRIBED IN SECTION 1704.6 OF THE 2019 CALIFORNIA BUILDING CODE.
 1. (N) ROUGH FRAMING
 2. (N) WALL-TO-DIAPHRAGM ANCHORS

III. DESIGN BASIS

- A. CONSTRUCT IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE.
- B. DESIGN VERTICAL LIVE LOADS IN POUNDS PER SQUARE FOOT:
- ROOFS: 20 PSF
FLOORS: 40 PSF
- C. WIND DESIGN DATA:
1. BASIC WIND SPEED: 93 MILES PER HOUR (3-SECOND GUST)
 2. WIND IMPORTANCE FACTOR, $I = 1.0$; OCCUPANCY CATEGORY II
 3. WIND EXPOSURE D
 4. APPLICABLE INTERNAL PRESSURE COEFFICIENT, $G_{Cpi} = 0.18$
 5. COMPONENTS AND CLADDING: NOT APPLICABLE
- D. SEISMIC DESIGN DATA:
1. SEISMIC IMPORTANCE FACTOR, $I = 1.0$; OCCUPANCY CATEGORY II
 2. MAPPED SPECTRAL RESPONSE ACCELERATIONS, $S_s = 1.79g$, $S_1 = 0.61g$
 3. SITE CLASS D
 4. SPECTRAL RESPONSE COEFFICIENTS, $SDS = 1.19g$, $SD1 = 0.69g$
 5. SEISMIC DESIGN CATEGORY D
 6. BASIC SEISMIC-FORCE-RESISTING SYSTEM: ORDINARY REINFORCED CONCRETE SHEAR WALL
 7. DESIGN BASE SHEAR = 286.2 kips (LRFD)
 8. SEISMIC RESPONSE COEFFICIENT, $C_s = 2.98$
 9. RESPONSE MODIFICATION FACTOR, $R = 4$
 10. ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE

IV. SUBGRADE PREPARATION

- SUBGRADE PREPARATION SHALL BE CARRIED OUT AS FOLLOWS:
1. STRIP THE AREA TO BE BUILT OVER OF ALL ORGANIC MATERIAL AND TOPSOIL.
 2. SCARIFY THE TOP 6 INCHES OF THE STRIPPED SURFACE, AND BRING TO THE CORRECT MOISTURE CONTENT.
 3. RECOMPACT THE SUBGRADE TO AT LEAST 95% DENSITY UNDER FOOTINGS, AND 90% DENSITY ELSEWHERE.
 4. IF FILL MATERIAL IS REQUIRED, IT SHALL BE FREE OF PLASTIC CLAYS, VEGETATION, AND OTHER DELETERIOUS MATERIAL. IT SHALL BE OF SUCH QUALITY THAT IT WILL COMPACT THOROUGHLY WHEN WATERED AND ROLLED. THE FILL SHALL NOT CONTAIN ROCKS OR LUMPS OVER 2 INCHES IN GREATEST DIMENSION. FILL MATERIAL SHALL BE PLACED IN 6 INCH LIFTS AND COMPACTED.
- FOUNDATION DESIGN AND CONSTRUCTION
- A. ASSUMED ALLOWABLE SOIL BEARING PRESSURE, FOR DEAD PLUS LIVE LOADS: 1500 PSF.
 - B. EXCEPT WHERE OTHERWISE SHOWN, EXCAVATIONS SHALL BE MADE AS CLOSE AS POSSIBLE TO THE EDGES OF THE REQUIRED FOUNDATIONS. SUBGRADE PREPARATION SHALL BE CARRIED OUT AS DESCRIBED ABOVE. ALL FOUNDATIONS SHALL BE POURED WITHOUT THE USE OF SIDE FORMS WHENEVER POSSIBLE. IF THE EXCAVATION TRENCHES CANNOT STAND, FULLY FORM SIDES TO THE DIMENSIONS SHOWN.
 - C. DO NOT ALLOW WATER TO STAND IN EXCAVATION TRENCHES. IF THE BOTTOMS OF THESE TRENCHES BECOME SOFTENED DUE TO RAIN OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE AT NO COST TO THE OWNER.
 - D. ALL EXCAVATIONS, FORMS, AND REINFORCING BARS ARE TO BE INSPECTED BY THE LOCAL BUILDING INSPECTOR PRIOR TO PLACING CONCRETE.

V. FOUNDATION DESIGN AND CONSTRUCTION

- A. ASSUMED ALLOWABLE SOIL BEARING PRESSURE, FOR DEAD PLUS LIVE LOADS: 1500 PSF.
- B. EXCEPT WHERE OTHERWISE SHOWN, EXCAVATIONS SHALL BE MADE AS CLOSE AS POSSIBLE TO THE EDGES OF THE REQUIRED FOUNDATIONS. SUBGRADE PREPARATION SHALL BE CARRIED OUT AS DESCRIBED ABOVE. ALL FOUNDATIONS SHALL BE POURED WITHOUT THE USE OF SIDE FORMS WHENEVER POSSIBLE. IF THE EXCAVATION TRENCHES CANNOT STAND, FULLY FORM SIDES TO THE DIMENSIONS SHOWN.
- C. DO NOT ALLOW WATER TO STAND IN EXCAVATION TRENCHES. IF THE BOTTOMS OF THESE TRENCHES BECOME SOFTENED DUE TO RAIN OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE AT NO COST TO THE OWNER.
- D. ALL EXCAVATIONS, FORMS, AND REINFORCING BARS ARE TO BE INSPECTED BY THE LOCAL BUILDING INSPECTOR PRIOR TO PLACING CONCRETE.

VI. CONCRETE

- A. REINFORCE ALL CONCRETE. INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING BARS AND SECURELY TIE PRIOR TO PLACING CONCRETE.
- B. CONCRETE FOR FOUNDATIONS, STRUCTURAL SLABS, AND GARAGE SLAB-ON-GRADE SHALL BE NORMAL WEIGHT (HARDROCK) CONCRETE AND SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- C. CONCRETE SHALL BE PLACED IN A CONTINUOUS OPERATION BETWEEN PREDETERMINED CONSTRUCTION JOINTS.
- D. CONCRETE SHALL BE CONTINUOUSLY CURED FOR 7 DAYS AFTER PLACEMENT IN ANY APPROVED MANNER. FOOTINGS ARE EXCLUDED FROM THIS REQUIREMENT.
- E. ALL INSERT HOLES AND OTHER IMPERFECTIONS ON THE SURFACES OF THE CONCRETE SHALL BE FILLED WITH GROUT, BRUSHED, AND SACKED TO A UNIFORM FINISH. ALL HOLES THROUGH TO THE OUTSIDE OF THE BUILDING MUST BE MADE WATERTIGHT.

VII. SHOTCRETE

- A. THE NOTES FOR CONCRETE IN THE ABOVE SECTION ALSO APPLY TO SHOTCRETE.
- B. PRECONSTRUCTION TESTING IS REQUIRED FOR ALL WALLS WITH REINFORCING BARS LARGER THAN #5. A TEST PANEL SHALL BE SHOT, CURED, CORED OR SAWN, EXAMINED AND TESTED PRIOR TO COMMENCEMENT OF PROJECT SHOTCRETE OPERATIONS. THE TEST PANEL SHALL BE REPRESENTATIVE OF THE PROJECT AND SIMULATE JOINT CONDITIONS AS CLOSELY AS POSSIBLE. THE TEST PANEL SHALL BE SHOT AT THE SAME ANGLE, USING THE SAME NOZZLEMAN, WITH THE SAME CONCRETE MIX DESIGN, AND WITH THE SAME EQUIPMENT THAT WILL BE USED ON THE PROJECT.
- C. LAP SPLICES SHALL BE NONCONTACT LAP SPLICES WITH A MINIMUM CLEARANCE OF 2 INCHES BETWEEN BARS.
- D. REFER TO DETAIL 1/S3.3 FOR PROPER APPLICATION METHODS FOR SHOTCRETE WALLS.
- E. SHOTCRETE SHALL BE KEPT CONTINUOUSLY MOIST FOR 24 HOURS AFTER SHOTCRETING IS COMPLETE, OR SHALL BE SEALED WITH AN APPROVED CURING COMPOUND.
- F. SHOTCRETE SHALL BE FINISHED WITH A WIRE STRIKE OFF FINISH, UNLESS NOTED OTHERWISE.
- G. SHOTCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI.

VII. REINFORCING STEEL

- A. ALL REINFORCING STEEL BARS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR DEFORMED BILLET—STEEL FOR CONCRETE REINFORCEMENT, ASTM DESIGNATION A615, GRADE 60, UNLESS OTHERWISE NOTED. NUMBER 3 BARS MAY BE GRADE 40.
- B. SUITABLE DEVICES OF SOME STANDARD MANUFACTURE SHALL BE USED TO HOLD REINFORCEMENT IN ITS TRUE HORIZONTAL AND VERTICAL POSITIONS. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND PLACED FREQUENTLY ENOUGH TO PREVENT DISPLACEMENT OF THE REINFORCEMENT DURING PLACEMENT OF THE CONCRETE. ALL SUCH DEVICES SHALL HAVE PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER.
- C. LAP SPlice ALL BARS A MINIMUM OF 48 BAR DIAMETERS, UNLESS OTHERWISE NOTED.
- D. UNLESS OTHERWISE NOTED, MAINTAIN COVERAGE TO FACE OF BARS AS FOLLOWS:
1. 3 INCHES WHERE CONCRETE IS DEPOSITED AGAINST EARTH, EXCEPT SLAB—ON—GRADE.
 2. 2 INCHES WHERE CONCRETE IS EXPOSED TO EARTH BUT FORMED.
 3. 1.5 INCHES FOR BEAMS, COLUMNS, AND EXTERIOR SURFACES.
 4. 1 INCH FOR INTERIOR SLABS, JOISTS, AND WALLS.

VIII. EPOXY DOWELS

- A. EPOXY DOWELS INDICATED ON THESE DRAWINGS SHALL BE REINFORCING BARS AS CALLED FOR IN SECTION VII ABOVE. THE EPOXY GROUT USED SHALL CONFORM WITH ASTM C881, TYPE III, AND SHALL PASS THE AASHTO T-237 SLANT SHEAR TEST. THE FOLLOWING PRODUCTS ARE ACCEPTABLE:
1. HILTI HIT RE-500 EPOXY ADHESIVE OR HY-270 FOR HOLLOW MASONRY ANCHORING SYSTEM.
 2. SIMPSON SET-3G EPOXY-TIE ADHESIVE.
 3. POWERS PURE 110+ EPOXY ADHESIVE ANCHORING SYSTEM.
 4. SUBMIT MANUFACTURER'S TECHNICAL LITERATURE FOR ANY PROPOSED ALTERNATE PRODUCTS TO STRUCTURAL ENGINEER FOR APPROVAL. PRE-MEASURED CAPSULE-TYPE OR DISPOSABLE TWO PART CARTRIDGE-TYPE PRODUCTS ARE ACCEPTABLE.
- B. INSTALL DOWELS WITH ADHESIVE IN STRICT ACCORDANCE WITH CURRENT MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS (MPII) TO INCLUDE DRILLING METHOD, HOLE SIZE, HOLE CLEANING, ADHESIVE INJECTION ETC.
- C. INSTALL DOWELS IN EXISTING CONCRETE AS FOLLOWS:

1. DRILL HOLE TO DEPTH SHOWN ON THE DRAWINGS. HOLE SIZE SHALL BE 1/8" LARGER THAN THE NOMINAL ROD DIAMETER.
2. CLEAN HOLE WITH WIRE BOTTLE-TYPE BRUSH AND BLOW OUT WITH OIL-FREE COMPRESSED AIR.
3. PLACE MEASURED AMOUNT OF EPOXY IN HOLE WITH APPLICATOR EQUIPPED WITH AN EXTENSION TUBE.
4. INSERT BAR SLOWLY WHILE ROTATING ABOUT 90 DEGREES. SECURE IT IN THE CENTER OF THE HOLE.
5. REMOVE EXCESS GROUT FROM AROUND THE HOLE BEFORE IT HARDENS.

- D. PLACEMENT OF EPOXY DOWELS SHALL BE INSPECTED AND TESTED BY THE TESTING AGENT AS FOLLOWS:
1. THE DIAMETER, DEPTH, AND CLEANLINESS OF THE DRILLED HOLES SHALL BE VERIFIED.
 2. TEST 20% OF THE FIRST 500 DOWELS INSTALLED IN DIRECT TENSION TO THE FOLLOWING VALUES:

#4 BAR OR 1/2" DIAMETER ROD:	3600 LBS.
#5 BAR OR 5/8" DIAMETER ROD:	5600 LBS.
#6 BAR OR 3/4" DIAMETER ROD:	7900 LBS.
#7 BAR OR 7/8" DIAMETER ROD:	10600 LBS.
#8 BAR OR 1" DIAMETER ROD:	14200 LBS.
 3. IF TESTING OF THE FIRST 500 DOWELS RESULT IN A "PASS" RATE OF 95% OR BETTER, SAMPLING MAY BE REDUCED TO 10% OF THE REMAINING WORK.

X. STRUCTURAL STEEL

- A. ALL PLATES AND MISCELLANEOUS STEEL COMPONENTS SHALL CONFORM TO ASTM A36, UNLESS OTHERWISE NOTED.
- B. ALL BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE.
- C. ALL ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36, UNLESS OTHERWISE NOTED.
- D. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH AISC SPECIFICATIONS FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
- E. WELDING SHALL CONFORM TO THE LATEST EDITION OF THE AWS SPECIFICATIONS, AND BE DONE BY CERTIFIED WELDERS. USE E70 ELECTRODES. WELDS SHALL BE MINIMUM 3/16" FILLET WELDS, UNLESS NOTED OTHERWISE.
- F. STRUCTURAL STEEL SHALL BE PAINTED WITH ONE COAT OF SHOP PRIMER. THREADED PARTS NEED NOT BE PAINTED OR COATED.

XI. FRAMING LUMBER

- A. ALL FRAMING LUMBER SHALL BE GRADED PER WCLIB GRADING RULES NO. 16.
- B. ALL NEW FRAMING LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION.
- C. ANY NEW POSTS, BEAMS, AND HEADERS SHALL BE DOUGLAS FIR #1.
- D. ANY NEW FLOOR AND ROOF JOISTS SHALL BE DOUGLAS FIR #2.
- E. ALL NEW STUDS SHALL BE DOUGLAS FIR #2.
- F. ALL PLATES, BLOCKING, AND MISCELLANEOUS LUMBER SHALL BE DOUGLAS FIR, CONSTRUCTION GRADE.
- G. ALL FRAMING WHICH WILL BE EXPOSED TO WEATHER SHALL BE PRESSURE TREATED DOUGLAS FIR, OR ALTERNATE MATERIAL IF APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.

XII. PARALLEL STRAND LUMBER (PSL) AND LAMINATED VENEER LUMBER (LVL) MATERIAL AND LAMINATED STRAND LUMBER (LSL) MATERIAL

- A. PSL, LSL AND LVL MEMBERS SHALL BE PRODUCTS OF TRUS JOIST WEYERHAEUSER OF BOISE, IDAHO, OR APPROVED ALTERNATE PRODUCTS.
- B. PSL, LSL, AND LVL MEMBERS SHALL HAVE THE FOLLOWING MINIMUM MATERIAL PROPERTIES:
- PSL: E=2000 KSI; FB=2900 PSI; FV=290 PSI
- LSL: E=1550 KSI; FB=2325 PSI; FV=525 PSI
- LVL: E=2000 KSI; FB=2600 PSI; FV=285 PSI
- C. PSL, LSL AND LVL MEMBERS SHALL HAVE A MOISTURE CONTENT NOT EXCEEDING 12 PERCENT.

XIV. ROUGH CARPENTRY

- A. USE COMMON NAILS, NOT BOX NAILS. FOR SCHEDULE OF MINIMUM NAILING, SEE TABLE 2304.10.1 OF THE 2019 CALIFORNIA BUILDING CODE.
- B. SILL PLATES ON CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR. SILL PLATES SHALL BE FASTENED TO THE CONCRETE WITH A MINIMUM OF TWO FASTENERS PER PIECE, AND THE LAST FASTENER SHALL BE AT LEAST 6", BUT NO MORE THAN 12" FROM THE END OF THE PIECE.
- C. ALL NUTS AND BOLTS SHALL BE INSTALLED WITH STANDARD HARDENED STEEL WASHERS WHERE BEARING ON WOOD. WASHERS SHALL BE MINIMUM 3"x3"x0.229" STEEL PLATES FOR ALL SILL PLATES AT SHEAR WALLS.
- D. PLACE JOISTS WITH CROWN UP.
- E. RETIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.
- F. USE GALVANIZED NAILS, BOLTS, AND HARDWARE WHERE EXPOSED TO WEATHER, AND AT PRESSURE TREATED MEMBERS.
- G. BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH 2x SOLID BLOCKING BLOCK AND BRIDGE FLOOR JOISTS AT 8 FOOT INTERVALS WHERE CEILING ASSEMBLY IS NOT DIRECTLY ATTACHED TO THE BOTTOM OF THE JOISTS.
- H. ALL TIMBER NOT SPECIFICALLY DETAILED ON THESE DRAWINGS SHALL BE PRODUCTS OF SIMPSON STRONG-IRIE COMPANY, INC. OF PLEASANTON, CALIFORNIA, OR APPROVED ALTERNATE PRODUCTS.

XV. TEMPORARY SHORING

- A. TEMPORARY SHORING MAY BE NEEDED IN ORDER TO COMPLETE SOME OF THE WORK SHOWN ON THESE DRAWINGS.
- B. THE LOCATIONS OF TEMPORARY SHORING ARE DEPENDENT ON THE CONTRACTOR'S MEANS AND METHODS OF COMPLETING THE WORK SHOWN ON THESE DRAWINGS. BECAUSE OF THIS, IT IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXTENT AND LOCATIONS OF TEMPORARY SHORING.
- C. SHORING DESIGN AND INSTALLATION SHALL BE BY THE CONTRACTOR.

- C. SHORING DESIGN AND INSTALLATION SHALL BE BY THE CONTRACTOR.

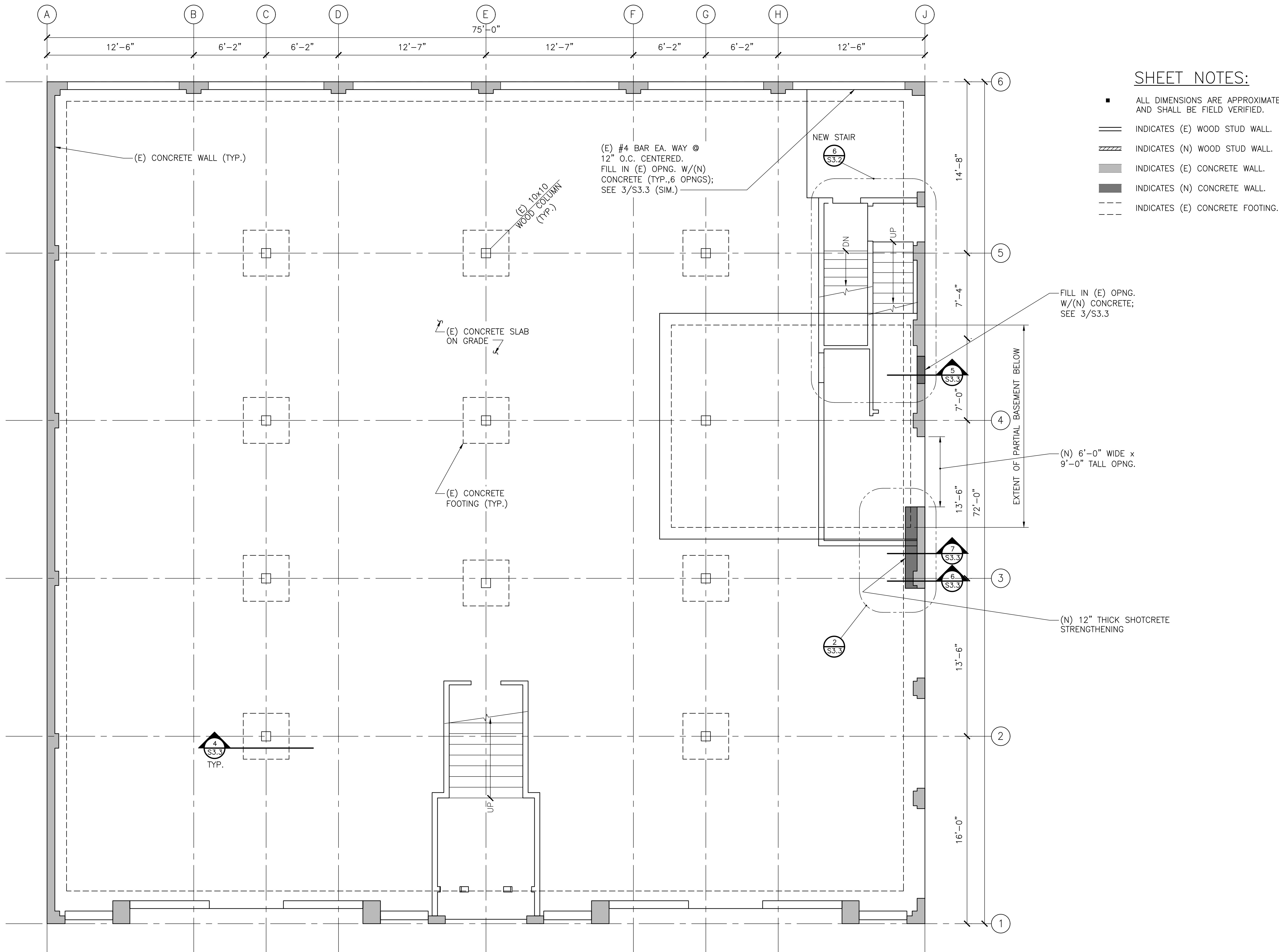
STRUCTURAL DRAWING LIST

- | | |
|------|---|
| S1.1 | GENERAL STRUCTURAL NOTES AND SPECIFICATIONS |
| S2.1 | GROUND FLOOR AND FOUNDATION PLAN |
| S2.2 | SECOND FLOOR FRAMING PLAN |
| S2.3 | SECOND FLOOR CEILING FRAMING PLAN |
| S2.4 | ROOF FRAMING PLAN |
| S3.1 | DETAILS |
| S3.2 | DETAILS |
| S3.3 | DETAILS |

ABBREVIATIONS

A.R.	ANCHOR ROD	HCT	HOLLOW CLAY TILE
A.B.	ANCHOR BOLT	HORIZ.	HORIZONTAL
ADDL.	ADDITIONAL	LLH	LONG LEG HORIZONTAL
ADJ.	ADJACENT	LOC.	LOCATION
ALT.	ALTERNATE	LSH	LONG SLOTTED HOLE
ARCH.	ARCHITECTURAL	MAX.	MAXIMUM
APPROX.	APPROXIMATE	MIN.	MINIMUM
BLDG.	BUILDING	(N)	NEW
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BOTT.	BOTTOM	O.C.	ON CENTER
BETW.	BETWEEN	OPNG.	OPENING
¢	CENTERLINE	OPP.	OPPOSITE
CLR.	CLEAR	OSB	ORIENTED STRAND BOARD
COL.	COLUMN	PDF	POWDER DRIVEN FASTENER
CONC.	CONCRETE	PEN.	PENETRATION
CONN.	CONNECTION	PERIM.	PERIMETER
CONT.	CONTINUOUS	PL	PLATE
DIA. Ø	DIAMETER	PSL	PARALLEL STRAND LUMBER
DIAG.	DIAGONAL	P.T.	PRESSURE TREATED
DNG.	DOWN	REQD.	REQUIRED
DWG	DRAWING(S)	S.A.D.	SEE ARCHITECTURAL DRAWINGS
(E)	EXISTING	SIM.	SIMILAR
EA.	EACH	S.O.G.	SLAB ON GRADE
E.W.	EACH WAY	STIF.	STIFFENER
EMBED.	EMBEDMENT	T&B	TOP AND BOTTOM.
EN	EDGE NAILING	TRANSV.	TRANSVERSE
EQ.	EQUAL	TS	TUBE STEEL
FLG.	FLANGE	TYP.	TYPICAL
FLOOR.	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FN	FIELD NAILS	VERT.	VERTICAL
F.O.S.	FACE OF STUD	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	W/	WITH
GLB	GLUED LAMINATED BEAM		

	REVISIONS	BY
CONSULTANT COFFMAN ENGINEERS  1939 Harrison Street, Suite 320 Oakland, CA 94612 ph 510.251.9578 www.coffman.com		
 No. S 2866 <i>Jeffrey C. Webb</i> JEFFREY C. WEBB STRUCTURAL ENGINEER STATE OF CALIFORNIA		
BURLESSAS BUILDING REMODEL		
14 EAST 4TH STREET PITTSBURGH, CA 94565		
DISCREPTION: GENERAL STRUCTURAL NOTES AND SPECIFICATIONS		
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Scale	AS NOTED	
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Checked	JW	
Job	202464	
Sheet	S1.1	
Of	8	Sheets



SHEET NOTES:

- ALL DIMENSIONS ARE APPROXIMATE, AND SHALL BE FIELD VERIFIED.
- INDICATES (E) WOOD STUD WALL.
- INDICATES (N) WOOD STUD WALL.
- INDICATES (E) CONCRETE WALL.
- INDICATES (N) CONCRETE WALL.
- INDICATES (E) CONCRETE FOOTING.

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COFFMAN ENGINEERS
CONSULTANT
1939 Harrison Street, Suite 320
Oakland, CA 94612
ph 510.251.9578
www.coffman.com

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JEFFREY C. WEEBER
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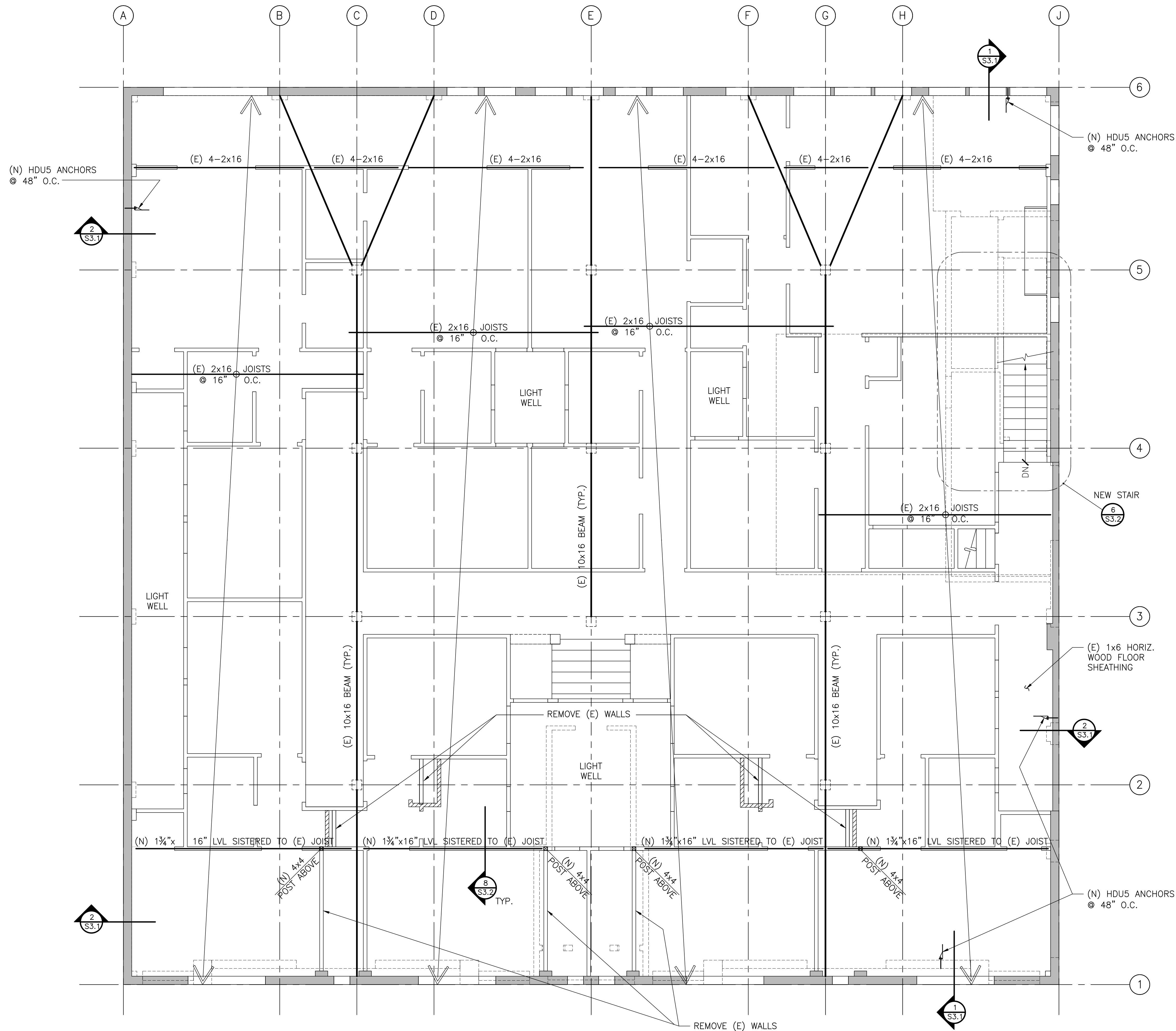
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DESCRIPTION
GROUND FLOOR AND FOUNDATION PLAN

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Of 8 Sheets

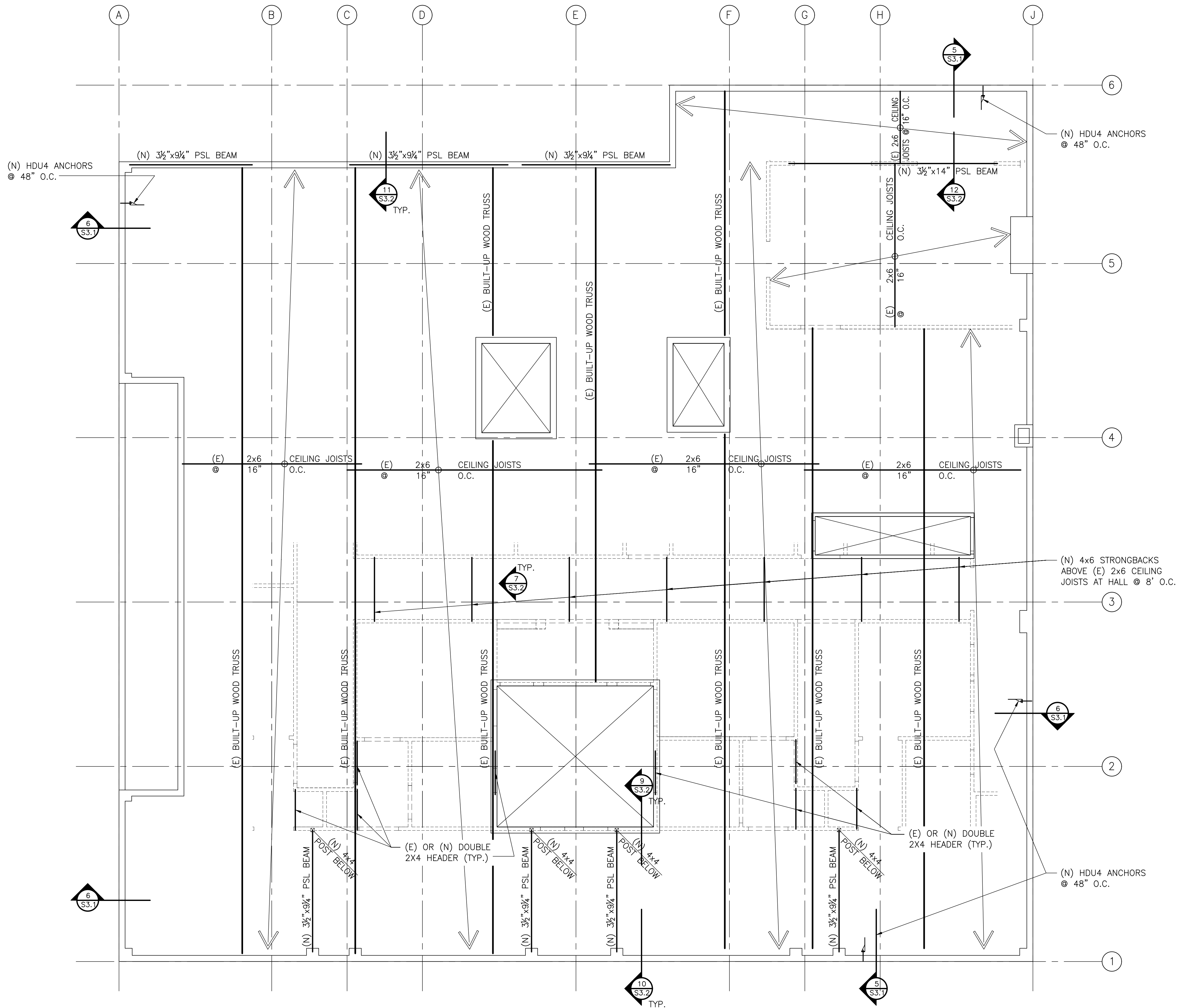
GROUND FLOOR AND FOUNDATION PLAN
1/4"=1'-0"



- SHEET NOTES:**
- REFER TO SHEET S2.1 FOR ALL DIMENSIONS NOT SHOWN.
 - INDICATES (E) WOOD STUD WALL.
 - INDICATES (N) 2x4 @ 16" O.C. WOOD STUD WALL.
 - INDICATES (E) CONCRETE WALL.
 - INDICATES (N) CONCRETE WALL.

SECOND FLOOR FRAMING PLAN
1/4"=1'-0"
NORTH

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DESCRIPTION SECOND FLOOR FRAMING PLAN	
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Scale	AS NOTED
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Job	202464
Sheet	S2.2
Of	8 Sheets



- SHEET NOTES:**
- REFER TO SHEET S2.1 FOR ALL DIMENSIONS NOT SHOWN.
 - INDICATES (E) WOOD STUD WALL.
 - INDICATES (N) WOOD STUD WALL.
 - INDICATES (E) CONCRETE WALL.
 - INDICATES (N) CONCRETE WALL.

SECOND FLOOR CEILING FRAMING PLAN
1/4"=1'-0"
NORTH

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COFFMAN ENGINEERS
1939 Harrison Street, Suite 320
Oakland, CA 94612
ph 510.251.9578
www.coffman.com

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER
JEFFREY C. WEEBER
No. S 2866
STRUCTURAL
STATE OF CALIFORNIA

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DESCRIPTION
**SECOND FLOOR
CEILING FRAMING
PLAN**

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Date
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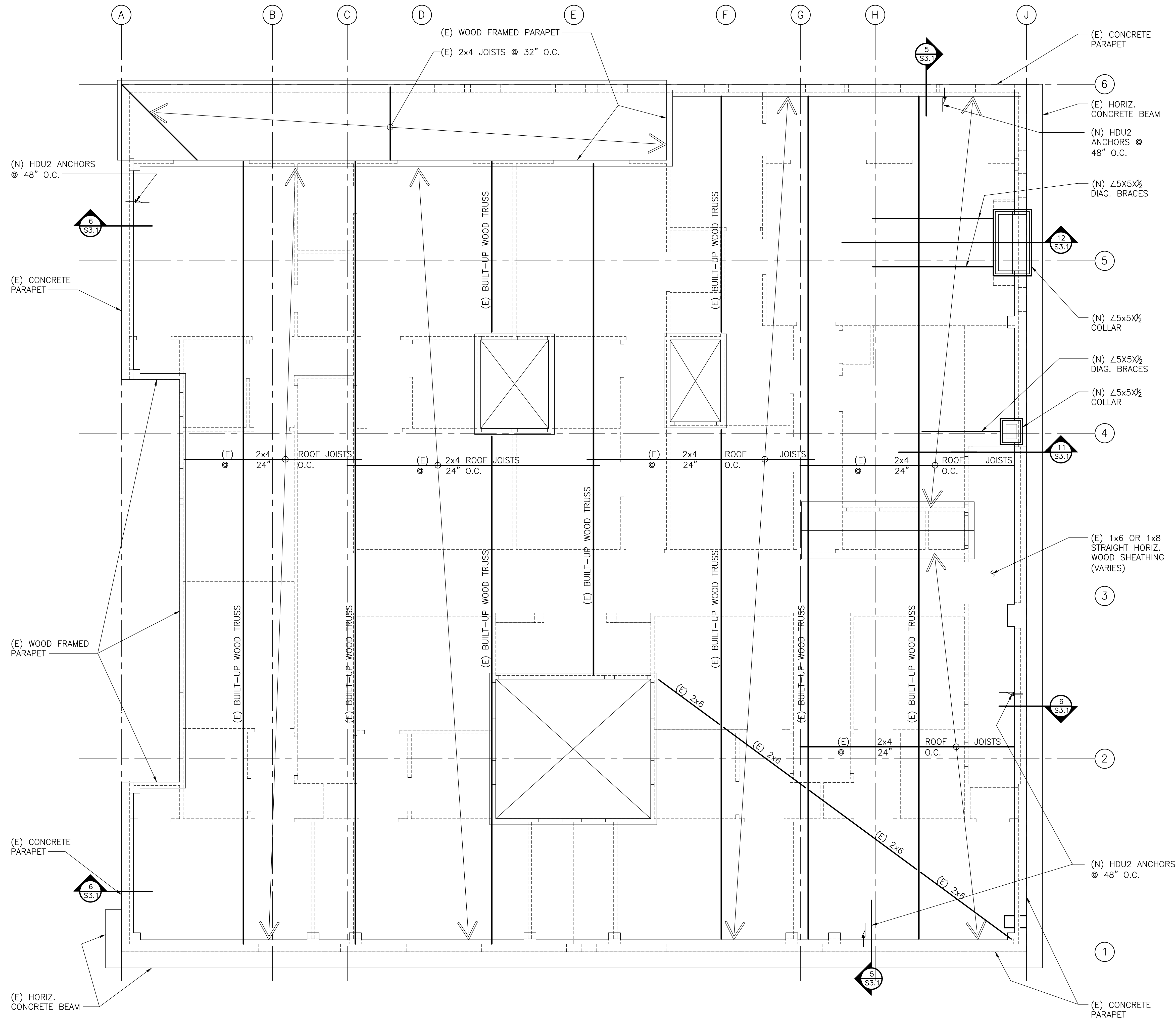
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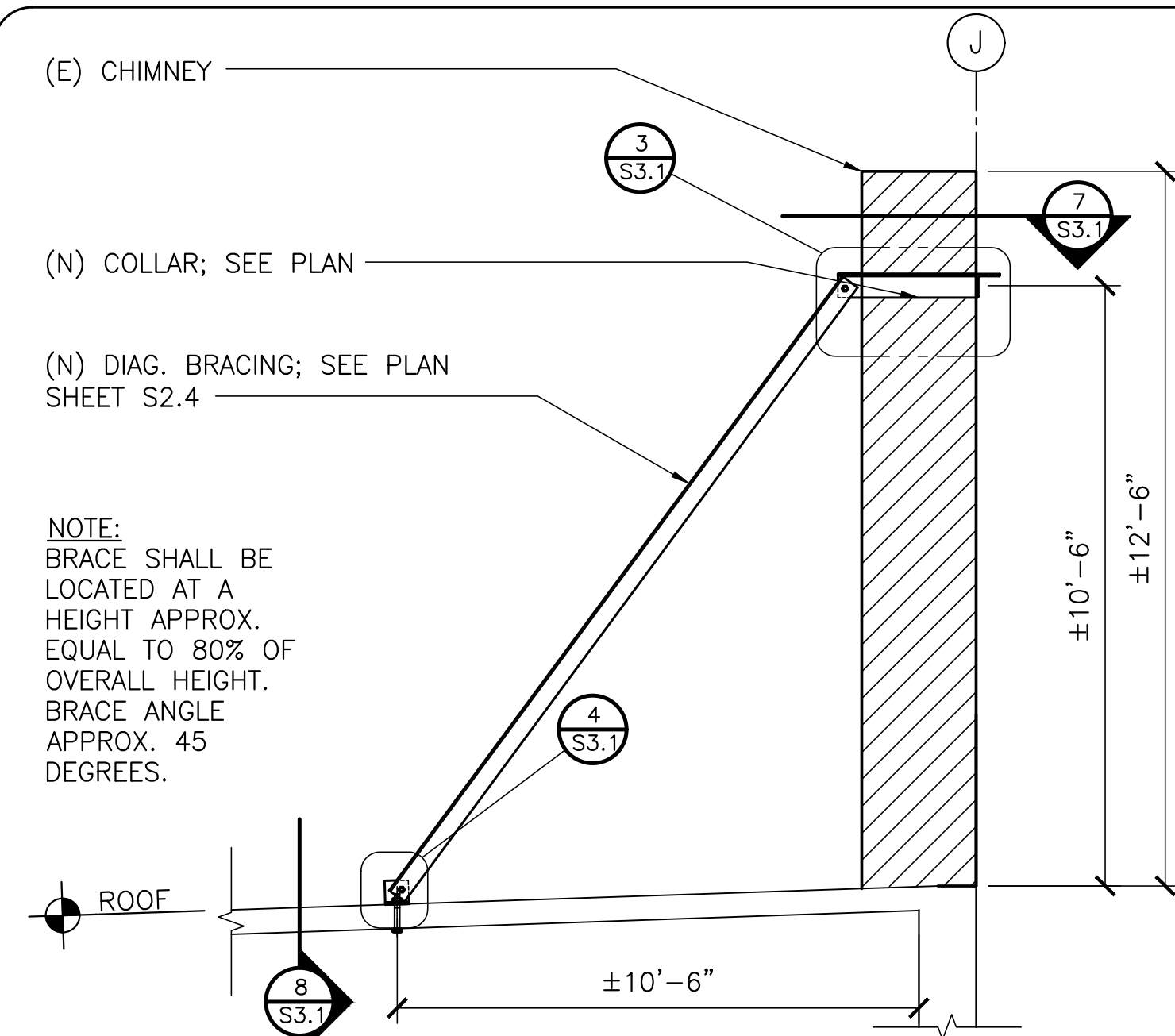
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S2.3
Of 8 Sheets



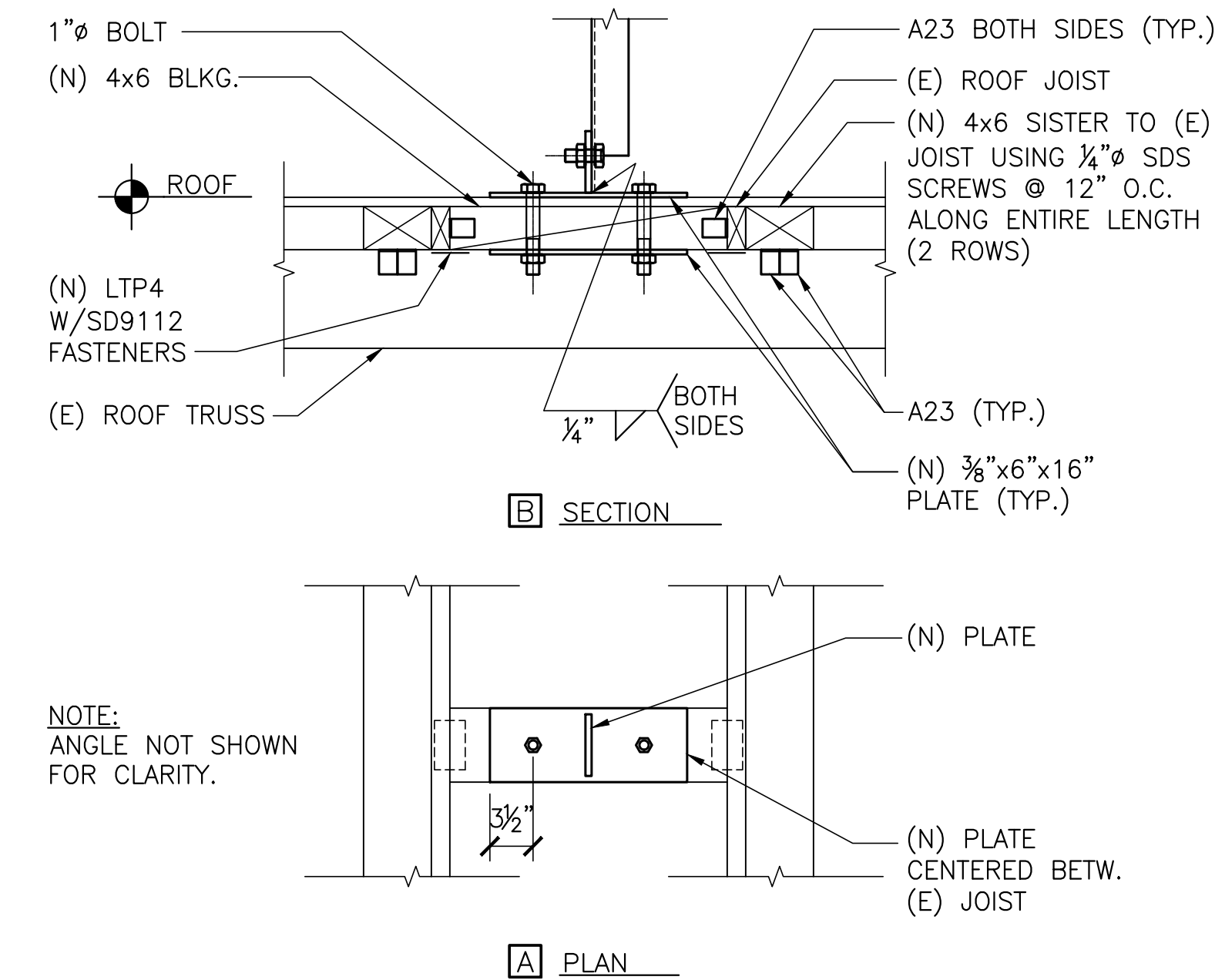
- SHEET NOTES:**
- REFER TO SHEET S2.1 FOR ALL DIMENSIONS NOT SHOWN.
 - INDICATES (E) WOOD STUD WALL.
 - INDICATES (N) WOOD STUD WALL.
 - INDICATES (E) CONCRETE WALL.
 - INDICATES (N) CONCRETE WALL.

ROOF FRAMING PLAN
 1/4" = 1'-0"
 NORTH

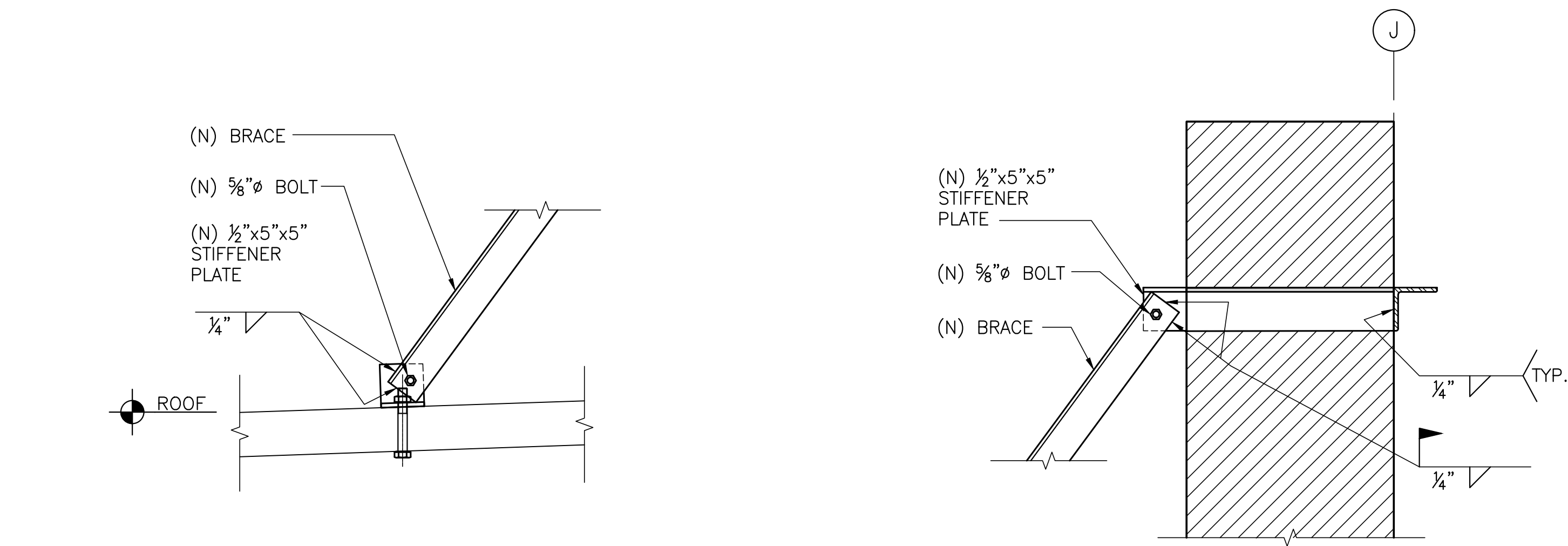
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DESCRIPTION ROOF FRAMING PLAN	
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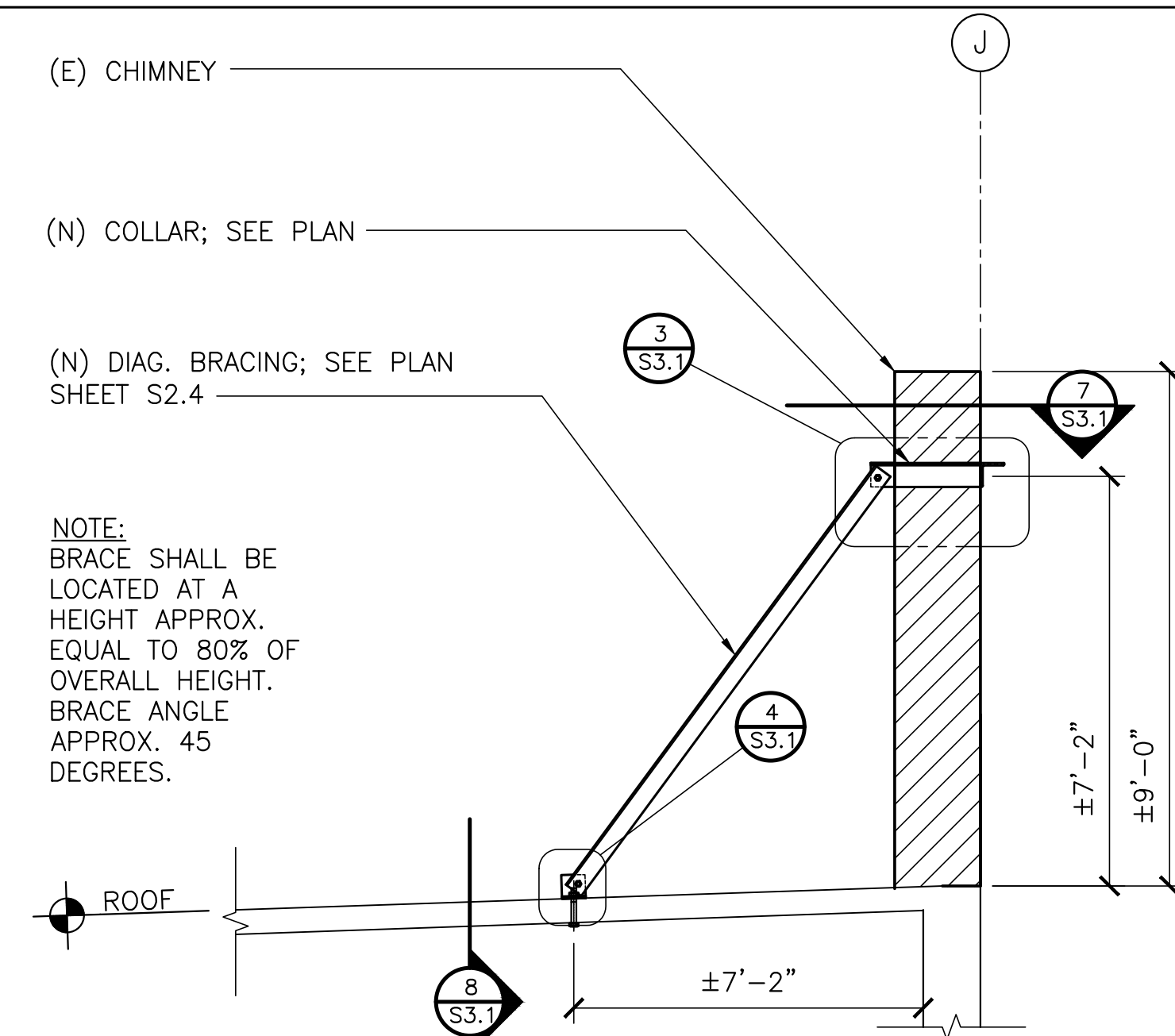
12 (N) BRACING OF (E) CHIMNEY
S3.1 3/8"=1'-0"



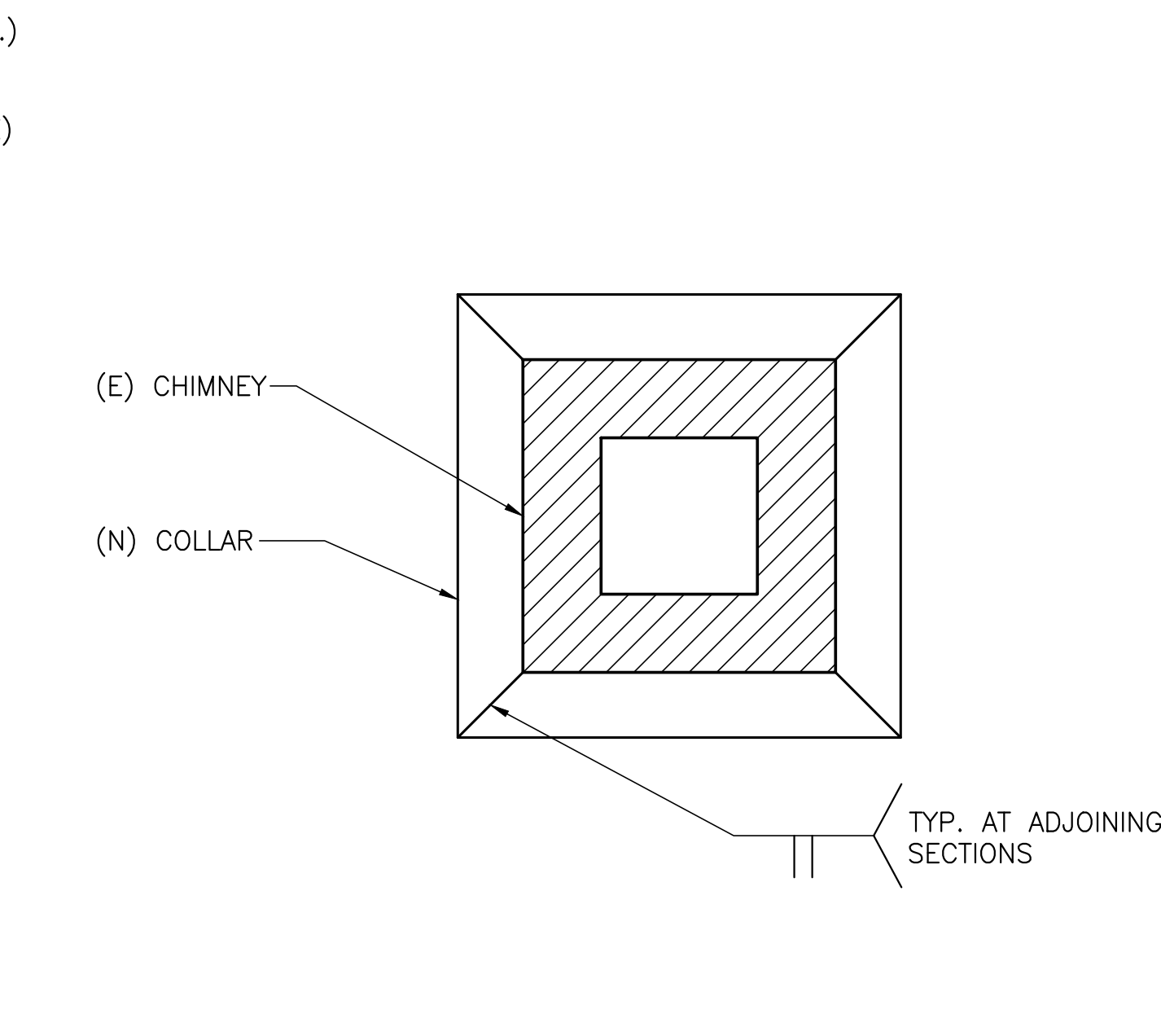
8 (N) CHIMNEY BRACING DETAIL
S3.1 1"=1'-0"



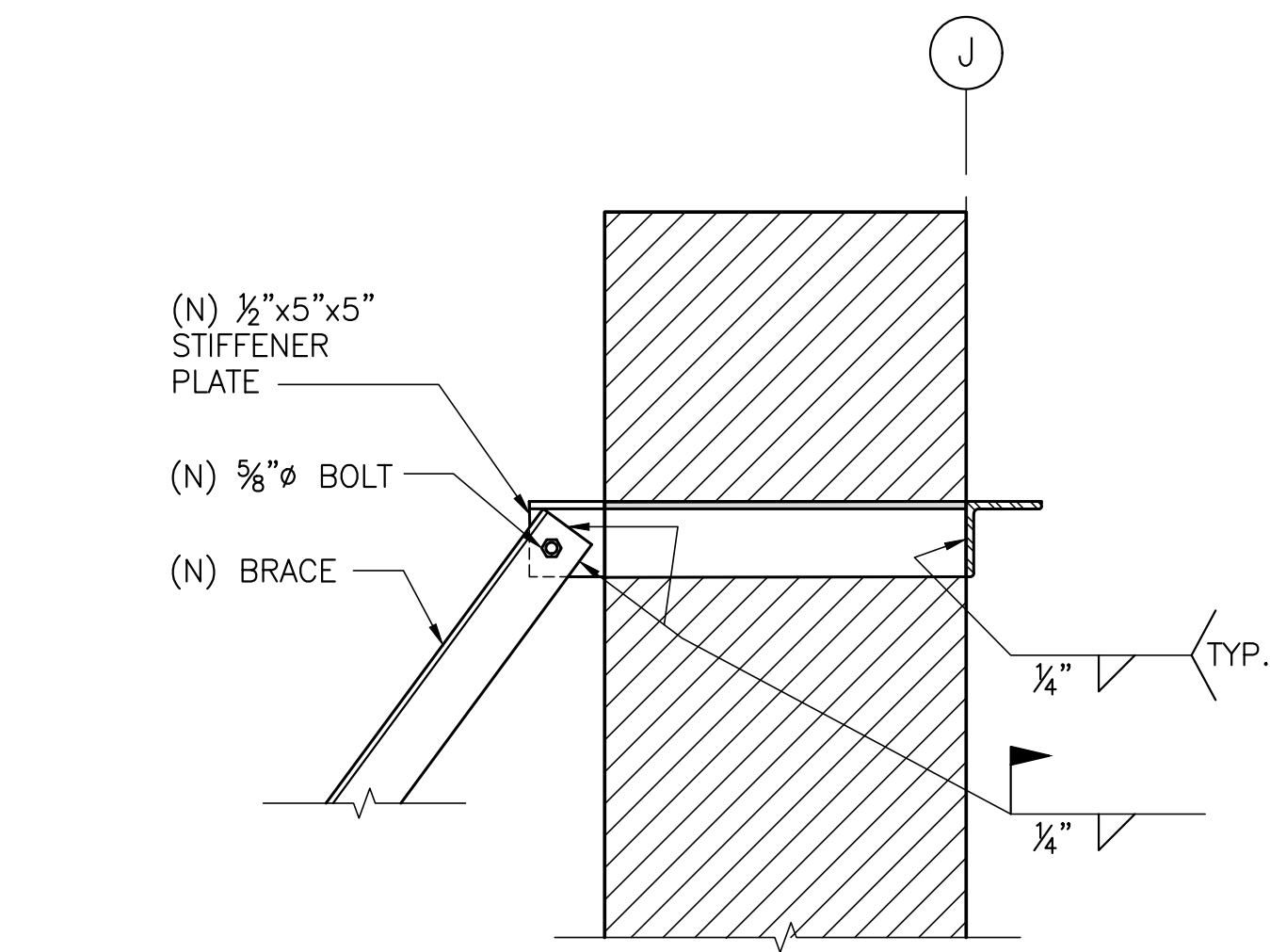
4 (N) CHIMNEY BRACING DETAIL
S3.1 1"=1'-0"



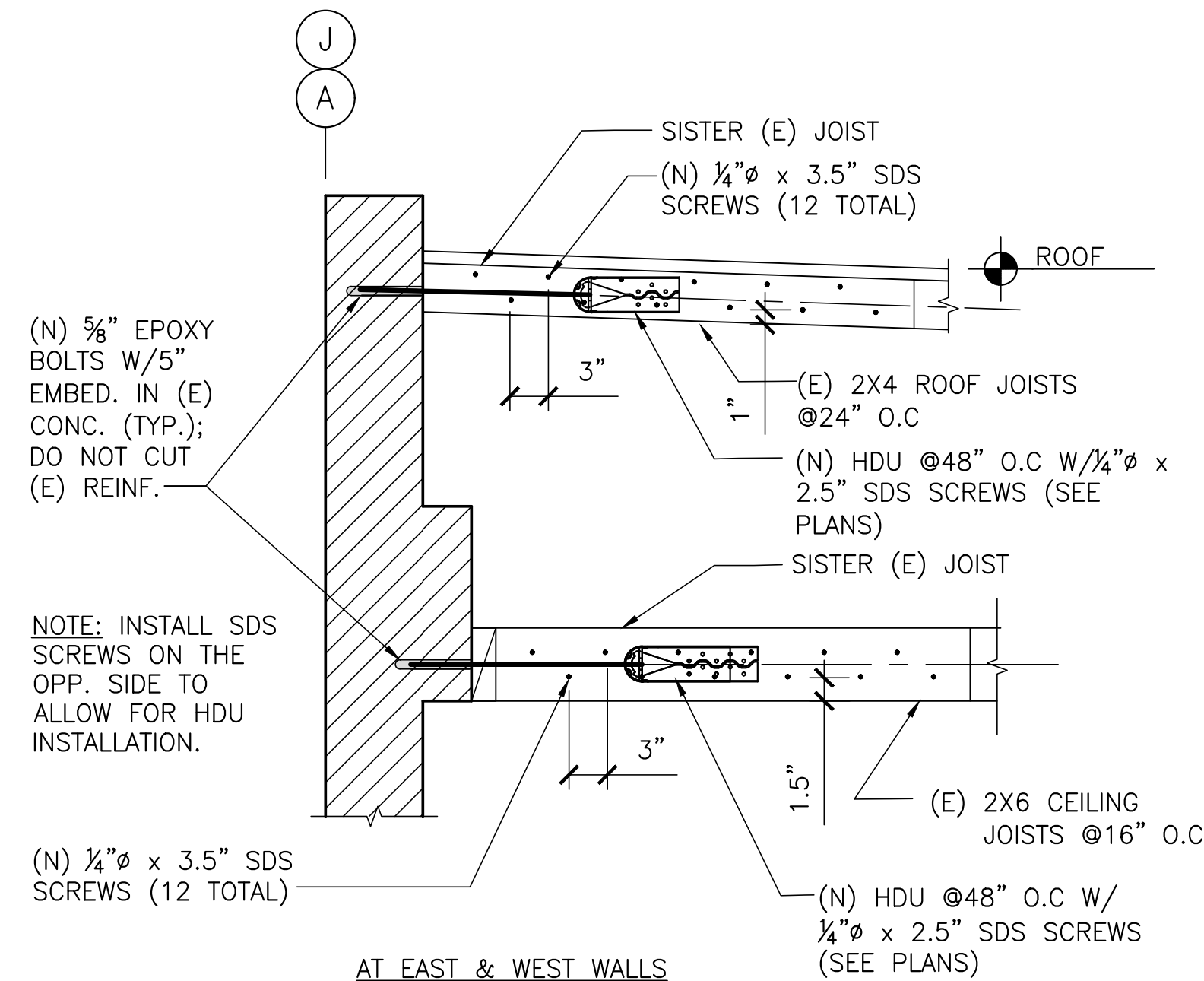
11 (N) BRACING OF (E) CHIMNEY
S3.1 3/8"=1'-0"



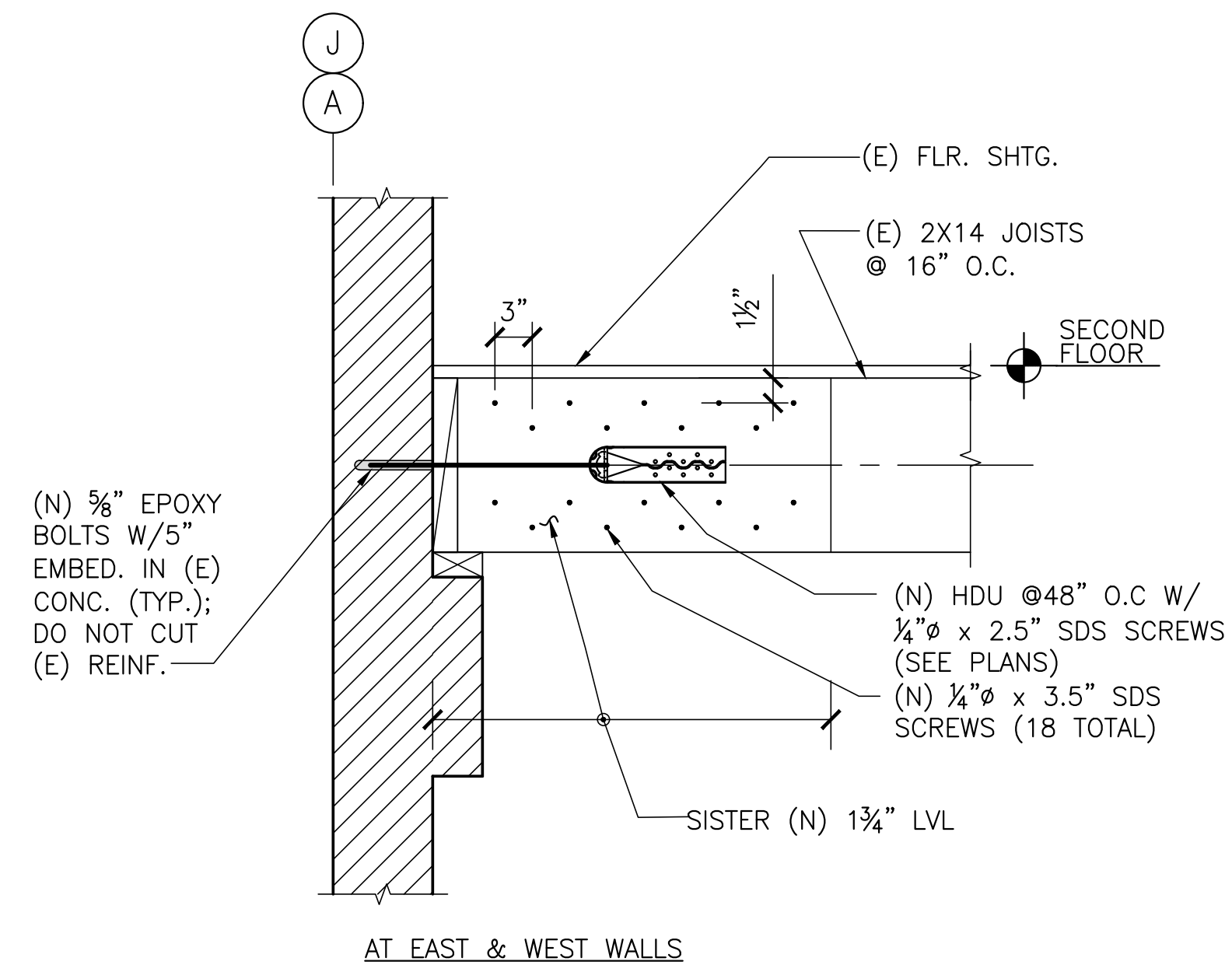
7 (N) CHIMNEY COLLAR DETAIL
S3.1 1"=1'-0"



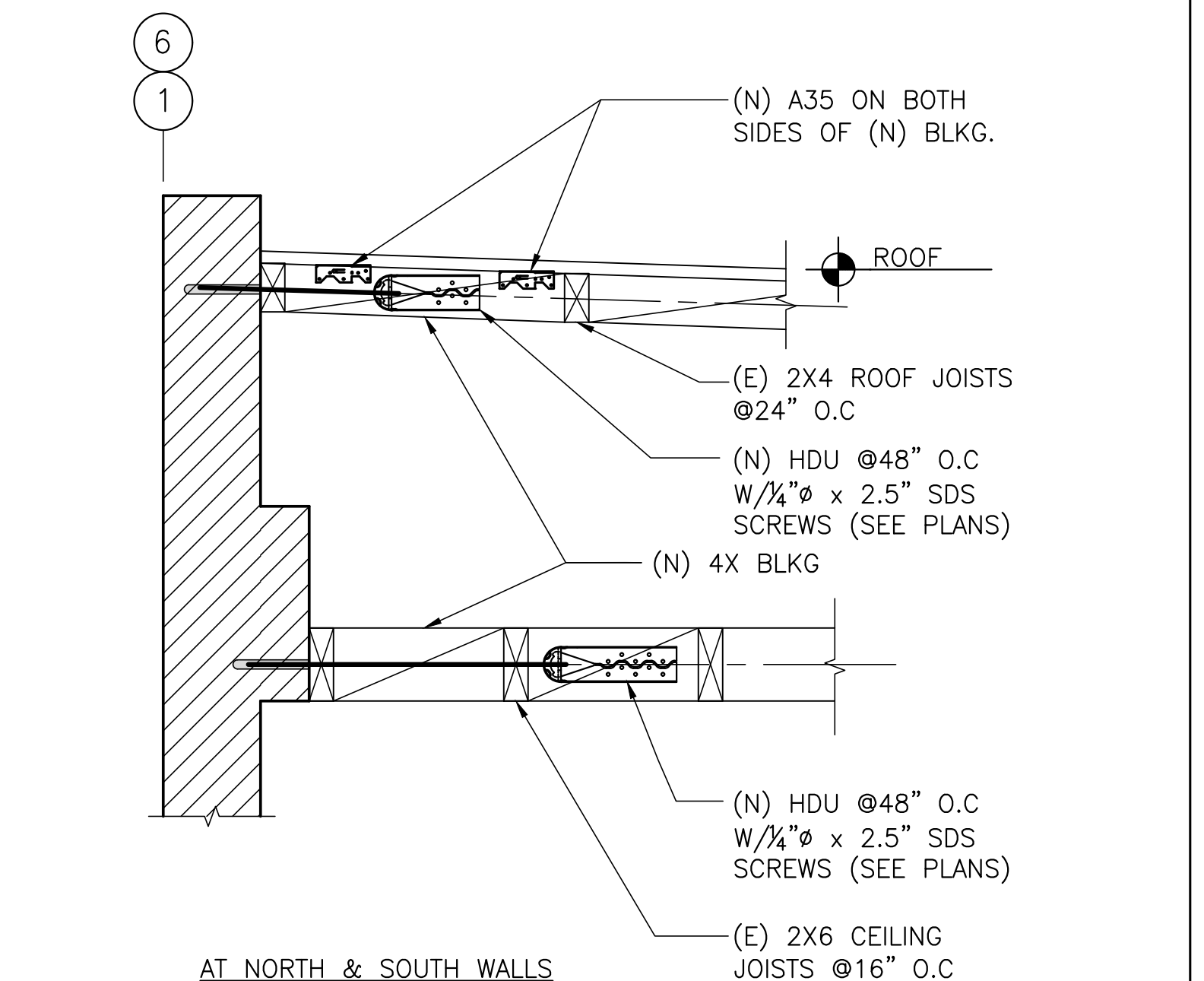
3 (N) CHIMNEY BRACING DETAIL
S3.1 1"=1'-0"



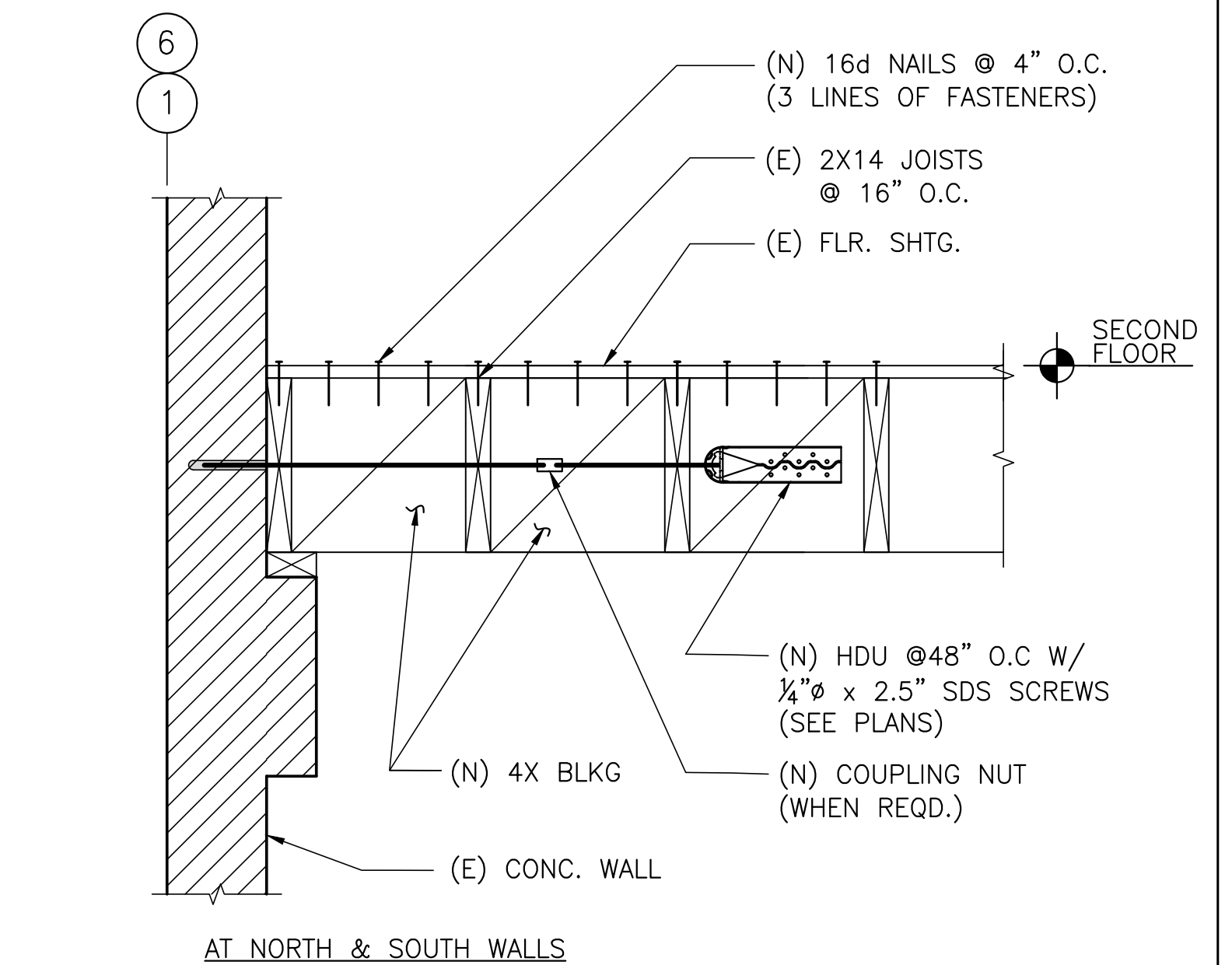
6 (N) ROOF-TO-WALL ANCHORAGE DETAIL
S3.1 1"=1'-0"



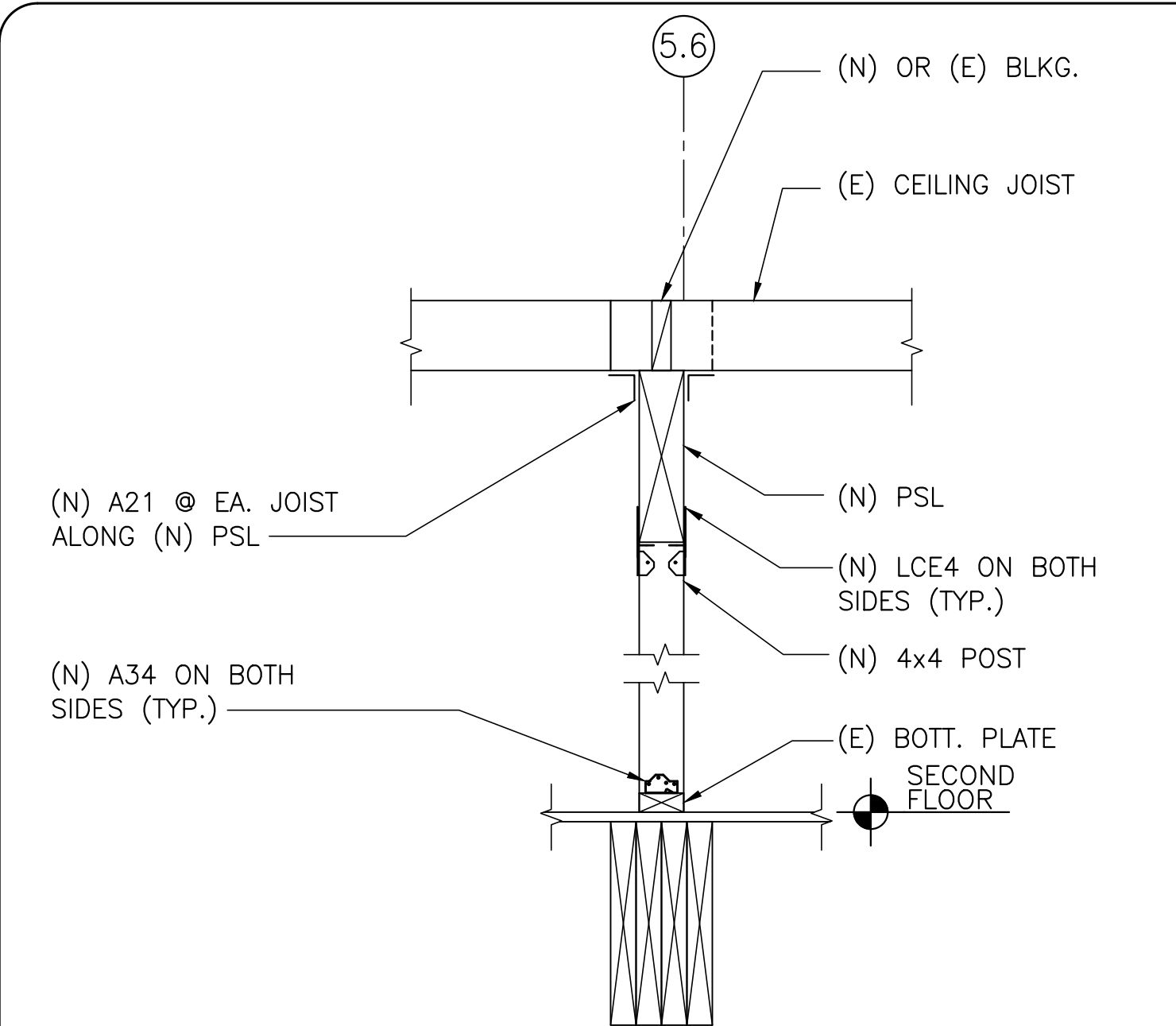
2 (N) SECOND FLOOR-TO-WALL ANCHORAGE DETAIL
S3.1 1"=1'-0"



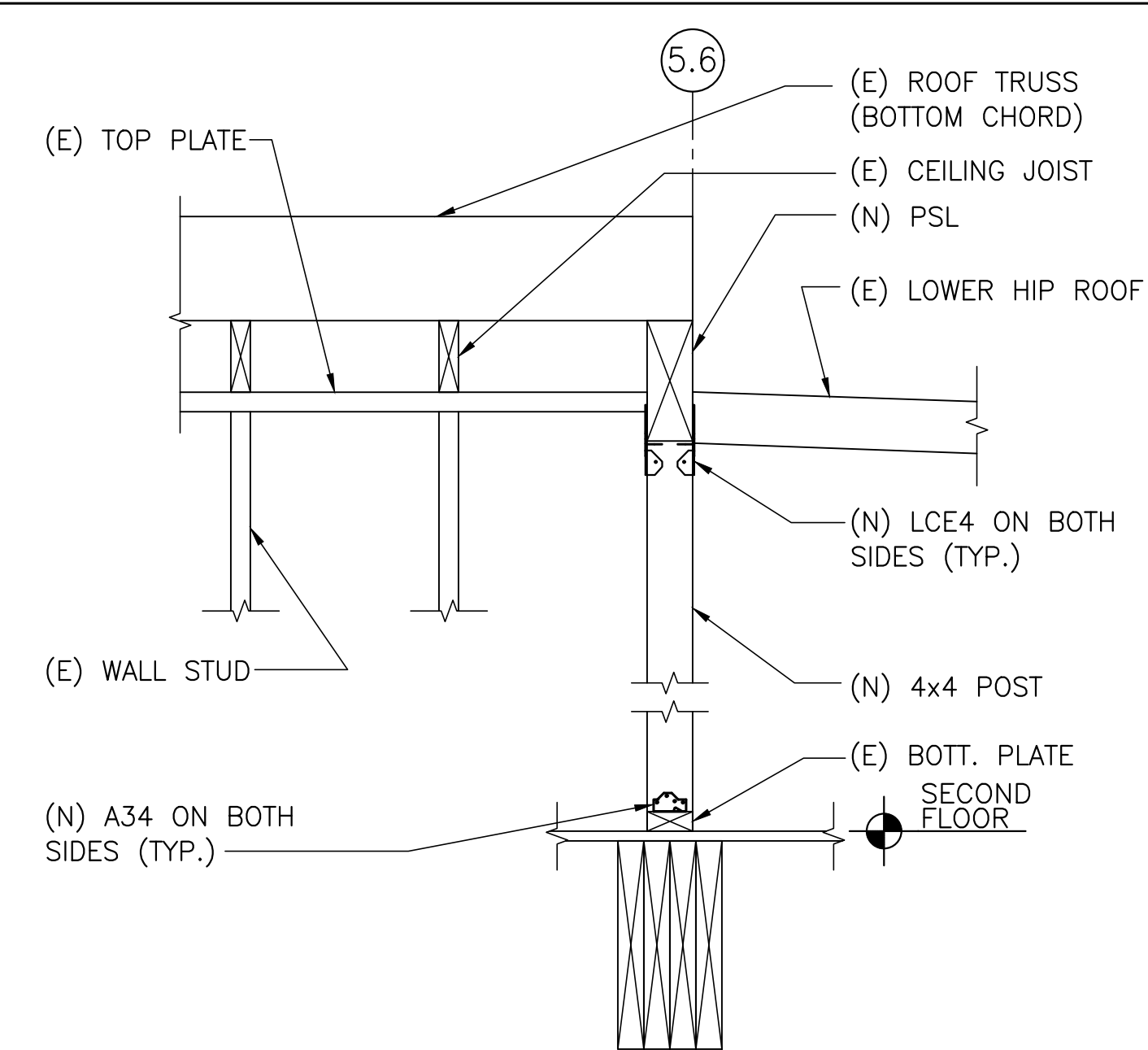
5 (N) ROOF-TO-WALL ANCHORAGE DETAIL
S3.1 1"=1'-0"



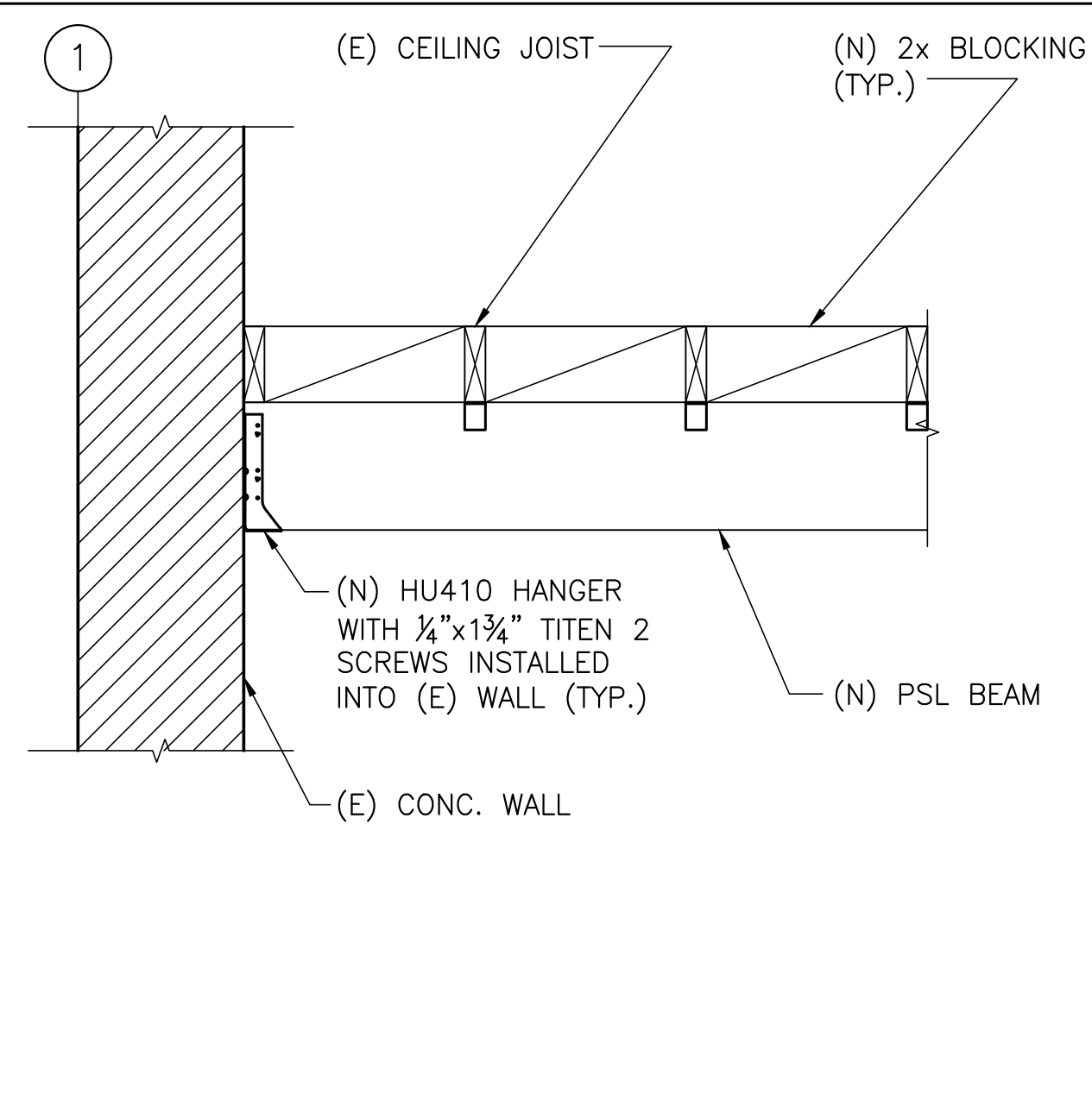
1 (N) SECOND FLOOR-TO-WALL ANCHORAGE DETAIL
S3.1 1"=1'-0"



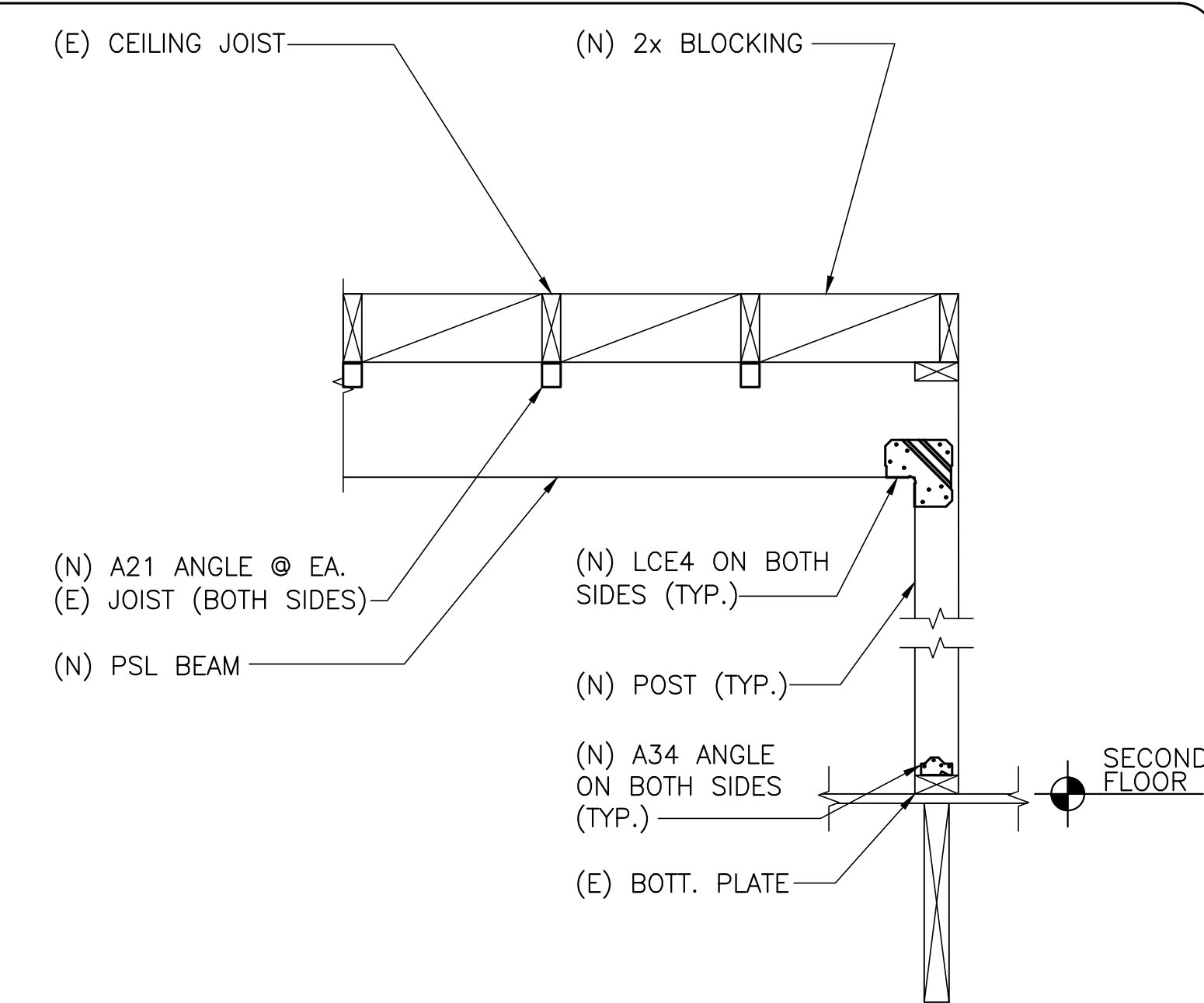
12 (N) PSL ALONG GRIDLINE 5.6
S3.2 1"=1'-0"



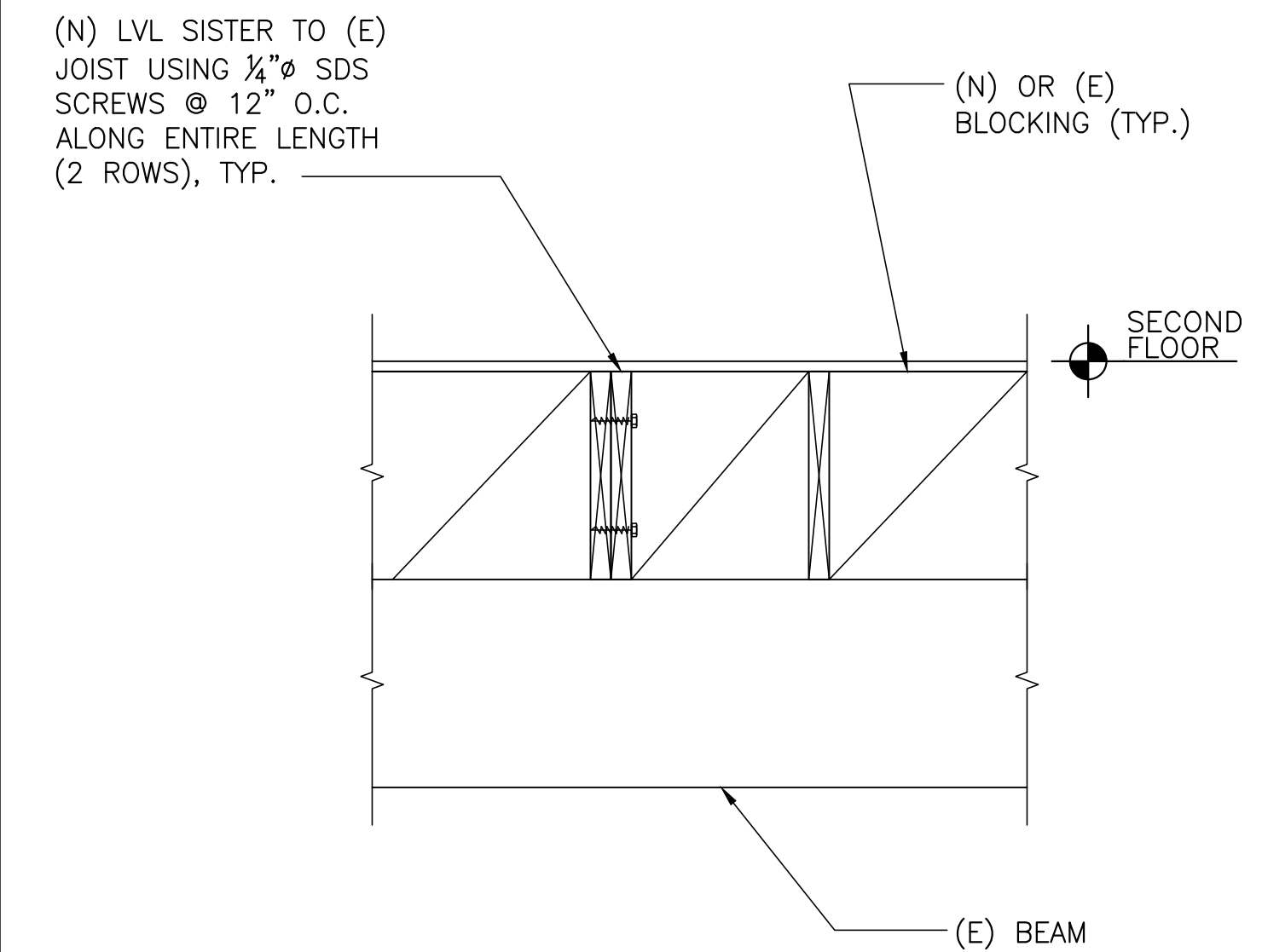
11 (N) PSL ALONG GRIDLINE 5.6
S3.2 1"=1'-0"



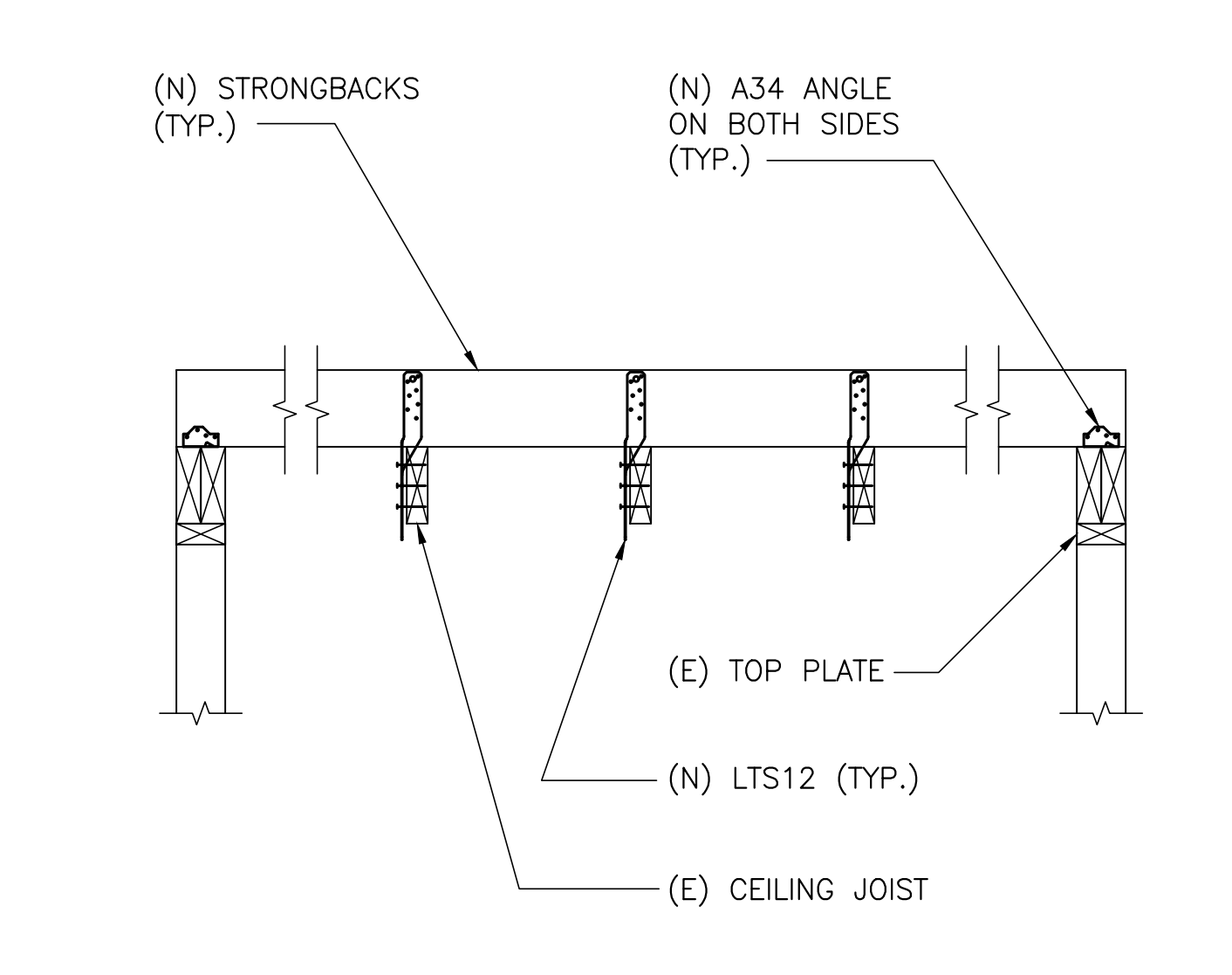
10 (N) PSL BEAM DETAIL
S3.2 1"=1'-0"



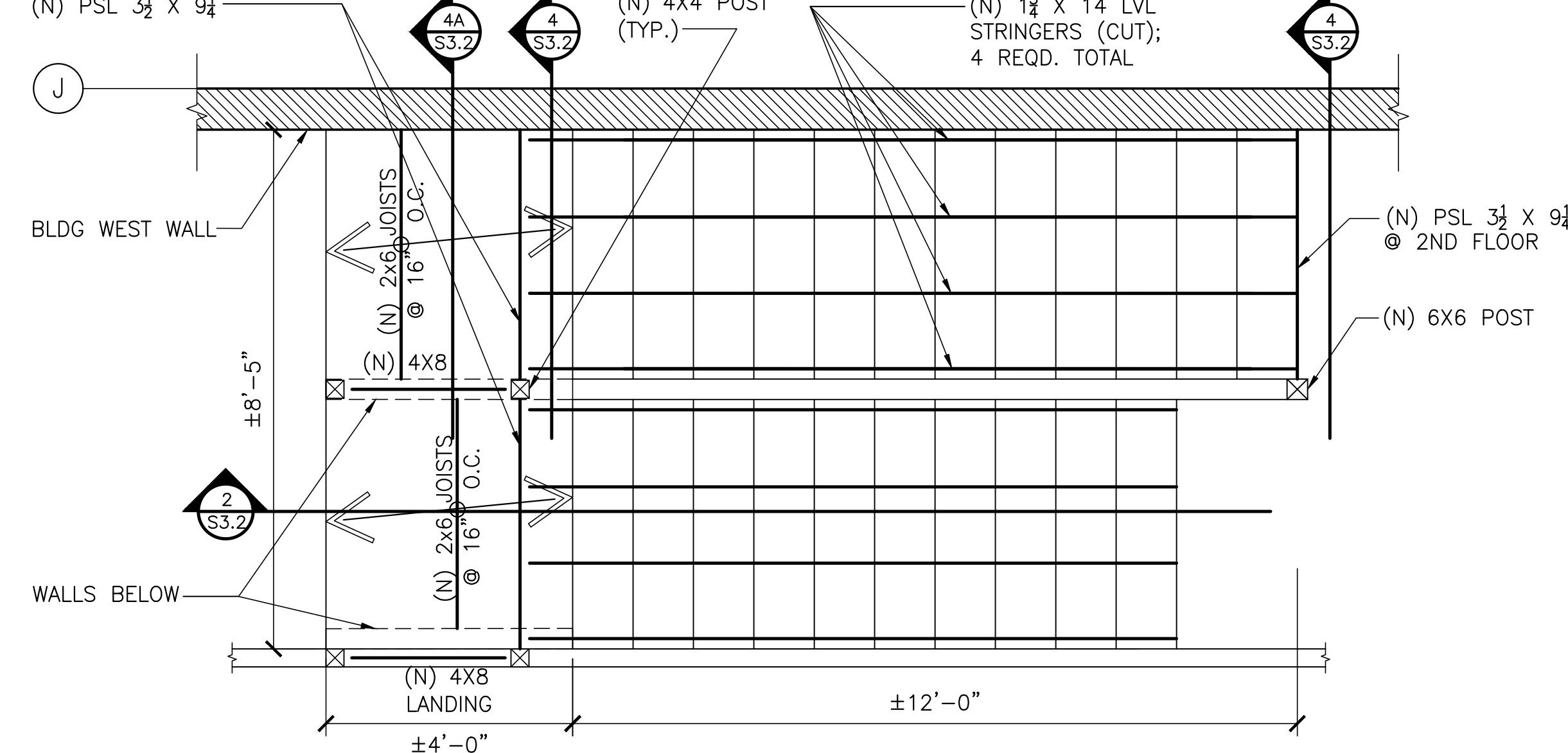
9 (N) PSL BEAM DETAIL
S3.2 1"=1'-0"



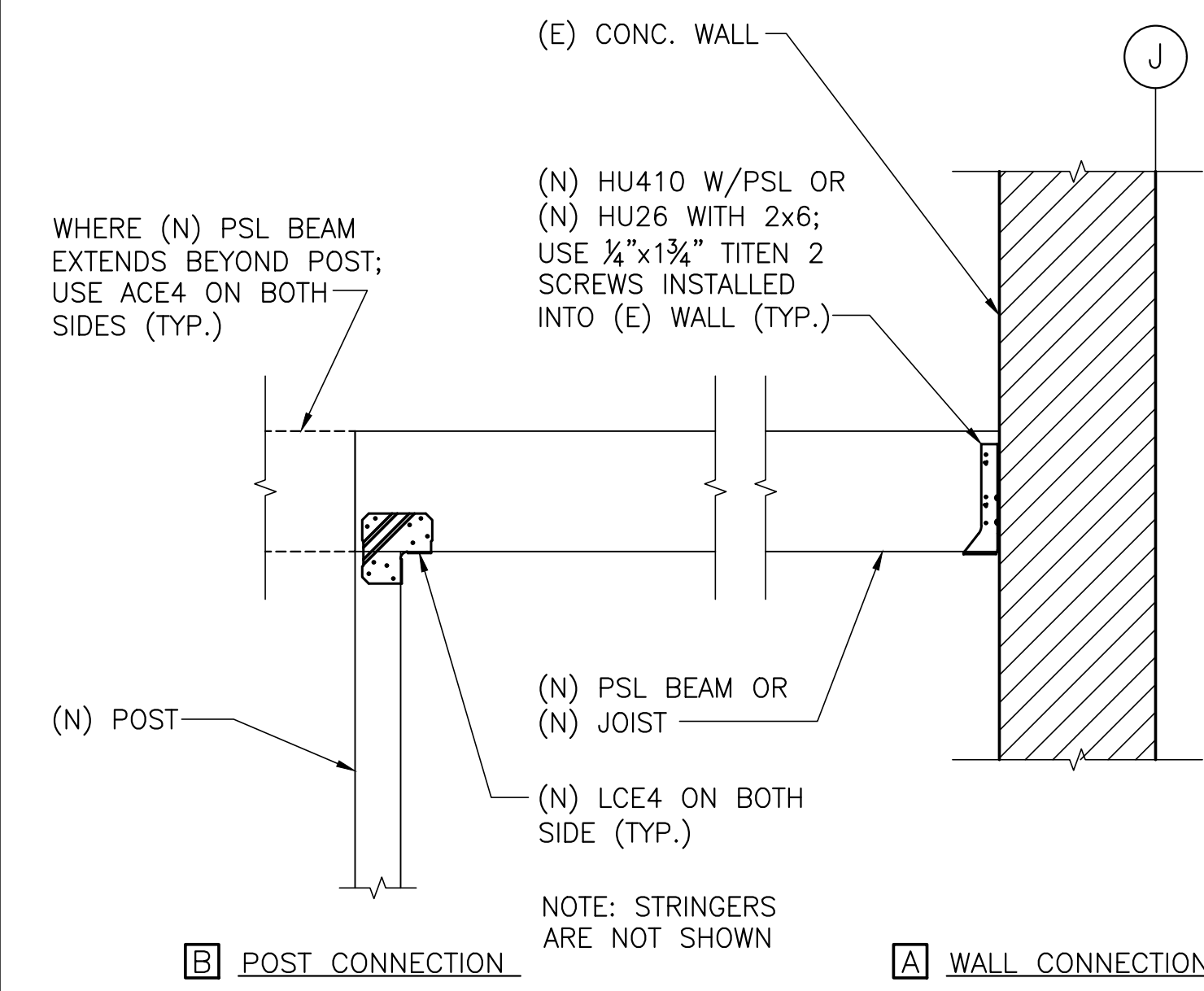
8 (N) LVL SISTER DETAIL
S3.2 1"=1'-0"



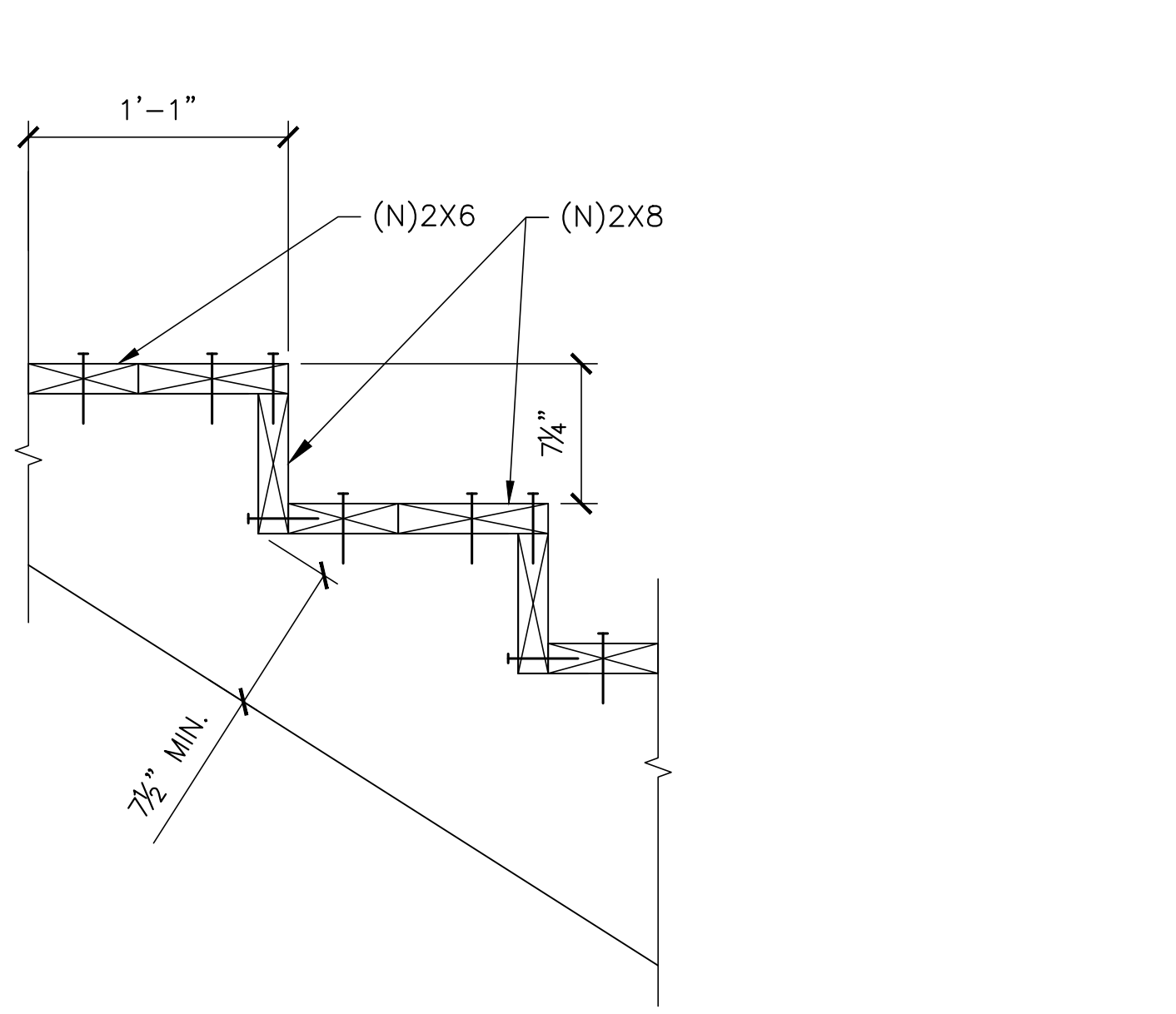
7 (N) STRONGBACK DETAIL
S3.2 1"=1'-0"



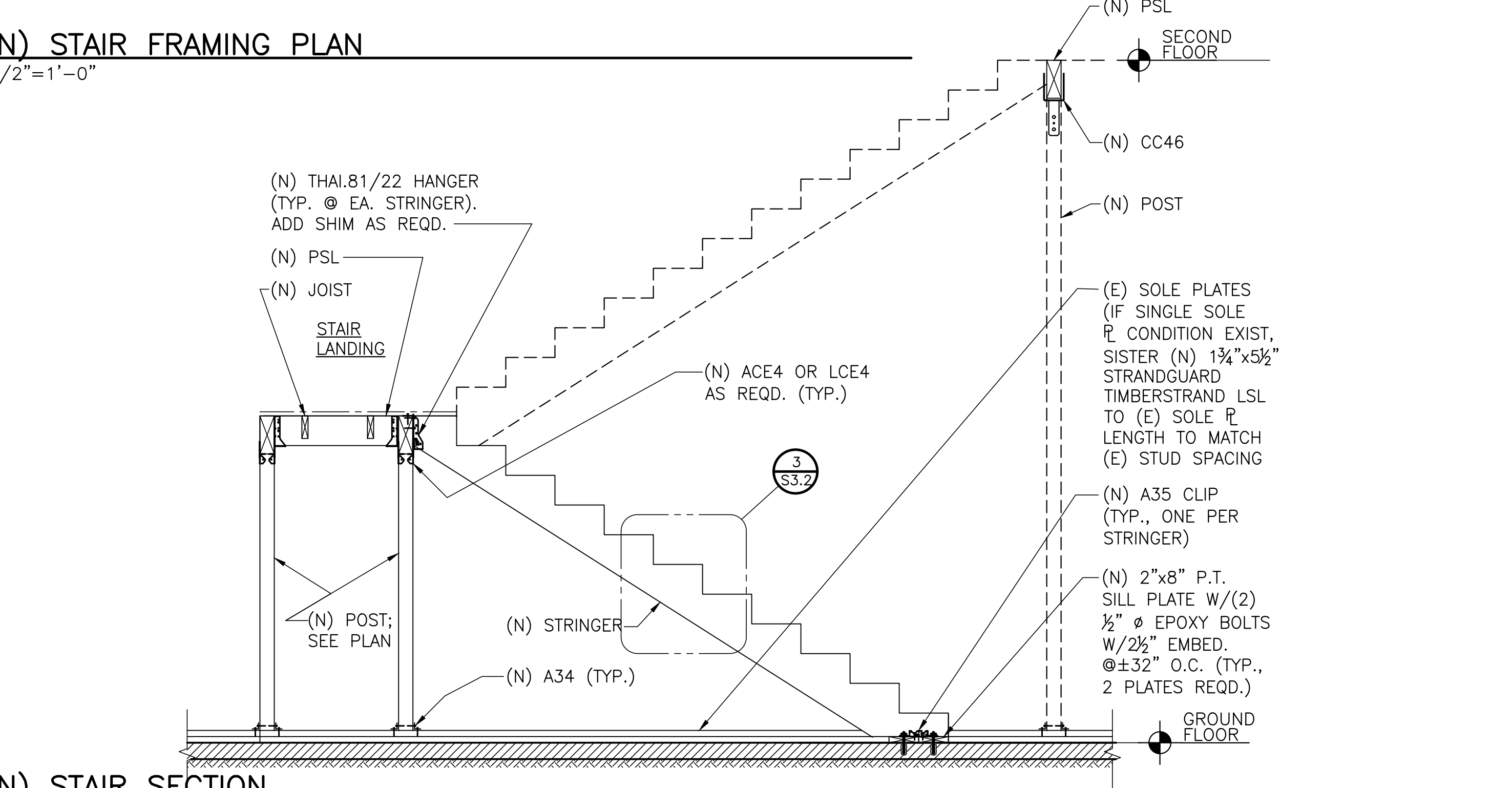
6 (N) STAIR FRAMING PLAN
S3.2 1/2"=1'-0"



4 (N) PSL STAIR CONN. DETAIL
S3.2 1"=1'-0"



3 (N) STAIR TREAD & RISER DETAIL
S3.2 1 1/2"=1'-0"



2 (N) STAIR SECTION
S3.2 1/2"=1'-0"

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COFFMAN
ENGINEERS

1939 Harrison Street, Suite 320
Oakland, CA 94612
ph 510.251.9578
www.coffman.com

REGISTERED PROFESSIONAL ENGINEER
JEFFREY C. WEBER
No. S 2866
STRUCTURAL
STATE OF CALIFORNIA

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S3.2

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ph 510.251.9578
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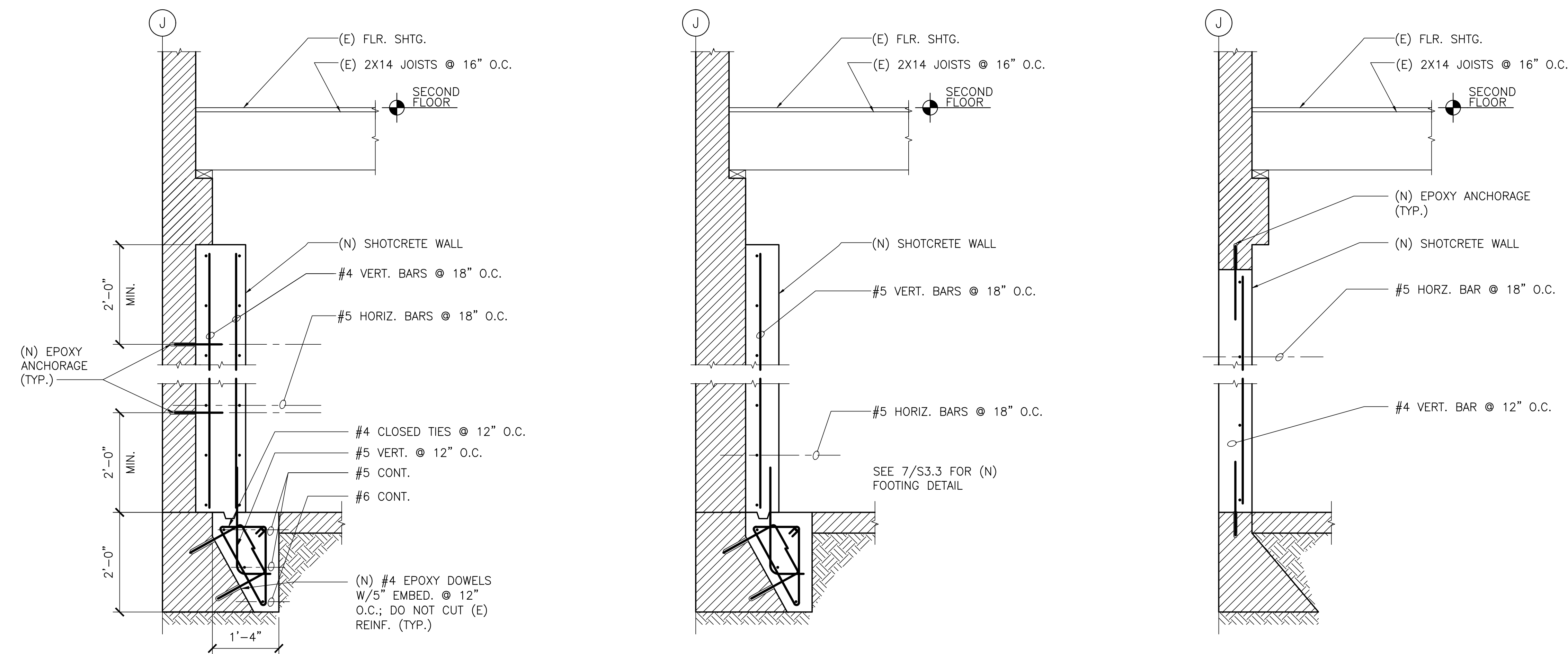
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S3.3

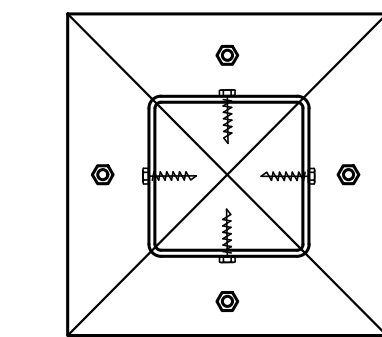
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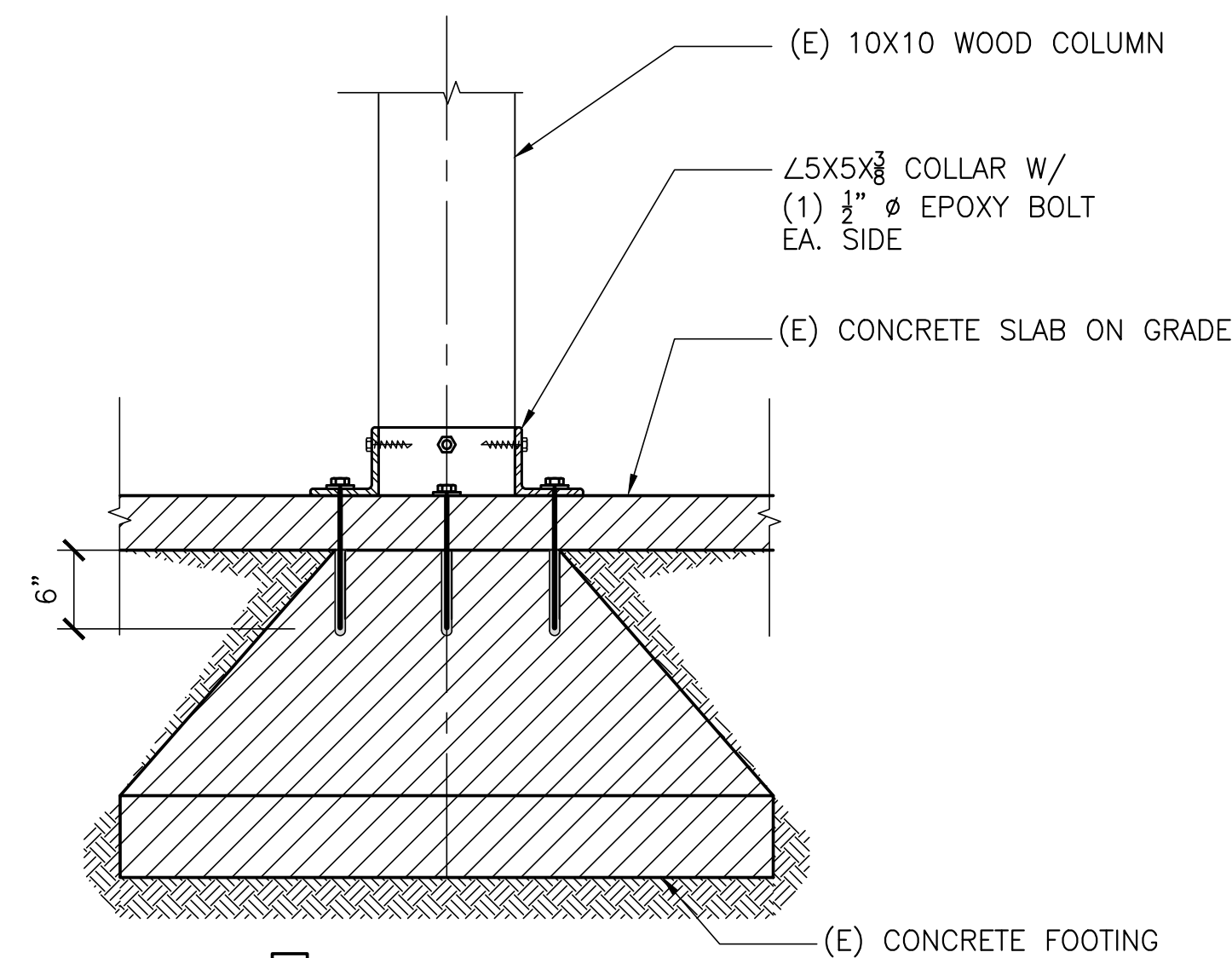
7 WEST WALL STRENGTHENING
S3.3 3/4"=1'-0"

6 WEST WALL STRENGTHENING
S3.3 3/4"=1'-0"

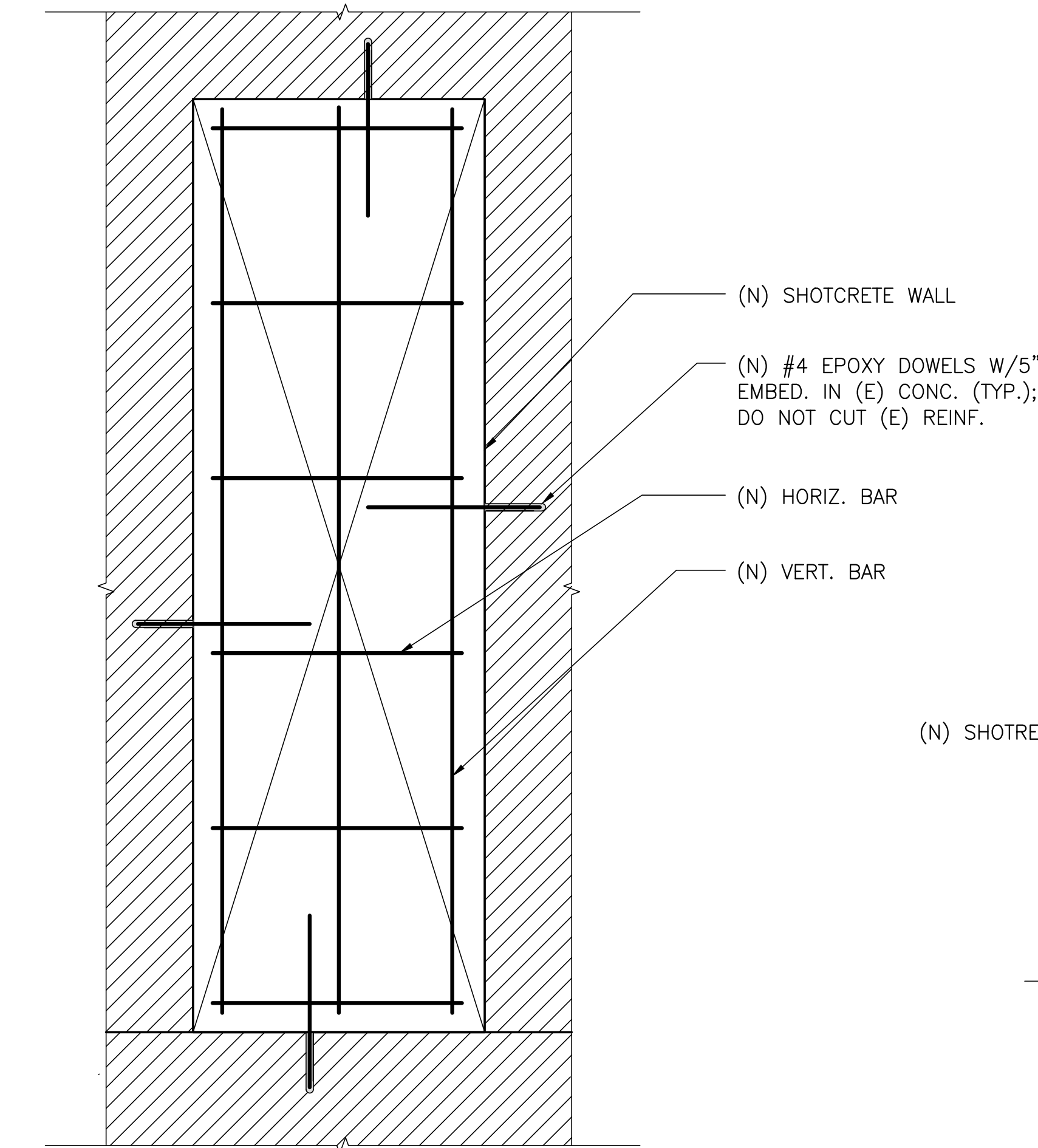
5 WEST WALL STRENGTHENING
S3.3 3/4"=1'-0"



A PLAN



B SECTION

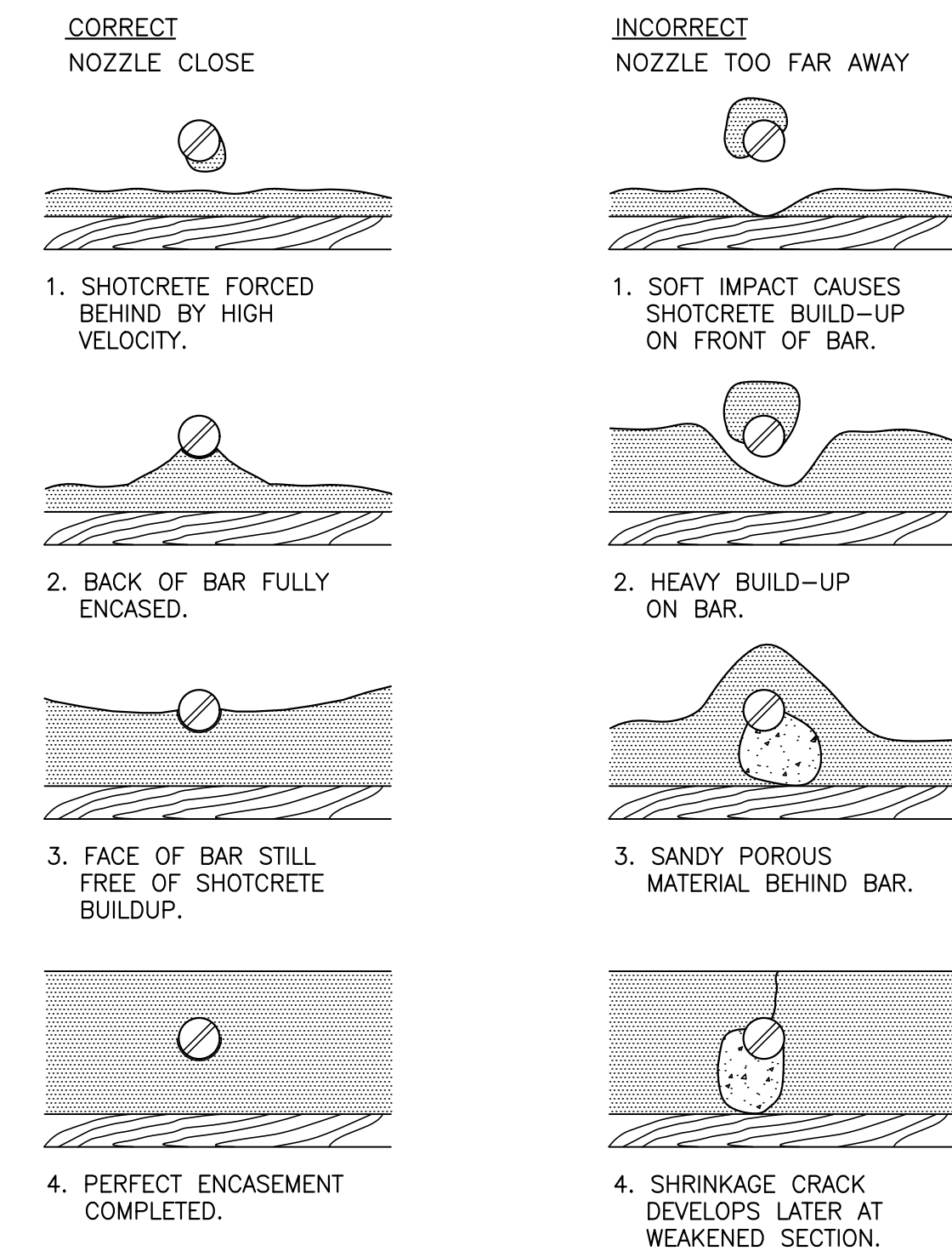


3 FILL IN (E) OPENING
S3.3 1"=1'-0"



NORTH

2 WEST WALL STRENGTHENING PL
S3.3 3/4"=1'-0"

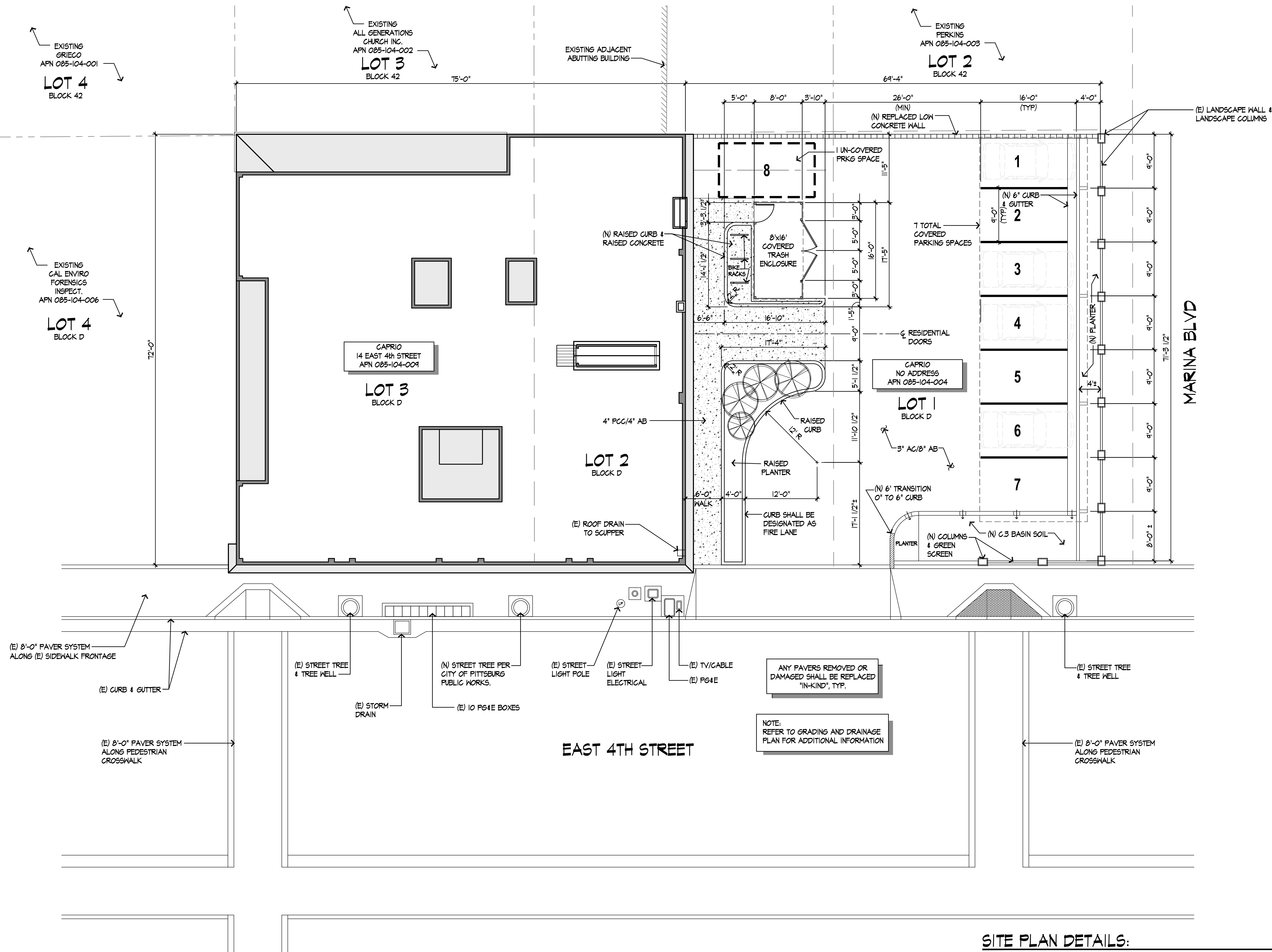


DRAWING SHOWS CORRECT (LEFT) AND INCORRECT (RIGHT) METHOD OF ENCASING REINFORCING WITH SHOTCRETE.

1 CORRECT APPLICATION METHOD IN SHOTCRETE WALL
S3.3 1"=1'-0"

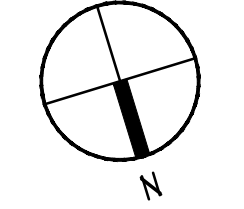
4 (N) ANCHORAGE AT (E) COLUMN BASE
S3.3 1"=1'-0"

4/12/2021 12:18:07 PM



PROPOSED ARCHITECTURAL SITE PLAN

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



SITE PLAN DETAILS:

- | | |
|---|-----------------------------------|
| SEE 1 FOR (N) COLUMNS & GREEN SCREEN | SEE 3 FOR COVERED TRASH ENCLOSURE |
| SEE 2 FOR COVERED PARKING CARPORT STRUCTURE | SEE 4 FOR INVERTED-U BIKE RACK |

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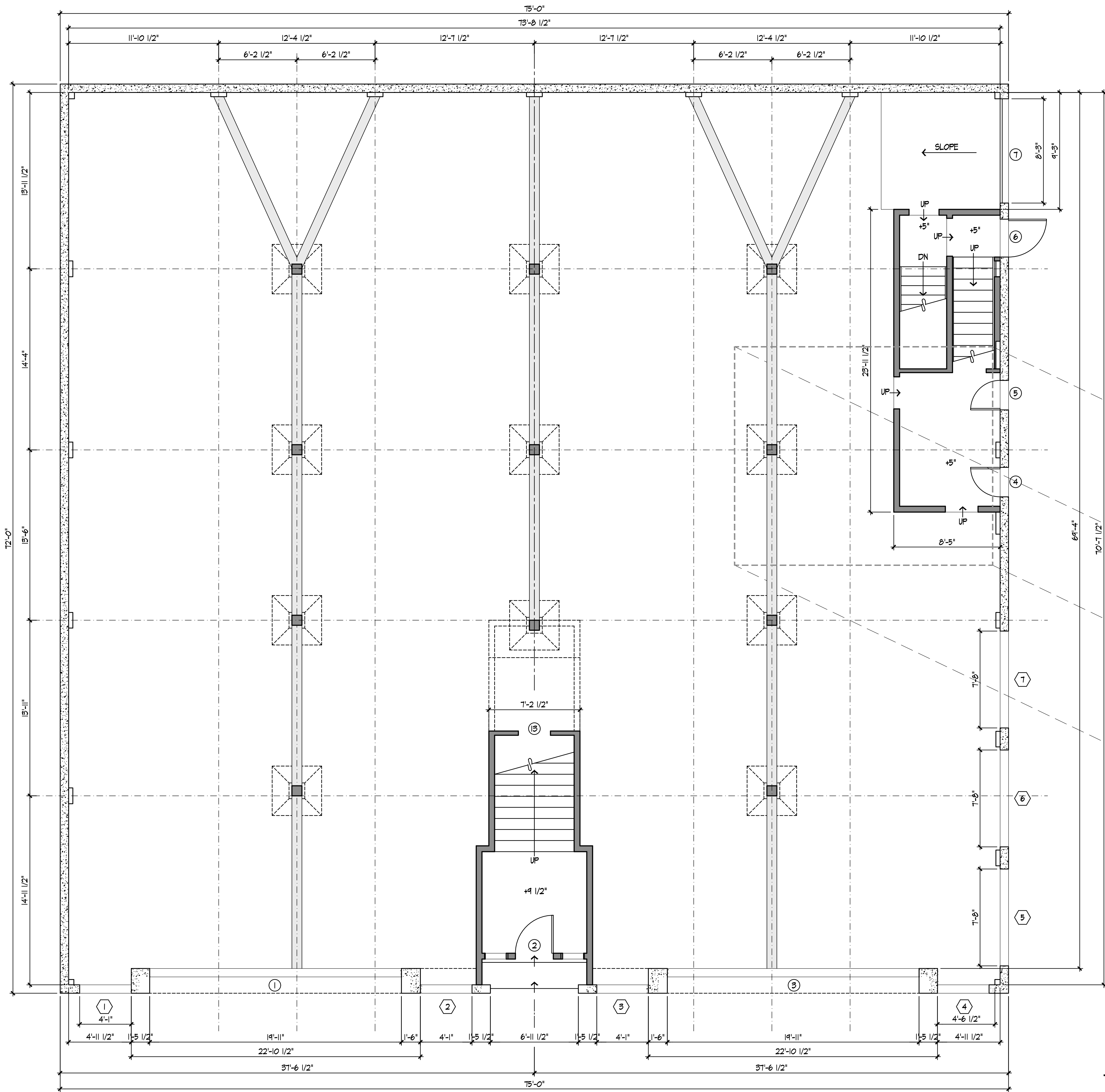
FERRER & ASSOCIATES
JOEL L. FERRER, Designer
1020 Harbor View Drive
FERRER ASSOCIATES
MARTINEZ, CA 94555
Office: (925) 799-0512
@ ATT.NET

BURLESSAS BUILDING REMODEL
for JOHN CAPRIO
at 14 EAST 4TH STREET
PITTSBURG, CA 94565

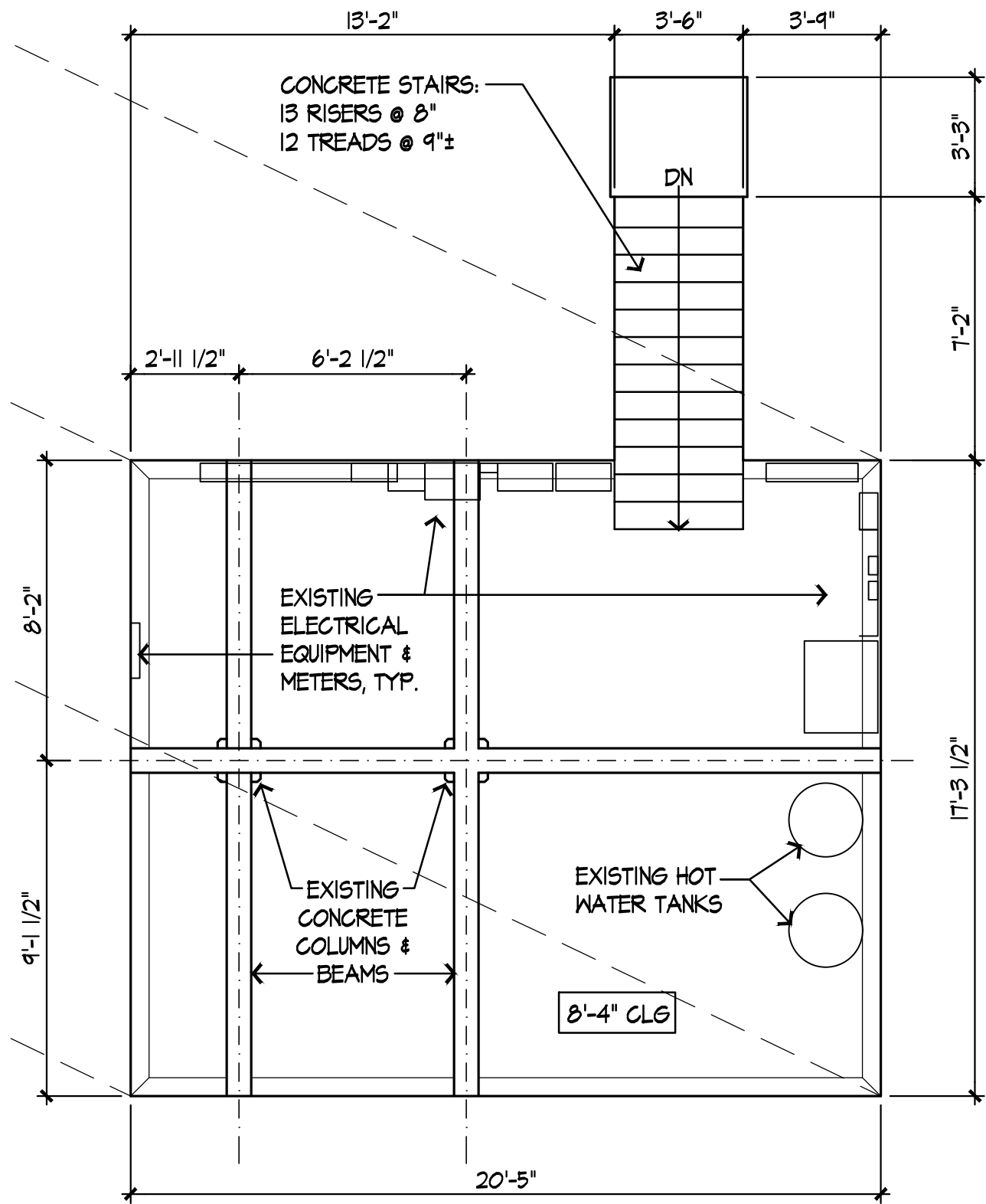
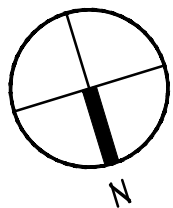
PROPOSED ARCHITECTURAL SITE PLAN

DRAWN
F
CHECKED
F / JC
DATE
APRIL 12, 2021
SCALE
AS NOTED
JOB NO.
21264-3
SHEET
A2
OF SHEETS

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EXISTING LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



BASEMENT LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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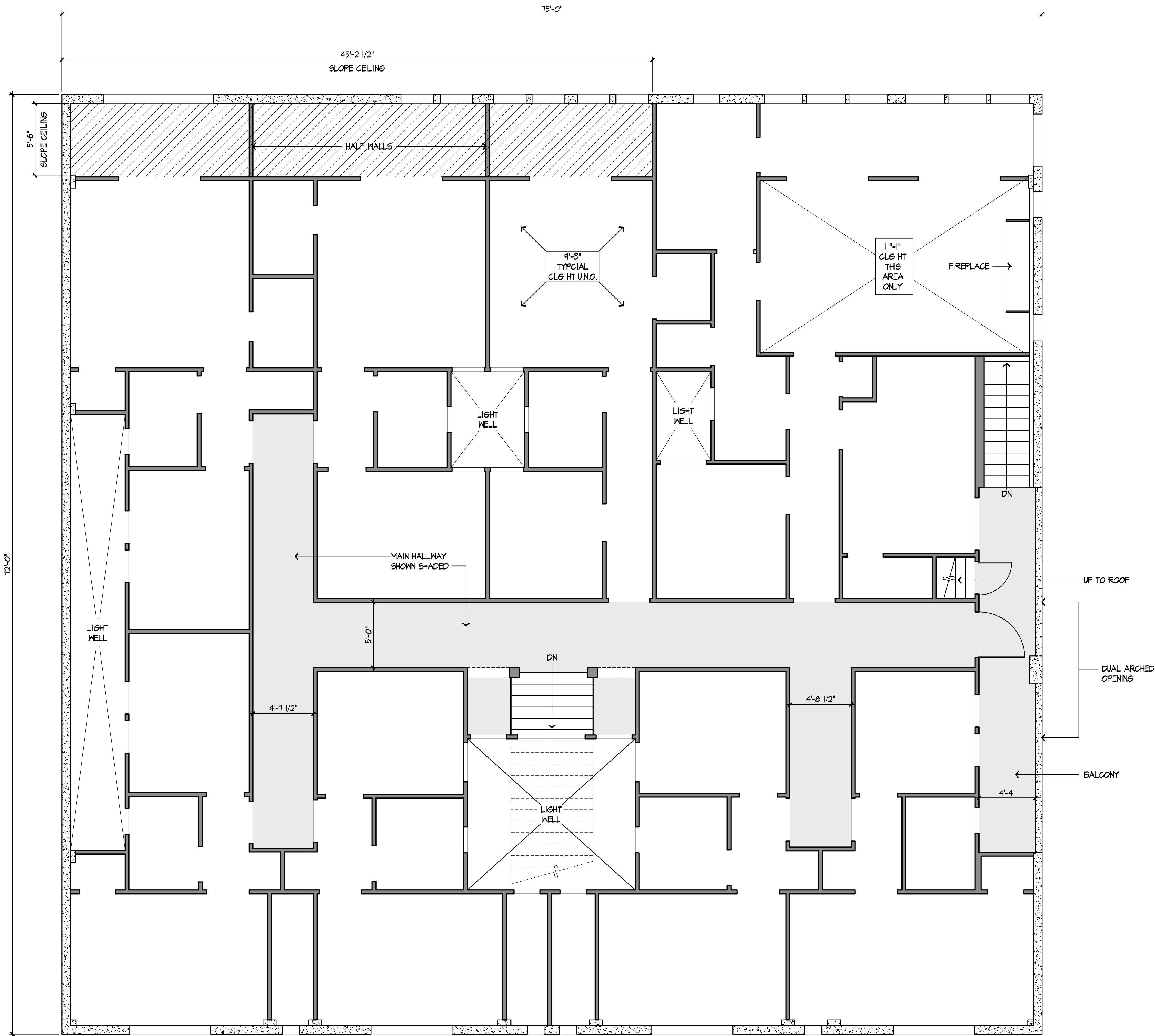
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Joel L. Ferrer, Designer
1020 Harbor View Drive
Martinez, CA 94555
Office: (925) 799-0912
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for JOHN CAPRIO
at 14 EAST 4TH STREET
PITTSBURG, CA 94565

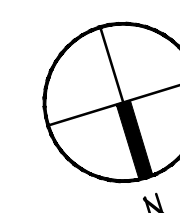
EXISTING
BASEMENT
&
LOWER
LEVEL
FLOOR
PLAN

DRAWN JF
CHECKED JF / JC
DATE APRIL 12, 2021
SCALE AS NOTED
JOB NO. 21264-3
SHEET A3



EXISTING UPPER LEVEL FLOOR PLAN

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



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for JOHN CAPRIO
at 14 EAST 4TH STREET
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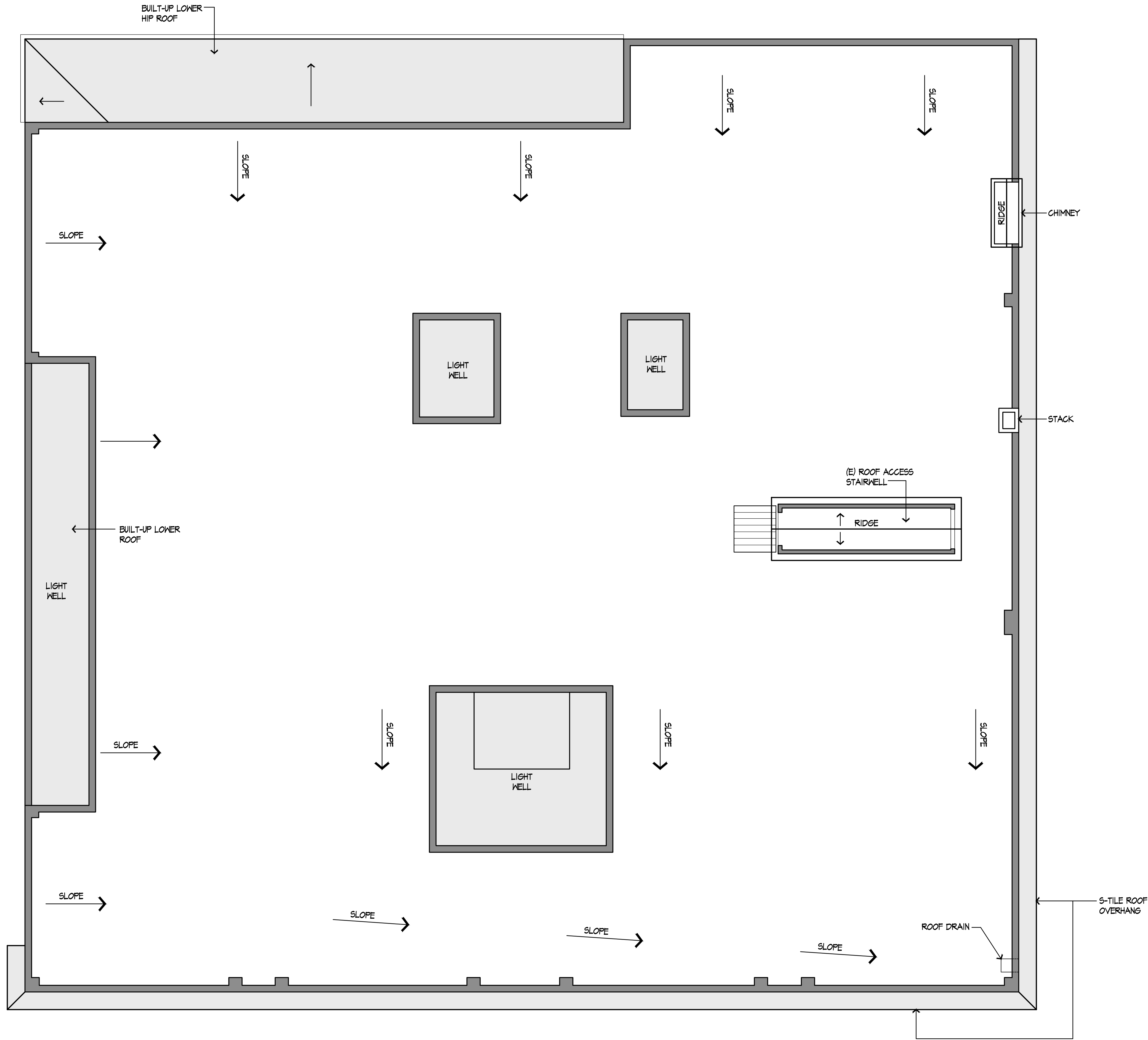
EXISTING
UPPER
LEVEL
FLOOR
PLAN

DRAWN
JF
CHECKED
JF / JC
DATE
APRIL 12, 2021
SCALE
AS NOTED
JOB NO.
21264-3
SHEET

A4

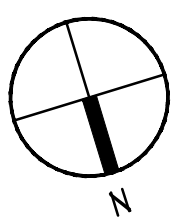
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EXISTING ROOF PLAN

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



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Joel L. Ferrer, Designer
1020 Harbor View Drive
Martinez, CA 94555
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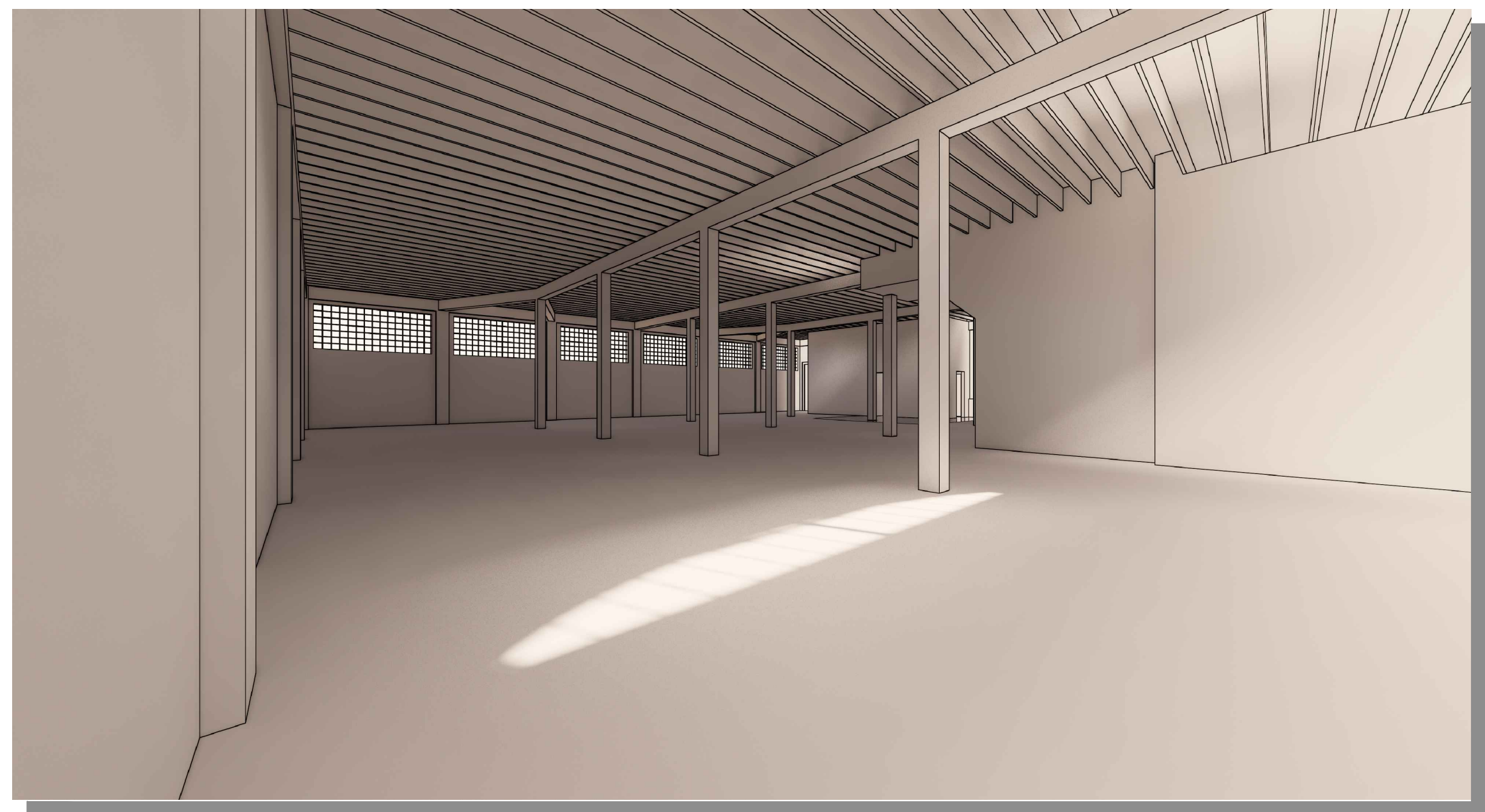
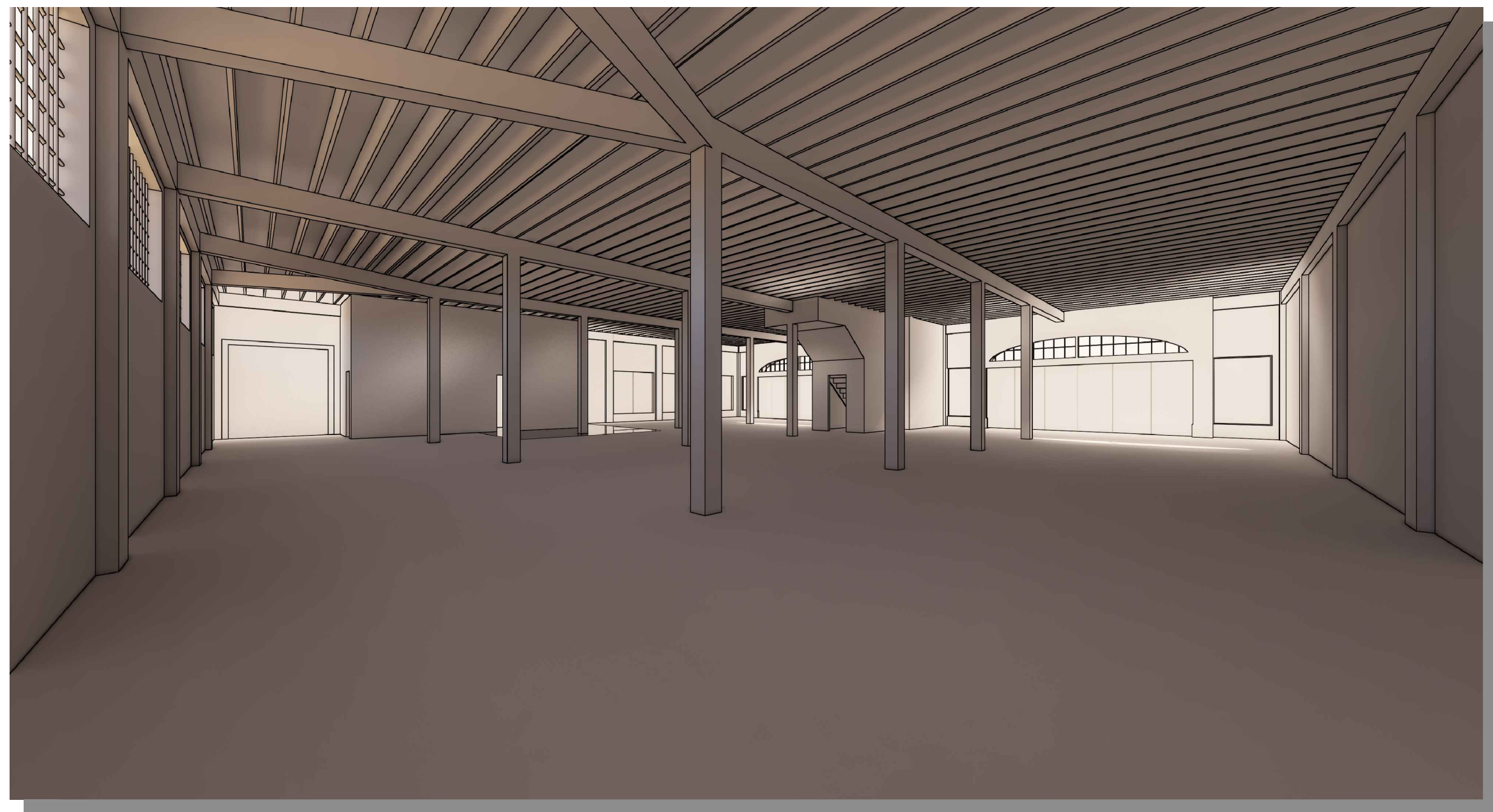
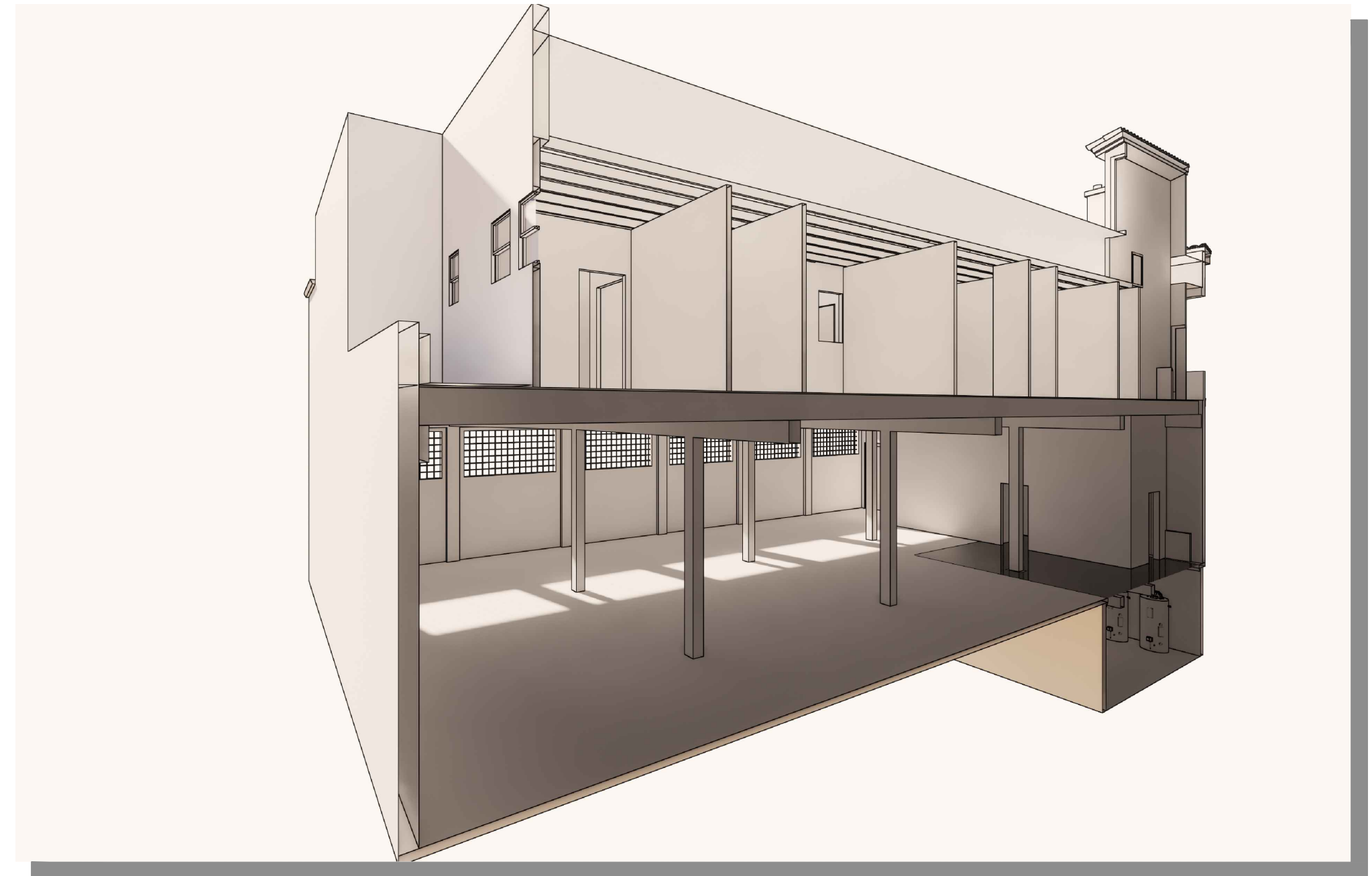
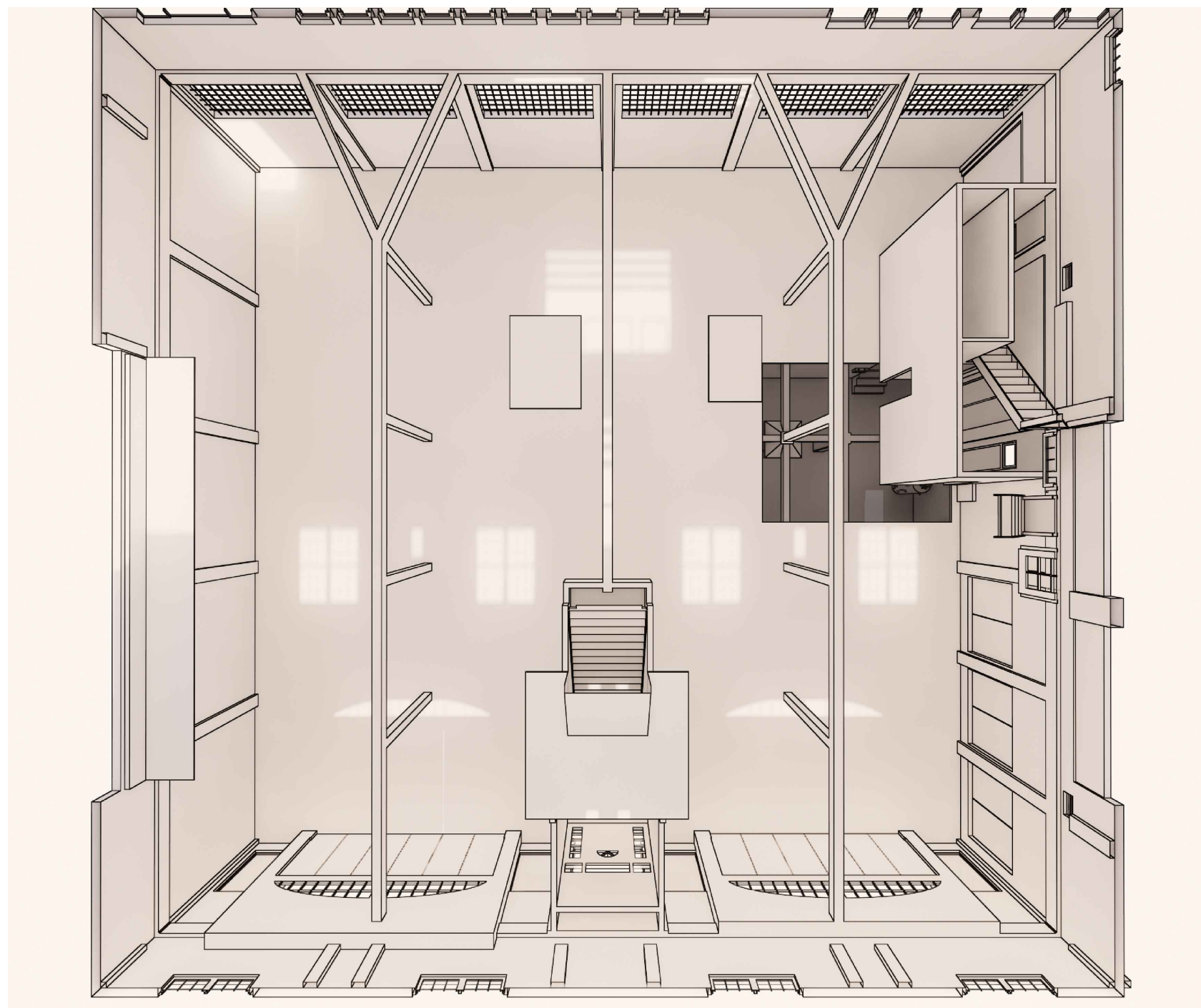
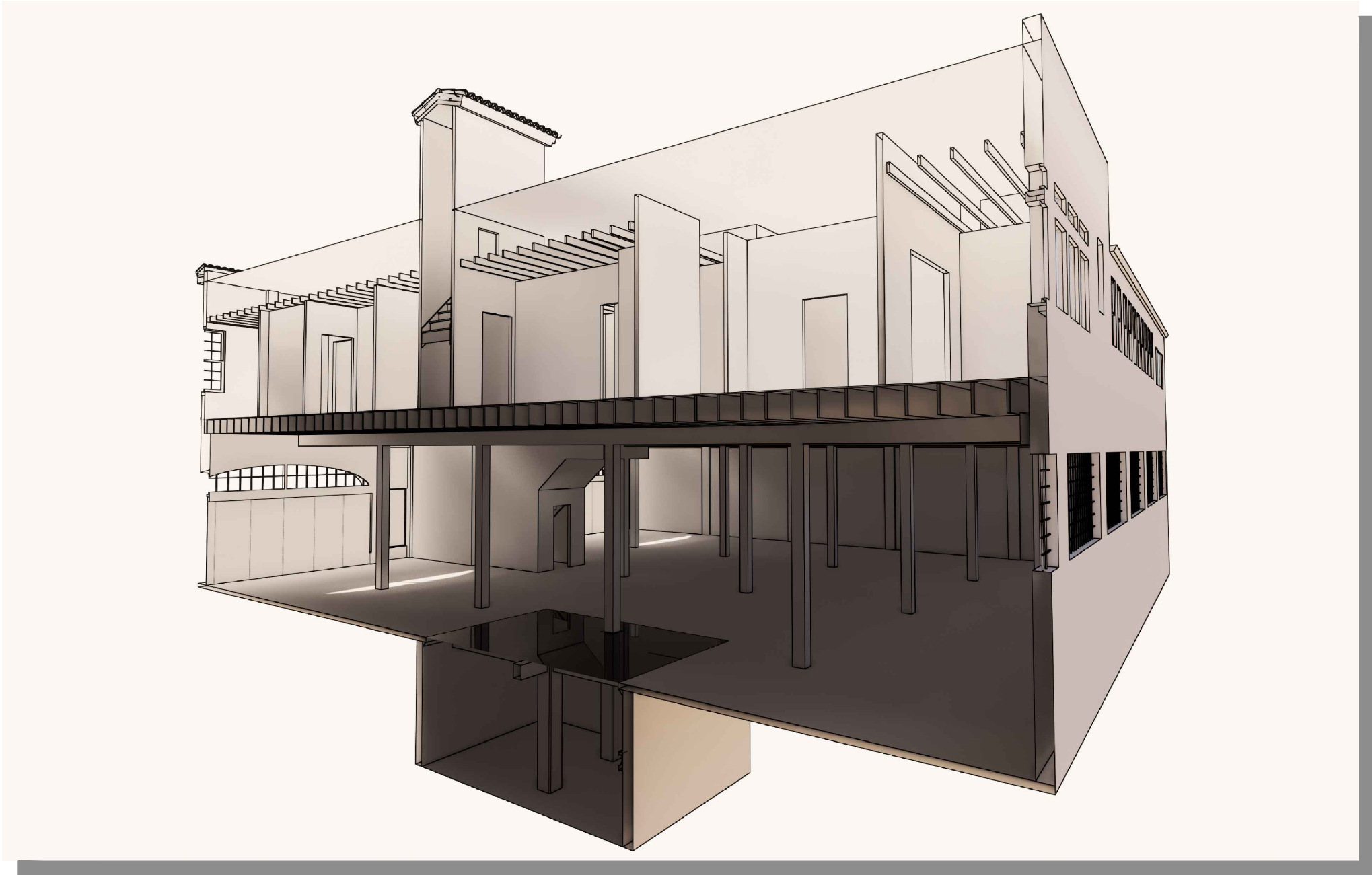
BURLESSAS BUILDING REMODEL

for JOHN CAPRIO
at 14 EAST 4TH STREET
PITTSBURG, CA 94565

EXISTING
ROOF
PLAN

DRAWN JF
CHECKED JF / JC
DATE APRIL 12, 2021
SCALE AS NOTED
JOB NO. 21264-3
SHEET

A5
OF SHEETS



REVISIONS	BY

FERRER & ASSOCIATES

Joel L. Ferrer, Designer
1020 Harbor View Drive
Martinez, CA 94555
FERRER&ASSOCIATES @ ATT.NET
Office: (925) 799-0912

BURLESSAS BUILDING REMODEL
for JOHN CAPRIO
at 14 EAST 4TH STREET
PITTSBURG, CA 94565

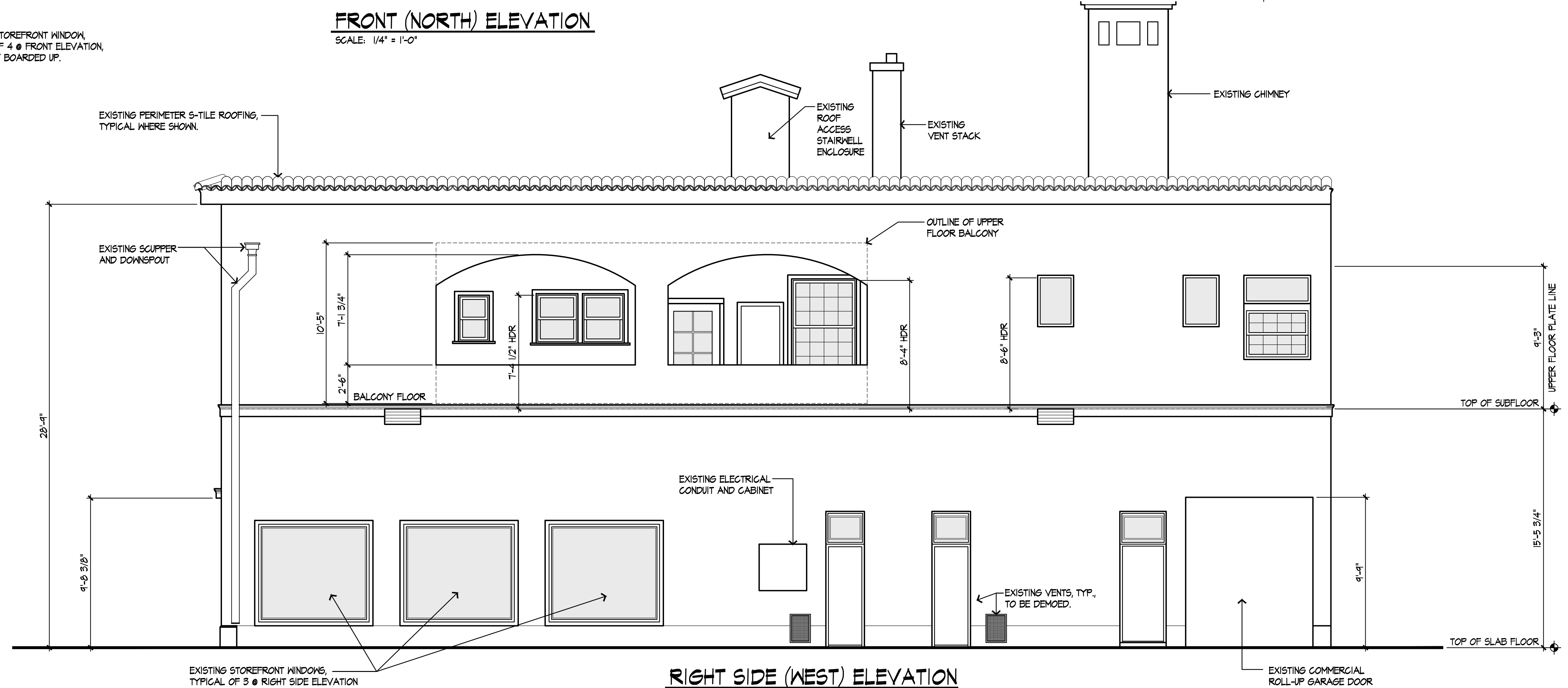
EXISTING
SECTIONS

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DATE APRIL 12, 2021
SCALE AS NOTED
JOB NO. 21264-3
SHEET

A6
OF SHEETS



FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

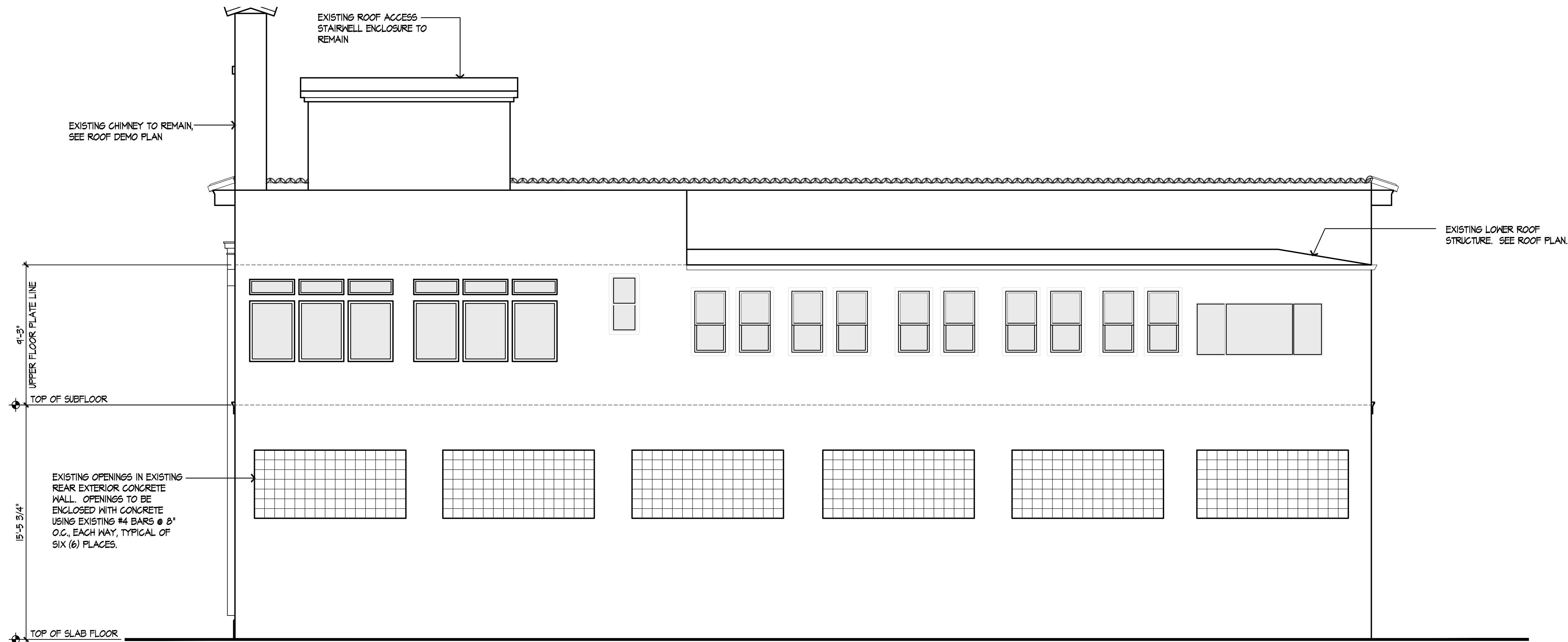
REVISIONS	BY

FERRER & ASSOCIATES
Joel L. Ferrer, Designer
1020 Harbor View Drive FerrerAssociates Office: (925) 799-0912
Martinez, CA 94555 @ ATT.NET

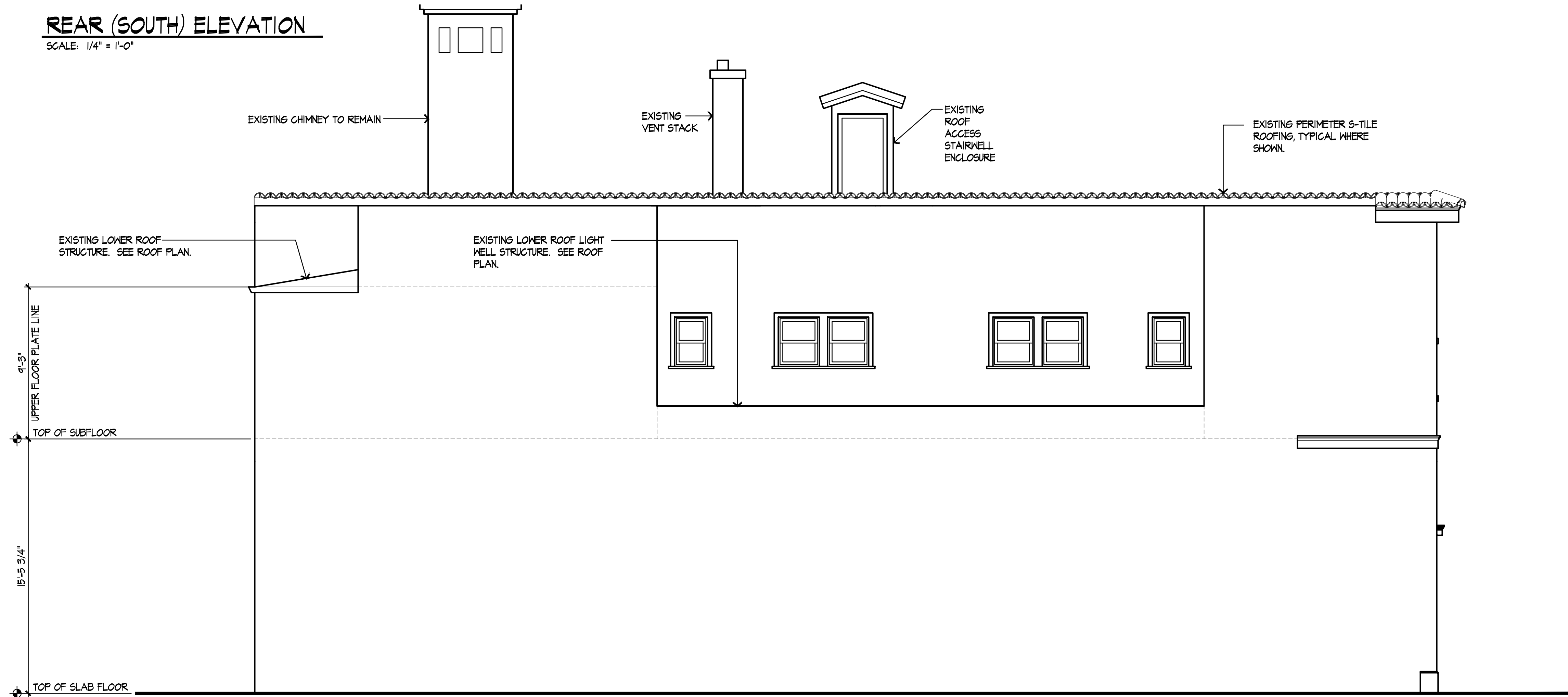
BURLESSAS BUILDING REMODEL
for JOHN CAPRIO
at 14 EAST 4TH STREET
PITTSBURG, CA 94565

**EXISTING
EXTERIOR
ELEVATIONS**

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SCALE
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SHEET
A7
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REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

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FERRER & ASSOCIATES

Joel L. Ferrer, Designer
1020 Harbor View Drive
Martinez, CA 94555
Office: (925) 799-0912
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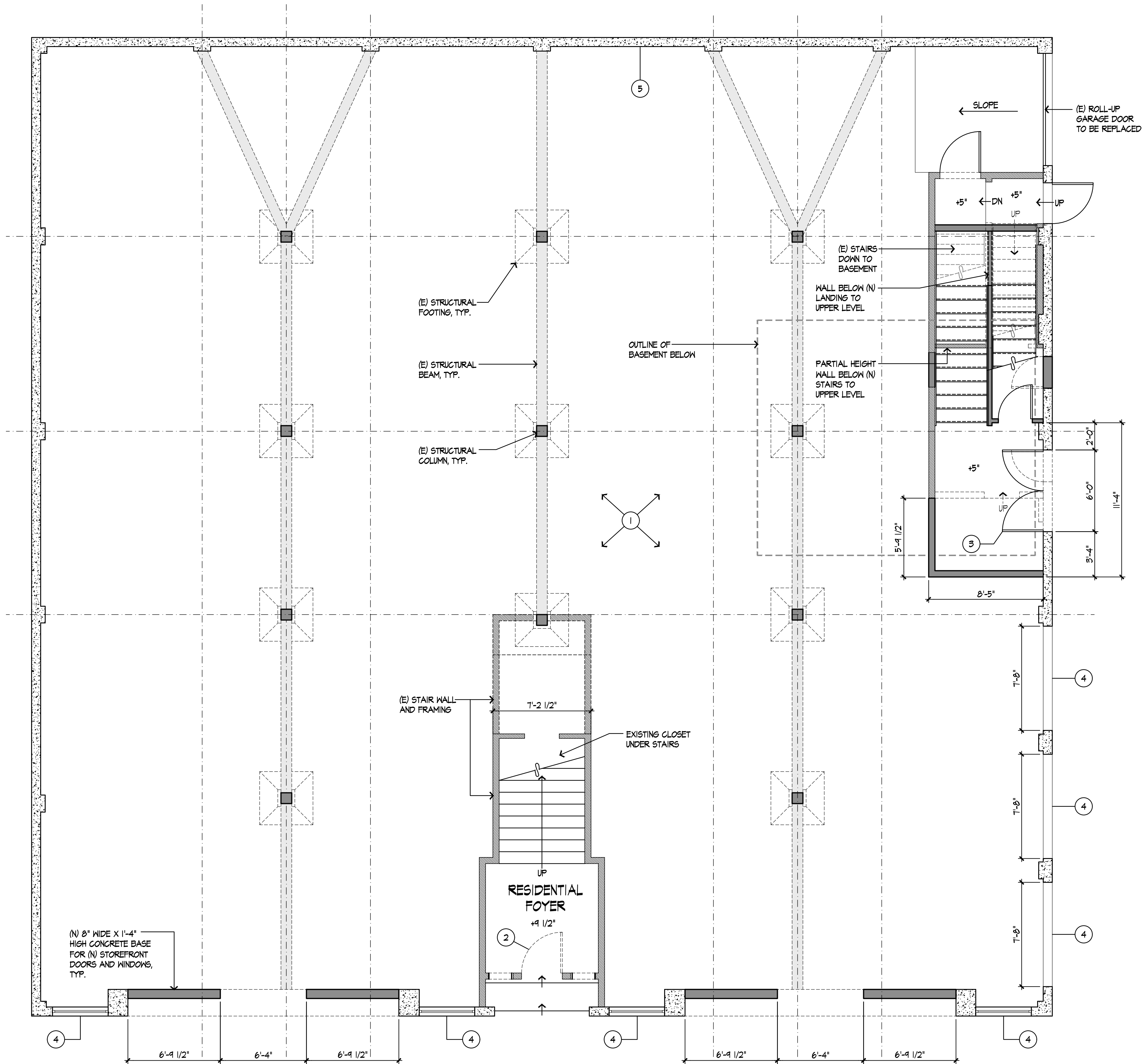
BURLESSAS BUILDING REMODEL
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PITTSBURG, CA 94565

**EXISTING
EXTERIOR
ELEVATIONS**

DRAWN JF
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DATE APRIL 12, 2021
SCALE AS NOTED
JOB NO. 21264-3
SHEET

A8

OF SHEETS



KEY NOTES

- 1 FOR ADDITIONAL INFORMATION, REFER TO THE EXISTING LOWER LEVEL FLOOR PLAN.
- 2 THE RESIDENTIAL ENTRANCE DOOR CENTERED ON THE NORTHERN ELEVATION SHALL BE REPLACED WITH A WOODEN DOOR IN-KIND.
- 3 THE PROPOSED DOUBLE ENTRY DOOR ON THE WESTERN ELEVATION SHALL BE SUBSTANTIALLY SIMILAR TO THE WOODEN DOOR IN-KIND SHOWN ON THE NORTHERN ELEVATION.
- 4 THE EXISTING AND PROPOSED STOREFRONT SYSTEMS (INCLUDING WINDOWS, MULLIONS, FRAMING AND DOORS) ON THE NORTHERN ELEVATION AND THE WINDOWS ON THE WESTERN ELEVATION SHALL BE REPAIRED WHEREVER FEASIBLE. WHEN REPAIR IS NOT FEASIBLE, THE DOORS AND WINDOWS SHALL BE REPLACED IN KIND WITH WOODEN, TRUE DIVIDED LIGHT STOREFRONT SYSTEMS.
- 5 REPAIR EXISTING OPENINGS / PENETRATIONS IN EXISTING CONCRETE WALL LOCATED ON THE LOWER LEVEL OF THE SOUTHERN ELEVATION OF THE BUILDING. SEE EXISTING EXTERIOR REAR (SOUTH) ELEVATION FOR ADDITIONAL INFORMATION.

SYMBOL LEGEND

- INDICATES WALLS TO REMAIN
- INDICATES WALL OR ITEM TO BE DEMOED
- INDICATES PROPOSED NEW WALL
- INDICATES EXISTING EXTERIOR CONCRETE WALL
- INDICATES FILLED-IN EXTERIOR CONCRETE WALL
- 6 INDICATES KEYNOTE

REVISIONS	BY

FERRER & ASSOCIATES
Joel L. Ferrer, Designer
1020 Harbor View Drive
Martinez, CA 94555

FERRER&ASSOCIATES
@ ATT.NET
Office: (925) 799-0512

BURLESSAS BUILDING REMODEL
for JOHN CAPRIO
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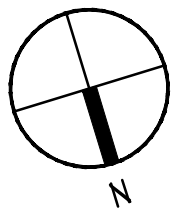
LOWER LEVEL DEMO PLAN

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DATE
APRIL 12, 2021
SCALE
AS NOTED
JOB NO.
21264-3
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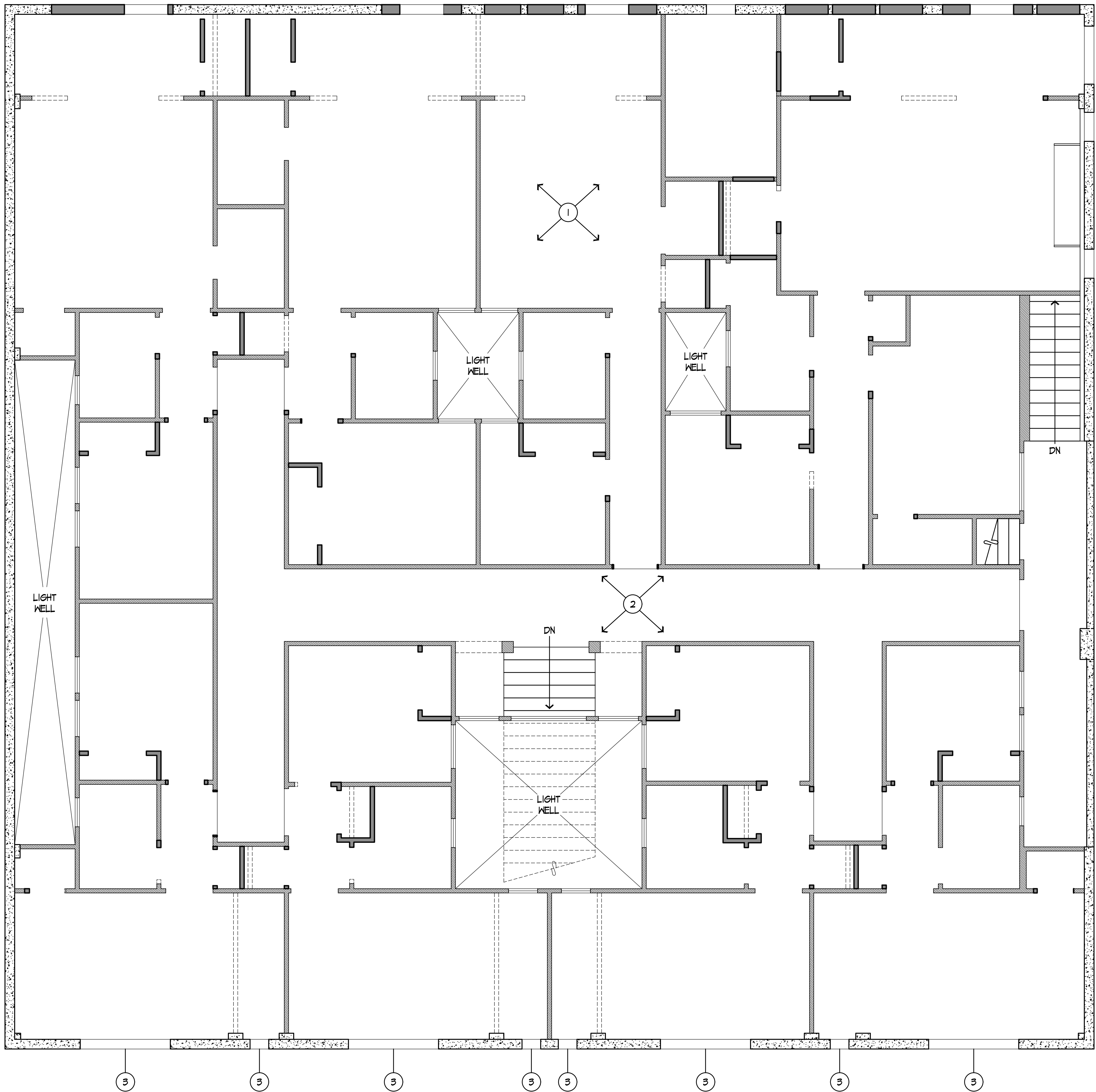
D1
OF SHEETS

LOWER LEVEL DEMO PLAN

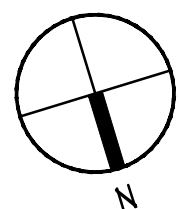
SCALE: 1/4" = 1'-0"



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UPPER LEVEL DEMO PLAN
SCALE: 1/4" = 1'-0"



KEY NOTES

- 1 FOR ADDITIONAL INFORMATION, REFER TO THE EXISTING UPPER LEVEL FLOOR PLAN.
- 2 THE EXISTING UPPER LEVEL FLOOR PLAN CONSISTS OF ONLY THE INTERIOR ROUGH FRAMING. THE EXISTING ROUGH FRAMING SHALL BE DEMOED, REPAIRED, OR REPLACED PER THIS UPPER LEVEL DEMOLITION PLAN.
- 3 THE EXISTING WINDOWS, MULLIONS, AND FRAMING ON THE NORTHERN ELEVATION OF THE UPPER LEVEL FLOOR SHALL BE REPAIRED OR REPLACED WITH WOODEN WINDOWS IN-KIND.

SYMBOL LEGEND

- INDICATES WALLS TO REMAIN
- INDICATES WALL OR ITEM TO BE DEMOED
- INDICATES PROPOSED NEW WALL
- INDICATES EXISTING EXTERIOR CONCRETE WALL
- INDICATES FILLED-IN EXTERIOR CONCRETE WALL
- 6 INDICATES KEYNOTE

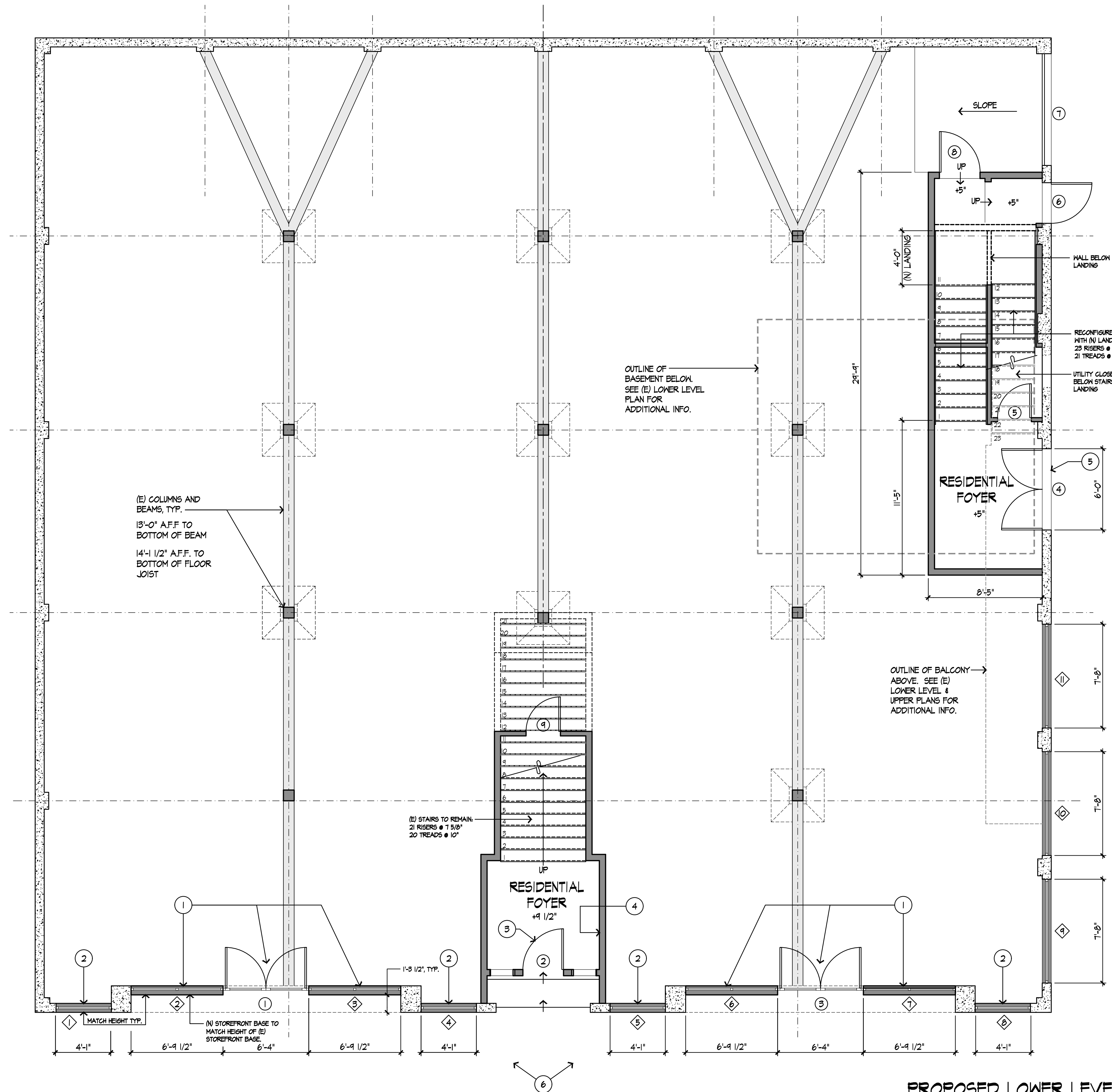
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FERRER & ASSOCIATES
Joel L. Ferrer, Designer
1020 Harbor View Drive
Martinez, CA 94555
Office: (925) 799-0912
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BURLESSAS BUILDING REMODEL
for JOHN CAPRIO
at 14 EAST 4TH STREET
PITTSBURG, CA 94565

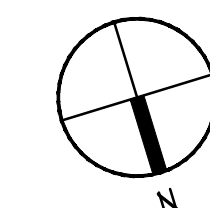
UPPER
LEVEL
DEMO
PLAN

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DATE
APRIL 12, 2021
SCALE
AS NOTED
JOB NO.
21264-3
SHEET
D2
OF SHEETS



PROPOSED LOWER LEVEL FLOOR PLAN

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



SYMBOL LEGEND

- INDICATES EXISTING 8" CONCRETE WALL
- 1 HOUR FIRE RATED 2x4 FURRED WALL
- 1 HOUR FIRE RATED 2x4 INTERIOR PARTITION WALL
- INDICATES MAIN ACCESS ROUTE
- INDICATES MIN. 3'-0" ACCESSIBLE ROUTE
- INDICATES MAXIMUM EXIT TRAVEL DISTANCE
- DETAIL OR SECTION #
DETAIL OR SECTION LOCATION
SHEET #
- DETAIL OR SECTION #
DETAIL OR SECTION LOCATION
SHEET #
- SECTION #
DIRECTION OF SECTION CUT
SHEET #
- ELEVATION TARGET
ELEVATION #
SHEET #
- KEYNOTE
- COLUMN LINE GRID # NUMBER
- WINDOW NUMBER
- DOOR NUMBER

KEY NOTES

- CONSTRUCT (N) STOREFRONT WINDOW AND DOOR OPENINGS (2) ON NORTH ELEVATION FRONT WALL.
- REPLACE EXISTING STOREFRONT WINDOW, TYPICAL 4 PLACES.
- REPLACE DOOR AT TENANT PEDESTRIAN ACCESS ON NORTH ELEVATION FRONT WALL.
- DESIGNATED LOCATION FOR MAILBOX CLUSTERS FOR USE BY RESIDENTS AND POSTAL SERVICE.
- (N) 6'-0" WIDE DOOR AND DOOR OPENING AT TENANT PEDESTRIAN ACCESS ON WEST ELEVATION RIGHT SIDE WALL.
- HISTORICAL PRESERVATION NOTE:
LOWER LEVEL NORTH WALL STOREFRONT WINDOWS AND DOORS AND THE NORTH WALL TENANT PEDESTRIAN ACCESS DOOR AND THE WEST WALL TENANT PEDESTRIAN ACCESS DOOR SHALL BE REPLACED, IN-KIND, AS RECOMMENDED BY ARCHITECTURAL RESOURCES GROUP, AN ARCHITECTURAL HISTORIAN CONSULTANT. SEE SHEET A15.

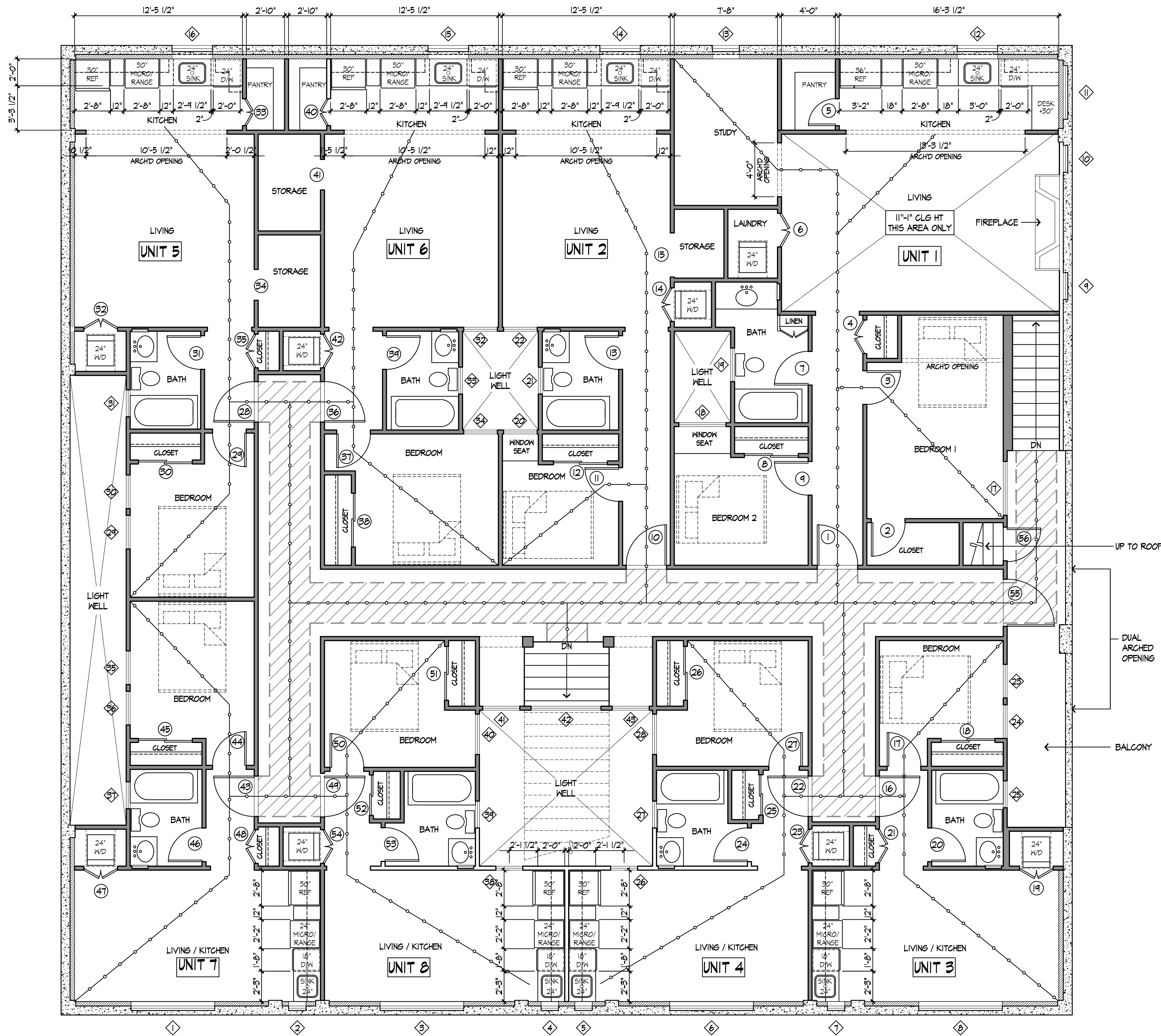
REVISIONS	BY

FERRER & ASSOCIATES
Joel L. Ferrer, Designer
1020 Harbor View Drive
Martinez, CA 94555
Office: (925) 799-0912
@ ATT.NET

BURLESSAS BUILDING REMODEL
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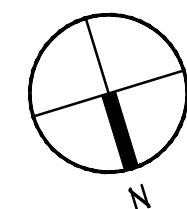
**PROPOSED
LOWER
LEVEL
FLOOR
PLAN**

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CHECKED
JF / JC
DATE
APRIL 12, 2021
SCALE
AS NOTED
JOB NO.
21264-3
SHEET
A9
OF SHEETS



PROPOSED UPPER LEVEL FLOOR PLAN

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



SYMBOL LEGEND

- INDICATES EXISTING 8" CONCRETE WALL
- 1 HOUR FIRE RATED 2x4 FURRED WALL
- 1 HOUR FIRE RATED 2x4 INTERIOR PARTITION WALL
- INDICATES MAIN ACCESS ROUTE
- INDICATES MIN. 3'-0" ACCESSIBLE ROUTE
- INDICATES MAXIMUM EXIT TRAVEL DISTANCE
- DETAIL OR SECTION #
DETAIL OR SECTION LOCATION
SHEET #
- DETAIL OR SECTION #
DETAIL OR SECTION LOCATION
SHEET #
- SECTION #
DIRECTION OF SECTION CUT
SHEET #
- ELEVATION TARGET
ELEVATION #
SHEET #
- KEYNOTE
- COLUMN LINE GRID # NUMBER
- WINDOW NUMBER
- DOOR NUMBER

KEY NOTES

HISTORICAL PRESERVATION NOTE:
UPPER LEVEL NORTH WALL WINDOWS SHALL BE REPLACED, IN-KIND, AS RECOMMENDED BY ARCHITECTURAL RESOURCES GROUP, AN ARCHITECTURAL HISTORIAN CONSULTANT. SEE SHEET A15.

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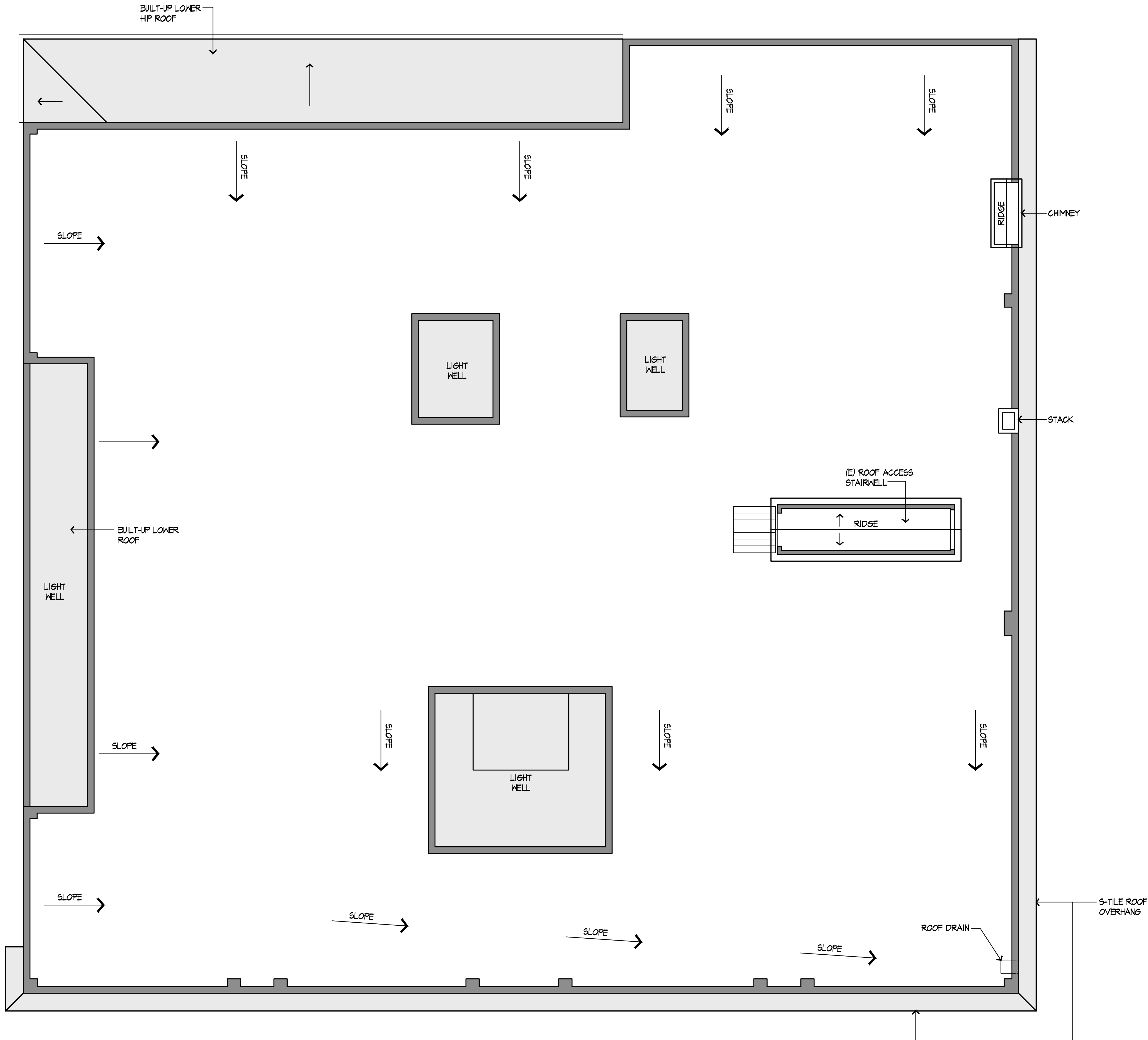
FERRER & ASSOCIATES
Joel L. Ferrer, Designer
1020 Harbor View Drive
FERRER&ASSOCIATES
MARTINEZ, CA 94555
Office: (925) 799-0512
@ ATT.NET

BURLESSAS BUILDING REMODEL
for JOHN CAPRIO
at 14 EAST 4TH STREET
PITTSBURG, CA 94565

**PROPOSED
UPPER
LEVEL
FLOOR
PLAN**

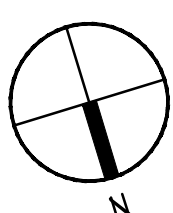
DRAWN JF
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DATE APRIL 12, 2021
SCALE AS NOTED
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SHEET

A10
OF SHEETS



PROPOSED ROOF PLAN

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



REVISIONS	BY

FERRER & ASSOCIATES

Joel L. Ferrer, Designer

1020 Harbor View Drive
Martinez, CA 94555

FERRERAssociates
@ ATT.NET

Office: (925) 799-0912

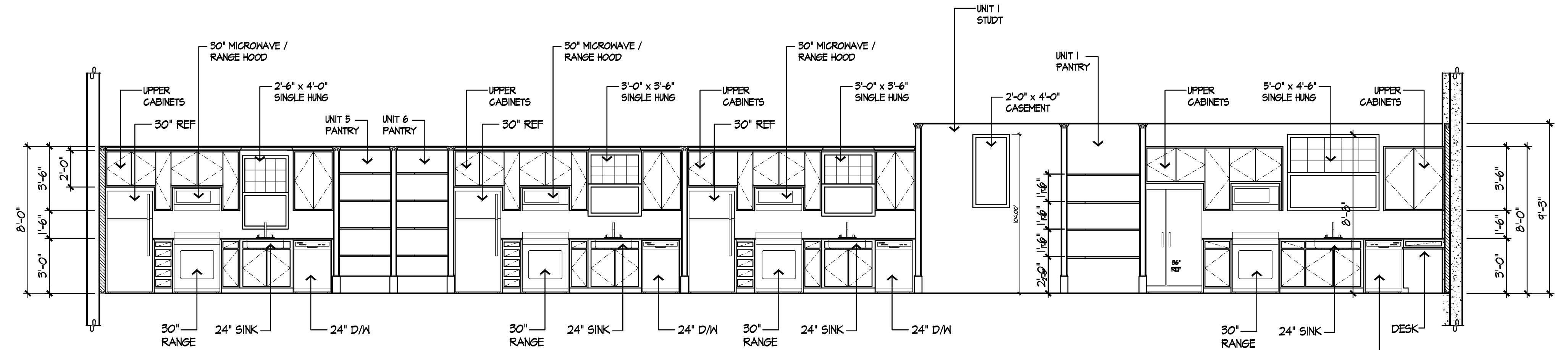
BURLESSAS BUILDING REMODEL
for JOHN CAPRIO
at 14 EAST 4TH STREET
PITTSBURG, CA 94565

PROPOSED
ROOF
PLAN

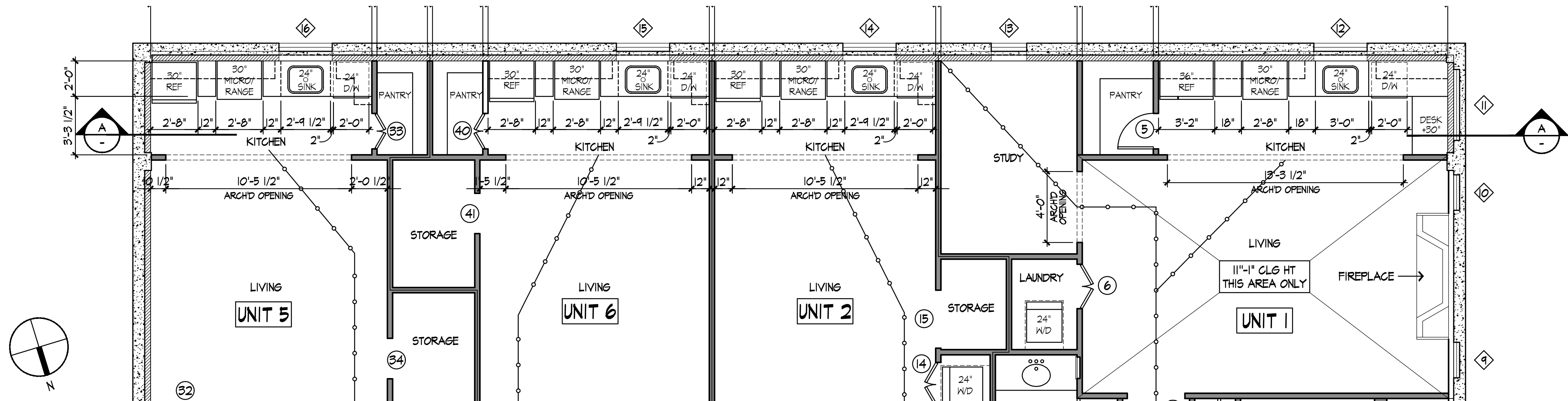
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DATE APRIL 12, 2021
SCALE AS NOTED
JOB NO. 21264-3
SHEET

A11
OF SHEETS

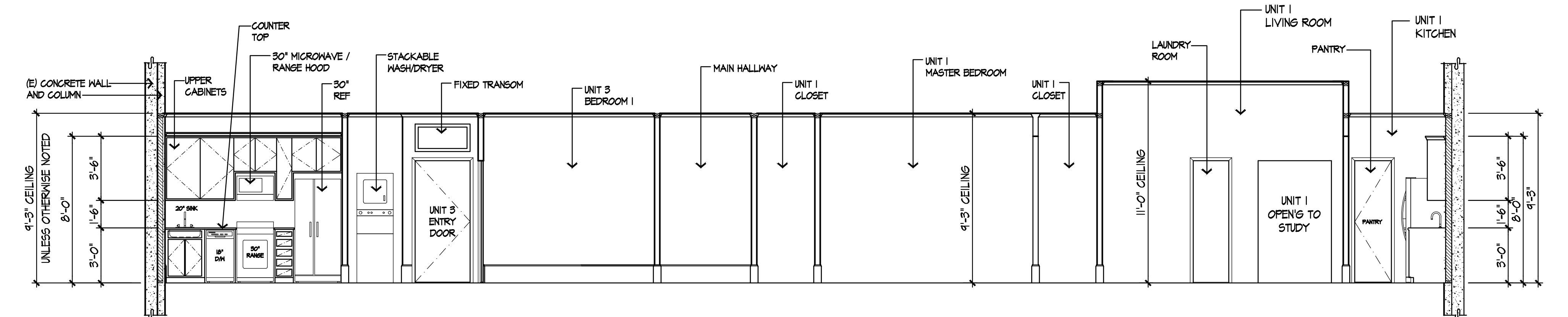
A INTERIOR ELEVATION SCALE: 1/4" = 1'-0"



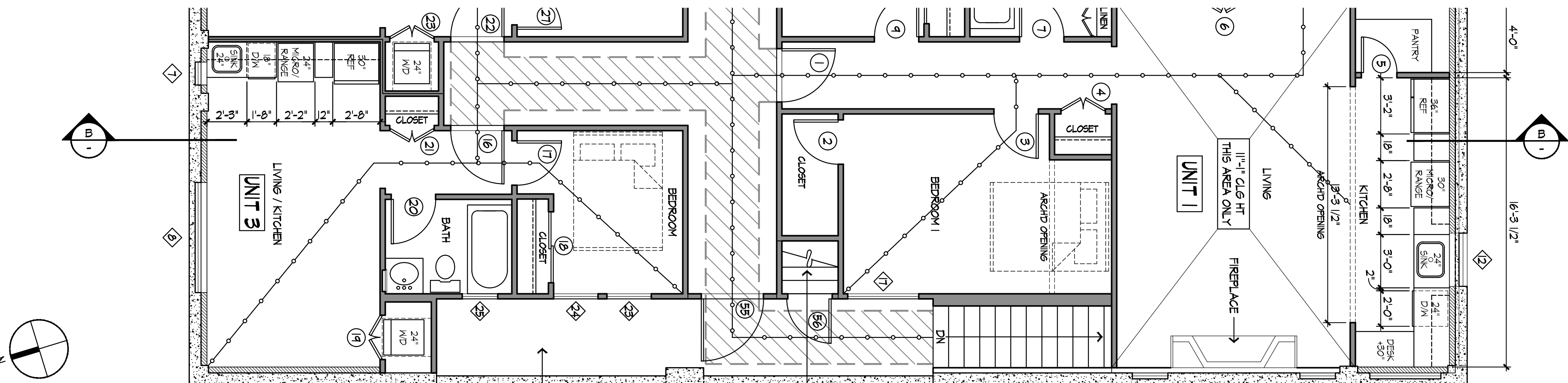
PARTIAL PROPOSED UPPER LEVEL PLAN SCALE: 1/4" = 1'-0"



B INTERIOR ELEVATION SCALE: 1/4" = 1'-0"



PARTIAL PROPOSED UPPER LEVEL PLAN SCALE: 1/4" = 1'-0"



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FERRER & ASSOCIATES
JOEL L. FERRER, Designer

1020 Harbor View Drive
Martinez, CA 94555
Office: (925) 799-0912
@ ATT.NET

BURLESSAS BUILDING REMODEL
for JOHN CAPRIO
at 14 EAST 4TH STREET
PITTSBURG, CA 94565

**PROPOSED
UPPER
LEVEL UNITS
INTERIOR
ELEVATIONS**

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APRIL 12, 2021
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JOB NO.
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OF SHEETS

DOOR SCHEDULE - LOWER LEVEL

DOOR NUMBER	LOCATION	MATERIAL	SIZE		REMARKS
			WIDTH	HEIGHT	
1	NORTH WALL STOREFRONT DOUBLE DOOR	GL.	PAIR 3'-0"	8'-0"	
2	NORTH WALL NORTH-RESIDENTIAL FOYER	ND.	3'-6"	7'-0"	REPLACEMENT H.M. FRAMED, SOLID CORE ***
3	NORTH WALL STOREFRONT DOUBLE DOOR	GL.	PAIR 3'-0"	8'-0"	
4	WEST WALL WEST-RESIDENTIAL FOYER	ND.	PAIR 3'-0"	6'-8"	REPLACEMENT H.M. FRAMED, SOLID CORE ***
5	WEST WALL WEST-RESIDENTIAL FOYER CLOSET	ND.	2'-6"	6'-8"	H.M. FRAMED, SOLID CORE
6	WEST WALL WEST-COMMERCIAL ENTRANCE	MTL.	3'-0"	6'-8"	REPLACEMENT H.M. FRAMED, SOLID CORE ***
7	WEST WALL WEST-COMMERCIAL ROLL-UP	MTL.	8'-0"	9'-9"	REPLACEMENT H.M. FRAMED, SOLID CORE ***
8	WEST WALL WEST-BASEMENT ACCESS	ND.	3'-0"	6'-8"	H.M. FRAMED, SOLID CORE
9	NORTH WALL CLOSET UNDER MAIN STAIRS	ND.	2'-6"	6'-8"	H.M. FRAMED, SOLID CORE
10					

NOTE:
*** INDICATES REPLACEMENT, IN-KIND, OF DOOR OR WINDOW PER ARCHITECTURAL HISTORIAN, ARCHITECTURAL RESOURCES GROUP.

WINDOW SCHEDULE - LOWER LEVEL

WINDOW NUMBER	DESIGNATION	LOCATION	MATERIAL	SIZE			OPERATION	REMARKS
				WIDTH	HEIGHT	HEADER		
1	STOREFRONT ***	NORTH EXTERIOR WALL	GL.	4'-0"	6'-8"	8'-0"	FIXED	REPLACEMENT, ABV. 1'-5" PEDESTAL
2	STOREFRONT	NORTH EXTERIOR WALL	GL.	DUAL 3'-0"	6'-8"	8'-0"	FIXED	NEW, ABV. 1'-5" PEDESTAL
3	STOREFRONT	NORTH EXTERIOR WALL	GL.	DUAL 3'-0"	6'-8"	8'-0"	FIXED	NEW, ABV. 1'-5" PEDESTAL
4	STOREFRONT ***	NORTH EXTERIOR WALL	GL.	4'-0"	6'-8"	8'-0"	FIXED	REPLACEMENT, ABV. 1'-5" PEDESTAL
5	STOREFRONT ***	NORTH EXTERIOR WALL	GL.	4'-0"	6'-8"	8'-0"	FIXED	REPLACEMENT, ABV. 1'-5" PEDESTAL
6	STOREFRONT	NORTH EXTERIOR WALL	GL.	DUAL 3'-0"	6'-8"	8'-0"	FIXED	NEW, ABV. 1'-5" PEDESTAL
7	STOREFRONT	NORTH EXTERIOR WALL	GL.	DUAL 3'-0"	6'-8"	8'-0"	FIXED	NEW, ABV. 1'-5" PEDESTAL
8	STOREFRONT ***	NORTH EXTERIOR WALL	GL.	4'-0"	6'-8"	8'-0"	FIXED	REPLACEMENT, ABV. 1'-5" PEDESTAL
9	STOREFRONT ***	WEST EXTERIOR WALL	GL.	7'-2"	6'-4"	8'-0"	FIXED	REPLACEMENT, ABV. 1'-5" PEDESTAL
10	STOREFRONT ***	WEST EXTERIOR WALL	GL.	7'-2"	6'-4"	8'-0"	FIXED	REPLACEMENT, ABV. 1'-5" PEDESTAL
11	STOREFRONT ***	WEST EXTERIOR WALL	GL.	7'-2"	6'-4"	8'-0"	FIXED	REPLACEMENT, ABV. 1'-5" PEDESTAL
12								

GENERAL NOTES

DOOR SCHEDULE - UPPER LEVEL RESIDENTIAL

DOOR NUMBER	DESIGNATION	LOCATION	MATERIAL	SIZE		REMARKS
				WIDTH	HEIGHT	
1	UNIT 1	ENTRY	ND.	3'-0"	6'-8"	H.M. FRAMED, SOLID CORE
2		BEDROOM 1 CLOSET	ND.	2'-6"	6'-8"	HOLLOW CORE
3		BEDROOM 1	ND.	2'-6"	6'-8"	HOLLOW CORE
4		CLOSET	ND.	PAIR 1'-3"	6'-8"	HOLLOW CORE
5		PANTRY	ND.	2'-0"	6'-8"	HOLLOW CORE
6		LAUNDRY	ND.	PAIR 1'-3"	6'-8"	LAUNDRY DOORS, LOUVRED
7		BATH	ND.	2'-6"	6'-8"	HOLLOW CORE
8		BEDROOM 2 CLOSET	ND.	PAIR 2'-0"	6'-8"	HOLLOW CORE, SLIDERS
9		BEDROOM 2	ND.	2'-6"	6'-8"	HOLLOW CORE
10	UNIT 2	ENTRY	ND.	3'-0"	6'-8"	H.M. FRAMED, SOLID CORE
11		BEDROOM	ND.	2'-6"	6'-8"	HOLLOW CORE
12		BEDROOM CLOSET	ND.	4'-0"	6'-8"	HOLLOW CORE, SLIDER
13		BATH	ND.	2'-6"	6'-8"	HOLLOW CORE
14		LAUNDRY	ND.	PAIR 1'-3"	6'-8"	LAUNDRY DOORS, LOUVRED
15		STORAGE	ND.	2'-6"	6'-8"	HOLLOW CORE
16	UNIT 3	ENTRY	ND.	3'-0"	6'-8"	H.M. FRAMED, SOLID CORE
17		BEDROOM	ND.	2'-6"	6'-8"	HOLLOW CORE
18		BEDROOM CLOSET	ND.	PAIR 2'-0"	6'-8"	HOLLOW CORE, SLIDERS
19		LAUNDRY	ND.	PAIR 1'-3"	6'-8"	LAUNDRY DOORS, LOUVRED
20		BATH	ND.	2'-6"	6'-8"	HOLLOW CORE
21		CLOSET	ND.	PAIR 1'-3"	6'-8"	HOLLOW CORE
22	UNIT 4	ENTRY	ND.	3'-0"	6'-8"	H.M. FRAMED, SOLID CORE
23		LAUNDRY	ND.	PAIR 1'-3"	6'-8"	LAUNDRY DOORS, LOUVRED
24		BATH	ND.	2'-6"	6'-8"	HOLLOW CORE
25		CLOSET	ND.	PAIR 1'-6"	6'-8"	HOLLOW CORE, SLIDERS
26		BEDROOM CLOSET	ND.	PAIR 2'-0"	6'-8"	HOLLOW CORE, SLIDERS
27		BEDROOM	ND.	2'-6"	6'-8"	HOLLOW CORE
28	UNIT 5	ENTRY	ND.	3'-0"	6'-8"	H.M. FRAMED, SOLID CORE
29		BEDROOM	ND.	2'-6"	6'-8"	HOLLOW CORE
30		BEDROOM CLOSET	ND.	PAIR 2'-0"	6'-8"	HOLLOW CORE, SLIDERS
31		BATH	ND.	2'-6"	6'-8"	HOLLOW CORE
32		LAUNDRY	ND.	PAIR 1'-3"	6'-8"	LAUNDRY DOORS, LOUVRED
33		PANTRY	ND.	PAIR 1'-0"	6'-8"	HOLLOW CORE
34		STORAGE	ND.	2'-6"	6'-8"	HOLLOW CORE
35		CLOSET	ND.	PAIR 1'-3"	6'-8"	HOLLOW CORE
36	UNIT 6	ENTRY	ND.	3'-0"	6'-8"	H.M. FRAMED, SOLID CORE
37		BEDROOM	ND.	2'-6"	6'-8"	HOLLOW CORE
38		BEDROOM CLOSET	ND.	PAIR 2'-0"	6'-8"	HOLLOW CORE, SLIDERS
39		BATH	ND.	2'-6"	6'-8"	HOLLOW CORE
40		PANTRY	ND.	PAIR 1'-0"	6'-8"	HOLLOW CORE
41		STORAGE	ND.	2'-6"	6'-8"	HOLLOW CORE
42		LAUNDRY	ND.	PAIR 1'-3"	6'-8"	LAUNDRY DOORS, LOUVRED
43	UNIT 7	ENTRY	ND.	3'-0"	6'-8"	H.M. FRAMED, SOLID CORE
44		BEDROOM	ND.	2'-6"	6'-8"	HOLLOW CORE
45		BEDROOM CLOSET	ND.	PAIR 2'-0"	6'-8"	HOLLOW CORE, SLIDERS
46		BATH	ND.	2'-6"	6'-8"	HOLLOW CORE
47		LAUNDRY	ND.	PAIR 1'-3"	6'-8"	LAUNDRY DOORS, LOUVRED
48		CLOSET	ND.	PAIR 1'-3"	6'-8"	HOLLOW CORE
49	UNIT 8	ENTRY	ND.	3'-0"	6'-8"	H.M. FRAMED, SOLID CORE
50		BEDROOM	ND.	2'-6"	6'-8"	HOLLOW CORE
51		BEDROOM CLOSET	ND.	PAIR 2'-0"	6'-8"	HOLLOW CORE, SLIDERS
52		CLOSET	ND.	PAIR 1'-6"	6'-8"	HOLLOW CORE, SLIDERS
53		BATH	ND.	2'-6"	6'-8"	HOLLOW CORE
54		LAUNDRY	ND.	PAIR 1'-3"	6'-8"	LAUNDRY DOORS, LOUVRED
55		MAIN UPPER HALLWAY	ND.	3'-6"	6'-8"	H.M. FRAMED, SOLID CORE
56		DOOR TO ROOF STAIRS	ND.	2'-6"	6'-8"	H.M. FRAMED, SOLID CORE
57						
58						

WINDOW SCHEDULE - UPPER LEVEL

WINDOW NUMBER	DESIGNATION	LOCATION	MATERIAL	SIZE			OPERATION	REMARKS
				WIDTH	HEIGHT	HEADER		
1	UPPER EXTERIOR WALLS	NORTH EXTERIOR WALL	ND.	3'-0"	6'-0"	8'-8 1/2"	DOUBLE HUNG	PAIR
2		NORTH EXTERIOR WALL	ND.	1'-4"	2'-4"	8'-8 1/2"	FIXED	
3		NORTH EXTERIOR WALL	ND.	3'-0"	6'-0"	8'-8 1/2"	DOUBLE HUNG	PAIR
4		NORTH EXTERIOR WALL	ND.	1'-4"	2'-4"	8'-8 1/2"	FIXED	
5		NORTH EXTERIOR WALL	ND.	1'-4"	2'-4"	8'-8 1/2"	FIXED	
6		NORTH EXTERIOR WALL	ND.	3'-0"	6'-0"	8'-8 1/2"	DOUBLE HUNG	PAIR
7		NORTH EXTERIOR WALL	ND.	1'-4"	2'-4"	8'-8 1/2"	FIXED	
8		NORTH EXTERIOR WALL	ND.	3'-0"	6'-0"	8'-8 1/2"	DOUBLE HUNG	PAIR
9	UPPER EXTERIOR WALLS	WEST EXTERIOR WALL	ND.	2'-0"	3'-0"	8'-8"	FIXED	-
10		WEST EXTERIOR WALL	ND.	2'-0"	3'-0"	8'-8"	FIXED	-
11		WEST EXTERIOR WALL	ND.	4'-0"	?	8'-8"	DOUBLE HUNG	W/ FIXED 4'-0"x ? TRANSOM ABOVE
12	UPPER EXTERIOR WALLS	SOUTH EXTERIOR WALL	ND.					
13		SOUTH EXTERIOR WALL	ND.					
14		SOUTH EXTERIOR WALL	ND.					
15		SOUTH EXTERIOR WALL	ND.					
16		SOUTH EXTERIOR WALL	ND.					
17	UNIT 1	BEDROOM 1 WEST WALL	ND.					
18		BEDROOM 2 SOUTH WALL	ND.					
19		BATH EAST WALL	ND.					
20	UNIT 2	BEDROOM SOUTH WALL	ND.					
21		BATH EAST WALL	ND.					
22		LIVING NORTH WALL	ND.					
23	UNIT 3	BEDROOM WEST WALL	ND.					
24		BEDROOM WEST WALL	ND.					
25		BATH WEST WALL	ND.					
26	UNIT 4	KITCHEN SOUTH WALL	ND.					
27		BATH EAST WALL	ND.					
28		BEDROOM EAST WALL	ND.					
29	UNIT 5	BEDROOM EAST WALL	ND.					
30		BEDROOM EAST WALL	ND.					
31		BATH EAST WALL	ND.					
32	UNIT 6	LIVING NORTH WALL	ND.					
33		BATH WEST WALL	ND.					
34		BEDROOM SOUTH WALL	ND.					
35	UNIT 7	BEDROOM EAST WALL	ND.					
36		BEDROOM EAST WALL	ND.					
37		BATH EAST WALL	ND.					
38	UNIT 8	KITCHEN SOUTH WALL	ND.					
39		BATH WEST WALL	ND.					
40		BEDROOM WEST WALL	ND.					
41	UPPER HALLWAY	STAIR/LIGHT WELL NORTH	ND.					
42		STAIR/LIGHT WELL NORTH	ND.					
43		STAIR/LIGHT WELL NORTH	ND.					
44								
45								
46								
47								
48								
49								
50								
51								
52								
53								
54								
55								
56								
57								
58								

BURLESSAS BUILDING REMODEL
for JOHN CAPRIO
at 14 EAST 4TH STREET
PITTSBURG, CA 94565

SCHEDULES

DRAWN
JF
CHECKED
JF / JC
DATE
APRIL 12, 2021
SCALE
AS NOTED
JOB NO.
21264-3
SHEET

A13

FERRER & ASSOCIATES
Joel L. Ferrer, Designer
1020 Harbor View Drive
Martinez, CA 94553
Office: (925) 799-0512
FERRER&ASSOCIATES
@ ATT.NET

REVISIONS	BY



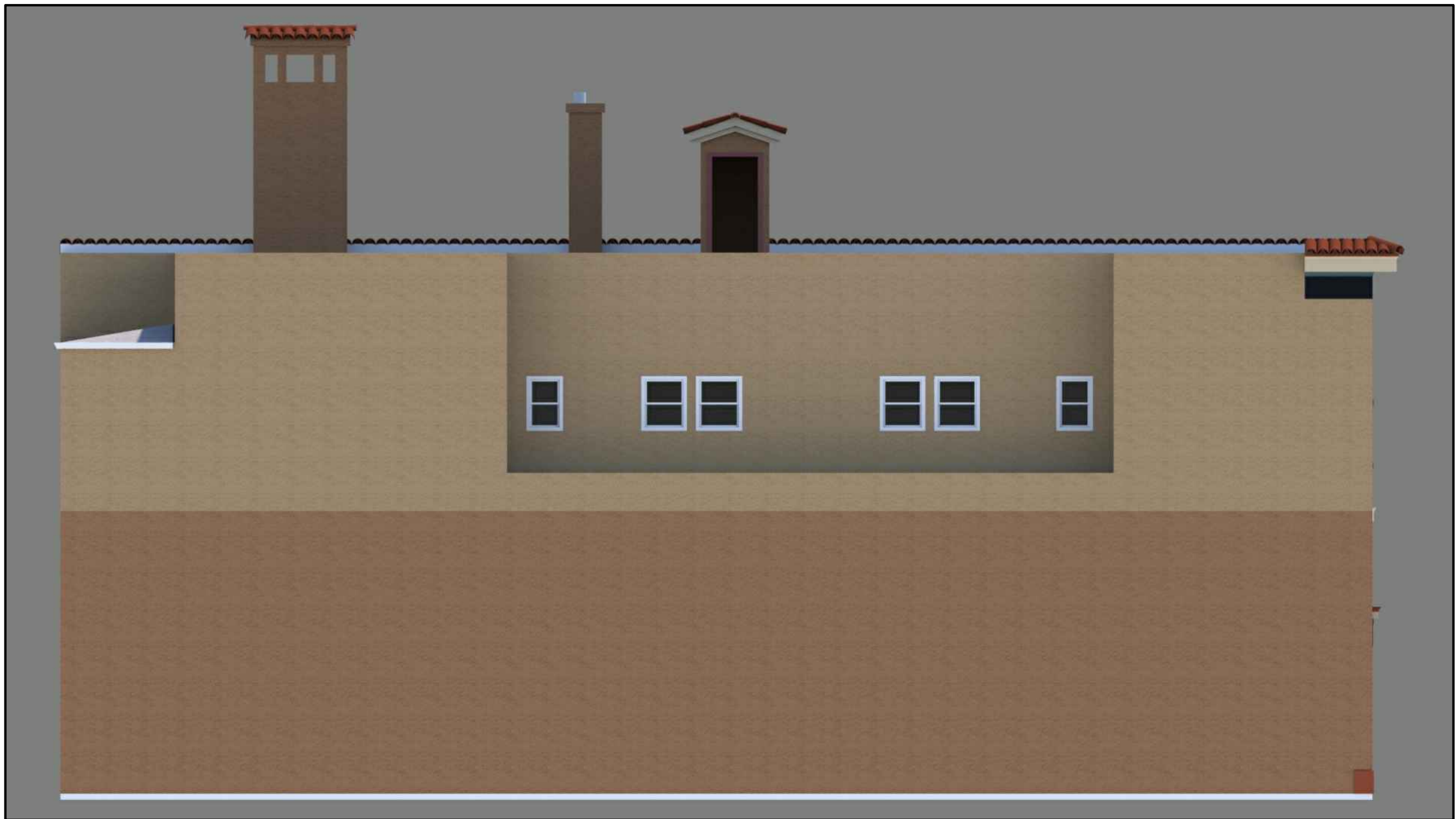
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	BY

FERRER & ASSOCIATES

JOEL L. FERRER, DESIGNER

1020 Harbor View Drive
Martinez, CA 94555

FERRER&ASSOCIATES
@ ATT.NET

Office: (925) 799-0912

BURLESSAS BUILDING REMODEL

for JOHN CAPRIO

at 14 EAST 4TH STREET

PITTSBURG, CA 94565

PROPOSED

EXTERIOR

ELEVATIONS

DRAWN
JF

CHECKED
JF / JC

DATE
APRIL 12, 2021

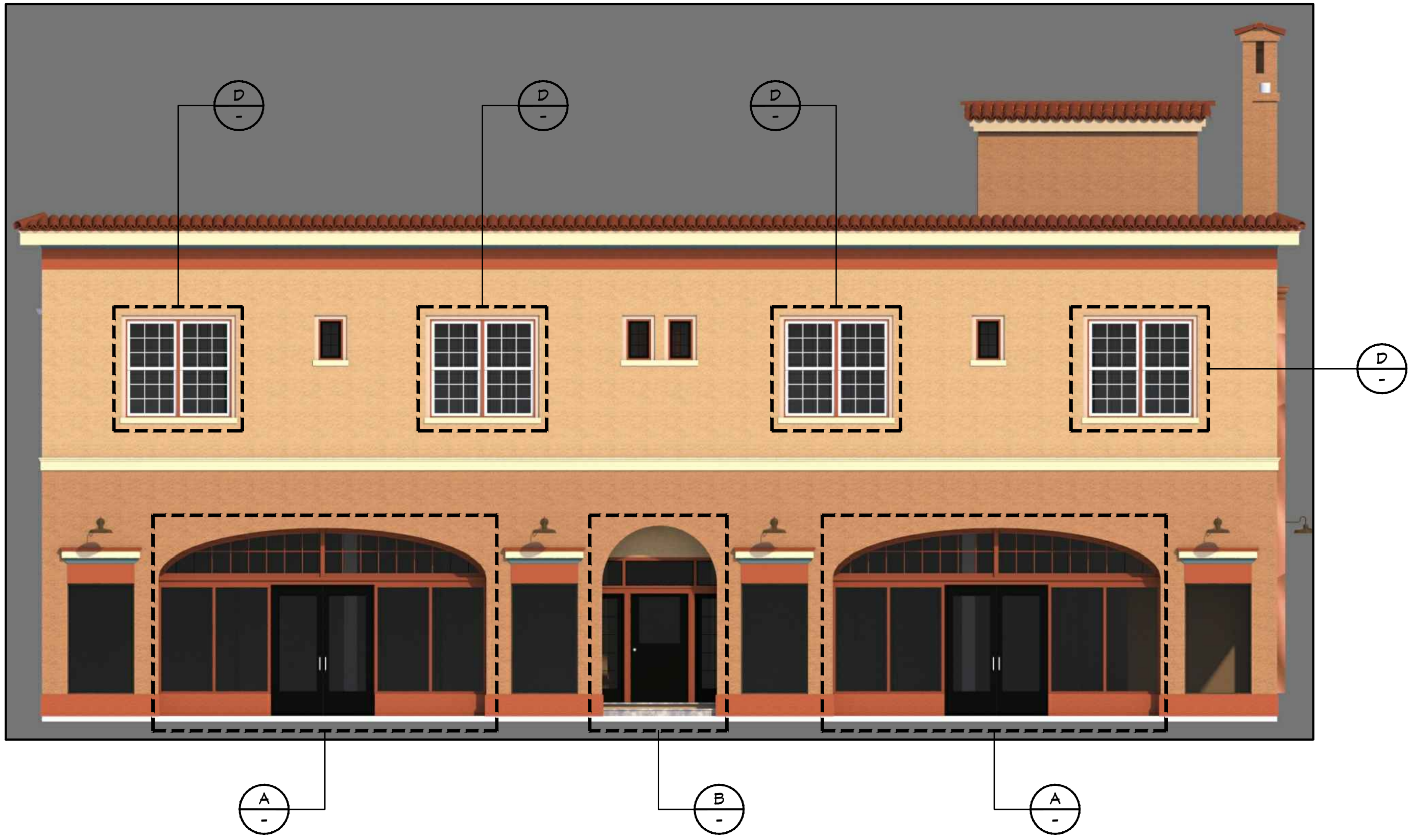
SCALE
AS NOTED

JOB NO.
21264-3

SHEET

A14

OF SHEETS



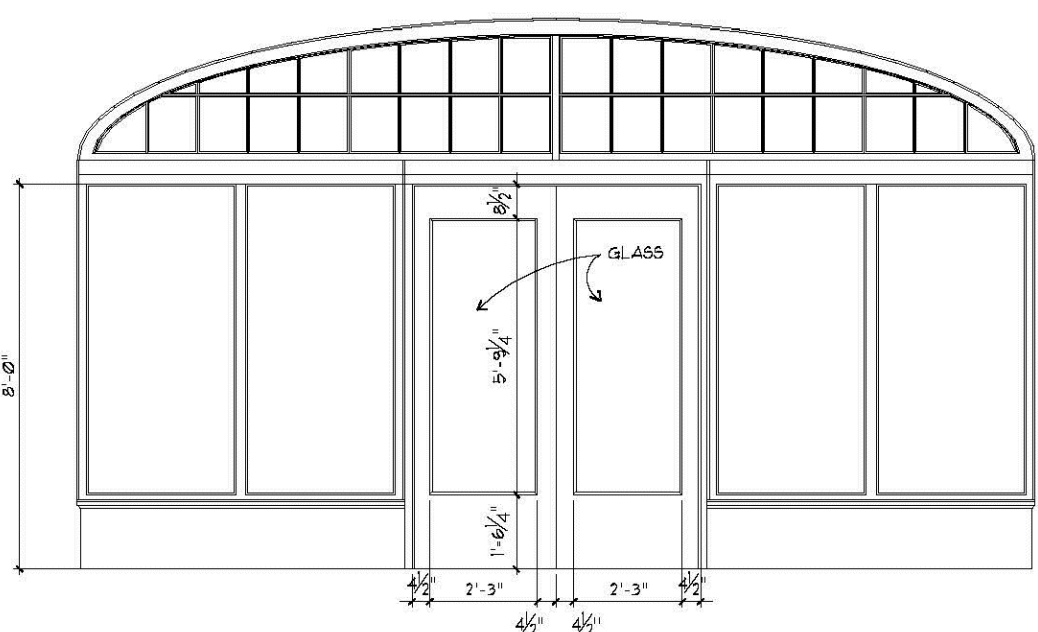
FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

BURLESSAS BUILDING
14 EAST 4TH STREET
PITTSBURG, CA 94565

WINDOW AND DOOR TREATMENTS



WOODEN COMMERCIAL STOREFRONT - TYPICAL
SCALE: 1/4" = 1'-0"

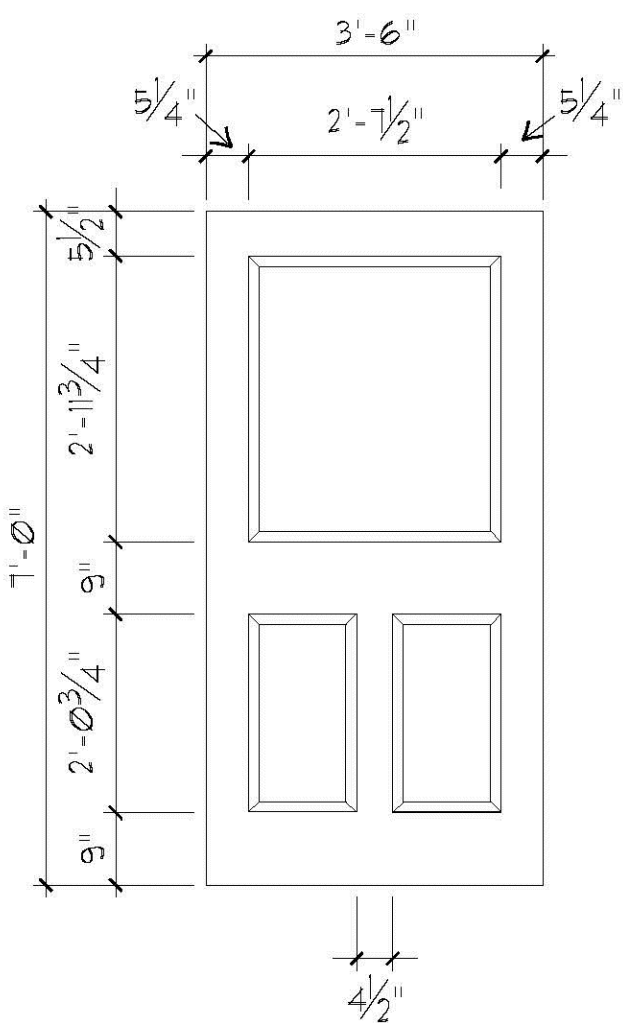


PREPARED FOR JOHN CAPRIO
8 JULY 2015

STOREFRONT (NORTH) ELEVATION TYPICAL
SCALE: 1/2" = 1'-0"

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WINDOW AND DOOR TREATMENTS



SOLID WOOD PANEL DOOR WITH GLAZED UPPER PANEL
NOTE: USE OBSCURE GLASS IN AREAS WHERE VISIBILITY IS NOT NEEDED.
WEST ELEVATION RESIDENTIAL FOYER
PAIR OF 3'0"X6'0" DOORS SIMILAR

RESIDENTIAL ENTRANCE FOYER - NORTH
SCALE: 1/2" = 1'-0"

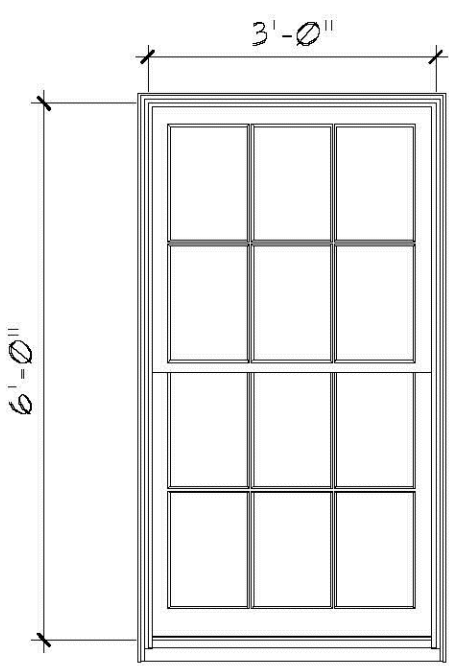


PREPARED FOR JOHN CAPRIO
8 JULY 2015

RESIDENTIAL ENTRANCE (NORTH) ELEVATION
SCALE: 1/2" = 1'-0"

BURLESSAS BUILDING
14 EAST 4TH STREET
PITTSBURG, CA 94565

WINDOW AND DOOR TREATMENTS



WOOD WINDOW - TYPICAL
SCALE: 1/2" = 1'-0"



PREPARED FOR JOHN CAPRIO
8 JULY 2015

WOOD WINDOW (NORTH) ELEVATION
SCALE: 1/2" = 1'-0"

REVISIONS	BY

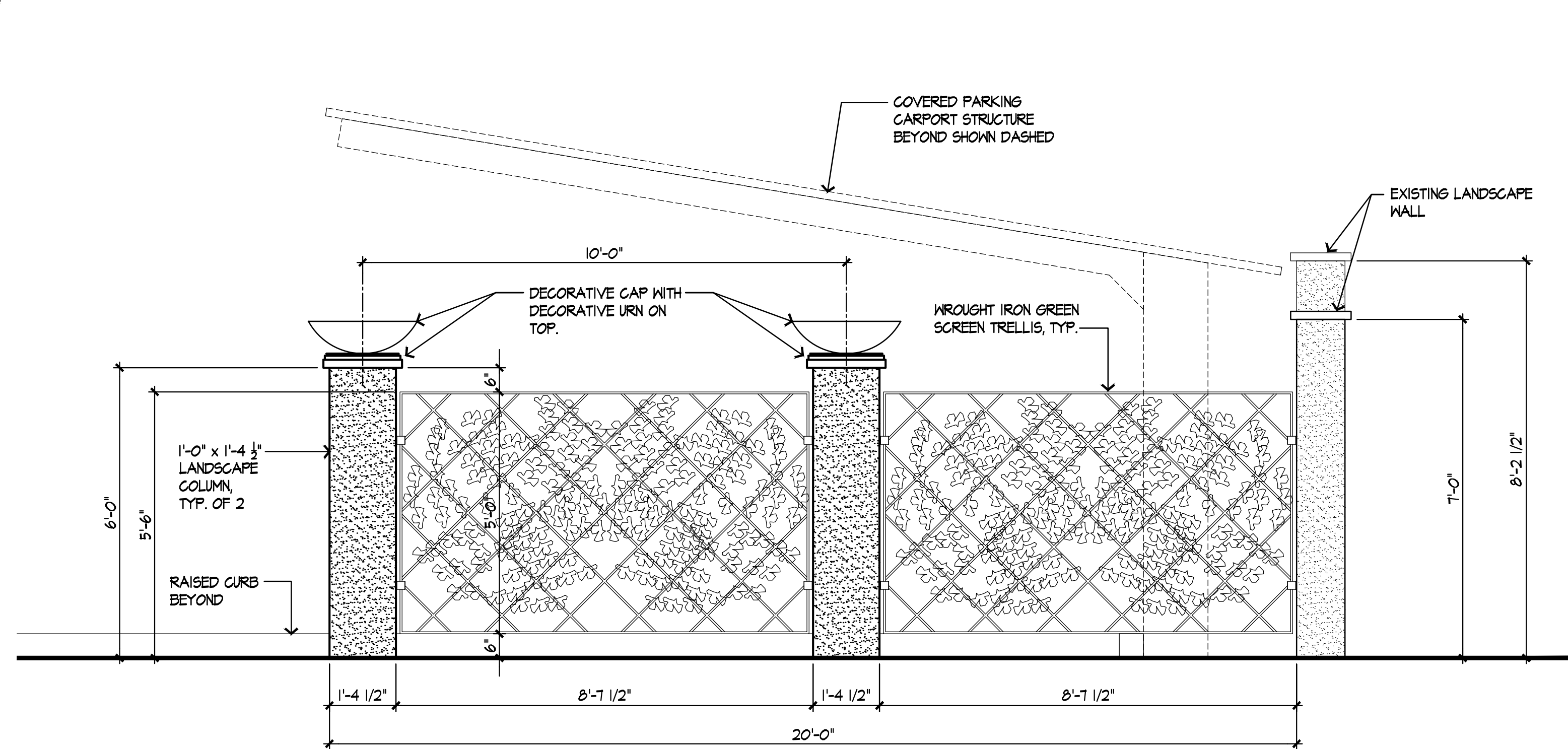
FERRER & ASSOCIATES
Joel L. Ferrer, Designer
1020 Harbor View Drive
Martinez, CA 94555
Office: (925) 799-0912
@ATT.NET

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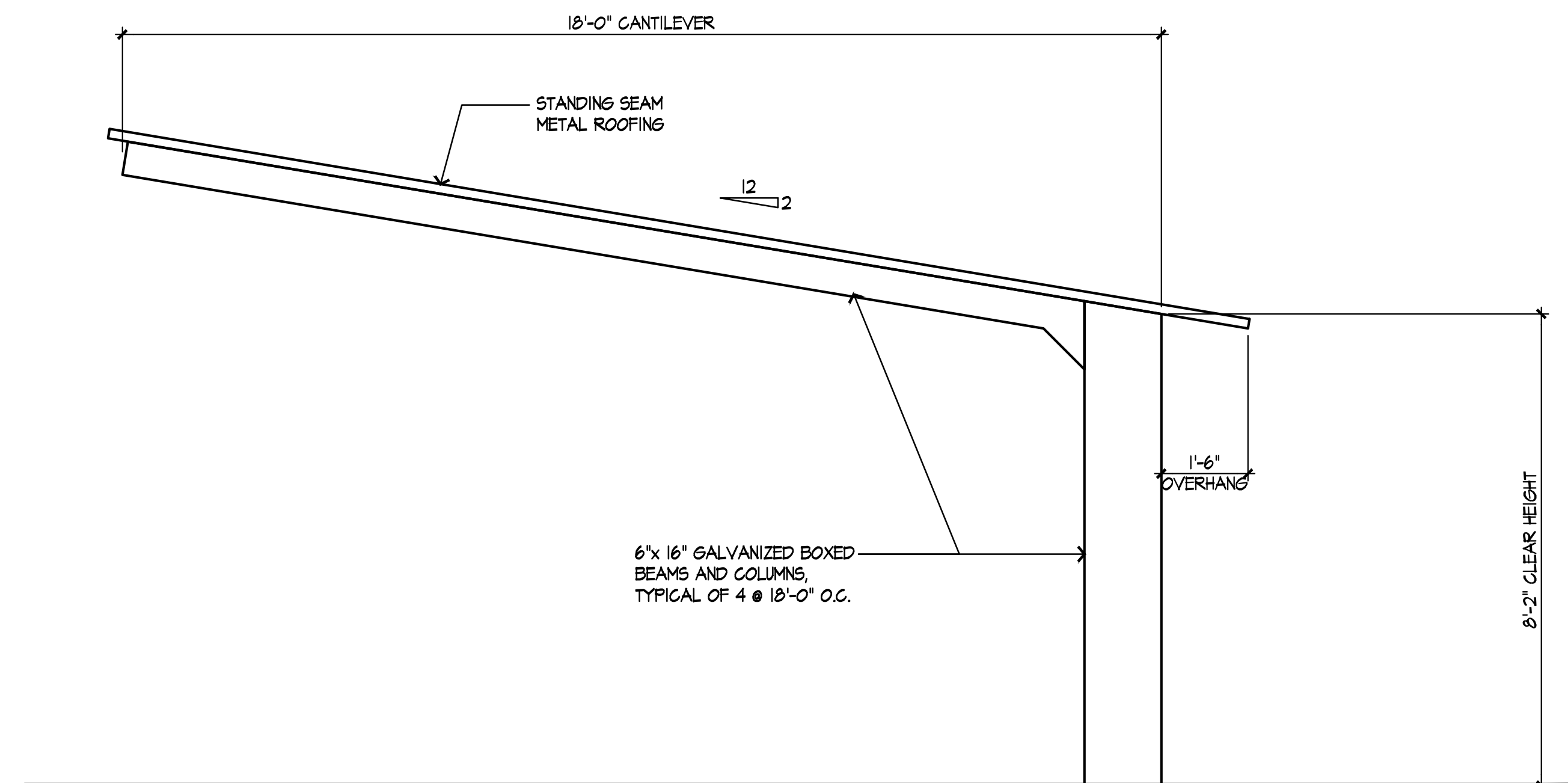
HISTORICAL
REPLACEMENT
WINDOW AND DOOR
TREATMENTS

DRAWN JF
CHECKED JF / JC
DATE APRIL 12, 2021
SCALE AS NOTED
JOB NO. 21264-3
SHEET

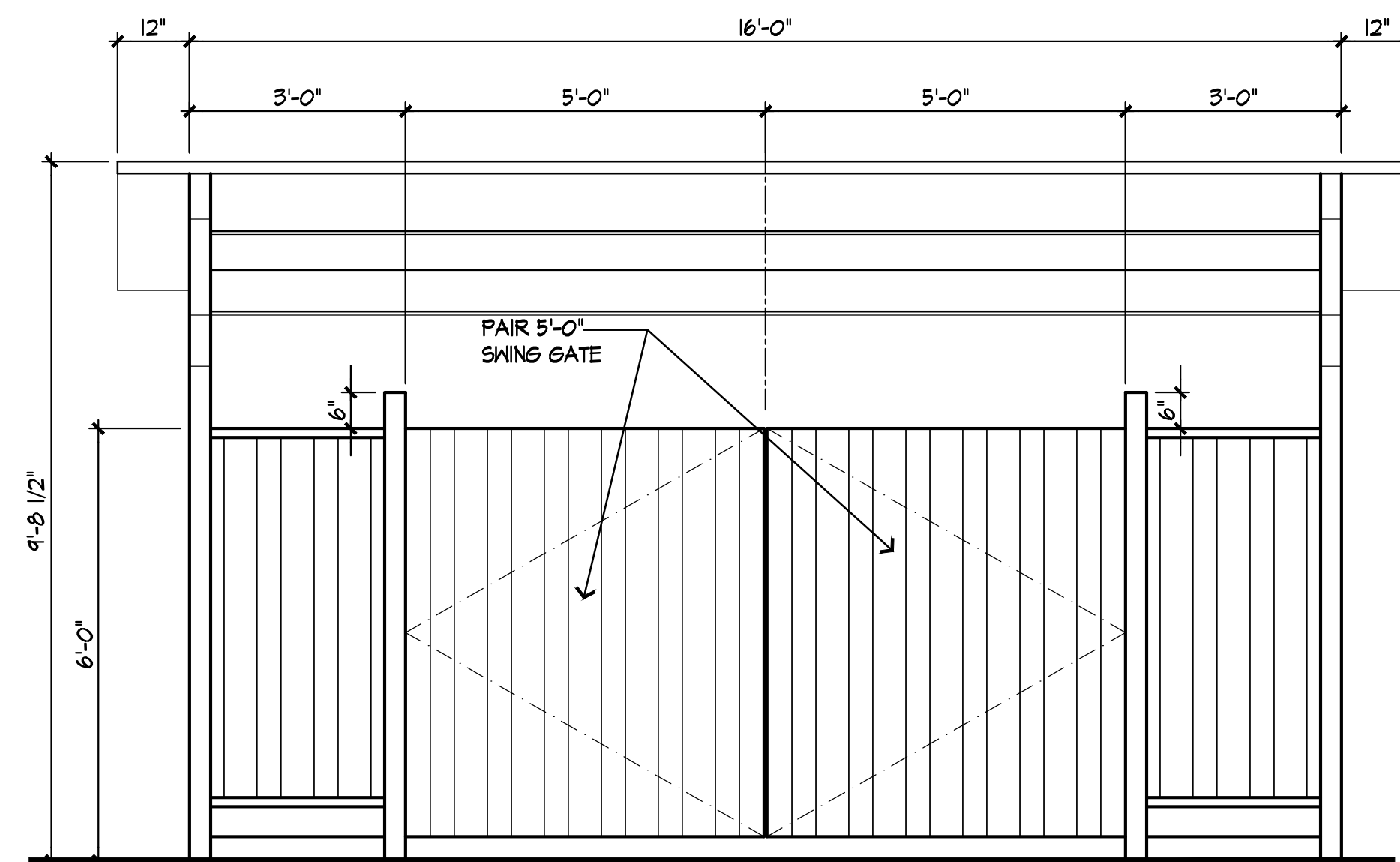
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OF SHEETS



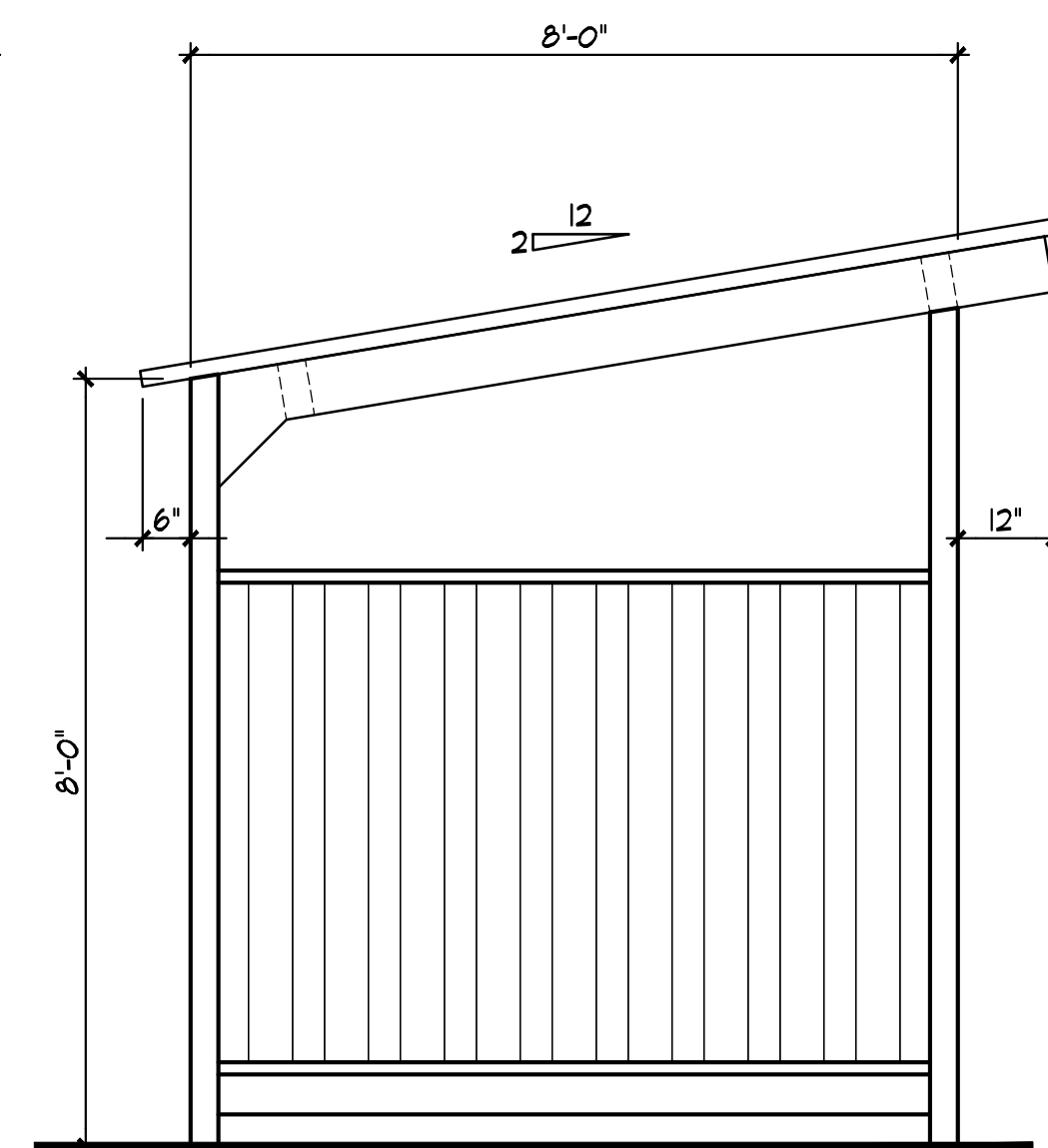
1
A2
DETAIL / ELEVATION GREEN SCREEN
SCALE: 1/2" = 1'-0"



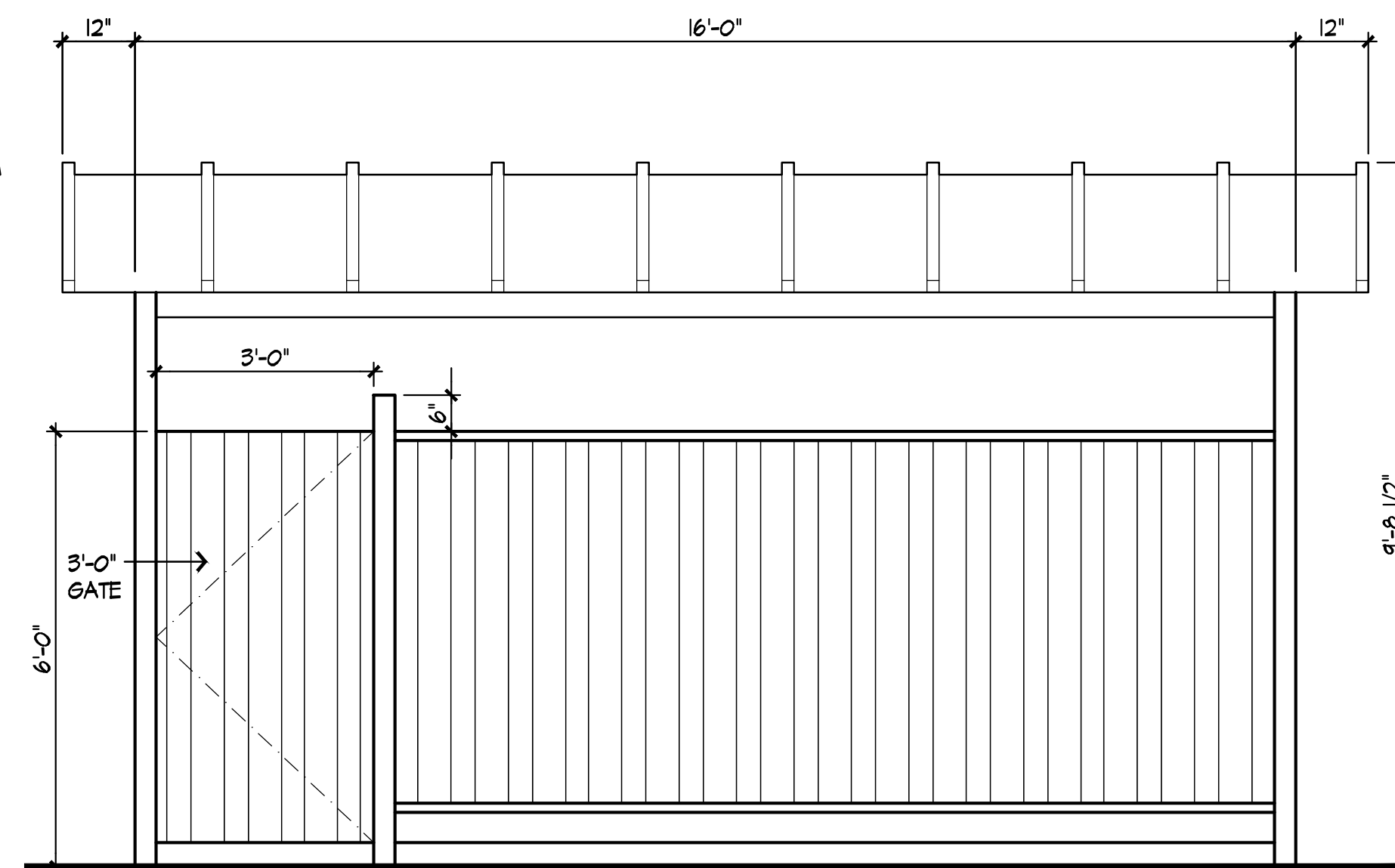
2
A2
DETAIL-COVERED PARKING CARPORT STRUCTURE
SCALE: 1/2" = 1'-0"



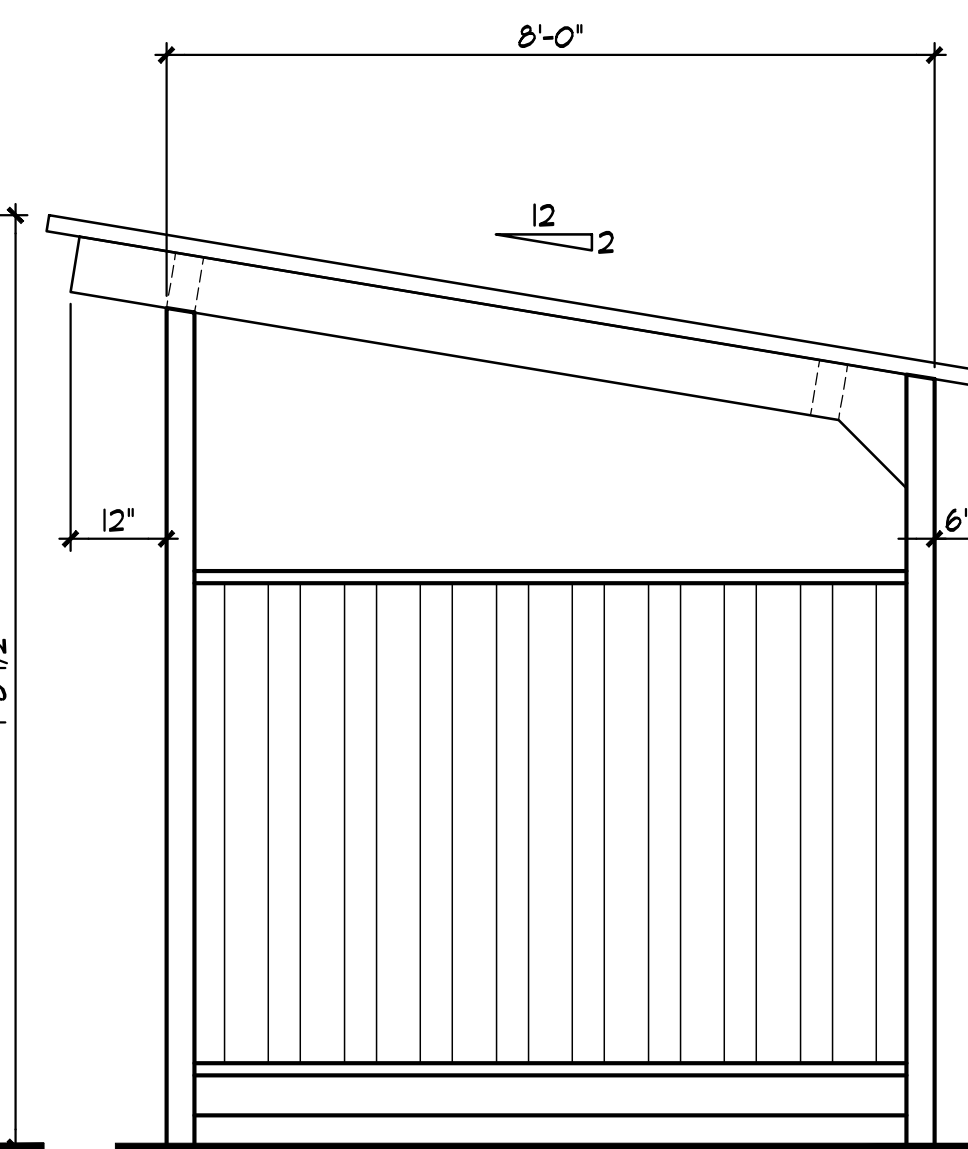
FRONT (WEST)



LEFT (NORTH)

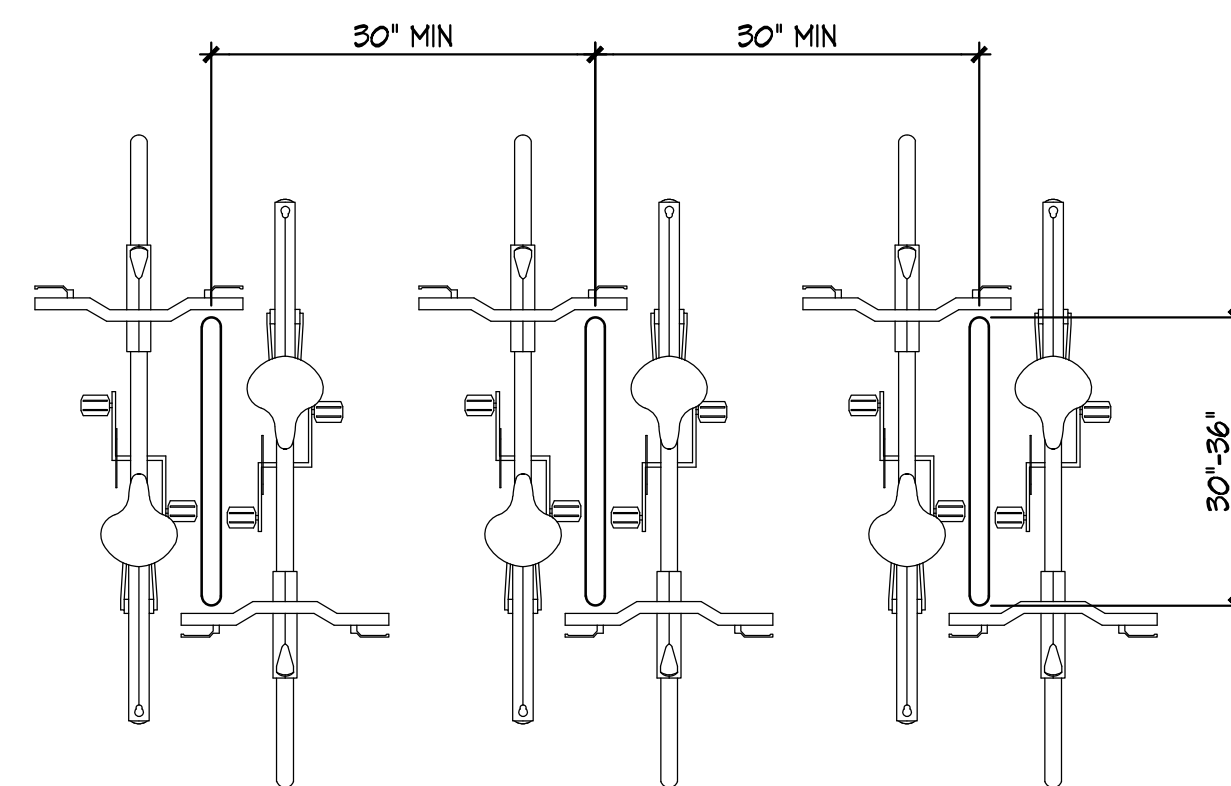


REAR (EAST)

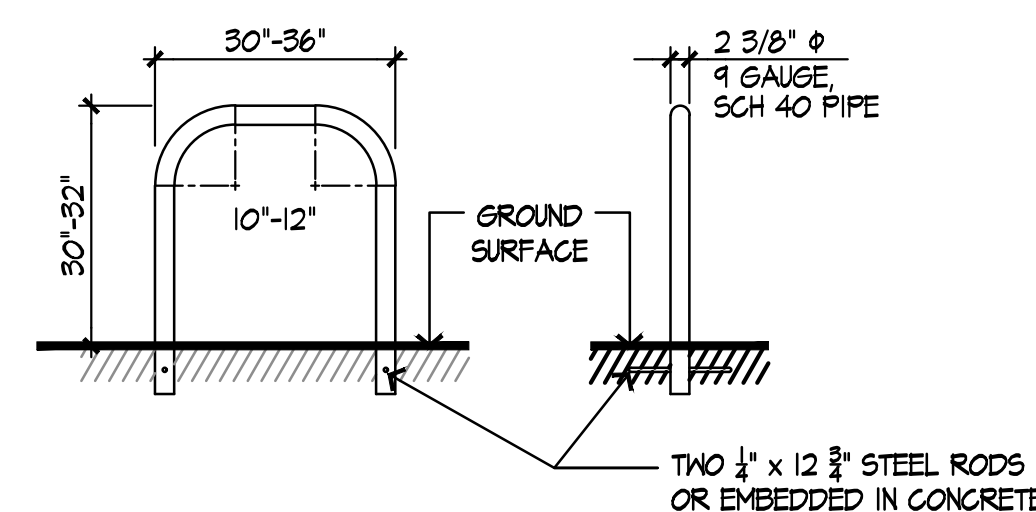


RIGHT (SOUTH)

3
A2
DETAIL / ELEVATIONS TRASH ENCLOSURE
SCALE: 1/2" = 1'-0"



PLAN



ELEVATION

4
A2
DETAIL - INVERTED-U BIKE RACK
SCALE: 1/2" = 1'-0"
(2 BICYCLES PER RACK)

NOTE:

- BIKE RACK TO BE GALVANIZED, PAINTED, OR POWDER COATED TO MATCH SURROUNDING IMPROVEMENTS.
- BIKE RACKS SHOULD BE LOCATED TO MAXIMIZE VISIBILITY, NOT OBSTRUCT PEDESTRIAN TRAFFIC OR FIRE HYDRANTS, AND AS CLOSE AS PRACTICAL TO BUILDING ENTRANCES.
- BICYCLE DESIGN DIMENSIONS ARE 12" x 24" IN PLAN VIEW. ADDITIONAL CLEARANCE REQUIRED FOR MANEUVERING IS 48" LONGITUDINALLY AND 24" TRANSVERSELY.
- FOOTPRINT OF BIKE RACK WITH TWO BICYCLES AND REQUIRED CLEARANCES IS 120" x 12".
- MINIMUM SPACING BETWEEN BIKE RACKS IS 30".
- MINIMUM STREET SETBACK IS 36".

REVISIONS	BY

FERRER & ASSOCIATES

JOEL L. FERRER, Designer

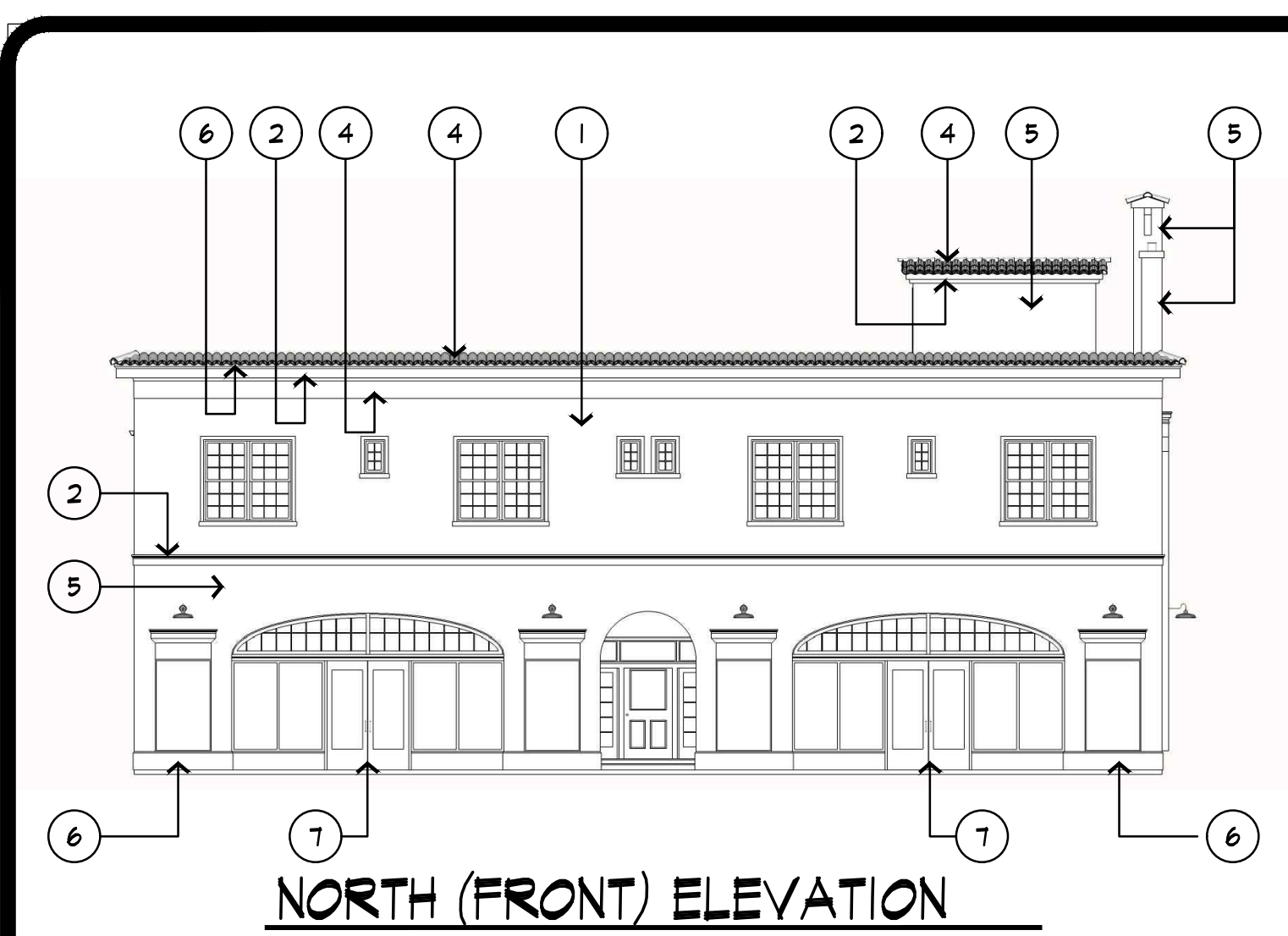
1020 Harbor View Drive FerrerAssociates Office: (925) 799-0512
Martinez, CA 94553 @ ATT.NET

BURLESSAS BUILDING REMODEL
for JOHN CAPRIO
at 14 EAST 4TH STREET
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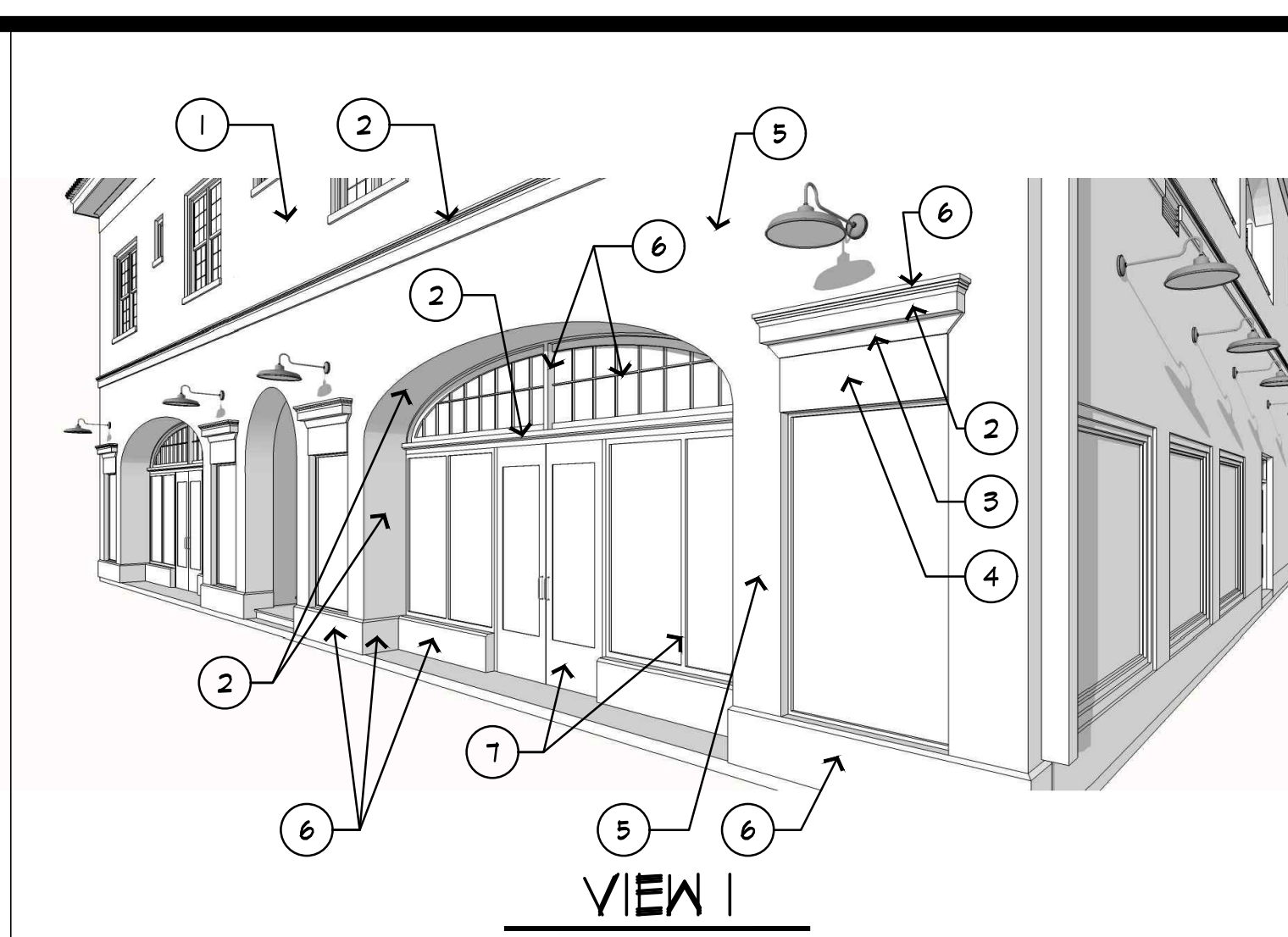
SITE PLAN
DETAILS

DRAWN JF
CHECKED JF / JC
DATE APRIL 12, 2021
SCALE AS NOTED
JOB NO. 21264-3
SHEET

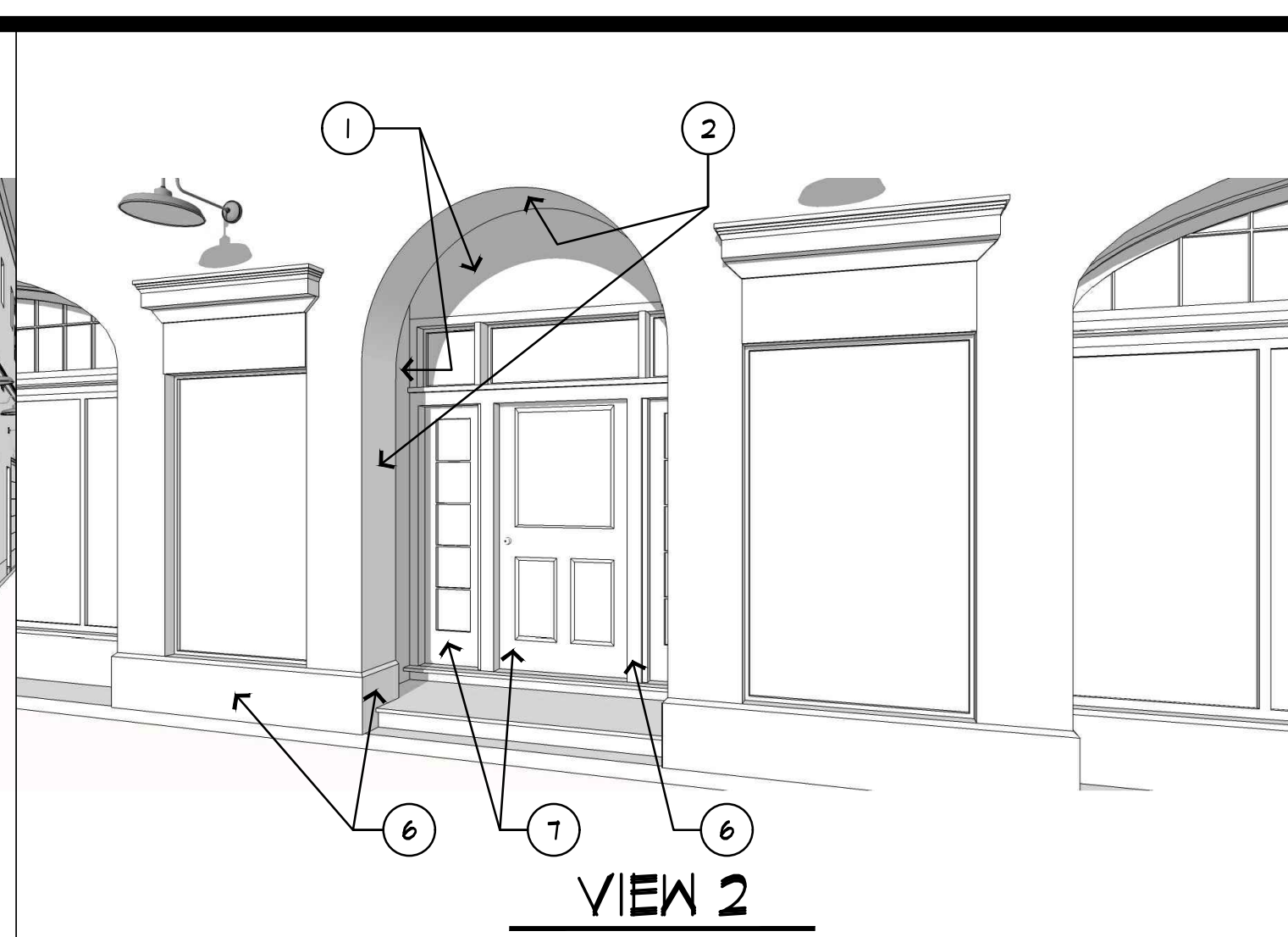
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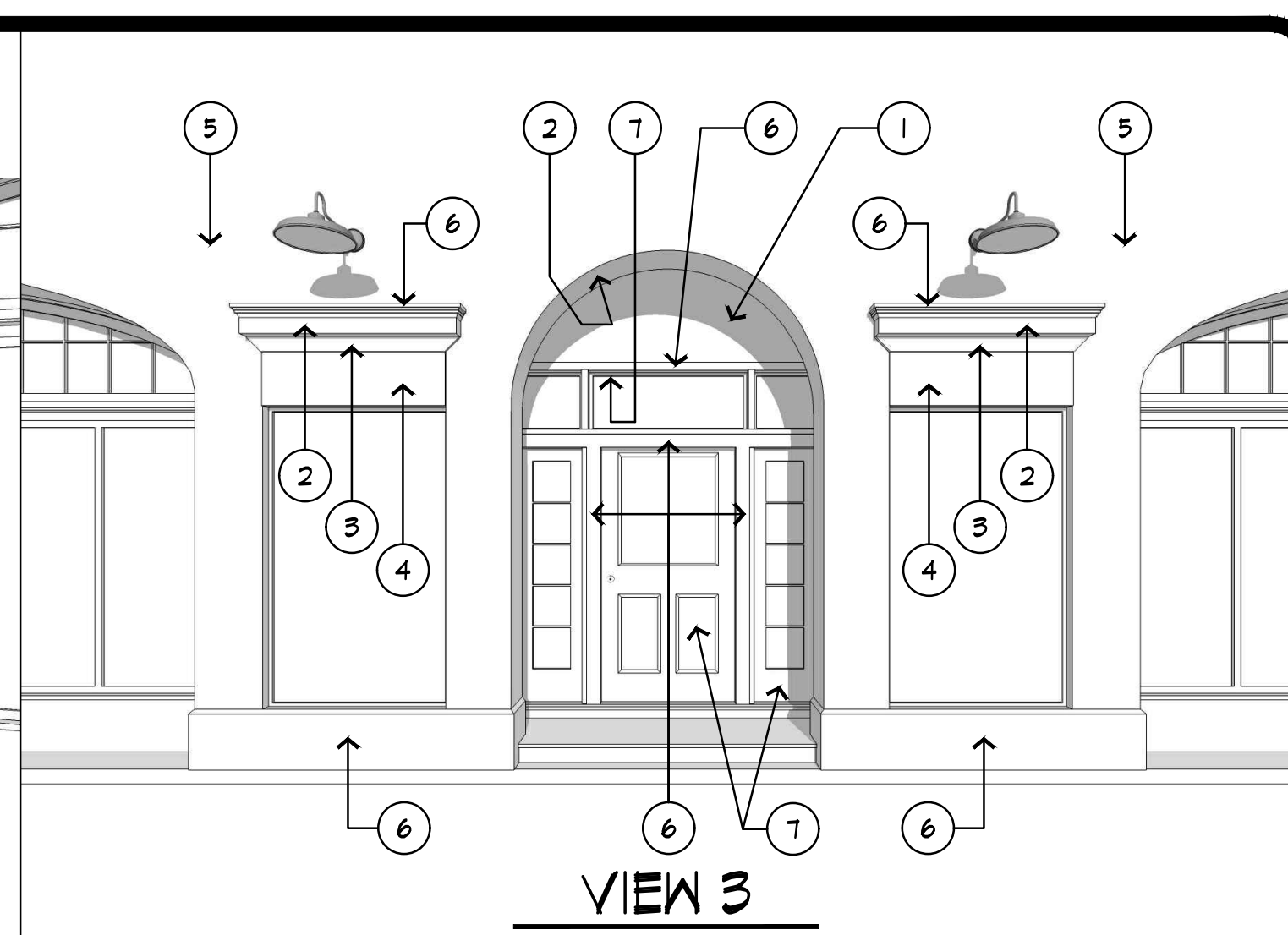
NORTH (FRONT) ELEVATION



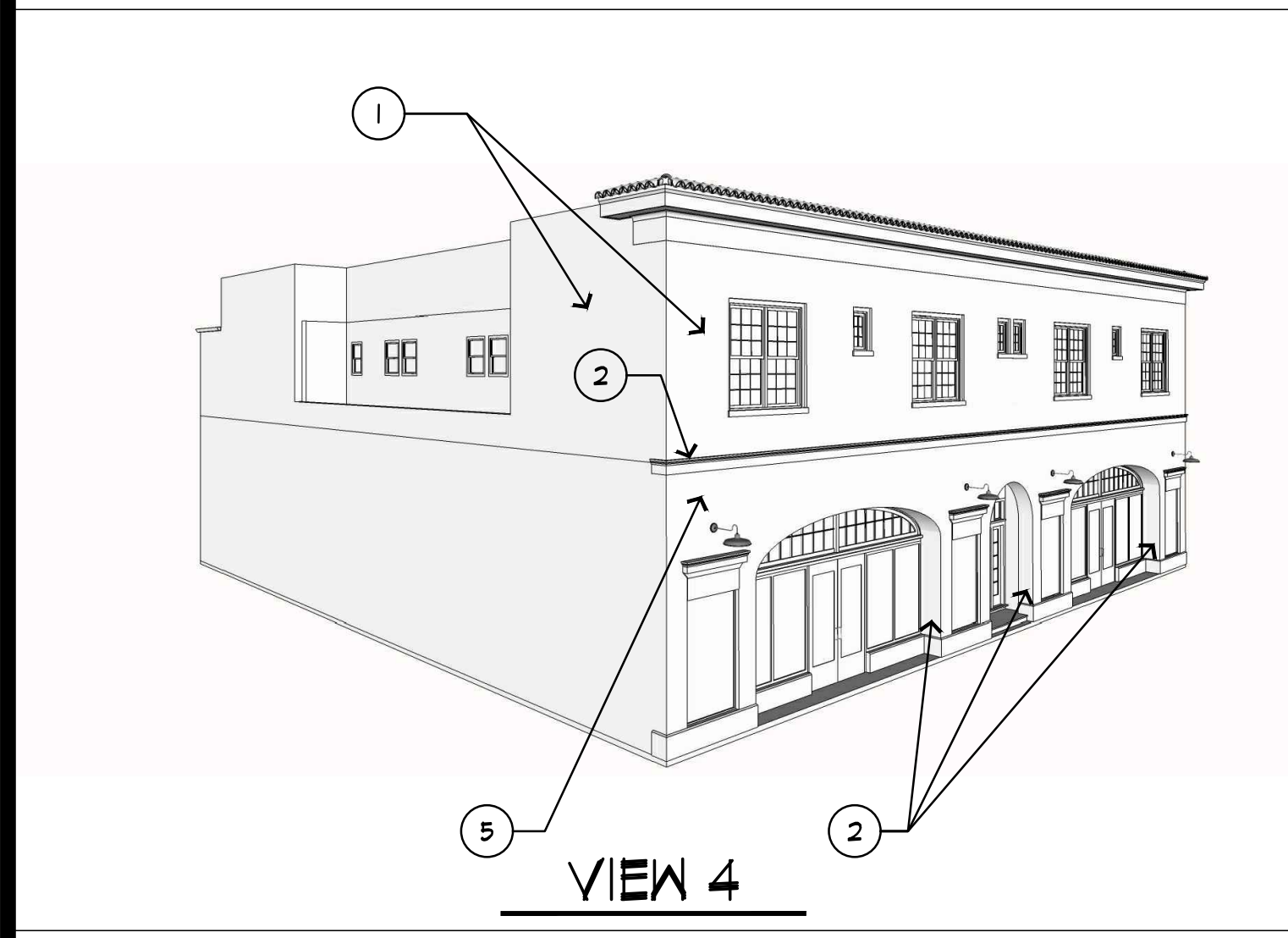
VIEW 1



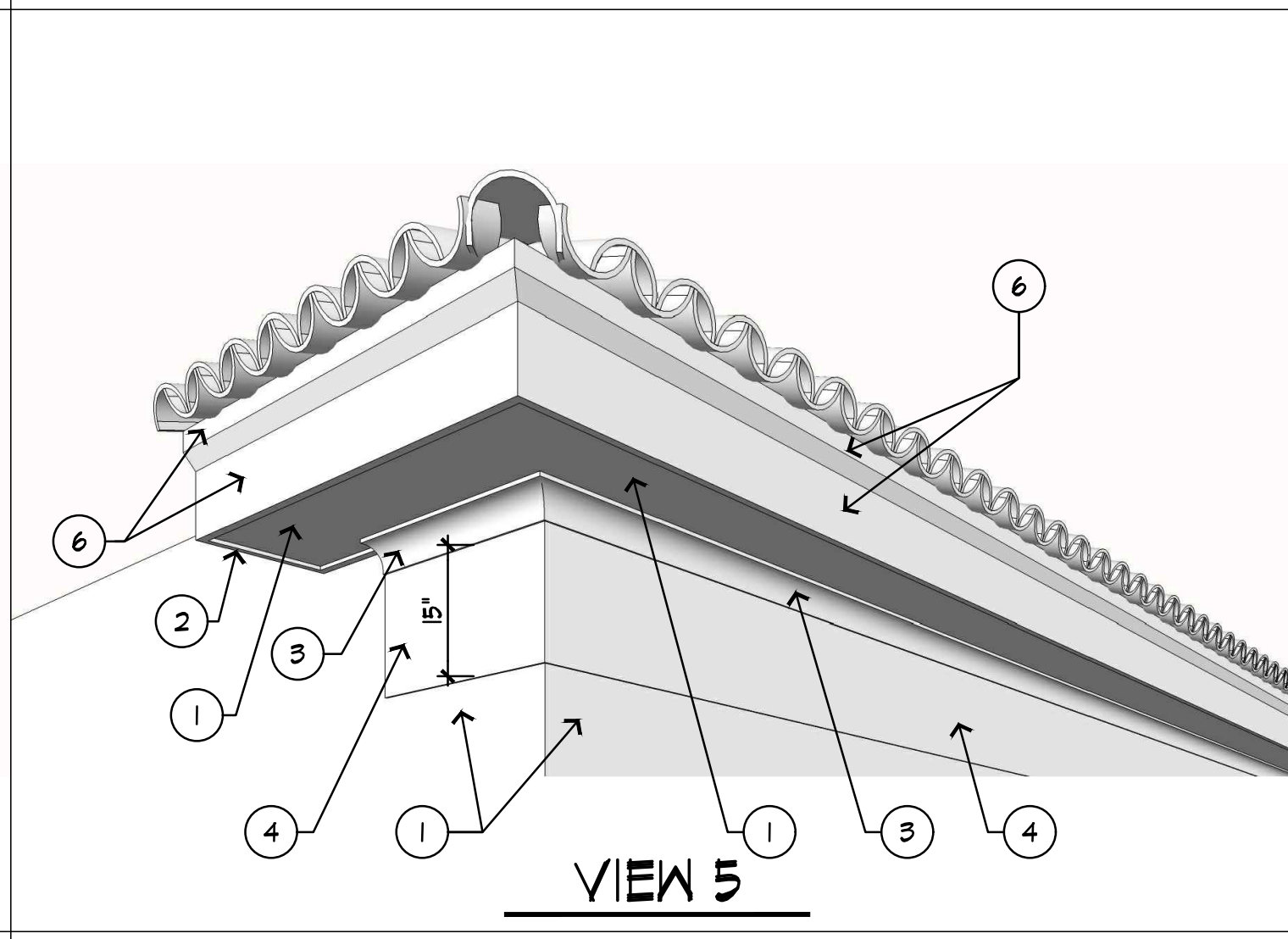
VIEW 2



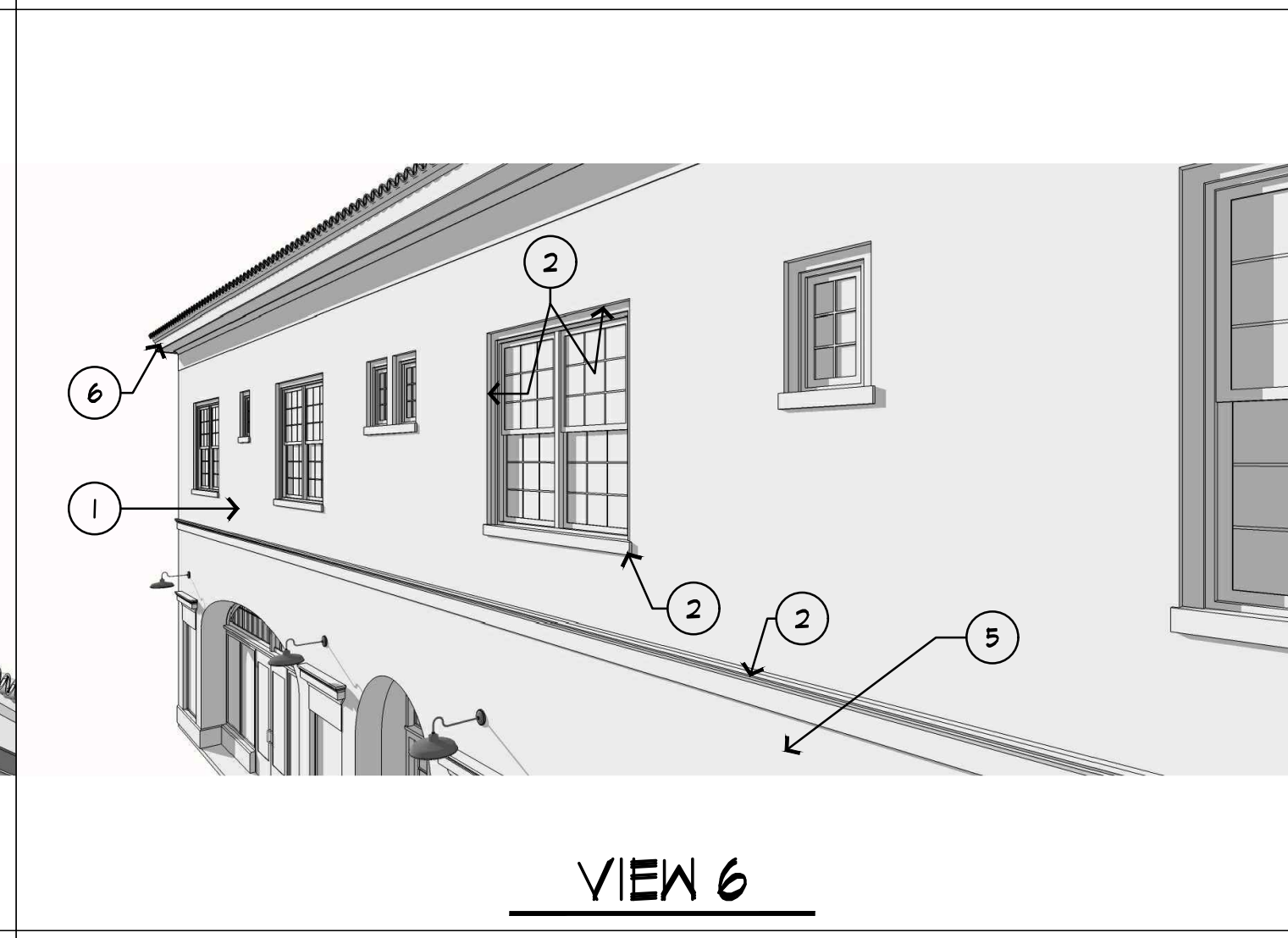
VIEW 3



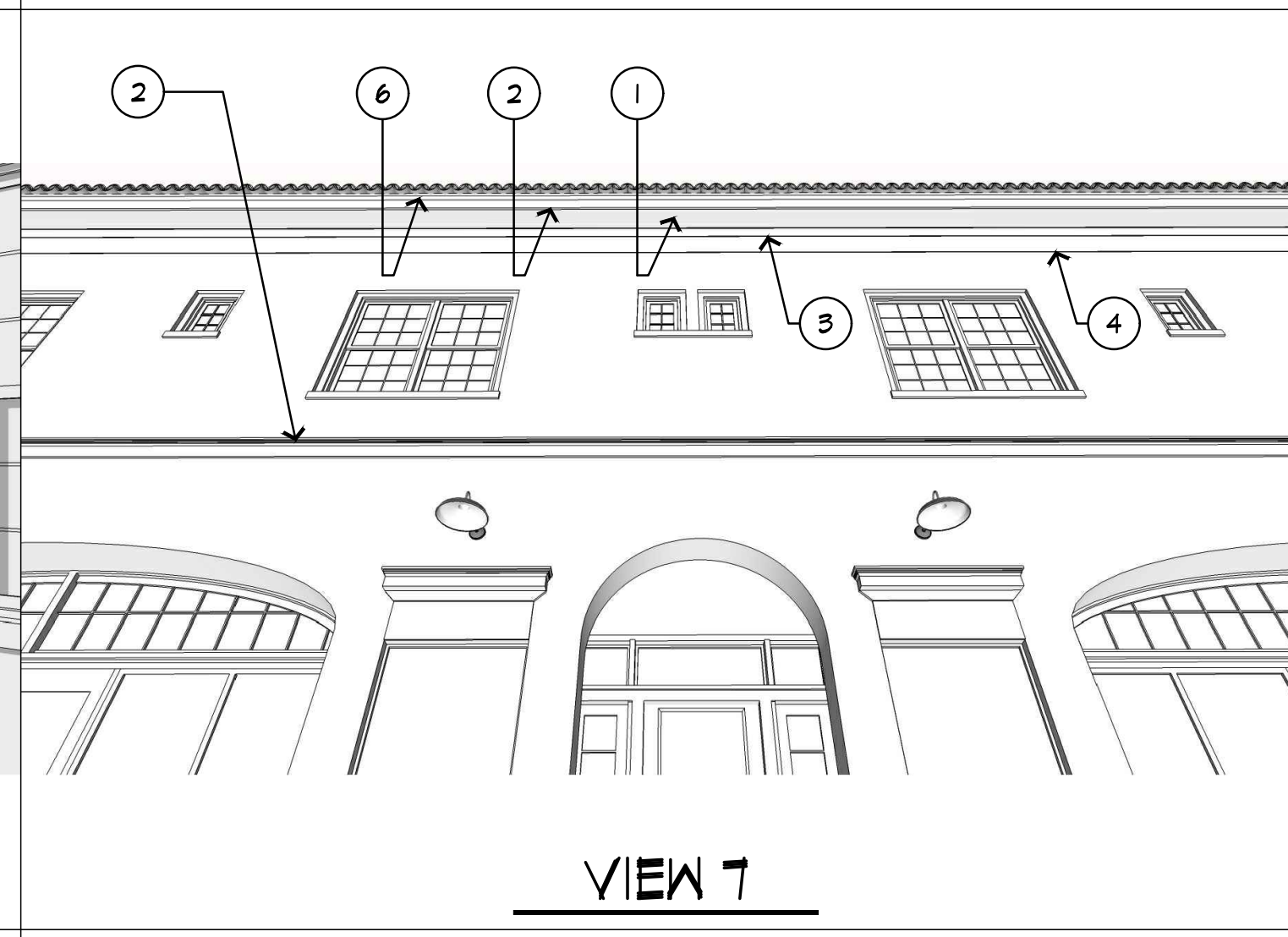
VIEW 4



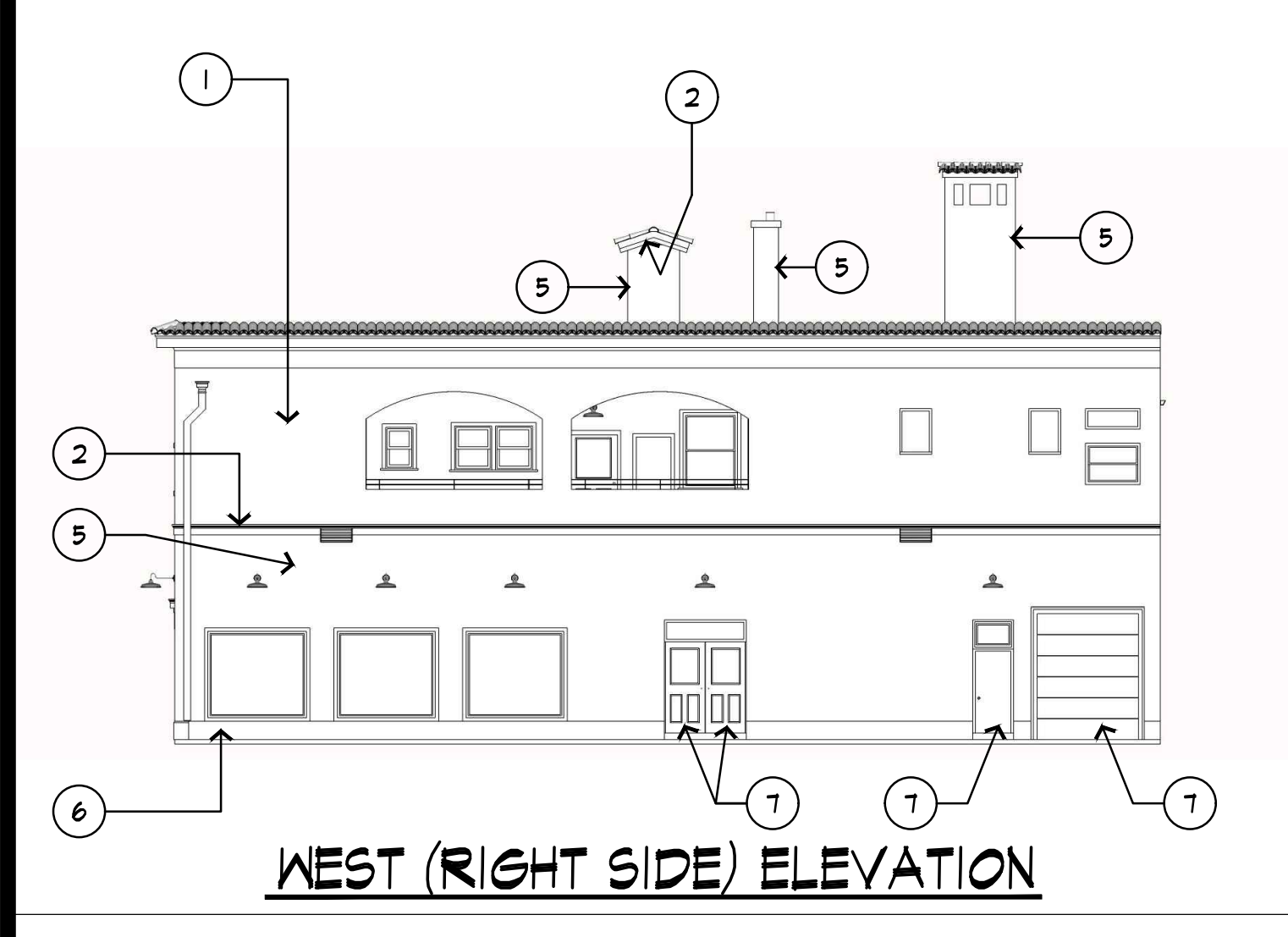
VIEW 5



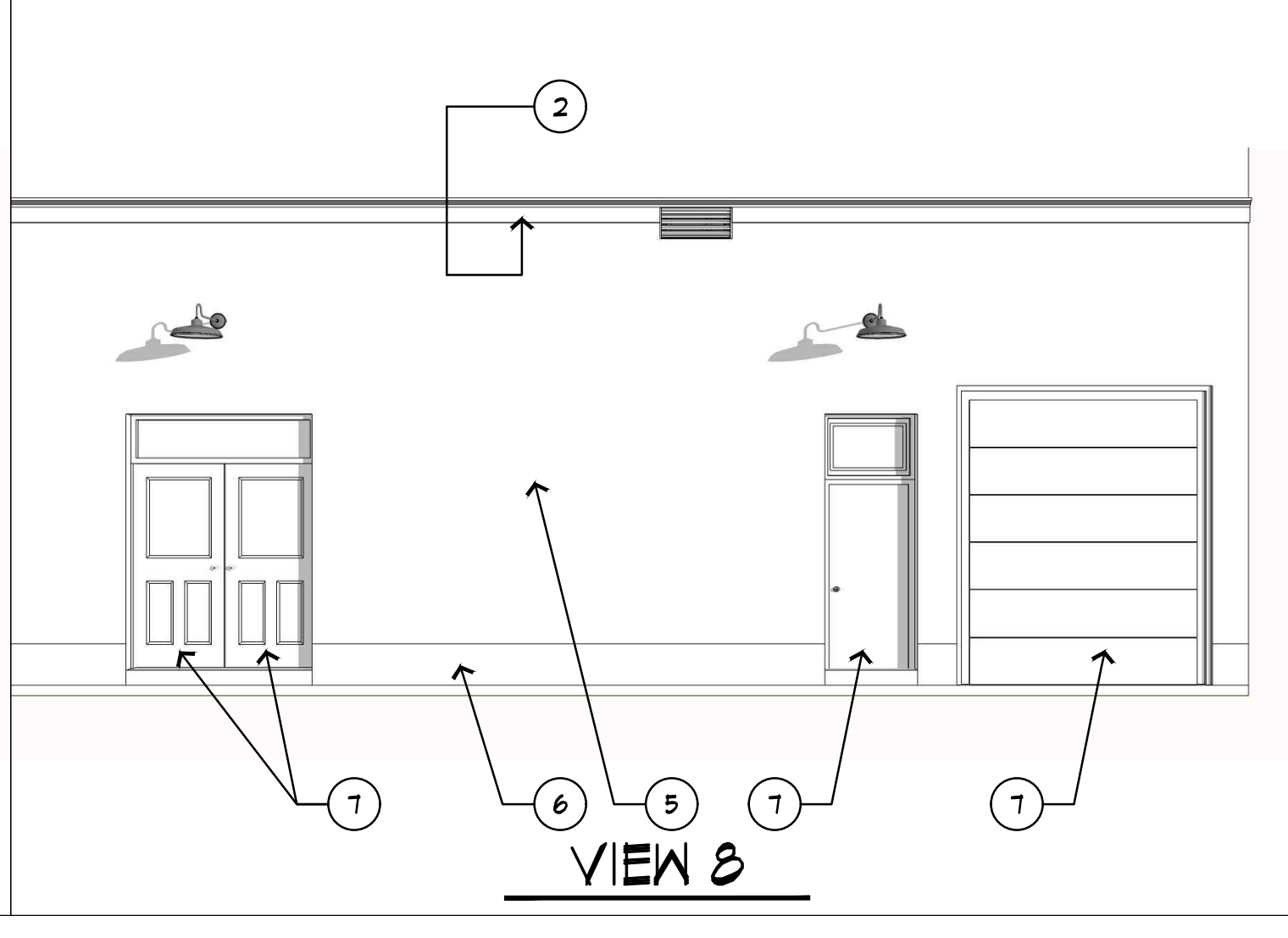
VIEW 6



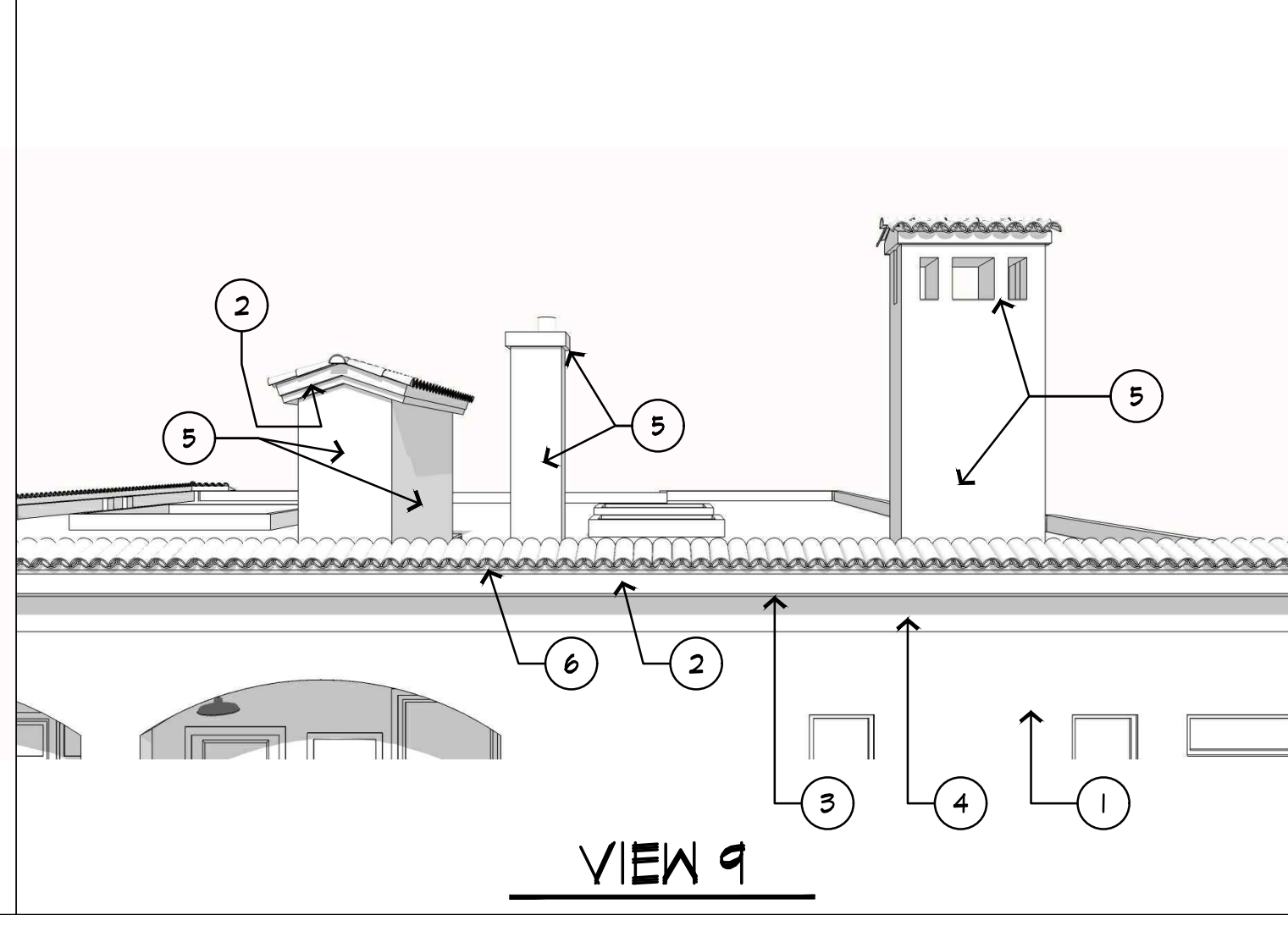
VIEW 7



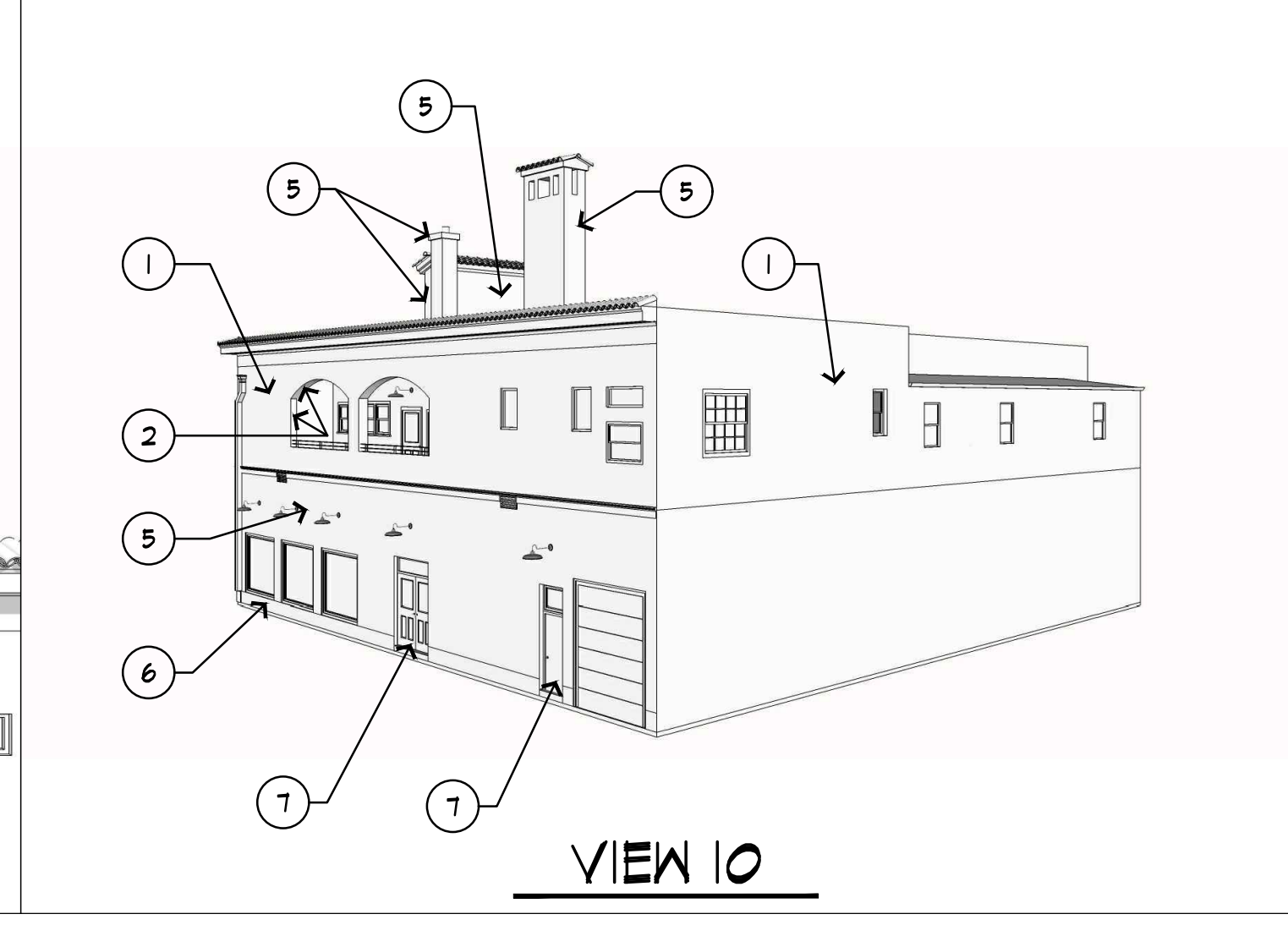
WEST (RIGHT SIDE) ELEVATION



VIEW 8



VIEW 9



VIEW 10



1

COLOR # 1: ANTLER

PLACEMENT: UPPER STUCCO ABOVE MID-BUILDING BELLYBAND
APARTMENT ENTRY STUCCO



2

COLOR # 2: FROST

PLACEMENT: STUCCO WINDOW BORDERS OR WOOD CASINGS
MID-BUILDING BELLYBAND
CORNICE FASCIA ABOVE SOFFIT AND BELOW UPPER FASCIA BOARD
FIRST STORY STUCCO OPENING REVEALS



3

COLOR # 3: MONTE ROYAL

PLACEMENT: CORNICE FRIEZE BORDERS
1ST STORY PEDIMENT FRIEZE BORDERS



4

COLOR # 4: TILE RED

PLACEMENT: DRAW 15" WIDE BAND DIRECTLY BELOW EXISTING CORNICE CROWN BELOW SOFFIT
DRAW FRIEZE BELOW 1ST STORY PEDIMENT FRIEZE BORDERS



5

COLOR # 5: HANDSOME SALMON

PLACEMENT: 1ST STORY STUCCO BELOW MID-BUILDING BELLYBAND
NEW RECESSED STUCCO ARCHES ABOVE NEW 2ND STORY WINDOWS



6

COLOR # 6: CINNAMON

PLACEMENT: BOTTOM BUILDING "BASE BOARD"
UPPER FASCIA BORDERS, INCLUDING BOTTOM OF ROOF TILES TO COVER PAN
DOOR CASINGS



7

COLOR # 7: BLACK FOREST GREEN

PLACEMENT: DOORS

COLOR SPECIFICATIONS NOTES

- CARPORT ROOF AND TRASH ENCLOSURE ROOF SHALL BE LIGHT WEIGHT METALLIC SPANISH STYLY, COLOR. DARK REDDISH BROWN.
- NEW 1ST STORY WINDOW SASH COLOR: BRONZE ANODIZED.
- FLOAT EXISTING "SKIP TROWEL" STUCCO WITH MORTAR TO PRODUCE A RELATIVELY SMOOTH WALL LOOK.
- PRIME STUCCO EXTERIOR AFTER COMPLETELY DRY WITH A QUALITY 100% ACRYLIC SURFACE CONDITIONER. MUST BE BACK ROLLED.
- FINISH COAT STUCCO WITH ELASTOMERIC TERPLYMER WATERPROOFING MEMBRANE.
- UPPER BODY COLOR TO BE MATCHED EXACTLY TO COLOR # 1.
- LOWER BODY COLOR TO BE MATCHED EXACTLY TO COLOR # 5.
- COLORS SHALL BE TESTED ON BUILDING IN DESIGNATED AREAS FOR OWNER APPROVAL.

REVISIONS

BY

FERRER & ASSOCIATES

JOEL L. FERRER, Designer

1020 Harbor View Drive
Martinez, CA 94555

FERRER&ASSOCIATES
@ ATT.NET

Office: (925) 799-0912

PROPOSED
EXTERIOR
COLOR
SCHEME

DRAWN
JF

CHECKED
JF / JC

DATE
APRIL 12, 2021

SCALE
AS NOTED

JOB NO.
21264-3

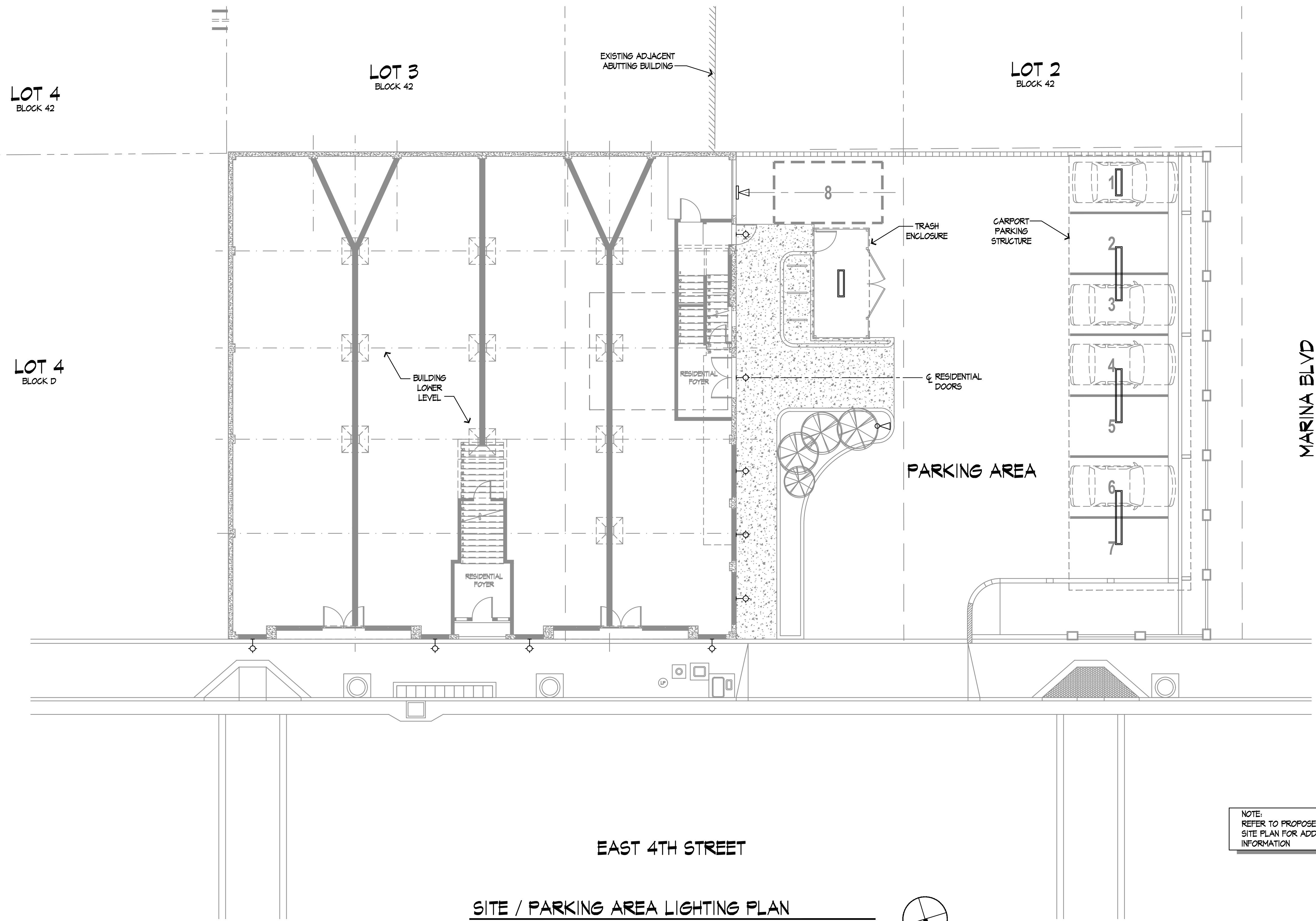
SHEET

A17

OF SHEETS

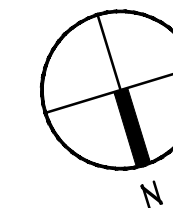
4/12/2021 12:21:14 PM

410



SITE / PARKING AREA LIGHTING PLAN

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



SITE / PARKING AREA LIGHTING LEGEND:

SYMBOL	DESCRIPTION
	WALL MOUNTED GOOSENECK LIGHT FIXTURE
	POLE MOUNTED PATH / PARKING LIGHT
	1 x 4 SURFACE MOUNTED EXTERIOR FLUORESCENT LIGHT FIXTURE
	1 x 8 SURFACE MOUNTED EXTERIOR FLUORESCENT LIGHT FIXTURE
	WALL MOUNTED HALOGEN SECURITY LIGHT FIXTURE

REVISIONS	BY

FERRER & ASSOCIATES
Joel L. Ferrer, Designer
1020 Harbor View Drive
Martinez, CA 94555
Office: (925) 799-0912
@ ATT.NET

BURLESSAS BUILDING REMODEL
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PITTSBURG, CA 94565

**PROPOSED
SITE/PARKING
AREA LIGHTING
PLAN**

DRAWN JF
CHECKED JF / JC
DATE APRIL 12, 2021
SCALE AS NOTED
JOB NO. 21264-3
SHEET

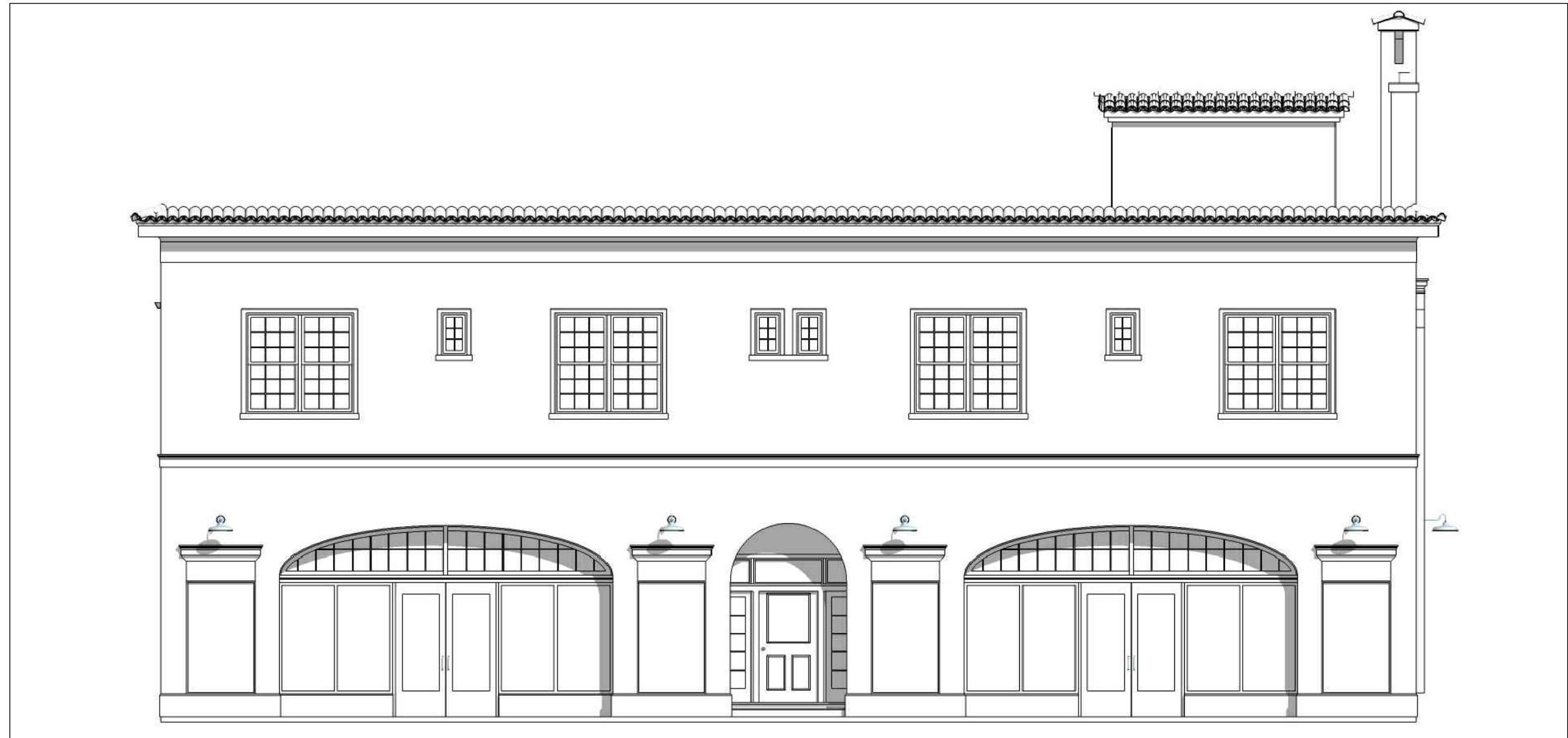
E1
OF SHEETS



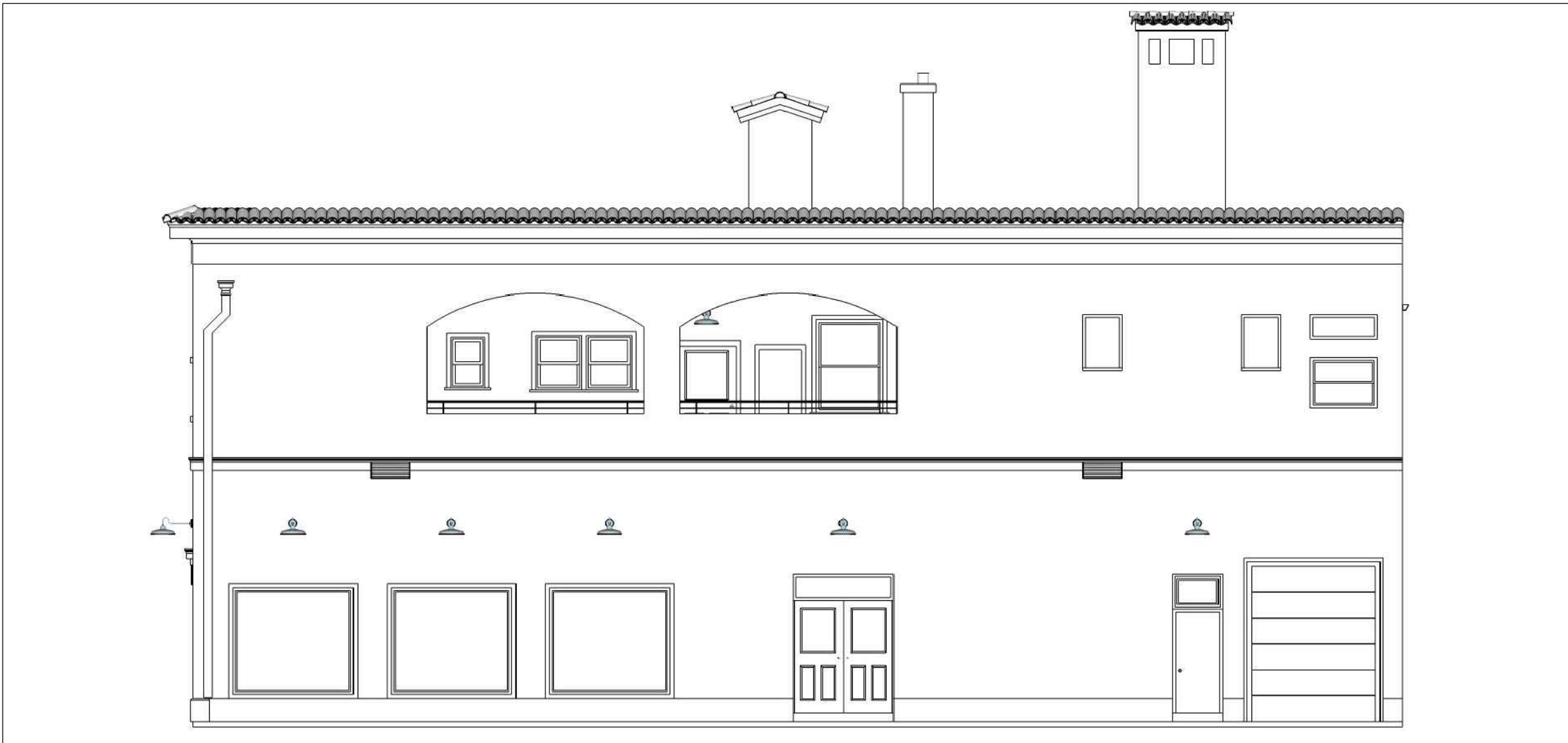
PERSPECTIVE 1



PERSPECTIVE 2



FRONT (NORTH) ELEVATION



RIGHT SIDE (WEST) ELEVATION



PERSPECTIVE 3 PARKING AREA

REVISIONS	BY

FERRER & ASSOCIATES

Joel L. Ferrer, Designer
 1020 Harbor View Drive FerrerAssociates Office: (925) 799-0912
 Martinez, CA 94555 @ ATT.NET

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 PITTSBURG, CA 94565

**PROPOSED
 SITE
 PERSPECTIVES**

DRAWN JF
CHECKED JF / JC
DATE APRIL 12, 2021
SCALE AS NOTED
JOB NO. 21264-3
SHEET
P1.0
OF SHEETS