

City of Pittsburgh Planning Commission Agenda

September 11, 2018

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

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

Planning Commission Members

**James Coniglio, Chair
Elissa Robinson, Vice-Chair
Durie Foster, Commissioner
Jeremy Ward, Commissioner
Mark Linde, Commissioner
Sarah Foster, Commissioner
J. Faye Fields, Commissioner**

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

1. **SB-1: The Road Repair and Accountability Act of 2017**
2. **Five-Year Capital Improvement Program (CIP)**

CONSENT

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

3. **Minutes**

Meeting Minutes of August 14, 2018

Meeting Minutes of August 21, 2018

4. **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.

PUBLIC HEARINGS

5. **Nazari Contractor Yard, AP-17-1303 (RZ, UP)**

This is a public hearing on a request for a recommendation to City Council for approval for a zoning amendment establishing a limited overlay district to allow 'contractor yard' as a conditionally permitted use, and approval of a use permit amendment, contingent on City Council approval of the overlay district, for a contractor yard located at 1700 N. Parkside Drive in the CS (Service Commercial) District. Assessor's Parcel No. 096-093-005.

ZONING ADMINISTRATOR REPORTS

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

The Zoning Administrator submits one notice of intent to conduct a Zoning Administrator public hearing on a proposed setback variance for a new single family home at 2186 Crestview Drive, and one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

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

August 14, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Coniglio at 7:00 p.m. on Tuesday, August 14, 2018, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Coniglio, Commissioner Robinson, D. Foster, Ward, Linde, S. Foster, Fields

Staff: Community Development Director Jill Hecht, City Engineer Richard Abono, Acting Planning Manager/Secretary Jordan Davis, Senior Planner Hector Rojas, Deputy City Clerk Amanda McVey, Contract Planner Joan Lamphier, City Attorney Ruthann Ziegler

PLEDGE OF ALLEGIANCE

Commissioner Ward led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Item number three (3), Consideration of a Resolution Recommending City Council Approval of the Alves Ranch Subdivision and Master Plan, AP-18-1348 (RZ, SUBD, DR), was continued to a special meeting date of August 21, 2018.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations

CONSENT

1. Minutes of July 24, 2018

On motion by Commissioner D. Foster seconded by Commissioner Robinson to approve the minutes and carried unanimously.

PUBLIC HEARINGS

2. Consideration of a Resolution Recommending City Council Approval of the Diablo Energy Storage Project, AP-17-1270 (RZ, UP, DR).

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

Contract Planner Joan Lamphier and Acting Planning Manager Jordan Davis gave a presentation.

Fire Marshal Robert Marshall explained the Contra Costa County Fire Protection District's role in this application process.

Chair Coniglio opened the public hearing.

The following individuals spoke in favor of the item:

Tom Hansen, Electricians Union IBEW Local 302
BJ Delgado, Pittsburg
Dan Torres, Pittsburg
Jason Lindsey, Antioch

The following individuals spoke in opposition of the item:

Luis Lopez, Pittsburg

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

On motion by Commissioner D.Foster seconded by Commissioner Ward to approve and carried by the following vote:

AYES:	Coniglio, Fields, D. Foster, S. Foster, Robinson, Ward
NOES:	None
ABSTAIN:	Linde
ABSENT:	None

3. Consideration of a Resolution Recommending City Council Approval of the Alves Ranch Subdivision and Master Plan, AP-18-1348 (RZ, SUBD, DR)

A public hearing on request for a recommendation for City Council approval of an amendment to the previously approved "Alves Ranch Master Plan," including: 1) a zoning map amendment rezoning the site from a combination of RH-P (High Density Residential with a Master Plan Overlay) and CO-P (Office Commercial with a Master Plan Overlay) Districts to PD (Planned Development) District; 2) a vesting tentative map subdividing the 57.81-acre site to allow for the construction of 346 single family dwelling

units, a 12-acre commercial site, and ancillary features; and 3) design review of architectural and landscape plans. The project site is located along the north side of West Leland Road, south of State Route 4. Assessor's Parcel Nos. 097-700-001; 097-700-002; and 097-700-005.

Item 3 on the Public Hearing calendar was continued to a special meeting date of August 21, 2018.

COMMISSION CONSIDERATIONS

4. Consideration of a Resolution Approving Design Review of the Galloway Triplexes Project, AP-17-1294 through 17-1296 (DR).

A request for design review approval of plans to construct three-unit apartment buildings on three separate parcels located at 345 W. 10th Street, 172 W. 10th Street, and 463 W. 10th Street, in the M (Mixed Use) District. Assessor's Parcel Nos. 085-211-004, 085-226-014, 085-241-003.

Senior Planner Hector Rojas gave a presentation.

Dinty Jumamoy, Pittsburg, expressed her concerns with the project.

Luis Lopez, Pittsburg, spoke in favor of the project.

On motion by Commissioner D.Foster seconded by Commissioner Ward to approve and carried unanimously.

STAFF COMMUNICATIONS

There were no staff communications.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:36p.m. to August 21, 2018.

Respectfully Submitted,

Jordan Davis, AICP, Acting Secretary

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

August 21, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Coniglio at 7:00 p.m. on Tuesday, August 21, 2018, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Commissioner Fields, D. Foster, S. Foster, Ward

Absent: Chair Coniglio, Commissioner Robinson, Linde

Staff: Community Development Director Jill Hecht, City Engineer Richard Abono, Acting Planning Manager/ Secretary Jordan Davis, Deputy City Clerk Amanda McVey, City Attorney Shaye Diveley

PLEDGE OF ALLEGIANCE

Commissioner Ward led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals, or continuances

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

There were no consent items.

PUBLIC HEARINGS

1. Consideration of a Resolution Recommending City Council Approval of the Alves Ranch Subdivision and Master Plan, AP-18-1348 (RZ, SUBD, DR).

A public hearing on request for a recommendation for City Council approval of an amendment to the previously approved "Alves Ranch Master Plan," including: 1) a zoning map amendment rezoning the site from a combination of RH-P (High Density Residential with a Master Plan Overlay) and CO-P (Office Commercial

with a Master Plan Overlay) Districts to PD (Planned Development) District; 2) a vesting tentative map subdividing the 57.81-acre site to allow for the construction of 346 single family dwelling units, a 12-acre commercial site, and ancillary features; and 3) design review of architectural and landscape plans. The project site is located along the north side of West Leland Road, south of State Route 4. Assessor's Parcel Nos. 097-700-001; 097-700-002; and 097-700-005.

Acting Planning Manager Jordan Davis gave a presentation.

Acting Chair D. Foster opened the public hearing.

Scott Roylance, William Lyons Homes, spoke on behalf of the applicant.

Luis Lopez, Pittsburg, spoke in favor of the project.

Bruce Ohlson, Pittsburg, spoke on behalf of the Pittsburg bicycle community.

There being no one to speak further to the item, Acting Chair D. Foster closed the public hearing.

On motion by Commissioner Ward seconded by Commissioner S. Foster to approve and carried by the following vote:

AYES:	Fields, S. Foster, Ward
NOES:	D. Foster
ABSTAIN:	None
ABSENT:	None

ZONING ADMINISTRATOR REPORTS

2. Notice of Intent to Exercise Delegated Design Review Authority, Conduct a Zoning Administrator Public Hearing, and Submittal of Adopted Zoning Administrator Resolutions.

The Zoning Administrator submit two notices of intent to exercise delegated design review authority for: 1) installation of a freestanding sign for the Diamond Hillside Apartments at 2241 E. Leland Road; and 2) a Verizon Wireless cell site modification at 555 Clark Avenue. The Zoning Administrator also submits two notices of intent to conduct a Zoning Administrator public hearing regarding: 1) approval of a home occupation permit to allow a medical services office at 146 Redondo Avenue; and 2) a fence height exception to allow a 10-foot tall fence at 125 Jimno Avenue. The Zoning Administrator also submits two resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

Commissioners acknowledged receipt of notices.

STAFF COMMUNICATIONS

There were no staff communications.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 7:48p.m. to August 28, 2018.

Respectfully Submitted,

Jordan Davis, AICP, Acting Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

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

ORIGINATED BY: City of Pittsburgh Engineering Division, 65 Civic Avenue, Pittsburgh, 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 2018/19 through 2022/23 is consistent with the City's General Plan.

BACKGROUND:

The Engineering Division has prepared a draft of the City-wide CIP for fiscal years 2018/19 through 2022/23. The CIP categorizes capital improvement projects into ten categories: Streets, Traffic Signals, Water, Sewer, Storm Drainage, Buildings, Parks, General, Pittsburgh 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 2018/19 through 2022/23 are highlighted in yellow on Attachment 2 of this report. The Commission will receive a presentation on the CIP from Ron Nevels, Senior Civil Engineer, under the 'Presentations' portion of the meeting. The Engineering Division has prepared a draft of the City-wide CIP for fiscal years 2018/19 through 2022/23. The CIP categorizes capital improvement projects into ten categories: Streets, Traffic Signals, Water, Sewer, Storm Drainage, Buildings, Parks, General, Pittsburgh 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 2017/18 through 2021/22 are highlighted in yellow on Attachment 2 of this report. The Commission will receive a presentation on the CIP from Ron Nevels, 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

Planning Commission Staff Report

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

The last CIP evaluated by the Commission was presented to the Commission in October 2017, 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 2018/2019 through 2022/23 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.

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 2018/19 through 2022/23 is consistent with the adopted General Plan.

ACTION REQUIRED:

Move to adopt Planning Commission Resolution No. 10103, affirming that the Five-Year CIP for fiscal years 2018/19 through 2022/23 is consistent with the General Plan.

ATTACHMENTS:

1. Proposed Resolution No. 10103
2. CIP Project Consistency Tables
3. Applicable General Plan Goals and Policies (for reference)
4. Draft Five-Year CIP for FY 2018/19-2022/23

Planning Commission Staff Report

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

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Affirming Conformance of the	)	
Five-Year Capital Improvement Program	)	Resolution No. 10103
with the 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 2018/19 through 2022/23, 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 September 11, 2018, the Planning Commission held a meeting to review the proposed Five-Year CIP for fiscal years 2018/19 through 2022/23 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, “Five-Year Capital Improvement Program – General Plan Consistency Determination,” dated September 11, 2018, 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 September 11, 2018, 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 2018/19 through 2022/23 are consistent with the city's adopted General Plan.

Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 11th day of September, 2018, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No.10103 was adopted by the Planning Commission of the City of Pittsburg on September 11, 2018.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

STREET PROJECTS Project Summary

5 year CIP 2018/19 - 2022/2023

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	2017/18 Traffic Calming Project	4-P-84, 7-P-22, 7-P-23
ST-4	James Donlon Boulevard Extension (2 lanes) (Preliminary Engineering/Studies/EIR) (1997-05)(3701)	7-P-8, 7-P-12, 7-P-46, 7-P-52, Fig. 7-1, 7-2, 7-3, 7-4
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-8	Power Avenue, Class I, Bicycle Lane	Fig. 7-4, Table 7-5, 7-P-38
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-12	San Marco Boulevard Widening	7-P-11
ST-13	Railroad Avenue 3rd to 5th Sidewalk Replacement	5-G-5, 5-P-25
ST-14	Seismic Retrofit Bridge No. 28C-0165 (Willow Pass Road)	7-P-8, 7-P-19, 7-P-46, 10-G-1
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	Multimodal Transfer Facility BART Station (2013-19)(2010)	2-G-20, 2-P-55
ST-17	SB1 West Leland Road Pavement Management	None - not inconsistent
ST-18	2018/19 Traffic Calming Project	4-P-84, 7-P-22, 7-P-23
ST-19	2018/19 CDBG Curb Ramp Project	7-P-38, 7-P-39
ST-20	San Marco Boulevard Class I Trail	Fig 7-4, 7-G-11, 7-P-38, 7-P-43, 7-P-44

STREET PROJECTS Project Summary

5 year CIP 2018/19 - 2022/2023

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
ST-21	Railroad Ave./Leland Rd. Geometric Improvements	7-P-8, 7-G-11, 7-P-43, 7-P-46
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	Buchanan Road Sidewalk Replacement Phase III (Suzanne Drive to Loveridge Road)	7-P-38, 7-P-39
ST-38	West Leland Road Pavement Markers/Markings and Speed Signage Improvements	7-P-8, 7-P-23
ST-39	State Route 4 ADA Pathway Improvements	7-G-13, 7-P-36
ST-40	Vehicular Parking Improvements for BART Center Station	None - not inconsistent

STREET PROJECTS Project Summary

5 year CIP 2018/19 - 2022/2023

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
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
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-46	BART Station Parking Strategy and Signage	2-G-20
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 (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 Baily 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

STREET PROJECTS Project Summary

5 year CIP 2018/19 - 2022/2023

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
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
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-95	Intersection Geometric Improvements (Bailey Road & West Leland Road)	7-G-5, 7-P-6, 7-P-43
ST-90	2019/20 Citywide Pavement Management Project	None - not inconsistent
ST-99	SB1 2019/20 Pavement Management Project	None - not inconsistent

SIGNAL PROJECTS Project Summary

5 year CIP 2018/19 - 2022/2023

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
S-1	W. Leland Rd/ Oak Hills Dr. (3104)	7-P-6, 7-P-23, 7-P-42
S-2	Street Name Sign LED Conversion	11-G-9
S-3	2017/18 Traffic Signal Modification Project	11-G-9
S-4	Harbor Street/ Stoneman Avenue	7-P-6, 7-P-23, 7-P-42
S-5	Signal Modification at West Leland Road/Burton Avenue	7-P-8, 7-P-42
S-6	Traffic Signal Modification Kirker Pass Rd/Pheasant Dr	7-P-8
S-7	2018/19 Traffic Signal Modification Project	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-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-29	Citywide Traffic Signal Upgrade Project	11-G-9
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	2019/20 Water Main Installation/Replacement Program	11-P-2
W-2	Hillview Reservoir coating (exterior)	11-P-2
W-3	WTP Intake modifications (2012-16B)(5040)	11-P-2
W-4	2017/18 Water Main Installation/Replacement Program	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-14	2018/19 Water Main Installation/ Replacement Program	11-P-2
W-15	12" Water Main Stoneman Ave (Harbor to Loveridge)	11-P-2
W-16	WTP Sludge Handling Facility Phase 1B (2012-16B) (5040)	11-P-2
W-17	2016/17 WTP Sludge Removal	None - not inconsistent
W-18	2018/19 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-32	Water Treatment Plant Sludge Dewatering Lagoon	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	2017/18 Water Treatment Plant Filter Media Replacement (Filters 1 and 2)	None - not inconsistent
W-36	2018/19 Water Treatment Plan Filter Media Replacement (Filters 3 and 4)	None - not inconsistent

WATER PROJECTS Project Summary

5 year CIP 2018/19 - 2022/2023

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
W-37	2019/20 Water Treatment Plant Filter Media Replacement (Filters 5 and 6)	None - not inconsistent
W-38	2020/21 Water Treatment Plant Filter Media Replacement (Filters 7 and 8)	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-55	24" / 20" / 16" / 12" Main Buchanan Rd Phase 1 (Seg 2-6)(WTP to SE Hills)(2014-11)(5049)	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-106	2016/17 Water Main Installation/ Replacement Program (5054)	11-P-2
W-107	Rossmoor Well Replacement (5045)	11-P-2

SEWER PROJECTS Project Summary

5 year CIP 2018/19 - 2022/2023

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	2019/20 Sewer Replacement/ Rehabilitation Program	11-P-12, 11-P-13
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	2020/21 Sewer Replacement/ Rehabilitation Program	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-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
SD-27	Watershed 6 Hwy 4 to Andrea Way	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-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

BUILDING PROJECTS Project Summary

5 year CIP 2018/19 - 2022/2023

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-3	Demolish Back of Cigar Store	5-P-27
B-4	Roof-top Solar for Pittsburg Library	None - not inconsistent
B-5	Police Evidence Room Improvements Project	None - not inconsistent
B-6	Police Evidence Storage Building	None - not inconsistent
B-12	Purchase Corp Yard Annex 359 E 12th St	None - not inconsistent
B-31	Cover Fuel Dispensers at Corp Yard	9-G-7, 9-P-22, 9-P-27
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

PARK PROJECTS Project Summary

5 year CIP 2018/19 - 2022/2023

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	Sullenberger 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	Ray Giacomelli Park @ San Marco/W. Leland Phase I (3065)	8-P-2, 8-P-3, 8-P-12
PK-16	Ray Giacomelli Park @ San Marco/W. Leland Phase II (3065)	8-P-2, 8-P-3, 8-P-12
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-43	City Park School Age Playground	8-G-2, 8-P-2, 8-P-7, 8-P-28
PK-51	Small World Park New Features (3054)	8-P-2, 8-P-4, 8-P-7, 8-P-28
PK-53	Ambrose Park Master Plan & Improvements (2013-25)(3057)	8-P-2, 8-P-7

GENERAL PROJECTS Project Summary

5 year CIP 2018/19 - 2022/2023

Legend:

	New CIP Projects
	Completed CIP Projects
	Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
G-1	City Standard Specification Update	None - not inconsistent
G-2	City Standard Details Update	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**

5 year CIP 2018/19 - 2022/2023

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	RA Switch Removal and Replacement (Phase I)(5804)	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	Substation DD4 Switchgear Upgrade	None - not inconsistent
PP-23	2015/16 Cable Replacement	None - not inconsistent
PP-24	Substation P Switchgear Upgrade	None - not inconsistent
PP-25	Gas Line Removal and Replacement	None - not inconsistent
PP-27	2016/17 Cable 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	Lowy Basin Maintenance Dredging	6-P-17, 8-G-5, 8-P-26
M-2	New York Landing Channel Maintenance Dredging	6-P-17, 8-G-5, 8-P-26
M-3	2017-2027 Marina Maintenance Dredging (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

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 Pittsburg

FIVE YEAR CAPITAL IMPROVEMENT PROGRAM 2018/19 Through 2022/23



August 2018

CITY OF PITTSBURG 2018/19-2022/23 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

MAYOR

Pete Longmire

VICE MAYOR

Salvatore Evola

CITY COUNCIL

Merl Craft

Jelani Killings

Juan Antonio Banales

CITY MANAGER

Joe Sbranti

ASSISTANT CITY MANAGER

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August 2018

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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) 2018/19 through FY 2022/23 includes 204 projects with a total estimated cost of \$349,325,923 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 2019/20.

ACCOMPLISHMENTS FROM FY 17/18

On October 16, 2017, the City Council approved the previous 5-year Capital Improvement Program for FY 2017/18 through FY 2021/22 with adoption of Resolution 17-13381. Many 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 17 CIP projects

that are completed or nearing completion since adoption of the previous 5-Year CIP. These projects include the following:

ST-4	James Donlon Boulevard Extension (2 Lanes) Preliminary Engineer/Studies
ST-8	Power Avenue Class 1 Bike Path
ST-16	Multimodal Transfer Facility BART Station
ST-37	Buchanan Road Sidewalk Replacement Project Phase III
ST-46	BART Station Parking Strategy and Signage
S-3	Traffic Signal Modifications Citywide
S-5	Signal Modifications West Leland/Burton Ave
W-3	Water Treatment Plant Intake Modifications
W-16	Water Treatment Plant Capacity Improvements/Sludge Handling Phase 1B
W-35	Water Treatment Plant Filter Media Replacement Filters 1 & 2
W-36	Water Treatment Plant Filter Media Replacement Filters 3 & 4
W-37	Water Treatment Plant Filter Media Replacement Filters 5 & 6
W-38	Water Treatment Plant Filter Media Replacement Filters 7 & 8
B-4	Pittsburg Library Rooftop Solar Power System
PK-15	Ray Giacomelli Park at San Marco Boulevard/West Leland Road-Phase 1
PK-43	City Park School Age Playground
PP-27	2016/17 Cable Replacement

2. ACTIVE CIP PROJECTS

Active projects are those projects that Staff is currently planning, on hold, are being designed or have been designed, are out to bid, or are under construction. There are 19 active projects. They include the following:

Current Planning/Studies:

G-1	City Standard Specification Update
G-2	Standard Details Update
M-3	2017-2027 Marina Maintenance Dredging (Formerly Riverview Basin Dredging Project) (5400)

On Hold

SS-23	Highway 4 Trunk Line Relief (Seg. A) & Bailey Rd Sewer Main
ST-10	El Pueblo Avenue Reconstruction/ADA Improvements Phase II

Being Designed:

ST-3	2017/18 Traffic Calming Project
ST-28	West Leland Street Lighting Project (Railroad to Burton)
ST-36	James Donlon Boulevard Extension Design

ST-38	West Leland Road Pavement Markers/markings and Speed Signage Improvements
ST-42	West Leland High Friction Surface Treatment
ST-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
ST-55	West Leland Road Extension Phase II (San Marco to Avila)
ST-97	2017/18 Citywide Pavement management Project
W-106	Citywide Sewer Inspection Project
SS-34	2016/17 Sewer Replacement Program
SD-9	American Park Storm Drainage Project
G-18	West Leland Road Underground Utilities
PP-25	Gas Line Removal and Replacement

Under Construction/Out for Bids:

ST-13	Railroad Avenue 3 rd to 5 th Street Sidewalk Improvement
ST-14	Seismic Retrofit Bridge No. 28C-0165 (Willow Pass Road)
W-11	Automatic Water Meter Reading System (multi-year project)
SS-30	2014/15 Sewer Replacement Program
S-7	Traffic Signal Modification

PROJECT CATEGORIES

The projects included in the FY 2018/19 - FY 2022/23 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, 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 (PP)

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 2018/19 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 65 street projects totaling \$195 million that are included as future projects. Of these, 33 street projects totaling \$20.6 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 64. To maintain the City's current average PCI number requires approximately \$4.4 million per year of pavement maintenance.

Signal Projects (S):

The current 5-year CIP identifies 17 signal projects totaling \$4.0 million that are included as future projects. Of these, five signal projects totaling approximately \$675,000 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 24 water projects totaling nearly \$54.2 million that are included as future projects. Of these, eight water projects totaling \$10.9 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 11 sewer projects totaling \$34.4 million that are included as future projects. Of these, seven sewer projects totaling \$27.1 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 35 storm drain projects totaling \$20.7 million that are included as future projects. Of these, one storm drain projects totaling approximately \$700,000 is 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 project and one additional project.

Building Projects (B):

The current 5-year CIP identifies 10 building projects totaling \$14.1 million that are included as future projects. This does not include the Police Evidence Storage Building, that has not been sized and therefore no costs have been determined. There are currently no capital projects planned to be funded for the City maintained buildings, or other City funded building work in the five-year period of this CIP.

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 \$8.2 million that are included as future projects. Of these, eight park projects totaling \$2.8 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 6 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 10 Pittsburg Power Company projects totaling \$2.1 million that are included as future projects. All of these six totaling \$1.5 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 nine Marina projects totaling \$12.3 million that are included as future projects. There are two capital project that partially funded with \$446,000 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 for 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 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 2018/19. The remaining projects for FY 2018/19 through 2022/23 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.

Summary of Planned Project Funding

Project Category	Current Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	Total (\$)
Streets	10,923,500	1,905,769	1,637,439	2,860,888	1,684,805	1,619,973	20,632,374
Signals	0	135,000	135,000	135,000	135,000	135,000	675,000
Water	7,816,439	(542,500)	875,000	925,000	875,000	975,000	10,923,939
Sewer	13,812,410	175,000	500,000	2,000,000	500,000	3,000,000	19,987,410
Storm Drain	700,000	0	0	0	0	0	700,000
Building	0	0	0	0	0	0	0
Parks	300,000	675,000	605,000	405,000	405,000	405,000	2,795,000
General	1,400,000	100,000	0	0	0	0	1,500,000
Pittsburg Power	925,000	530,000	0	0	0	0	1,455,000
Marina	106,208	340,000	0	0	0	0	446,208
Total	35,983,557	3,318,269	3,752,439	6,325,888	3,599,805	6,134,973	59,114,931

CIP PROJECT SCHEDULE

The following spreadsheets provide information on projects planned to be funded during each year of the 5-Year CIP. Detailed project sheets are included in the CIP in tabbed sections by project category. Information provided on each sheet includes the year the project is planned for implementation, the estimated project cost, the various funding sources available, and the total project funding available. Project sheets are also included for projects that are not yet funded or have received funding allocations for only a portion of the estimated budget.

Table of Funding Source Abbreviations:

CC County	Contra Costa County
CCIF	Community Capital Improvement Fund
ED	Economic Development
DEV	Direct Developer Funding
ED	Economic Development
HSIP	Highway Safety Improvement Program
HUTA	Highway Users Tax Account (HUTA) Gas Tax (Fund 203)
IE	Island Energy (Fund 580)
IRRF	Infrastructure Repair and Replacement Fund (Fund 310)
KCDF	Kirker Creek Drainage Fund (Fund 302)
LTMF	Local Traffic Mitigation Fund (Fund 303)
ME	Marina Enterprise Fund (Fund 550)
MJ	Measure J (Fund 204)
NPDES	National Pollution Discharge Elimination System
PBTF	Measure J- Pedestrian Bicycle Trail Fund
PDF	Park Dedication Fund (Fund 304)
PRTMF	Pittsburg Regional Traffic Mitigation Fund (Fund 307)
RMRA	Road Maintenance and Rehabilitation Account (RMRA) (Fund 228)
SFR	Sewer Facility Reserve Fund (Fund 522)
SOF	Sewer Operations Fund (Fund 521)
WBOND	2005 Water Bond (Fund 500)
WFR	Water Facility Reserve Fund (Funds 502, 503, 504, 505, 506, 507, 508, 509)
WO	Waterfront Operations (Fund 540)
WOF	Water Operations Fund (Fund 501)
 <u>Grants</u>	
Measure	
WW	Park Bond Act
TLC	Transportation for Livable Communities
CDBG	Community Development Block Grant
HSIP	Highway Safety Improvement Program
PBTF	Pedestrian, Bicycle, and Trail Facilities

SR2T Safe Routes to Transit
Prop 1B Proposition 1B
CMA Congestion Management Agency
STP Surface Transportation Program Grant
STIP State Transportation Improvement Program Grant
CMAQ Congestion Mitigation and Air Quality Program Grant
TDA Transportation Development Act Grant
OBAG One Bay Area Grant
BTA Bicycle Transportation Account

Other

Keller Keller Canyon Mitigation Fund
Rule 20/32 Utility Underground Funding (from PG&E/AT&T)
ARPD Ambrose Regional Park District

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 2018/19. The remaining projects for FY 2019/20 through FY 2022/23 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 April 2018):

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 2018/19 is \$1,159,401. FY 2018/19 will be a partial amount due to the implementation occurring mid-year. In FY 2019/20 the City is estimated to receive \$1,172,939.

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 2018/19:

Title	ST-17, West Leland Road Pavement Management Program
Description	Pavement Maintenance on West Leland Road
Location	West Leland Road from Woodhill Drive to Bailey Road
Amount	\$974,401
Completion Date	June 2019
Useful Life	10 – 20 Years

Title	ST-52, 2018/19 Citywide Striping & Signage
Description	Fund new installation of signing and striping and removal and/or replacement of existing signing and striping.
Location	Locations Citywide
Amount	\$50,000
Completion Date	June 2019
Useful Life	10 Years

Title	S-7, 2018/19 Traffic Signal Modification Project
Description	Perform ongoing signal modifications and timing adjustments form improved traffic flow and modernization of signal controller equipment.
Location	Citywide Signal System
Amount	\$135,000
Completion Date	June 2019
Useful Life	10-20 Years

Current and Projected RMRA Funding Availability: Fund 228

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	-	15,013	15,013	15,513	15,513	15,513
Revenues	398,185	1,159,401	1,172,939	1,195,888	1,219,805	1,254,973
Expenses	(383,172)					
Sub-Total	15,013	1,174,414	1,187,952	1,211,401	1,235,318	1,270,486
S-7 2018/19 Traffic Signal Modifications		135,000.00				
S-8 2019/20 Traffic Signal Modifications			135,000.00			
S-15 2020/21 Traffic Signal Modifications				135,000.00		
S-16 2021/22 Traffic Signal Modifications					135,000.00	
S-11 2022/23 Traffic Signal Modifications						135,000.00
ST-52 Annual Citywide Striping & Signing		50,000.00	50,000.00	50,000.00	50,000.00	50,000.00
ST-17 SB1 West Leland Road Pavement Management		974,401.00				
ST-99 2019/20 SB1 Pavement Management Project			987,439.00			
ST-24 2020/21 SB1 Pavement Management Project				1,010,888.00		
ST-33 2021/22 SB1 Pavement Management Project					1,034,805.00	
ST-59 2022/23 SB1 Pavement Management Project						1,069,973.00
CIP Expenditure		(1,159,401.00)	(1,172,439.00)	(1,195,888.00)	(1,219,805.00)	(1,254,973.00)
Estimated Remaining Balance	15,013.00	15,013.00	15,513.00	15,513.00	15,513.00	15,513.00

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 2018-19, Pittsburg is expected to receive a total of \$1,644,928 in HUTA funds. Of this amount, \$1,139,325 is allocated to pay maintenance expenses. The combination of HUTA and Measure J funds received by the City varies and yields an average of \$764,191 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

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	720,030	(26,329)	24,274	39,989	66,018	102,568
Revenues	2,368,021	1,644,928	1,677,827	1,711,383	1,745,611	1,780,523
Expenses	(3,114,380)	(1,139,325)	(1,162,112)	(1,185,354)	(1,209,061)	(1,233,242)
Sub-Total	(26,329)	479,274	539,989	566,018	602,568	649,849
ST-26 2019/20 Citywide Traffic Calming Project			100,000			
ST-35 2020/21 Citywide Traffic Calming Project				100,000		
ST-45 2021/22 Citywide Traffic Calming Project					100,000	
ST-## 2022/23 Citywide Traffic Calming Project						100,000
ST-11 2018/19 Citywide Pavement Management Project		400,000				
ST-98 2019/20 Citywide Pavement Management Project			400,000			
ST-7 Range Road Sidewalk Widening		55,000				
ST-65 2020/21 Citywide Pavement Management Project				400,000		
ST-48 2021/22 Citywide Pavement Management Project					400,000	
ST-60 2022/23 Citywide Pavement Management Project						400,000
CIP Expenditure		(455,000)	(500,000)	(500,000)	(500,000)	(500,000)
Estimated Remaining Balance	-26,329	24,274	39,989	66,018	102,568	149,849

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 2018-19, Pittsburg

should receive a total of \$832,740 in Measure J funds all of which, \$693,757 has been allocated with the City Budget to cover street maintenance managed by Public Works and Engineering staff time spent designing and managing pavement projects.

Current and Projected Measure J Funding Availability: Fund 204

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	620,228	168,930	107,913	149,676	194,274	241,763
Revenues	3,674,987	832,740	849,395	866,383	883,710	901,385
Expenses	(4,126,285)	(693,757)	(707,632)	(721,785)	(736,220)	(750,945)
Sub-Total	168,930	307,913	249,676	294,274	341,763	392,203
ST-18 2018/19 Citywide Traffic Calming Project		\$100,000				
ST-41 Annual Citywide Fence/ Soundwall/ Streetlight Replacement Project		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
CIP Expenditure		(200,000)	(100,000)	(100,000)	(100,000)	(100,000)
Estimated Remaining Balance	168,930	107,913	149,676	194,274	241,763	292,203

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

Current and Projected KCDF Funding Availability: Fund 302

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	408,774	383,727	371,867	359,456	346,481	332,923
Revenues	17,520	6,140	5,950	5,751	5,544	5,327
Expenses	(42,567)	(18,000)	(18,360)	(18,727)	(19,102)	(19,484)
Sub-Total	383,727	371,867	359,456	346,481	332,923	318,766
CIP Expenditure	-	0	0	0	0	0
Estimated Remaining Balance	383,727	371,867	359,456	346,481	332,923	318,766

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

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019- 20 (\$)	FY 2020- 21 (\$)	FY 2021-2 (\$)	FY 2022- 23 (\$)
Beginning Fund Balance	2,490,965	2,111,870	2,153,173	2,102,253	2,048,811	1,992,772
Revenues	235,927	125,000	34,451	33,636	32,781	31,884
Expenses	(615,022)	(83,697)	(85,371)	(87,078)	(88,820)	(90,596)
Sub-Total	2,111,870	2,153,173	2,102,253	2,048,811	1,992,772	1,934,060
CIP Expenditure	0	0	0	0	0	0
Estimated Remaining Balance	2,111,870	2,153,173	2,102,253	2,048,811	1,992,772	1,934,060

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

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	1,389,615	\$1,235,134	3,127,269	5,277,264	7,828,890	10,598,807
Revenues	175,188	2,627,041	2,816,099	3,018,952	3,238,490	3,472,404
Expenses	(329,669)	(59,906)	(61,104)	(62,326)	(63,573)	(64,844)
Sub-Total	1,235,134	3,802,269	5,882,264	8,233,890	11,003,807	14,006,367
PK-3 Small World Park Improvements		20,000				
PK-4 Annual Playground Replacement Project		80,000	80,000	80,000	80,000	80,000
PK-6 City Park Soccer Field Turf 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 Biennial Restroom Replacement/Rehabilitation		250,000		250,000		250,000
PK-13 Park and Landscaping Improvement Project			200,000			
CIP Expenditure		(675,000)	(605,000)	(405,000)	(405,000)	(405,000)
Estimated Remaining Balance	1,235,134	3,127,269	5,277,264	7,828,890	10,598,807	13,601,367

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

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	1,667,704	58,259	59,191	60,138	61,100	62,078
Revenues	9,500	932	947	962	978	993
Expenses	(1,618,945)					
Sub-Total	58,259	59,191	60,138	61,100	62,078	63,071
CIP Expenditure		0	0	0	0	0
Estimated Remaining Balance	58,259	59,191	60,138	61,100	62,078	63,071

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

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	906,392	8,597	8,735	8,874	9,016	9,161
Revenues	4,500	138	140	142	144	147
Expenses	(902,295)					
Sub-Total	8,597	8,735	8,874	9,016	9,161	9,307
CIP Expenditure	0	0	0	0	0	0
Estimated Remaining Balance	8,597	8,735	8,874	9,016	9,161	9,307

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

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	2,044,733	385,610	391,780	398,048	404,417	410,888
Revenues	337,977	6,170	6,268	6,369	6,471	6,574
Expenses	(1,997,100)					
Sub-Total	385,610	391,780	398,048	404,417	410,888	417,462
CIP Expenditure	0	0	0	0	0	0
Estimated Remaining Balance	\$385,610	\$391,780	\$398,048	\$404,417	\$410,888	\$417,462

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	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	13,061,052	11,087,196	47,779	57,766	44,301	108,183
Revenues	22,210,139	21,732,533	22,384,509	23,056,044	23,747,726	24,460,157
30% Reserve		(6,123,626.70)	0	0	0	0
Oper. Expenses	(18,995,112)	(20,412,089)	(21,024,452)	(21,655,185)	(22,304,841)	(22,973,986)
Sub-Total	16,276,079	6,284,013	1,407,837	1,458,625	1,487,186	1,594,355
Capital Equip & Tsfrs	\$0	(461,234)	(475,071)	(489,323)	(504,003)	(519,123)
Total	16,276,079	5,822,779	932,766	969,301	983,183	1,075,232
W-39 Annual Filter Media Replacement		100,000	100,000	100,000	100,000	100,000
W-11 Automatic Meter Reading System		300,000	300,000	300,000	300,000	300,000
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			400,000	450,000		
W-40 2022/23 Water Main Installation/ Replacement Program					400,000	500,000
SS-34 2016/17 Sewer/Water Replacement/ Rehabilitation Program (5205)		5,300,000				
CIP Expenditures	(5,188,883)	(5,775,000)	(875,000)	(925,000)	(875,000)	(975,000)
Estimated Remaining Balance	\$11,087,196	\$47,779	\$57,766	\$44,301	\$108,183	\$100,232

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 No. 05-1029 and as amended by 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

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	804,648	459,728	467,084	474,557	482,150	489,864
Revenues	1,210,536	7,356	7,473	7,593	7,714	7,838
Expenses	(1,555,456)					
Sub-Total	459,728	467,084	474,557	482,150	489,864	497,702
CIP Expenditure	-	0	0	0	0	0
Estimated Remaining Balance	\$459,728	\$467,084	\$474,557	\$482,150	\$489,864	\$497,702

WFR Water Distribution: Fund 503

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	394,913	(280,528)	(280,528)	(280,528)	(280,528)	(280,528)
Revenues	177,059					
Expenses	(852,500)					
Sub-Total	(280,528)	(280,528)	(280,528)	(280,528)	(280,528)	(280,528)
CIP Expenditure	-	0	0	0	0	0
Estimated Remaining Balance	(\$280,528)	(\$280,528)	(\$280,528)	(\$280,528)	(\$280,528)	(\$280,528)

WFR Zone I/II Reservoir: Fund 504

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	965,043	968,383	983,877	999,619	1,015,613	1,031,863
Revenues	3,340	15,494	15,742	15,994	16,250	16,510
Expenses	-					
Sub-Total	968,383	983,877	999,619	1,015,613	1,031,863	1,048,373
CIP Expenditure	0	0	0	0	0	0
Estimated Remaining Balance	968,383	983,877	999,619	1,015,613	1,031,863	1,048,373

WFR 20" SE Hills Water Transmission: Fund 505

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	131,100	150,654	153,065	155,514	158,002	160,530
Revenues	19,554	2,410	2,449	2,488	2,528	2,568
Expenses	-					
Sub-Total	150,654	153,065	155,514	158,002	160,530	163,099
CIP Expenditure	0	0	0	0	0	0
Estimated Remaining Balance	150,654	153,065	155,514	158,002	160,530	163,099

WFR SW Hills Water Facility: Fund 506

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	57,467	0	0	0	0	0
Revenues						
Expenses	-57,467					
Sub-Total	0	0	0	0	0	0
	-	-	-	-	-	-
CIP Expenditure	0	0	0	0	0	0
Estimated Remaining Balance	0	0	0	0	0	0

WFR SW Hills Phase III Pipe: Fund 507

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	2,292,965	537,363	545,961	554,696	563,571	572,588
Revenues	794,398	8,598	8,735	8,875	9,017	9,161
Expenses	(2,550,000)					
Sub-Total	537,363	545,961	554,696	563,571	572,588	581,750
CIP Expenditure	0	0	0	0	0	0
Estimated Remaining Balance	537,363	545,961	554,696	563,571	572,588	581,750

WFR SW Hills Phase III Pump: Fund 508

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	-	-	-	-	-	-
Revenues						
Expenses						
Sub-Total	-	-	-	-	-	-
CIP Expenditure	0	0	0	0	0	0
Estimated Remaining Balance	0	0	0	0	0	0

WFR Water Treatment Plant Sludge Handling: Fund 509

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	75,989	145,892	148,226	150,598	153,007	155,456
Revenues	69,903	2,334	2,372	2,410	2,448	2,487
Expenses	-					
Sub-Total	145,892	148,226	150,598	153,007	155,456	157,943
CIP Expenditure	0	0	0	0	0	0
Estimated Remaining Balance	145,892	148,226	150,598	153,007	155,456	157,943

WFR Zone 1 Reservoir: Fund 510

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	320,266	411,329	417,911	424,597	431,391	438,293
Revenues	91,063	6,581	6,687	6,794	6,902	7,013
Expenses	-					
Sub-Total	411,329	417,911	424,597	431,391	438,293	445,306
CIP Expenditure	0	0	0	0	0	0
Estimated Remaining Balance	\$411,329	\$417,911	\$424,597	\$431,391	\$438,293	\$445,306

WFR Zone 2 Reservoir: Fund 511

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	87,438	87,740	89,144	90,570	92,019	93,492
Revenues	302	1,404	1,426	1,449	1,472	1,496
Expenses						
Sub-Total	87,740	89,144	90,570	92,019	93,492	94,987
CIP Expenditure	0	0	0	0	0	0
Estimated Remaining Balance	\$87,740	\$89,144	\$90,570	\$92,019	\$93,492	\$94,987

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

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	12,057,360	1,119,065	109,891	856,722	140,959	463,722
Revenues	6,952,614	4,950,000	5,098,500	5,251,455	5,408,999	5,571,269
30% Reserves		(869,690)	0	0	0	0
Oper. Expenses	(3,194,912)	(2,898,967)	(2,985,936)	(3,075,514)	(3,167,780)	(3,262,813)
Sub-Total	15,815,062	2,300,408	2,222,455	3,032,663	2,382,178	2,772,178
Capital Equip & Tsfrs Out	(1,428,749)	(840,517)	(865,733)	(891,704)	(918,456)	(946,009)
	14,386,313	1,459,891	1,356,722	2,140,959	1,463,722	1,826,169
SS-34 2016/17 Sewer/Water Replacement/ Rehabilitation Program (5205)		1,350,000				
SS-36 2019/20 Sewer Replacement/ Rehabilitation Program			500,000	2,000,000		
SS-2 2022/23 Sewer Replacement/ Rehabilitation Program					1,000,000	1,500,000

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

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	607,213	462,512	9,912	10,070	10,231	10,395
Revenues	88,412	7,400	159	161	164	166
Expenses	(133,113)					
Sub-Total	562,512	469,912	10,070	10,231	10,395	10,562
SS-34 2016/17 Sewer/Water Replacement/ Rehabilitation Program (5205)		460,000				
CIP Expenditure	(100,000)	(460,000)	0	0	0	0
Estimated Remaining Balance	462,512	9,912	10,070	10,231	10,395	10,562

Sewer Facility Reserve Fund (SFR) Highway 4 Trunk Line

This fund is used for expansion and upgrade of the sewer system to account for increased usage with new development.

Current and Projected Funding Availability: Fund 523

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	20,166	20,236	20,560	20,889	21,223	21,563
Revenues	70	324	329	334	340	345
Expenses						
Sub-Total	20,236	20,560	20,889	21,223	21,563	21,908
CIP Expenditure	0	0	0	0	0	0
Estimated Remaining Balance	20,236	20,560	20,889	21,223	21,563	21,908

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

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	763,135	714,918	294,804	385,857	479,642	576,240
Revenues	1,953,227	1,560,598	1,607,416	1,655,638	1,705,308	1,756,467
30% Reserves		(438,515)				
Operating Expenses	(1,424,551)	(1,461,716)	(1,505,567)	(1,550,735)	(1,597,257)	(1,645,174)
Sub-Total	1,291,811	375,285	396,653	490,761	587,693	687,533
Capital/Tsfrs-Out	(576,893.00)	(10,481.00)	(10,795.43)	(11,119.29)	(11,452.87)	(11,796.46)
Subtotal	714,918	364,804	385,857	479,642	576,240	675,736
M-3 2017-2027 Marina Maintenance Dredging		70,000				
CIP Expenditure	0	(70,000)	0	0	0	0
Estimated Remaining Balance	714,918	294,804	385,857	479,642	576,240	675,736

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

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	1,087,694	1,042,943	197,738	208,842	220,278	232,058
Revenues	2,047,713	2,035,971	2,097,050	2,159,962	2,224,760	2,291,503
30% Reserves		(585,985)	0	0	0	0
Operating Expenses	(1,993,970)	(1,953,282)	(2,011,880)	(2,072,237)	(2,134,404)	(2,198,436)
Sub-Total	1,141,437	539,647	282,908	296,567	310,635	325,125
Capital/Trsfers-Out	(98,494)	(71,909)	(74,066)	(76,288)	(78,577)	(80,934)
Subtotal	1,042,943	467,738	208,842	220,278	232,058	244,191
M-3 2017-2027 Maintenance Dredging		250,000				
M-11 Marina Infrastructure Repair and Replacement		20,000				
CIP Expenditure	0	(270,000)	0	0	0	0
Estimated Remaining Balance	1,042,943	197,738	208,842	220,278	232,058	244,191

Island Energy (IE)

The US 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

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	3,713,725	2,898,872	1,574,877	2,319,218	3,085,890	3,875,563
Revenues	5,709,596	6,037,114	6,218,227	6,404,774	6,596,917	6,794,825
30% Reserves		-1,516,658				
Operating Expenses	-4,496,454	-5,055,525	-5,207,191	-5,363,406	-5,524,309	-5,690,038
Sub-Total	4,926,867	2,363,804	2,585,913	3,360,586	4,158,499	4,980,350
Capital Equip & Tsfrs	-26,023	-258,927	-266,695	-274,696	-282,937	-291,425
Total	4,900,844	2,104,877	2,319,218	3,085,890	3,875,563	4,688,925
PP-25 Gas Line Removal and Replacement		50,000				
PP-2 Duct Bank and Vault Replacement		400,000				
PP-7 Station H KWH Metering Equipment		80,000				
CIP Expenditure	-2,001,972	-530,000	0	0	0	0
Estimated Remaining Balance	2,898,872	1,574,877	2,319,218	3,085,890	3,875,563	4,688,925

Pittsburg Power (PP)

Current and Projected Pittsburg Power Funding Availability: Fund 590

Description	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Beginning Fund Balance	2,641,449	2,285,141	2,245,349	2,641,259	3,049,047	3,469,068
Revenues	2,630,230	2,608,174	2,686,419	2,767,012	2,850,022	2,935,523
30% Reserves		(424,171)	0	0	0	0
Operating Expenses	(1,589,326)	(1,413,904)	(1,456,321)	(1,500,011)	(1,545,011)	(1,591,361)
Sub-Total	3,682,353	3,055,240	3,475,447	3,908,260	4,354,058	4,813,230
Capital Exp/tsfrs-out	(1,397,212)	(809,891)	(834,188)	(859,213)	(884,990)	(911,539)
CIP Expenditure	0	0	0	0	0	0
Estimated Remaining Balance	2,285,141	2,245,349	2,641,259	3,049,047	3,469,068	3,901,690

Other Potential Funding Sources

Developer Funding (direct developer contributions)

Various Grants

National Pollution Discharge Elimination System (NPDES)

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

SOURCE FUND BALANCE SUMMARY

The following table summarizes the current and projected major source annual remaining fund balances for the 5-year CIP. Amounts shown are remaining balances by fund after project funds are encumbered for scheduled CIP projects for each fiscal year.

Summary of Projected Major Funding Source Remaining Funds:

Fund	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
Gas Tax HUTA	-26,329	24,274	39,989	66,018	102,568	149,849
Measure J	168,930	107,913	149,676	194,274	241,763	292,203
Kirker Creek	383,727	371,867	359,456	346,481	332,923	318,766
Local Traffic Mitigation	2,111,870	2,153,173	2,102,253	2,048,811	1,992,772	1,934,060
Park Dedication	1,235,134	3,127,269	5,277,264	7,828,890	10,598,807	13,601,367
PRTMF	58,259	59,191	60,138	61,100	62,078	63,071
Infrastructure Fund	8,597	8,735	8,874	9,016	9,161	9,307
Water Bond Proceeds	385,610	391,780	398,048	404,417	410,888	417,462
Water Operation Fund	11,087,196	47,779	57,766	44,301	108,183	100,232
WTP Expansion	459,728	467,084	474,557	482,150	489,864	497,702
Water Distribution	-280,528	-280,528	-280,528	-280,528	-280,528	-280,528
Zone I/II Reservoir	968,383	983,877	999,619	1,015,613	1,031,863	1,048,373
20" Transmission SE Hills	150,654	153,065	155,514	158,002	160,530	163,099
SW Hills Water	0	0	0	0	0	0

Fund	Current Funds Available (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)
SW Hills Phase III Pipe	537,363	545,961	554,696	563,571	572,588	581,750
SW Hills Phase III Pump	0	0	0	0	0	0
WTP Sludge Handling	145,892	148,226	150,598	153,007	155,456	157,943
Zone 1 Reservoir	411,329	417,911	424,597	431,391	438,293	445,306
Zone 2 Reservoir	87,740	89,144	90,570	92,019	93,492	94,987
Sewer Operation Fund	1,119,065	109,891	856,722	140,959	463,722	326,169
SFR Capacity Buy In	462,512	9,912	10,070	10,231	10,395	10,562
Sewer Facility Reserve Hwy 4 Trunk	20,236	20,560	20,889	21,223	21,563	21,908
Waterfront Operations	714,918	294,804	385,857	479,642	576,240	675,736
Marina	1,042,943	197,738	208,842	220,278	232,058	244,191
Island Energy	2,898,872	1,574,877	2,319,218	3,085,890	3,875,563	4,688,925
Pittsburg Power	2,285,141	2,245,349	2,641,259	3,049,047	3,469,068	3,901,690
Grants (STP etc..)	0	0	0	0	0	0
Total	25,910,915	12,765,797	16,916,825	20,019,033	24,492,056	28,703,311

STREET PROJECTS Project Summary

Item No.	Project Name	Estimated Project Cost (\$)	Funding/Source (\$)	CIP Funding Schedule						Total Funding
			Identified Funding Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
ST-1	Range Road Overcrossing	25,000,000								0
ST-2	Railroad Avenue Class I Trail	4,520,000	3,870,000 OBAG-2 50,000 TDA, 600,000 PBTF	4,520,000						4,520,000
ST-3	2017/18 Traffic Calming Project (2210)	100,000	100,000 HUTA	100,000						100,000
ST-5	Streetscapes/Median Landscaping	300,000								0
ST-6	Bailey Road Interim Repairs	615,000								0
ST-7	Range Road Sidewalk Widening Project	120,000	55,000 HUTA(N) 65,000 TDA(N)		55,000					55,000
ST-9	Intersection Geometric Improvements (San Marco Boulevard/ W. Leland Road) Geometric Improvements	125,000								0
ST-10	El Pueblo Area Reconstruction/ADA Improvements Phase II	300,000								0
ST-11	2018/19 Citywide Pavement Management Project	400,000	400,000 HUTA(N)		400,000					400,000
ST-12	San Marco Blvd Widening	125,000								0
ST-13	Railroad Avenue 3rd to 5th Sidewalk Replacement (3111)	500,000	222,000 IRRF	222,000						222,000

STREET PROJECTS Project Summary

Item No.	Project Name	Estimated Project Cost (\$)	Funding/Source (\$)	CIP Funding Schedule						Total Funding
			Identified Funding Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
ST-14	Seismic Retrofit Bridge No. 28C-0165, Willow Pass Rd. (1998-04)(3382)	900,000	46,000 CCIF 796,600 Fed. Grant 57,400 Prop 1B	900,000						900,000
ST-15	East Third Street Streetscape Improvements	1,000,000								0
ST-17	SB1-West Leland Road Pavement Management	974,401	974,401 RMRA(N)		974,401					974,401
ST-18	2018/19 Citywide Traffic Calming Project	100,000	100,000 MJ(N)		100,000					100,000
ST-19	2018/19 CDBG Curb Ramp Project	226,368	226,368 CDBG(N)		226,368					226,368
ST-20	San Marco Boulevard Class I Trail	265,000	132,500 TDA 132,500 MJ	265,000						265,000
ST-21	Railroad Ave./Leland Rd. Geometric Improvements	525,000								0
ST-22	Bailey Rd. Route 4 Ramp Turn Lane Modifications	105,000								0
ST-23	Left Turn Lane Bailey Rd/Willow Ave	200,000								0
ST-24	SB1-2020/21 Pavement Management Project	1,010,888	1,010,888 RMRA(F)				1,010,888			1,010,888
ST-25	Rebuild Range Road/Willow Pass Road Interchange	4,200,000								0
ST-26	2019/20 Traffic Calming Project	100,000	100,000 HUTA(F)			100,000				100,000

STREET PROJECTS Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding/Source (\$)	CIP Funding Schedule						Total Funding
			Identified Funding Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
ST-27	Bailey Road Operational Safety Improvements	300,000								0
ST-28	West Leland Street Lighting Project (Railroad Avenue to Burton Avenue)	735,000	458,000 HUTA 277,000 CCIF	735,000						735,000
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	SB1-2021/22 Pavement Management Project	1,034,805	1,034,805 RMRA(F)					1,034,805		1,034,805
ST-34	West Leland Road Safety Improvements	150,000								0
ST-35	2020/21 Traffic Calming Project	100,000	100,000 HUTA(F)				100,000			100,000
ST-36	James Donlon Boulevard Extension (Design/Construction)	73,000,000	1,460,000 LTMF 14,600,000 Developer Obligated LTMF 49,640,000 RTMF 7,300,000 TBD	1,600,000						1,600,000
ST-38	West Leland Road Pavement Markers/Markings and Speed Signage Improvements	376,800	376,800 HSIP	376,800						376,800

STREET PROJECTS Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding/Source (\$)	CIP Funding Schedule						Total Funding
			Identified Funding Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
ST-39	State Route 4 ADA Pathway Improvements	400,000	OBAG-2							0
ST-40	Vehicular Parking Improvements for BART Center Station	360,000	OBAG-2							0
ST-41	Annual Citywide Fence/ Soundwall/ Streetlight Replacement/ Installation Project	500,000	100,000 MJ(N) 400,000 MJ(F)		100,000	100,000	100,000	100,000	100,000	500,000
ST-42	West Leland High Friction Surface Treatment Project	608,800	547,920 HSIP 60,880 HUTA	608,800						608,800
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	Citywide Sidewalk Replacement Project	85,000								0
ST-45	2021/22 Traffic Calming Project	100,000	100,000 HUTA(F)					100,000		100,000
ST-47	2020/21 Citywide Pavement management Project	400,000	\$400,000 HUTA(F)				1,200,000			1,200,000
ST-48	2021/22 Citywide Pavement management Project	400,000	\$400,000 HUTA(F)					400,000		400,000
ST-49	Marina Blvd. Improvements (Marina Master Plan Phase III)	1,300,200								0
ST-50	Railroad Avenue Northbound Right-Turn Lane at Highway 4	300,000								0
ST-51	Stoneman Avenue Pedestrian Safety Improvements	880,000	880,000 HSIP8	880,000						880,000

STREET PROJECTS Project Summary

Item No.	Project Name	Estimated Project Cost (\$)	Funding/Source (\$)	CIP Funding Schedule						Total Funding
			Identified Funding Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
ST-52	2018/19 Citywide Striping & Signage	250,000	50,000 RMRA(N) 200,000 RMRA(F)		50,000	50,000	50,000	50,000	50,000	250,000
ST-54	Avila Road Widening	11,520,000								0
ST-55	W. Leland Road Extension Phase II (San Marco to Avila)(3011)	5,857,000	50,000 LTMF	50,000						50,000
ST-56	San Marco Boulevard	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	SB1-2022/23 Pavement Management Project	1,069,973	1,069,973 RMRA(F)						1,069,973	1,069,973
ST-60	2022/23 Pavement Management Project	400,000	400,000HUTA(F)						400,000	400,000
ST-62	California Avenue Widening Phase III (Harbor to Railroad)	10,035,000								0
ST-63	Marina Blvd. / Black Diamond St./ East Fifth St. Intersection Improvements	95,000								0
ST-64	Linscheid Drive Traffic Calming Project	100,000								0
ST-65	2020/21 Pavement Management Project	400,000	400,000 HUTA (F)				400,000			
ST-67	School Area Pedestrian Countdown Signal Project	100,000								0

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STREET PROJECTS Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding/Source (\$)	CIP Funding Schedule						Total Funding
			Identified Funding Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
ST-69	Presidio Lane Pedestrian Safety Improvements	25,000								0
ST-72	Willow Pass Road Class III Bicycle Facility	200,000								0
ST-95	Intersection Geometric Improvements (Bailey Road & West Leland Road)	3,000,000								0
ST-97	2017/18 Citywide Pavement Management Project	300,000	\$300,000 HUTA	300,000						300,000
ST-98	2019/20 Citywide Pavement Management Project	400,000	400,000 HUTA(F)			400,000				400,000
ST-99	SB1-2019/20 Pavement Management Project	987,439	987,439 RMRA(F)			987,439				987,439
TOTALS		195,810,574		10,923,500	1,905,769	1,637,439	2,860,888	1,684,805	1,619,973	20,632,374

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SIGNAL PROJECTS Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
S-2	Street Name Sign LED Conversion	200,000								0
S-4	Harbor Street/ Stoneman Avenue	300,000								0
S-6	Traffic Signal Modification Kirker Pass Rd/Pheasant Dr	50,000								0
S-7	2018/19 Traffic Signal Modification Project	135,000	135,000 RMRA(N)		135,000					135,000
S-8	2019/20 Traffic Signal Modification Project	135,000	135,000 RMRA(F)			135,000				135,000
S-9	Leland Rd. Signal Interconnect	380,000								0
S-10	Buchanan Rd. Signal Interconnect	525,000								0
S-11	2022/23 Traffic Signal Modification Project	135,000	135,000 RMRA(F)						135,000	135,000
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	135,000	135,000 RMRA(F)				135,000			135,000

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SIGNAL PROJECTS Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
S-16	2021/22 Traffic Signal Modification Project	135,000	135,000 RMRA(F)					135,000		135,000
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-30	Railroad Avenue/School Street	300,000								0
TOTALS		3,975,000		0	135,000	135,000	135,000	135,000	135,000	675,000

WATER PROJECTS Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Identified Funding Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
W-2	Hillview Reservoir coating (exterior)	350,000								0
W-5	Zone I/II Boundary Adjustments (Harbor, Leland, Railroad)	1,133,000								0
W-6	WTP Capital Repairs and Improvements (5058)	450,000	75,000 WOF 75,000 WOF(N) 300,000 WOF(F)	75,000	75,000	75,000	75,000	75,000	75,000	450,000
W-7	24" / 20" / 16" / 12" 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	3,000,000				400,000	450,000			850,000
W-10	Highlands Ranch Reservoir Recoating	200,000								0
W-11	Automatic Water Meter Reading System (5030)	3,706,793	2,206,793 WOF 300,000(N) WOF 1,200,000(F) WOF	2,206,793	300,000	300,000	300,000	300,000	300,000	3,706,793
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	11,900,000								0

WATER PROJECTS Project Summary

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Identified Funding Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
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	2,500,000								0
W-39	2021/22 Filter Media Replacement	500,000	100,000 WOF(N) 400,000 WOF(F)		100,000	100,000	100,000	100,000	100,000	500,000
W-40	2022/23 Water Main Installation/ Replacement Program	900,000						400,000	500,000	900,000

WATER PROJECTS Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Identified Funding Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
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-101	WTP Capital Repairs/ Filter Rehabilitation (5050)	1,267,146	1,267,146 WOF	1,267,146						1,267,146
W-106	2016/17 Water Main Installation/ Replacement Program (5054) See SS-34	6,317,500	(70,672) WFR (503)(N) (940,000) Wbond (N)	1,017,500	(1,017,500)					0
TOTALS		54,196,439		7,816,439	(542,500)	875,000	925,000	875,000	975,000	10,923,939

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SEWER PROJECTS Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Identified Funding Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
SS-1	Citywide Sewer Inspection Project (5119)	112,410	112,410 SOF	112,410						112,410
SS-2	2022/23 Sewer Replacement/ Rehabilitation Program	2,500,000	2,500,000 SOF(F)					1,000,000	1,500,000	2,500,000
SS-4	Sewer Master Plan Update	175,000	175,000 SOF	175,000						175,000
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
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

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SEWER PROJECTS Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Identified Funding Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
SS-31	Oak Hills Center Sewer Main	650,000								0
SS-34	2016/17 Sewer Replacement/ Rehabilitation Program (5205)	11,627,500	3,500,000 SOF 1,350,000 SOF(N) 460,000 SFR(N) 5,300,000 WOF(N) 940,000 Wbond(N) 77,500 WFR 503(N)	3,500,000	8,127,500					11,627,500
SS-36	2020/21 Sewer Replacement/ Rehabilitation Program	3,500,000				500,000	2,000,000			2,500,000
TOTALS		34,411,910		13,987,410	8,127,500	500,000	2,000,000	1,000,000	1,500,000	27,114,910

STORM DRAINAGE PROJECTS

Project Summary

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Funding Available (N) = New allocation (F) = Future	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
SD-1	Sugartree Channel Project (Contra Costa Canal to EBMUD)	675,000								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	1,125,000								0

STORM DRAINAGE PROJECTS

Project Summary

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Funding Available (N) = New allocation (F) = Future	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
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
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

STORM DRAINAGE PROJECTS

Project Summary

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Funding Available (N) = New allocation (F) = Future	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
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
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	590,000								0
TOTALS		20,665,000		700,000	0	0	0	0	0	700,000

ENGINEERING
DIVISION
CIP Section

BUILDING PROJECTS Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
B-2	Corporation Yard Fueling System Upgrade	350,000								0
B-3	Demolish Back of Cigar Store	40,000								0
B-4	Roof-top Solar for Pittsburg Library	120,000								0
B-5	Police Evidence Room Improvements	350,000								0
B-6	Police Evidence Storage Building	TBD								0
B-12	Purchase Corp Yard Annex 359 E 12th St	1,650,000								0
B-31	Cover Fuel Dispensers at Corp Yard	60,000								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
TOTALS		14,070,000		0	0	0	0	0	0	0

PARK PROJECTS Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
PK-1	Central Harbor Park Restrooms	482,000								0
PK-2	Old Growth Tree Care	100,000								0
PK-3	Small World Park Improvements	20,000	20,000 (PDF)(N)		20,000					
PK-4	Annual Playground Replacement Project	400,000	80,000 PDF(N) 320,000 PDF(F)		80,000	80,000	80,000	80,000	80,000	400,000
PK-5	CASP Accessibility Improvements in Parks	150,000								0
PK-6	City Park Soccer Field Turf Replacement	250,000	250,000 PDF(N)		250,000					250,000
PK-7	De Anza Park Walkway Rehabilitation and Basketball Court	200,000								0
PK-8	Biennial Playfield Replacement	500,000	500,000 PDF(F)			250,000		250,000		500,000
PK-9	Annual Park Features Replacement Project	375,000	75,000 PDF(N) 300,000 PDF(F)		75,000	75,000	75,000	75,000	75,000	375,000
PK-10	Biennial Restroom Replacement/Rehabilitation	750,000	250,000 PDF(N) 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(F)			200,000				200,000
PK-14	Skate Park @ Stoneman North	480,000								0
PK-26	Buchanan Park Pavement Rehabilitation	245,000								0
PK-40	Dredge Buchanan Park Pond	200,000								0

PARK PROJECTS Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
PK-41	Buchanan Park School Age Playground	250,000								0
PK-51	Small World Park New Features (3054)	1,300,000	300,000 PDF	300,000						300,000
TOTALS		8,202,000		300,000	675,000	605,000	405,000	405,000	405,000	2,795,000

PARK PROJECTS Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
PK-1	Central Harbor Park Restrooms	482,000								0
PK-2	Old Growth Tree Care	100,000								0
PK-3	Small World Park Improvements	20,000	20,000 (PDF)(N)		20,000					
PK-4	Annual Playground Replacement Project	400,000	80,000 PDF(N) 320,000 PDF(F)		80,000	80,000	80,000	80,000	80,000	400,000
PK-5	CASP Accessibility Improvements in Parks	150,000								0
PK-6	City Park Soccer Field Turf Replacement	250,000	250,000 PDF(N)		250,000					250,000
PK-7	De Anza Park Walkway Rehabilitation and Basketball Court	200,000								0
PK-8	Biennial Playfield Replacement	500,000	500,000 PDF(F)			250,000		250,000		500,000
PK-9	Annual Park Features Replacement Project	375,000	75,000 PDF(N) 300,000 PDF(F)		75,000	75,000	75,000	75,000	75,000	375,000
PK-10	Biennial Restroom Replacement/Rehabilitation	750,000	250,000 PDF(N) 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(F)			200,000				200,000
PK-14	Skate Park @ Stoneman North	480,000								0
PK-26	Buchanan Park Pavement Rehabilitation	245,000								0
PK-40	Dredge Buchanan Park Pond	200,000								0

PARK PROJECTS Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Available (N) = New allocation (F) = Future allocation	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
PK-41	Buchanan Park School Age Playground	250,000								0
PK-51	Small World Park New Features (3054)	1,300,000	300,000 PDF	300,000						300,000
TOTALS		8,202,000		300,000	675,000	605,000	405,000	405,000	405,000	2,795,000

ENGINEERING
DIVISION
CIP Section

GENERAL PROJECTS Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Funding Available (N) = New allocation (F) = Future	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
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-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 Burton Avenue)	1,400,000	1,400,000 Rule 20/32	1,400,000						1,400,000
G-25	East 8th Street Underground Utilities (Railroad Avenue to Harbor Street)	840,000								0
TOTALS		3,560,000		1,400,000	100,000	0	0	0	0	1,500,000

ENGINEERING
DIVISION
CIP Section

PITTSBURG POWER PROJECTS Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Funding Available (N) = New allocation (F) = Future	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
PP-1	2017/2018 Cable Replacement (5814)	250,000	250,000 IE	250000						250,000
PP-2	Duct Bank/Valul Replacements	400,000	400,000 IE(N)		400,000					400,000
PP-3	Upgrade Station M (Bldg 577)	180,000								
PP-4	Re Purpose Station E (Bldg 801)	260,000								
PP-5	RA Switch Removal and Replacement (Phase I)(5804)	175,000	175,000 IE	175,000						175,000
PP-6	Re Purpose Station N (Bldg 777)	225,000								
PP-7	Station H KWH Metering Equipment	180,000	100,000 IE 80,000 IE(N)	100,000	80,000					180,000
PP-8	Substation DD4 Switchgear Upgrade (5815)	100,000	100,000 IE	100,000						100,000
PP-24	Substation P Switchgear Upgrade	200,000	200,000 IE	200,000						200,000
PP-25	Gas Line Removal and Replacement	150,000	100,000 IE 50,000 IE(N)	100,000	50,000					150,000
TOTALS		2,120,000		925,000	530,000	0	0	0	0	1,455,000

ENGINEERING
DIVISION
CIP Section

MARINA PROJECTS

Project Summary

5 year CIP 2018-19 / 2022-2023

Item No.	Project Name	Estimated Project Cost (\$)	Funding (\$)	CIP Funding Schedule						Total Funding
			Funding Available (N) = New allocation (F) = Future	Current Project Funding (\$)	FY 2018-19 (\$)	FY 2019-20 (\$)	FY 2020-21 (\$)	FY 2021-22 (\$)	FY 2022-23 (\$)	
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(N) 250,000 ME(N)	106,208	320,000					426,208
M-4	Replace Covered Berths in Central Harbor (sheds 1,2, & 3)	425,000								0
M-5	Re-model Restrooms and Showers in Riverview Basin	225,000								0
M-6	Demolish and Replace Restrooms at the Launch Ramp	225,000								0
M-7	Restroom/Shower Facility for Central Harbor	250,000								0
M-8	Marina South Parking Lot Improvements	50,000								0
M-9	Launch Ramp Maintenance Dredging	65,000								0
M-10	Riverview Park Dock Repairs	75,000								
M-11	Marina Infrastructure Repair & Replacement	500,000	20,000 ME (N)		20,000					20,000
TOTALS		12,315,000		106,208	340,000	0	0	0	0	446,208

STREET PROJECTS

PROJECT DESCRIPTIONS

The CIP includes a general list of projects scheduled during each of the five years of the program, followed by detailed project sheets arranged by project category, such as Streets, Traffic Signals, Water, Sewer, etc. These sheets include information for each project as follows:

CIP Identification Number: (example: ST-5)

ST-#	Street Projects
S-#	Signal Projects
W-#	Water Projects
SS-#	Sewer Projects
SD-#	Storm Drainage Projects
PK-#	Park Projects
B-#	Building Projects
G-#	General Projects
PP-#	Pittsburg Power Projects
M-#	Marina Projects

Project Title: This is the title of the proposed project.

Project Number: A CIP contract or project number will be assigned to the projects as funding is established.

Status: This will indicate the project status if available.

Estimated Project Cost: Project cost estimates are used as place holders for project funding. Cost estimates shown here vary from conceptual project estimates to detailed design estimates. A more detailed cost estimate is prepared during the design phase of each project. Actual costs are unknown until bids are opened.

Project Limits: This is a written description of the project limits if available.

Funding Sources: This section identifies project funding sources that have been approved or will be approved with adoption of this CIP.

Project Description: This is a detailed description of the project.



ST-1: RANGE ROAD OVERCROSSING

Project No.
TBD

Status:
Awaiting funding.

Estimated Project Cost:
\$25,000,000

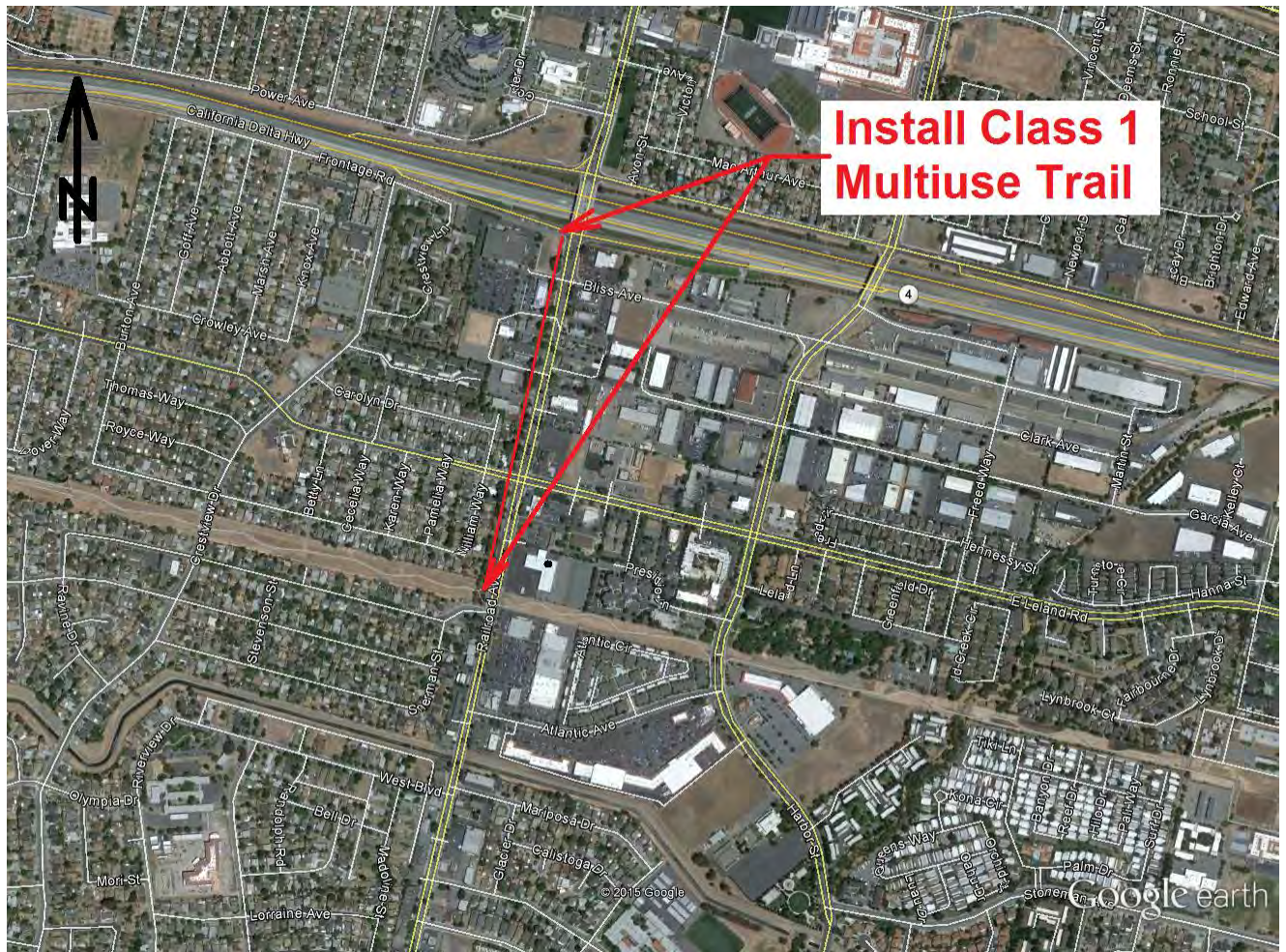
Project Limits:
State Route 4 at Range Road

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: RAILROAD AVENUE CLASS 1 TRAIL

Project No.
TBD

Status:
Preliminary Design and Cost Estimate completed

Estimated Project Cost:
\$4,520,000

Project Limits:
Railroad Avenue from State Route 4 to Delta DeAnza Trail at Alvarado Avenue

Funding Sources
Eligible Funding Sources: Gas Tax, Measure J, IRRF, IE, PP, Grants
Identified Funding: OBAG2 Grant

Project Description:

Construct a concrete Class 1 trail along the west side of Railroad Avenue within existing City right-of-way, from the existing Delta De Anza Trail at Alvarado Avenue to State Route 4 freeway (approximately 2400 lf). 10-foot concrete trail will have minimum 1-foot graded shoulders. Project includes trail lighting, crosswalk treatments, modified driveways, a bus shelter, wayfinding and service information signage, as well as landscaping and irrigation improvements.



ST- 3: 2017/18 CITYWIDE TRAFFIC CALMING PROJECT

Project No.

TBD

Status:

In design.

Estimated Project Cost:

\$100,000

Project Limits:

Citywide

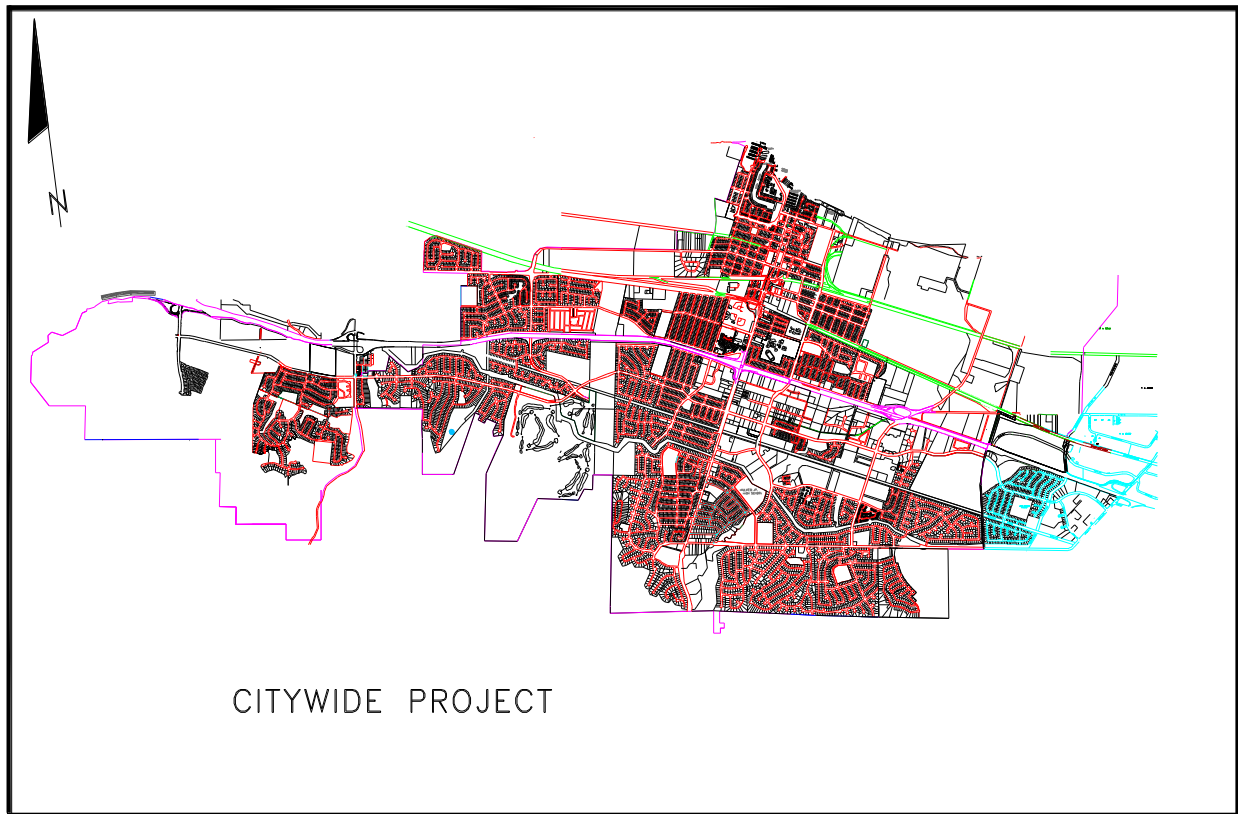
Funding Sources:

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

Identified Funding: \$100,000 Gas Tax

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-5: STREET MEDIAN/LANDSCAPING IMPROVEMENTS

Project No.

TBD

Status:

Evaluating needs.

Estimated Project Cost:

\$300,000

Project Limits:

Project locations TBD

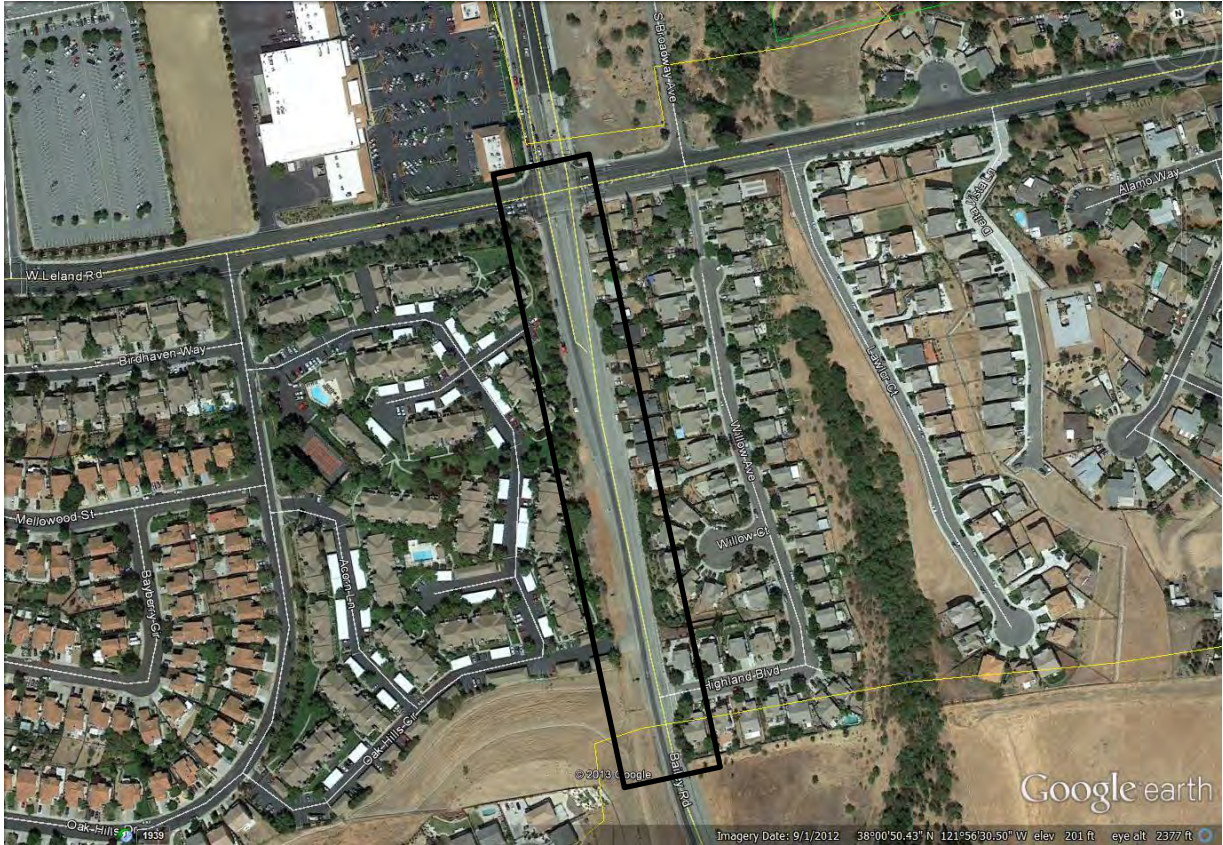
Funding Sources:

Eligible Funding Source: TBD

Identified Funding Source: None

Project Description:

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



ST-6: BAILEY ROAD INTERIM REPAIRS

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$615,000

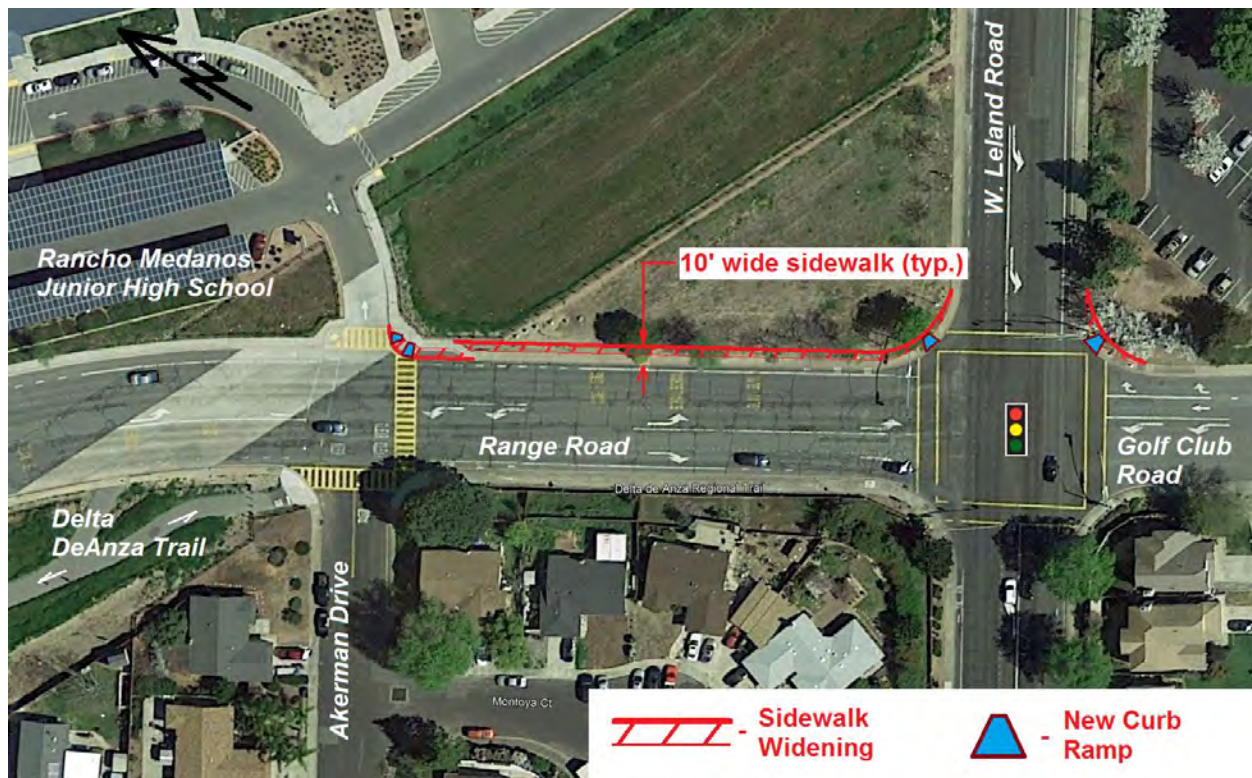
Project Limits:
West Leland Road to City Limit (1,600 feet south)

Funding Sources

Eligible Funding Source: Measure J, Keller Canyon Mitigation Funds
Identified Funding Source: \$615,000 Keller

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: RANGE ROAD SIDEWALK IMPROVEMENTS

Project No.
TBD

Status:

Estimated Project Cost:
\$120,000

Project Limits:
Ackerman Drive to south side of West Leland Road

Funding Sources:
Eligible Funding Sources: Gas Tax, Measure J

Identified Funding: \$55,000 Gas Tax, \$65,000 TDA Grant

Project Description:

Widen existing sidewalk approximately five feet along north side of Range Road, from Rancho Medanos Junior High School's entrance to south side of West Leland Road (approximately 400 linear feet). This will allow the large groups of students travelling to and from school to safely stay on sidewalk and avoid walking in bicycle and vehicle traffic lanes.



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

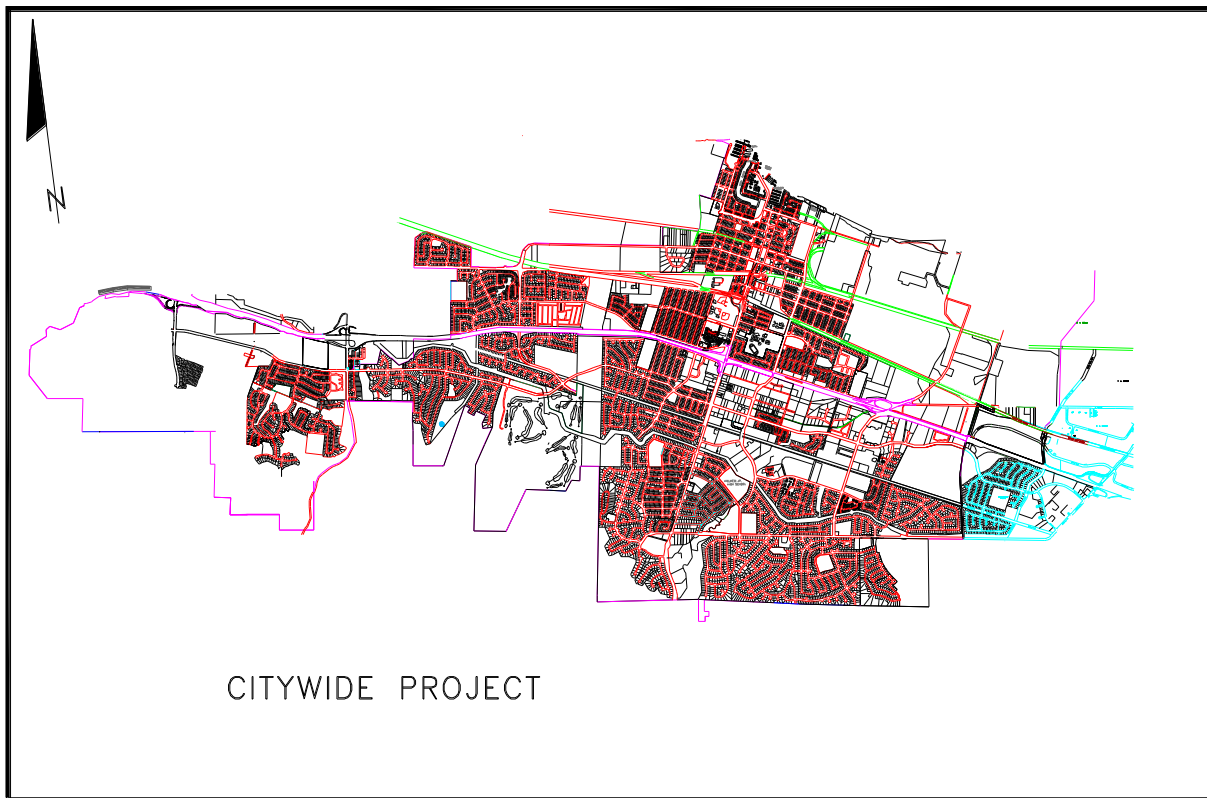
Project Limits:
Treatro Street, Del Tren Avenue, and
Hermosa

Funding Sources:

Eligible Funding Source: County, Measure J,
Gas Tax
Identified Funding: County

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: 2018/19 CITYWIDE PAVEMENT MANAGEMENT PROJECT

Project No.

TBD

Status:

2018/19 Allocation - \$400,000

Estimated Project Cost:

\$400,000

Project Limits:

Citywide

Funding Sources:

Eligible Funding Source: Gas Tax

Identified Funding Source: Gas Tax \$400,000

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.

Impact on Operating Budget:

No significant impact on the operating budget since this involves routine pavement management/repair of citywide streets.



ST-12: SAN MARCO BOULEVARD WIDENING

Project No.

Status:

Awaiting funding

Estimated Project Cost:

\$125,000

Project Limits:

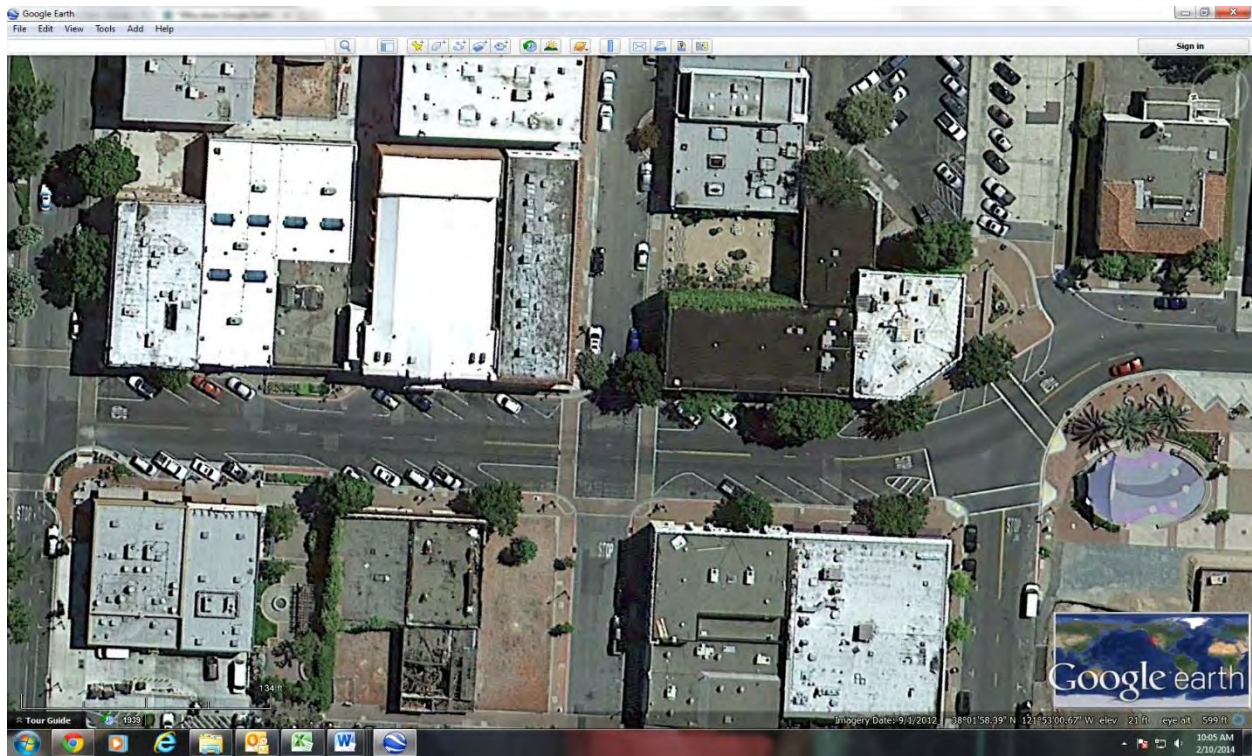
West Leland Road to State Route 4 eastbound on-ramp

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-13 Railroad Avenue 3rd to 5th Street Sidewalk Improvement

Project No.
3111

Status:
Under Construction

Estimated Project Cost:
\$500,000

Project Limits:
Railroad Avenue/3rd to 5th Street

Funding Sources:
Identified Funding Source: \$222,000 IRRF

Project Description:

This project will replace the aging and deteriorating paver system in the downtown sidewalks with concrete and pavers at the corners of 3rd, 4th and 5th streets. The design should replicate the new sidewalks on 6th, 7th, and 8th streets.



ST-14: SEISMIC RETROFIT BRIDGE NO. 28C-0165 (Willow Pass Road)

Project No.
1998-04

Status:
Under construction

Estimated Project Cost:
\$900,000

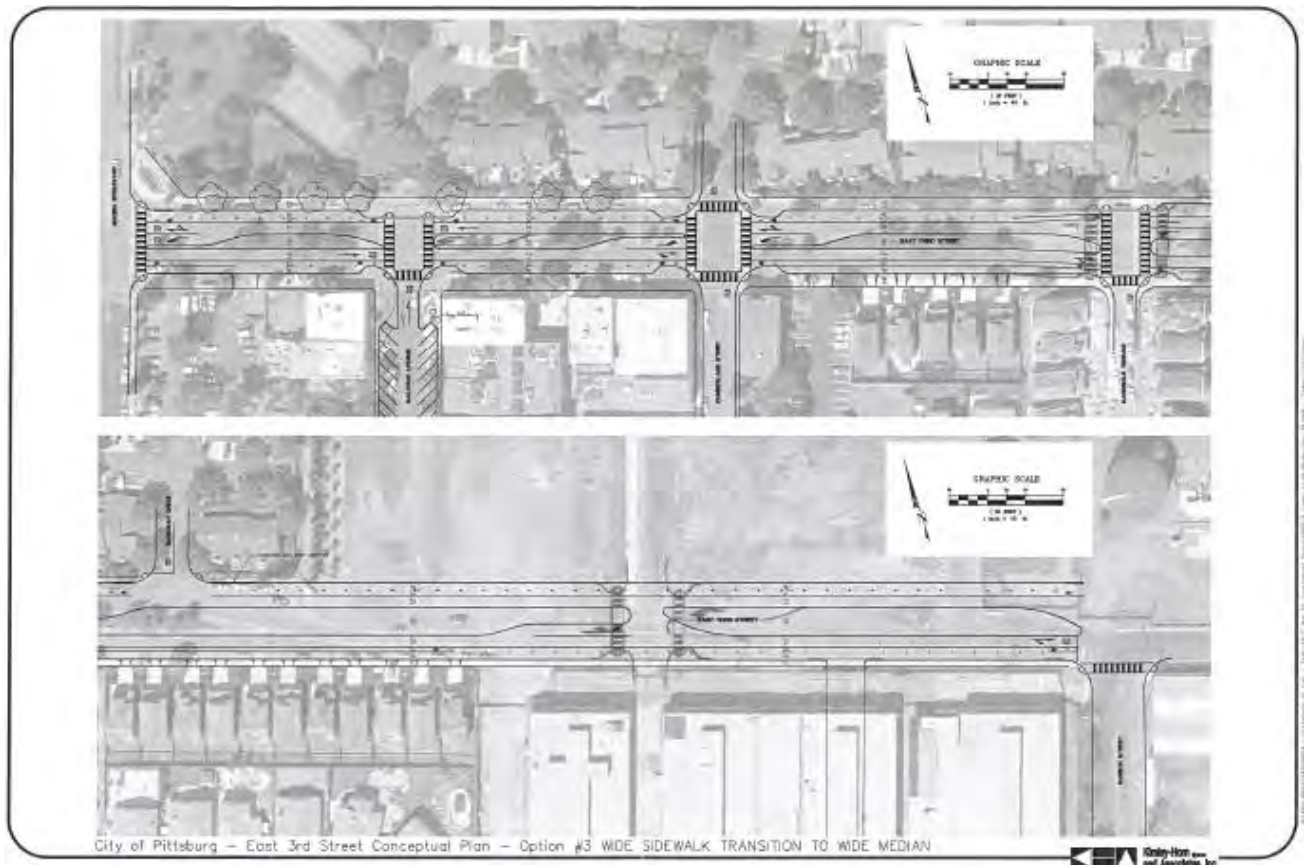
Project Limits:
Willow Pass Road over Range Road
connecting North Parkside Drive

Funding Sources

Eligible Funding Source: Local Bridge
Seismic Retrofit Funds
Identified Funding Source: \$796,600 federal
grant, \$57,400 Prop 1B grant, \$46,000 CCIF

Project Description:

This project will retrofit the existing bridge that extends over Range Road/Willow Pass Road to withstand a greater seismic event.



ST-15: EAST THIRD STREET STREETSCAPE IMPROVEMENTS

Project No.

TBD

Status:

Awaiting funding

Estimated Project Cost:

\$1,000,000

Project Limits:

East Third Street, from Marina Boulevard to Harbor Street

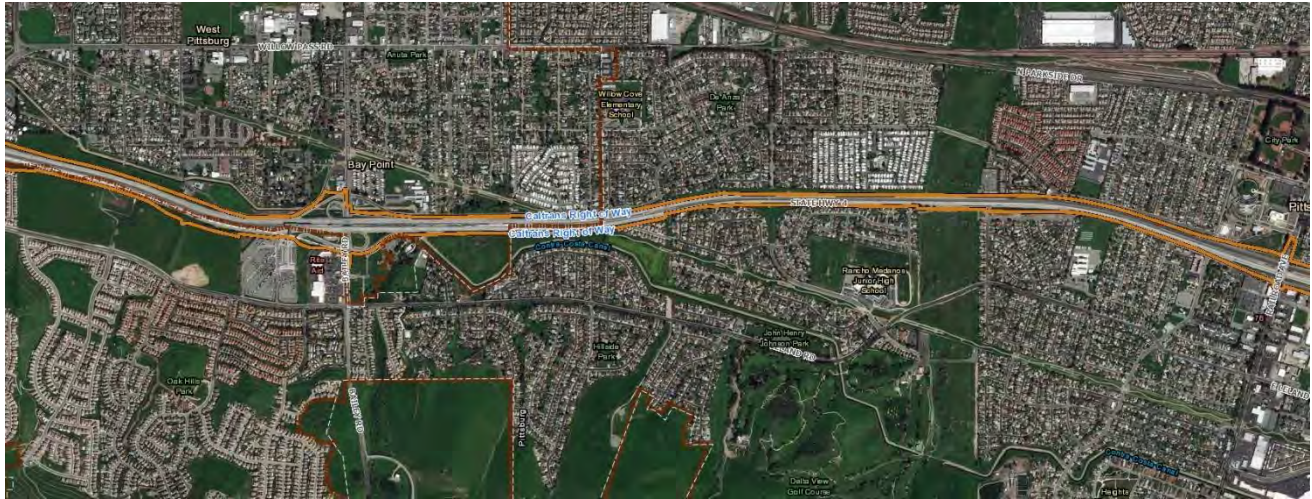
Funding Sources

Eligible Funding Source: OBAG, Measure J

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 the area’s walkability and promote alternative modes of transportation.



ST-17: SB1 WEST LELAND ROAD PAVEMENT MANAGEMENT

Project No.
TBD

Status:
Design

Estimated Project Cost:
\$974,401

Project Limits:
West Leland Road from Railroad Avenue to Oak Hills Drive

Funding Sources

Eligible Funding Sources: Gas Tax, Measure J, RMRA

Identified Funding: \$974,401 RMRA

Project Description:

This project will provide pavement maintenance on West Leland Road from Railroad Avenue to Woodhill Drive. The project may use a variety of pavement management techniques including, slurry seal, patch paving, pavement overlay, pavement inlay, pavement reconstruction, and crack sealing as determined during design. This project will also address the dips in the pavement on Kirker Pass at Valle Vista and in front of Fire Station 87.



ST- 18: 2018/19 CITYWIDE TRAFFIC CALMING PROJECT

Project No.
TBD

Status:
Funded

Estimated Project Cost:
\$100,000

Project Limits:
Citywide

Funding Sources:

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

Identified Funding: \$100,000 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-19: 2018/19 CDBG CURB RAMP PROJECT

Project No.

TBD

Status:

In design

Estimated Project Cost:

\$226,368

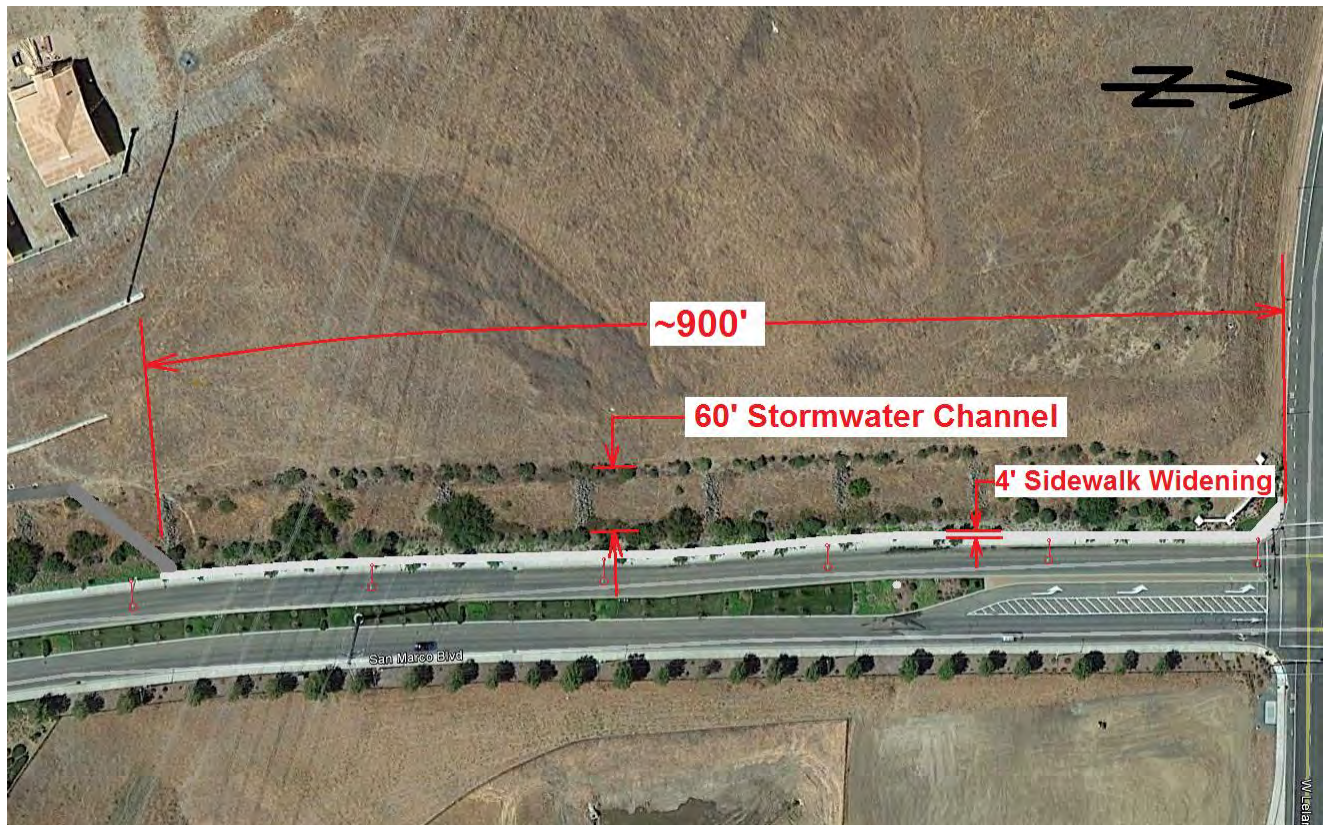
Project Limits:

Funding Sources

\$226,368 CDBG

Project Description: This project includes the design and construction of ADA compliant curb ramps at the following intersections:

1. Gloria Ave/Jenson Ave
2. Gloria Ave/San Miguel Circle
3. Jenson Ave/Rochelle Ave
4. Jenson Ave/Palos Verde Drive
5. Palo Verde Drive/Sandlewood Court
6. Palo Verde Drive/Alpine Drive
7. Rochelle Ave/Jewett Ave
8. Jewett Ave/McFaul Drive
9. McFaul Drive/Metten Ave
10. McDermott Drive/Metten Ave
11. McDermott Drive/Jewett Ave
12. Metten Drive/Coad Court



ST-20: San Marco Boulevard Class 1 Trail

Project No.
TBD

Status:
Preliminary Design and Cost Estimate completed

Estimated Project Cost:
\$265,000

Project Limits:
San Marco Boulevard, between El Cajon Court to West Leland Road

Funding Sources

Eligible Funding Sources: Gas Tax, Measure J, IRRF, IE, PP, Grants
Identified Funding: TDA \$120,000, \$132,500 Measure J

Project Description:

Construct a Class 1 trail along the west side of San Marco Boulevard within existing City right-of-way, from the existing Class 1 trail ending at El Cajon Court to West Leland Road (approximately 900 lf). Project includes a prefabricated bridge over small drainage watercourse. Staff is evaluating alternative alignments and features due to limited funding.



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-22: BAILEY ROAD/ROUTE 4 RAMP TURN LANE MODIFICATIONS

Project No.
TBD

Status:
Awaiting funding.

Estimated Project Cost:
\$105,000

Project Limits:
Bailey Road State Route 4 Westbound Intersection

Funding Sources

Eligible Funding Source: TMF, Measure C, Developer
Identified Funding Source: None

Project Description:

Project will construct Geometric Improvements including median modifications to improve storage for left turns from northbound Bailey Road onto Route 4 westbound ramp. 85% TMF eligible.



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- 26: 2019/20 TRAFFIC CALMING PROJECT

Project No.

TBD

Status:

Projected Funding for FY 19/20

Estimated Project Cost:

\$100,000

Project Limits:

Citywide

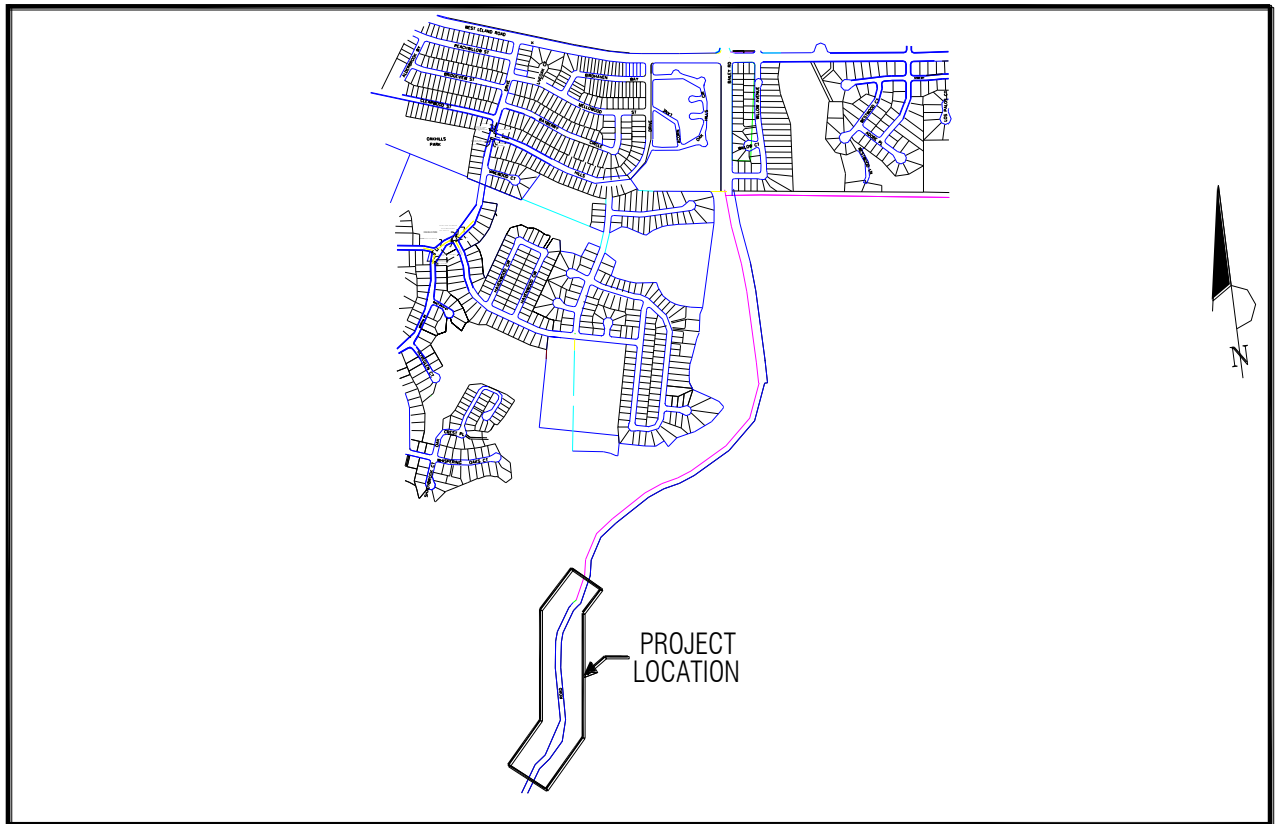
Operation and Maintenance**Funding Sources**

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

Identified Funding: \$100,000 HUTA

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-27: BAILEY ROAD OPERATIONAL SAFETY IMPROVEMENTS

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$300,000

Project Limits:
City owned section of Bailey Road south of Willow Ave

Funding Sources

Eligible Funding Source: Measure J
Identified Funding Source: None

Project Description:

This project will provide safety improvement, including pavement rehabilitation, restriping and shoulder improvements, to the City owned southern portion of Bailey Road between Concord and Keller Canyon Landfill.



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

Project No.
2016-03

Status:
In Design

Estimated Project Cost:
\$735,000

Project Limits: W. Leland Road from Railroad Avenue to Burton Avenue

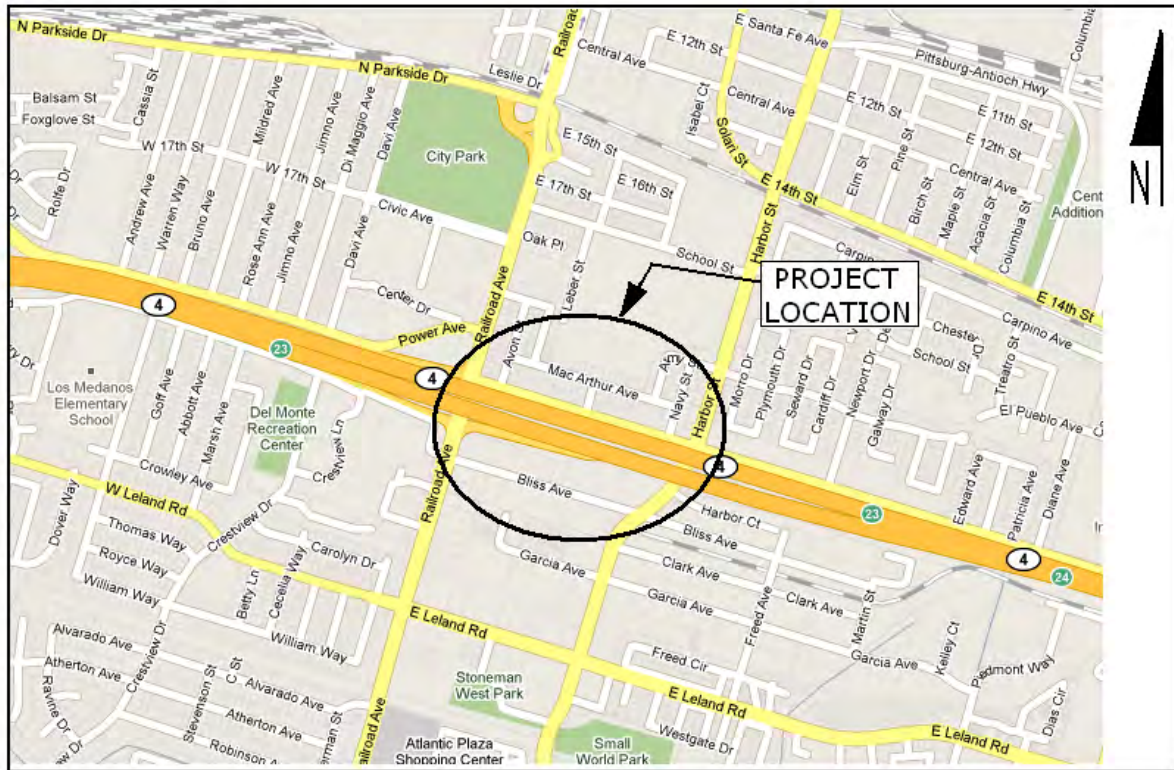
Funding Sources

Eligible Funding Sources: Measure J, Gas Tax, CCIR

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

Project Description:

The project will install conduits and street lighting along West Leland Road from Railroad Avenue to Burton Avenue. 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 Hwy 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

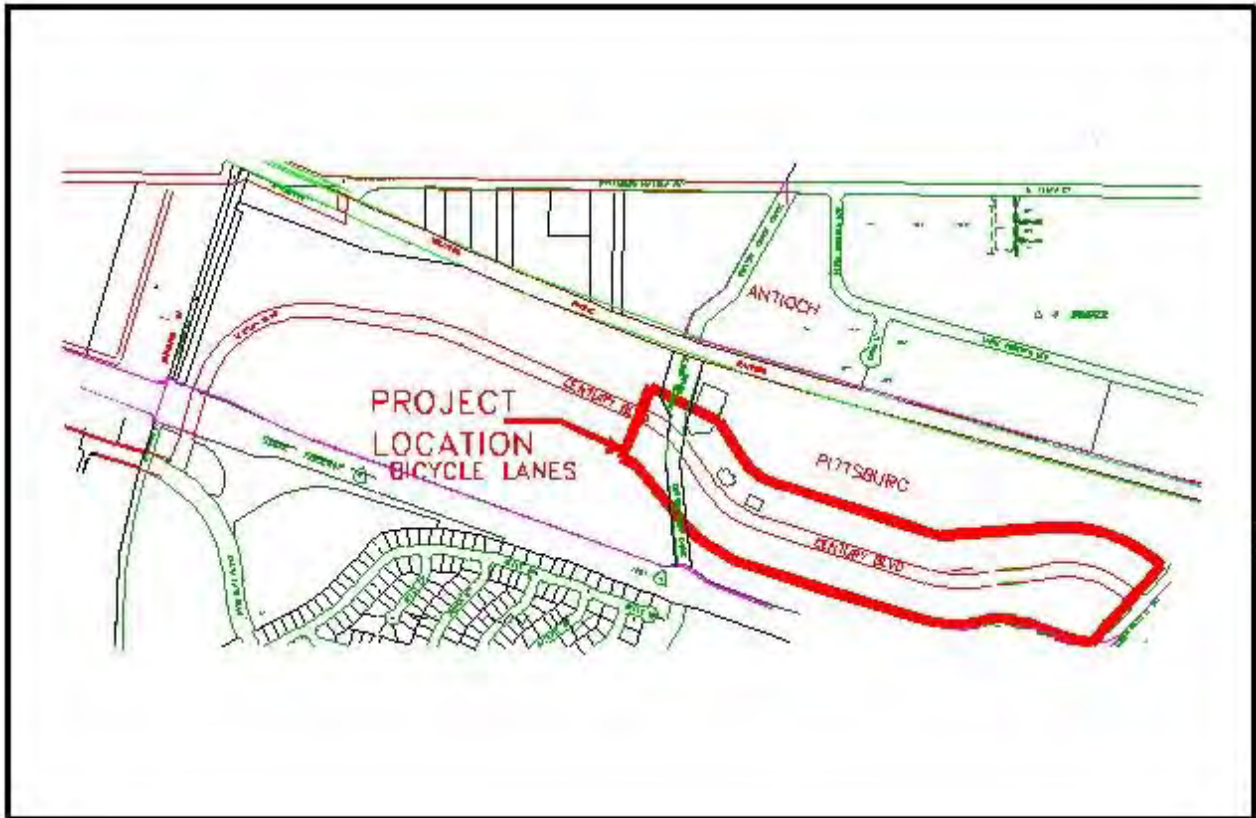
Project Limits:
East Leland Road at LMC Eastern
Exit/Century Blvd.

Funding Sources:

Eligible Funding Source: Measure J
/Developer /LTMF
Identified Funding Source:

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 funds

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 the State Route 4 freeway undercrossing to NorthPark 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 freeway undercrossing to NorthPark Boulevard (approximately 480 lf).



ST-33: SB1 2021/22 PAVEMENT MANAGEMENT PROJECT

Project No.
TBD

Status:
Projected Funding for FY 2021/22

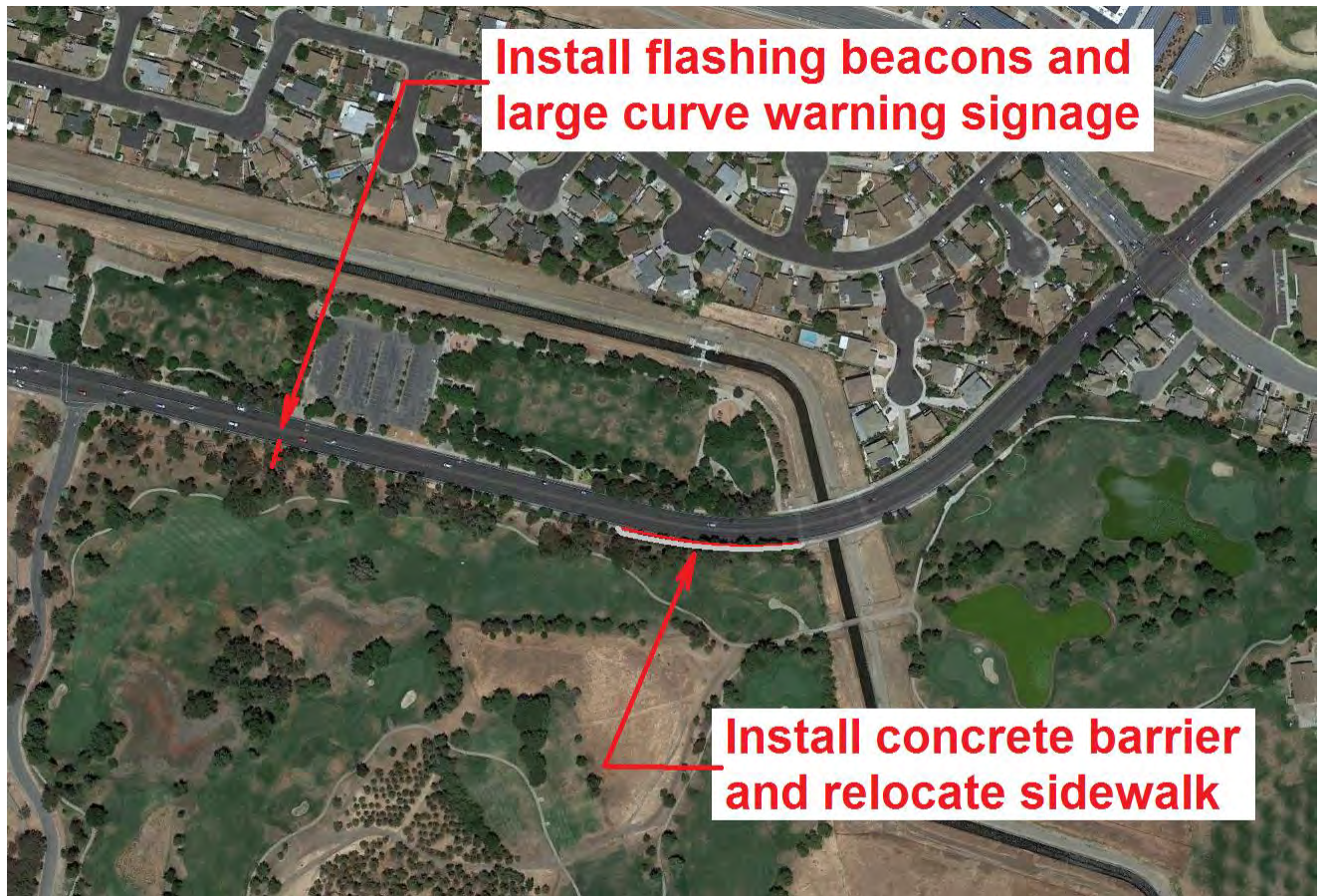
Estimated Project Cost:
\$1,034,805

Project Limits:
Pittsburg Antioch Highway from Columbia Street
to Loveridge Road

Funding Sources
Eligible Funding Source: Gas Tax, Measure J,
RMRA
Identified Funding: \$1,034,805 RMRA

Project Description:

This project will reconstruct/improve the pavement on Pittsburg Antioch Highway from Columbia Street to Loveridge Road. 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-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.



ST- 35: 2020/21 TRAFFIC CALMING PROJECT

Project No.

TBD

Status:

Estimated Project Cost:

\$100,000

Project Limits:

Citywide

Operation and Maintenance

Funding Sources

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

Identified Funding: \$100,000 HUTA

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-36: JAMES DONLON EXTENSION (2 Lanes) DESIGN AND CONSTRUCTION

Project No.
3015

Status:
35% Design in Progress

Estimated Project Cost:
\$73,000,000

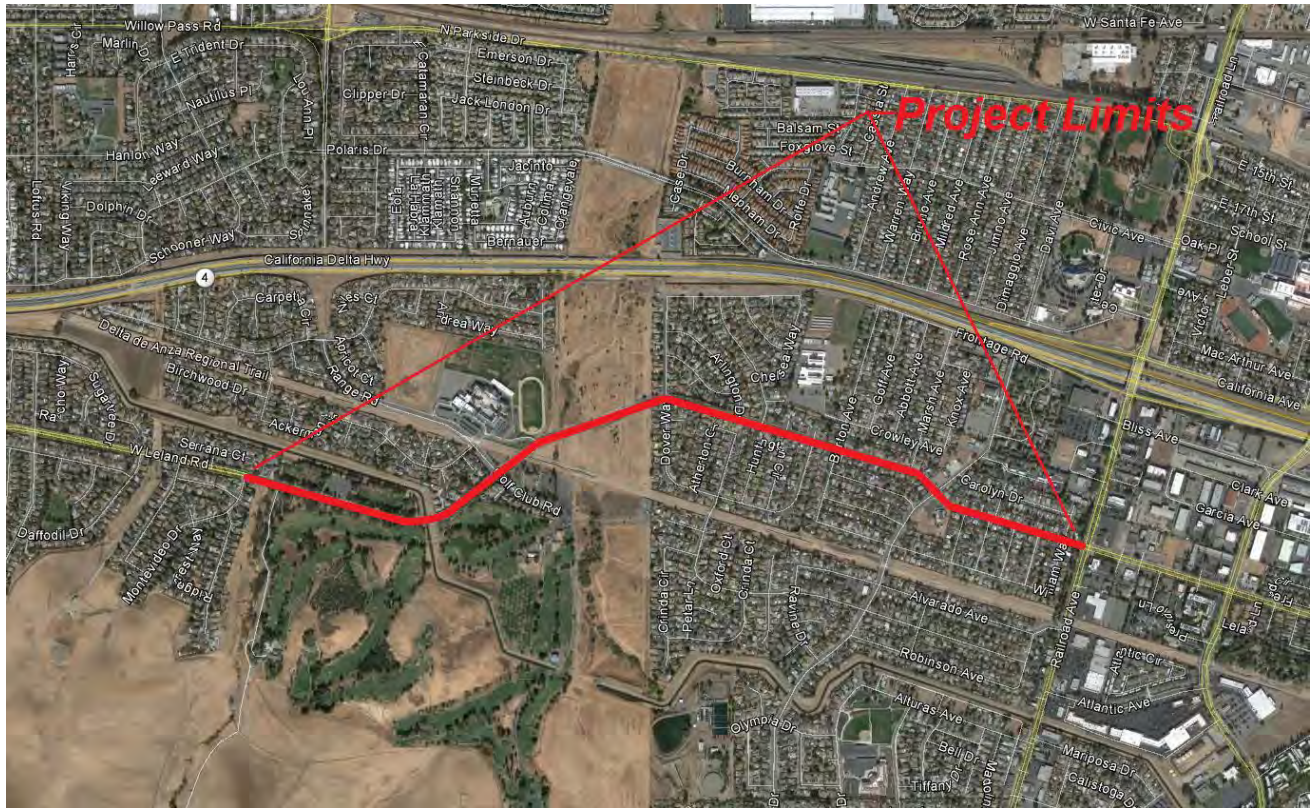
Project Limits:
Eastern city limits to Kirker Pass Road

Funding Sources:

Eligible Funding Source: TMF, Regional TMF/
PRTDIM/Developer/Measure J
Identified Funding Source: \$1,460,000 LTMF,
\$14,600,000 Developer Obligated LTMF,
\$49,640,000 RTMF,
\$7,300,000 TBD (Only \$1,600,000 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 Extension 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-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

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 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-39: STATE ROUTE 4 ADA PATHWAY IMPROVEMENTS

Project No.
TBD

Status:
Being studied

Estimated Project Cost:
\$400,000

Project Limits:
South side of SR 4 from Railroad Ave. (at the eastbound on-ramp) to Bliss Avenue Park-n-Ride Parking Lot

Funding Sources
Eligible Funding Sources: Gas Tax, Measure J, IRRF, IE, and Grants
Identified Funding: OBAG-2 Grant

Project Description:
Construct a minimum 6-foot-wide, approximately 970-foot long, paved pathway that is accessible for the disabled (complies with the American Disability Act). This pathway will complement pedestrian travel between the BART Park-n-Ride Lot, located on the north side of Bliss Avenue, and the proposed BART Center station located on State Route 4 median at Railroad Avenue.



ST-40: VEHICULAR PARKING IMPROVEMENTS FOR BART CENTER STATION

Project No.
TBD

Status:
Being studied

Estimated Project Cost:
\$360,000

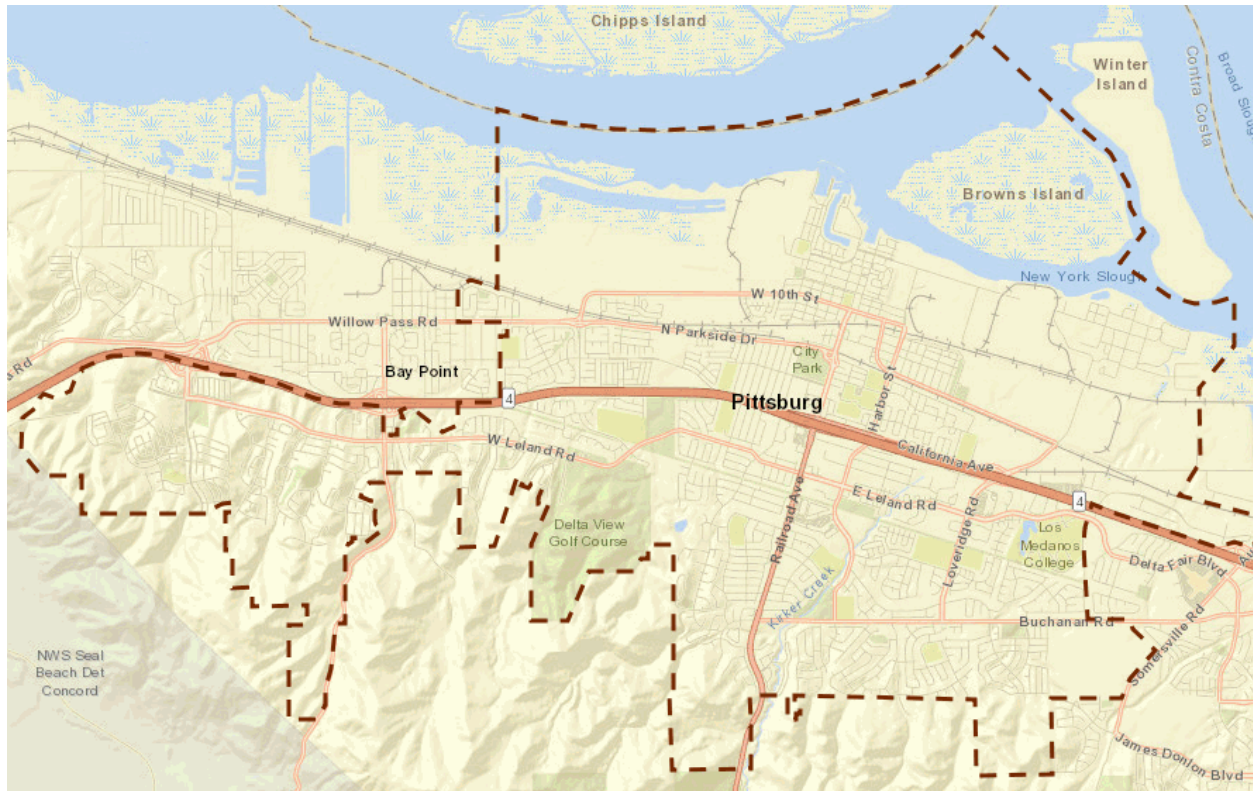
Project Limits:
North side of SR 4 from Avon Street to Navy Street

Funding Sources

Eligible Funding Sources: Gas Tax, Measure J, IRRF, IE, and Grants
Identified Funding: OBAG-2 Grant

Project Description:

Construct parallel, paved and marked parking stalls along the south side of California Avenue, from Avon Street to Navy Street (approximately 180 lf), with a sufficient parallel aisle width to allow for vehicles to fully pull out of the travelled way on California Avenue and maneuver their vehicles into marked parking stalls. These parking stalls will complement the available parking in the area for the proposed BART Center Station, located on the State Route 4 median at Railroad Avenue.



ST-41: ANNUAL CITYWIDE FENCE, SOUNDWALL AND STREETLIGHT REPLACEMENT/INSTALLATION PROJECT

Project No.

TBD

Status:

Analyzing Priorities

Estimated Project Cost:

\$100,000 Annually

Project Limits:

Citywide

Funding Sources:

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

Identified Funding Source: \$100,000 Measure J, \$400,000 Future Measure J

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:
\$608,800

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

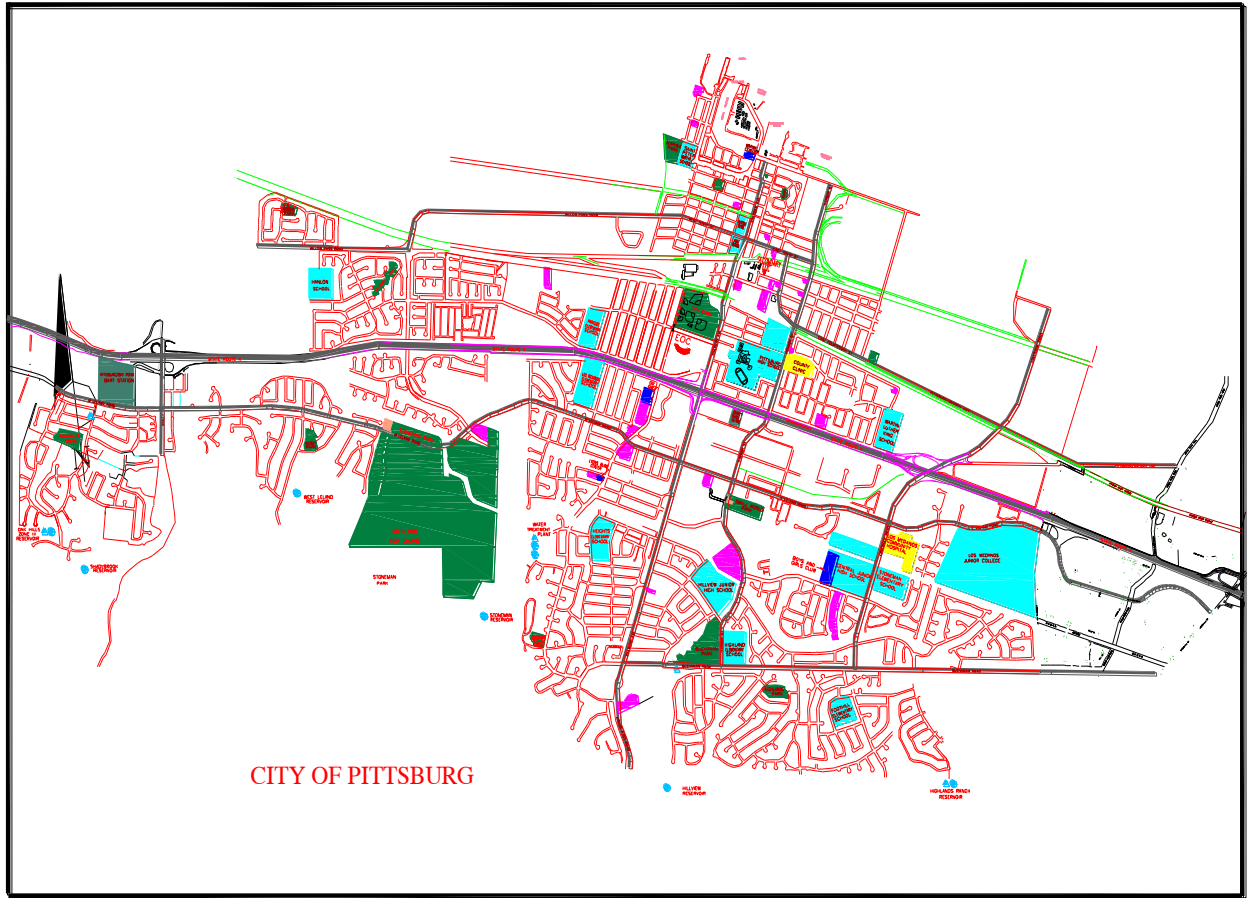
Funding Sources

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

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' west of West Leland Road/Range Road intersection
- 5.) Horizontal curve west of West Leland Road/Dover Way.



ST-44: CITYWIDE SIDEWALK REPLACEMENT PROJECT

Project No.
TBD

Status:
Awaiting Funding

Estimated Project Cost:
\$85,000

Project Limits:
Various locations citywide

Funding Sources

Eligible Funding Source: Measure J
Identified Funding Source:

Project Description:

Lifted and Damaged sidewalk is a continual issue throughout the City each year. This annual project will replace damaged sidewalk and reduce trip hazards throughout the City.



ST- 45: 2021/22 CITYWIDE TRAFFIC CALMING PROJECT

Project No.
TBD

Status:
Funded

Estimated Project Cost:
\$100,000

Project Limits:
Citywide

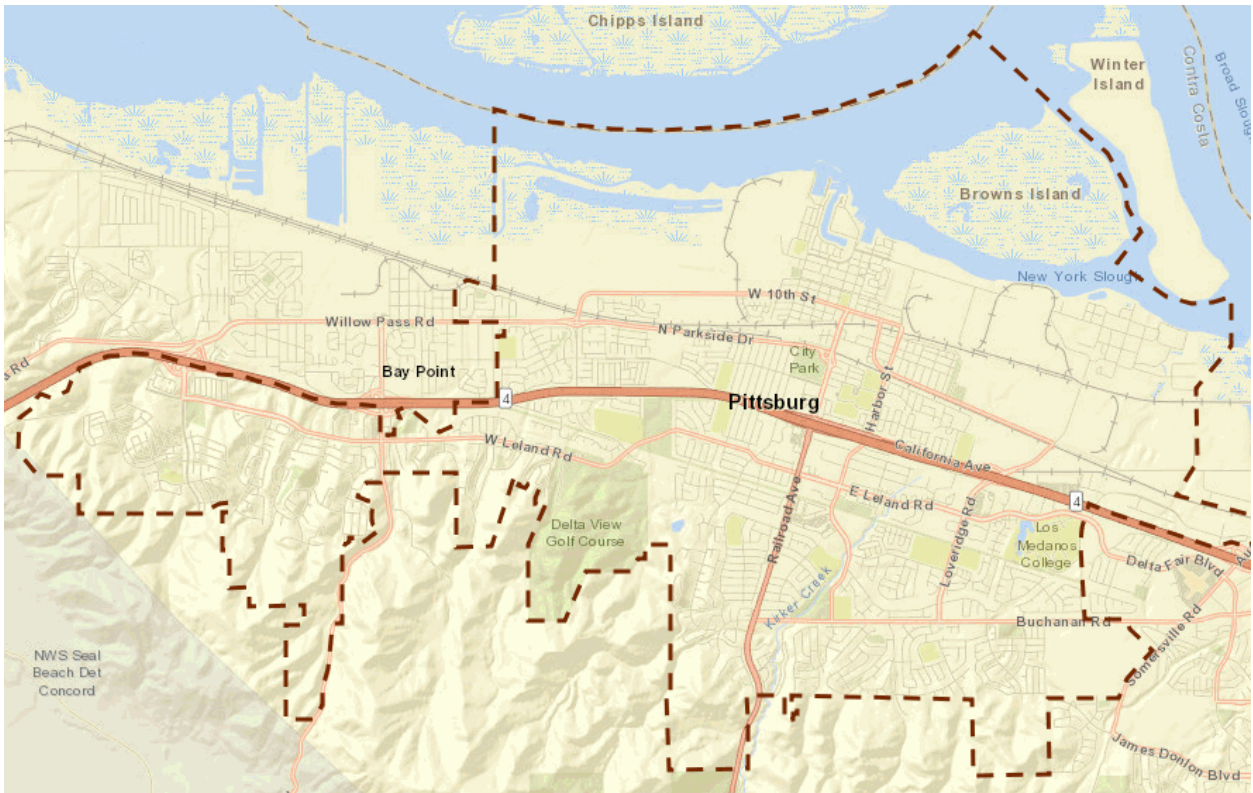
Funding Sources:

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

Identified Funding: \$100,000 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: 2020/21 CITYWIDE PAVEMENT MANAGEMENT PROJECT

Project No.
TBD

Status:
Projected Funding for FY 20/21

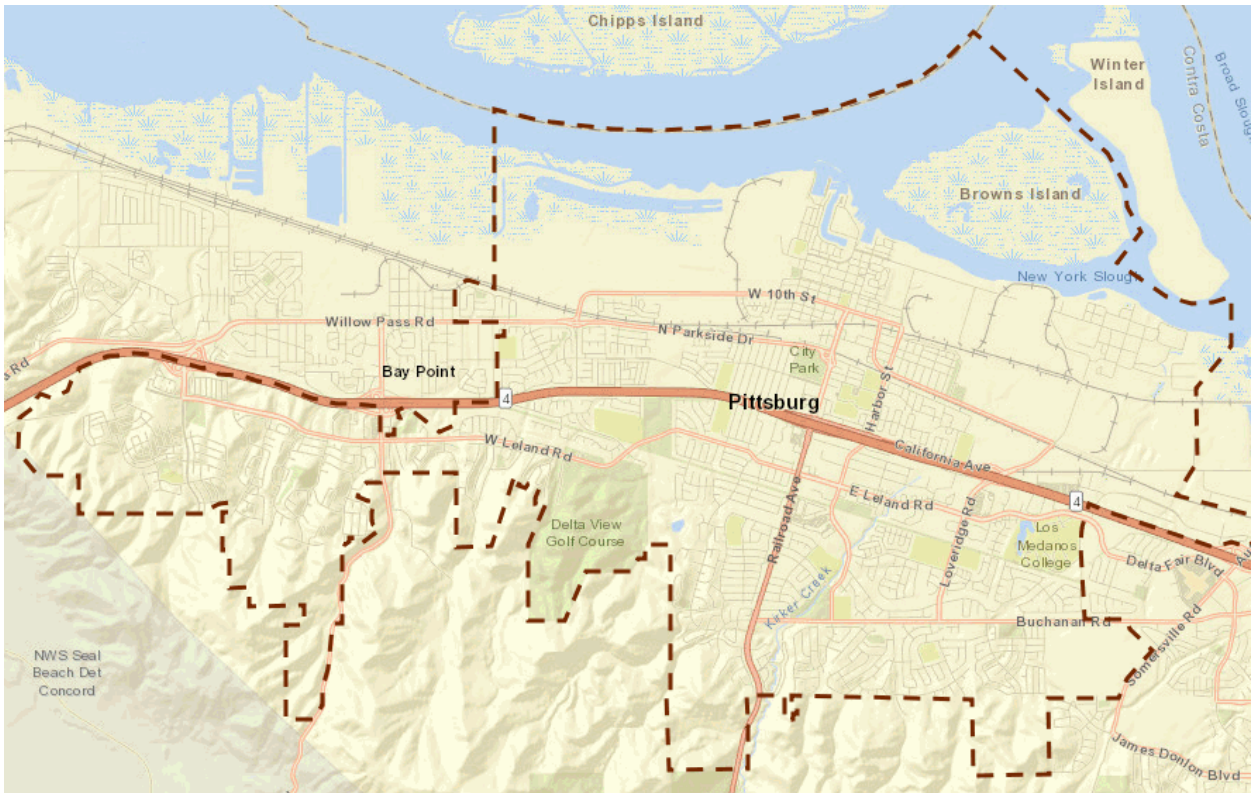
Estimated Project Cost:
\$400,000

Project Limits:
TBD

Funding Sources:
Eligible Funding Source: Gas Tax
Identified Funding Source: \$400,000 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.



ST-48: 2021/22 CITYWIDE PAVEMENT MANAGEMENT PROJECT

Project No.
TBD

Status:
Projected Funding for FY21/22

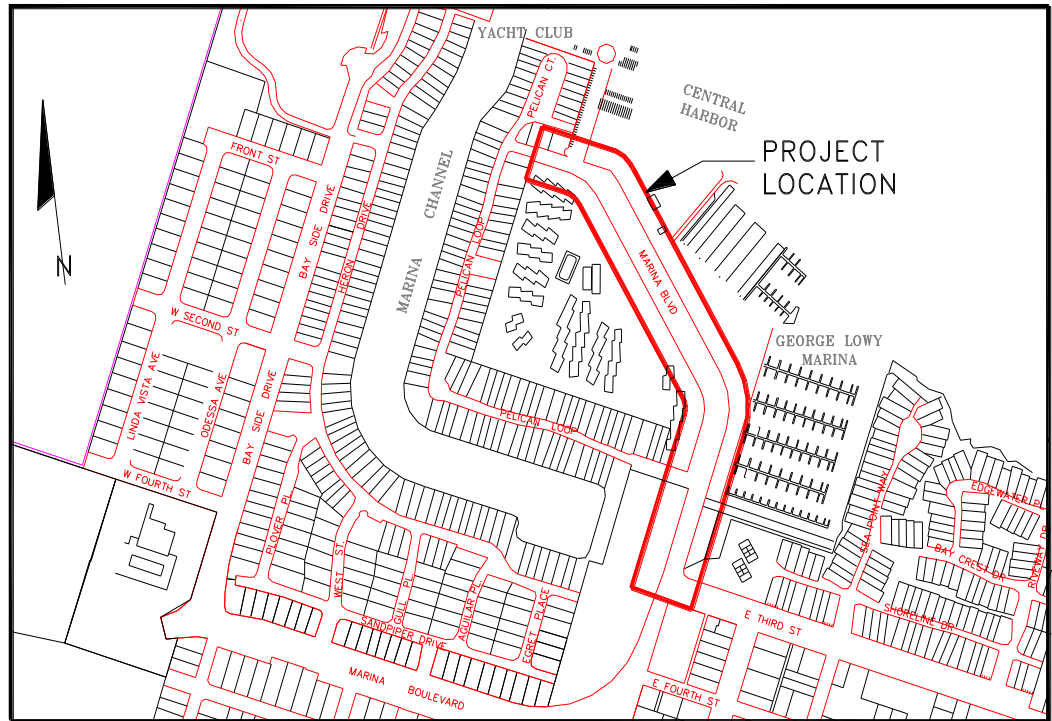
Estimated Project Cost:
\$400,000

Project Limits:
TBD

Funding Sources:
Eligible Funding Source: Gas Tax
Identified Funding Source: \$400,000 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.



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

Project No.
TBD

Status:
Awaiting Funding

Estimated Project Cost:
\$1,300,200

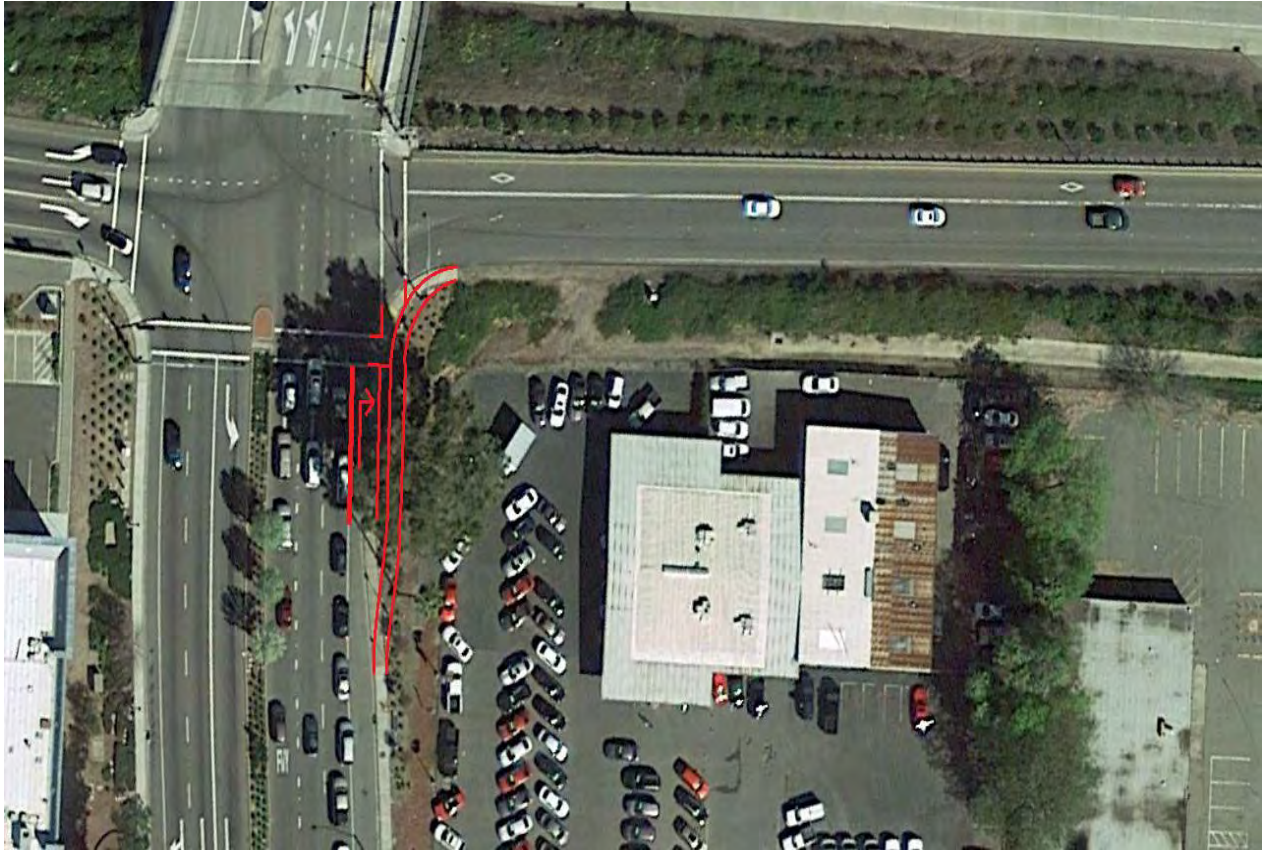
Project Limits: Marina Boulevard from
3rd Street north

Funding Sources:

Eligible Funding Source: None
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 landscaping.



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

Project No.
TBD

Status:
Awaiting funding

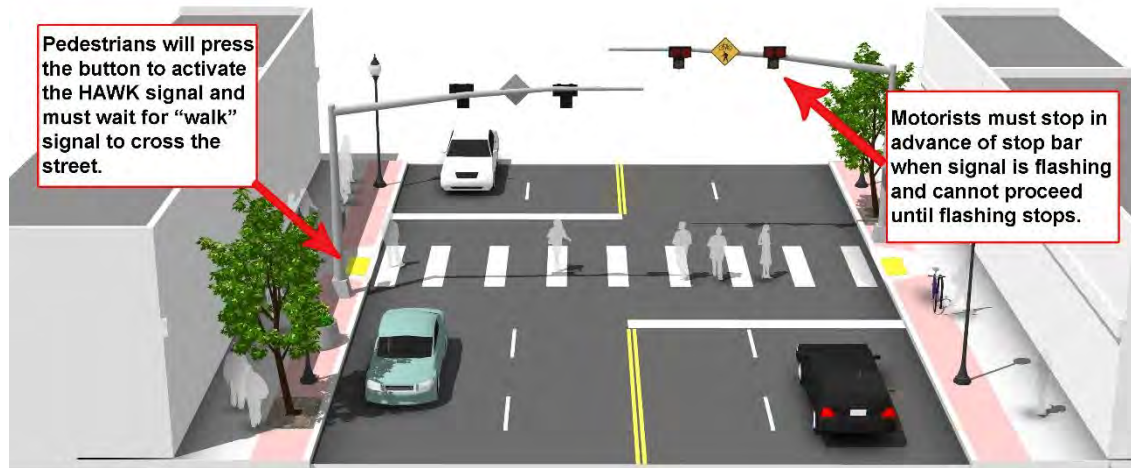
Estimated Project Cost:
\$300,000

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.

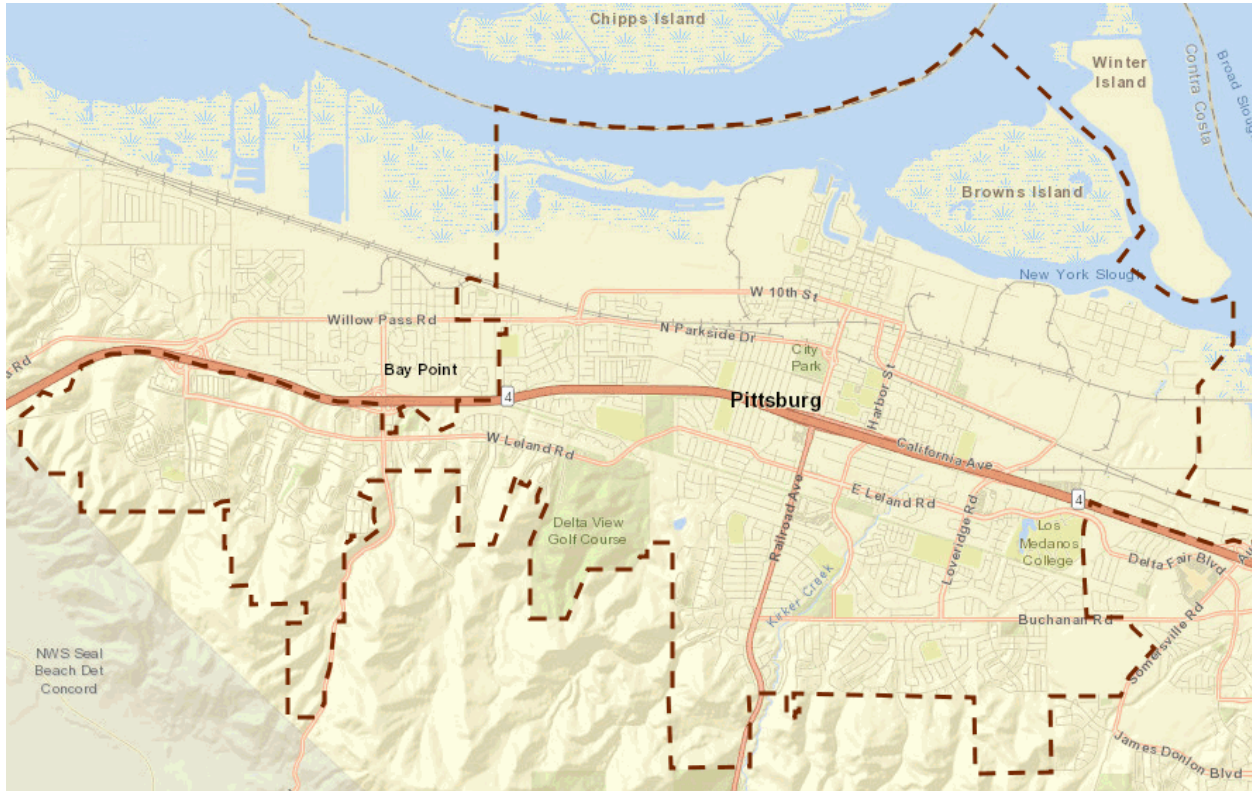


ST- 51: STONEMAN AVENUE PEDESTRIAN IMPROVEMENTS

Project No.		Status:
2017-02		Funded
Estimated Project Cost:		Project Limits:
\$880,000		Three intersections on Stoneman Avenue
Operation and Maintenance		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 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 & SIGNAGE PROJECT

Project No.
TBD

Status:
Determining priorities.

Estimated Project Cost:
\$50,000 Annual
\$250,000

Project Limits:
Citywide

Funding Sources:
Eligible Funding Source: Gas tax, Measure J,
RMRA Gas Tax

Identified Funding: \$50,000 RMRA, \$200,000
Future RMRA

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 West Leland)

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:
Staff Plan Checking Design

Estimated Project Cost:
\$5,857,000

Project Limits:
San Marco Boulevard 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 (SR4 to Bailey Road)

Project No.
TBD

Status:
Awaiting funding.

Estimated Project Cost:
\$14,038,000

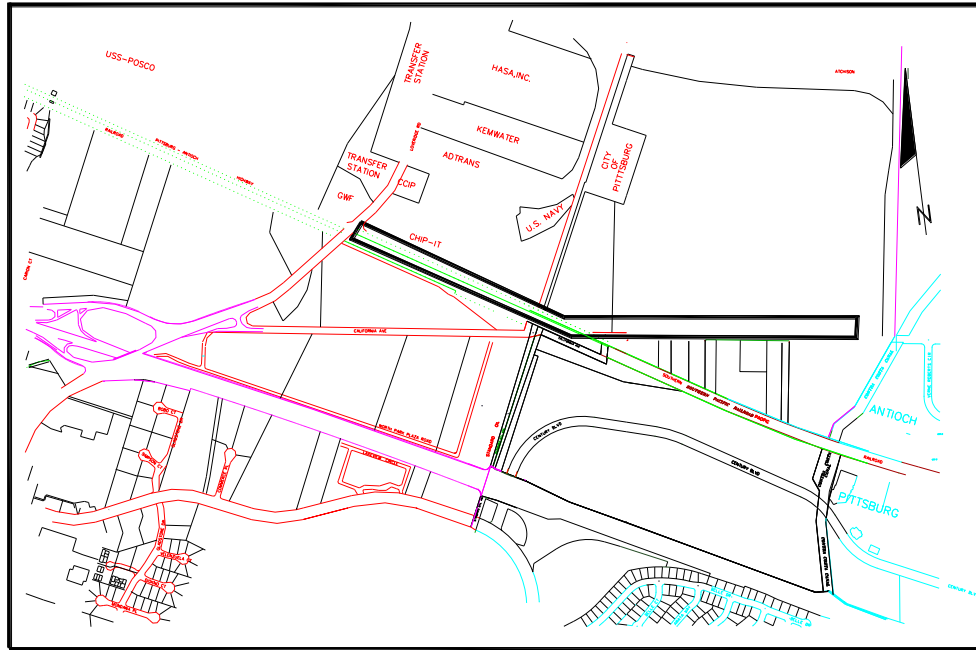
Project Limits:
Southwest area of Pittsburgh

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:

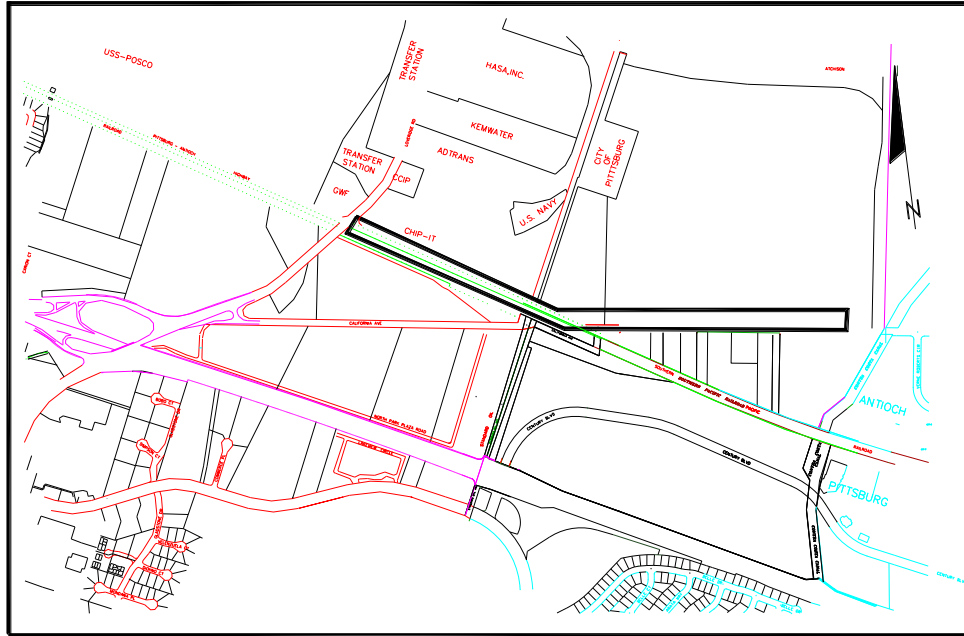
Pittsburg-Antioch Highway, from Loveridge Road to eastern City limits at Arcy Lane.

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

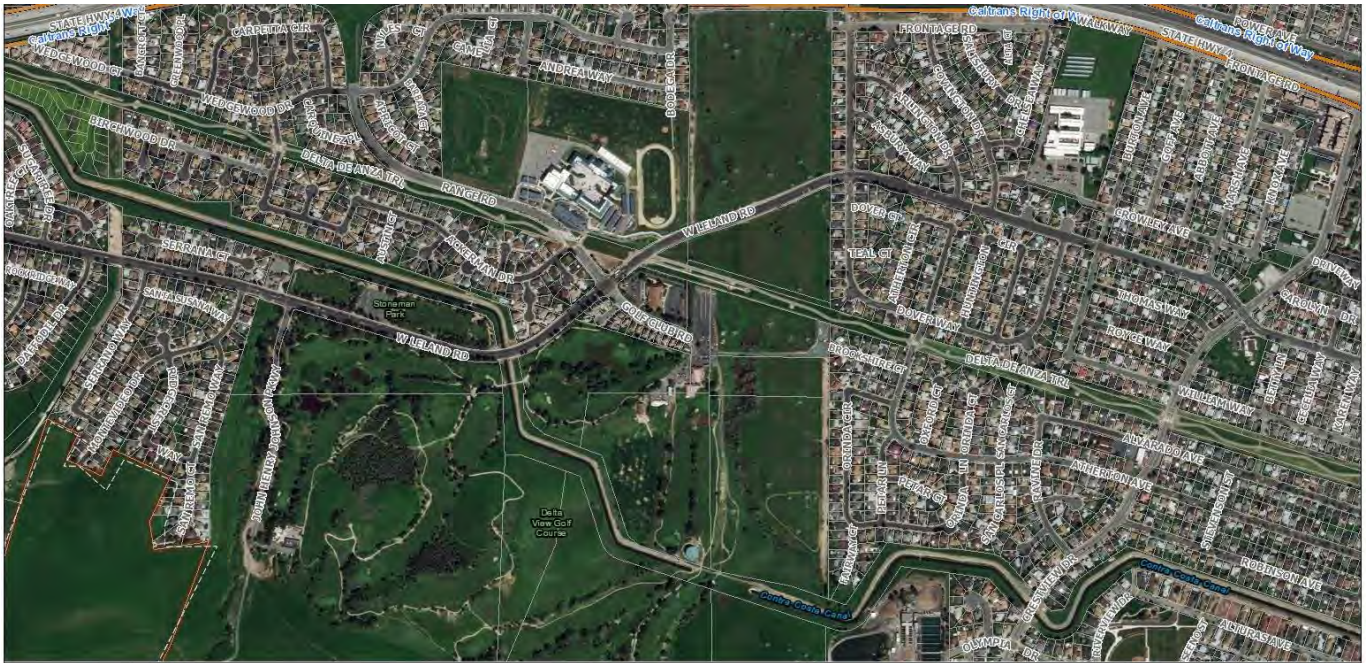
Project Limits:
Section of Pittsburg-Antioch Highway
between Loveridge Road and Arcy Lane

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: SB1-2022/23 PAVEMENT MANAGEMENT PROJECT

Project No.

TBD

Status:

Projected Funding for FY22/23

Estimated Project Cost:

\$1,069,973

Project Limits:

West Leland Road from Railroad Avenue to Jacqueline Drive

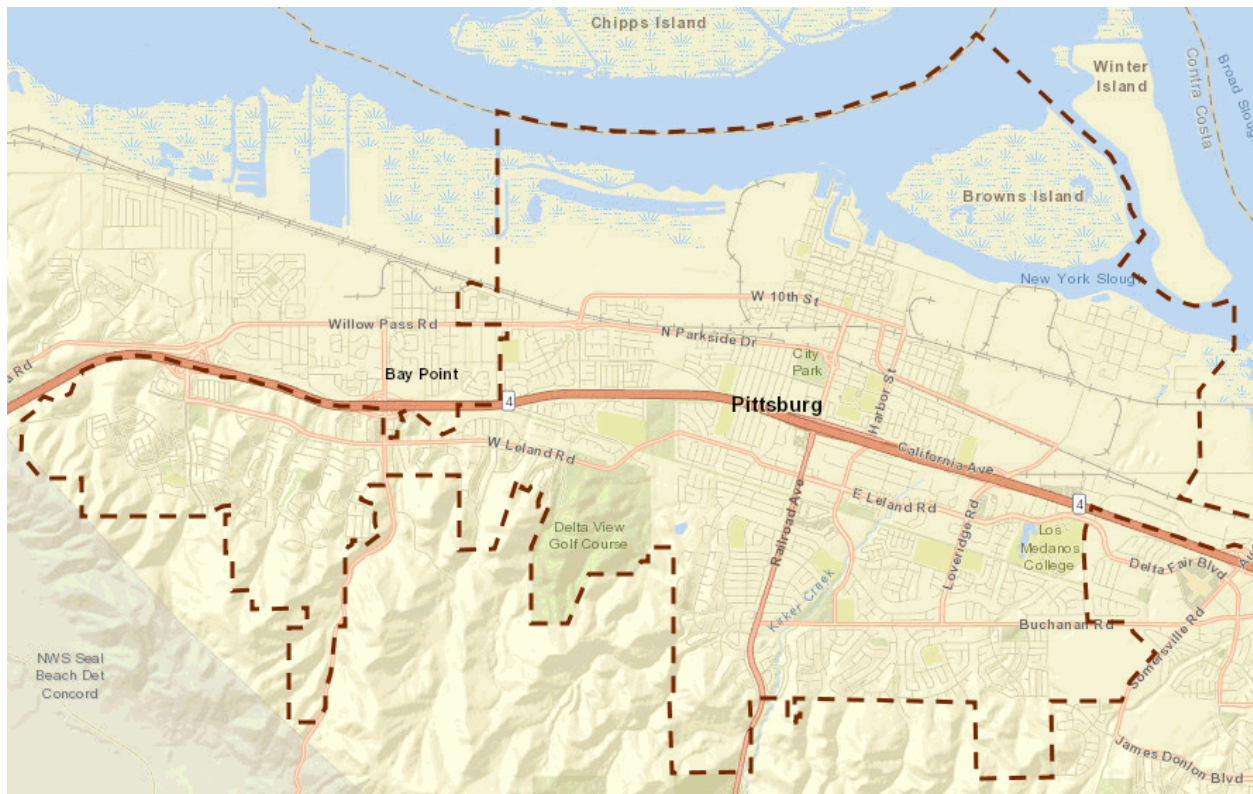
Funding Sources

Eligible Funding Sources: Gas Tax, Measure J, RMRA

Identified Funding: \$1,069,973 RMRA

Project Description:

This project will reconstruct/improve the pavement on West Leland Road from Railroad Avenue to Jacqueline Drive. 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-60: 2022/23 PAVEMENT MANAGEMENT PROJECT

Project No.
TBD

Status:
Projected Funding for FY 22/23

Estimated Project Cost:
\$400,000

Project Limits:
TBD

Funding Sources

Eligible Funding Sources: Gas Tax, Measure J, RMRA

Identified Funding: \$400,000 Gas Tax

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-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:
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 Highway 4 offramp is constructed. 96% TMF eligible.



ST-63: MARINA BOULEVARD/BLACK DIAMOND STREET/EAST FIFTH STREET IMPROVEMENTS

Project No.
TBD

Status:
Awaiting funding and/or development

Estimated Project Cost:
\$95,000

Project Limits:
Intersection of Marina Blvd./Black Diamond St./E. Fifth St., and its approaches

Funding Sources

Eligible Funding Source: Measure J, Gas Tax Revenues, Grants (TLC), Development
Identified Funding Source: None

Project Description:

This project will realign the intersection and its approaches to more closely resemble a conventional grid pattern street layout, similar to the surrounding downtown streets and blocks. This will allow additional area for a parking structure to be constructed at the Marina Parking lot site (located on the northwest corner of the intersection).



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

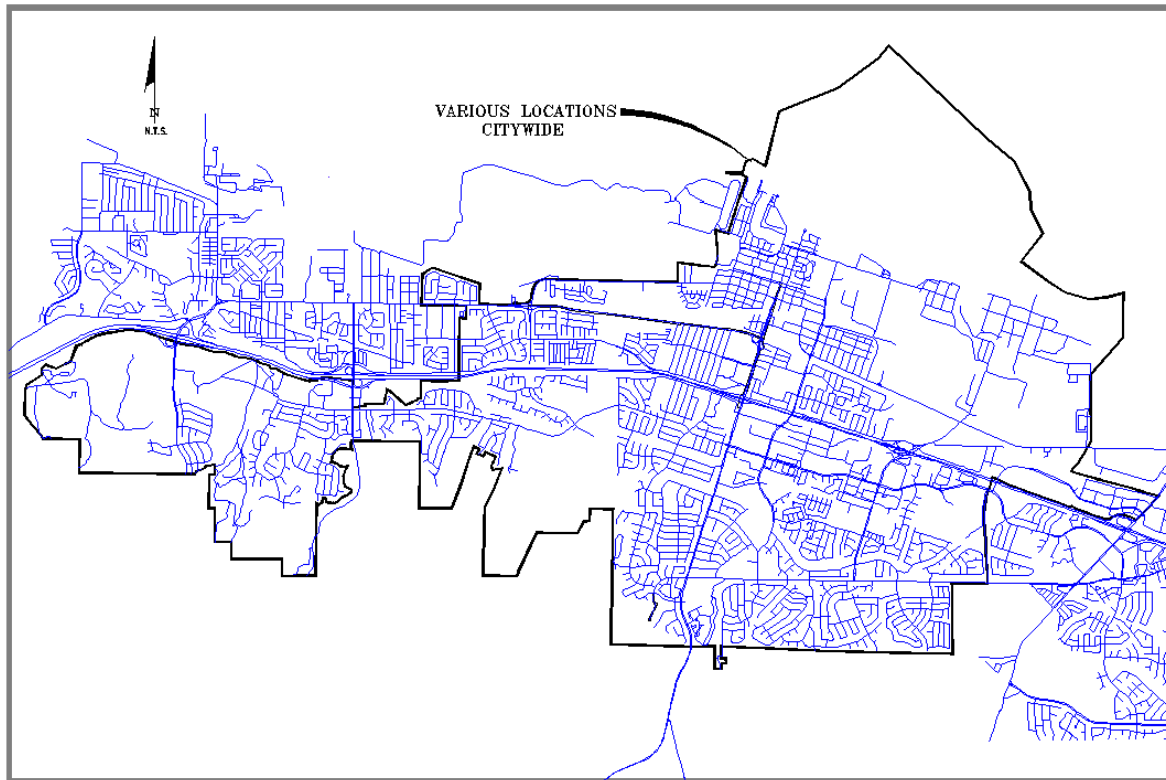
Funding Sources

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-67: SCHOOL AREA PEDESTRIAN COUNTDOWN SIGNALS

Project No.
TBD

Status:
Awaiting Funds

Estimated Project Cost:
\$100,000

Project Limits:
Various intersections located near target schools
(citywide)

Funding Sources
Eligible Funding: TBD
Identified Funding: None

Project Description:

This project will install pedestrian countdown signal heads at 18 signalized intersections with a high pedestrian volume located near target schools. This project also includes an educational outreach program for student pedestrians and parents to suggest routes to and from eight elementary schools and two junior high schools.

Intersections Include: W. Leland@Crestview, W. Leland@Railroad, Railroad@West, W. Leland@Dover, W. Leland@Burton, Harbor@Buchanan, Harbor@Yosemite, Loveridge@E. Leland, Loveridge@Delta DeAnza Trail, Loveridge@Stoneman, Loveridge@Ventura, Loveridge@Buchanan, Willow Pass@Loftus, Harbor@School, Railroad@Civic, Railroad@Power, San Marco@W. Leland



ST-69: PRESIDIO LANE PEDESTRIAN SAFETY IMPROVEMENTS

Project No.
TBD

Status:
Awaiting funds

Estimated Project Cost:
\$ 25,000

Project Limits:
Presidio Lane crosswalk between Senior Center
and Stoneman Village senior housing

Funding Sources
Eligible Funding: TBD
Identified Funding: None

Project Description:
This project will enhance pedestrian safety at the crosswalk across Presidio Lane between the Senior Center and Stoneman Village senior housing.



ST-72: WILLOW PASS ROAD CLASS III BICYCLE FACILITY

Project No.

TBD

Status:

Awaiting Funds

Estimated Project Cost:

\$ 200,000

Project Limits:

Willow Pass Road from West Tenth Street to
Union Pacific Railroad Crossing

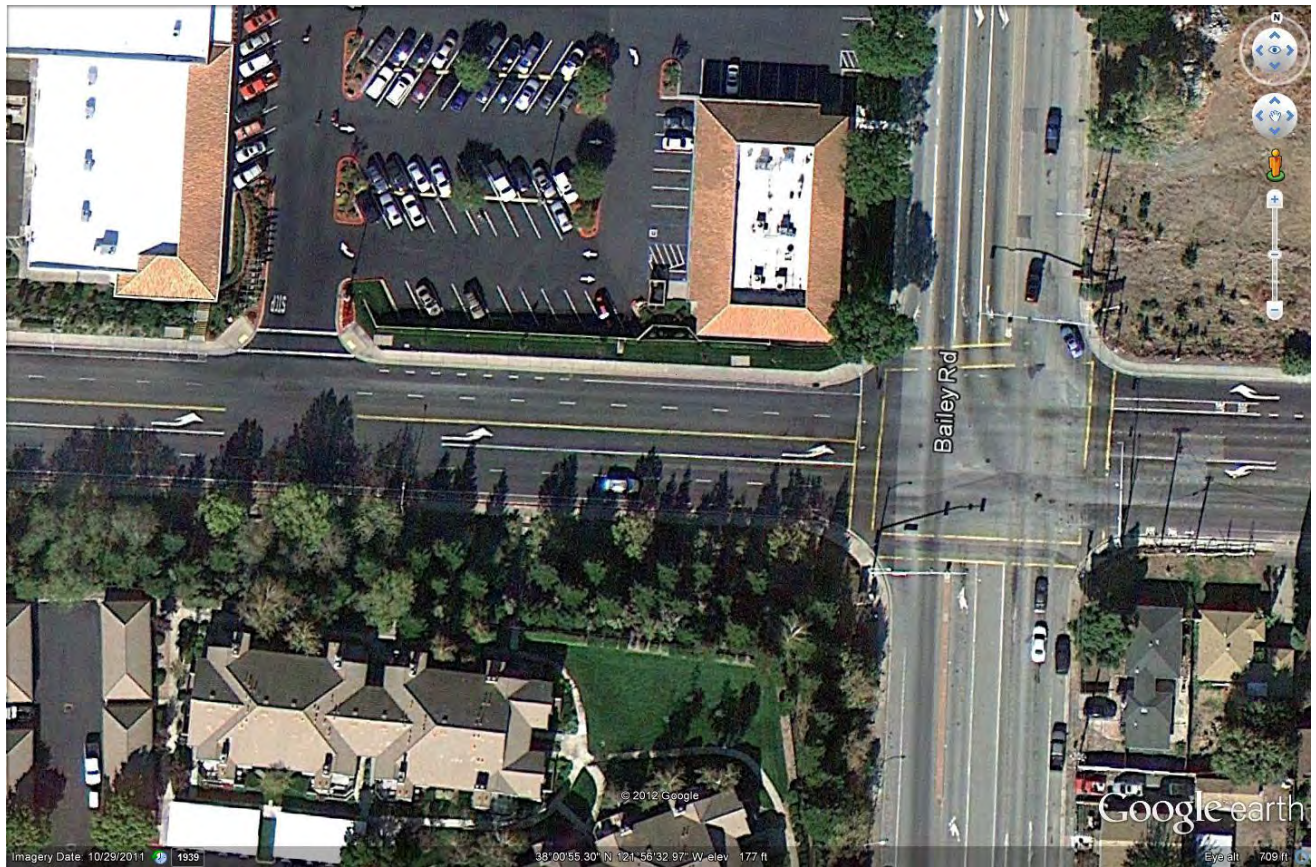
Funding Sources

Eligible Funding: TBD

Identified Funding: None

Project Description:

This project includes widening, signing and striping Willow Pass Road to provide a Class III bicycle facility from West 10th Street to the Union Pacific Railroad crossing. The project will include construction of 8' shoulders east and west bound along the entire length of Willow Pass Road.



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

Project No.
TBD

Status:
Awaiting funding

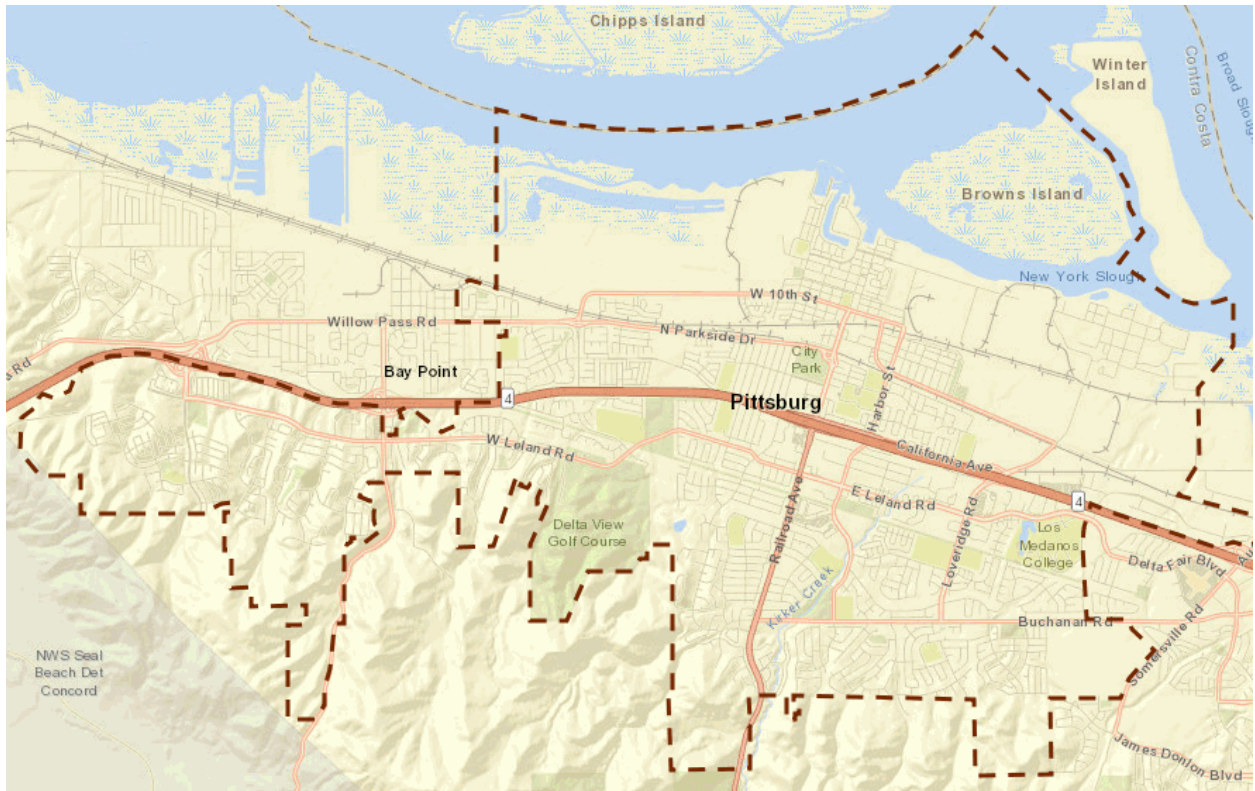
Estimated Project Cost:
\$3,000,000

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-98: 2019/20 CITYWIDE PAVEMENT MANAGEMENT PROJECT

Project No.
TBD

Status:
Projected Funding for FY19/20

Estimated Project Cost:
\$400,000

Project Limits:
TBD

Funding Sources:
Eligible Funding Source: Gas Tax
Identified Funding Source: \$400,000 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.



ST-99: SB1 2019/20 PAVEMENT MANAGEMENT PROJECT

Project No.
TBD

Status:
Projected Funding for FY19/20

Estimated Project Cost:
\$987,439

Project Limits:
West Leland Road from Bailey Road to Jacqueline Drive

Funding Sources
Eligible Funding Sources: Gas Tax, Measure J, RMRA
Identified Funding: \$987,439 RMRA

Project Description:

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

SIGNAL PROJECTS

PROJECT DESCRIPTIONS

The CIP includes a general list of projects scheduled during each of the five years of the program, followed by detailed project sheets arranged by project category, such as Streets, Traffic Signals, Water, Sewer, etc. These sheets include information for each project as follows:

CIP Identification Number: (example: ST-5)

ST-#	Street Projects
S-#	Signal Projects
W-#	Water Projects
SS-#	Sewer Projects
SD-#	Storm Drainage Projects
PK-#	Park Projects
B-#	Building Projects
G-#	General Projects
PP-#	Pittsburg Power Projects
M-#	Marina Projects

Project Title: This is the title of the proposed project.

Project Number: A CIP contract or project number will be assigned to the projects as funding is established.

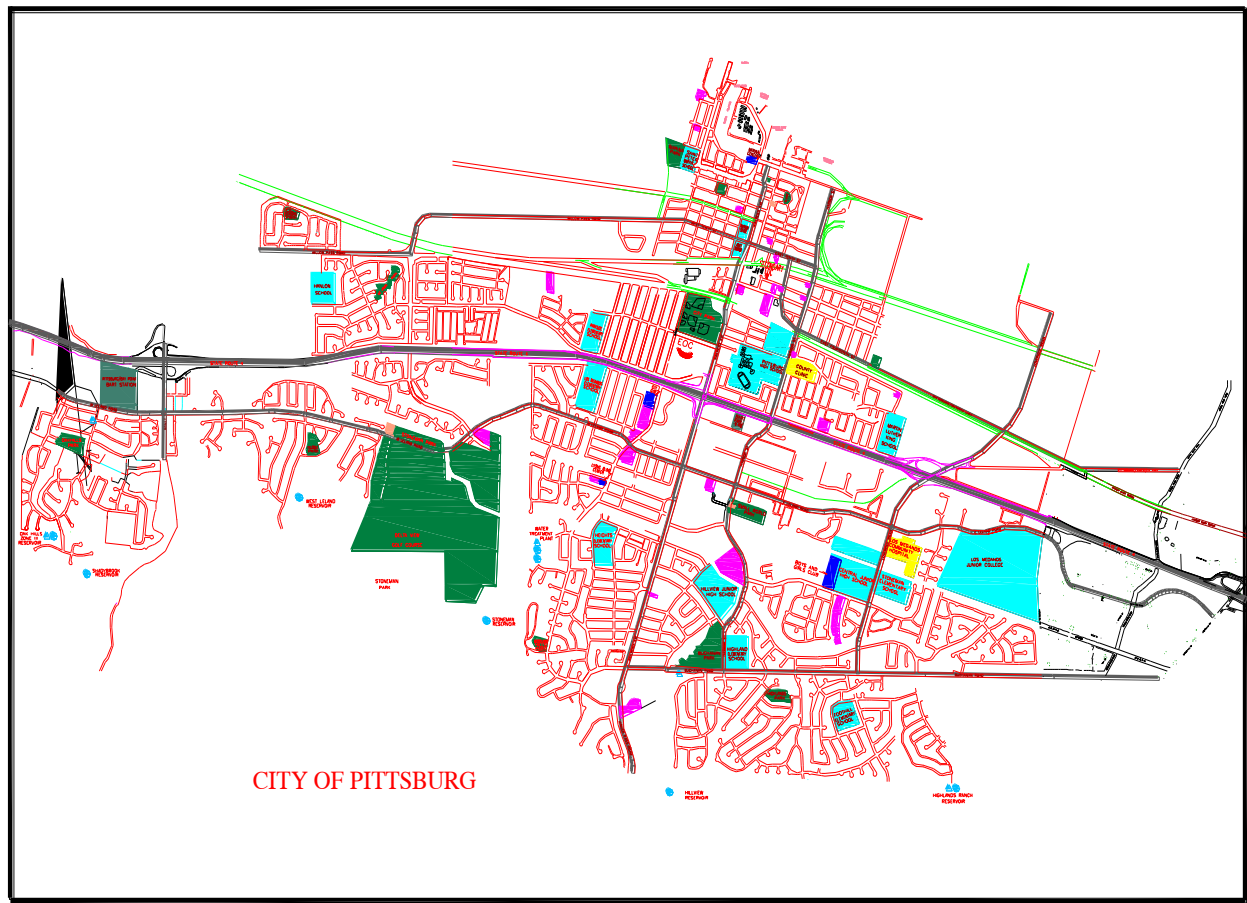
Status: This will indicate the project status if available.

Estimated Project Cost: Project cost estimates are used as place holders for project funding. Cost estimates shown here vary from conceptual project estimates to detailed design estimates. A more detailed cost estimate is prepared during the design phase of each project. Actual costs are unknown until bids are opened.

Project Limits: This is a written description of the project limits if available.

Funding Sources: This section identifies project funding sources that have been approved or will be approved with adoption of this CIP.

Project Description: This is a detailed description of the project.



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



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

Operation and Maintenance

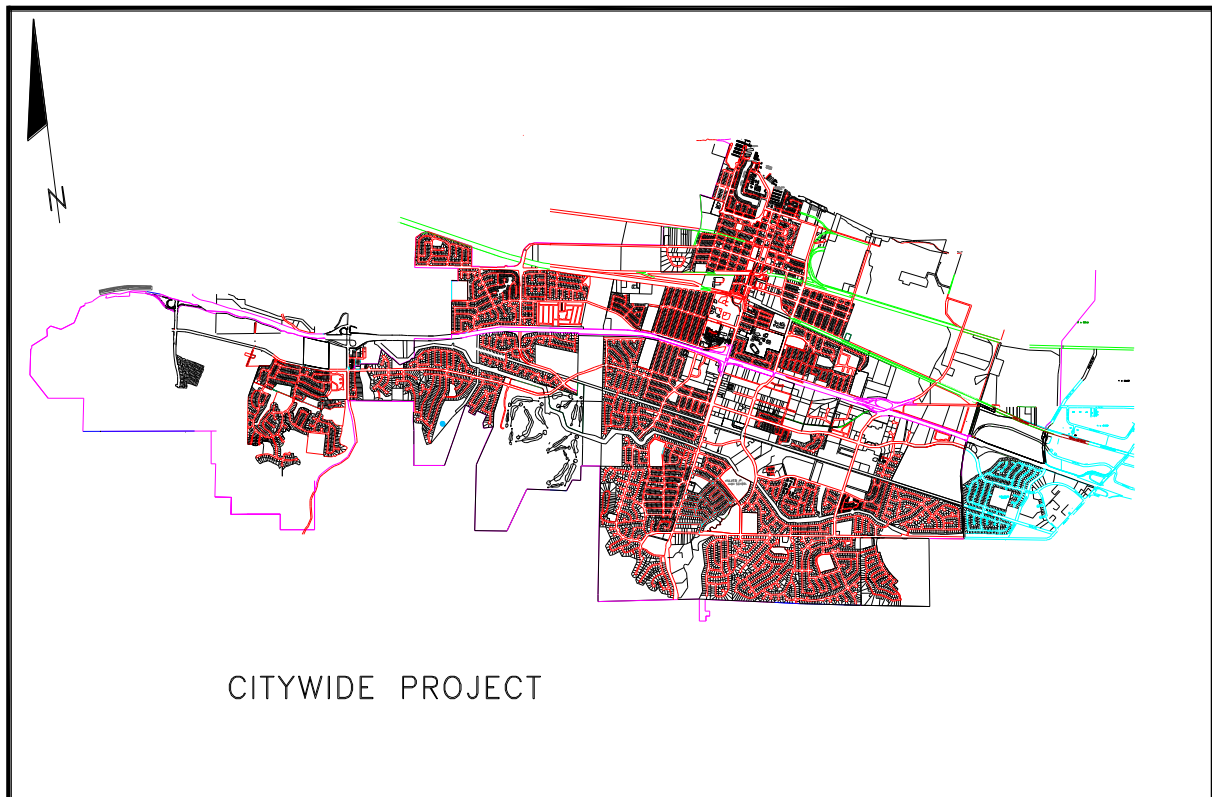
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Funding Sources:

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-7: 2018/19 TRAFFIC SIGNAL MODIFICATION PROJECT

Project No.
TBD

Status:
Funded

Estimated Project Cost:
\$135,000

Project Limits:
Citywide signal system

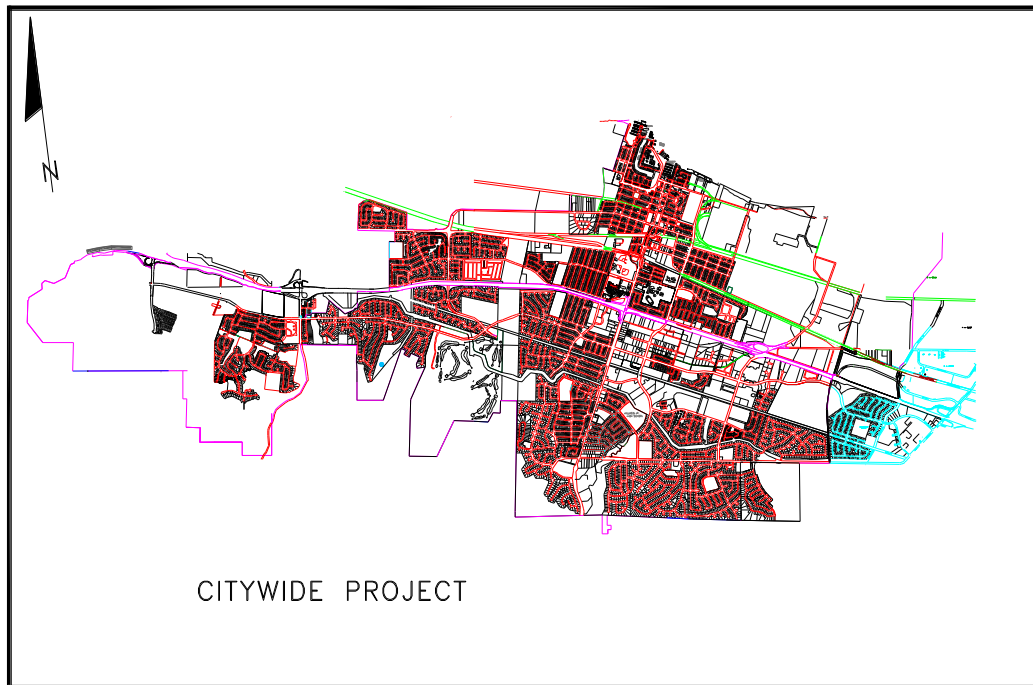
Funding Sources:

Eligible Funding: Gas Tax, Gas Tax RMRA

Identified Funding: RMRA \$135,000

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-8: 2019/20 TRAFFIC SIGNAL MODIFICATION

Project No.

TBD

Status:

Projected Funding for FY19/20

Estimated Project Cost:

\$135,000

Project Limits:

Locations Citywide

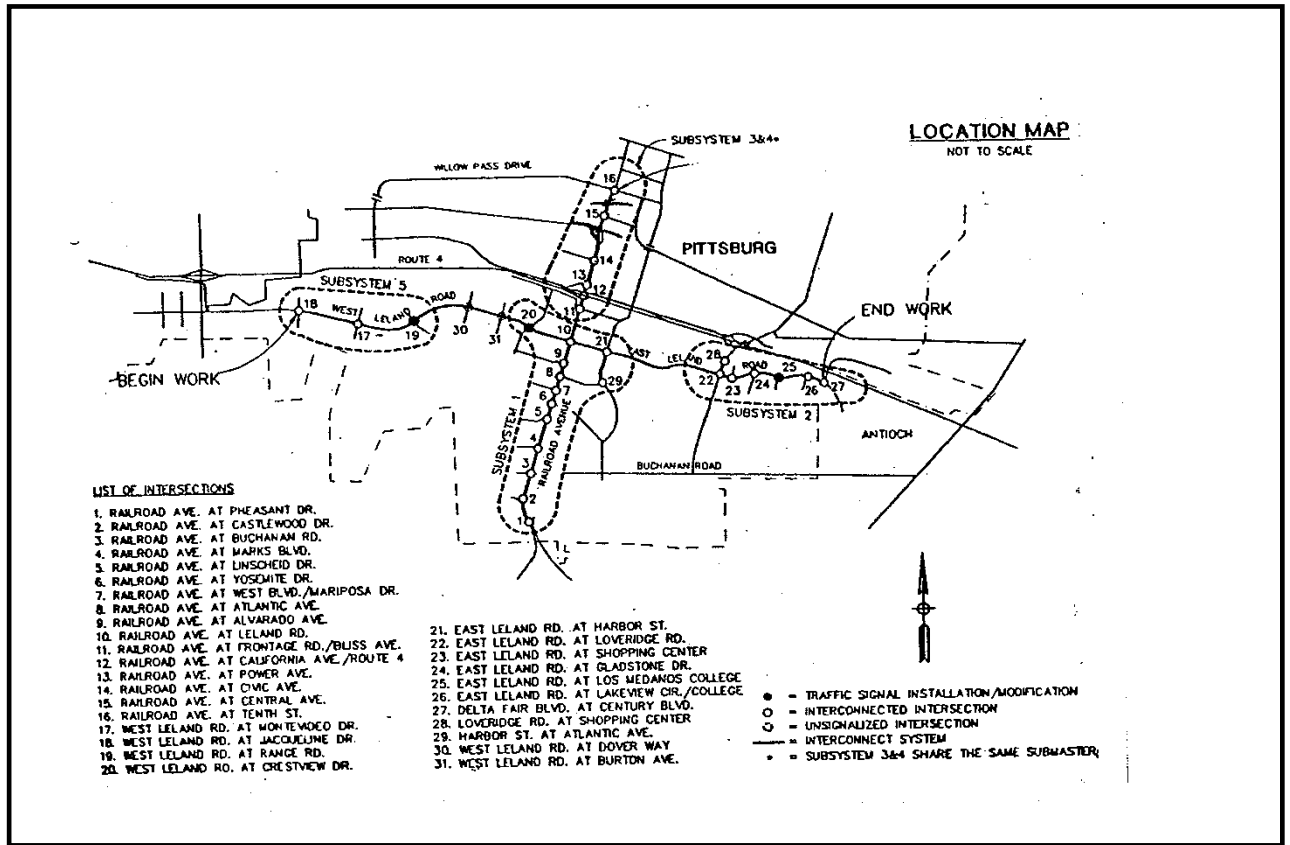
Funding Sources

Eligible Funding: Gas Tax RMRA

Identified Funding: Gas Tax RMRA \$135,000

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-9: LELAND ROAD SIGNAL INTERCONNECT

Project No.
TBD

Status:
Awaiting Funding

Estimated Project Cost:
\$380,000

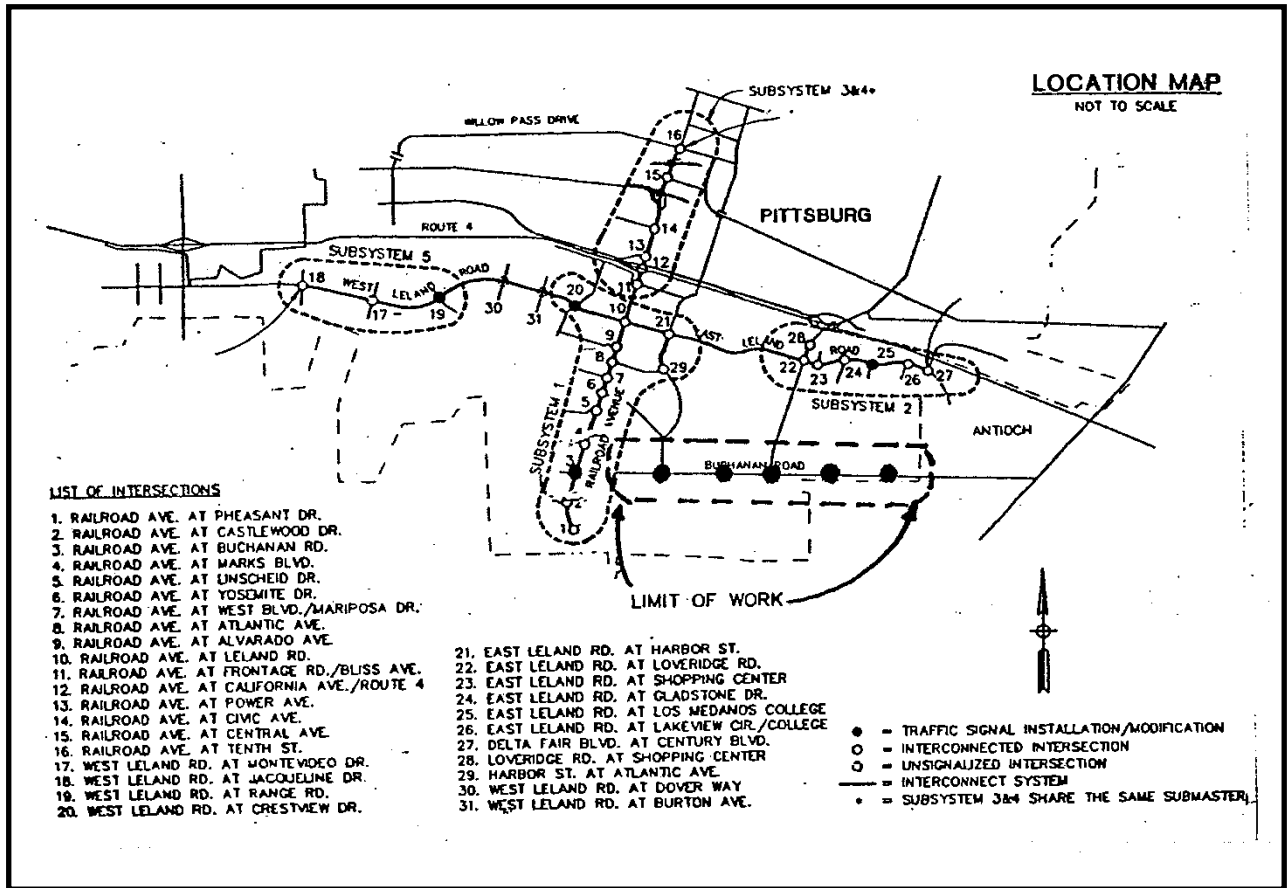
Project Limits:
West Leland Road and Bailey Road

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

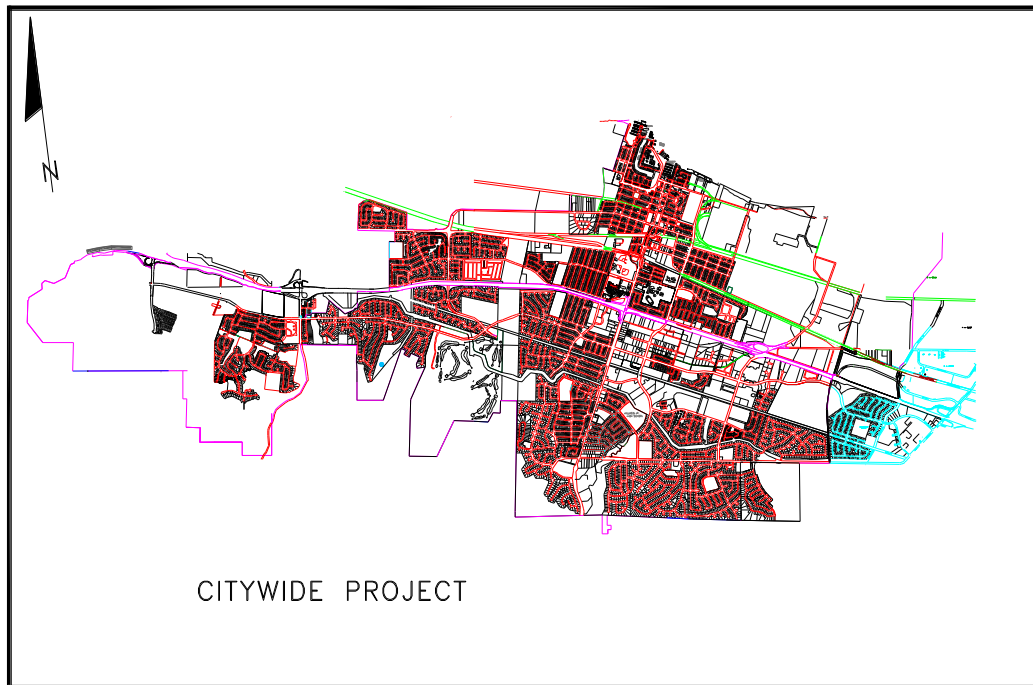
Project Limits:
The Project will interconnect signals on Buchanan Road from Meadows Drive to Harbor Street

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: 2022/23 TRAFFIC SIGNAL MODIFICATION

Project No.
TBD

Status:
Funded

Estimated Project Cost:
\$135,000

Project Limits: Citywide

Funding Sources

Eligible Funding: Gas Tax RMRA

Identified Funding: Gas Tax RMRA
\$135,000

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

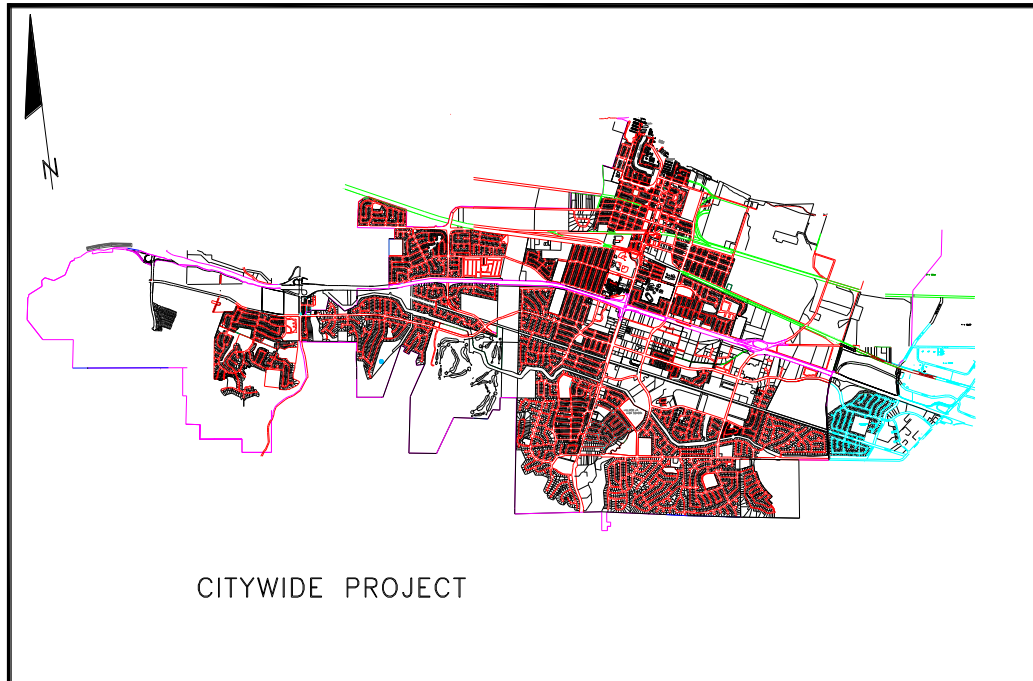
Funding Sources

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 6 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

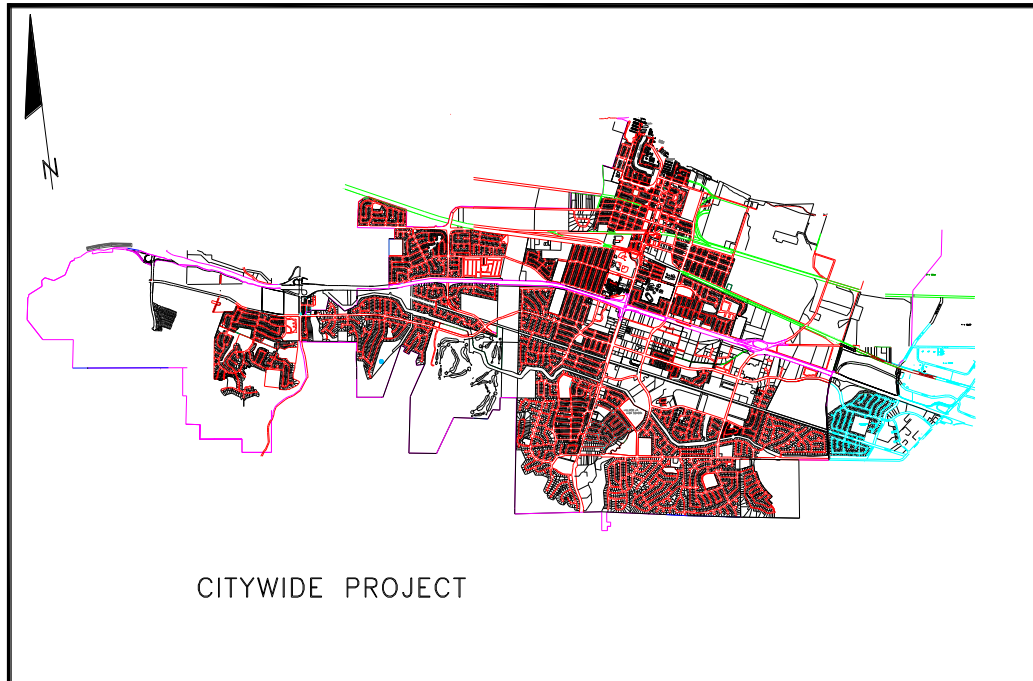
Funding Sources

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. This allows the emergency vehicle to 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 61 Signalized Intersections)

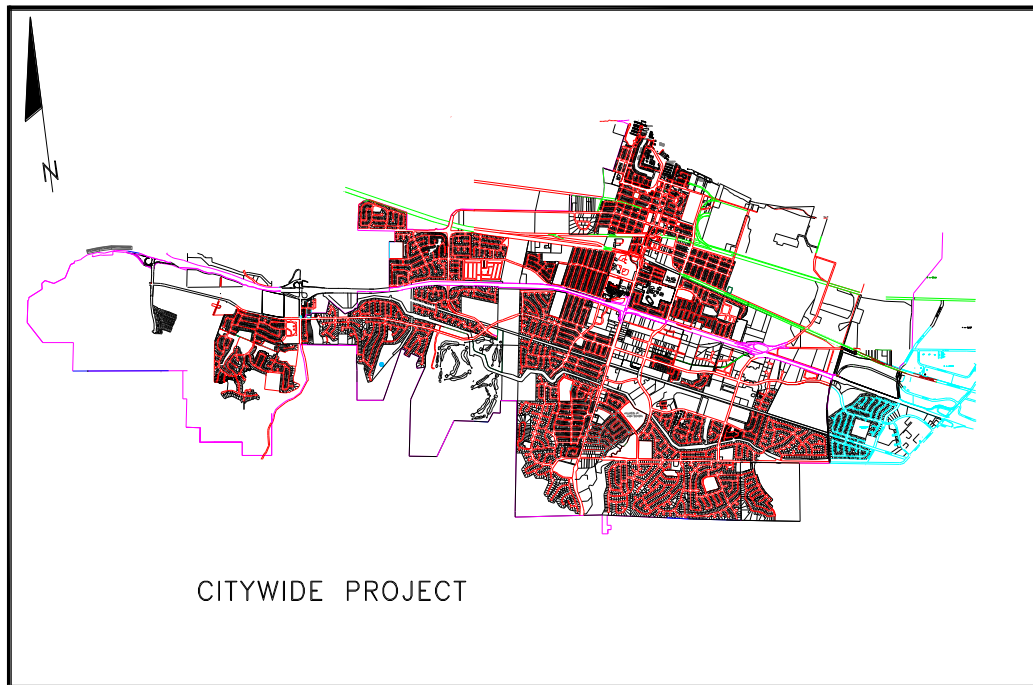
Funding Sources

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

Project No.
TBD

Status:
Funded

Estimated Project Cost:
\$135,000

Project Limits: Citywide

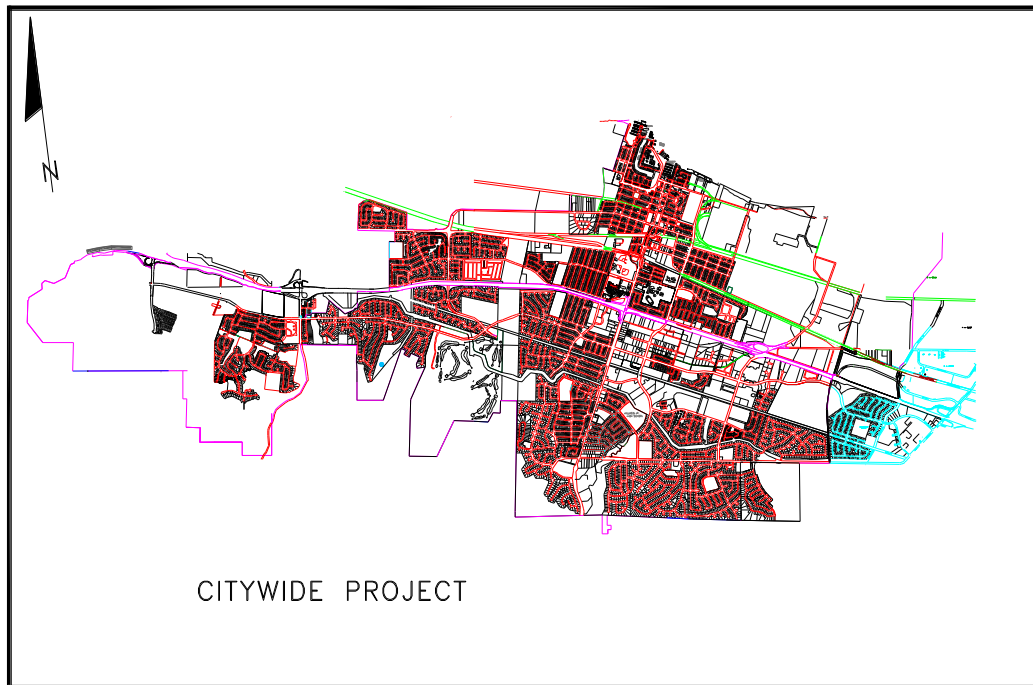
Funding Sources

Eligible Funding: Gas Tax RMRA

Identified Funding: Gas Tax RMRA \$135,000

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: 2021/22 TRAFFIC SIGNAL MODIFICATION

Project No.
TBD

Status:
Funded

Estimated Project Cost:
\$135,000

Project Limits: Citywide

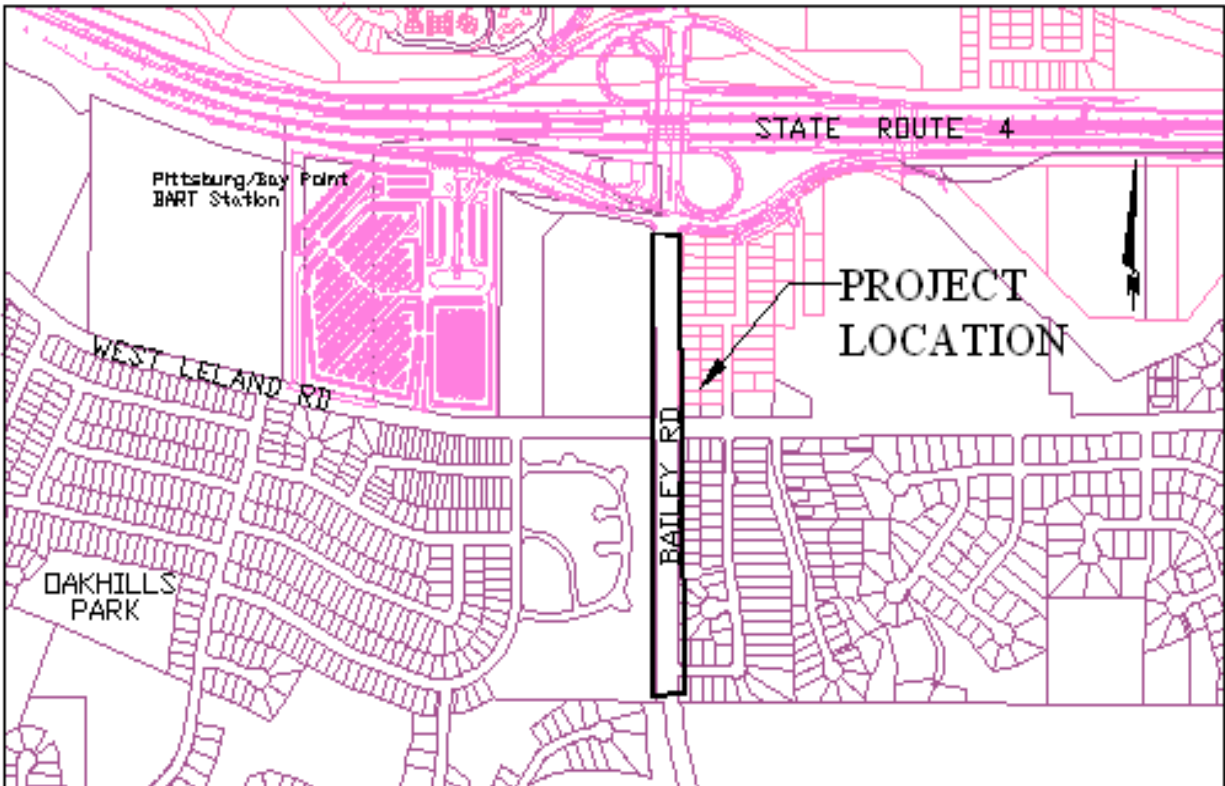
Funding Sources

Eligible Funding: Gas Tax RMRA

Identified Funding: Gas Tax RMRA \$135,000

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-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.

WATER PROJECTS

PROJECT DESCRIPTIONS

The CIP includes a general list of projects scheduled during each of the five years of the program, followed by detailed project sheets arranged by project category, such as Streets, Traffic Signals, Water, Sewer, etc. These sheets include information for each project as follows:

CIP Identification Number: (example: ST-5)

ST-#	Street Projects
S-#	Signal Projects
W-#	Water Projects
SS-#	Sewer Projects
SD-#	Storm Drainage Projects
PK-#	Park Projects
B-#	Building Projects
G-#	General Projects
PP-#	Pittsburg Power Projects
M-#	Marina Projects

Project Title: This is the title of the proposed project.

Project Number: A CIP contract or project number will be assigned to the projects as funding is established.

Status: This will indicate the project status if available.

Estimated Project Cost: Project cost estimates are used as place holders for project funding. Cost estimates shown here vary from conceptual project estimates to detailed design estimates. A more detailed cost estimate is prepared during the design phase of each project. Actual costs are unknown until bids are opened.

Project Limits: This is a written description of the project limits if available.

Funding Sources: This section identifies project funding sources that have been approved or will be approved with adoption of this CIP.

Project Description: This is a detailed description of the project.



W-2: HILLVIEW RESERVOIR COATING (EXTERIOR)

Project No.

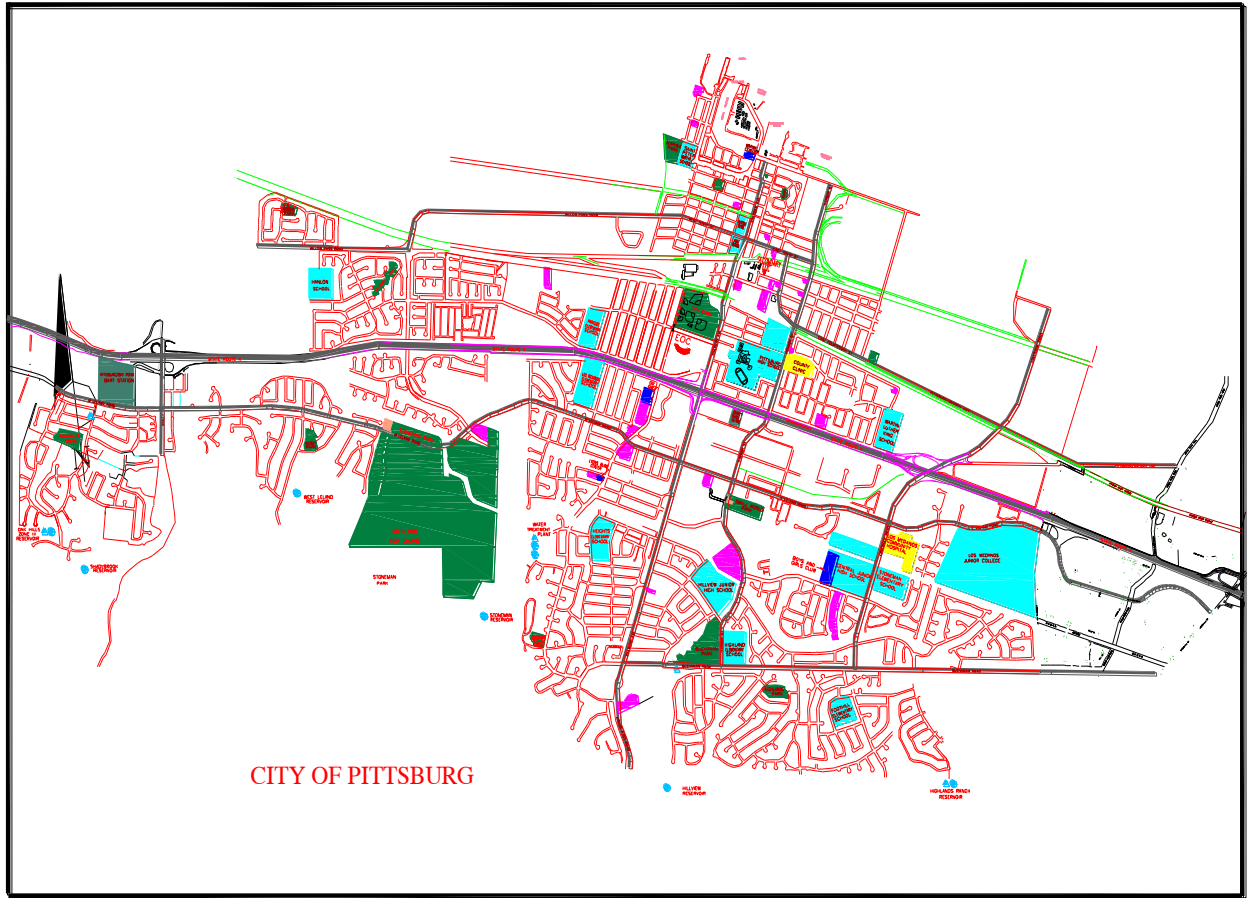
Status:
Awaiting Funding

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-5: PRESSURE ZONE 1/ ZONE 2 BOUNDARY ADJUSTMENTS (Harbor, Leland, Railroad)

Project No.

To be determined

Status:

Awaiting funding.

Estimated Project Cost:

\$1,133,000

Project Limits:

An area adjoining the Leland Road corridor and bounded by Crestview Drive to the west, EBMUD right-of-way to the south, Freed Way to the east and Garcia Avenue to the north.

Funding Sources:

Eligible Funding Source: Water Operations Fund

Identified Funding: None

Project Description:

This project will construct improvements to the water distribution system to facilitate modifications of pressure zone boundaries in the problem areas of pressure Zone 2.



W-6: WTP CAPITAL REPAIRS AND IMPROVEMENTS

Project No.
5058

Status:
Filter Valve Replacement Project In Design

Estimated Project Cost:
\$450,000

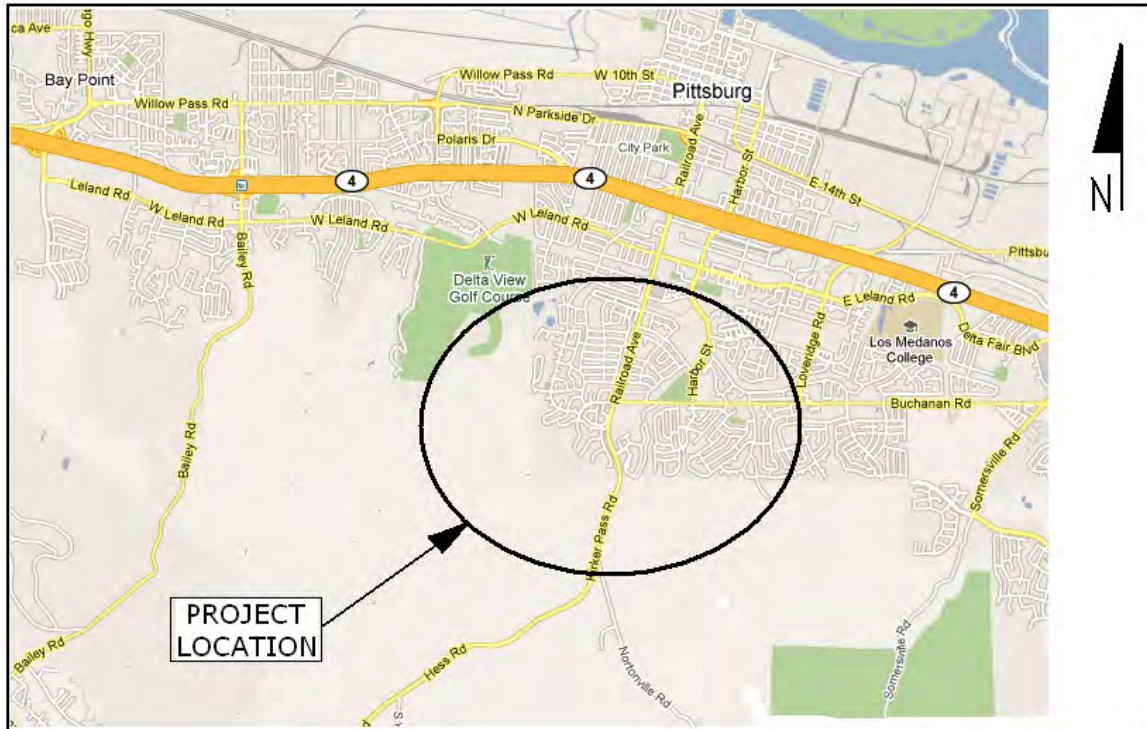
Project Limits:
Water Treatment Plant

Funding Sources:

Eligible Funding Source: Water Operations (WOF)
Identified Funding: \$75,000 WOF FY18/19,
375,000 Future WOF

Project Description:

This project will provide upgrades/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

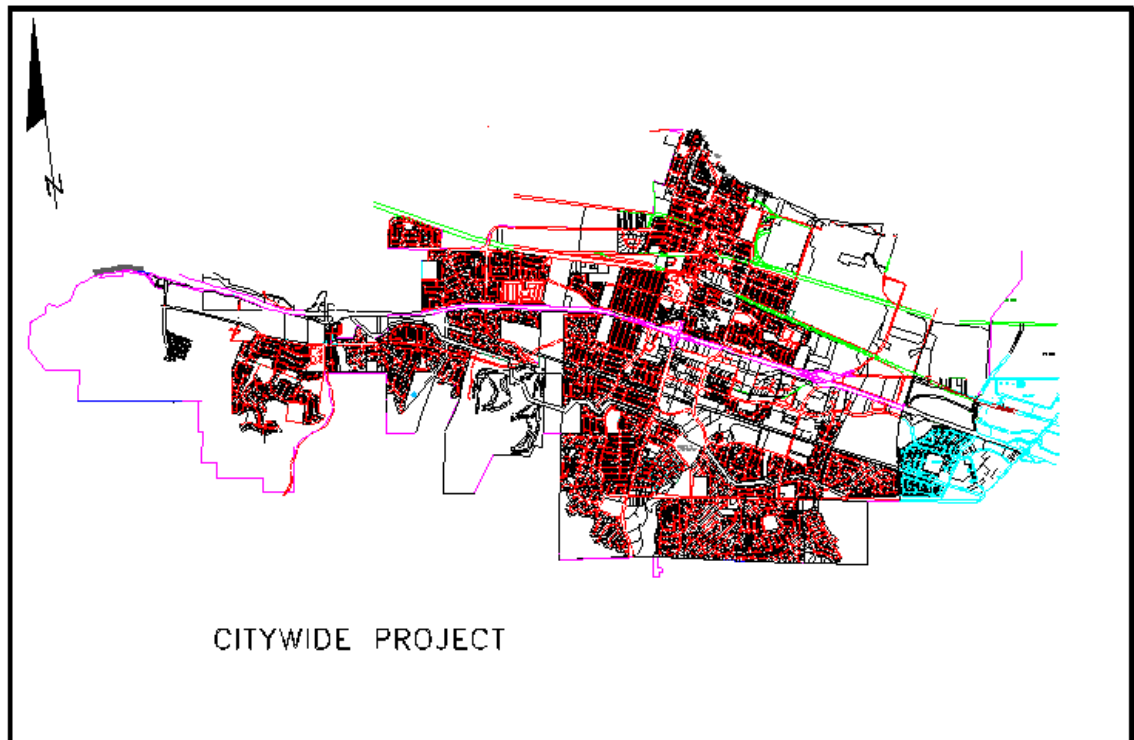
Project Limits:
Water Treatment Plant to Railroad, Loveridge to Ventura

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: 2020/21 WATER MAIN REPLACEMENT/ INSTALLATION PROGRAM

Project No.
TBD

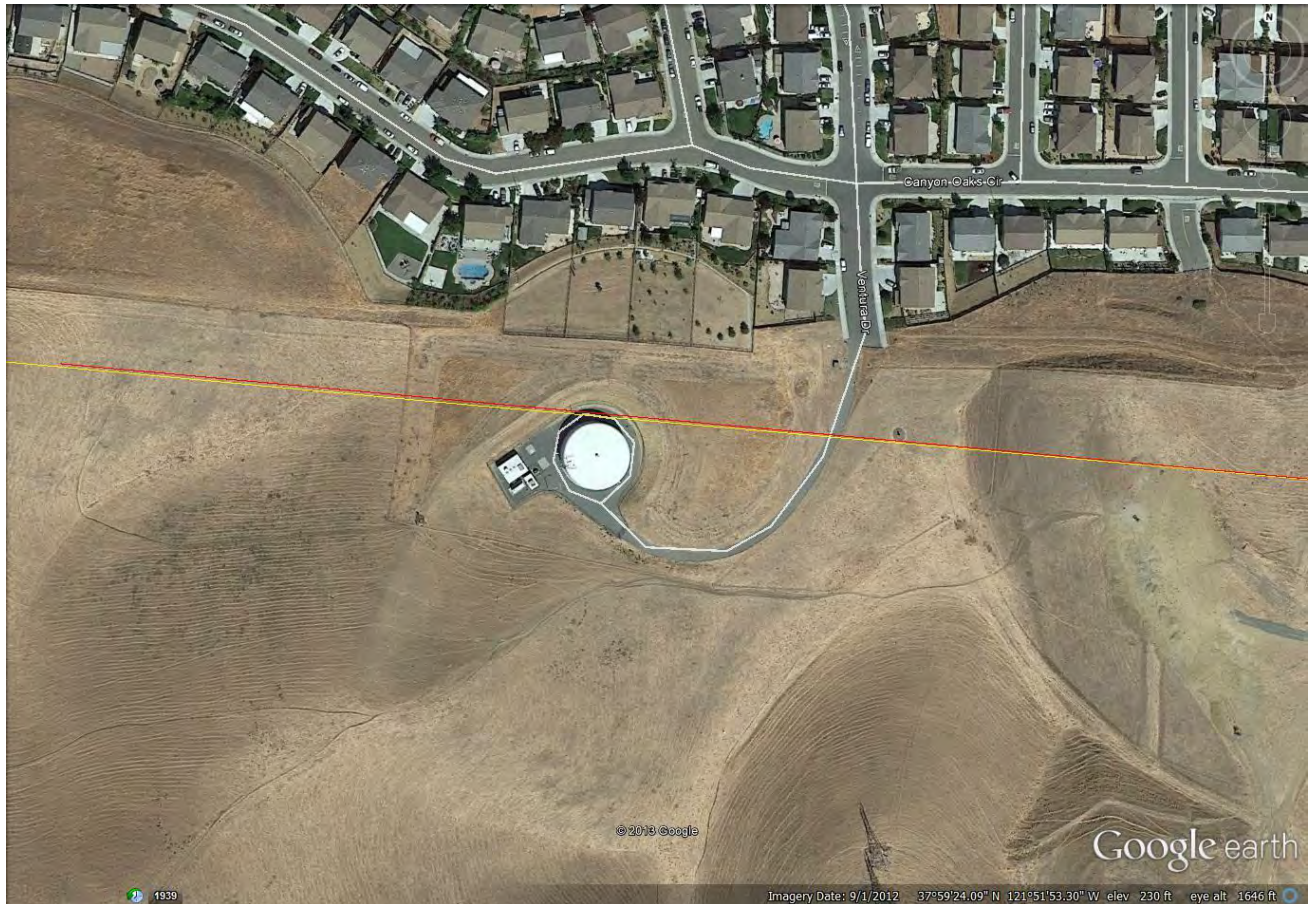
Status:
Projected Funding for FY19/20 & 20/21

Estimated Project Cost:
\$3,000,000

Project Limits:
TBD

Funding Sources:
Eligible Funding Source: WOF
Identified Funding: \$850,000 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 flow in localized areas.



W-10: HIGHLANDS RANCH RESERVOIR RECOATING

Project No.

To be determined

Status:

Awaiting funding

Estimated Project Cost:

\$200,000

Project Limits:

Highland Ranch Reservoir

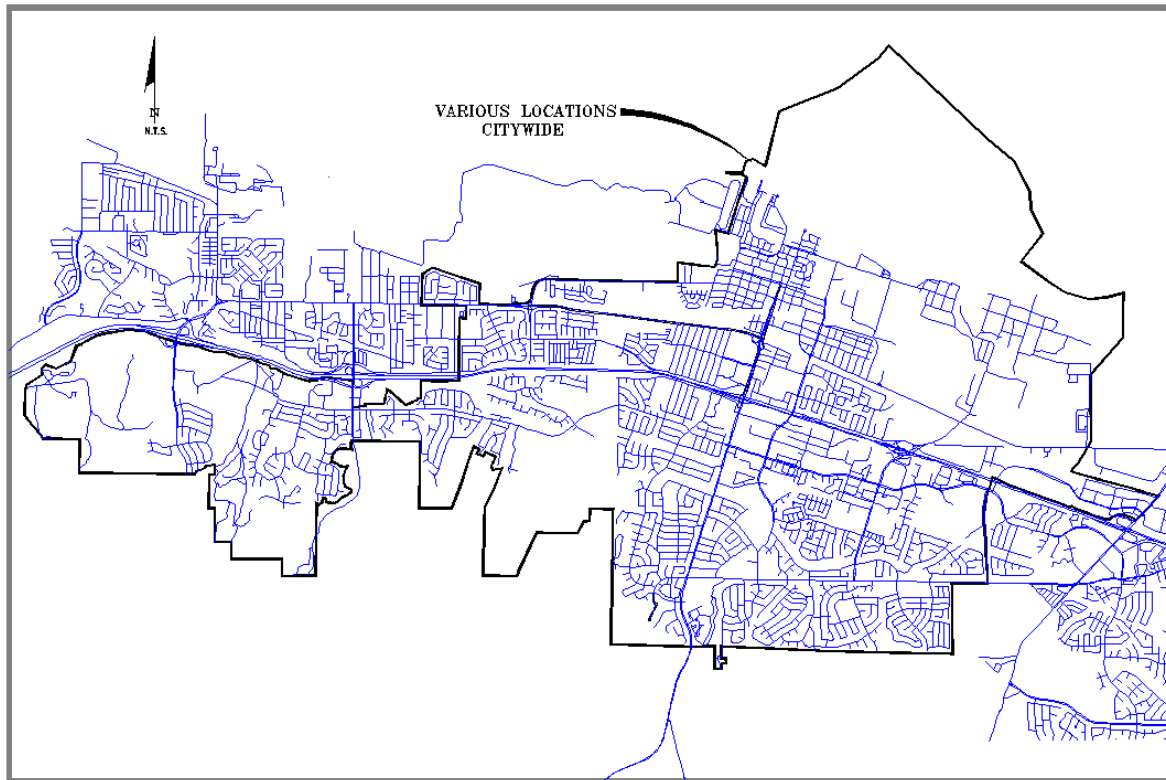
Funding Sources

Eligible Funding: Water Operations Fund

Identified Funding; None

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:
Funded over next 5 years.

Estimated Project Cost:
\$3,706,793

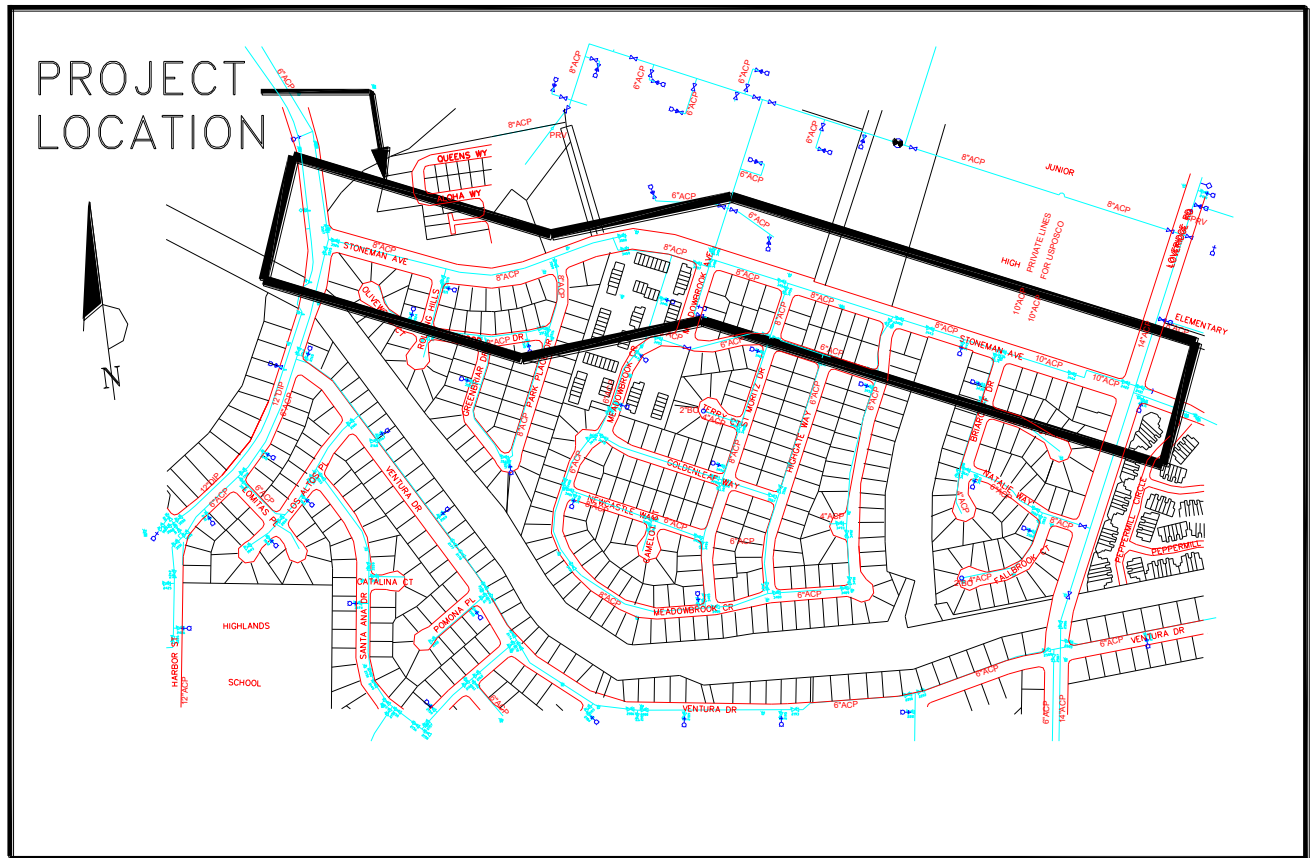
Project Limits:
Various Locations Citywide

Funding Sources
Eligible Funding: Water Operations Fund

Identified Funding: \$2,206,793 previous WOF,
\$1,500,000 new WOF (over next 5 years)

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.



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

Project No.
TBD

Status:
Awaiting funding.

Estimated Project Cost:
\$11,900,000

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:
\$2,500,000

Project Limits:
Water Treatment Plant

Funding Sources:

Eligible Funding Source: WFR, WOF
Identified Funding:

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-39: ANNUAL WATER TREATMENT PLANT FILTER MEDIA REPLACEMENT

Project No.
TBD

Status:
Funded over next five years.

Estimated Project Cost:
\$500,000
\$100,000 Annually

Project Limits:
Water Treatment Plant

Funding Sources:

Eligible Funding Source: WFR, WOF

Identified Funding: \$500,000 WOF (Over next 5 years)

Project Description:

This project will perform periodic replacement of the filter media in two of 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), sand, and gravel. Filter media needs to be replaced approximately every four years.



W-40: WATER MAIN INSTALLATION REPLACEMENT PROGRAM

Project No.
TBD

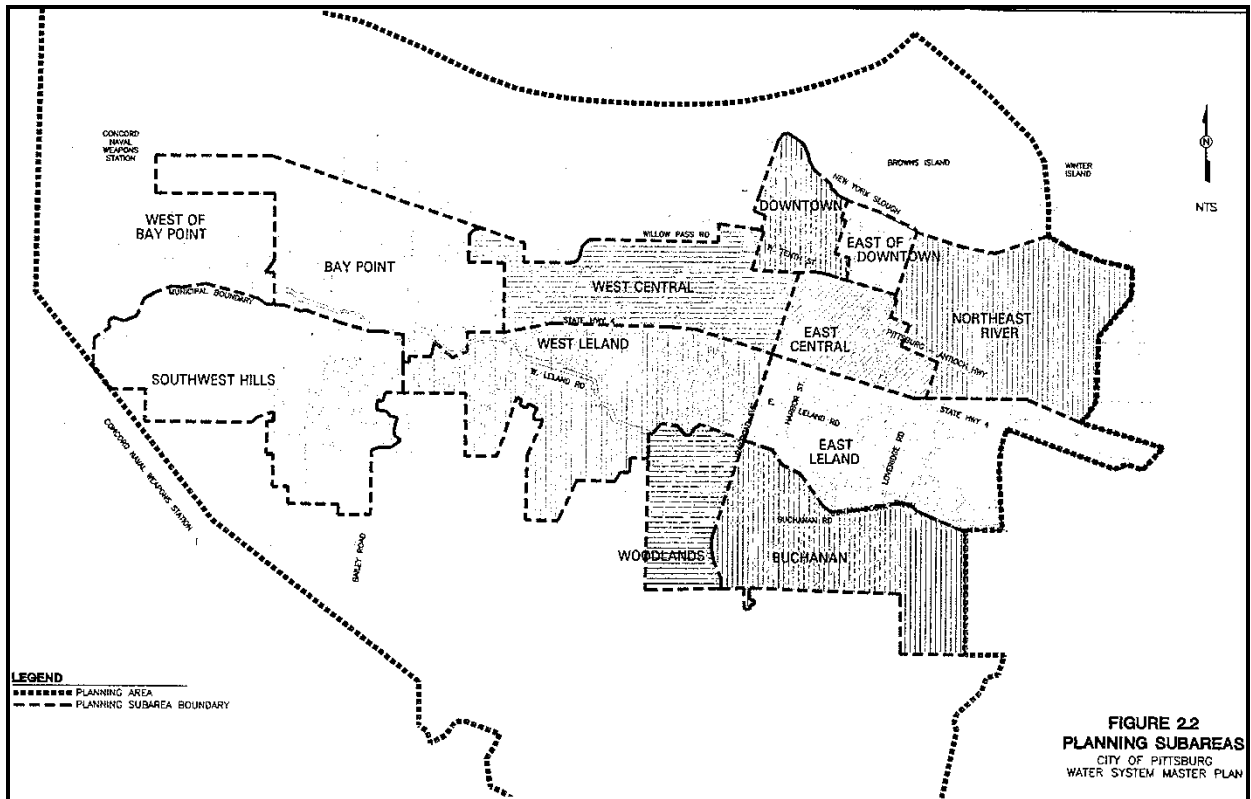
Status:
Projected Funding for FY 21/22 & 22/23

Estimated Project Cost:
\$900,000

Project Limits:
TBD

Funding Sources:
Eligible Funding Source: WOF
Identified Funding Source: \$900,000 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 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

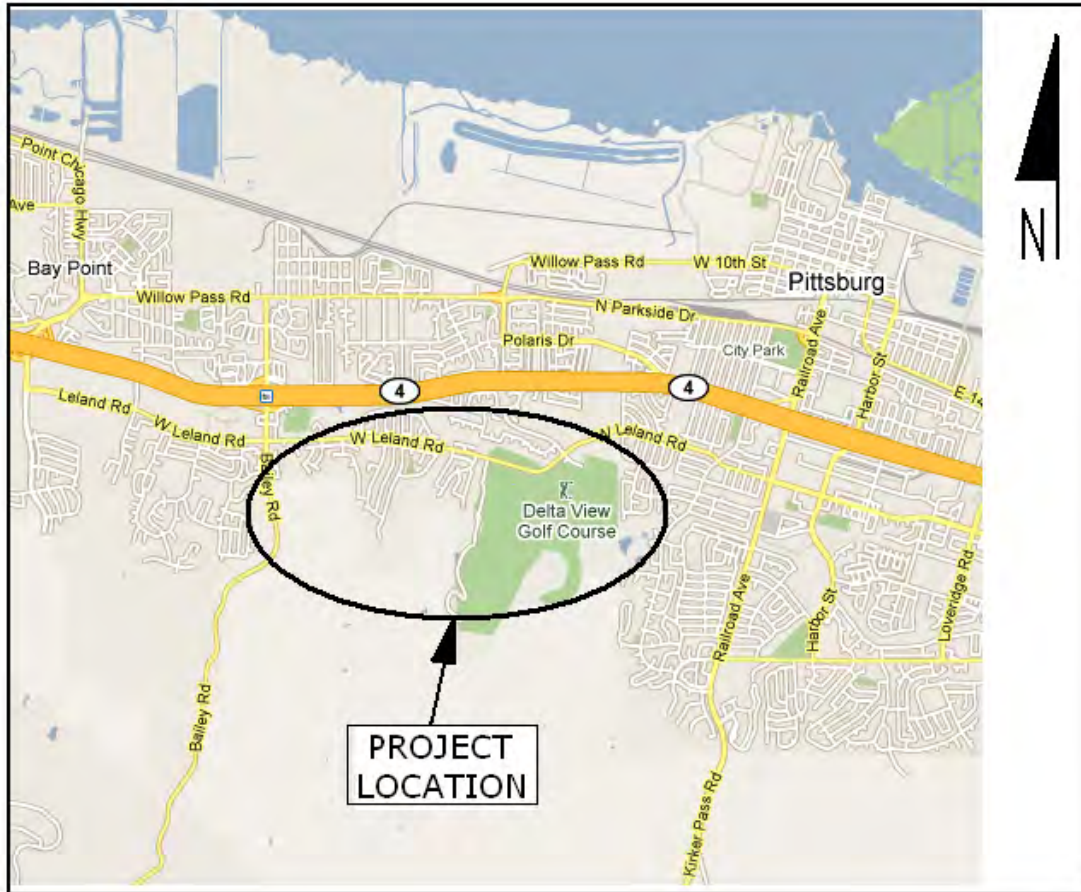
Project Limits:
Near Delta View Golf Course

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

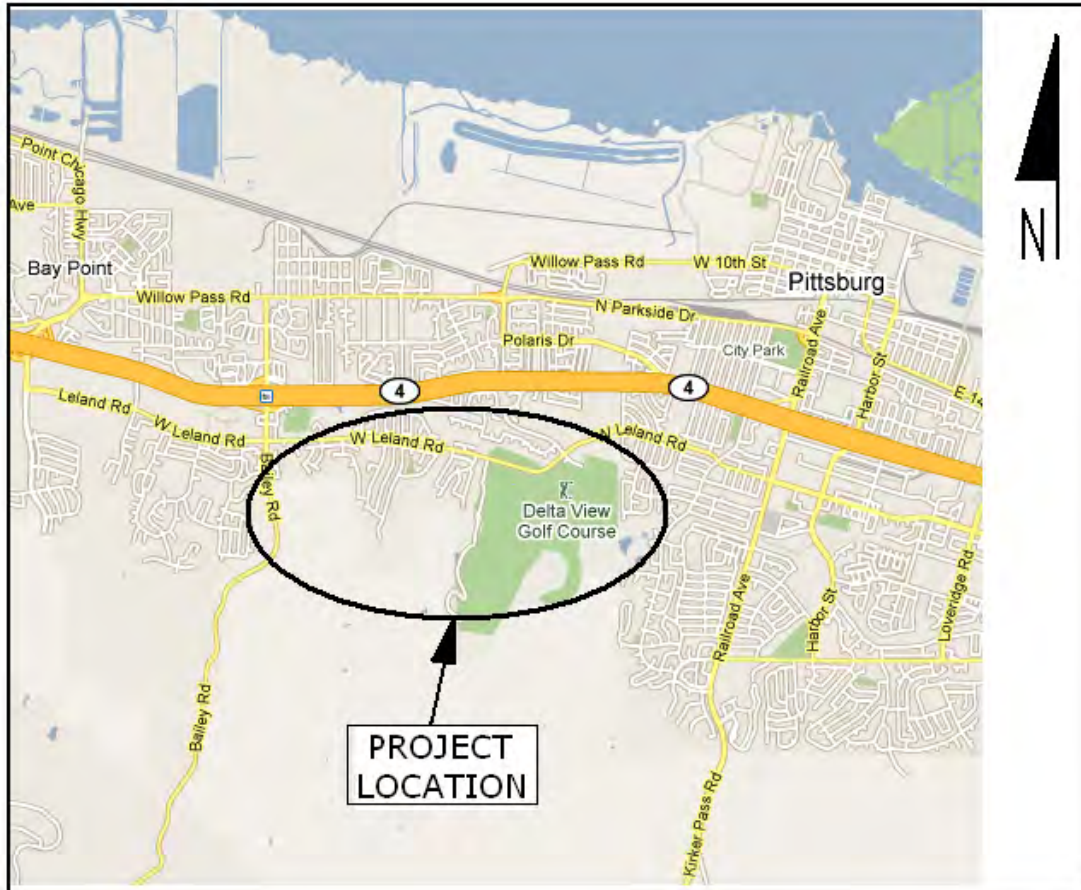
Estimated Project Cost:
\$3,000,000

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-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

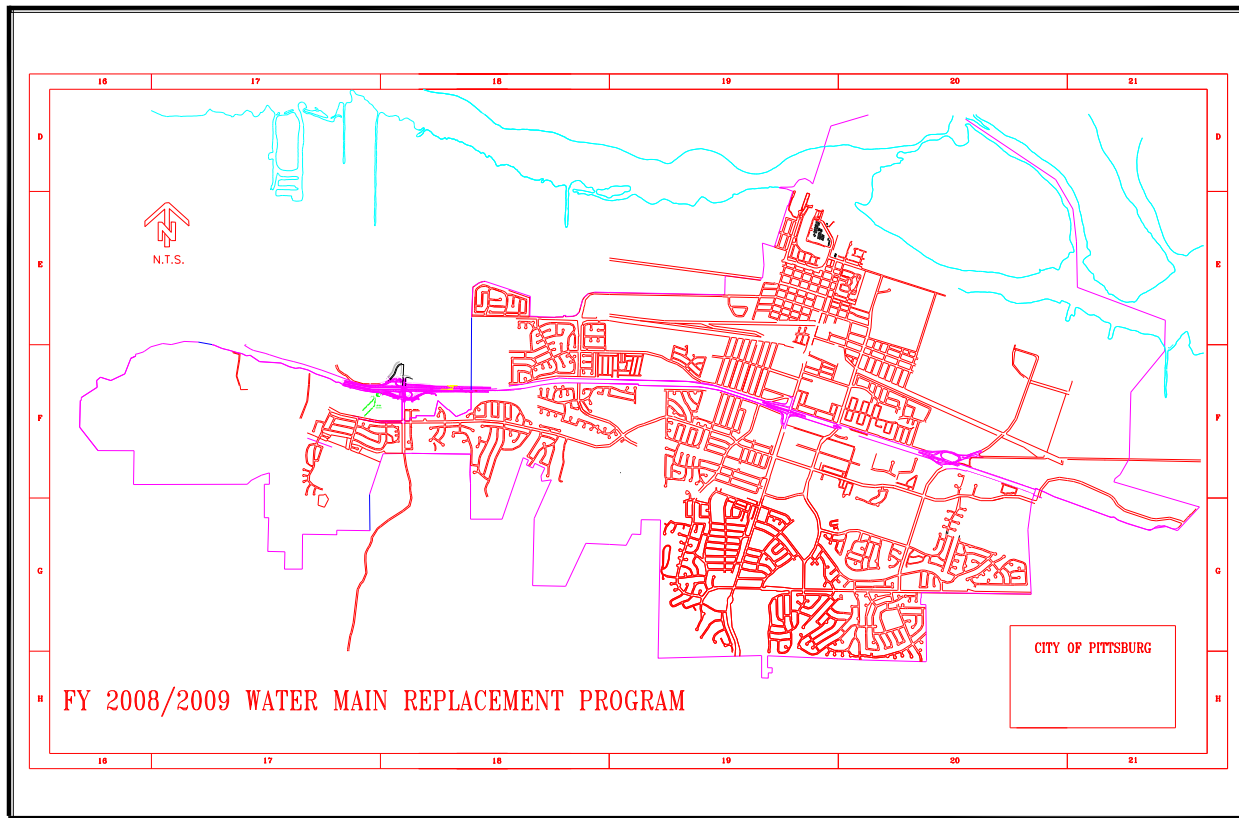
Funding Sources:

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

Project No.

Status:

\$1,017,500 to be combined with SS-34

Estimated Project Cost:

\$0 (\$1,017,500 existing funds transferred to be 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 which is to be constructed in the neighborhood north of School Street between Railroad Avenue and Harbor Street.

SEWER PROJECTS

PROJECT DESCRIPTIONS

The CIP includes a general list of projects scheduled during each of the five years of the program, followed by detailed project sheets arranged by project category, such as Streets, Traffic Signals, Water, Sewer, etc. These sheets include information for each project as follows:

CIP Identification Number: (example: ST-5)

ST-#	Street Projects
S-#	Signal Projects
W-#	Water Projects
SS-#	Sewer Projects
SD-#	Storm Drainage Projects
PK-#	Park Projects
B-#	Building Projects
G-#	General Projects
PP-#	Pittsburg Power Projects
M-#	Marina Projects

Project Title: This is the title of the proposed project.

Project Number: A CIP contract or project number will be assigned to the projects as funding is established.

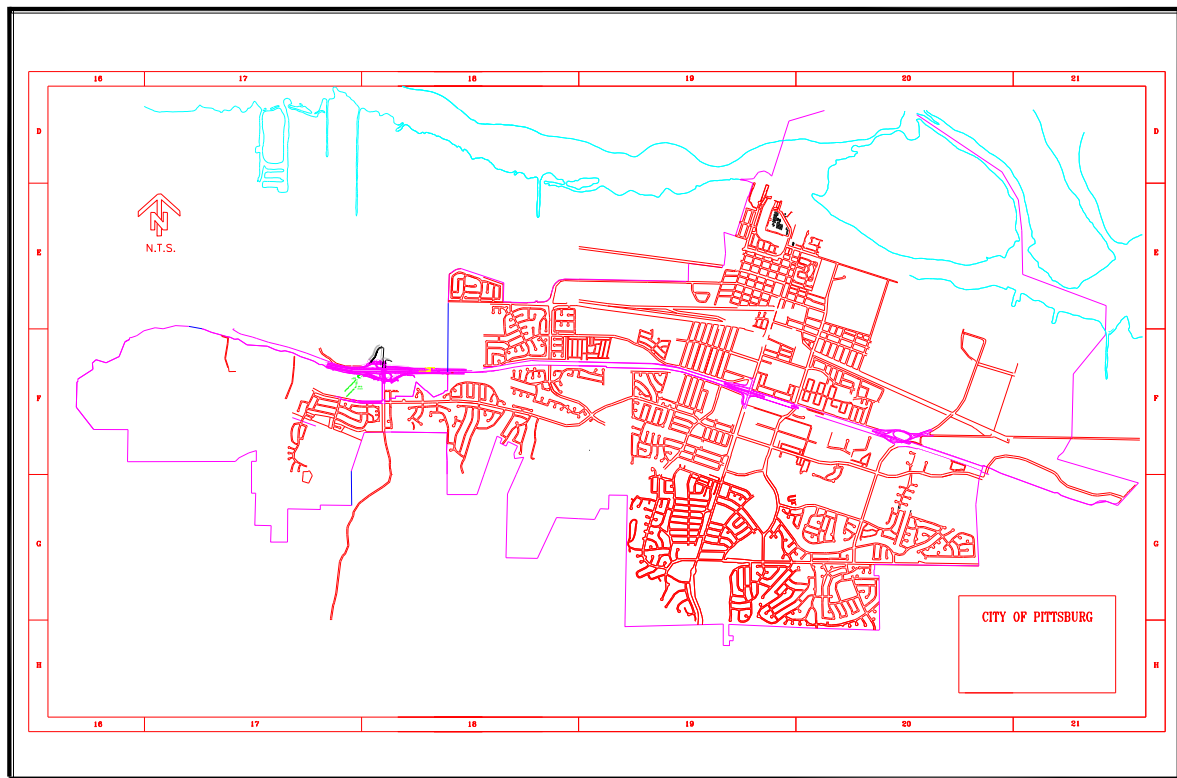
Status: This will indicate the project status if available.

Estimated Project Cost: Project cost estimates are used as place holders for project funding. Cost estimates shown here vary from conceptual project estimates to detailed design estimates. A more detailed cost estimate is prepared during the design phase of each project. Actual costs are unknown until bids are opened.

Project Limits: This is a written description of the project limits if available.

Funding Sources: This section identifies project funding sources that have been approved or will be approved with adoption of this CIP.

Project Description: This is a detailed description of the project.



SS-1: CITYWIDE SEWER INSPECTION PROJECT

Project No.
TBD

Status:
Funded

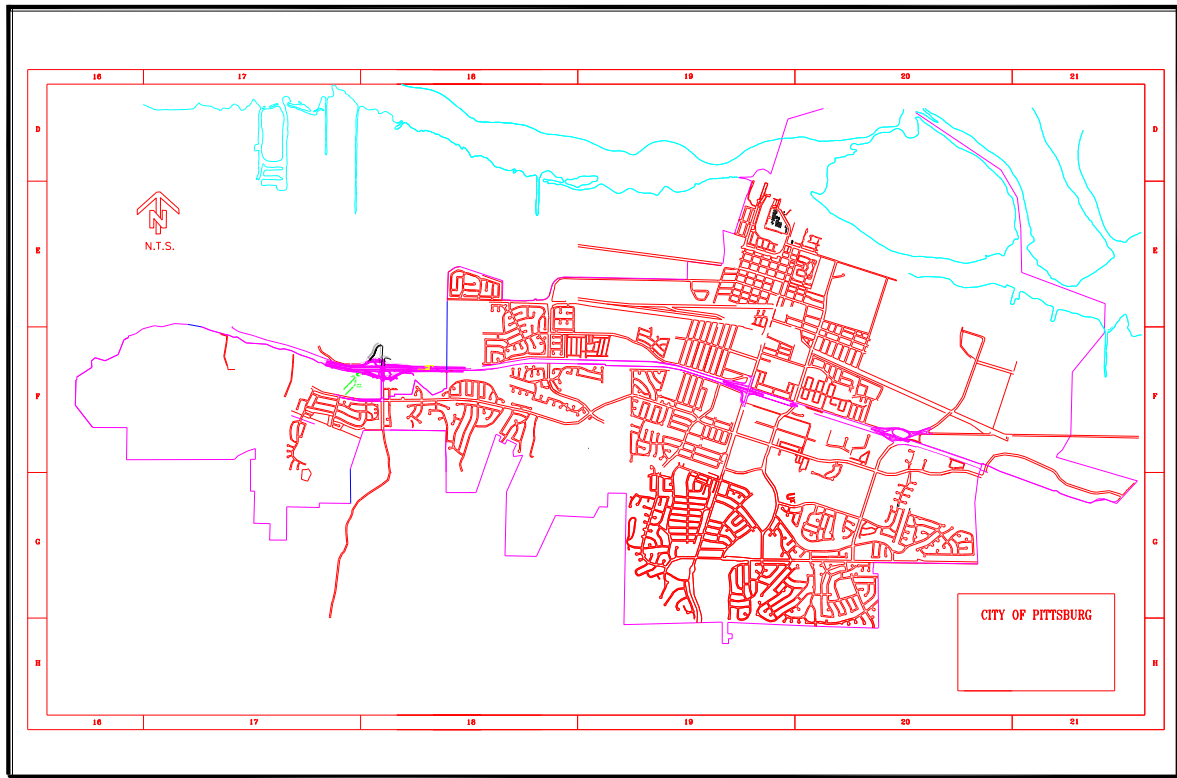
Estimated Project Cost:
\$112,410

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: FY 2022/23 SEWER REPLACEMENT PROGRAM

Project No.
TBD

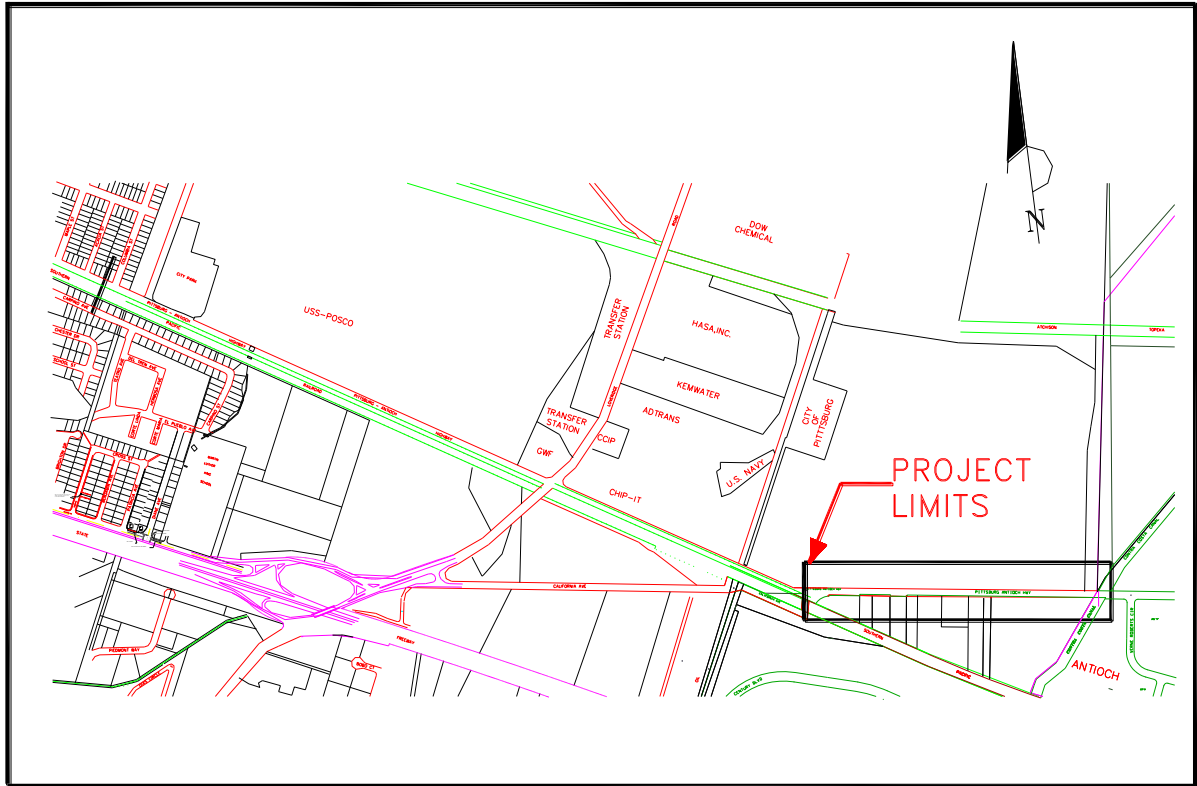
Status:
Projected Funding for FY21/22 & 22/23

Estimated Project Cost:
\$2,500,000

Project Limits:
Citywide

Funding Sources:
Eligible Funding Source: Sewer Operations
Fund, WOF, WFR
Identified Funding Source: \$2,500,000 SOF

Project Description:
Project will replace sewer lines that are maintenance problems. Water funds are added for the replacement of water mains with this project.



SS-20: PITTSBURG/ANTIOCH HIGHWAY SEWER LINE IMPROVEMENTS

Project No.
TBD

Status:
Awaiting Property Owner
participation/Funding

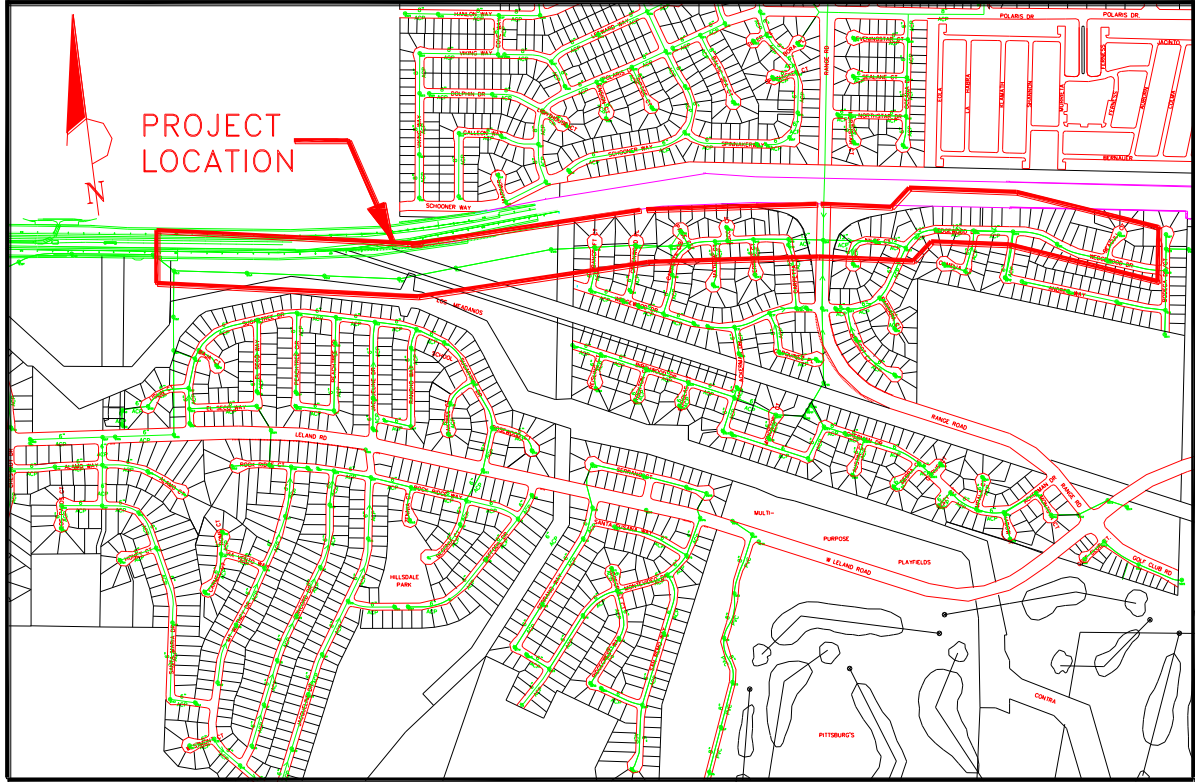
Estimated Project Cost:
\$605,000

Project Limits:
Pittsburg Antioch Highway from Delta Diablo
Sanitary District manhole 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 Sanitary District manhole.



SS-23: HIGHWAY 4 TRUNK LINE RELIEF (Segment A)

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.

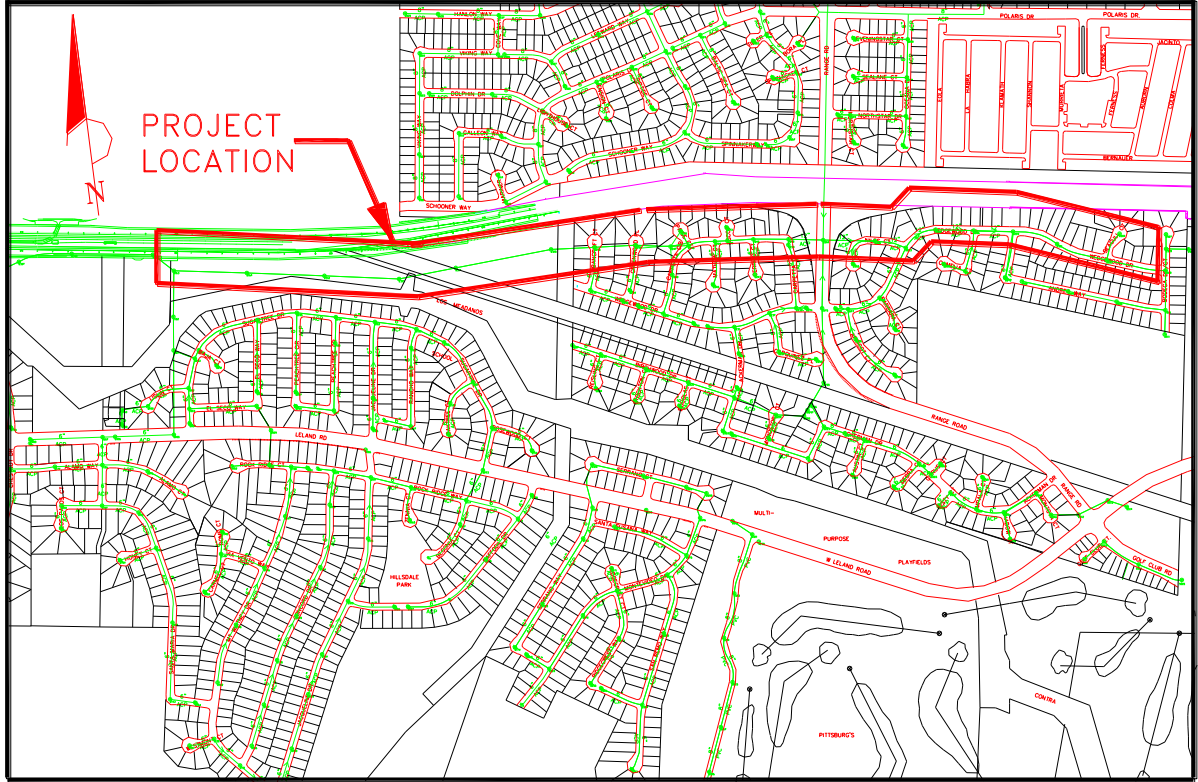
Estimated Project Cost:
\$284,000

Project Limits:
Bailey Road 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 Highway 4 on the south side and will be approximately 1000' long to improve capacity for future development.



SS-29: HIGHWAY 4 TRUNK LINE RELIEF (Segment B)

Project No.

Status:

Awaiting funds.

Estimated Project Cost:

\$1,554,000

Project Limits:

From Bailey Road to east.

Operation and Maintenance

\$0/year

Funding Sources:

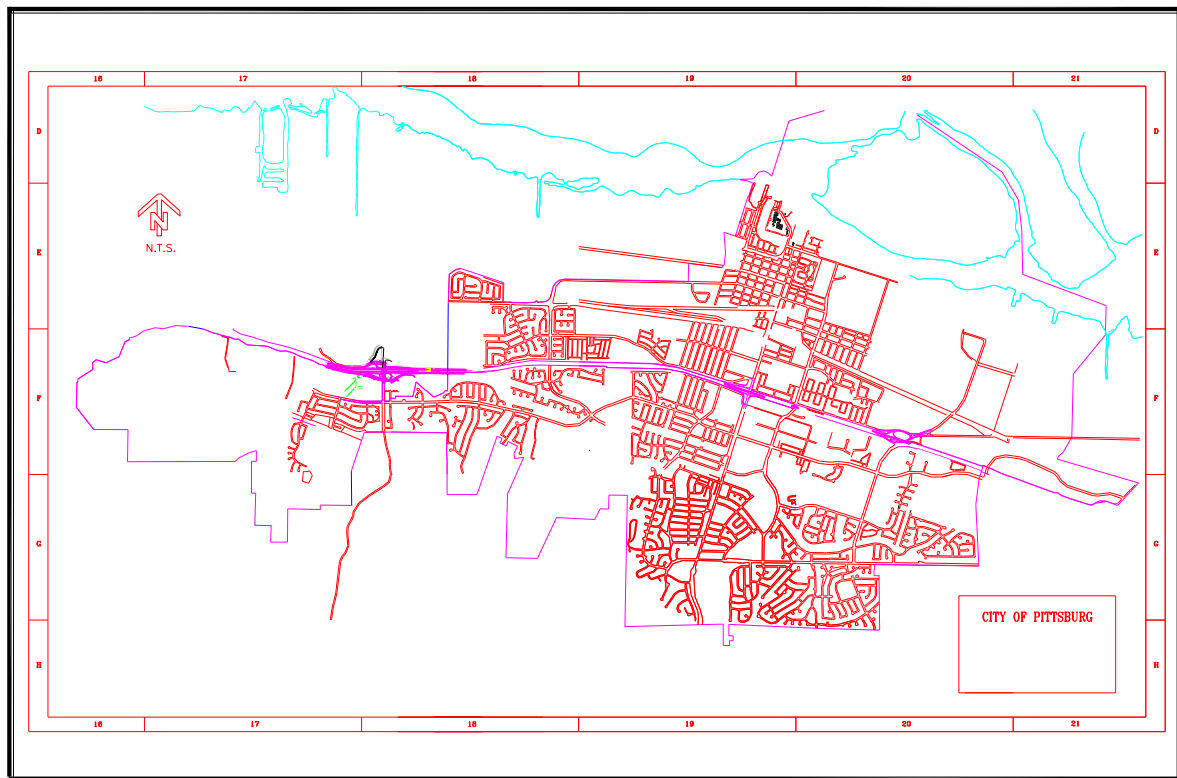
Eligible Funding Source: Sewer Facility

Reserve Fund

Identified Funding Source: Developer Fees

Project Description:

This project is the western segment (2,500 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-30: FY 2014/15 SEWER REPLACEMENT PROGRAM

Project No.
2012-15

Status:
In design

Estimated Project Cost:
\$10,000,000

Project Limits:
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.



SS-31: OAK HILLS CENTER SEWER MAIN

Project No.
TBD

Status:
Awaiting funding and development.

Estimated Project Cost:
\$650,000

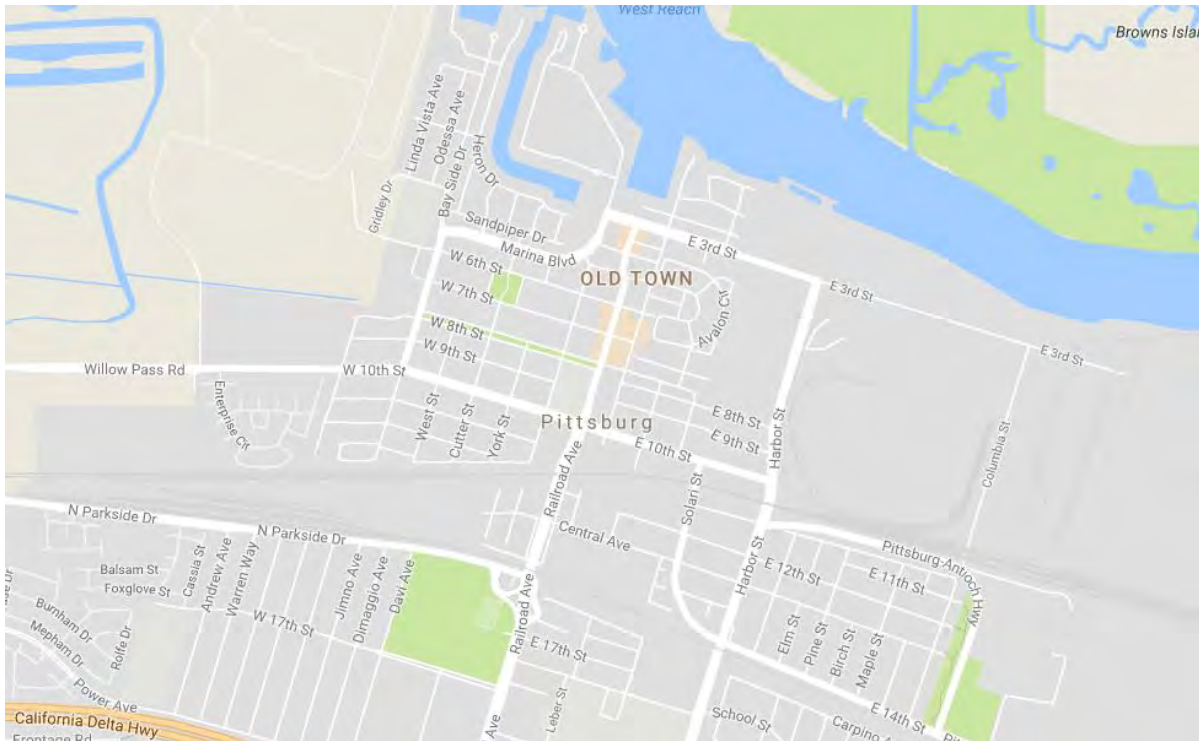
Project Limits:
Behind Oak Hills Center adjacent to Bailey Road

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 long 6" sewer by pipe bursting to an 8" diameter sewer. The exact alignment of the pipe will be determined through design.



SS-34: 2016/17 SEWER/WATER REPLACEMENT AND REHABILITATION

Project No.
5205

Status:
In design

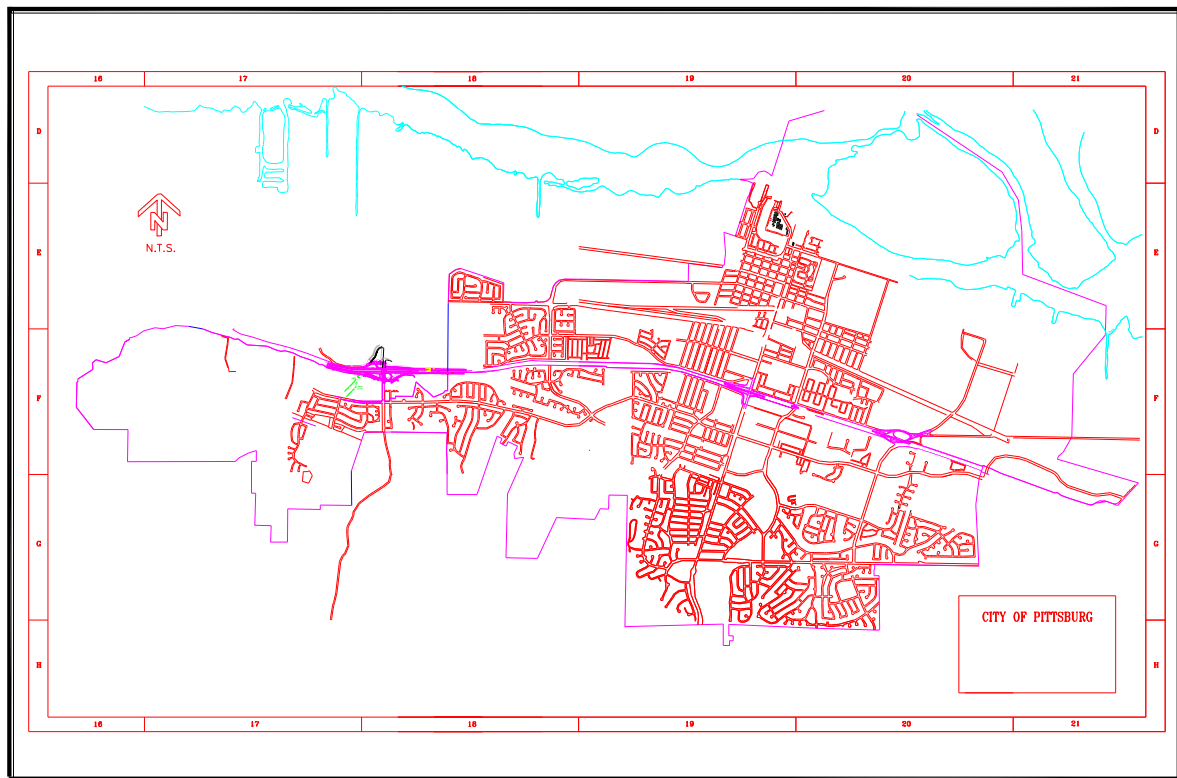
Estimated Project Cost:
\$11,627,500

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: \$4,850,000 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 funds to replace water mains in Schools Street area.



SS-36: FY 2020/21 SEWER REPLACEMENT PROGRAM

Project No.
TBD

Status:
Projected Funding for FY 19/20 & FY 20/21

Estimated Project Cost:
\$3,500,000

Project Limits:
To be determined

Operation and Maintenance
\$0/year

Funding Sources:
Eligible Funding Source: Sewer Operations Fund
Identified Funding Source: \$2,500,000 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.

STORM DRAIN PROJECTS

PROJECT DESCRIPTIONS

The CIP includes a general list of projects scheduled during each of the five years of the program, followed by detailed project sheets arranged by project category, such as Streets, Traffic Signals, Water, Sewer, etc. These sheets include information for each project as follows:

CIP Identification Number: (example: ST-5)

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S-#	Signal Projects
W-#	Water Projects
SS-#	Sewer Projects
SD-#	Storm Drainage Projects
PK-#	Park Projects
B-#	Building Projects
G-#	General Projects
PP-#	Pittsburg Power Projects
M-#	Marina Projects

Project Title: This is the title of the proposed project.

Project Number: A CIP contract or project number will be assigned to the projects as funding is established.

Status: This will indicate the project status if available.

Estimated Project Cost: Project cost estimates are used as place holders for project funding. Cost estimates shown here vary from conceptual project estimates to detailed design estimates. A more detailed cost estimate is prepared during the design phase of each project. Actual costs are unknown until bids are opened.

Project Limits: This is a written description of the project limits if available.

Funding Sources: This section identifies project funding sources that have been approved or will be approved with adoption of this CIP.

Project Description: This is a detailed description of the project.



SD-1: SUGARTREE CHANNEL (Contra Costa Canal to East Bay Municipal Utility District)

Project No.

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-3: FULL TRASH CAPTURE DEVICE (CALIFORNIA AVENUE AND LOVERIDGE ROAD)

Project No.

Status: Not Funded

Estimated Project Cost:
\$250,000

Project Limits: South eastern corner of
Loveridge Road and California Avenue

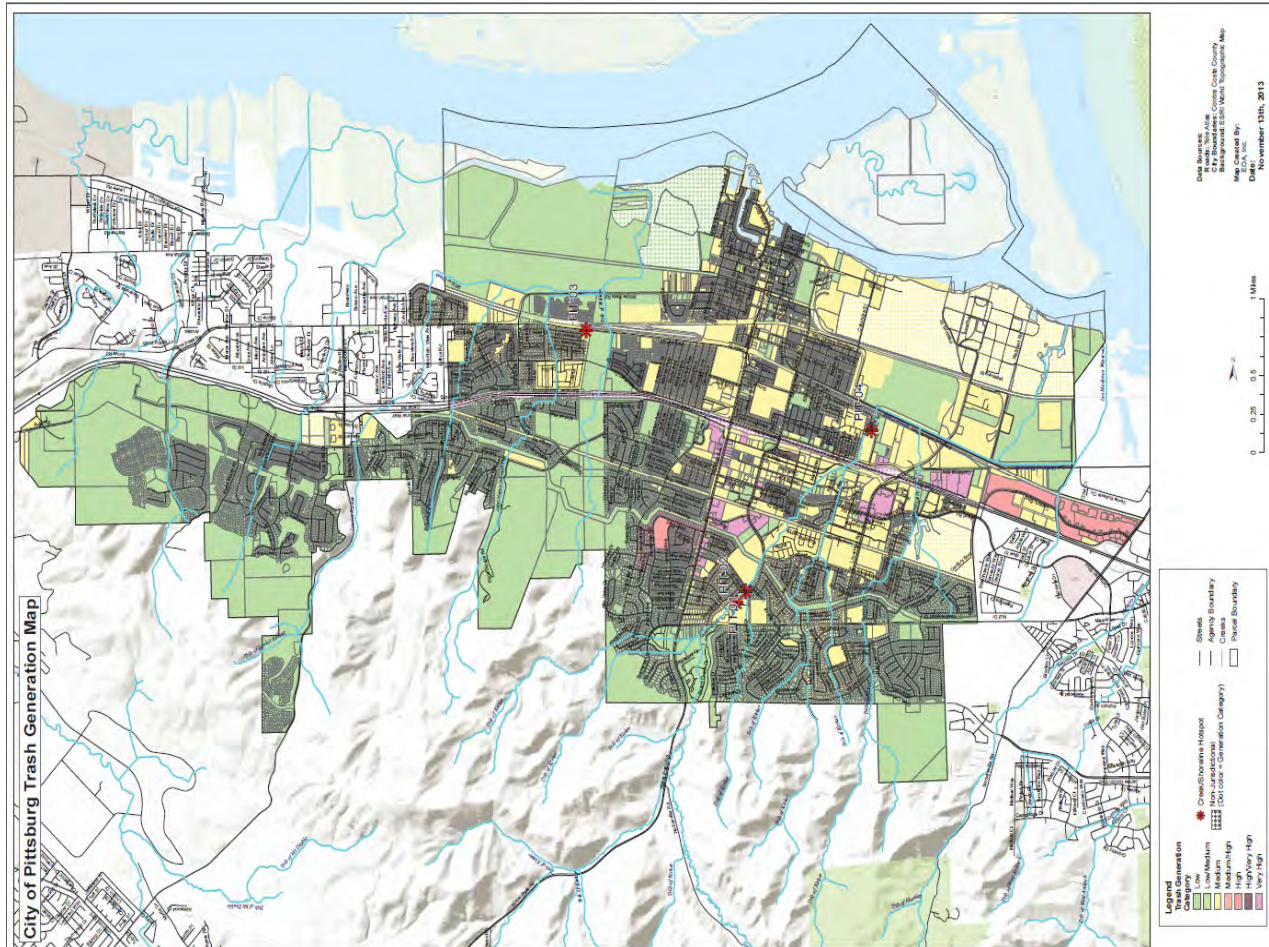
Operation and Maintenance
Minimum of twice per year
or as required.

Funding Sources:
Grants

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.

Status: Not Funded

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:
Grants

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.

Status: Not Funded

Estimated Project Cost:
\$ 180,000

Project Limits: End of box culvert north of the
end of W. 8th Street

Operation and Maintenance

Funding Sources: IRRF
Identified Funding:

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 STORM WATER DIVERSION FOR KIRKER CREEK EAST OF LOVERIDGE ROAD

Project No.
TBD

Status:
Awaiting funding

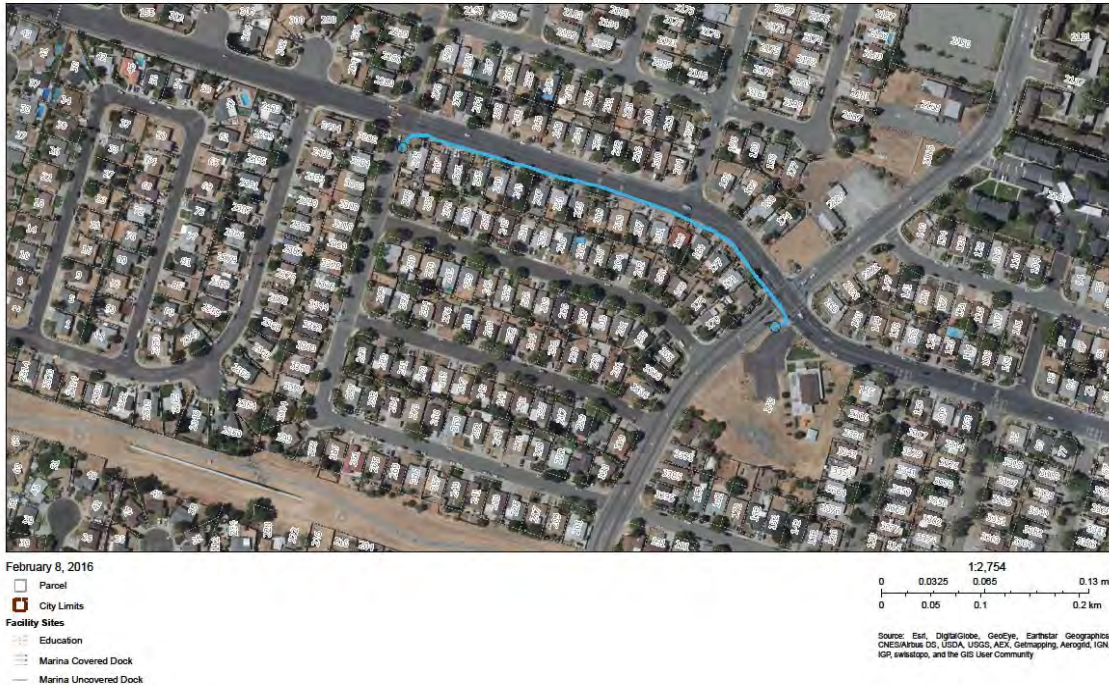
Estimated Project Cost:
\$1,250,000

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 REPAIR PROJECT (2 LOCATIONS)

Project No.
TBD

Status:
Deficiencies Identified.

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: (

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 STORM DRAINAGE PROJECT

Project No.
2009-01

Status:
Design underway.

Estimated Project Cost:
\$700,000

Project Limits:
Polaris Drive to Parkside Drive

Funding Sources:
Eligible Funding Source: RDA/Kirker Creek Improvement Fund
Identified Funding Source: \$120,000 FRDA
\$580,000 IRRF, Potential FEMA grant to offset costs

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)

Project No.

Status:

Awaiting funding

Estimated Project Cost:

\$1,210,000

Project Limits:

Kirker Creek East of Loveridge Road

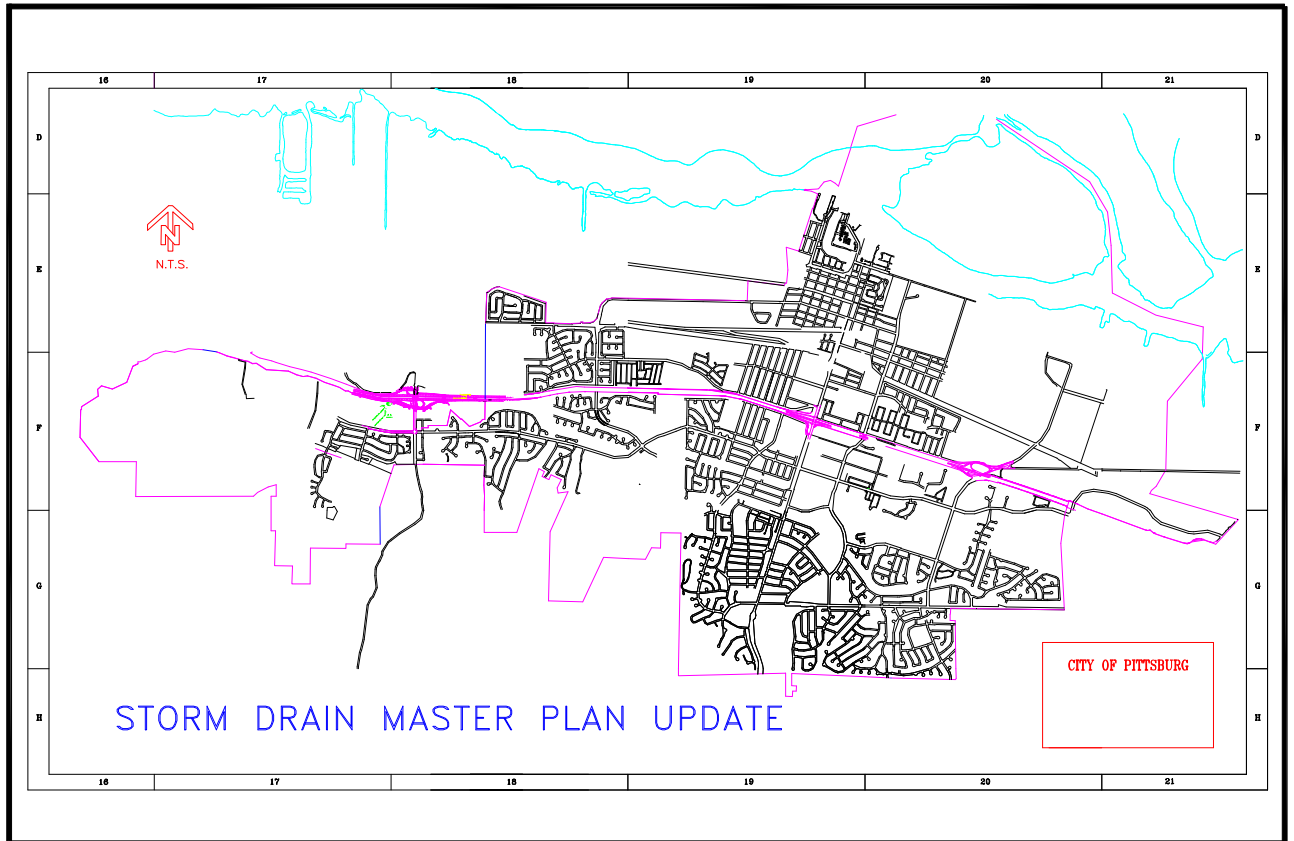
Funding Sources:

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 Chemical.



SD-11: STORM DRAIN MASTER PLAN UPDATE

Project No.

Status:

Awaiting funding.

Estimated Project Cost:

\$400,000

Project Limits:

Citywide

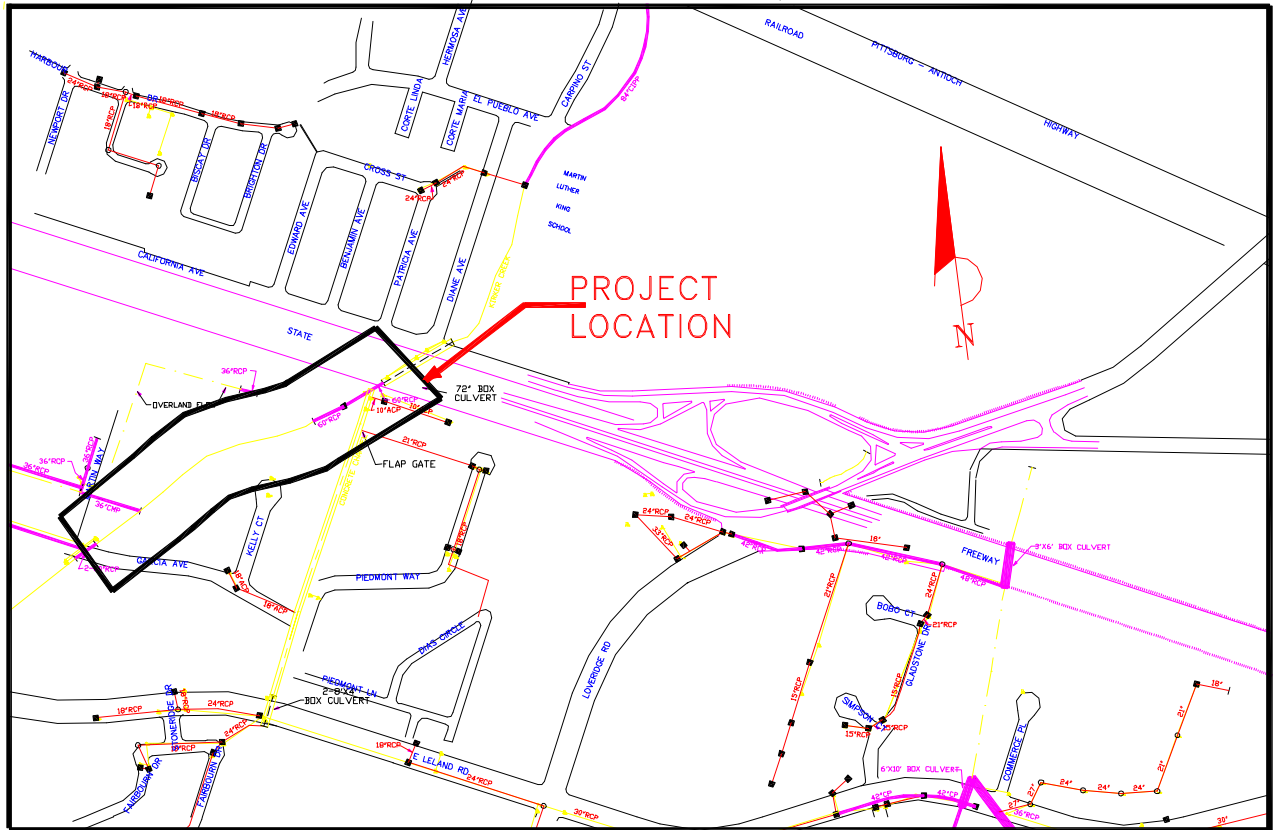
Funding Sources:

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 (Hwy. 4 to Garcia Avenue)

Project No.

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:

\$1,125,000

Project Limits:

Kirker Creek from Hwy. 4 to Garcia Avenue

Funding Sources:

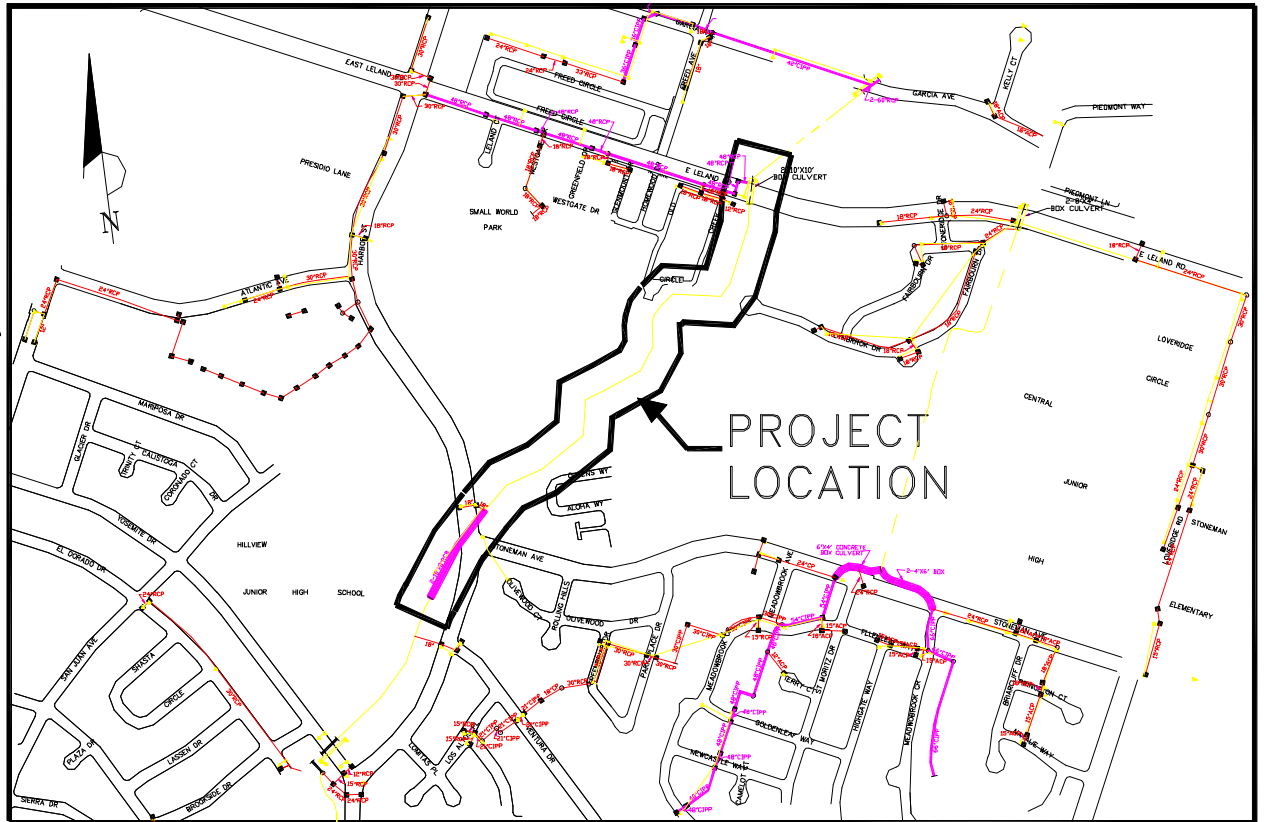
Eligible Funding Source: Kirker Creek

Impervious Surface Drainage Fee

Identified Funding Source: TBD

Project Description:

This project will improve all the undersized pipes, and 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 improvements and 260' of pipe improvements.



SD-13: KIRKER CREEK WATERSHED (East Leland Road to Contra Costa Canal)

Project No.

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

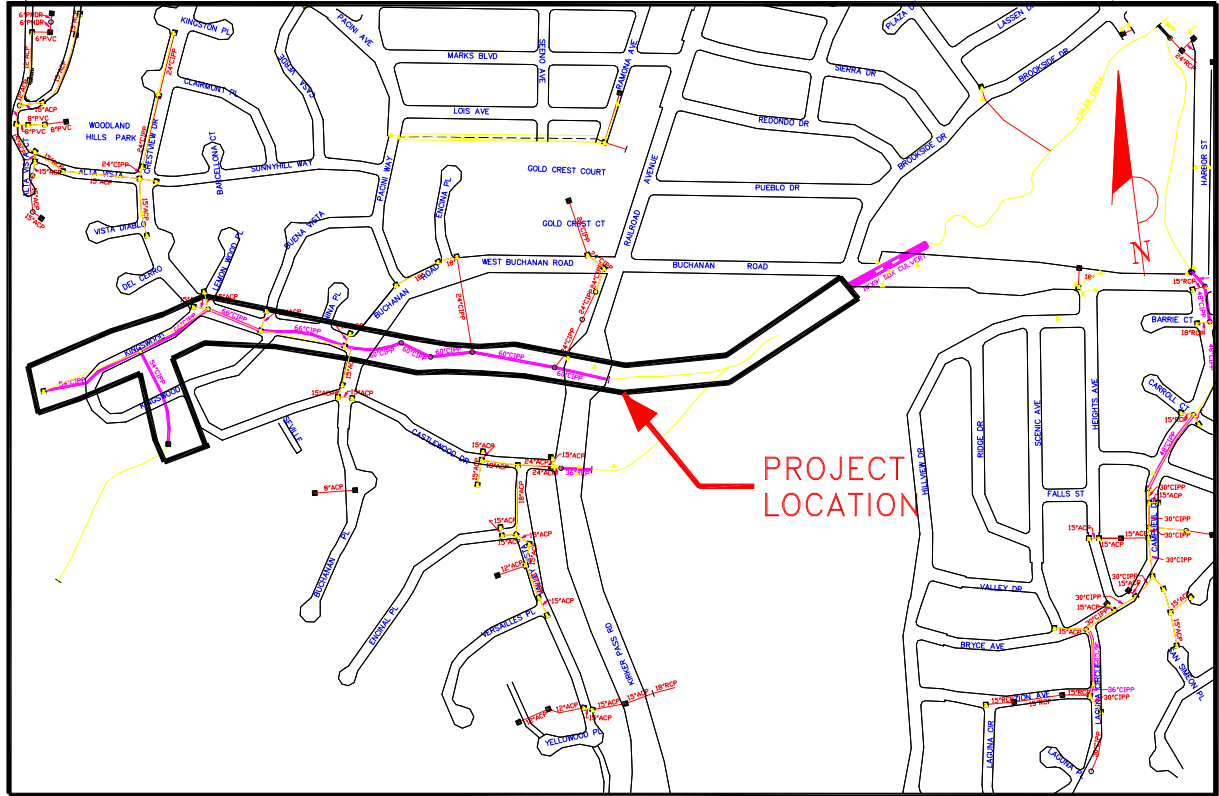
Impervious Surface Drainage Fee

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-15: KIRKER CREEK WATERSHED (Buchanan Road to Kingswood)

Project No.

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:

\$2,060,000

Project Limits:

Kirker Creek Watershed from Buchanan Road to Kingswood

Funding Sources:

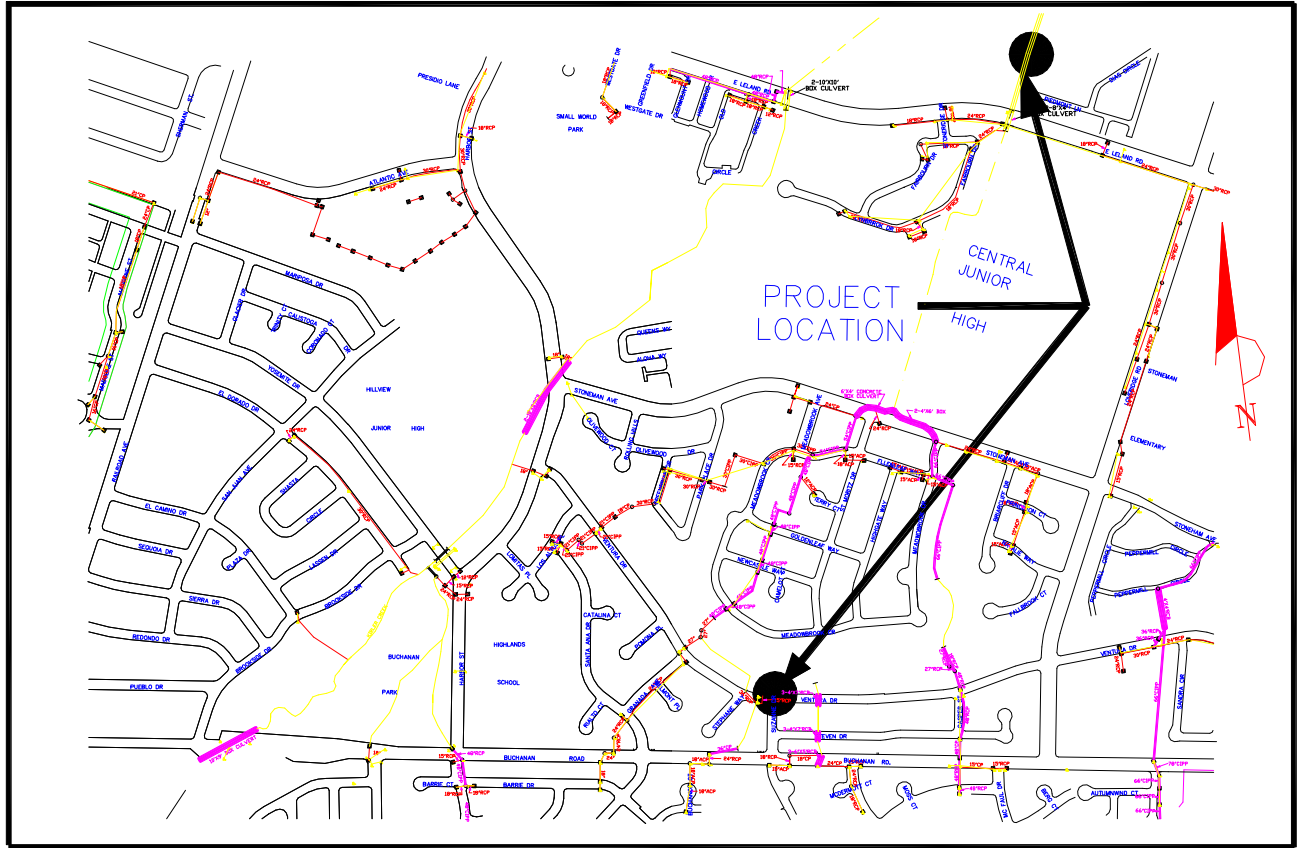
Eligible Funding Source: Kirker Creek

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 improvements 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 IMPROVEMENTS (Ventura Drive, Piedmont Way and Loveridge Road)

Project No.

Status:

Awaiting funding/Evaluating needs

Estimated Project Cost:
\$140,000

Project Limits:

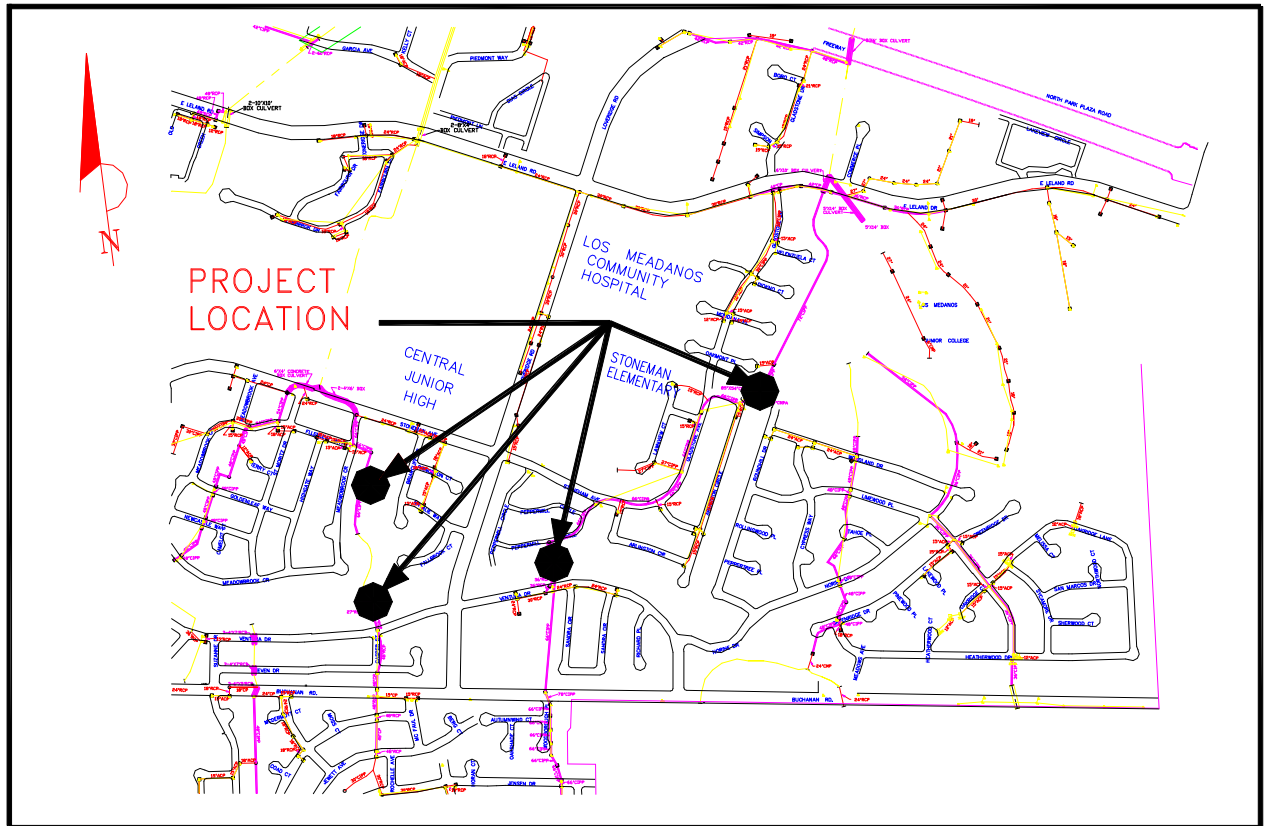
Kirker Creek from Ventura Drive, Piedmont Way and Loveridge Road

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:

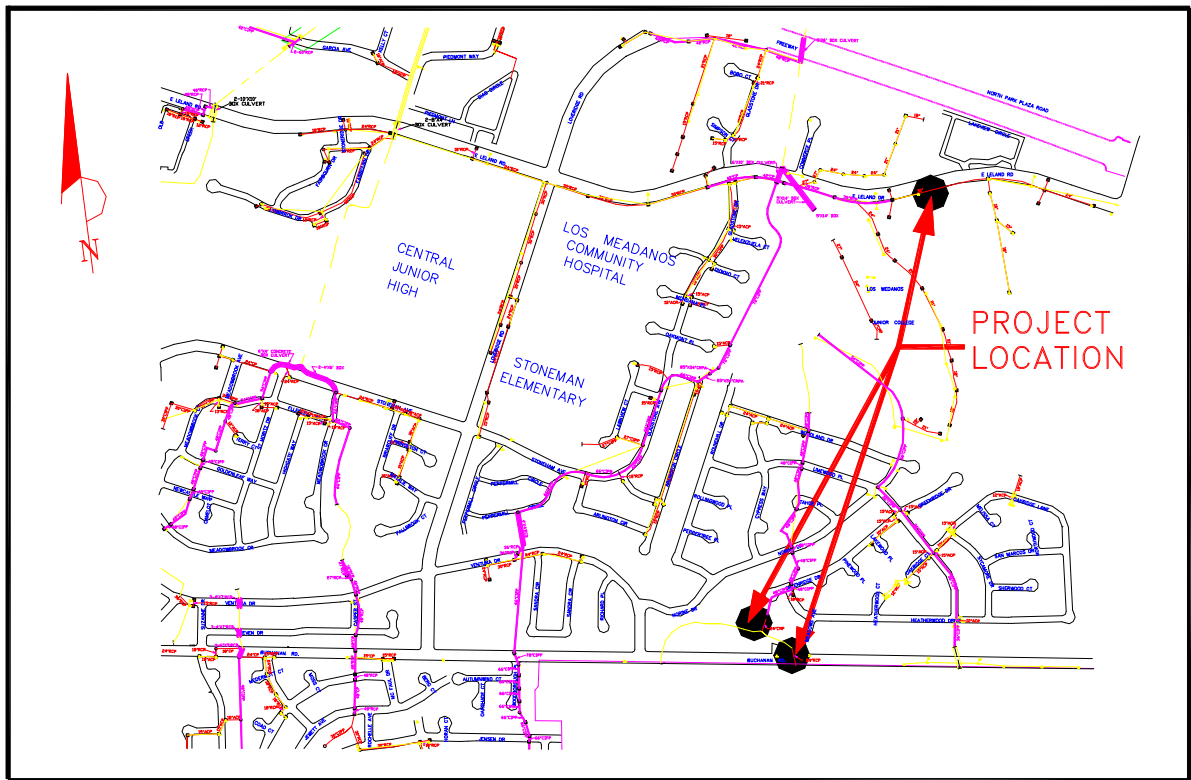
Eligible Funding Source: Kirker Creek

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 and south to the Contra Costa Canal)

Project No.

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:
\$635,000

Project Limits:

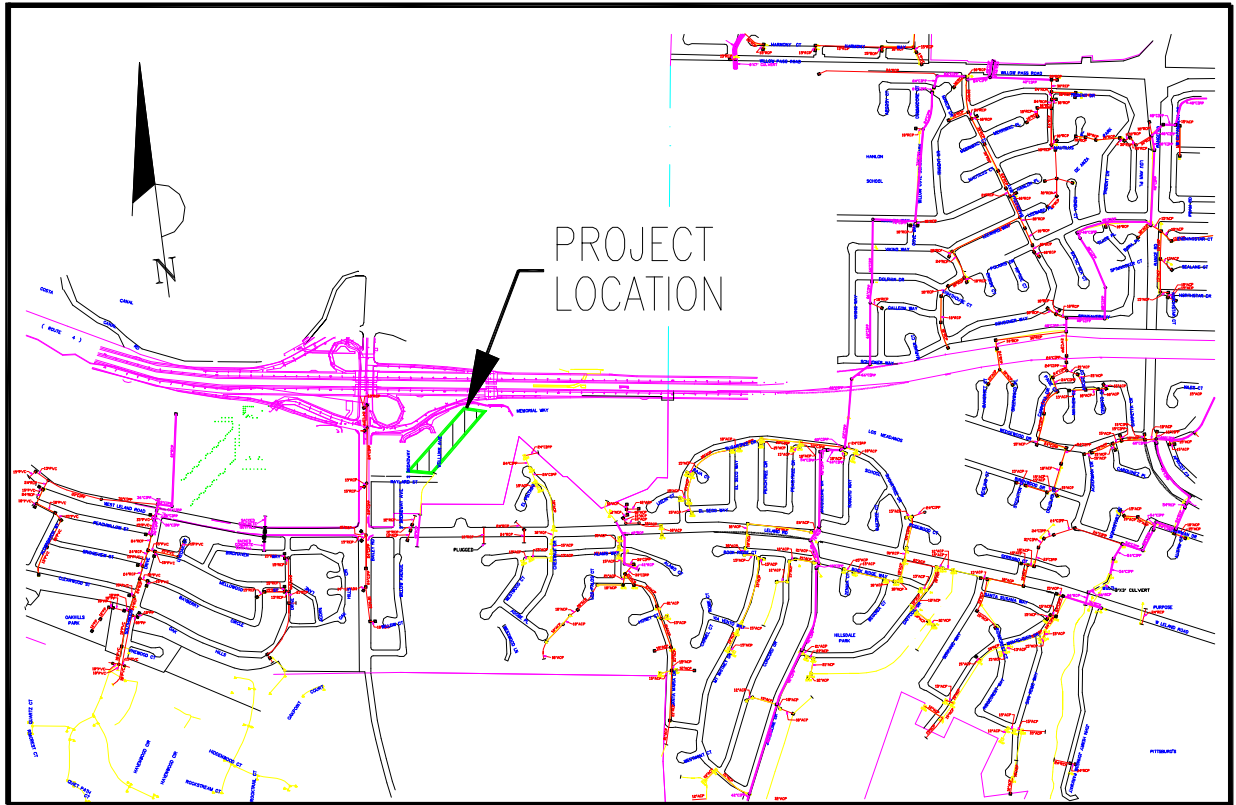
Kirker Creek Watershed in the vicinity of LMC and south

Funding Sources:

Eligible Funding Source: Kirker Creek
Impervious Surface Drainage Fee
Identified Funding Source: TBD

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 improvements 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 (Hwy. 4 to West Leland Road)

Project No.

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:
\$430,000

Project Limits:

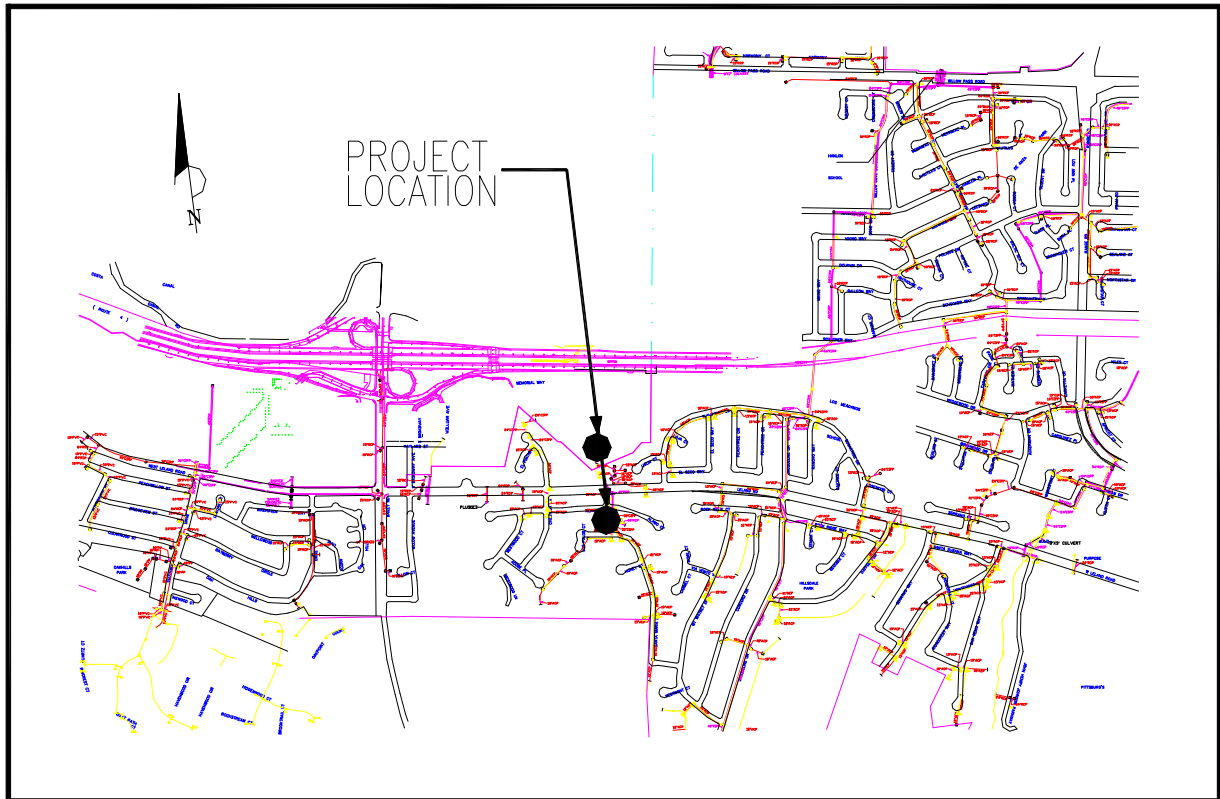
Lawlor Creek Watershed from Hwy. 4 to West Leland Road

Funding Sources:

Eligible Funding Source: TBD
Identified Funding Source

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.

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:
\$165,000

Project Limits:

Lawlor Creek watershed from Contra Costa Canal to Santa Maria Drive

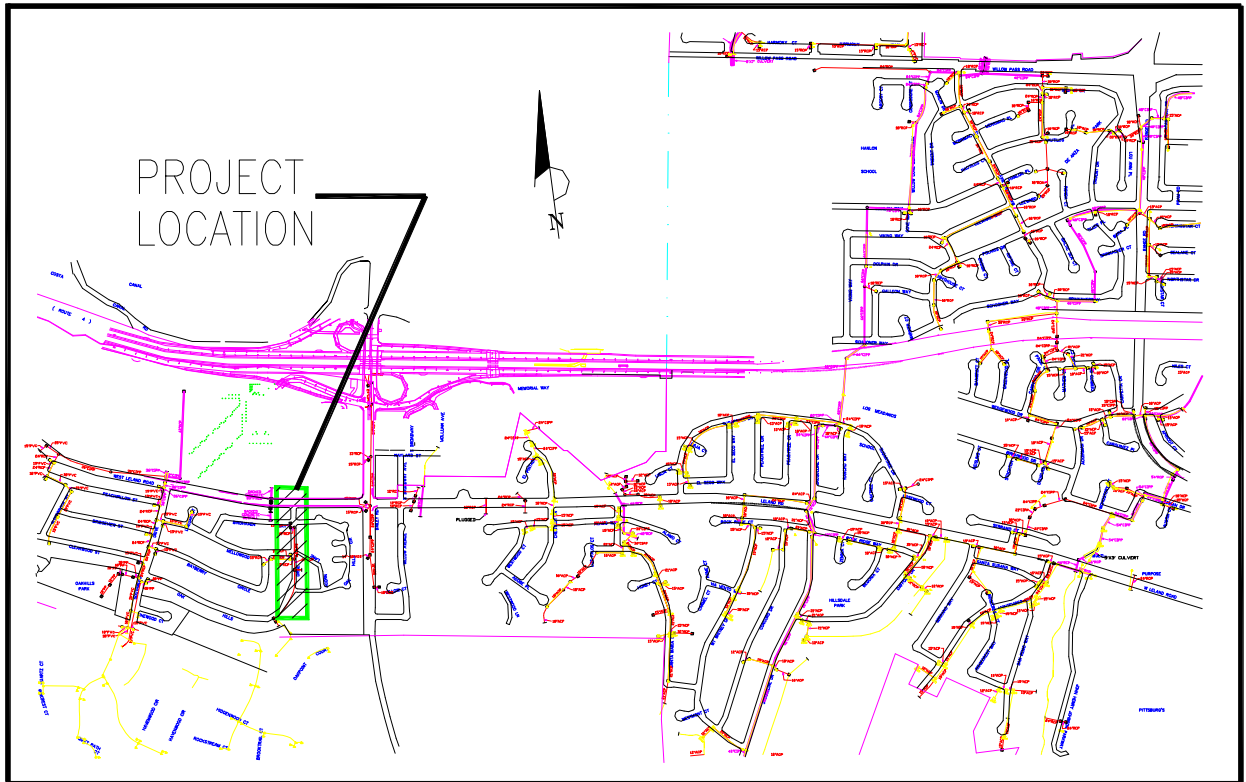
Funding Sources:

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-21: LAWLOR CREEK WATERSHED (West Leland Road to Oakhills Circle)

Project No.

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:
\$460,000

Project Limits:

Lawlor Creek Watershed from West Leland Road
to Oakhills Circle

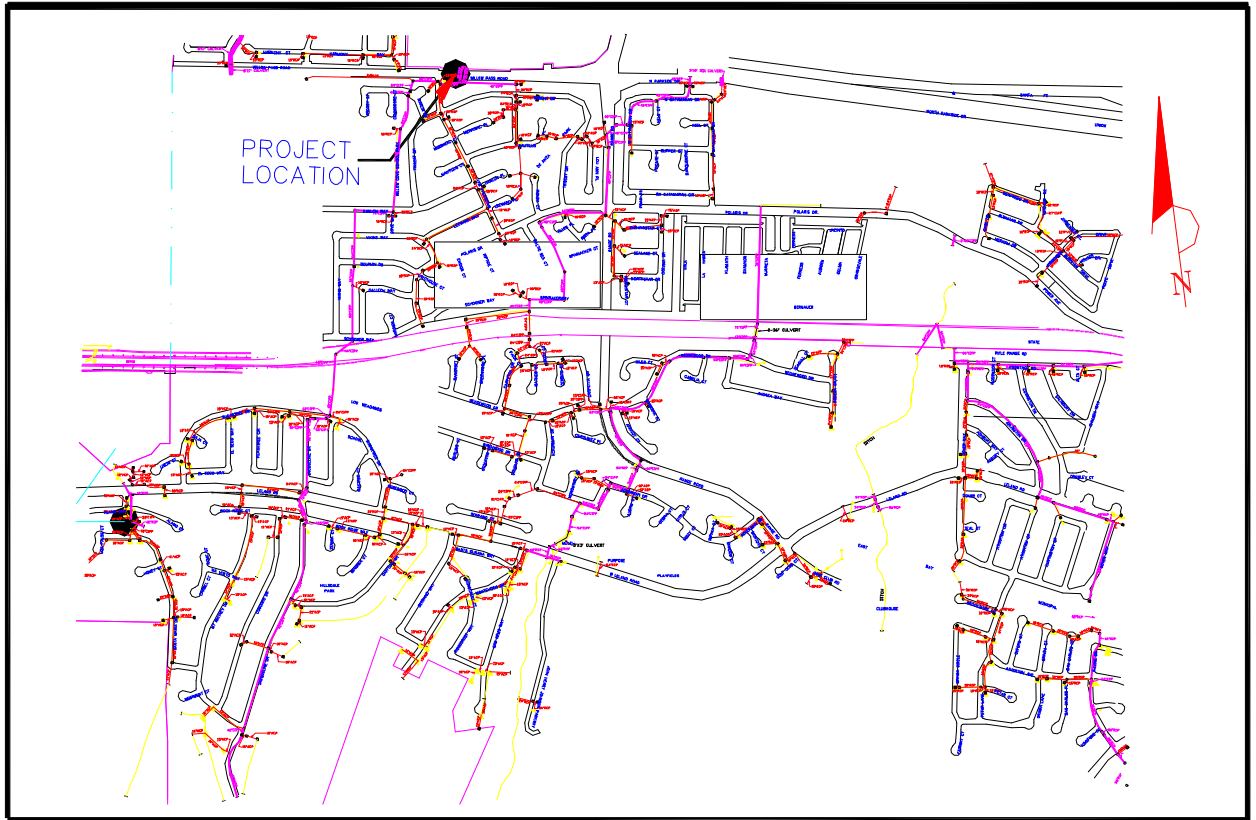
Funding Sources:

Eligible Funding Source:

Identified Funding Source: None

Project Description:

This project will improve all the undersized pipes in the Lawlor Creek Watershed from West Leland Road to Oakhills Circle. These improvements were identified in the July 1999, *Stormwater Management Plan* as conduits 3137 and 3138. This project includes 1058' of pipe improvements.



SD-22: WATERSHED 4 (Willow Pass Road to Contra Costa Canal)

Project No.

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:

\$105,000

Project Limits:

Watershed 4 from Willow Pass Road to Contra Costa Canal

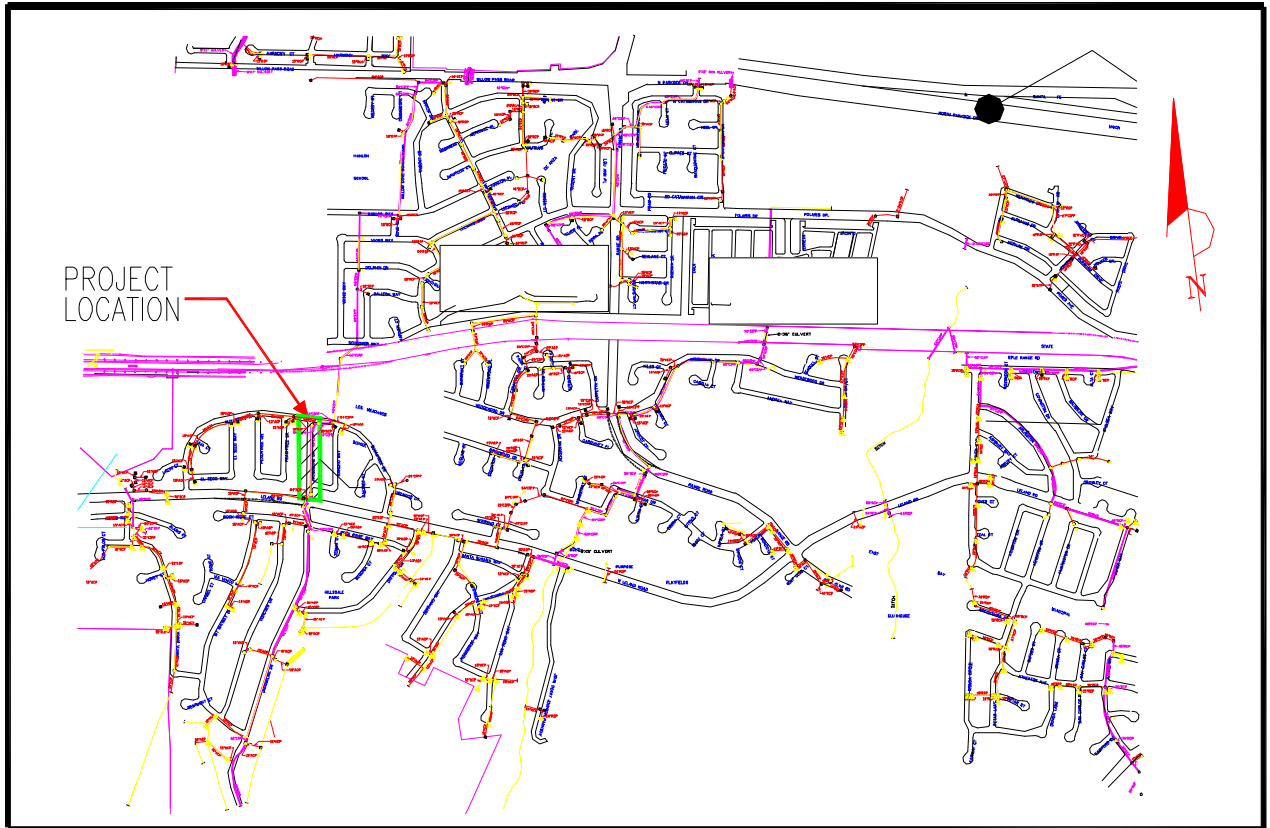
Funding Sources:

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 Highway 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.

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:
\$195,000

Project Limits:

Watershed 4 from West Leland Road to Sugartree Drive

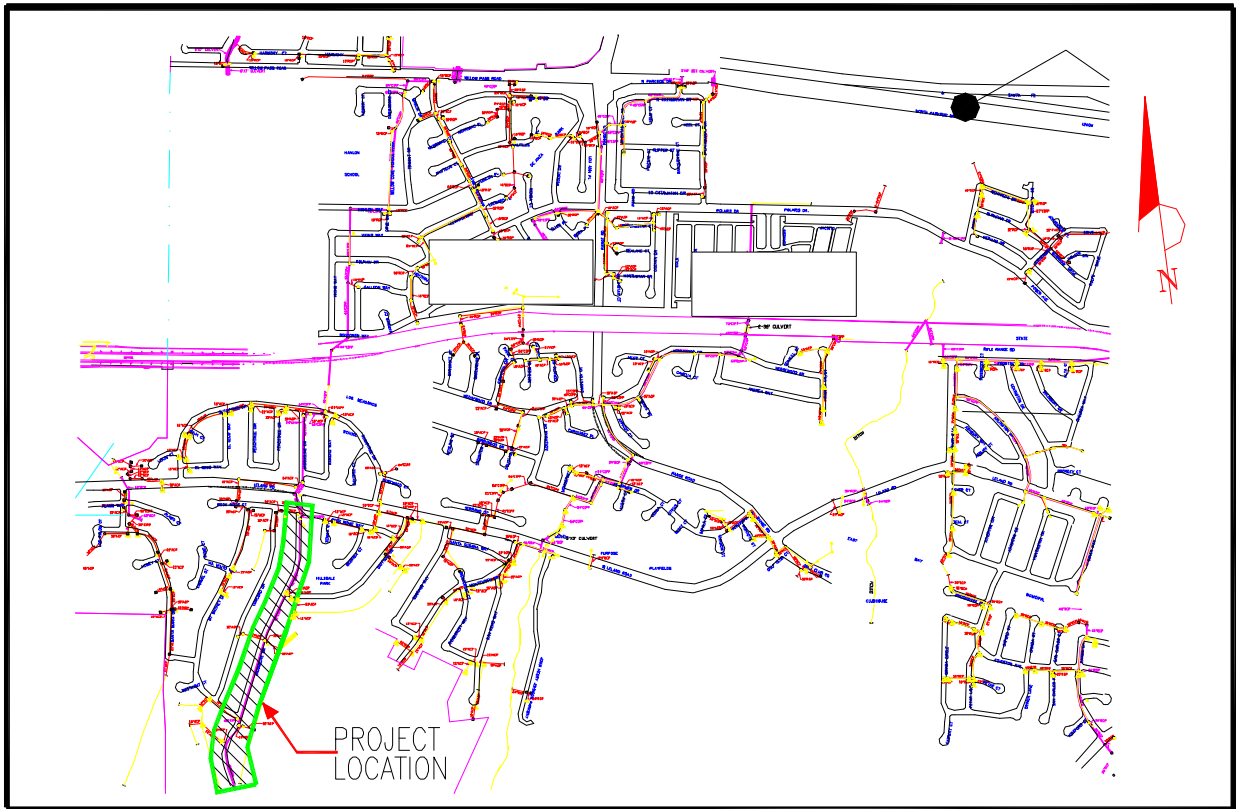
Funding Sources:

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 Highway 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.

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:
\$670,000

Project Limits:

Rock Ridge Way to Jacqueline Drive

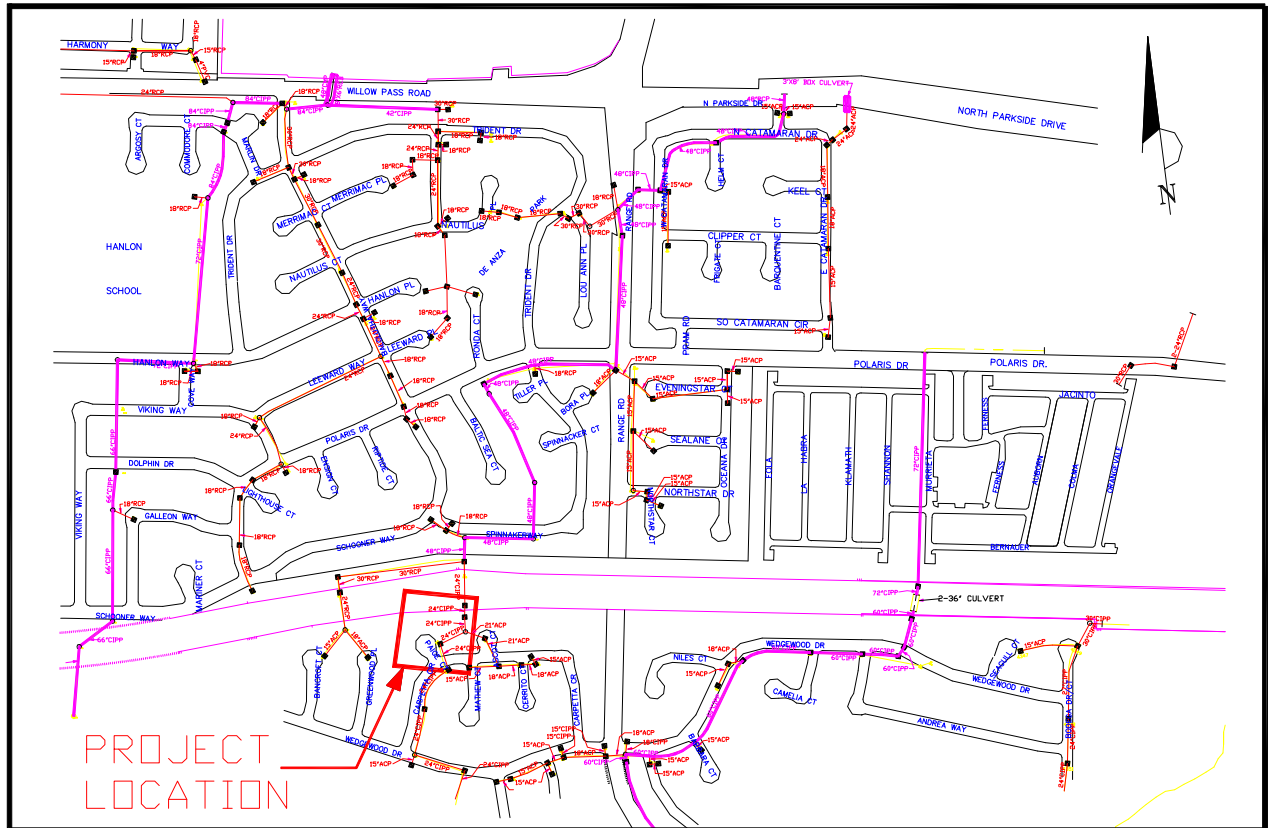
Funding Sources:

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 Highway 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 (Hwy. 4 to Paige Court)

Project No.

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:

\$55,000

Project Limits:

Watershed 5 from Hwy 4 to Paige Ct.

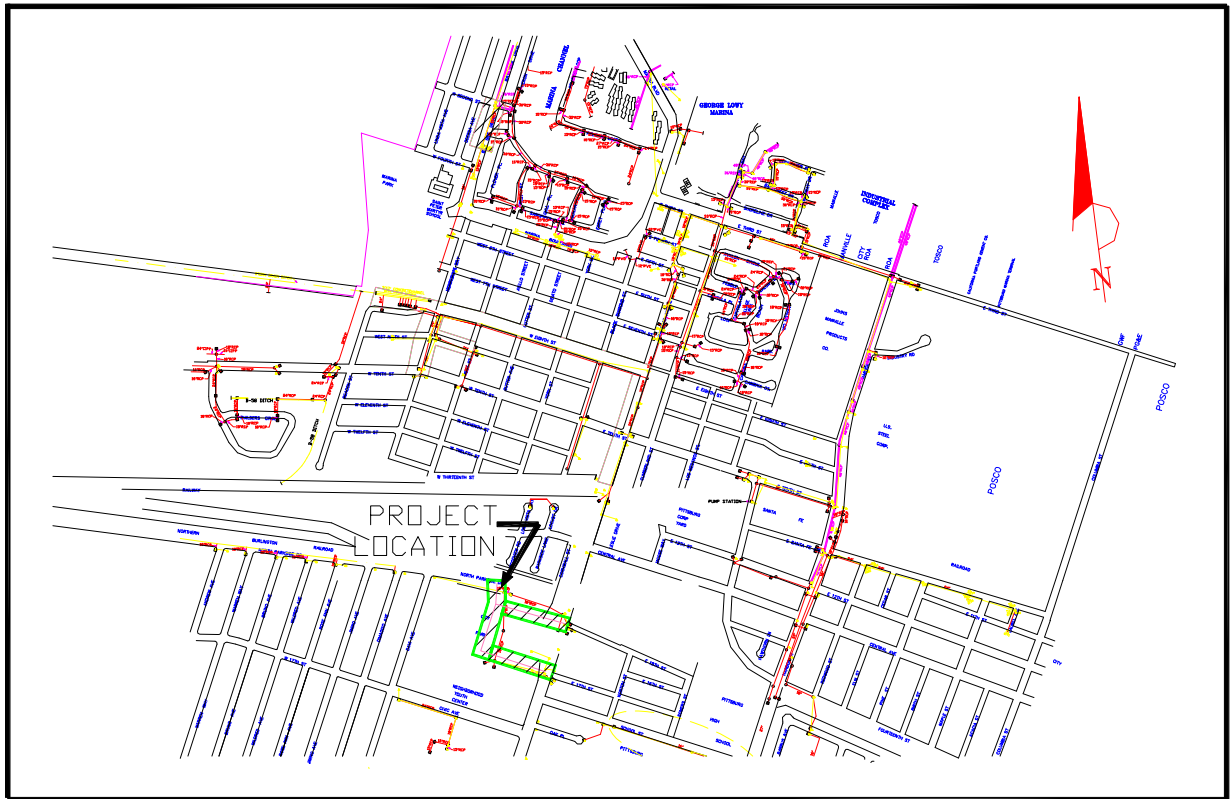
Funding Sources:

Eligible Funding Source: TBD

Identified Funding Source: None

Project Description:

Watershed 5 drains entirely residential developments north and south of Highway 4 via storm drains. This project will improve the 24" pipe in Watershed 5 from Highway 4 to Paige Court. This is the only deficiency identified in Watershed 5. These improvements 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.

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:

\$600,000

Project Limits:

Watershed 6 in City Park

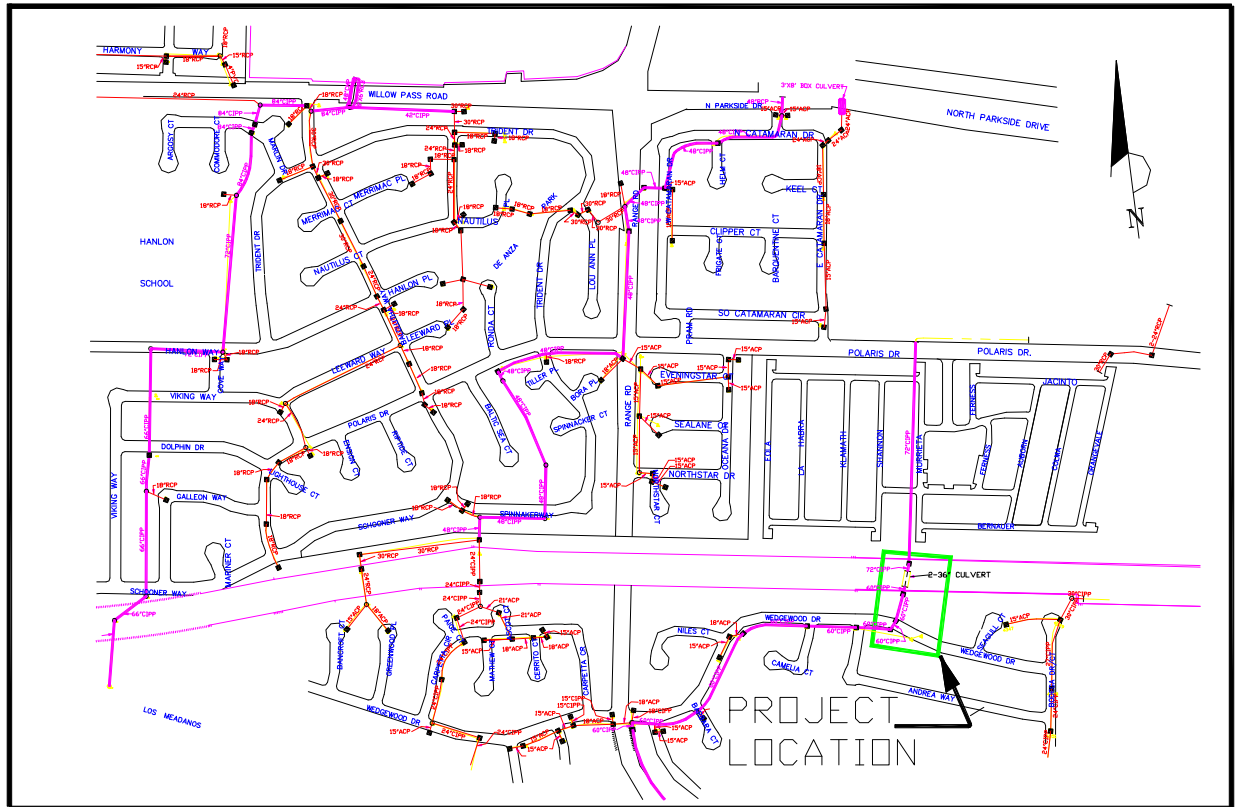
Funding Sources:

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 Hwy 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 (Hwy 4 to Andrea Way)

Project No.

Status:

Awaiting funding

Estimated Project Cost:

\$90,000

Project Limits:

Highway 4 to Andrea Way

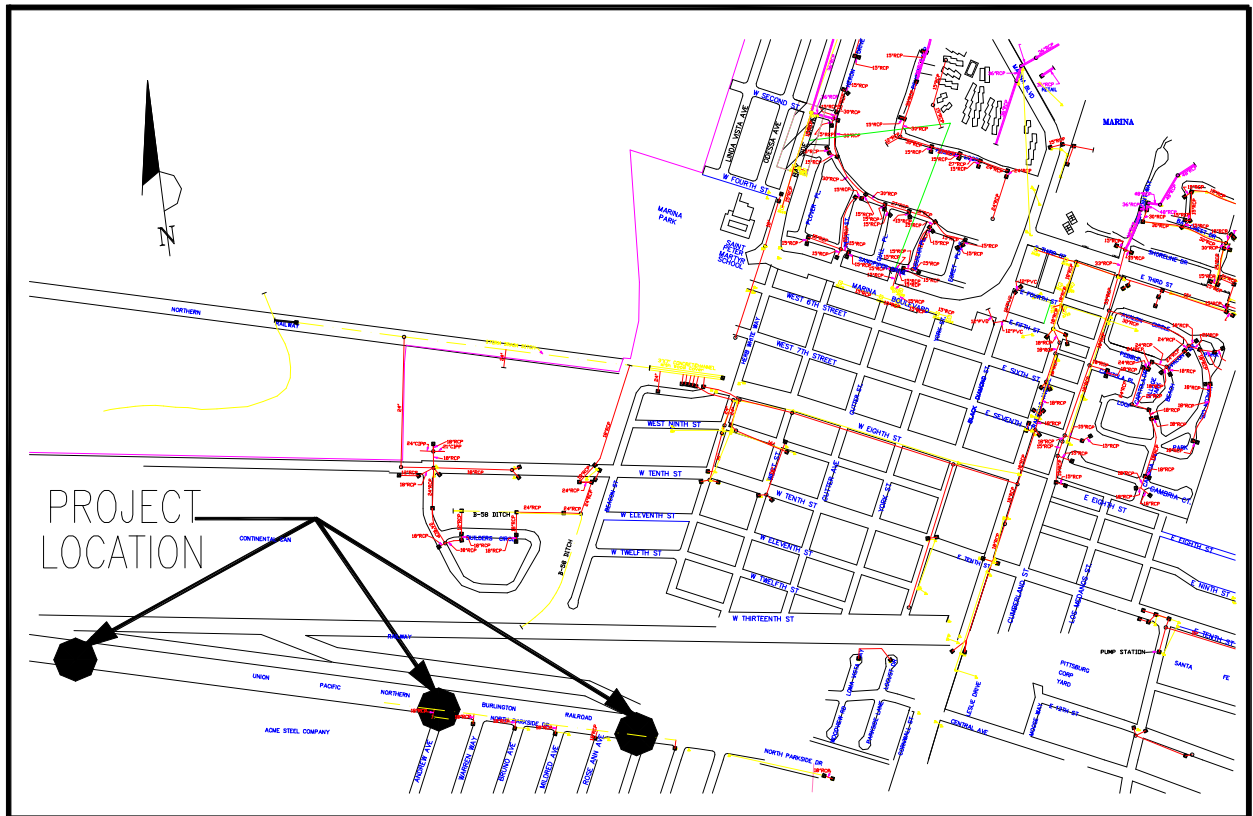
Funding Sources:

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 Hwy 4. This project will improve undersized pipes and channels in Watershed 6 from Hwy 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-28: WATERSHED 6 (Parkside Drive Storm Drain)

Project No.

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.

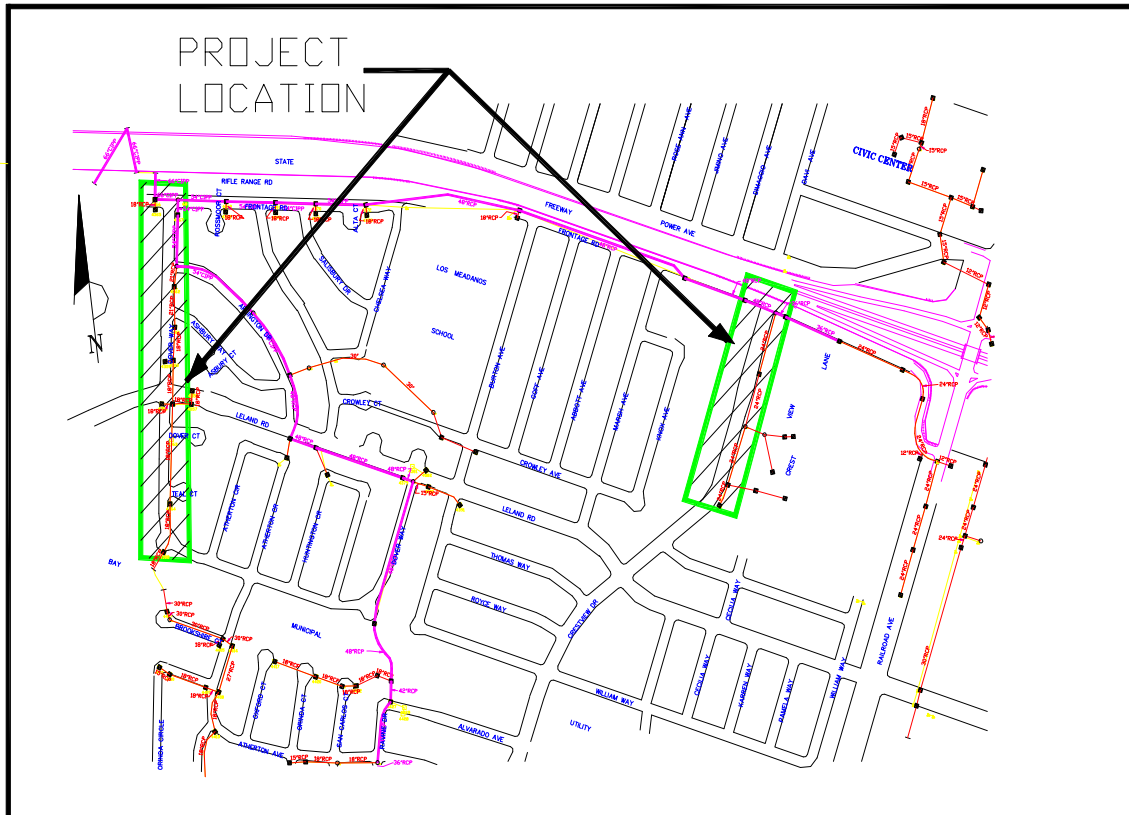
Funding Sources:

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 Hwy 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.

Status:

Awaiting funding/Evaluating needs.

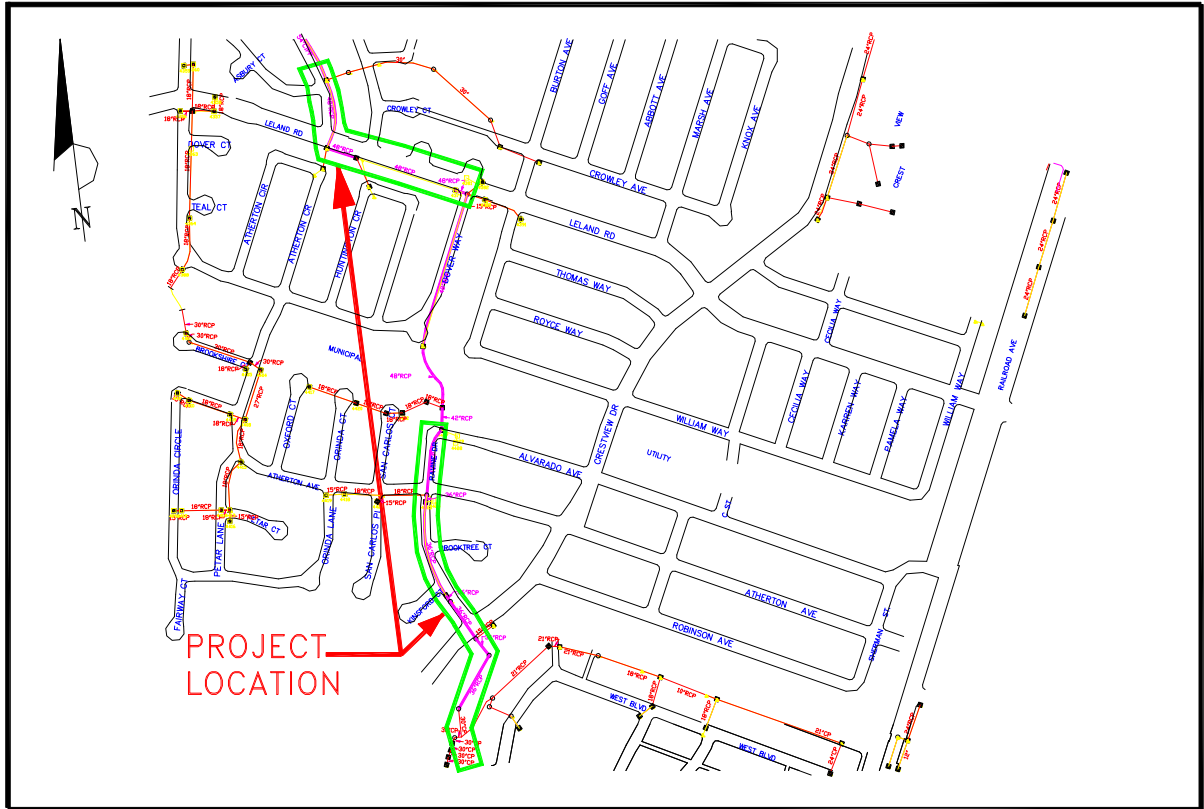
Estimated Project Cost:
\$980,000

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 Highway 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-30: WATERSHED 6 (West Leland Road/Arlington Drive to Kingston Place/Crestview Drive)

Project No.

Status:

Awaiting funding/Evaluating needs.

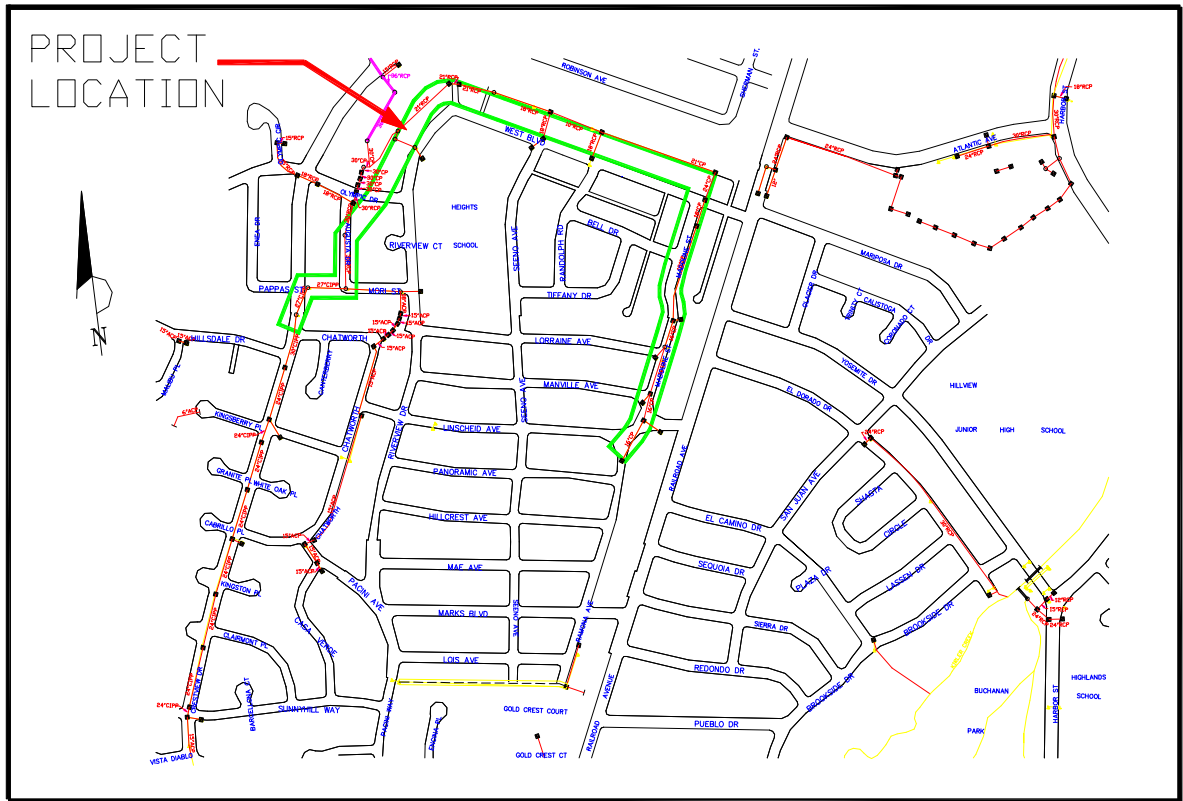
Estimated Project Cost:
\$1,250,000

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 Pittsburg and an area just south of Highway 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-31: WATERSHED 6 (Contra Costa Canal/Crestview Drive to Ramona Drive/Linscheid Drive)

Project No.

Status:

Awaiting funding/Evaluating needs

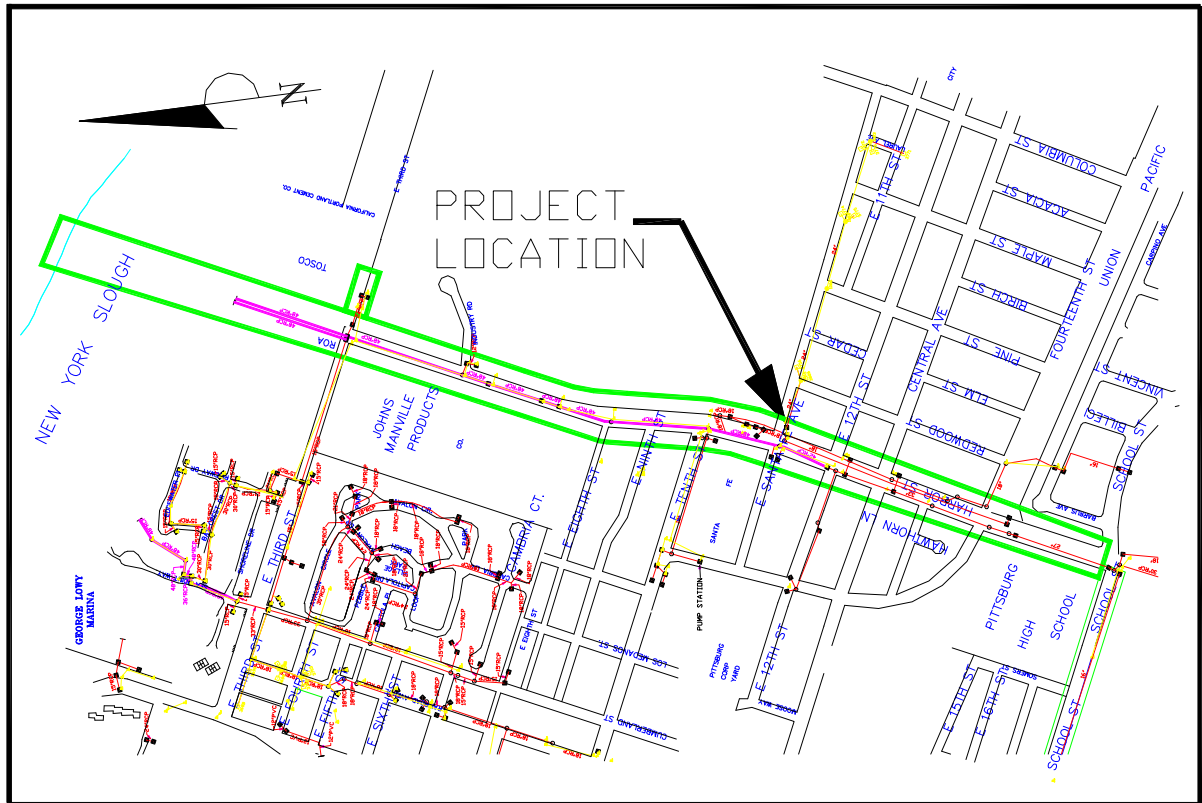
Estimated Project Cost:
\$1,285,000

Project Limits:
West Boulevard 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 Highway 4. This project will improve undersized pipes in Watershed 6 along the Contra Costa Canal, north of West Blvd., 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 (On Harbor Street from river outfall to School Street)

Project No.

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.

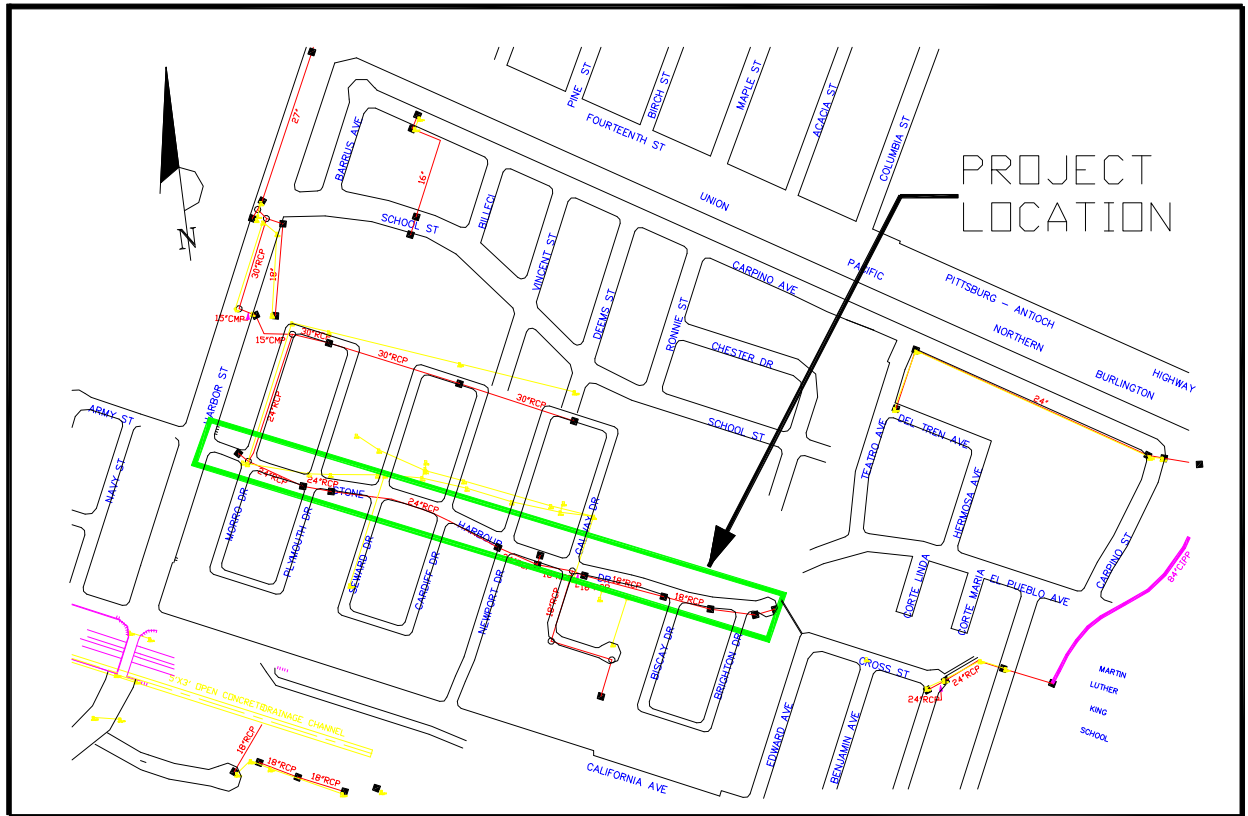
Funding Sources:

Eligible Funding Source: TBD

Identified Funding Source: None

Project Description:

Watershed 6 encompasses downtown Pittsburg and an area just south of Highway 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.

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:

\$440,000

Project Limits:

Watershed 6 on Stone Harbour Drive from Morro Drive to Brighton Drive

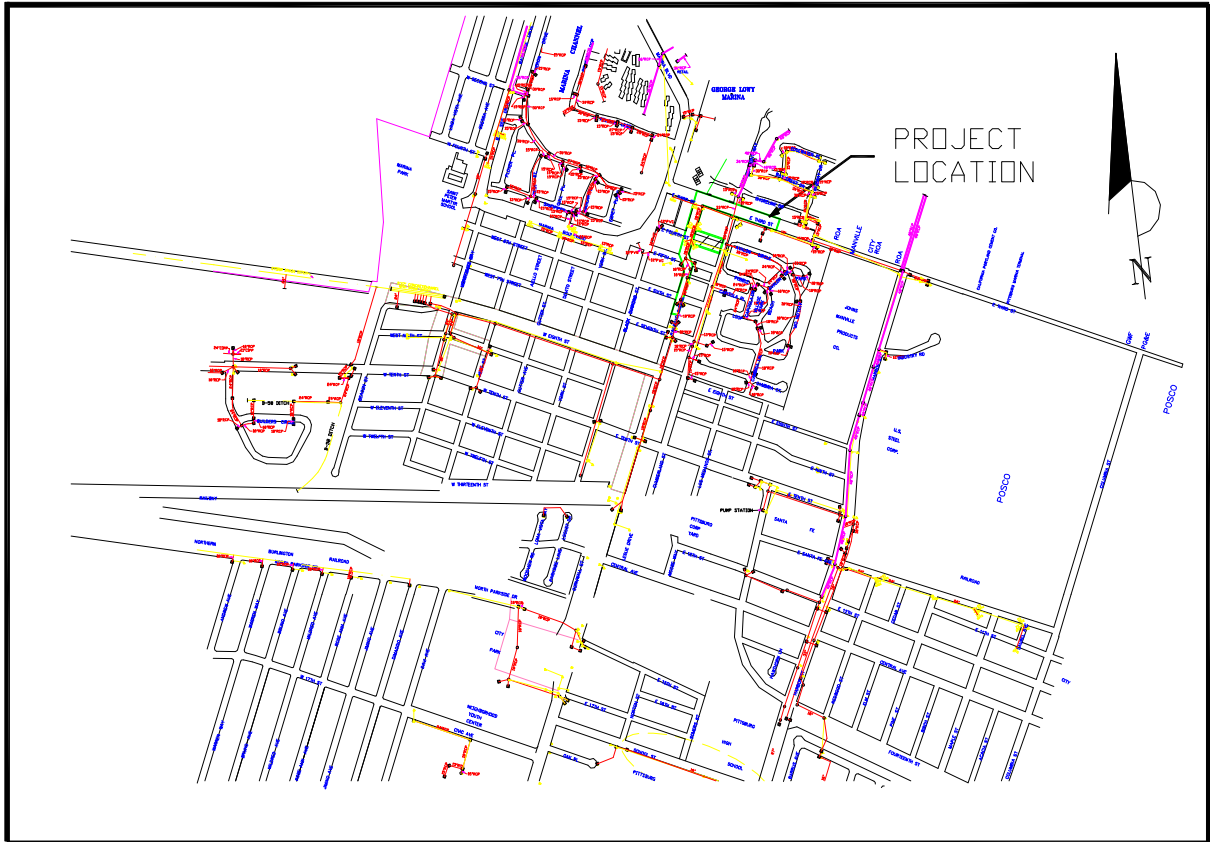
Funding Sources:

Eligible Funding Source: TBD

Identified Funding Source: None

Project Description:

Watershed 6 encompasses downtown Pittsburg and an area just south of Highway 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 (East Third Street from Railroad Avenue Cumberland Street and Railroad Ave from 7th Street to 3rd Street)

Project No.

Status:

Awaiting funding/Evaluating needs.

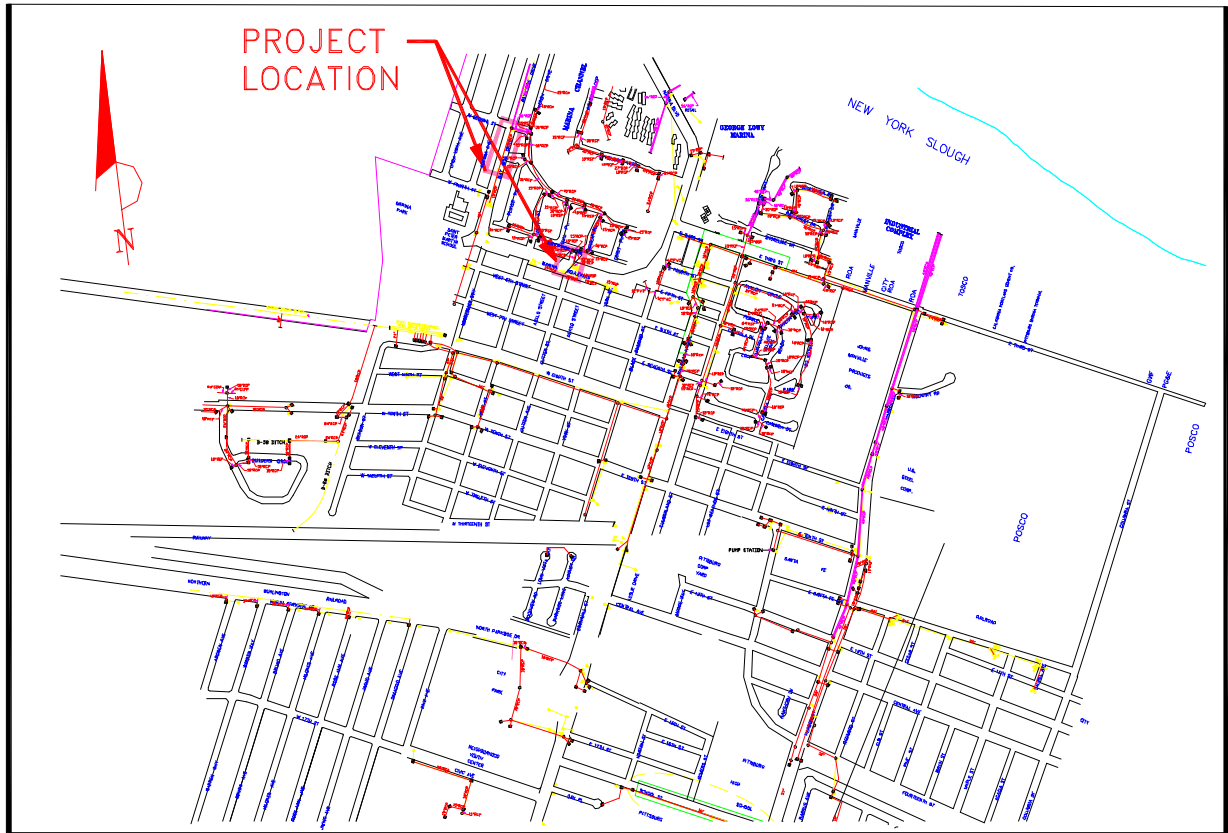
Estimated Project Cost:
\$510,000

Project Limits:
Watershed 6 Downtown Area

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

Project Description:

Watershed 6 encompasses downtown Pittsburgh and an area just south of Highway 4. This project will improve undersized pipes in Watershed 6 in the downtown area. These improvement 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.

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:

\$150,000

Project Limits:

Watershed 6 on Marina Blvd and Bayside Drive

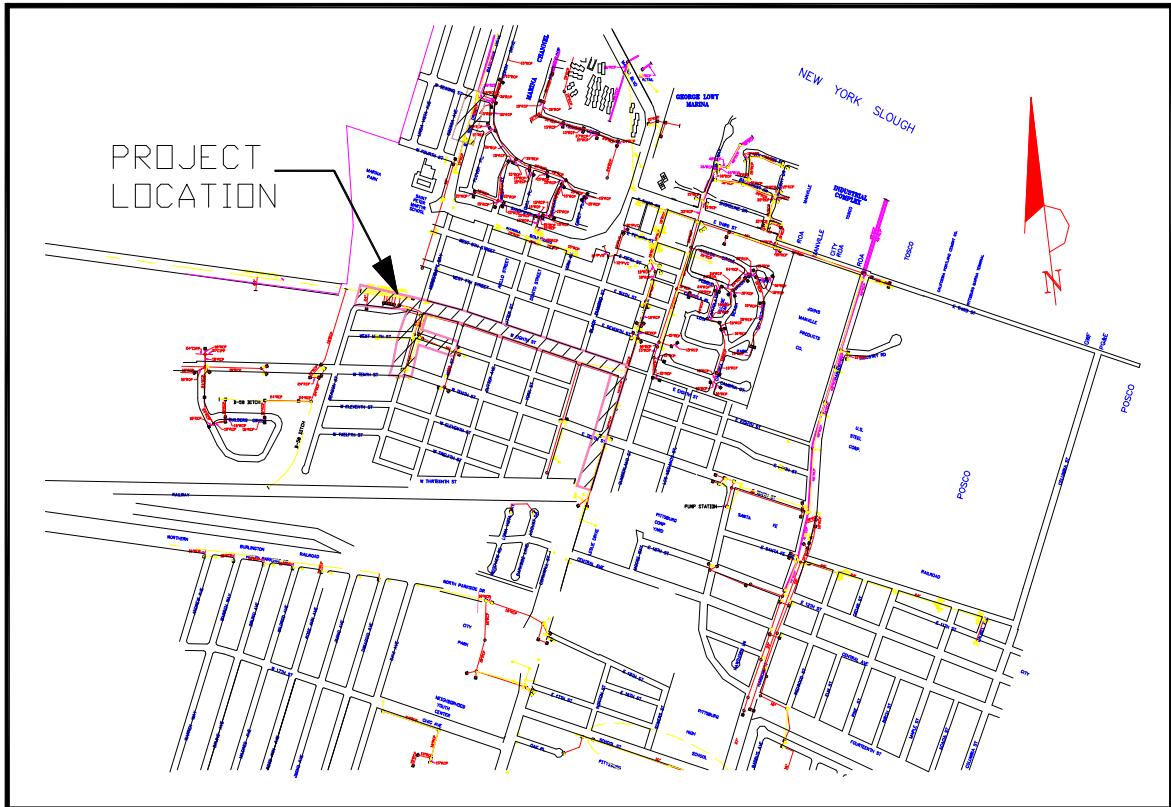
Funding Sources:

Eligible Funding Source: TBD

Identified Funding Source: None

Project Description:

Watershed 6 encompasses downtown Pittsburg and an area just south of Highway 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.

Status:

Awaiting funding/Evaluating needs.

Estimated Project Cost:

\$590,000

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 Highway 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.

BUILDING PROJECTS

PROJECT DESCRIPTIONS

The CIP includes a general list of projects scheduled during each of the five years of the program, followed by detailed project sheets arranged by project category, such as Streets, Traffic Signals, Water, Sewer, etc. These sheets include information for each project as follows:

CIP Identification Number: (example: ST-5)

ST-#	Street Projects
S-#	Signal Projects
W-#	Water Projects
SS-#	Sewer Projects
SD-#	Storm Drainage Projects
PK-#	Park Projects
B-#	Building Projects
G-#	General Projects
PP-#	Pittsburg Power Projects
M-#	Marina Projects

Project Title: This is the title of the proposed project.

Project Number: A CIP contract or project number will be assigned to the projects as funding is established.

Status: This will indicate the project status if available.

Estimated Project Cost: Project cost estimates are used as place holders for project funding. Cost estimates shown here vary from conceptual project estimates to detailed design estimates. A more detailed cost estimate is prepared during the design phase of each project. Actual costs are unknown until bids are opened.

Project Limits: This is a written description of the project limits if available.

Funding Sources: This section identifies project funding sources that have been approved or will be approved with adoption of this CIP.

Project Description: This is a detailed description of the project.



B-2: CORPORATION YARD FUELING SYSTEM UPGRADES

Project No.
TBD

Status:
Currently determining regulatory requirements for the next 5- 10 years.

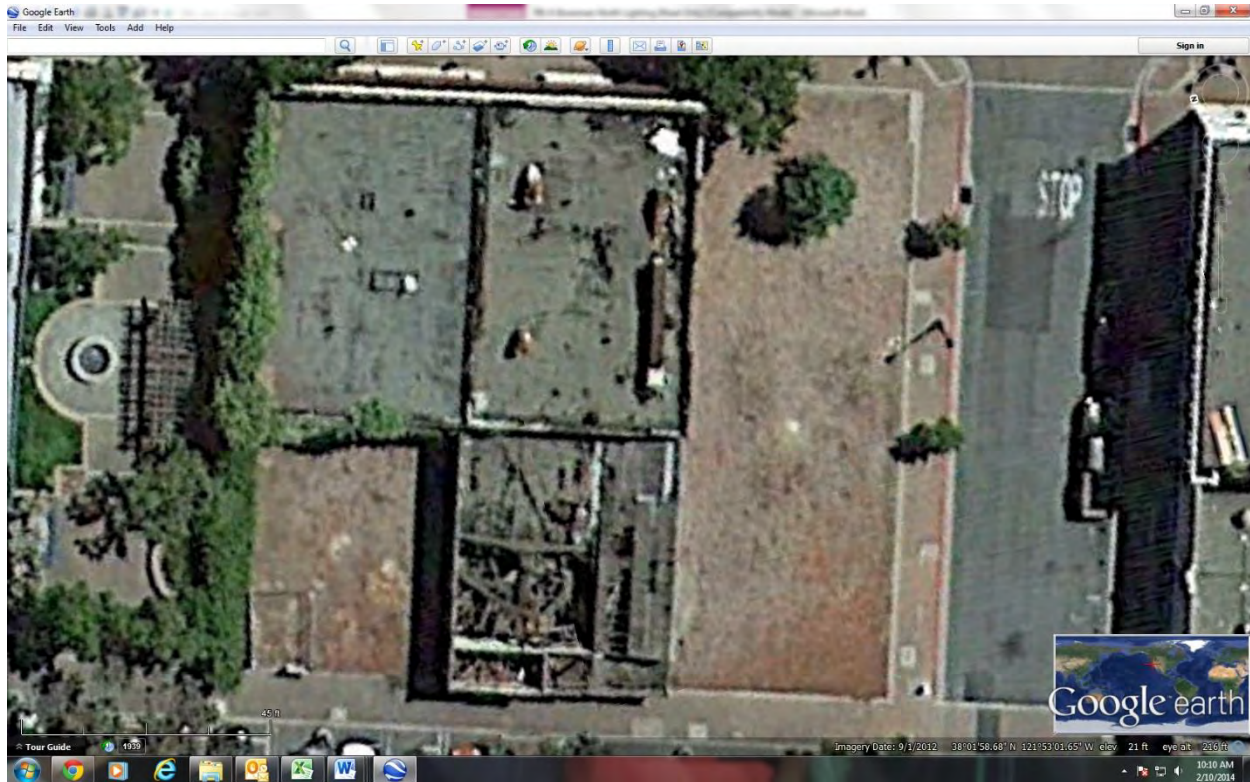
Estimated Project Cost:
\$50,000 Design
\$300,000 Construction

Project Limits:
357 East 12th Street- Corporation Yard

Funding Sources
Eligible Funding Sources: State Grants, Dept
Budgets that use Vehicles and Equipment
Identified Funding:

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, new dispensers, island cover and new Concrete pad.



B-3: DEMOLISH BACK OF CIGAR STORE

Project No.
TBD

Status:
Need demolition plan

Estimated Project Cost:
\$40,000

Project Limits:
Corner of Railroad and 4th Street

Funding Sources:
TBD

Project Description:

This project will carefully remove the hazardous debris inside the unreinforced masonry in the back of the Cigar Store.



B-4: PITTSBURG LIBRARY ROOFTOP SOLAR SYSTEM

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$120,000

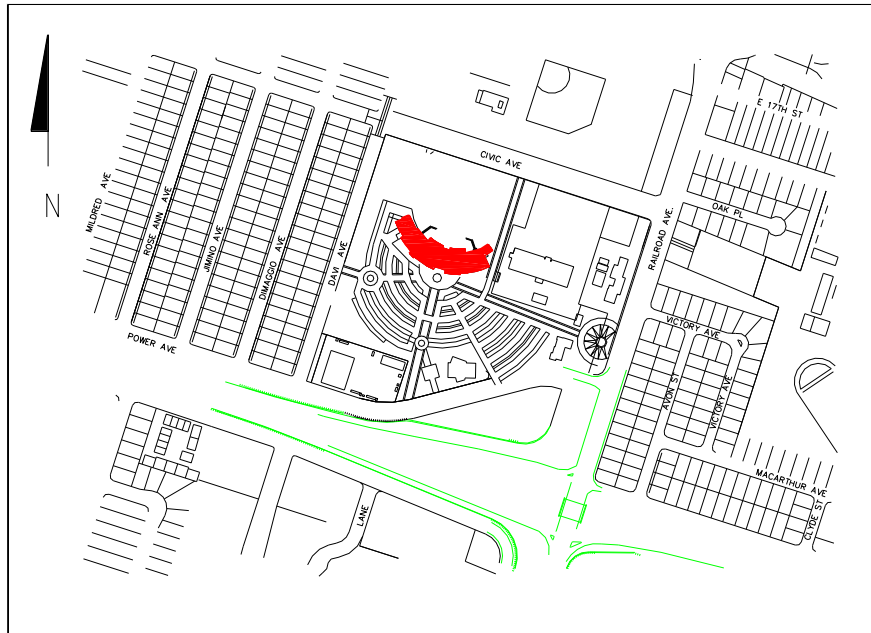
Project Limits: Roof Top of 80 Power Ave.

Funding Sources

Eligible Funding Sources: Pittsburg Power Company
Identified Funding: none

Project Description:

A collaborative effort between the Pittsburg Power Company and the Future Build Program, to install a 32.60 KWdc solar system on the rooftop of the Pittsburg –Contra Costa County Library located at 80 Power Avenue, Pittsburg. The solar production of this project is expected to cover 53% electricity usage of the library.



B-5: POLICE EVIDENCE ROOM IMPROVEMENTS PROJECT

Project No.

TBD

Status:

Preliminary Design

Estimated Project Cost:

\$350,000

Project Limits:

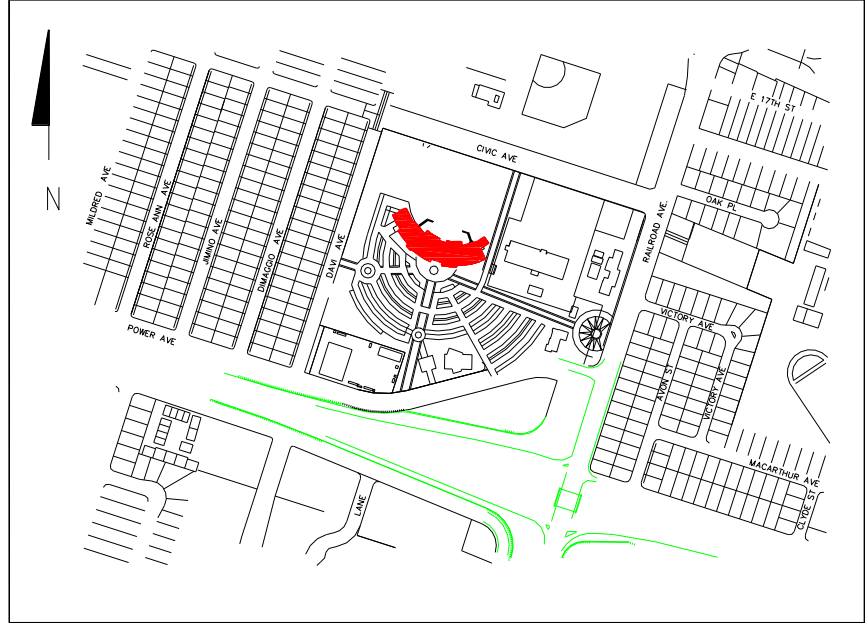
Police Department, Pittsburg City Hall

Funding Sources

Eligible Funding Sources: General Fund, Grants
Identified Funding:

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 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:

To Be Determined (TBD)

Project Limits:

Vicinity of Pittsburg City Hall

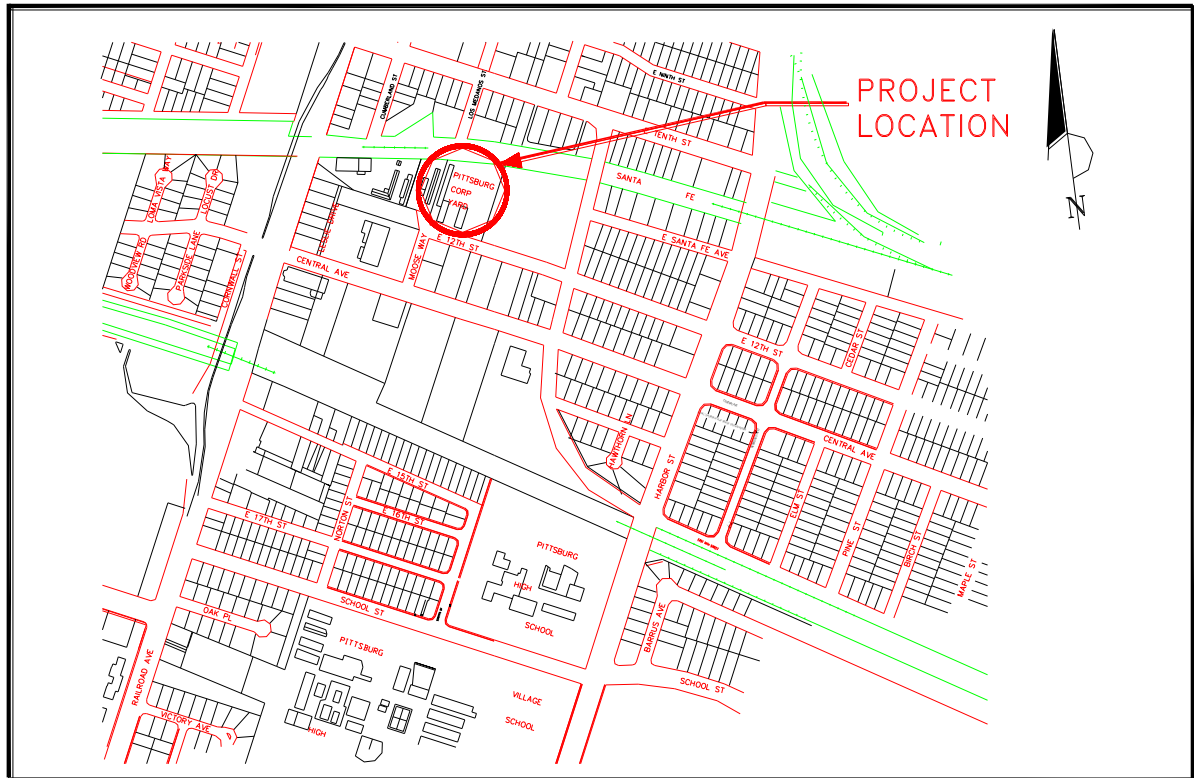
Funding Sources

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-12: PURCHASE CORP YARD ANNEX (389 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

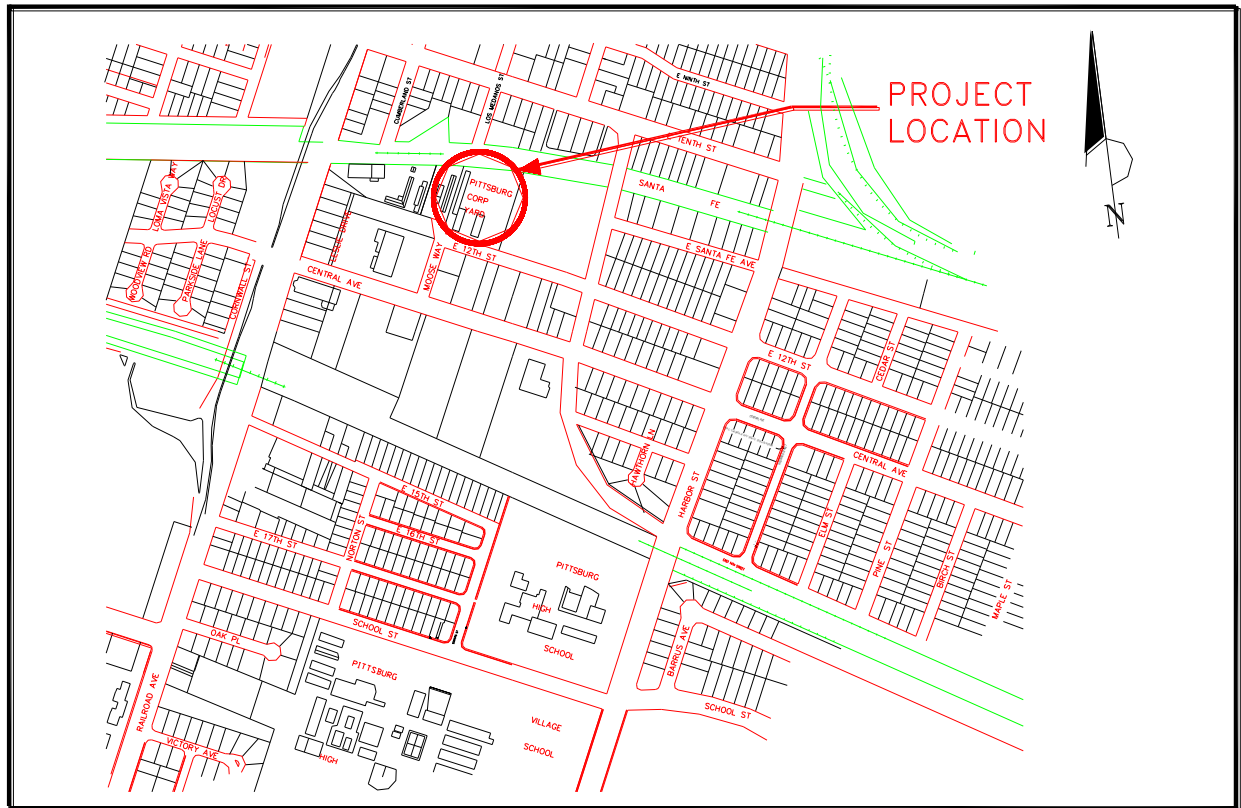
Funding Sources:

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 corporation yard.



B-31: COVER FUEL DISPENSERS AT CORP YARD

Project No.

To be determined

Status:

Awaiting funding

Estimated Project Cost:

\$60,000

Project Limits:

All City owned public facilities.

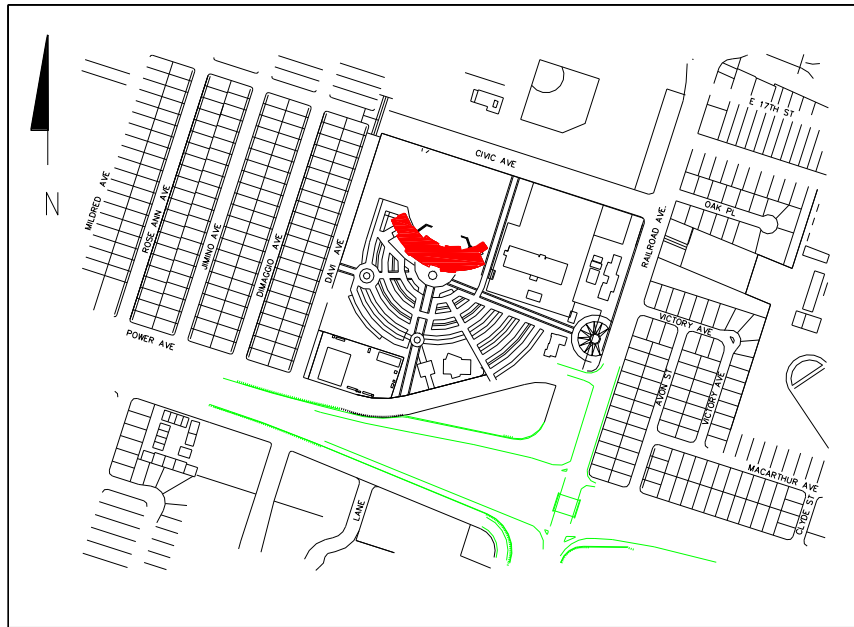
Funding Sources:

Eligible Funding Source: TBD

Identified Funding Source: None

Project Description:

This project includes providing an overhang (cover) over the fuel dispensers at the Corporation Yard located at 357 East 12th Street. This project is necessary in order to comply with State guidelines for fuel dispensing facilities.



B-52: CIVIC CENTER PARKING STRUCTURE & COURT PARKING

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

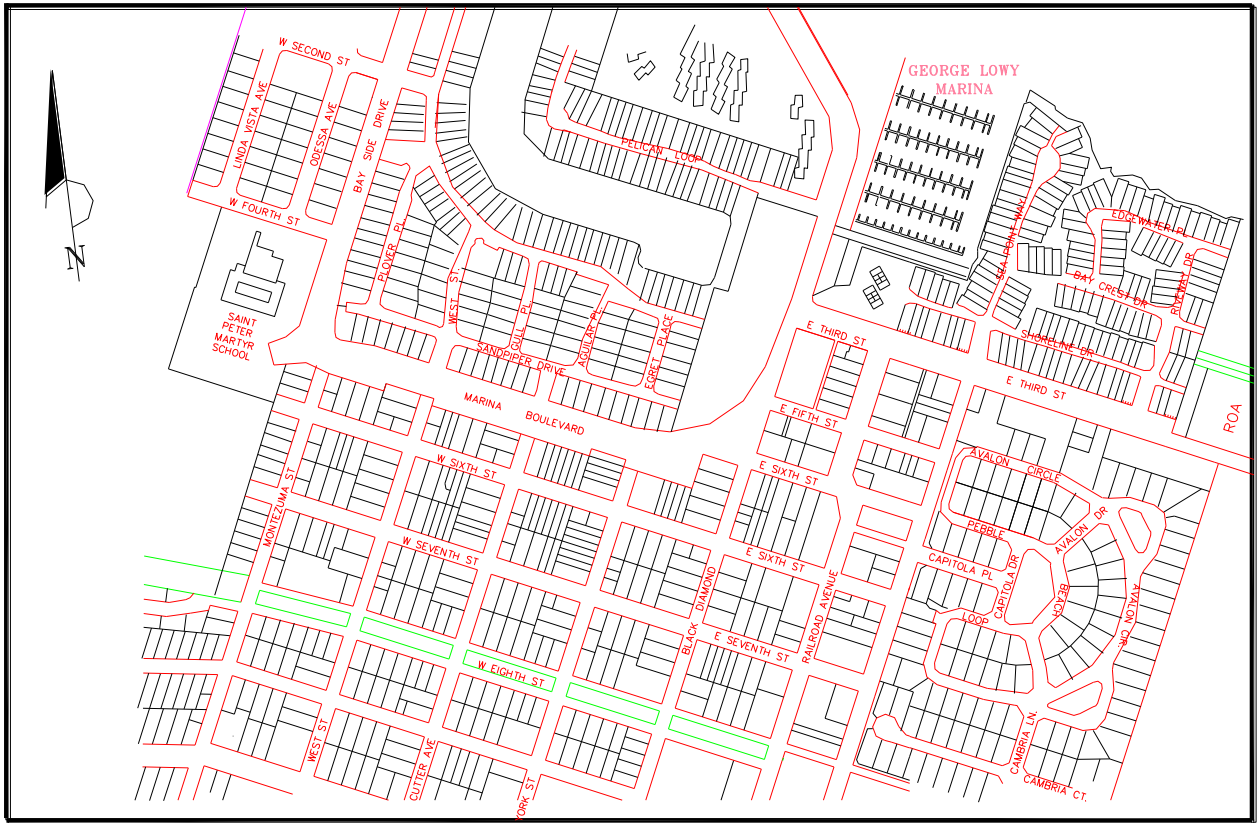
Funding Sources:

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-54: DOWNTOWN 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 in the downtown area for additional parking capacity.

PARK PROJECTS

PROJECT DESCRIPTIONS

The CIP includes a general list of projects scheduled during each of the five years of the program, followed by detailed project sheets arranged by project category, such as Streets, Traffic Signals, Water, Sewer, etc. These sheets include information for each project as follows:

CIP Identification Number: (example: ST-5)

ST-#	Street Projects
S-#	Signal Projects
W-#	Water Projects
SS-#	Sewer Projects
SD-#	Storm Drainage Projects
PK-#	Park Projects
B-#	Building Projects
G-#	General Projects
PP-#	Pittsburg Power Projects
M-#	Marina Projects

Project Title: This is the title of the proposed project.

Project Number: A CIP contract or project number will be assigned to the projects as funding is established.

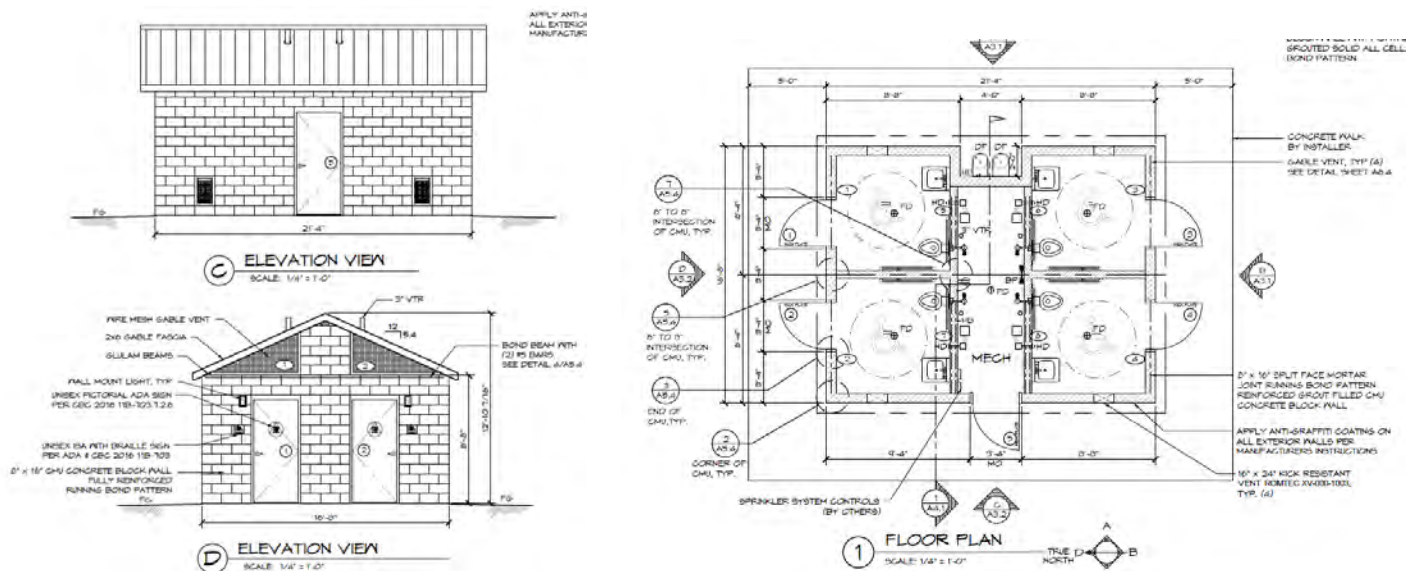
Status: This will indicate the project status if available.

Estimated Project Cost: Project cost estimates are used as place holders for project funding. Cost estimates shown here vary from conceptual project estimates to detailed design estimates. A more detailed cost estimate is prepared during the design phase of each project. Actual costs are unknown until bids are opened.

Project Limits: This is a written description of the project limits if available.

Funding Sources: This section identifies project funding sources that have been approved or will be approved with adoption of this CIP.

Project Description: This is a detailed description of the project.



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 HYW 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-3: SMALL WORLD PARK IMPROVEMENTS

Project No.
TBD

Status:
2018/19 Allocation - \$20,000

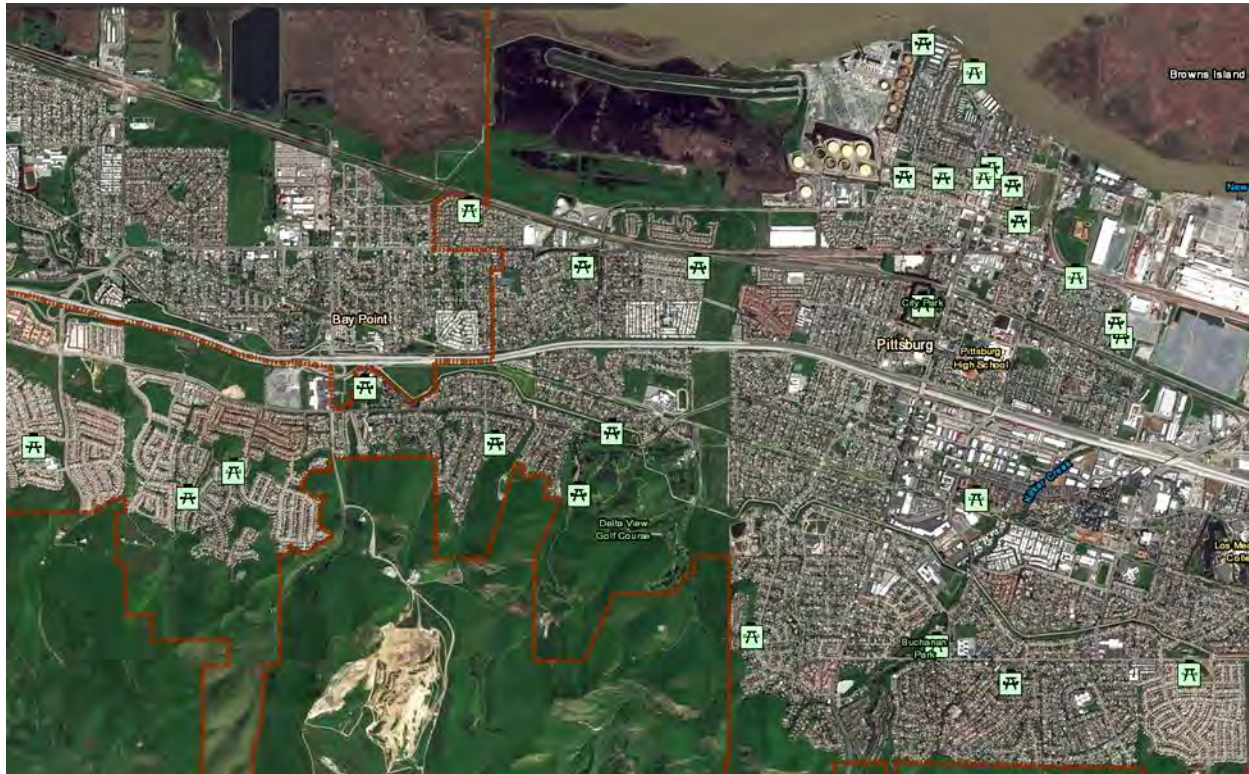
Estimated Project Cost:
\$20,000

Project Limits:
Small World Park

Funding Sources:
Eligible Funding Sources: Park Dedication Funds (PDF)
Identified Funding: \$20,000 PDF

Project Description:

This project is for the rehabilitation of structures, features, and equipment at Small World Park. The most urgent need is for the structural rehabilitation of the Iron Horse Ride. Other needs will be prioritized by staff as funding allows.



PK-4: ANNUAL PLAYGROUND REPLACEMENT PROJECT

Project No.
TBD

Status:
Locations being prioritized by Public Works/
Recreation Staff

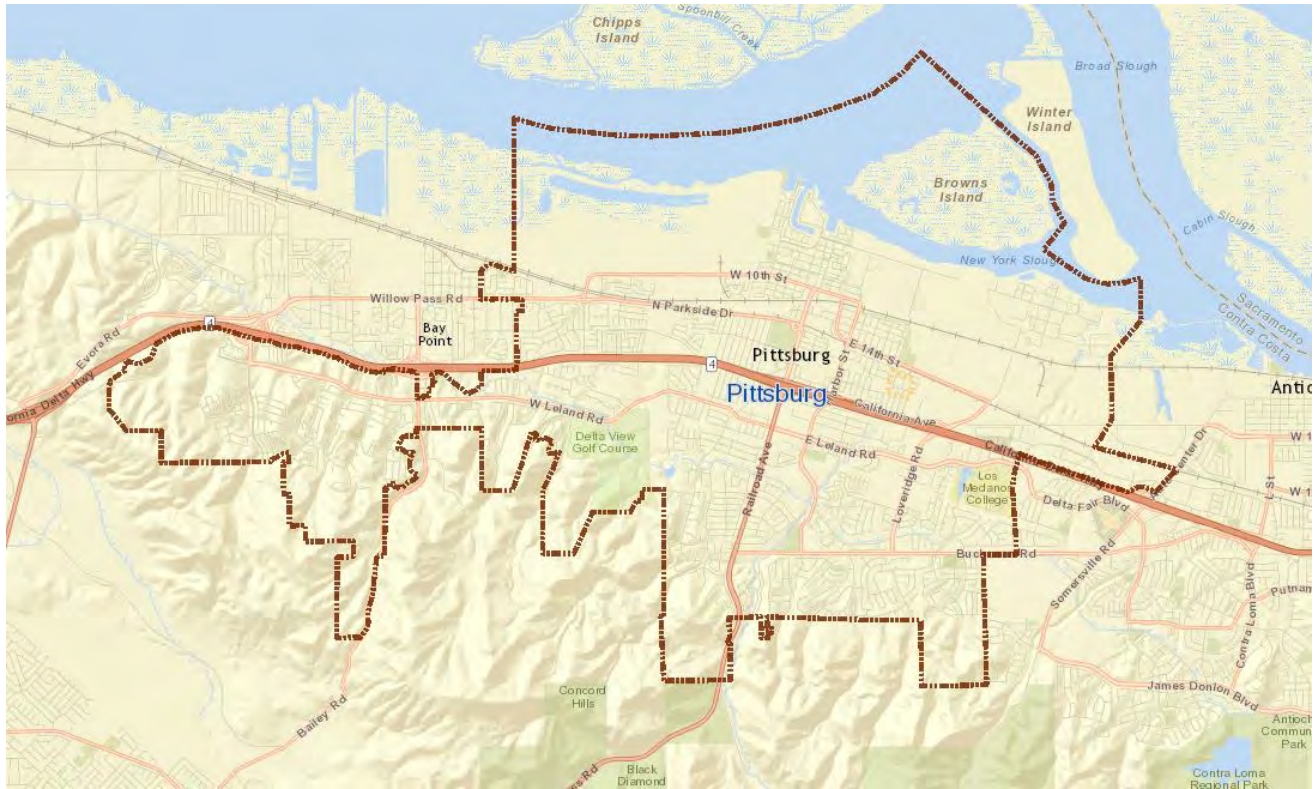
Estimated Project Cost:
\$400,000

Project Limits:
Citywide Park System

Funding Sources:
Eligible Funding Source: Park Dedication Funds
(PDF), Grants
Identified Funding: \$80,000 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

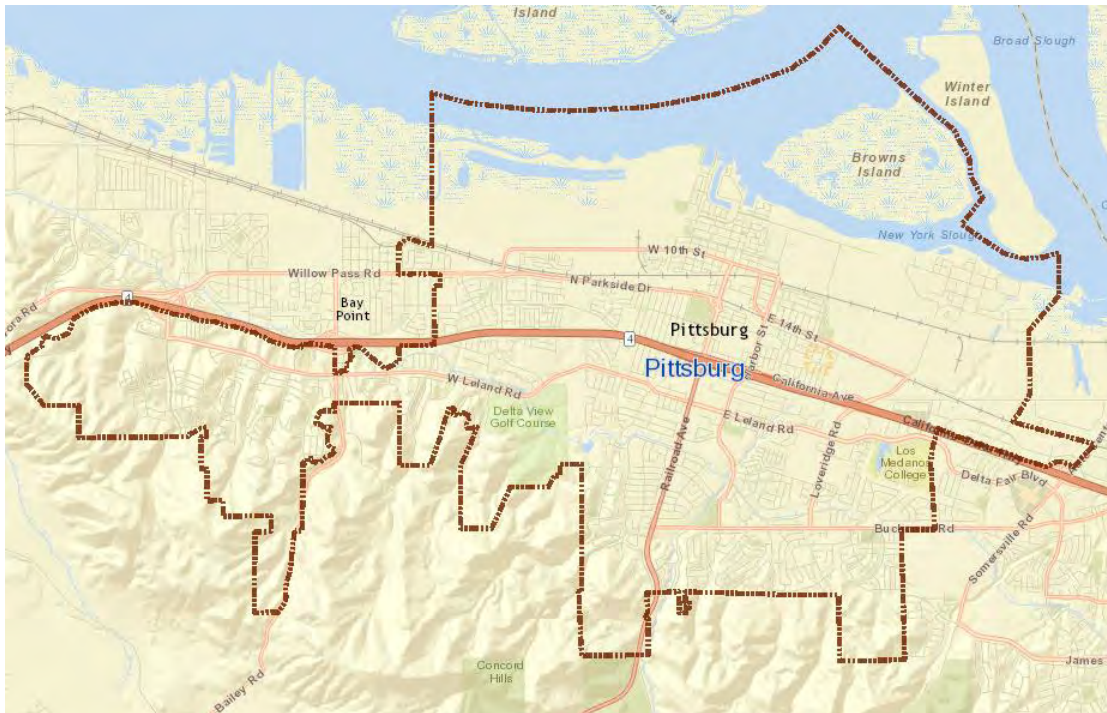
Estimated Project Cost:
\$200,000

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.



PK-8: BIENNIAL PLAYFIELD REPLACEMENT

Project No.

TBD

Status:

Funded for FY19/20 & FY20/21

Estimated Project Cost:

\$500,000
(\$250,000 biennial starting
FY19/20)

Project Limits:

City Wide

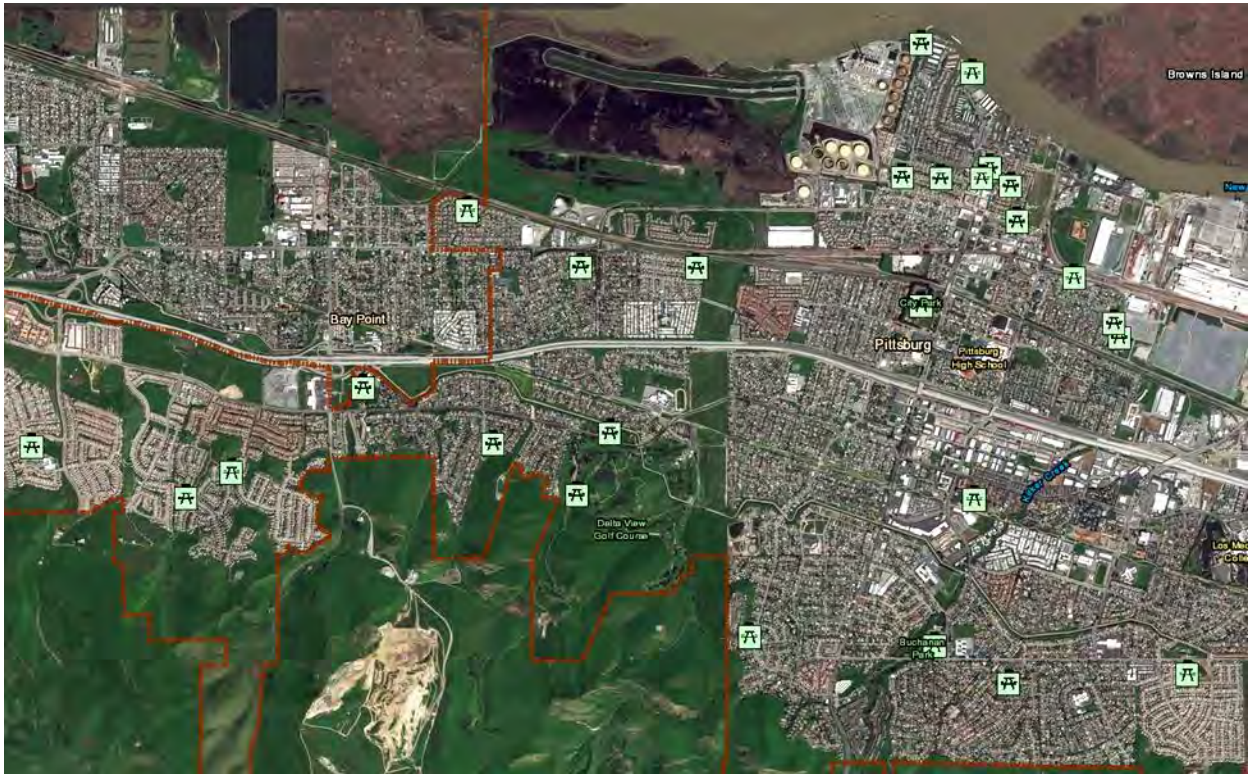
Funding Sources:

Eligible Funding Source: Grants & Park Dedication
Fees (PDF)

Identified Funding Source: \$500,000 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

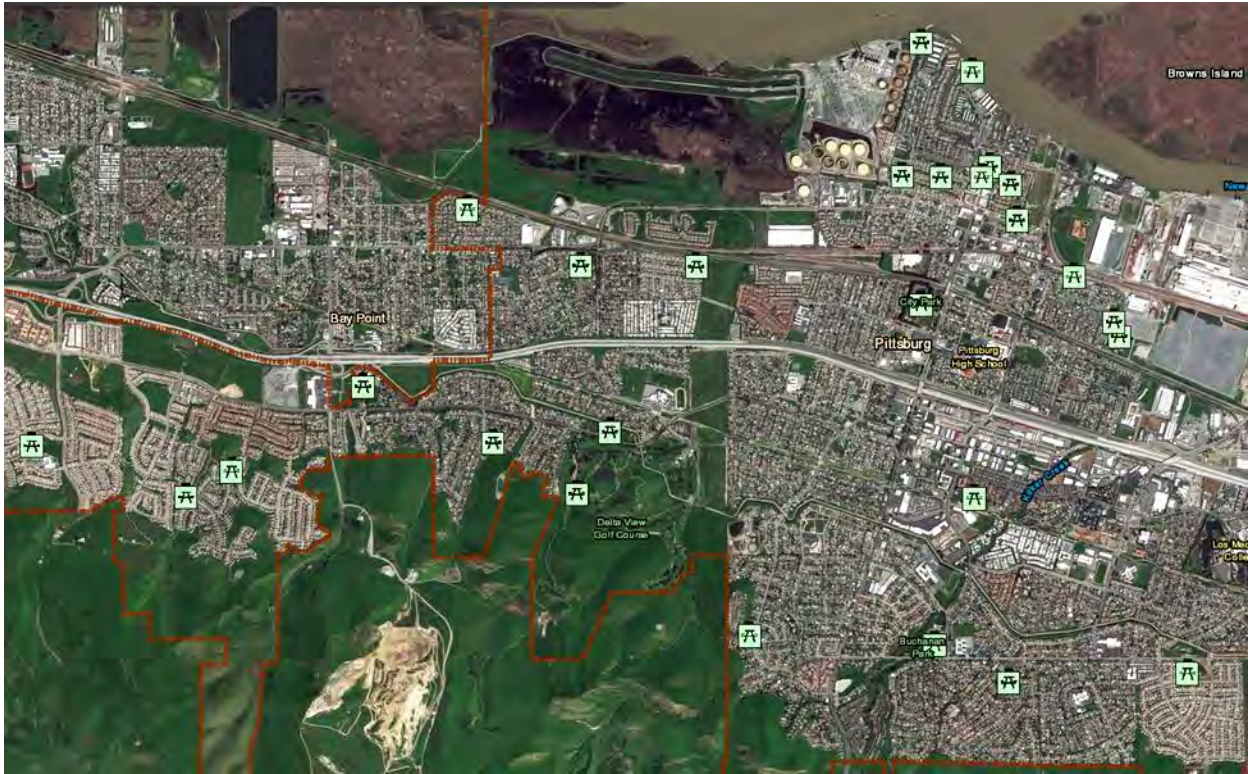
Estimated Project Cost:
\$375,000

Project Limits:
Citywide Parks

Funding Sources:
Eligible Funding Source: Park Dedication Funds
(PDF), Grants
Identified Funding: \$75,000 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:
\$750,000

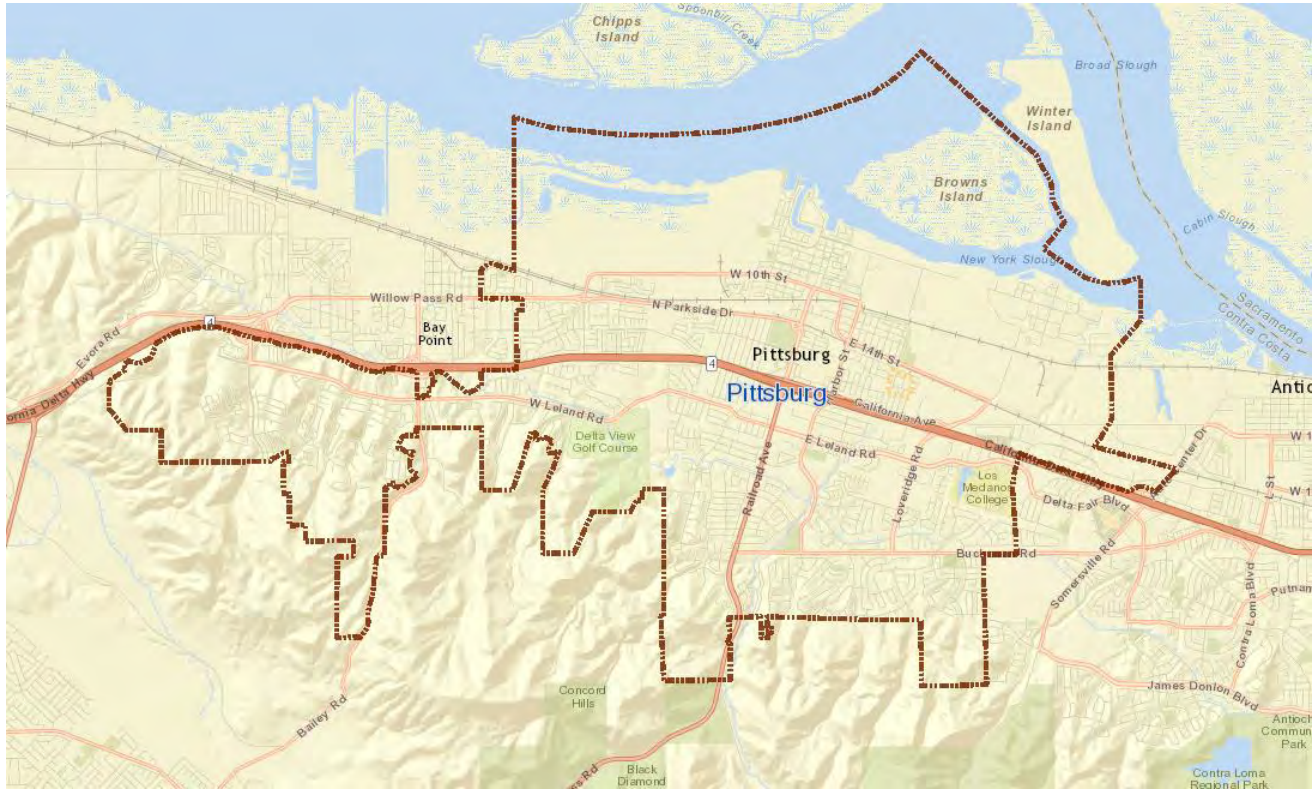
Project Limits:
Citywide Parks

Funding Sources:
Eligible Funding Source: Park Dedication Funds
(PDF), Grants

Identified Funding: \$250,000 PDF, \$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-13: PARK AND LANDSCAPING IMPROVEMENT PROJECT

Project No.

TBD

Status:

Projected Funding for FY 19/20

Estimated Project Cost:

\$200,000

Project Limits:

TBD

Operation and Maintenance

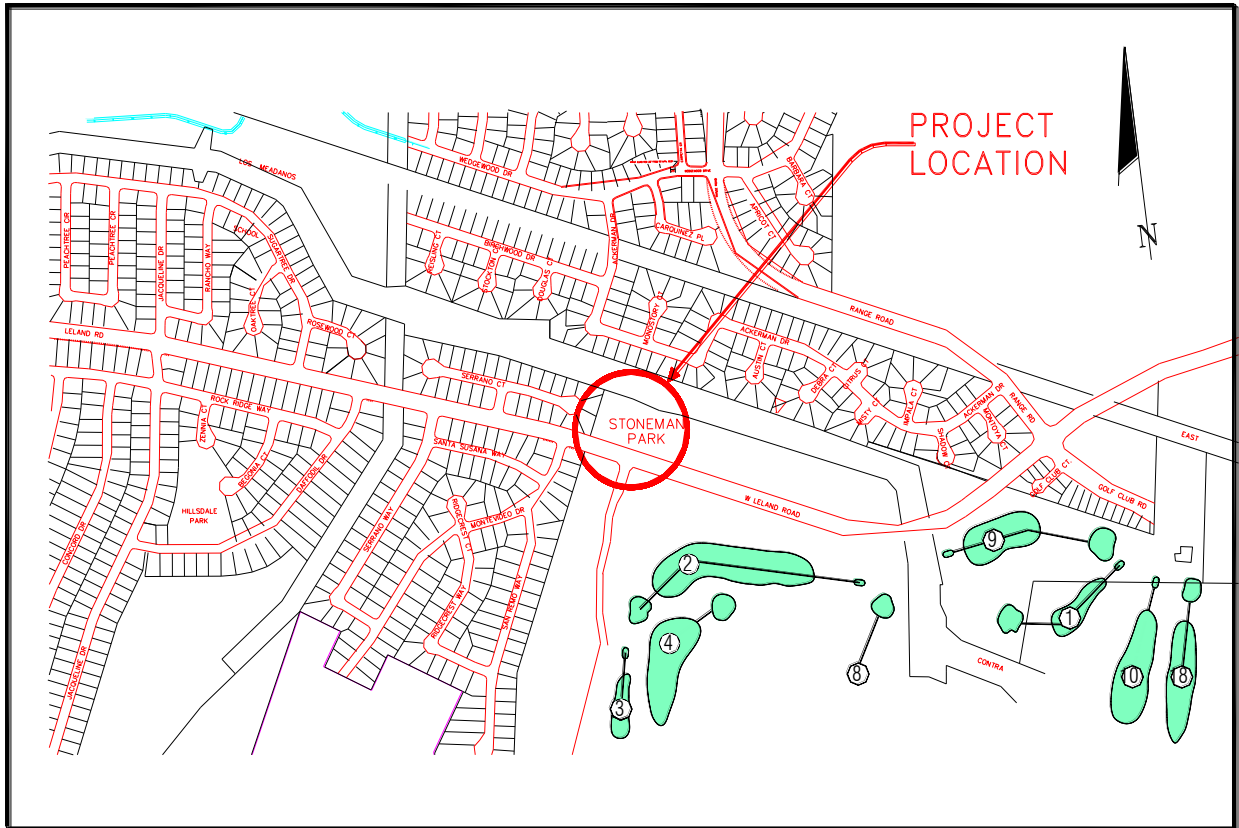
Funding Sources:

Eligible Funding Source: Grants & Park Dedication Fees (PDF)

Identified Funding Source: \$200,000 Future PDF

Project Description:

This project is for the replacement or removal of high maintenance amenities and landscaping at City maintained parks, medians, and landscaping features throughout the City. The intent of this project is to reduce or eliminate maintenance/staffing requirements by replacing or improving park and landscaping facilities with those that require less time to maintain resulting in an overall cost savings.



PK-14: SKATEBOARD PARK AT STONEMAN NORTH

Project No.
TBD

Status:
Awaiting funding.

Estimated Project Cost:
\$480,000

Project Limits:
Located in Stoneman North Park on the southwest corner at West Leland Road and John Henry Johnson Parkway.

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-26: Buchanan Park Pavement Rehabilitation Project

Project No.
TBD

Status:
Awaiting funding

Estimated Project Cost:
\$245,000

Project Limits:
Buchanan Park

Funding Sources
Eligible funding sources: PDF
Identified funding sources: None

Project Description:

The project would reconstruct the parking lot, parking lot entrance and asphalt curb at Buchanan Park. Project includes restriping and storm drain inlet improvements. Curb Ramps will be installed per CDBG Curb Ramp Installation Project.



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-41: BUCHANAN PARK SCHOOL AGE PLAYGROUND

Project No.

TBD

Status:

Awaiting funding.

Estimated Project Cost:

\$250,000

Project Limits:

Buchanan Park

Funding Sources:

Eligible Funding Source: PDF

Identified Funding Source: none

Project Description:

This project will install a school age playground to the north of the Buchanan Center building to benefit those families using the facility and the group picnic area.



PK-43: CITY PARK SCHOOL AGE PLAYGROUND

Project No.

TBD

Status:

Awaiting funding.

Estimated Project Cost:

\$150,000

Project Limits:

City Park

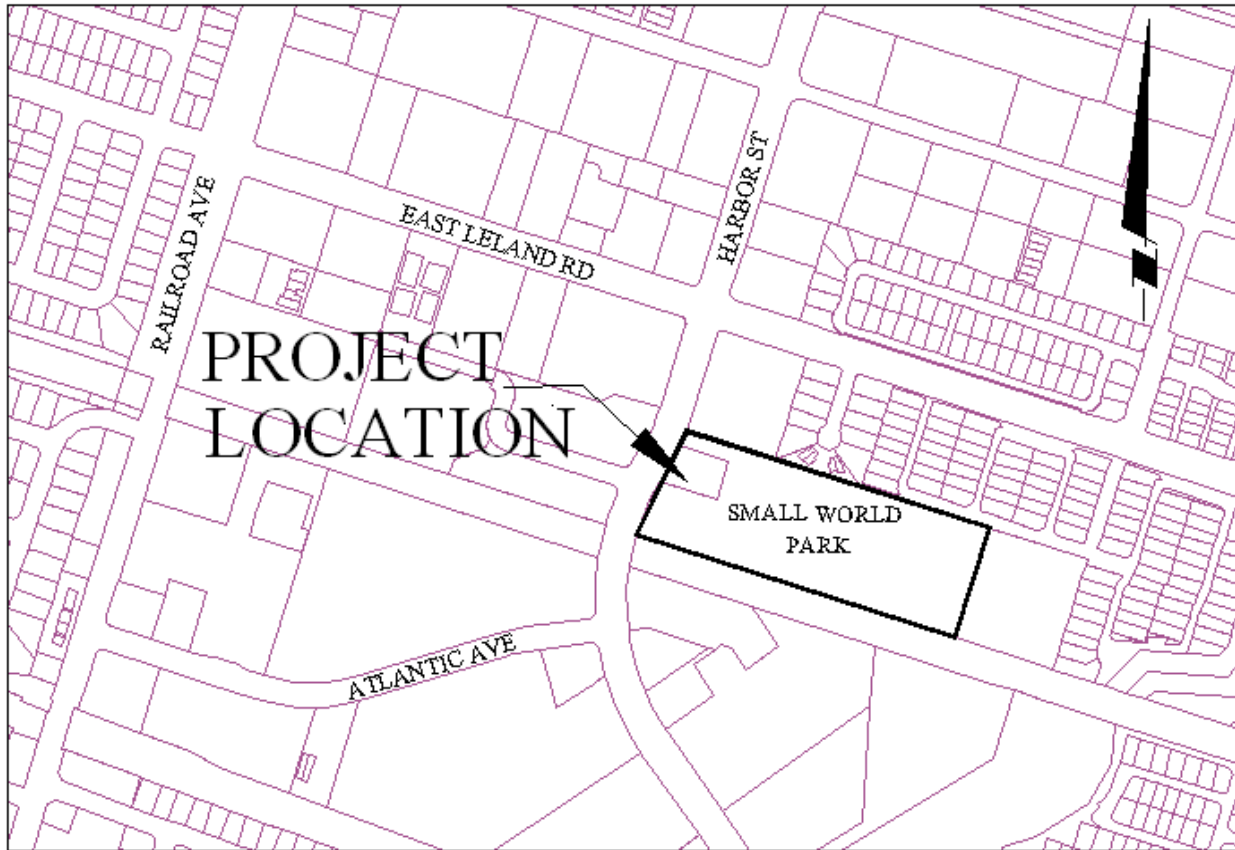
Funding Sources:

Eligible Funding Source: PDF, Grants

Identified Funding Source: none

Project Description:

This project will construct a new school age playground to replace the substandard playground that was removed as part of the City Park Soccer Field project.



PK-51: SMALL WORLD PARK NEW FEATURES

Project No.
TBD

Status:
Partially funded

Estimated Project Cost:
\$1,300,000

Project Limits:
Small World Park

Funding Sources

Eligible funding sources: Park Land Dedication Fund, grants
Identified funding source: \$300,000 PDF

Project Description:

This project will construct new park features identified in the Small World Park Master Plan. These proposed features would include improvements to various areas of the park, and installation or construction of new attractions to enhance revenue and recreation opportunities at this facility.

GENERAL PROJECTS

PROJECT DESCRIPTIONS

The CIP includes a general list of projects scheduled during each of the five years of the program, followed by detailed project sheets arranged by project category, such as Streets, Traffic Signals, Water, Sewer, etc. These sheets include information for each project as follows:

CIP Identification Number: (example: ST-5)

ST-#	Street Projects
S-#	Signal Projects
W-#	Water Projects
SS-#	Sewer Projects
SD-#	Storm Drainage Projects
PK-#	Park Projects
B-#	Building Projects
G-#	General Projects
PP-#	Pittsburg Power Projects
M-#	Marina Projects

Project Title: This is the title of the proposed project.

Project Number: A CIP contract or project number will be assigned to the projects as funding is established.

Status: This will indicate the project status if available.

Estimated Project Cost: Project cost estimates are used as place holders for project funding. Cost estimates shown here vary from conceptual project estimates to detailed design estimates. A more detailed cost estimate is prepared during the design phase of each project. Actual costs are unknown until bids are opened.

Project Limits: This is a written description of the project limits if available.

Funding Sources: This section identifies project funding sources that have been approved or will be approved with adoption of this CIP.

Project Description: This is a detailed description of the project.



G-2: CITY STANDARD DETAILS UPDATE

Project No.

N/A

Status:

In process.

Estimated Project Cost:

\$100,000

Project Limits:

N/A

Funding Sources:

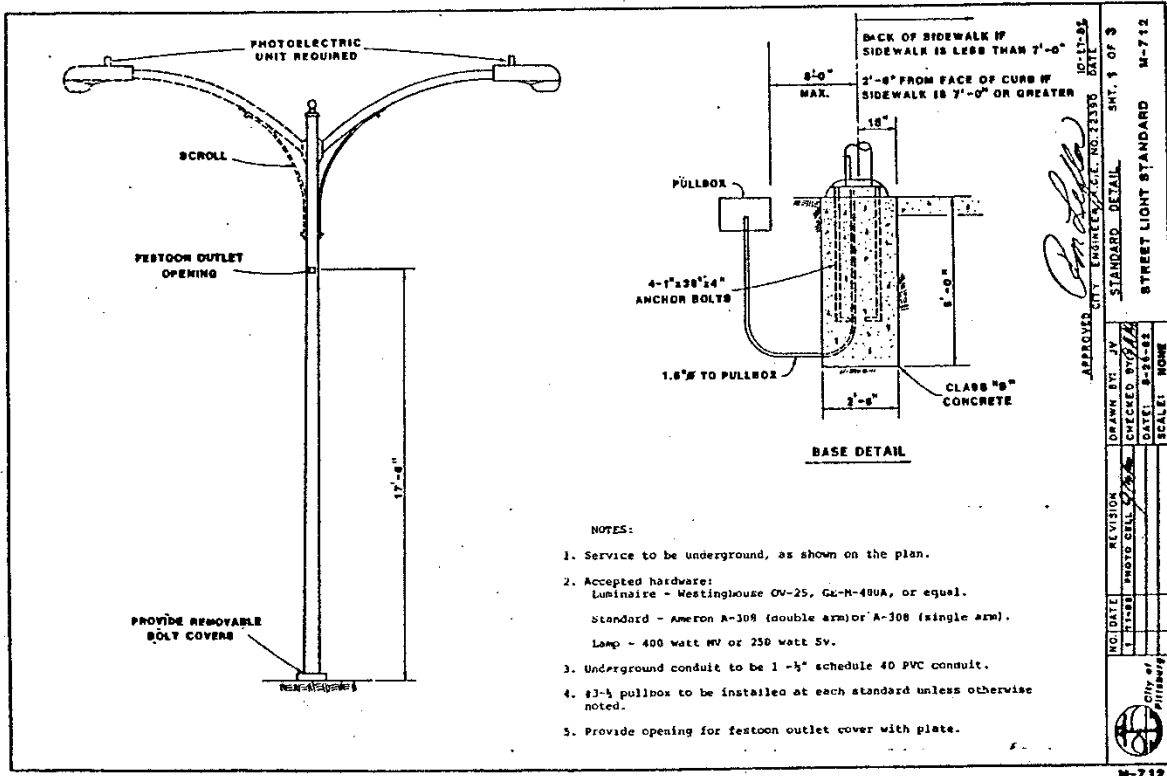
Eligible Funding Source: WOF, SOF,
Measure J, Gas Tax, IRRF, PDF

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

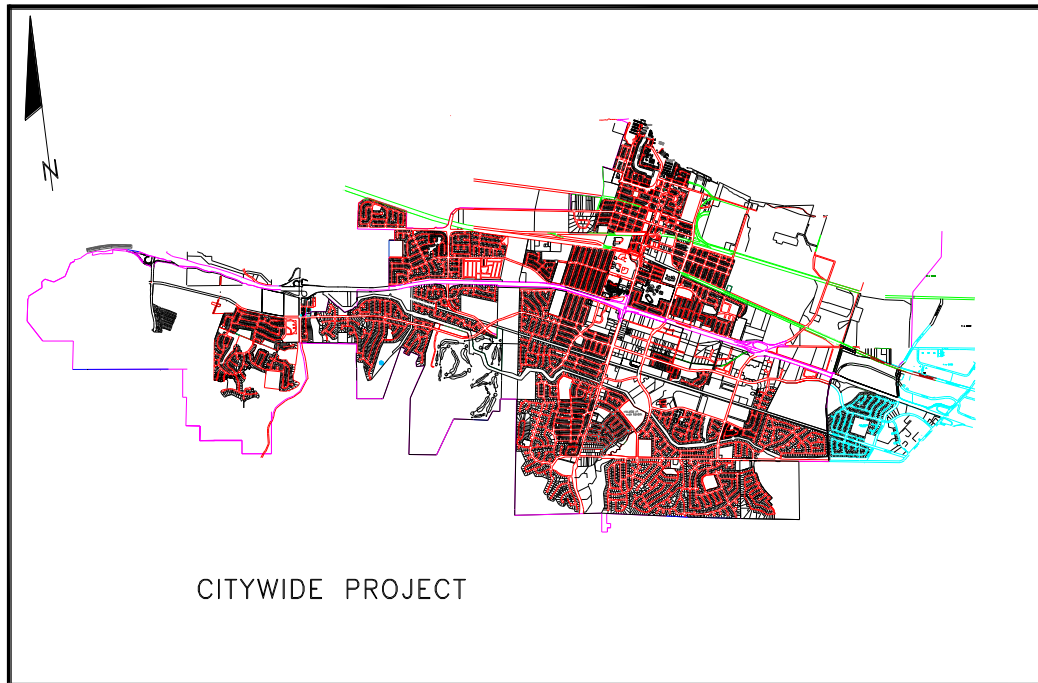
Estimated Project Cost:
\$1,050,000

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.

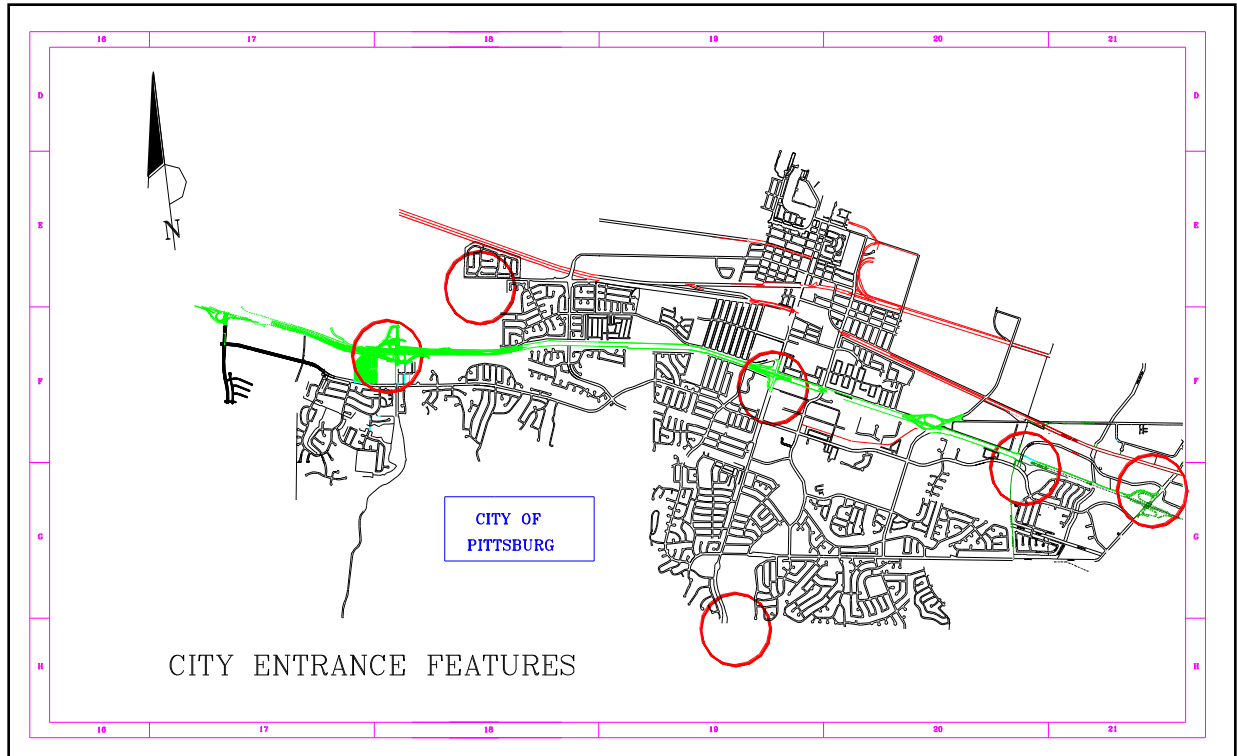
Estimated Project Cost:
\$50,000

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

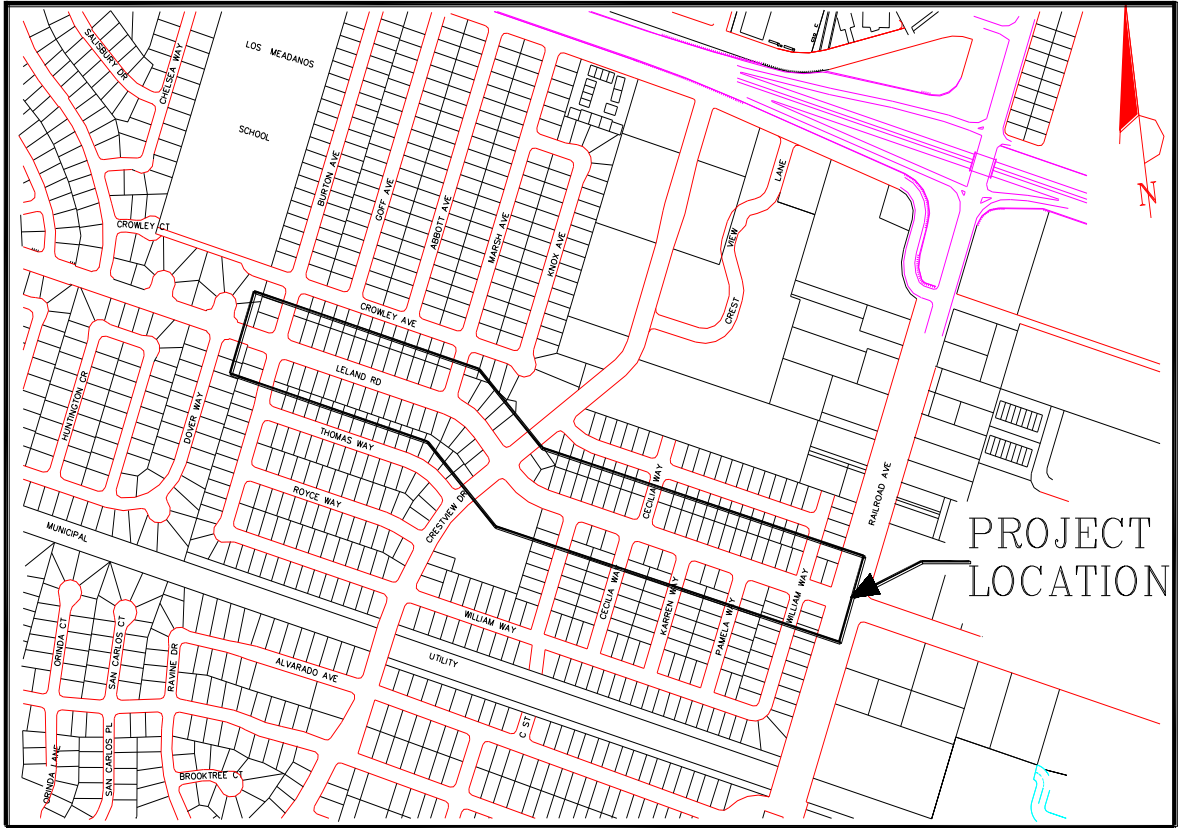
Status:
Awaiting funding.

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 Burton Avenue)

Project No.
TBD

Status:
Design

Estimated Project Cost:
\$1,400,000

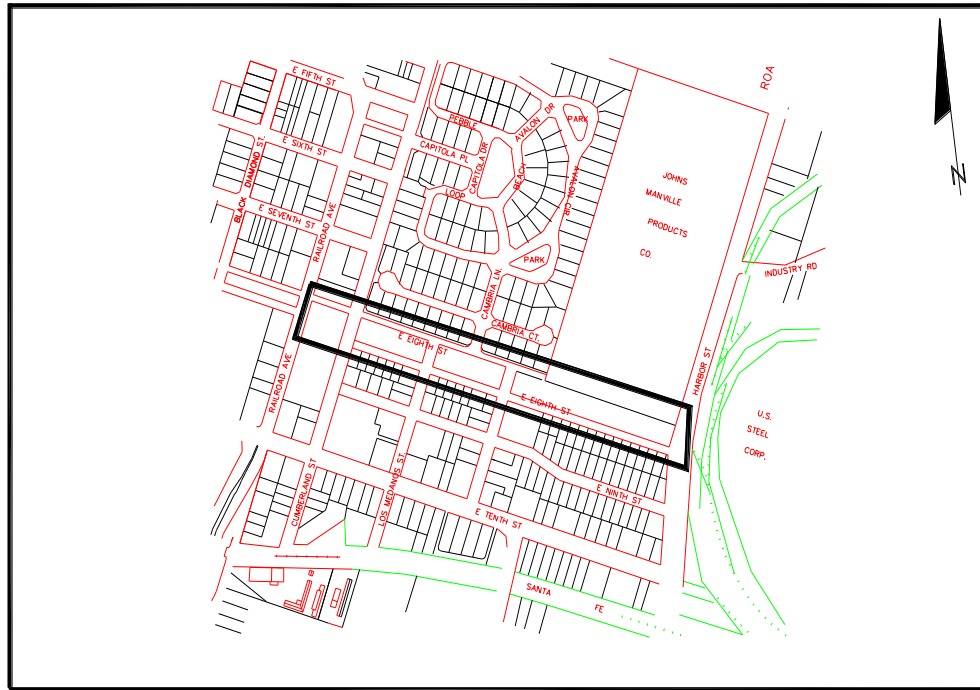
Project Limits:
W. Leland Road (Railroad Avenue to Burton Avenue)

Funding Sources:
Eligible Funding Source: Rule 20A
Identified Funding Source: \$1,400,000 Rule 20A/32

Project Description:

This project will underground the existing overhead utilities along West Leland Road from Railroad Avenue to Burton Avenue.

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.

PITTSBURG POWER PROJECTS

PROJECT DESCRIPTIONS

The CIP includes a general list of projects scheduled during each of the five years of the program, followed by detailed project sheets arranged by project category, such as Streets, Traffic Signals, Water, Sewer, etc. These sheets include information for each project as follows:

CIP Identification Number: (example: ST-5)

ST-#	Street Projects
S-#	Signal Projects
W-#	Water Projects
SS-#	Sewer Projects
SD-#	Storm Drainage Projects
PK-#	Park Projects
B-#	Building Projects
G-#	General Projects
PP-#	Pittsburg Power Projects
M-#	Marina Projects

Project Title: This is the title of the proposed project.

Project Number: A CIP contract or project number will be assigned to the projects as funding is established.

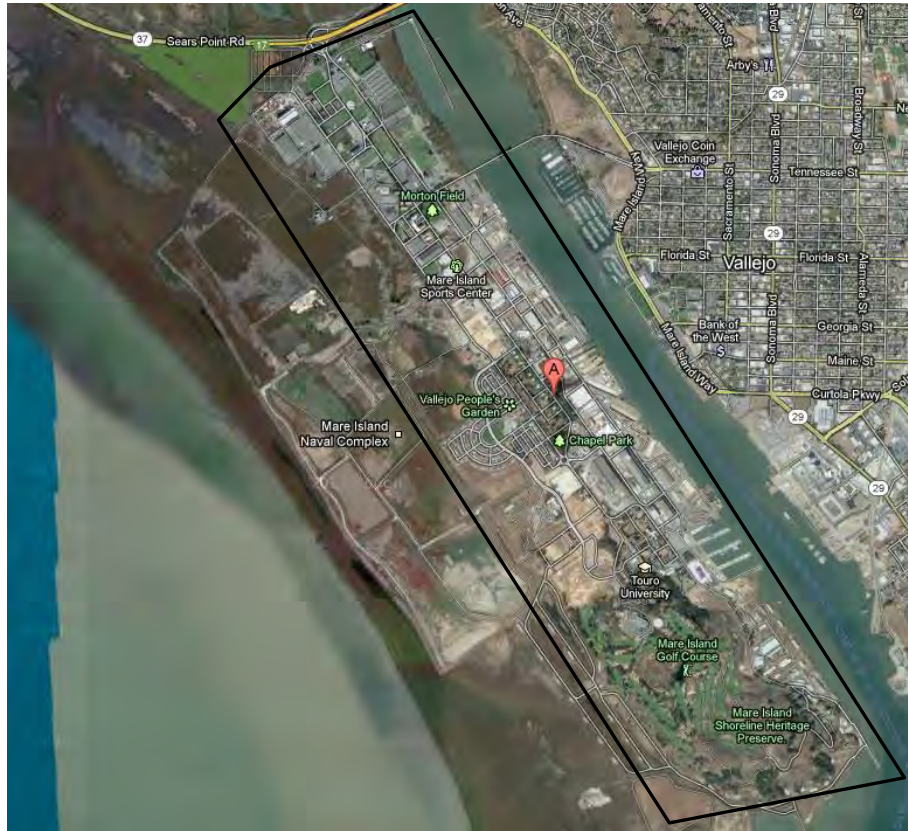
Status: This will indicate the project status if available.

Estimated Project Cost: Project cost estimates are used as place holders for project funding. Cost estimates shown here vary from conceptual project estimates to detailed design estimates. A more detailed cost estimate is prepared during the design phase of each project. Actual costs are unknown until bids are opened.

Project Limits: This is a written description of the project limits if available.

Funding Sources: This section identifies project funding sources that have been approved or will be approved with adoption of this CIP.

Project Description: This is a detailed description of the project.



PP- 1 : FY2017-2018 CABLE REPLACEMENT

Project No.:

5814

Status:

Estimated Project Cost:

\$250,000

Project Limits:

Island Energy Service Territory

Operation and Maintenance

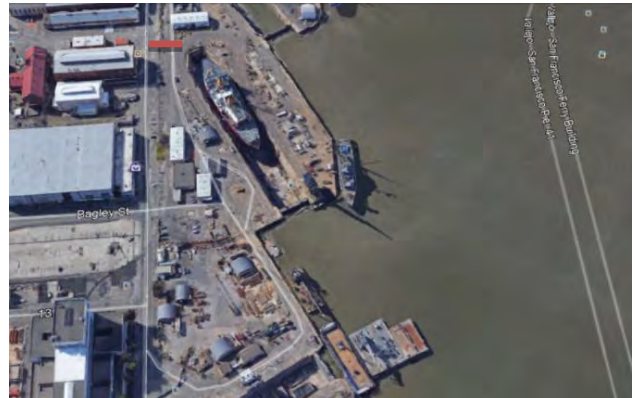
Funding Sources

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:

Estimated Project Cost:
\$400,000

Project Limits:
Island Energy

Funding Sources

Eligible Funding: Island Energy Fund (IE)

Identified Funding: \$400,000 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-3: UPGRADE STATION 'M' (BLDG 577)

Project No.
TBD

Status:
Preliminary Assessment

Estimated Project Cost:
\$180,000

Project Limits:
Railroad Ave. @ H St. – Mare Island

Funding Sources
Eligible Funding Source: Island Energy Capital Reserve Acct.
Identified Funding Source: None

Project Description:

Upgrade Island Energy Station “M” (Mare Island Building 577; 7400sqft) for greater crew accessibility, functionality, security, improved appearance and additional materials / tool storage.

Island Energy (“IE”) controls the Station M 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. Upgrade of Station M is consistent with the grant of easement.

The project scope contemplates and may include architectural assessment and treatments, siding repair/painting, roof repair/painting, window/door replacement and other facility repair or upgrade including new internal/external lighting and security.

Internal space planning will include the addition of crew facilities – changing room, showers, restroom, laundry area and potentially meeting and break area (all potentially indoor-modular applications). A structural deck, in the north-end area above existing inside switchgear and planned crew facilities, will be constructed for materials and tools storage.



PP-4: RE-PURPOSE STATION ‘E’ (BLDG 801)

Project No.
TBD

Status:
Preliminary Assessment

Estimated Project Cost:
\$260,000

Project Limits:
Nimitz Ave. @ 7th St. – Mare Island

Funding Sources
Eligible Funding Source: Island Energy Capital Reserve Acct.
Identified Funding Source: None

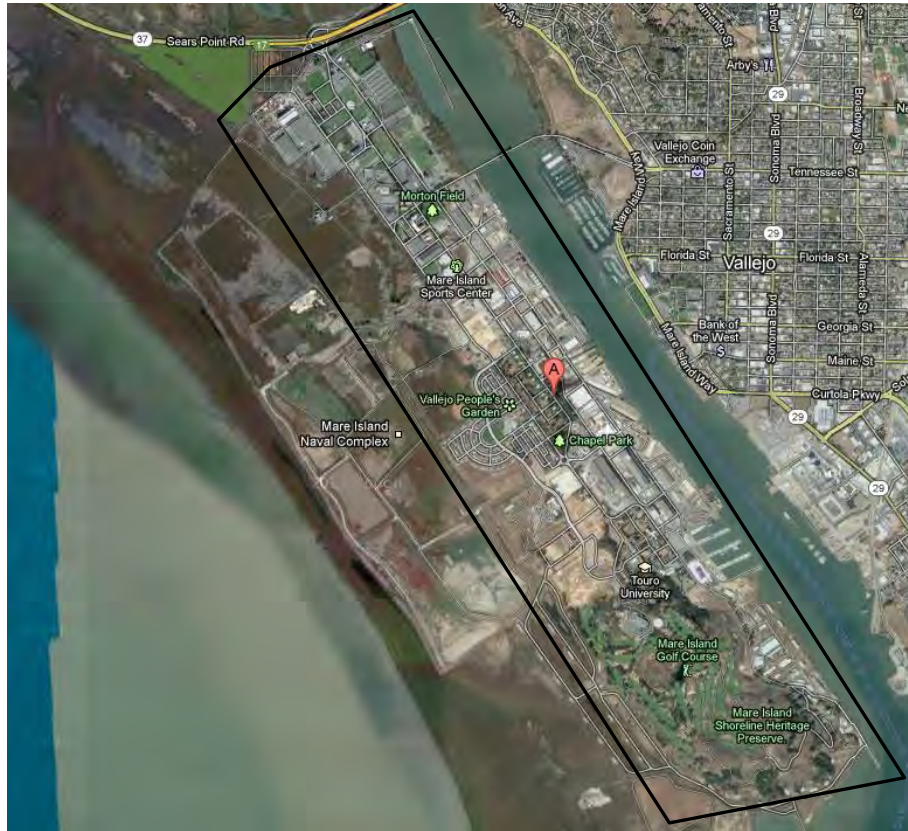
Project Description:

Re-purpose Island Energy Station “E” (Mare Island Building 801) from that of an electrical shop, tool and materials storage facility to that of Island Energy’s business offices. Materials would be relocated to other IE controlled facilities (Bldgs 516, 577) and the current “Quarter P” business office lease with Lennar would cease.

Island Energy (“IE”) controls the Station E 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.

Station E consists of three elements: Shop and storage building of approximately 1,344sqft, an open-air substation, and a secondary building of approximately 1,248sqft.

The project scope includes architectural assessment and treatments, space planning, permitting, addition of windows, doors, skylights and internal build-out to include offices, meeting areas, break room, indoor plumbing, HVAC and related personnel and office appurtenances. Build-out and related costs is estimated at approximately \$100/sqft.



PP-5: RA SWITCH REMOVAL & REPLACEMENT PHASE 1

Project No.
TBD

Status: In process

Estimated Project Cost:
\$175,000

Project Limits:
Island Energy service territory

Funding Sources

Eligible Funding Source: Recycling Fund

Identified Funding Source: \$175,000 Recycling Fund

Project Description: Remove first set of RA switches and, where appropriate replace with PME switches or load break junctions. Plan is to carry out majority of project internally. This project is expected to reduce operation and maintenance costs.



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:
\$180,000

Project Limits:
Azuar Drive at O Street. – Mare Island

Funding Sources
Eligible Funding Source: Island Energy (IE)

Identified Funding Source: \$100,000 IE
previously allocated, \$80,000 IE new allocation

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: Substation DD4 Switchgear Upgrade

Project No.

TBD

Status: Planning

Estimated Project Cost:

\$100,000

Project Limits:

Substation DD4

Funding Sources

Eligible Funding Source: Island Energy Reserves

Identified Funding Source: IE previously allocated \$100,000

Project Description: Remove and replace all Substation DD4 breakers and switchgear. Plan is to carry out majority of project internally. This project is expected to reduce operation and maintenance costs.



PP-24: Substation P Switchgear Upgrade

Project No.
TBD

Status: Construction

Estimated Project Cost:
\$200,000

Project Limits:
Substation P

Funding Sources

Eligible Funding Source: Island Energy Reserves

Identified Funding Source: \$200,000 IE previously allocated

Project Description: Remove and replace all Substation DD1 breakers and switchgear. Plan is to carry out majority of project internally. This project is expected to reduce Operation and Maintenance costs.



PP-25: GAS LINE REMOVAL AND REPLACEMENT

Project No.
TBD

Status:

Estimated Project Cost:
\$150,000

Project Limits:
Island Energy

Funding Sources

Eligible Funding Source: Island Energy (IE)

Identified Funding Source: \$150,000 IE

Project Description:

Remove gas line adjacent to Veteran Affairs (VA) clinic and replace with a line 100 yards south, connecting to existing four-inch pipe adjacent to Murigenics building. Remove steel pipe attached to building 599 and remove above ground steel filter from VA parking area.

MARINA PROJECTS

PROJECT DESCRIPTIONS

The CIP includes a general list of projects scheduled during each of the five years of the program, followed by detailed project sheets arranged by project category, such as Streets, Traffic Signals, Water, Sewer, etc. These sheets include information for each project as follows:

CIP Identification Number: (example: ST-5)

ST-#	Street Projects
S-#	Signal Projects
W-#	Water Projects
SS-#	Sewer Projects
SD-#	Storm Drainage Projects
PK-#	Park Projects
B-#	Building Projects
G-#	General Projects
PP-#	Pittsburg Power Projects
M-#	Marina Projects

Project Title: This is the title of the proposed project.

Project Number: A CIP contract or project number will be assigned to the projects as funding is established.

Status: This will indicate the project status if available.

Estimated Project Cost: Project cost estimates are used as place holders for project funding. Cost estimates shown here vary from conceptual project estimates to detailed design estimates. A more detailed cost estimate is prepared during the design phase of each project. Actual costs are unknown until bids are opened.

Project Limits: This is a written description of the project limits if available.

Funding Sources: This section identifies project funding sources that have been approved or will be approved with adoption of this CIP.

Project Description: This is a detailed description of the project.



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 Pittsburg 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-6: REPLACE RESTROOMS AT THE LAUNCH RAMP

Project No.

Status:

Awaiting Funding

Estimated Project Cost:

\$225,000

Project Limits:

Public Launch Ramp

Funding Sources:

Eligible Funding Source:

Identified Funding Source:

Project Description:

The launch ramp public restrooms are in bad condition. This project will replace the restrooms at the public launch ramp off of Marina Boulevard with an approximately 200 square foot restroom facility.



M-7: RESTROOM/SHOWER FACILITY FOR CENTRAL HARBOR

Project No.

Status:

Awaiting Funding

Estimated Project Cost:
\$250,000

Project Limits:

Central Harbor of the Marina

Funding Sources:

Eligible Funding Source: Marina Enterprise Fund

Identified Funding Source: TBD

Project Description:

This project will construct restroom and shower facilities for the Central Harbor. This work was originally included with the dock replacement project, but was removed due to funding shortfall.



M-8: MARINA SOUTH PARKING LOT IMPROVEMENTS

Project No.
TBD

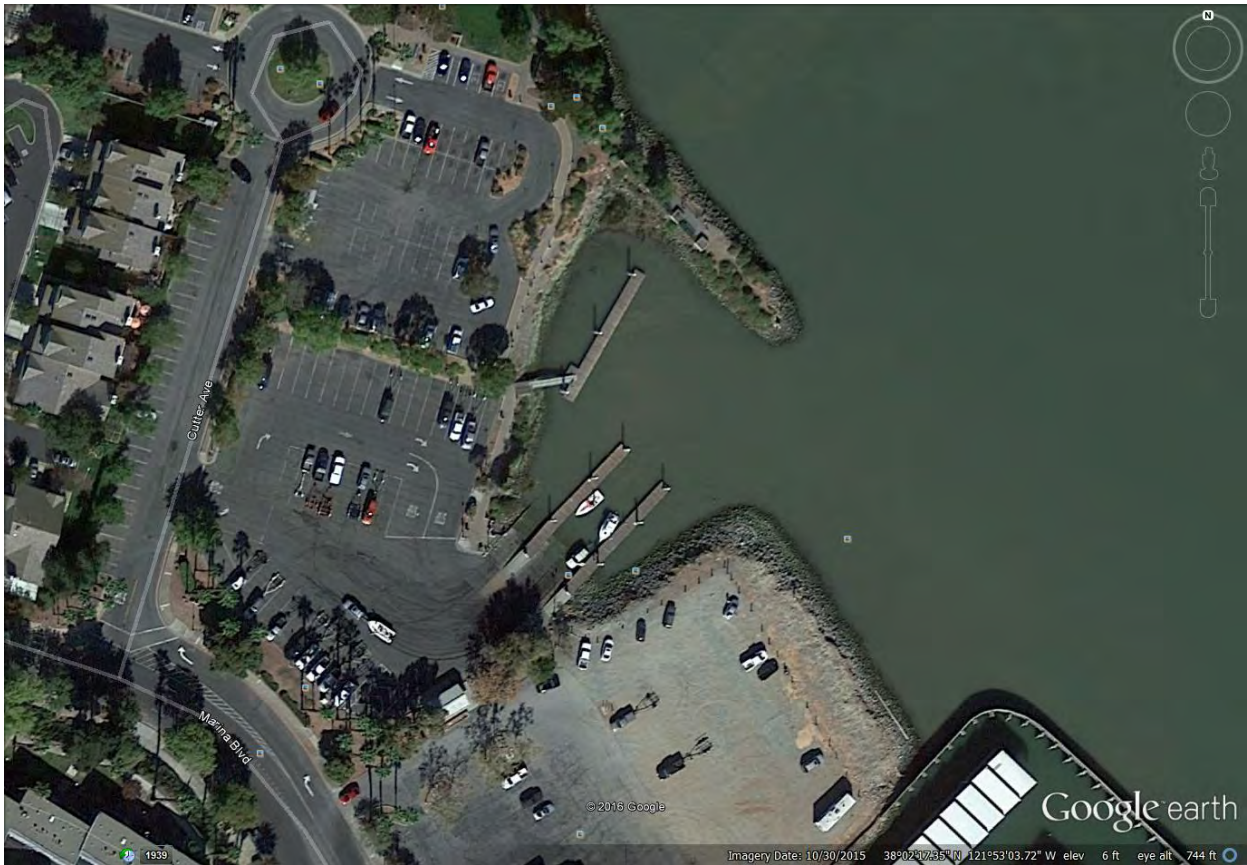
Status:
Concept Plan only

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-9: LAUNCH RAMP MAINTENANCE DREDGING

Project No.

Status:
unfunded

Estimated Project Cost:
\$65,000

Project Limits:
Launch Ramp area

Funding Sources:
Eligible Funding Source: ME
Identified Funding Source:

Project Description:

This project will perform maintenance dredging at the Pittsburg Launch Ramp. This will remove accumulated silt and help prevent boats from touching the bottom of the area with the hull or propeller.



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:
City maintained launch ramps and marinas, Lowy Basin, Central Harbor, and Riverview Basin

Funding Sources
Eligible Funding Sources: Grants, Waterfront Funds, Marina Funds
Identified Funding: \$20,000 of FY 18-19 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, electrical meters, restrooms at Riverview Basin, and more.

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: Nazari Contractor Yard, AP-17-1303 (RZ, UP)

ORIGINATED BY: Mike Nazari, 1700 N. Parkside Dr., Pittsburg, CA. 94565

SUBJECT: This is a public hearing on a request for a recommendation to City Council for approval for a zoning amendment establishing a limited overlay district to allow 'contractor yard' as a conditionally permitted use, and approval of a use permit amendment, contingent on City Council approval of the overlay district, for a contractor yard located at 1700 N. Parkside Drive in the CS (Service Commercial) District. Assessor's Parcel No. 096-093-005.

RECOMMENDATION:

Staff recommends that the Planning Commission continue this public hearing to September 25, 2018, and accept any public comments on the project as part of the "Comments from the Audience" portion of the meeting agenda.

BACKGROUND:

Staff is recommending a continuance in order to allow additional time to finalize the details of the overlay plan for the site.

PROJECT DESCRIPTION:

Not applicable.

GENERAL PLAN/CODE COMPLIANCE:

Public Notice: On or prior to August 31, 2018, notice of the September 11, 2018, public hearing was published in the East County Times; was posted at City Hall and on the "Public Notices" section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the facility, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.020.B and E, and Government Code section 65091.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Planning Commission Staff Report

Move to continue the public hearing to September 25, 2018.

ATTACHMENTS:

1. Public Hearing Notice & Vicinity Map

Prepared by: Cathy Munneke, Contract Planner



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: September 11, 2018
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Nazari Contractor Yard, AP-17-1303 (RZ, UP).

This is a public hearing on a recommendation to City Council for approval of a zoning amendment establishing a limited overlay district to allow 'contractor yard' as a conditionally permitted land use at 1700 N. Parkside Drive in the CS (Service Commercial) District. Assessor's Parcel No. 096-093-005. The Planning Commission will also consider amendment of an existing use permit for automobile repair and sales (Planning Commission Resolution No. 10082) to allow a contractor yard on a portion of the site. The yard would be used to store a limited number of dump trucks, semi-trailer trucks, and storage containers.

PROJECT PLANNER: Hector J. Rojas, (925) 252-4043 or hrojas@ci.pittsburg.ca.us

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

Where can I get more information about this project?

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

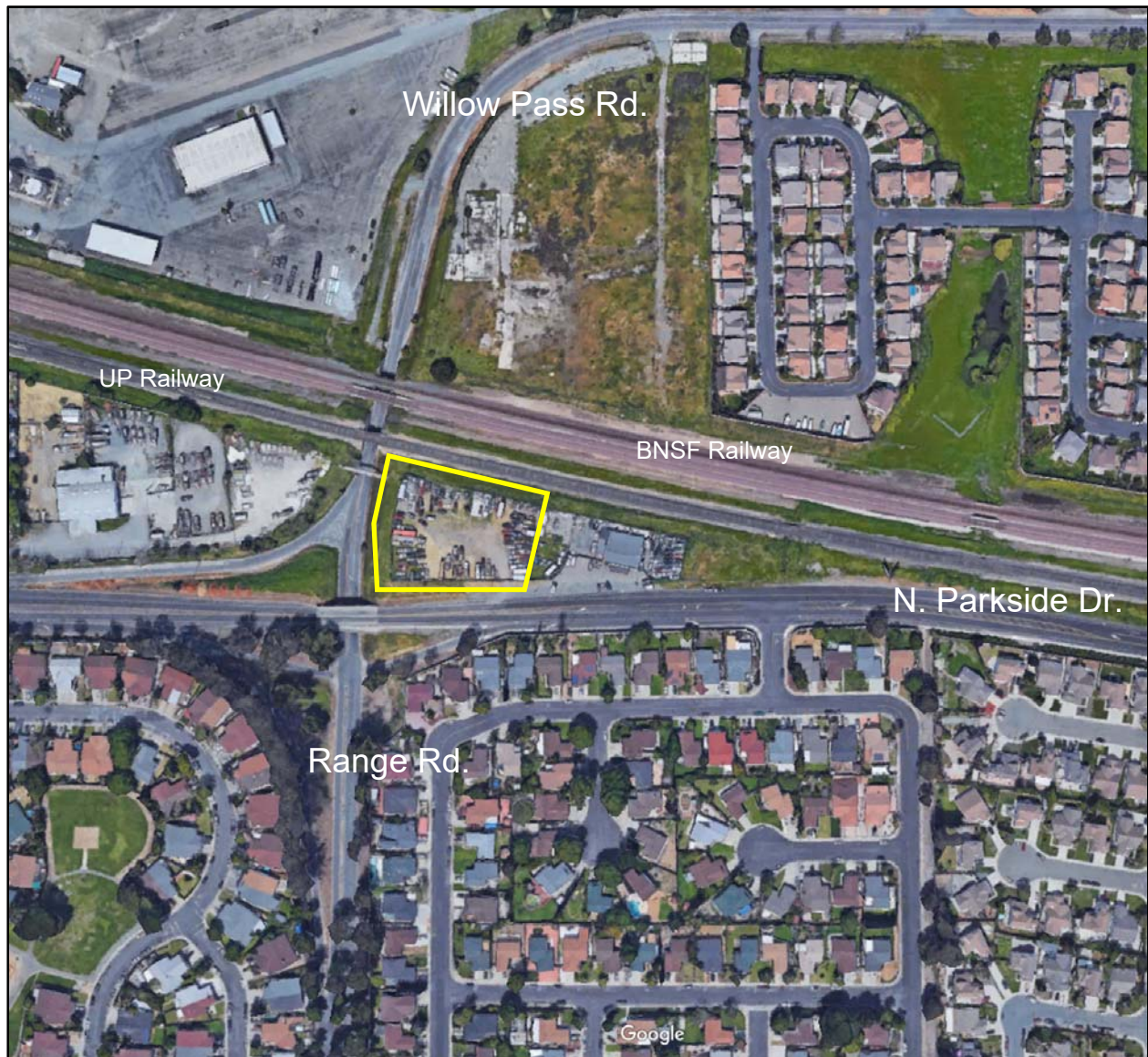
What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public hearing on the date and time listed above.

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

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Nazari Contractor Yard, AP-17-1303 (RZ, UP).
Location: 1700 N. Parkside Drive, APNs: 096-093-005



City of Pittsburg

Community Development Department - Planning Division
65 Civic Avenue
Pittsburg, CA 94565

NOTICE OF PUBLIC HEARING

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

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

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

SUBJECT: The Zoning Administrator submits one notice of intent to conduct a Zoning Administrator public hearing on a proposed setback variance for a new single family home at 2186 Crestview Drive, and one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the Notice of Intent to Conduct a Zoning Administrator Public Hearing, and the attached adopted Zoning Administrator resolution.

BACKGROUND:

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

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.
3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.
4. Changes to Existing Parking Lots.
5. Changes to Existing Landscaping.
6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.

Planning Commission Staff Report

7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.
8. Ancillary Structures: Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in the Industrial Districts.

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

PROJECT DESCRIPTION:

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

1. 2186 Crestview Drive Setback Variance, AP-18-1358 (VA)

This is an application by Henry Ortiz requesting Zoning Administrator approval of a variance in order to reduce the required rear yard setback from 10 feet to five feet, in order to allow for development of a single-family home on an existing, triangular-shaped lot located at 2186 Crestview Drive, in the RM (Medium Density Residential) District. APN: 087-042-016. Pursuant to Pittsburg Municipal Code (PMC) section 18.06.430, the westernmost property line would be considered the rear property line, and thus would be the line from which the requested variance would be applied.

This project is delegated to the Zoning Administrator under PMC section 18.28.020.

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

1. Resolution No. 318: Woods Grove Apartments – Common Building remodel, AP-18-1347 (AD)

GENERAL PLAN/CODE COMPLIANCE:

Zoning Administrator Public Hearings: PMC sections 18.32.010 and 18.84.560 authorize the Zoning Administrator to hear and decide on applications for approval of

Planning Commission Staff Report

variances, exceptions to fence regulations, large day care homes, small recycling facilities, and wireless telecommunications collocation facilities. PMC section 18.10.100 directs the Zoning Administrator to notify the Planning Commission of his or her intent to schedule and conduct a public hearing on any application for which the Zoning Administrator is authorized to act, prior to the Zoning Administrator acting on the application.

Delegated Design Review Authority: Resolution No. 9918 established nine categories of design review applications upon which the Commission would authorize the Zoning Administrator to act. Resolution No. 9918, and PMC section 18.10.100, direct staff to notify the Planning Commission of intent to exercise delegated design review authority on any application that falls within one of those nine categories, prior to approving the application. Upon receiving such notification, a majority of the Commission may direct that the matter be scheduled for future consideration by the entire Commission. Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

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

ATTACHMENTS:

1. Notice of Intent: 2186 Crestview Drive Setback Variance, AP-18-1358 (VA)
2. Zoning Administrator Resolution No. 318

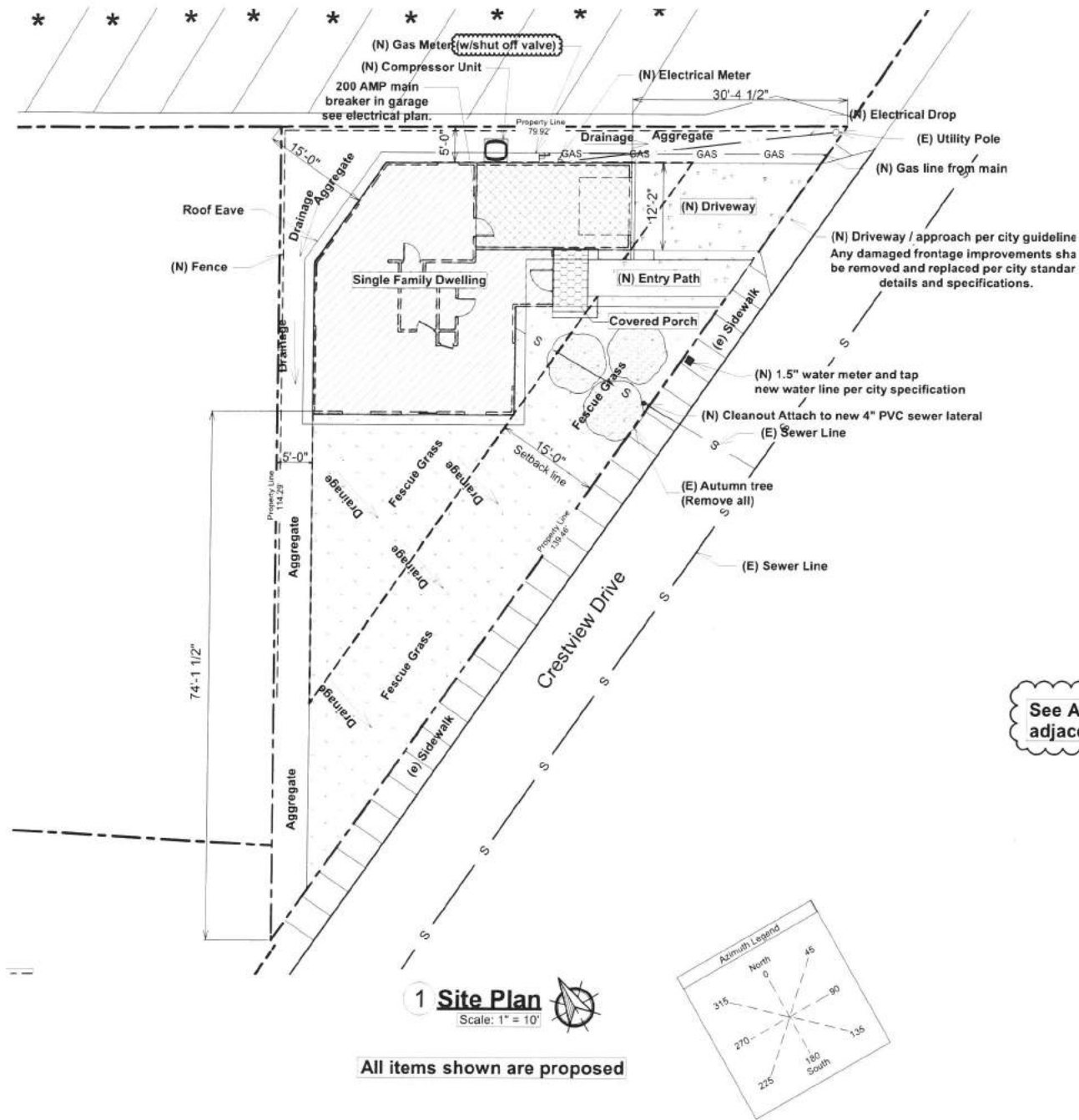
Prepared by: Kristin Pollot, Zoning Administrator

**NOTICE OF INTENT
TO CONDUCT A ZONING ADMINISTRATOR PUBLIC HEARING
PURSUANT TO PMC 18.10.050**

2186 Crestview Drive Setback Variance, AP-18-1358 (VA).

This is an application by Henry Ortiz requesting Zoning Administrator approval of a variance in order to reduce the required rear yard setback from 10 feet to five feet, in order to allow for development of a single-family home on an existing, triangular-shaped lot located at 2186 Crestview Drive, in the RM (Medium Density Residential) District. APN: 087-042-016. Pursuant to Pittsburg Municipal Code (PMC) section 18.06.430, the westernmost property line would be considered the rear property line, and thus would be the line from which the requested variance would be applied.

This project is delegated to the Zoning Administrator under PMC section 18.28.020.



Handrail Notes:

- A. Handrail shall be not less than 34 inches not more than 38 inches above the stair tread nosing. C.R.C. Section R311.7.8.1.
- B. The clear space between a handrail and a wall or other surface shall be a minimum of 1.5 inches. C.R.C. Section R311.7.8.2.
- C. Handrails shall be continuous. C.R.C. Section 311.7.8.2
- D. Type I. Handrails shall have a circular cross-section with an outside diameter of at least 1.25 inches and not greater than 2 inches or shall provide equivalent graspability. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches. Edges shall have a minimum radius of 0.01 inches. C.R.C. Section 311.7.8.3.
- E. Type II. Handrails with a perimeter greater than 6.25 inches shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 0.75 inches measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch within 7/8 inch below the widest portion of the profile. This required depth shall continue for at least 3/8 inch to a level that is not less than 1 1/4 inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches to a maximum of 2 3/4 inches. Edges shall have a minimum radius of 0.01 inch. C.R.C. Section R311.7.8.3.

Guardrail Notes:

- A. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. C.R.C. Section R312.1.1
- B. Guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 42 inches in height as measured vertically above the adjacent walking surfaces or line connecting the leading edges of the treads. Guards whose top rail also serves as a handrail shall have a height not less than 34 inches nor more than 38 inches, measured vertically above the leading edge of the tread, adjacent walking surface. C.R.C. Section R312.1.2.
- C. Required guards shall have not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter. C.R.C. Section R312.1.3.
- D. Open guards on the sides of stair treads shall not allow a sphere 4.375 inches to pass thru. C.R.C. Section R312.1.3.
- E. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere 6 inches in diameter cannot pass thru. C.R.C. Section R312.1.3.

See A16 for adjacent parcels

Design Criteria
Wind Speed Category: B
Design Category: D1

Continuous Ventilation (See sht. A12/T24)
 $0.01 (A_{w1}) + 7.5 (N_{w1} + 1) = Q_{w1}$
 $0.01 (1973) + 7.5 (4+1) = Q_{w1}$
 $19.73 + 7.5 (5) = Q_{w1}$
 $19.73 + 37.5 = Q_{w1}$
 $57.23 \text{ cfm} = Q_{w1}$

DRAWING INDEX:

A1	Cover Sheet - Site Plan
A2	General Notes
A3	Proposed Floor Plan
A4	Elevations
A5	Building Sections
A6	Roof Plan
A7	Electrical Plan
A8	Plumbing Plan / Gas Diagram
A9	Foundation Plan
A10	Wall Framing Plan
A11	Roof Framing Plan
A12	Title 24
A13	Mandatory Measures
A14	Green Building Notes
A15	Green Building Notes
A16	Existing Enlarged / Adjacent Parcel Layout

DRAFTING:



500 Capitol Mall, Suite 2350
Sacramento, CA 95814
www.AEDrafting.com
Dream. Design. Draft.

OWNER:

Mayan Development LLC
852 Volpaia Ct.
Brentwood, CA 94513
bigghank96@gmail.com

VICINITY MAPS:

SATELLITE VIEW

2168 Crestview Dr
Pittsburg, Ca 94565



MAP VIEW

2168 Crestview Dr
Pittsburg, Ca 94565



2168 Crestview Dr
Pittsburg, Ca 94565

SCOPE OF WORK:

New construction single family dwelling:

- 4 bedroom
- 2.5 Bath
- New central HVAC (blower in attic)
- New driveway
- New landscape

LEGAL DESCRIPTION:

Address:
2168 Crestview Dr
Pittsburg, Ca 94565
Zoning: R-3, Garage = U
Type of construction: VB
Fire Sprinklers: Yes

Deferred Submittals:
Duct design by installer
Manual J Load by installer
Fire sprinklers by installer

SQ. FT. TABULATIONS

1ST FLOOR	902 SQ. FT.
2ND FLOOR	1,071 SQ. FT.
TOTAL HABITABLE	1,973 SQ. FT.
GARAGE	266 SQ. FT.
PORCH	38 SQ. FT.
LOT SIZE	4,567 SQ. FT.

BUILDING CODE DATA LEGEND:

BUILDINGS SHALL COMPLY WITH LOCAL AND STATE CODE REGULATIONS PER LOCAL / COUNTY ORDINANCES AS LISTED:
2016 California Building Code (CBC)
2016 California Residential Code (CRC)
2016 California Mechanical Code (CMC)
2016 California Plumbing Code (CPC)
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2016 California Energy Efficiency Standards (CEES)
2016 California Fire Code (CFC)
PROJECT SHALL COMPLY WITH THE 2016 CBC, CRC, CMC, CPC, CEC, CGBCS, CEES, AND 2016 T-24 ENERGY CONSERVATIONS.

ARCHITECTURAL KEYNOTES:

- NEW SINGLE FAMILY DWELLING
- PROPOSED ATTACHED GARAGE

STAMPS / COMMENTS:

Omissions:
To the best of our knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor (or owner builder) shall verify all dimensions and enclosed drawings. Amber Edge Drafting LLC is not liable for errors prior to or once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor (or owner builder) of the job must check all dimensions, details, structural details, structural sizing, grade, local/state building codes and everything contained in the plans prior to construction and be solely responsible thereafter.

Courtney Striplin
Owner Amber Edge Drafting LLC

Person responsible to sign all plan sheets:

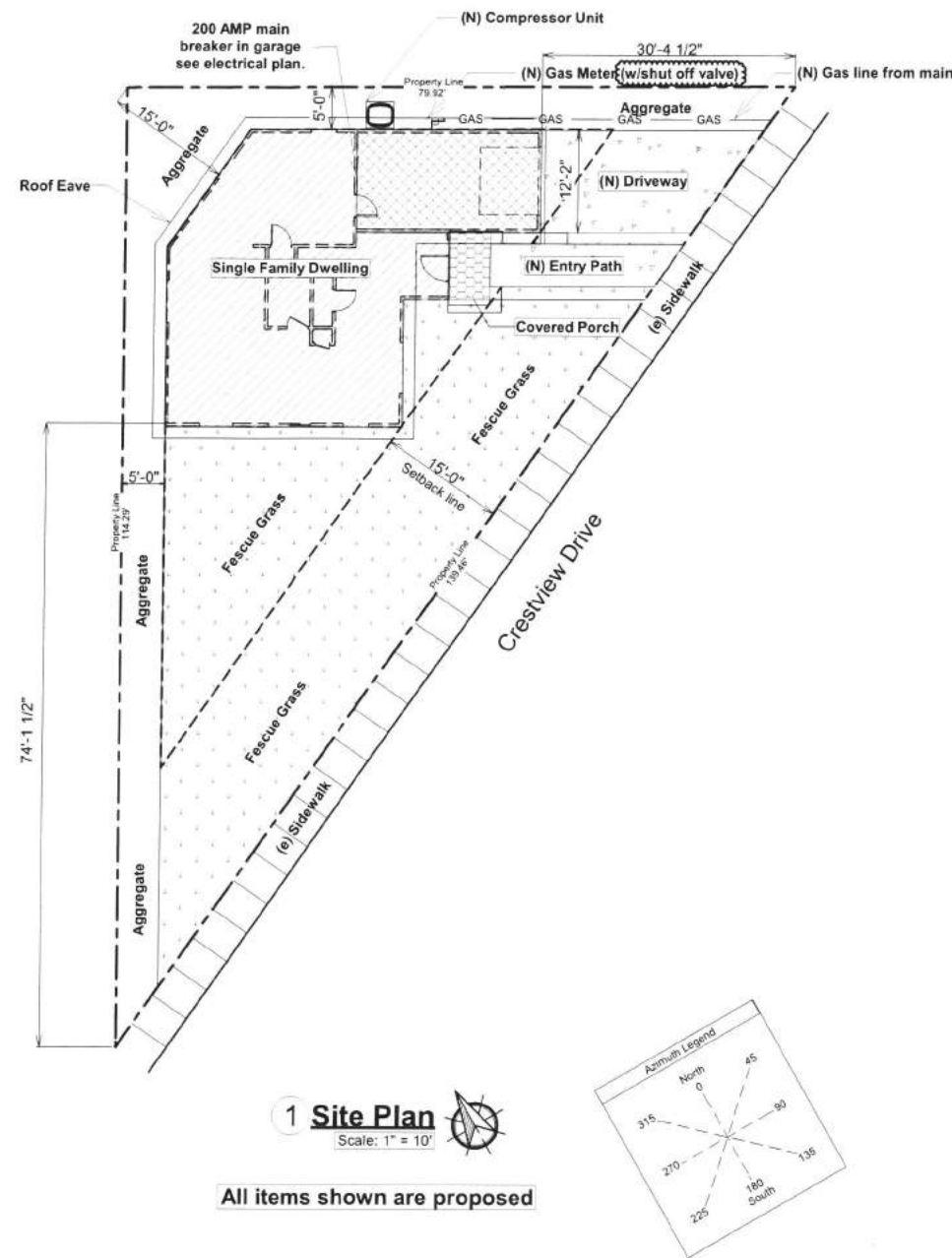
Owner or Contractor

Plot Date: 7/29/2018
Scale: As Noted
Design: Owner
Drawn: Draftsman
Checked: Checker

Cover Sheet - Site Plan

SHEET:

A1



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Design Criteria
Wind Speed Category: B
Design Category: D_s

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 $0.01 (A_{\text{net}}) + 7.5 (N_{\text{v}} + 1) = Q_{\text{net}}$
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DRAFTING:



500 Capitol Mall, Suite 2350
Sacramento, CA 95814
www.AEDrafting.com
Dream. Design. Draft.

OWNER:

Mayari Development LLC
852 Volpaia Ct.
Brantwood, CA 94513
bigghank96@gmail.com

REVISION TABLE	
#	DATE DESCRIPTION
1	4/17/2018 FOR APPROVAL

VICINITY MAPS:

SATELLITE VIEW

2168 Crestview Dr
Pittsburg, Ca 94565



MAP VIEW

2168 Crestview Dr
Pittsburg, Ca 94565



2168 Crestview Dr
Pittsburg, Ca 94565

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Fire sprinklers by installer

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2016 California Energy Efficiency Standards (CEES)
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ARCHITECTURAL KEYNOTES:

- NEW SINGLE FAMILY DWELLING
- PROPOSED ATTACHED GARAGE

Omissions:
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Courtney Striplin
Owner Amber Edge Drafting LLC

Person responsible to sign all plan sheets:

Owner or Contractor

Plot Date: 7/19/2018
Scale: As Noted
Design: Owner
Drawn: Draftsman
Checked: Checker

Cover Sheet - Site Plan

SHEET:

A1



Mayari Development LLC
852 Volpaia Ct.
Brentwood, CA 94513
bigghank96@gmail.com

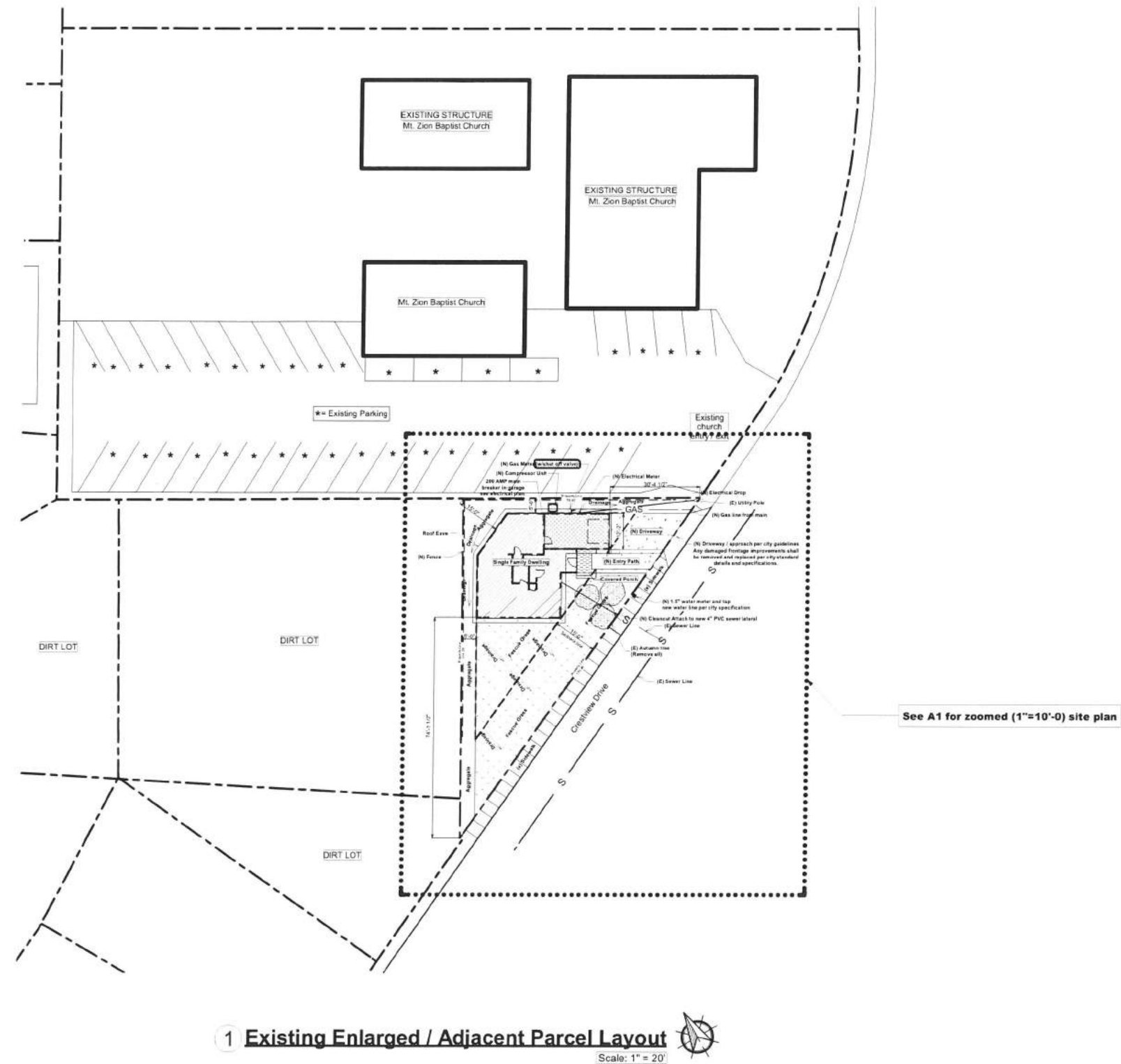
REVISION TABLE		
#	DATE	DESCRIPTION

2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date:	7/29/2018
Scale	As Noted
Design:	Owner
Drawn:	Draftsman
Checked:	Checker

Existing Enlarged / Adjacent Parcel Layout

SHEET: **A16**



General
Applicable codes. All projects shall comply with the 2016 California Building Code (CBC) and/or California Residential Code (CRC), 2016 California Green Building Standards Code (CalGreen), 2016 California Electrical Code (CEC), 2016 California Mechanical Code (CMC), 2016 California Plumbing Code (CPC), 2016 California Fire Code (CFC), 2016 California Building Energy Efficiency Standards (CBEES), and all city or county amendments.

A. Electrical, Plumbing, and Mechanical
1. Exterior lighting. All projects shall comply with any city or county ordinances.
2. GFCI outlets. Ground Fault Circuit Interrupter (GFCI) outlets are required in bathrooms, at kitchen countertops, at laundry and wet bar sinks, in garages, in crawlspaces, in unfinished basements, and outdoors (CEC 210.8).
3. AFCI outlets. Electrical circuits in kitchens, family rooms, parlors, libraries, bedrooms, living rooms, sunrooms, rec. rooms, dining rooms, dens, closets, hallways, laundry areas or similar rooms must be protected by Arc Fault Circuit Interrupters (AFCI). (CEC 210.12)
4. Luminaire requirements. Installed luminaires shall meet the efficacy and fixture requirements of CBEES 150.0(k).
5. Smoke detectors in building remodels. Smoke detectors are required in each existing sleeping room, outside each separate sleeping area in the immediate vicinity of sleeping rooms, and on each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of interior wall or ceiling finishes and without access via an attic, crawl space, or basement. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3(CRC R314.3).
6. Carbon monoxide detectors in building remodels. Carbon monoxide detectors are required outside each separate sleeping area in the immediate vicinity of sleeping rooms and on each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of interior wall or ceiling finishes and without access via an attic, crawl space, or basement. (CRC R315.3)
7. Water heater seismic strapping. Minimum two 3/4-inch-by-24-gauge straps required around water heaters, with 1/4-inch-by-3-inch lag bolts attached directly to framing. Straps shall be at points within upper third and lower third of water heater vertical dimension. Lower connection shall occur minimum 4 inches above controls. (CPC 507.2)
8. Gas appliances in garages. Water heaters and heating/cooling equipment capable of igniting flammable vapors shall be placed on minimum 18-inch-high platform unless listing report number provided showing ignition-resistant appliance. (CPC 507.13 and CMC 305.1)
9. Impact protection of appliances. Water heaters and heating/cooling equipment subject to vehicular impact shall be protected by bollards or an equivalent measure. (CPC 507.13.1 and CMC 305.11)
10. Water closet clearance. Minimum 30-inch-wide by 24-inch-deep clearance required at front of water closets. (CPC 402.5)
11. Shower size. Shower compartments shall have minimum area of 1024 square inches and be able to encompass a 30-inch-diameter circle. Shower doors shall have a minimum 22-inch unobstructed width. (CPC 408.5 and CPC 408.6)
12. Fireplace appliances. Fireplaces with gas appliances are required to have the flue damper permanently fixed in the open position and fireplaces with LPG appliances are to have no 'pit' or 'sump' configurations. (CMC 303.7.1)
13. Chimney clearance. Minimum 2-foot chimney clearance required above building within 10-foot horizontally of chimney. The chimney shall extend minimum 3 feet above highest point where chimney passes through roof. (CRC R1003.9)
C. Mechanical Ventilation and Indoor Air Quality (ASHRAE 62.2-2010)
1. Transfer air. Ventilation air shall be provided directly from the outdoors and not as transfer air from adjacent dwelling units or other spaces, such as garages, unconditioned crawlspaces, or unconditioned attics (CBEES 150.0(i))
2. Instructions and labeling. Ventilation system controls shall be labeled and the home owner shall be provided with instructions on how to operate the system. (CBEES 150.0(i))
3. Combustion and solid-fuel burning appliances. Combustion appliances shall be properly vented and air systems shall be designed to prevent back drafting. (CBEES 150.0(i))
4. Garages. The wall and openings between occupiable spaces and the garage shall be sealed. HVAC systems that include air handlers or return ducts located in garages shall have total air leakage of no more than 6% of total air flow when measured at 0.1 in. w.c. using California Title 24 or equivalents. (CBEES 150.0(i))
5. Minimum filtration. Mechanical systems supplying air to occupiable space through ductwork shall be provided with a filter having a minimum efficiency of MERV 6 or better. (CBEES 150.0(i))
6. Air inlets. Air inlets (not exhaust) shall be located away from known contaminants. (CBEES 150.0(i))
7. Air moving equipment. Air moving equipment used to meet either the whole-building ventilation requirement or the local ventilation exhaust requirement shall be rated in terms of airflow and sound. (CBEES 150.0(i))
a. All continuously operated ventilation fans shall be rated at a maximum of 1.0 sone.
b. Intermittently operated whole-building ventilation fans shall be rated at a maximum of 1.0 sone.
c. Intermittently operated local exhaust fans shall be rated at maximum of 3.0 sone.
d. Remotely located air-moving equipment (mounted outside of habitable spaces) need not meet sound requirements if at least 4 feet of ductwork between fan and intake grill.
D. Foundation and Underfloor
1. Foundation reinforcement. Continuous footings and stem walls shall be provided with a minimum two longitudinal No. 4 bars, one at the top and one at the bottom of the footing. (CRC R403.1.3.3)
2. brace wall foundation support. brace walls shall be supported by continuous foundations. (CRC 403.1.2)
3. Concrete slabs-on-grade. Slabs-on-grade shall be minimum 3-1/2-inches thick. (CRC R506.1)
4. Vapor retarder. A 6-mil polyethylene or approved vapor retarder with joints lapped minimum 6 inches shall be placed between a concrete slab-on-grade and the base course or subgrade. (CRC 506.2.3)
5. Anchor bolts and sills. Foundation plates or sills shall be bolted or anchored to the foundation or concrete. (CRC 403.1.6 and CRC R602.11.1):
a. Minimum 1/2-inch-diameter steel bolts
b. Bolts embedded at least 7 inches into concrete or masonry
c. Bolts spaced maximum 6 feet on center
d. Minimum two bolts per plate/sill piece with one bolt located maximum 12 inches and minimum 7 bolt diameters from each end of each sill plate/piece
e. Minimum 3-inch by 3-inch by 0.299-inch steel plate washer between sill and nut on each bolt
6. Hold-downs. All hold-downs must be tied in place prior to foundation inspection.
7. Protection of wood against decay. Naturally durable or preservative-treated wood shall be provided in the following locations (CRC R317.1):
a. All wood in contact with ground, embedded in concrete in direct contact with ground, or embedded in concrete exposed to weather
b. Wood joists within 18 inches and wood girders within 12 inches of the exposed ground in crawl spaces shall be of naturally durable or preservative-treated wood
c. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from exposed earth shall be of naturally durable or preservative-treated wood
d. Wood framing, sheathing, and siding on the exterior of the building and having clearance less than 6 inches from the exposed ground or less than 2 inches vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surface exposed to weather
e. Sills and sleepers on concrete or masonry slab in direct contact with ground unless separated from such slab by impervious moisture barrier
D. Foundation and Underfloor (Continued)
f. Ends of wood girders entering masonry or concrete walls with clearances less than 1/2 inch on tops, sides, and ends
g. Wood structural members supporting moisture-permeable floors or roofs exposed to weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier
h. Wood furring strips or other wood framing members attached directly to interior of exterior concrete or masonry walls below grade except where vapor retarder applied between wall and furring strips or framing members

Foundation (Continued)
8. Underfloor ventilation. Underfloor areas shall have ventilation openings through foundation walls or exterior walls, with minimum net area of ventilation openings of 1 square foot for each 150 square feet of underfloor area. On such ventilation opening shall be within 3 feet of each corner of the building. (CRC R408.1)
9. Underfloor access. Underfloor areas shall be provided with a minimum 18-inch by 24-inch access opening. (CRC R408.4)
E. Wood Framing
1. Fastener requirements. The number, size, and spacing of fasteners connecting wood members/elements shall not be less than that set forth in CRC Table R602.3(1). (CRC R502.9, CRC R602.3, and CRC R802.2)
2. Stud size, height, and spacing. The size, height, and spacing of studs shall be in accordance with CRC Table R602.3(5). (CRC R602.3.1)
3. Sill plate. Studs shall have full bearing on nominal 2-inch thick or larger sill plate with width at least equal to stud width. (CRC R602.3.4)
4. Bearing studs. Where joists, trusses, or rafters are spaced more than 16 inches on center and the bearing studs below are spaced 24 inches on center, such members shall bear within 5 inches of the studs beneath. (CRC R602.3.3)
5. Drilling and notching of studs. Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25% of its width. Studs in nonbearing partitions may be notched to a depth not to exceed 40% of a single stud width. Any stud may be bored or drilled, provided the diameter of the resulting hole is no more than 60% of the stud width, the edge of the hole is no more than 5/8 inch to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior wall or bearing partitions drilled over 40% and up to 60% shall also be doubled with no more than two successive studs bored. (CRC R602.6)
6. Top plate. Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and at intersections with other partitions. End joints in double top plates shall be offset at least 24 inches. Joints in plates need not occur over studs. Plates shall be minimum nominal 2 inches thick and have width at least equal to width of studs. (CRC R602.3.2)
7. Top plate splices. Top plate lap splices shall be face-nailed with minimum 8 16d nails on each side of splice. (CRC R602.10.8.1)
8. Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling, or notching of the top plate by more than 50% of its width, a galvanized metal tie not less than 0.054-inch thick and 1-1/2-inches wide shall be fastened across and to the plate at each side of the opening with not less than 8 10d nails having a minimum length of 1-1/2 inches at each side or equivalent. The metal tie must extend minimum 6 inches past the opening. (CRC R602.6.1)
9. Cripple walls. Foundation cripple walls shall be framed of studs not less in size than the studs above. Cripple walls more than 4 feet in height shall have studs sized as required for an additional story. Cripple walls with stud height less than 14 inches shall be sheathed on at least one side with a wood structural panel fastened to both the top and bottom plates in accordance with Table R602.3(1), or the cripple walls shall be constructed of solid blocking. Cripple walls shall be supported on continuous foundations. (CRC R602.9)
10. Wall bracing. Buildings shall be braced in accordance with the methods allowed per CRC R602.10.2, CRC R602.10.4, and/or CRC R602.10.5.
11. Braced wall line spacing. Spacing between braced wall lines shall not exceed 25 feet or alternate provisions of CRC R602.10.1.3.
12. brace wall cumulative length. The cumulative length of brace walls within each braced wall line shall meet the provisions of CRC Table R602.10.3(1) for wind loads and CRC Table R602.10.3(2) for seismic loads. (CRC R602.10.1.1)
13. Brace wall spacing. Brace walls shall be located not more than 20 feet on center. (CRC R602.10.2.2)
14. Brace wall offset. Brace walls may be offset out-of-plan not more than 4 feet from the designated brace wall line and not more than 8 feet from any other offset wall considered part of the same brace wall line. (CRC R602.10.1.2)
15. Brace wall location. Brace walls shall be located at the ends of each braced wall line or meet the alternate provisions of CRC R602.10.2.2.
16. Individual brace wall length. Brace walls shall meet minimum length requirements of CRC R602.10.6.5.1.
17. Cripple wall bracing. Cripple walls shall be braced per CRC R602.10.11.
18. brace wall and diaphragm nailing. All brace walls, roof diaphragms, and floor diaphragms shall be nailed to supporting construction per CRC Table R602.3(1). (CRC R604.3)
19. brace wall joints. All vertical joints in brace wall sheathing shall occur over, and be fastened to, common studs. Horizontal joints in brace walls shall occur over, and be fastened to, minimum 1-1/2-inch-thick blocking. (CRC R602.10.10)
20. Framing over openings. Headers, double joists, or trusses of adequate size to transfer loads to vertical members shall be provided over window and door openings in load-bearing walls and partitions. (CRC 2304.3.2)
21. Joists under bearing partitions. Joists under parallel bearing partitions shall be of adequate size to support the load. Double joists, sized to adequately support the load, that are separated to permit the installation of piping or vents shall be full-depth solid-blocked with minimum 2-inch nominal lumber spaced at maximum 4 feet on center. Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls, or partitions more than the joist depth unless such joists are of sufficient size to carry the additional load. (CRC R502.4)
22. Joists above or below brace walls. Where joists are perpendicular to a brace wall above or below, a rim joist, band joist, or blocking shall be provided along the entire length of the brace wall. Where joists are parallel to a brace wall above or below, a rim joist, and/or other parallel framing shall be provided directly above and/or below the brace wall. Where a parallel framing member cannot be located directly above and/or below the brace wall, full-depth blocking at 16-inch spacing shall be provided between the parallel framing members to each side of the brace wall. (CRC R602.10.8)
23. Floor member bearing. The ends of each floor joist, beam, or girder shall have minimum 1-1/2 inches of bearing on wood or metal and minimum 3 inches of bearing on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjoining stud or by the use of approved joist hangers. (CRC R502.6)
24. Floor joist lap. Floor joists framing opposite sides over a bearing support shall lap minimum 3 inches and shall be nailed together within minimum 3 10d face nails. A wood or metal splice with strength equal to or greater than that provided by the lap is permitted. (CRC R502.6.1)
25. Floor joist-to-girder support. Floor joists framing into the side of a wood girder shall be supported by approved framing anchors or on ledger strips minimum nominal 2 inches by 2 inches. (CRC R502.6.2)
26. Floor joist lateral restraint. Floor joists shall be supported laterally at ends and each intermediate support by minimum 2-inch full-depth blocking, by attachment to full-depth header, band joist, or rim joist, to an adjoining stud, or shall be otherwise provided with lateral support to prevent rotation. (CRC R502.7)
27. Floor joist bridging. Floor joists exceeding nominal 2 inches by 12 inches shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch strip nailed across the bottom of joists perpendicular to joists at maximum 8-foot intervals. (CRC R502.7.1)
28. Framing of floor openings. Openings in floor framing shall be framed with a header and trimmer joists. When the header joist span does not exceed 4 feet, the header joist may be a single member the same size as the floor joist. Single trimmer joists may be used to carry a single header joist located within 3 feet of the trimmer joist bearing. When the header joist span exceeds 4 feet, the trimmer joists and header joist shall be doubled and of sufficient cross section to support the floor joists framing into the header. Approved hangers shall be used for the header-joist-to-trimmer-joist connections when the header joist span exceeds 6 feet. Tail joists over 12 feet long shall be supported at the header by framing anchors or on ledger strips minimum 2 inches by 2 inches. (CRC R502.10)
29. Girders. Girders for single-story construction or girders supporting loads from a single floor shall not be less than 4 inches by 6 inches for spans 6 feet or less, provided that girders are spaced not more than 8 feet on center. Other girders shall be designed to support the loads specified in the CBC. Girder and joints shall occur over supports. When a girder is spliced over a support, an adequate tie shall be provided. The ends of beams or girders supported on masonry or concrete shall not have less than 3 inches of bearing. (CBC 2308.7)
E. Wood Framing (Continued)
31. Ceiling and rafter connections. Ceiling joists and rafters shall be nailed to each other per CRC Table R802.5.1(9), and the rafter shall be nailed to the wall top plate per CRC Table R602.3(1). Ceiling joists shall be continuous or securely joined per CRC Table R802.5.1(9) where they meet over interior partitions and are nailed to adjacent rafters to provide a continuous tie across the building when such joists are parallel to rafters. Where ceiling joists are not connected to the rafters at the wall top plate, joists connected higher in the attic shall be installed as rafter ties, or rafter ties shall be installed to provide a continuous tie. Where ceiling joists are not parallel to rafters, rafter ties shall be installed. Rafter ties shall be minimum 2 inches by 4 inches nominal, installed per CRC Table R802.5.1(9), or connections of equivalent capacities shall be provided. Where ceilings joists or rafter ties are not provided, the ridge formed by these rafters shall be supported by a wall or engineer-designed girder. (CRC R802.3.1)
32. Ceiling joists lapped. Ends of ceiling joists shall be lapped minimum 3 inches or butted over bearing partitions or beams and toenailed to the bearing element. Where ceiling joists provide resistance to rafter thrust, lapped joists shall be nailed together per CRC Table R602.3(1) and butted joists shall be tied together in a manner to resist such thrust. (CRC R802.3.2)
33. Collar ties. Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the attic space. Collar ties shall be a minimum 1 inch by 4 inches nominal and spaced at maximum 4 feet on center. (CRC R802.3.1)
34. Purlins. Purlins installed to reduce the span of rafters shall be sized not less than the required size of the rafters they support. Purlins shall be continuous and shall be supported by 2-inch-by-4 inch nominal braces installed to bearing walls at a minimum 45-degree slope from horizontal. The braces shall be spaced maximum 4 feet on center with a maximum 8-foot unbraced length. (CRC R802.5.1)
35. Roof/ceiling member bearing. The ends of each rafter or ceiling joist shall have not less than 1-1/2 inches of bearing on wood or metal and not less than 3 inches of bearing on masonry or concrete. (CRC R802.6)
36. Roof/ceiling member lateral support. Roof framing members and ceiling joists with a nominal depth-to-thickness ratio exceeding 5:1 shall be provided with lateral support at points of bearing to prevent rotation. (CRC R802.8)
37. Roof/ceiling bridging. Rafters and ceiling joists with a nominal depth-to-thickness ratio exceeding 6:1 shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch wood strip nailed across the rafters or ceiling joists at maximum 8-foot intervals. (CRC R802.8.1)
38. Framing of roof/ceiling openings. Openings in roof and ceiling framing shall be framed with a header and trimmer joists. When the header joist span does not exceed 4 feet, the header joist may be a single member the same size as the ceiling joist or rafter. Single trimmer joists may be used to carry a single header joist located within 3 feet of the trimmer joist bearing. When the header joist span exceeds 4 feet, the trimmer joists and header joist shall be doubled and of sufficient cross section to support the ceiling joists or rafters framing into the header. Approved hangers shall be used for the header-joist-to-trimmer-joist connections when the header joist span exceeds 6 feet. Tail joists over 12 feet long shall be supported at the header by framing anchors or on ledger strips minimum 2 inches by 2 inches. (CRC R502.10)
39. Roof framing above brace walls. Rafters or roof trusses shall be connected to top plates of brace walls with blocking between the rafters or trusses (CRC R602.10.8)
40. Roof diaphragm under fill framing. Roof plywood shall be continuous under California fill framing
41. Roof diaphragm at ridges. Minimum 2-inch nominal blocking required for roof diaphragm nailing at ridges.
42. Blocking of roof trusses. Minimum 2-inch nominal blocking required between trusses at ridge lines and at points of bracing at exterior walls.
43. Truss clearance. Minimum 1/2-inch clearance required between top plates of interior non-bearing partitions and bottom chords of trusses.
44. Drilling, cutting, and notching of roof/floor framing. Notches in solid lumber joists, rafters, blocking, and beams shall not exceed one sixth the member depth, shall be not longer than one-third the member depth, and shall not be located in the middle one-third of the span. Notches at member ends shall not exceed one-fourth the member depth. The tension side of members 4 inches or greater in nominal thickness shall not be notched except at member ends. The diameter of holes bored or cut into members shall not exceed one-third the member depth. Holes shall not be closer than 2 inches to the top or bottom of the member or to any other hole located in the member. Where the member is also notched, the hole shall not be closer than 2 inches to the notch. (CRC R502.8.1)
45. Exterior landings, decks, balconies, and stairs. Such elements shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal. (CRC R311.3)
46. Fireblocking. Fireblocking shall be provided in the following locations (CRC R302.11 and CRC R1003.19):
a. In concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs, as follows:
i. Vertically at the ceiling and floor levels
ii. Horizontally at intervals not exceeding 10 feet
b. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cove ceilings
c. In concealed spaces between stair stringers at the top and bottom of the run
d. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion
e. At chimneys and fireplaces per Item E 49
f. Cornices of a two-family dwelling at the line of dwelling-unit separation
47. Fireblocking materials. Except as otherwise specified in Items E 48 and E 49, fireblocking shall consist of the following materials with the integrity maintained (CRC R302.11.1):
a. Two-inch nominal lumber
b. Two thicknesses of one-inch nominal lumber with broken lap joints
c. One thickness of 23/32-inch wood structural panel with joints backed by 23/32-inch wood structural panel
d. One thickness of 3/4-inch particleboard with joints backed by 3/4-inch particleboard
e. 1/2-inch gypsum board
f. 1/4-inch cement-based milboard
g. Batts or blankets of mineral or glass fiber of other approved materials installed in such a manner as to be securely retained in place. Batts or blankets of mineral or glass fiber or other approved non-rigid materials shall be permitted for compliance with the 10-foot horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross-section of the wall cavity to a minimum height of 16 inches measured vertically. When piping, conduit, or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction. Loose-fill insulation material shall not be used as a fireblock unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.
48. Fireblocking at openings around vents, pipes, ducts, cables, and wires at ceiling and floor level. Such openings shall be fireblocked with an approved material to resist the free passage of flame and products of combustion. (CRC R302.11)
49. Fireblocking of chimneys and fireplaces. All spaces between chimneys and floors and ceilings through which chimneys pass shall be fireblocked with noncombustible material securely fastened in place. The fireblocking of spaces between chimneys and wood joists, beams, or headers shall be self-supporting or be placed on strips of metal or metal lath laid across the spaces between combustible material and the chimney. (CRC R1003.19)
50. Draftstopping. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1000 square feet. Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in floor/ceiling assemblies under the following circumstances (CRC R302.12):
a. Ceiling is suspended under the floor framing
b. Floor framing is constructed of truss-type open-web or perforated members
51. Draftstopping materials. Draftstopping shall not be less than 1/2-inch gypsum board, 3/8-inch wood structural panels, or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official. The integrity of draftstops shall be maintained. (CRC R302.12.1)

E. Wood Framing (Continued)
52. Combustible insulation clearance. Combustible insulation shall be separated minimum 3 inches from recessed luminaires, fan motors, and other heat-producing devices. (CRC R302.14)
F. General Material Specifications
1. Lumber. All joists, rafters, beams, and posts 2-inches to 4-inches thick shall be No. 2 grade Douglas Fir-Larch or better. All posts and beams 5 inches and thicker shall be No. 1 grade Douglas Fir-Larch or better. Studs not more than 8 feet long shall be stud-grade Douglas Fir-Larch or better when supporting not more than one floor, roof, and ceiling. Studs longer than 8 feet shall be No. 2 grade Douglas Fir-Larch or better.
2. Concrete. Concrete shall have a minimum compressive strength of 2,500 psi at 28 days and shall consist of 1 part cement, 3 parts sand, 4 parts 1-inch maximum size rock, and not more than 7-1/2 gallons of water per sack of cement. (CRC R402.2)
3. Mortar. Mortar used in construction of masonry walls, foundation walls, and retaining walls shall conform to ASTM C 270 and shall consist of 1 part portland cement, 2-1/4 to 3 parts sand, and 1/4 to 1/2 part hydrated lime. (CBC 2103.2)
4. Grout. Grout shall conform to ASTM C 476 and shall consist of 1 part portland cement, 1/10 part hydrated lime, 2-1/4 to 3 parts sand, and 1 to 2 parts gravel. Grout shall attain a minimum compressive strength of 2,000 psi at 28 days. (CRC 2103.3)
5. Masonry. Masonry units shall comply with ASTM C 90 for load-bearing concrete masonry units. (CBC 2103.1)
6. Reinforcing steel. Reinforcing steel used in construction of reinforced masonry or concrete structures shall be deformed and comply with ASTM A 615. (CBC 2103.4)
7. Structural steel. Steel used as structural shapes such as wide-flange sections, channels, plates, and angles shall comply with ASTM A36. Pipe columns shall comply with ASTM A53. Structural tubes shall comply with ASTM A500, Grade B.
8. Fasteners for preservative-treated wood. Fasteners for preservative-treated and fire-retardant-treated wood - including nuts and washers - shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. (CRC R317.3.1) Exception: 1/2-inch diameter or greater steel bolts. Exception: Fasteners other than nails and timber rivets.
9. Fasteners for fire-retardant-treated wood. Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. (CRC R317.3.3)
10. Roofing and Weatherproofing
1. Roof covering. All roof covering shall be installed per applicable requirements of CBC 1507. Roof coverings shall be at least Class A rated in accordance with ASTM E 108 or UL 790, which shall include coverings of slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets.
2. Roof flashing. Flashing shall be installed at wall and roof intersections, at gutters, wherever there is a change in roof slope or direction, and around roof openings. Where flashing is of metal, the metal shall be corrosion-resistant with a thickness of not less than 0.019 inch (No. 26 galvanized sheet). (CRC R903.2.1)
3. Crickets and saddles. A cricket or saddle shall be installed on the ridge side of any chimney or penetration more than 30 inches wide as measured perpendicular to the slope. Cricket or saddle covering shall be sheet metal or the same material as the roof covering. (CRC R903.2.2)
4. Water-resistive barrier. A minimum of one layer of No. 15 asphalt felt shall be attached to studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer minimum 2 inches. Where joints occur, felt shall be lapped minimum 6 inches. The felt shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to maintain a weather-resistant exterior wall envelope. (CRC R703.2)
5. Wall flashing. Approved corrosion-resistant flashing shall be applied shingle fashion at the following locations to prevent entry of water into the wall cavity or penetration of water to the building structural framing components (CRC R703.8):
a. Exterior door and window openings, extending to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage
b. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings
c. Under and at the ends of masonry, wood, or metal copings and sills
d. Continuously above all projecting wood trim
e. Where exterior porches, decks, or stairs attach to a wall or floor assembly of wood-frame construction
f. At wall and roof intersections
g. At built-in gutters
6. Dampproofing. Dampproofing materials for foundation walls enclosing usable space below grade shall be installed on the exterior surface of the wall, and shall extend from the top of the footing to finished grade. (CRC R406.1)
7. Weep screed. A minimum 0.019-inch (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed with a minimum vertical attachment flange of 3-1/2 inches shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 92. The weep screed shall be placed a minimum 4 inches above the earth or 2 inches above paved areas and shall be of a type allowing trapped water to drain to the exterior of the building. (CRC R703.7.2.1)
H. Grading and soils
1. Grading permit. Grading permit may be required check with the local building department prior to construction.
2. Compaction report. Compaction report required for fill material 12 inches or more in depth. (CBC 1803.5.8)
I. Green Building Standards Code (CalGreen) Requirements
1. Applicability. CalGreen residential mandatory measures shall apply to every newly constructed building or structure and within any addition or alteration increasing a building's conditioned area, volume, or size. (CalGreen 101.3, CalGreen 301.1.1) Exception: All residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures per CalGreen 301.1.1 and CalGreen 4.303.1
I Water conserving plumbing fixtures and fittings. Plumbing fixtures and fittings shall comply with the following per CalGreen 4.303.1:
a. Water closets: Maximum 1.28 gallons per flush
b. Urinals: Maximum 0.5 gallons per flush
c. Single showerheads: Maximum flow rate of 2.0 gallons per minute at 80 psi
d. Multiple showerheads serving one shower: Maximum combined flow rate of 2.0 gallons per minute at 80 psi
e. Lavatory faucets: Maximum flow rate of 1.2 gallons per minute at 60 psi, minimum flow rate of 0.8 gallons per minute at 20 psi
f. Kitchen faucets: Maximum flow rate of 1.8 gallons per minute at 60 psi
Exception: Temporary increase allowed to maximum 2.2 gallons per minute at 60 psi if faucet defaults back to maximum 1.8 gallons per minute at 60 psi
3. Irrigation controllers. Automatic irrigation system controllers for landscaping shall comply with the following (CalGreen 4.304.1):
a. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
b. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.
4. Joints and openings. Openings in the building envelope separating conditioned space from unconditioned space needed to accommodate utility and other penetrations must be sealed in compliance with the California Energy Code. (CalGreen 4.406.1) Exception: Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such opening with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
5. Construction waste reduction, disposal, and recycling. Reduce and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris. (CalGreen 4.408.1) Exception: Excavated soil and land-clearing debris.
Exception: Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite

I. (CALGreen) Requirements (Continued)
5. Construction waste reduction, disposal, and recycling. Reduce and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris. (CalGreen 4.408.1) Exception: Excavated soil and land-clearing debris. Exception: Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
6. Construction waste management plan. A construction waste management plan shall be prepared and available on site during construction. Documentation demonstrating compliance with the plan shall be accessible during construction for the enforcing agency. (CalGreen 4.408.2) The plan:
a. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale
b. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream)
c. Identify diversion facilities where the construction and demolition waste materials will be taken
d. Identify construction methods employed to reduce the amount of construction and demolition waste generated
e. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both
7. Operation and maintenance manual. Prior to final inspection, a manual, compact disc, web-based reference, or other acceptable media which includes all of the following shall be placed in the building (CalGreen 4.410.1):
a. Directions to owner or occupant that manual shall remain with the building throughout the life cycle of the structure.
b. Operation and maintenance instructions for the following:
i. Equipment and appliances, including water-saving devices and systems, HVAC system, photovoltaic systems, water-heating systems and other major appliances and equipment.
ii. Roof and yard drainage, including gutters and downspouts.
iii. Space conditioning systems, including condensers and air filters.
iv. Landscape irrigation systems.
v. Water reuse systems.
c. Information from local utility, water, and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
d. Public transportation and/or carpool options available in the area.
e. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
f. Information about water-conserving landscape and irrigation design and controllers which conserve water.
g. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
h. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
I. Information about state solar energy and incentive programs available.
L. A copy of all special inspection verifications required by the enforcing agency or code.
8. Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust or debris which may collect in the system (CalGreen 4.504.1)
9. Adhesives, sealants, caulks, paints, and coatings pollutant control. Adhesives (including carpet adhesives), sealants, caulks, paints, and coatings shall comply with VOC limits per CalGreen 4.504.2. Verification of compliance shall be provided at the request of the enforcing agency. (CalGreen 4.504.2.1)
10. Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following (CalGreen 4.504.3):
a. Carpet and Rug Institute's Green Label Plus Program (all carpet cushion must meet the requirements of this program).
b. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350).
c. NSF/ANSI 140 at the Gold level.
d. Scientific Certifications Systems Indoor Advantage™ Gold.
11. Resilient flooring systems. At least 80 percent of the floor area receiving resilient flooring shall comply with one of more of the following (CalGreen 4.504.4):
a. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database
b. Products compliant with CHPS criteria certified under the Greenguard Children & Schools program
c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
d. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350)
12. Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CARB 93120 at seq.) by or before the dates specified in those sections, as shown in CalGreen Table 4.504.5. The following limits are in parts per million (CalGreen 4.504.5):
a. Hardwood plywood veneer core 0.05
b. Hardwood plywood composite core 0.05
c. Particle board 0.09
d. Medium-density fiberboard (MDF) 0.11
e. Thin MDF (5/16 inch or less) 0.13
I. (CALGreen) Requirements (Continued)
13. Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following (CalGreen 4.505.3):
a. Moisture content shall be determined with either a probe-type or contact-type moisture meter.
b. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.
c. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.
14. Bathrooms with a bathtub and/or shower shall be mechanically ventilated per the following (CalGreen 4.506.1):
a. Fans shall be ENERGY STAR compliant and ducted to terminate outside building
b. Unless functioning as a component of a whole-house ventilation system, fans shall have humidity controls capable of adjustment - manually or automatically - between a relative humidity range of 50% to 80%.
15. Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed, and have their equipment selected using the following methods (CalGreen 4.507.2):
a. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J, ASHRAE handbooks, or other equivalent design software or methods.
b. Duct systems are sized according to ANSI/ACCA 1 Manual D 2009, ASHRAE handbooks, or other equivalent design software or methods.
c. Select heating and cooling equipment according to ACCA 36-S Manual S or other equivalent design software or methods

THESE ARE MINIMUM CONDENSED REQUIREMENTS AND SHALL NOT SUPERSEDE MORE RESTRICTIVE SPECIFICATIONS ON THE PLANS OR AS REQUIRED BY APPLICABLE CODE.

DRAFTING:



500 Capitol Mall, Suite 2350
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Dream. Design. Draft.

OWNER:

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biggnank96@gmail.com

REVISION TABLE	
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1	4/17/2018 FOR APPROVAL

2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date:	7/19/2018
Scale	As Noted
Design:	Owner
Drawn:	Draftsman
Checked:	Checker

General Notes

SHEET:

A2

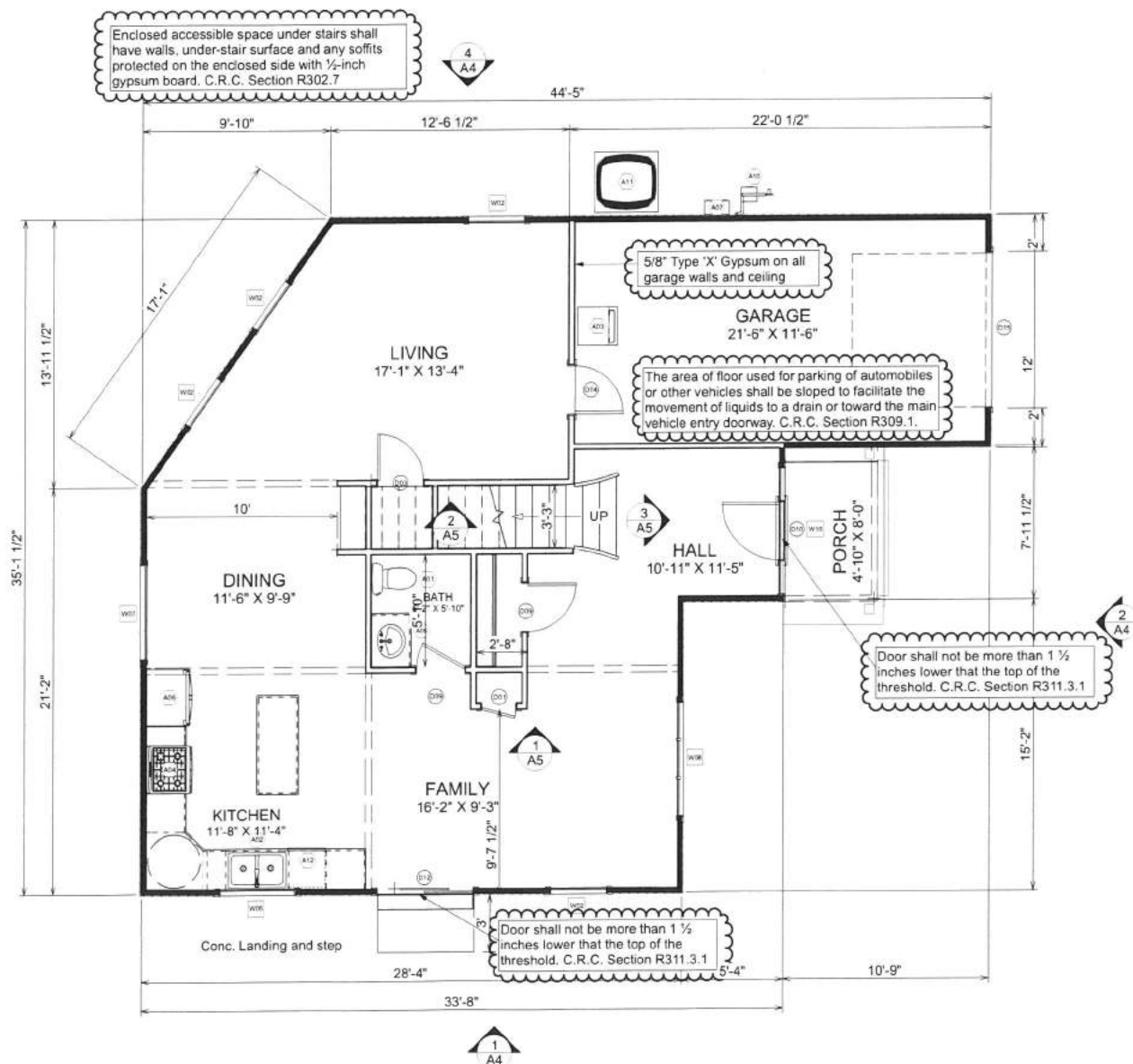
FIXTURE SCHEDULE			
NUMBER	LABEL	QTY	COMMENTS
A01	ADA TOILET	3	
A02	DOUBLE SINK	1	
A03	LAUNDRY CENTER	1	ELECTRIC
A04	GAS RANGE	1	40,000 BTU
A05	OVAL SINK	3	
A06	REFRIGERATOR	1	
A07	TANKLESS WATER HEATER	1	199,999 BTU EFFICIENCY MIN. PER T24
A08	TUB-SHOWER	2	
A09	GAS FURNACE	1	80,000 BTU
A10	GAS METER	1	
A11	OUTDOOR COMPRESSOR UNIT	1	MANU. RHEEM OR EQUIV. (DUCT DESIGN SUBMITTED IN FIELD) (AFUE, SEER, EER SEE T24)
A12	DISHWASHER (INTEGRATED)	1	
A13	RECTANGULAR SINK	1	

DOOR SCHEDULE			
NUMBER	LABEL	QTY	COMMENTS
D01	1968	1	
D02	2068	1	
D03	2568	1	
D04	2668	1	20 MINUTE FIRE RATED, SELF CLOSING AND SELF LATCHING
D09	2668	11	
D10	3068	1	YES
D12	5068	2	YES
D13	6068	1	
D14	7068	1	
D15	8070	1	

WINDOW SCHEDULE			
NUMBER	LABEL	QTY	FLOOR/EGRESS TEMPERED
W01	2040SH	2	2 YES
W02	3046SH	4	1
W03	3046SH	5	2 YES
W04	3660SH	1	2 YES YES
W05	4030SH	1	1
W06	5046SH	1	2 YES
W07	5050SH	1	1
W08	6040TC	1	1
W09	6046SH	1	2 YES
W10	6814FX	1	1 YES

Mechanical Notes:

- A. Appliance shall be accessible thru an opening and passageway not less than the largest component of the appliance, and not less than 22 inches by 30 inches. C.M.C. Section 304.4.
- B. Where the height of the passageway is less than 6 feet, the distance from the passageway access to the appliance shall not exceed 20 feet measured along the centerline of the passageway. C.M.C. Section 304.4.1
- C. The passageway shall be unobstructed and shall have a solid flooring not less than 24 inches wide from the entrance opening to the appliance. C.M.C. Section 304.4.2.
- D. A level working platform not less than 30 inches by 30 inches shall be provide in front of the service side of the appliance. C.M.C. Section 304.4.3.
- E. A permanent 120-volt receptacle outlet and a lighting fixture shall be installed near the appliance. The switch controlling the lighting fixture shall be located at the entrance to the passageway. C.M.C. Section 304.4.4.



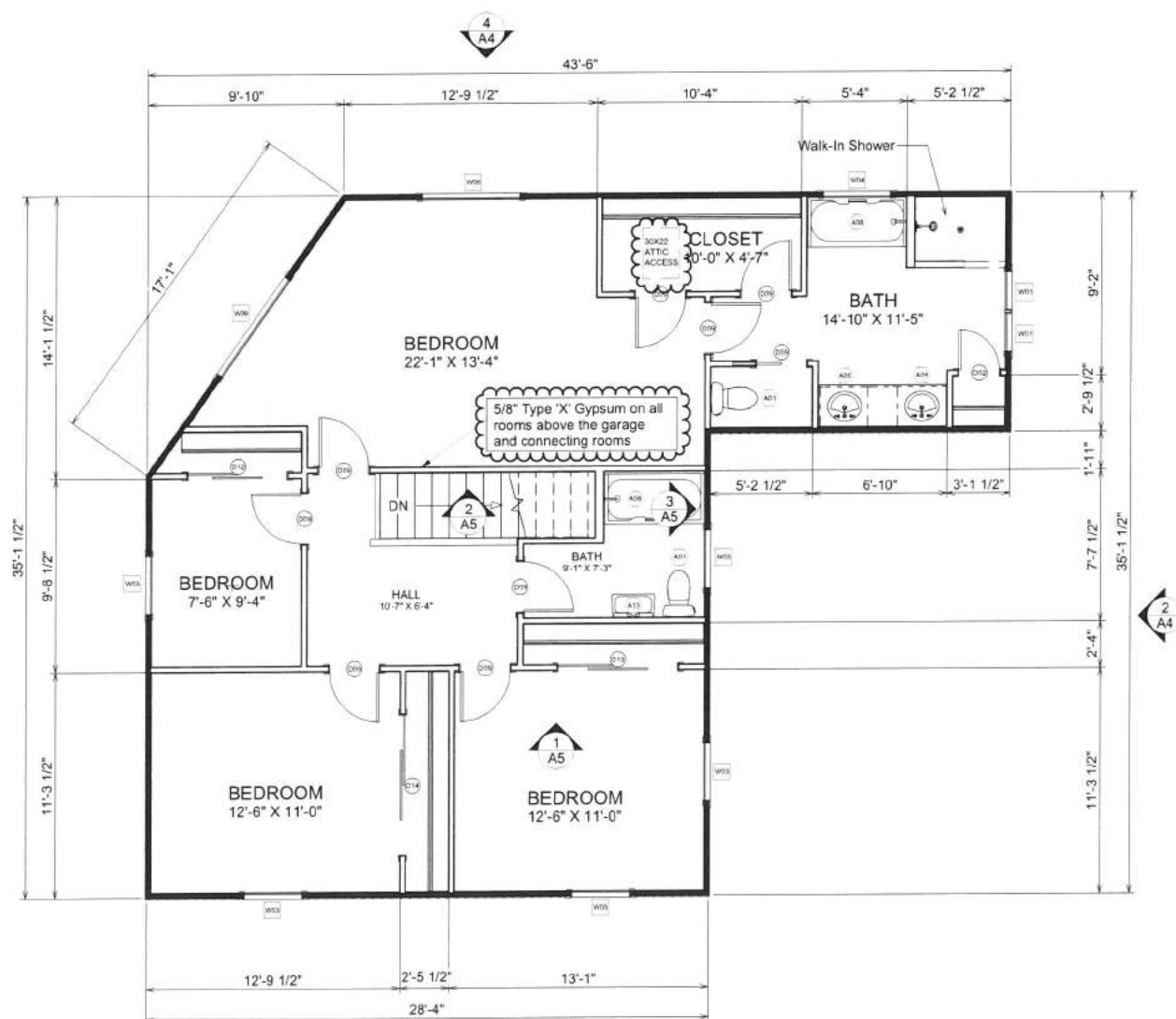
1 Proposed 1st Floor Plan

Scale: 1/4" = 1'

- Bearing wall line.

General Wall Framing Note:

- All new exterior wall framing 2x6 @ 16" O.C. (Standard stud grade)
- Interior walls can be 2x4 @ 16" o.c.
- See A10 for more information.



2 Proposed 2nd Floor Plan

Scale: 1/4" = 1'

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Proposed Floor Plan

SHEET:

A3

REVISION TABLE		
#	DATE	DESCRIPTION
1	14/17/2018	FOR APPROVAL

2168 Crestview Dr
Pittsburg, Ca 94565

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Drawn: Draftsman
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Elevations



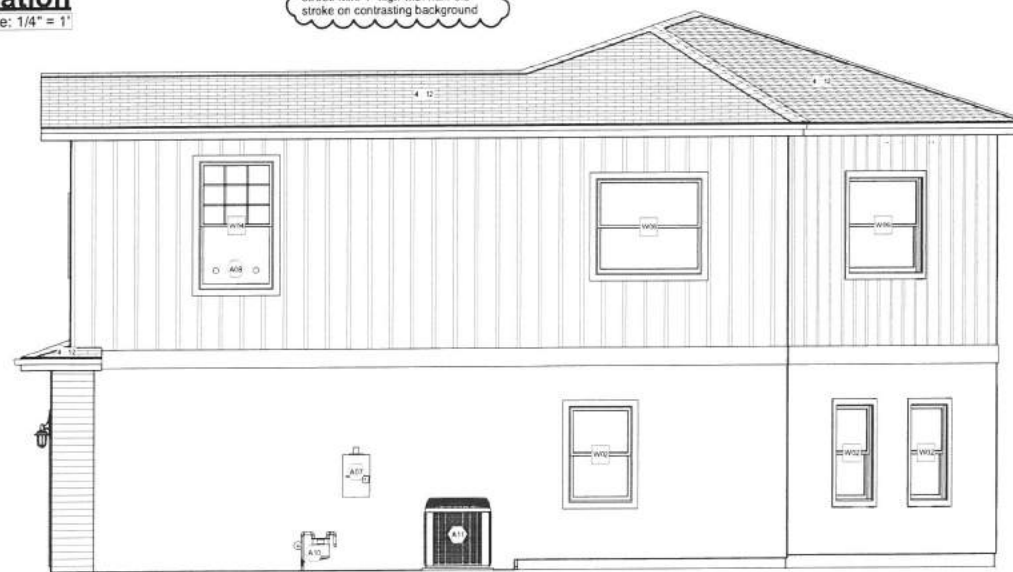
1 South Elevation
Scale: 1/4" = 1'



2 East Elevation
Scale: 1/4" = 1'



3 West Elevation
Scale: 1/4" = 1'



4 North Elevation
Scale: 1/4" = 1'

FIXTURE SCHEDULE			
NUMBER	LABEL	QTY	COMMENTS
A01	ADA TOILET	3	
A02	DOUBLE SINK	1	
A03	LAUNDRY CENTER	1	ELECTRIC
A04	GAS RANGE	1	40,000 BTU
A05	OVAL SINK	3	
A06	REFRIGERATOR	1	
A07	TANKLESS WATER HEATER	1	199,999 BTU EFFICIENCY MIN. PER T24
A08	TUB-SHOWER	2	
A09	GAS FURNACE	1	80,000 BTU
A10	GAS METER	1	
A11	OUTDOOR COMPRESSOR UNIT	1	MANU. RHEEM OR EQUIV. (DUCT DESIGN SUBMITTED IN FIELD) (AFUE, SEER, EER SEE T24)
A12	DISHWASHER (INTEGRATED)	1	
A13	RECTANGULAR SINK	1	

DOOR SCHEDULE				
NUMBER	LABEL	QTY	TEMPERED	COMMENTS
D01	1968	1		
D02	2068	1		
D03	2568	1		
D04	2668	1		20 MINUTE FIRE RATED, SELF CLOSING AND SELF LATCHING
D09	2668	11		
D10	3068	1	YES	
D12	5068	2	YES	
D13	6068	1		
D14	7068	1		
D15	8070	1		

WINDOW SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	EGRESS	TEMPERED
W01	2040SH	2	2	YES	
W02	3046SH	4	1		
W03	3046SH	5	2	YES	
W04	3660SH	1	2	YES	YES
W05	4030SH	1	1		YES
W06	5046SH	1	2	YES	
W07	5050SH	1	1		
W08	6040TC	1	1		
W09	6046SH	1	2	YES	
W10	6814FX	1	1		YES

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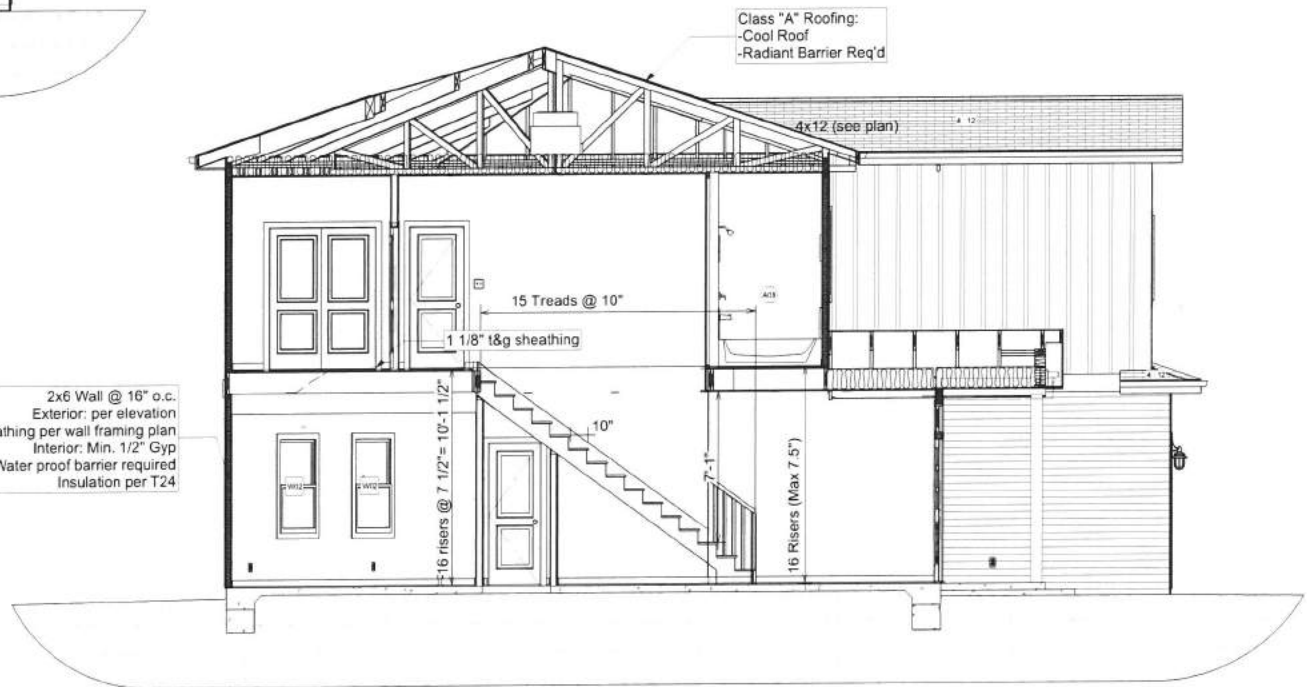
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Building Sections



1 Section
Scale: 1/4" = 1'

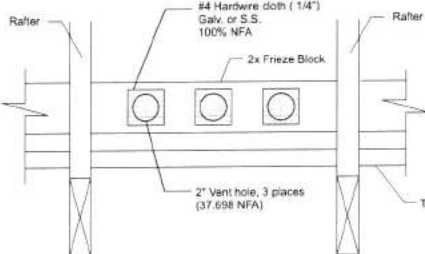


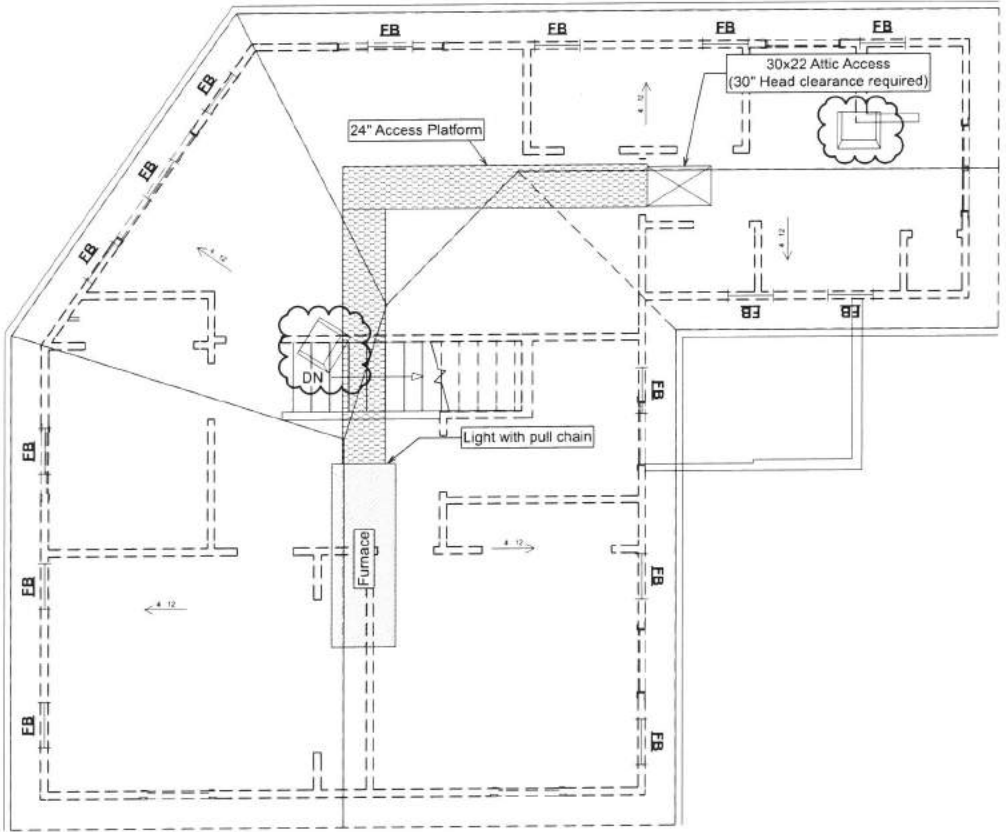
3 Section
Scale: 1/4" = 1'



2 Section
Scale: 1/4" = 1'

FIXTURE SCHEDULE			
NUMBER	LABEL	QTY	COMMENTS
A01	ADA TOILET	3	
A02	DOUBLE SINK	1	
A03	LAUNDRY CENTER	1	ELECTRIC
A04	GAS RANGE	1	40,000 BTU
A05	OVAL SINK	3	
A06	REFRIGERATOR	1	
A07	TANKLESS WATER HEATER	1	199,999 BTU EFFICIENCY MIN. PER T24
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A12	DISHWASHER (INTEGRATED)	1	
A13	RECTANGULAR SINK	1	

Roof Venting Calculation & Diagram																																						
Description:	Information / Detail	Callout	NFA																																			
Upper Roof Louver Venting	 Air Vent Inc. (or equiv.) RVG55 Slant Galvanized Heavy-duty galvanized construction NFA (square inches): 50 p/c 6" round opening Optional filter available		50																																			
Lower Roof Frieze Block Venting	 #4 Hardware cloth (1/4") Galv. or S.S. 100% NFA 2x Frieze Block 2" Vent hole, 3 places (37.698 NFA) Top pl.		37.698																																			
Attic Ventilation Calculation Rule: 1:300 Attic Floor Area (Sq. Ft.) 1071 ÷ 300 Sq. Ft. NFA Total Required 3.570 x 144 Sq. In. NFA Total Required 514.08 <table><tr><th></th><th># of vents</th><th>% Venting</th><th>Total NFA</th><th>50% Max</th><th>40% Min.</th><th>50% Min.</th></tr><tr><td>Frieze Block Vents (9.426 in² NFA)</td><td>15</td><td>58.6%</td><td>141.39</td><td></td><td></td><td>Pass</td></tr><tr><td>Louver Vent (50 in² NFA)</td><td>2</td><td>41.4%</td><td>100</td><td>Pass</td><td>Pass</td><td></td></tr><tr><td>665.47 > 514.08</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>665.47 in² NFA =</td><td></td><td></td><td></td><td></td><td></td><td>Pass</td></tr></table> R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have at least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7. Required ventilation openings shall open directly to the outside air. R806.2 Minimum vent area. The minimum net free ventilating area shall be 1/150 of the area of the vented space. Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met: - In Climate Zones 14 and 16, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling. - Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914mm) below the ridge or highest point of the space shall be permitted.					# of vents	% Venting	Total NFA	50% Max	40% Min.	50% Min.	Frieze Block Vents (9.426 in² NFA)	15	58.6%	141.39			Pass	Louver Vent (50 in² NFA)	2	41.4%	100	Pass	Pass		665.47 > 514.08							665.47 in² NFA =						Pass
	# of vents	% Venting	Total NFA	50% Max	40% Min.	50% Min.																																
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Louver Vent (50 in² NFA)	2	41.4%	100	Pass	Pass																																	
665.47 > 514.08																																						
665.47 in² NFA =						Pass																																



1 Roof Plan
Scale: 1/4" = 1'

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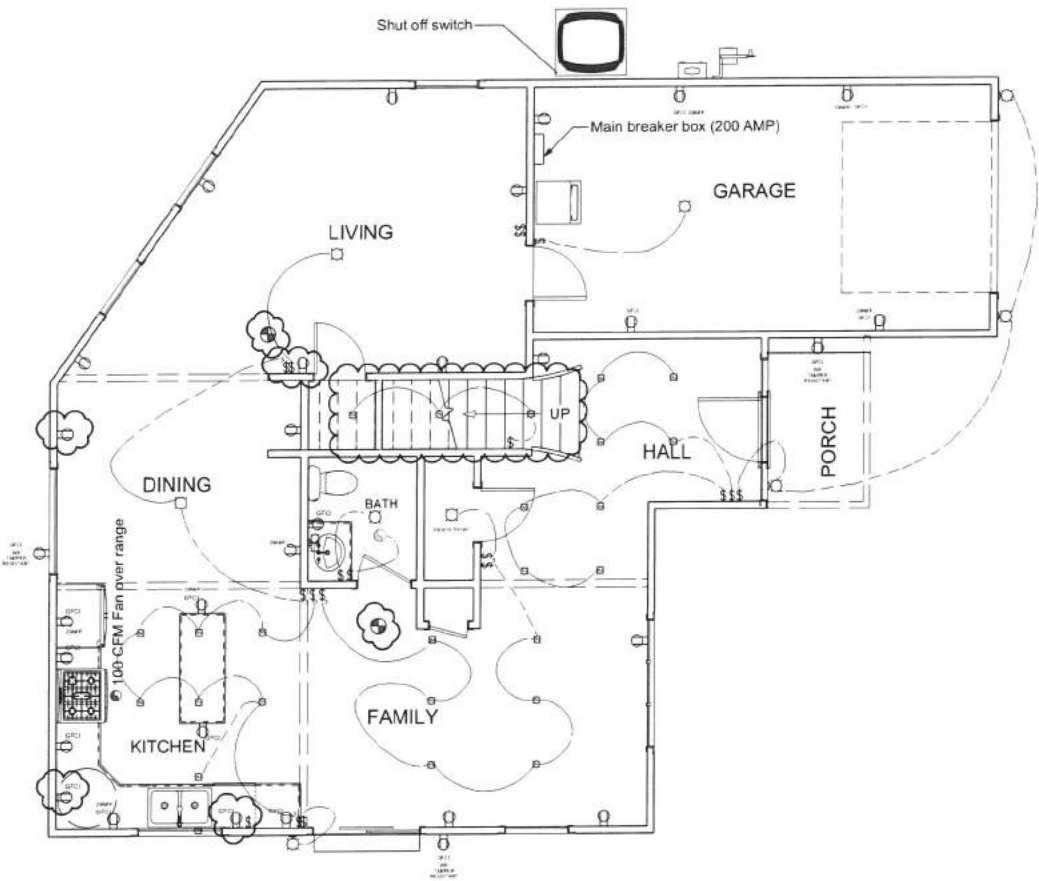
2168 Crestview Dr
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Roof Plan

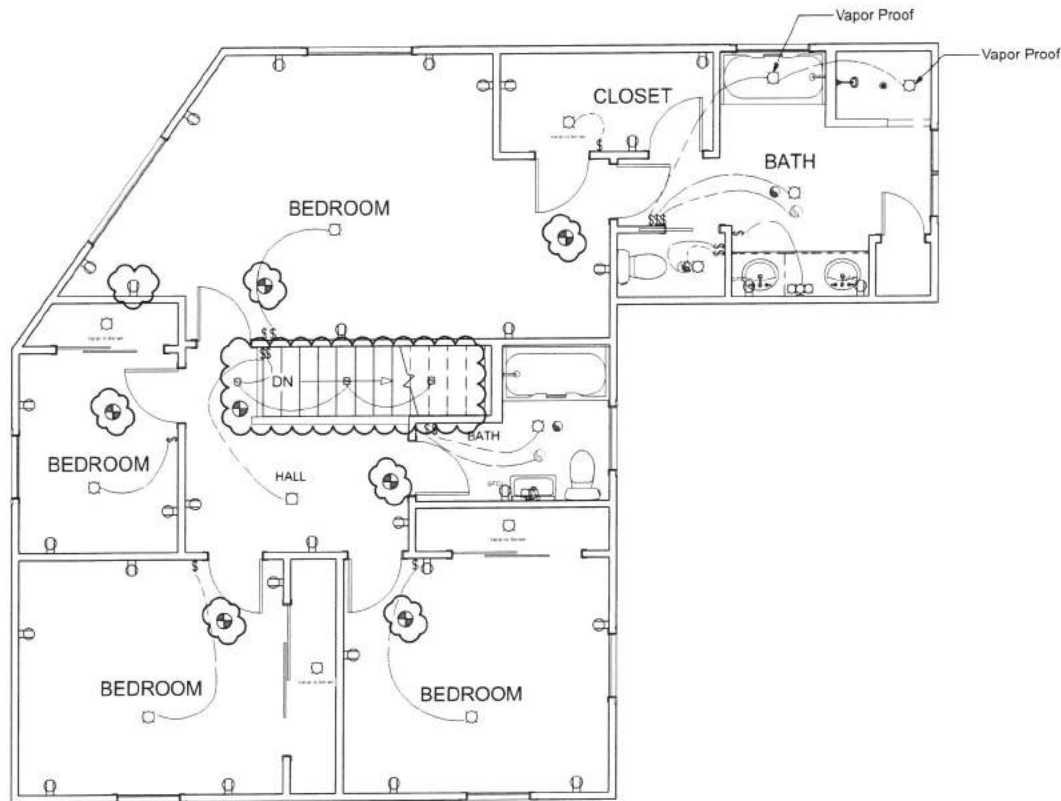
- ELECTRICAL NOTES:**
1. Walls 2'-0" or wider to have an outlet. Outlets to be spaced no more than 12'-0" apart, and a maximum of 6'-0" from the end of the walls or opening. (NEC 210-52(A))
 2. All lighting to be high efficacy.
 3. All outlets AFCI
 4. All 15A or 20A, 120V branch circuits in dwelling units supplying outlets or devices in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be arc-fault circuit-interrupter protected in accordance with 2016 CEC Art. 210.12 (A).
 5. All 15 and 20 Amp receptacle outlets in this dwelling unit shall be "Tamper Resistant Receptacles" per 2016 CEC Art. 406.12.
 6. Per 2016 CEC Art. 210.8 (A) dwelling units. GFCI protection is required for all 15A and 20A, 125V receptacles installed in the following locations:
 - a. Sinks- GFCI protection for receptacles is required within an arc measurement of 6 ft. from the outside edge of a sink.
 - b. Bath tubs or shower stalls- GFCI protection is required for receptacles located within 6 ft of the outside edge of a bathtub or shower stall.
 - c. Laundry areas - receptacles installed in laundry areas of a dwelling unit shall be GFCI protected.
 - d. Dwelling unit dishwashers - Outlets supplying dishwashers in a dwelling unit must be GFCI protected per 2016 CEC Art. CEC210.8.
 7. 2016 California Energy Code mandatory measurements for residential lighting:
 - a. All permanently installed luminaires in dwelling units shall be high efficacy and have manual On/Off controls and vacancy sensors or dimmers except for hallways & closets less than 70 sq. ft.
 - b. Exhaust fans must be switched separate from lighting or utilize a device where lighting can be turned OFF while the fan is running. Excludes kitchen exhaust hoods.
 - c. Under cabinet lighting must be switched separate from all other lighting
 - d. Permanently installed lighting in cabinets must be high efficacy. - Lighting in bathrooms, garages, laundry rooms & utility rooms must have at least one luminaire controlled by vacancy sensors.
 - e. Permanently installed outdoor lighting attached to residence or other buildings must be high efficacy and must be controlled by a manual On and Off switch and use one of these control types:
 - Photo-control and motion sensor or
 - Photo-control and automatic time switch control or
 - Astronomical time clock that automatically turns outdoor lighting off during daylight hours or
 - Energy management control system (EMCS) that provides the functionality of an astronomical time
 7. Hydro-massage tubs and their associated electrical components shall be on an individual branch circuit and protected by a readily accessible GFI All receptacles within 6 horizontally of the inside walls of a hydro-massage tub shall be GFI protected. CEC 680.71
 8. Recessed light fixtures in insulated ceilings shall be approved, listed, zero-clearance insulation cover (IC) type, air-tight (ASTME283) and sealed with a gasket or caulked between housing and ceiling. California Energy Commission 150 (k)1C
 9. All installed luminaires shall be high efficacy in accordance with Table 150.0-A. In garages, bathrooms, laundry rooms, and utility rooms at least one luminaire in each of these spaces shall be controlled by a vacancy sensor 2016 Energy Code 150 (k) 1, 2(J) (New 2016)
 10. Outdoor lighting attached to the buildings shall be high efficacy and controlled with a motion sensor and a photocell. California Energy Commission 150.0 L3. See Table 150.0-A from the 2016 Energy Code.
 11. Bathroom receptacles are to be supplied by at least one 20-amp branch circuit. This circuit shall have no other outlets. CEC 210.11 (C)(3)& 210.52 (B & D)
 12. Arch fault protection is required throughout the building including the kitchen and laundry rooms. CEC 210.12
 13. Lights over the shower must be approved for wet locations and "Suitable for Wet Locations" per section 410.10 & 406.9 of the CEC
 14. Bonding Electrode must connect at min. 3 grounding or bonding conductors for communications systems at the service entrance panel as specified in CEC 800.100(B) and CEC 250.94
 15. Tamper proof receptacles are required on all receptacles specified in Article 210-52 of the 2016 CEC. Please show on plans. Article 406.12CEC

SYMBOLS LEGEND:	
	Ceiling mount light fixture.
	Recessed light fixture.
	Ceiling mount light fixture with pull chain.
	Pendant light fixture.
	Vapor proof recessed light fixture.
	Wall sconce light fixture.
	Exhaust fan - 50cfm, vented to outside air.
	Switch
	Dimmer switch
	110 V conv duplex outlet
	110 V conv duplex outlet w/ GFCI
	Smoke / Monoxide detector hardwired (With battery back-up. Detectors shall sound an alarm audible in all sleeping areas.)



1 1st Floor Electrical

Scale: 1/4" = 1'



2 2nd Floor Electrical

Scale: 1/4" = 1'

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Electrical Plan

SHEET:

A7

FIXTURE SCHEDULE		
NUMBER LABEL	QTY	COMMENTS
A01 ADA TOILET	3	
A02 DOUBLE SINK	1	
A03 LAUNDRY CENTER	1	ELECTRIC
A04 GAS RANGE	1	40,000 BTU
A05 OVAL SINK	3	
A06 REFRIGERATOR	1	
A07 TANKLESS WATER HEATER	1	199,999 BTU EFFICIENCY MIN. PER T24
A08 TUB-SHOWER	2	
A09 GAS FURNACE	1	80,000 BTU
A10 GAS METER	1	
A11 OUTDOOR COMPRESSOR UNIT	1	MANU. RHEEM OR EQUIV. (DUCT DESIGN SUBMITTED IN FIELD) (AFUE SEER, EER SEE T24)
A12 DISHWASHER (INTEGRATED)	1	
A13 RECTANGULAR SINK	1	

PLUMBING NOTES:
1. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface extending to a height of not less than 6 feet above floor. (R307.2)

PLUMBING KEY
W Disposes waste in to waste line
HC Hot water from water heater.
Cold water from main.
C Cold water only.
G Gas
Shower / Tub GROHE 3/4 in. Thermostatic Valve Handle stops set to 120 Degrees F CPC 418

NOTES:
Plumbing fixtures and fittings shall comply with the following CGC 4.303.1:
4.303.1.1 Waters Closets: ≤ 1.28 gal/flush
4.303.1.2 Urinals: ≤ 0.5 gal/flush
4.303.1.3.1 Single Showerheads: ≤ 2.0 gpm @ 80 psi
4.303.1.3.2 Multiple Showerheads: combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gpm @ 80 psi or only one shower outlet is to be in operation at a time
4.303.1.4.1 Residential Lavatory Faucets: ≤ 1.5 gpm @ 60 psi
4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 60 psi
4.303.1.4.3 Metering Faucets: ≤ 0.25 gallons per cycle
4.303.1.4.4 Kitchen Faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm

TABLE 1216.2(1) SCHEDULE 40 METALLIC PIPE [NFPA 54: TABLE 6.2(b)]							
NOMINAL:	1/2	3/4	1	1-1/4	1-1/2	2	2-1/2
ACTUAL ID:	.622	.824	1.049	1.380	1.610	2.067	2.469
LENGTH (FT)	CAPACITY IN CUBIC FEET OF GAS PER HOUR						
10	172	360	678	1,390	2,090	4,020	6,400
20	118	247	466	957	1,430	2,760	4,400
30	95	199	374	768	1,150	2,220	3,530
40	81	170	320	657	985	1,900	3,020
50	72	151	284	583	873	1,680	2,680
60	65	137	257	528	791	1,520	2,430
70	60	126	237	486	728	1,400	2,230
80	5	117	220	452	677	1,300	2,080
90	52	110	207	424	635	1,220	1,950
100	50	104	195	400	600	1,160.0	1,840.0
125	44	92	173	355	532	1,020	1,630
150	40	83	157	322	482	928	1,480
175	37	77	144	296	443	854	1,360
200	34	71	134	275	412	794	1,270

- General Notes
1. All cold water, hot water, and condensate drain lines shall be type 'M' copper unless noted otherwise. Per 2016 CPC, Section 604.3
 2. All gas piping shall be standard weight wrought iron or steel (galvanized or black). Per 2016 CPC, Section 1208.5.2.1
 3. Waste vent piping may be ABS or PVC in and/or under the building structure. ABS and PVC waste and vent lines shall be limited to residential buildings not exceeding two stories above grade, or per local ordinances. Refer to CPC, Section 903 for additional requirements.
 4. Horizontal drainage piping shall have a minimum slope of 2%. Per 2016 CPC, Section 708.1
 5. All hose bibbs shall be equipped with non-removable back flow preventers. Per CPC, Section 603.5.7
 6. All plumbing conveying or dispensing water for human consumption shall comply with AB 1952 for lead content.

Piping Materials

Gas piping - Black iron

Symbols Legend

Gas Line — GAS — GAS — GAS —

GAS FURNACE 80,000 BTU

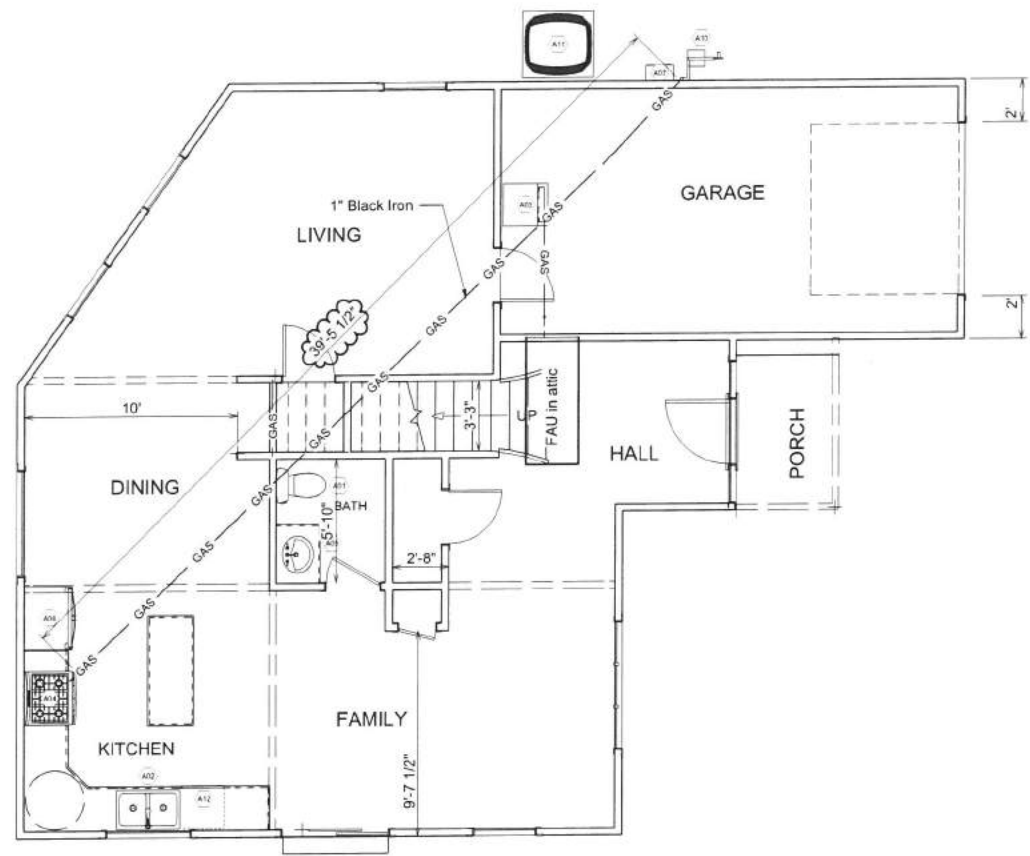
INSTANT W/H 199,000 BTU

GAS RANGE 40,000 BTU

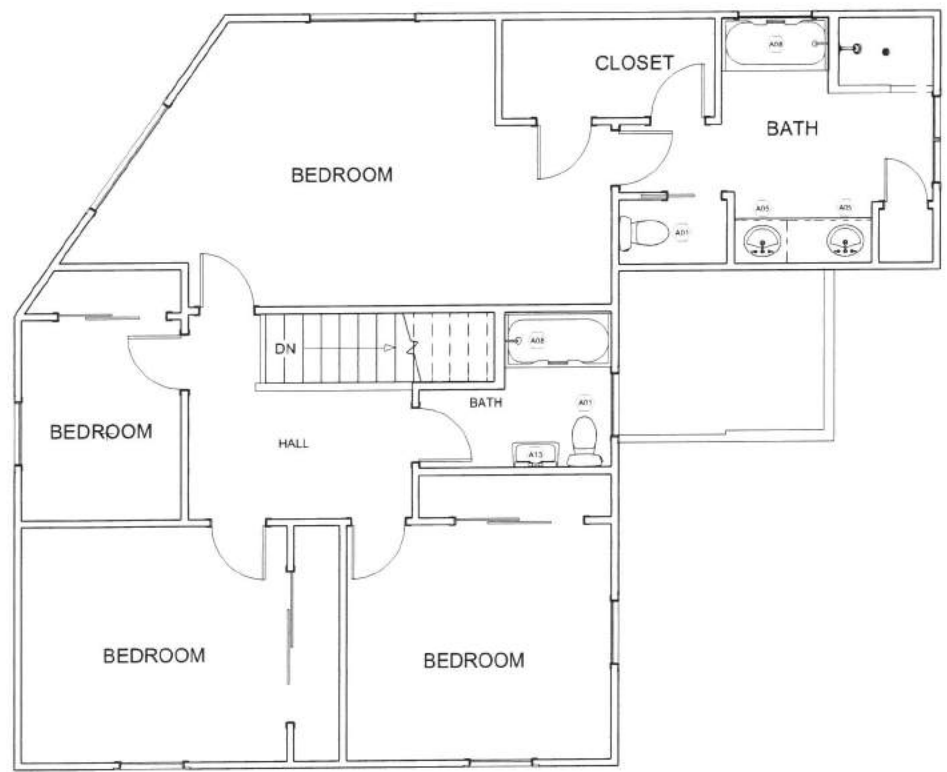
TOTAL BTU 319,000 BTU

LONGEST SEGMENT 40'-0"

REQUIRED PIPE SIZE 1" BLACK IRON



1 1st Floor Plumbing
Scale: 1/4" = 1'



2 2nd Floor Plumbing
Scale: 1/4" = 1'

DRAFTING:

AMBER
EDGE
DRAFTING

500 Capitol Mall, Suite 2350
Sacramento, CA 95814
www.AEDrafting.com
Dream. Design. Draft.

OWNER:

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852 Volpaia Ct.
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bigghank96@gmail.com

REVISION TABLE	
#	DATE
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	FOR APPROVAL

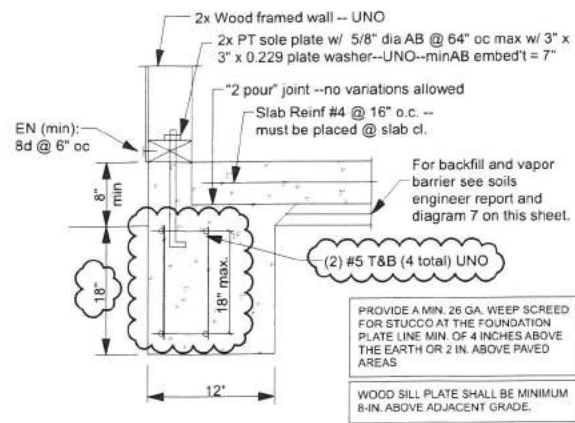
2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date:	7/19/2018
Scale:	As Noted
Design:	Owner
Drawn:	Draftsman
Checked:	Checker

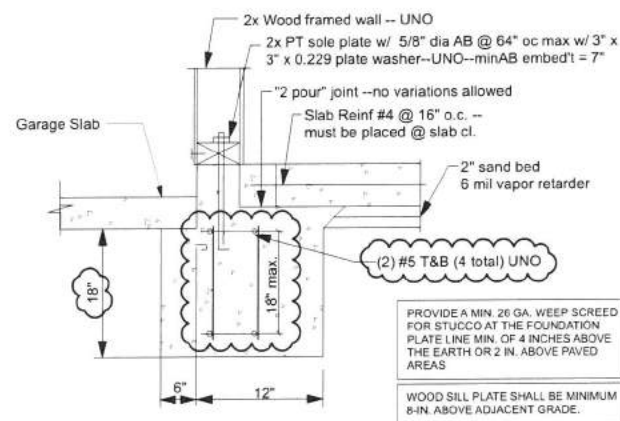
Plumbing Plan / Gas
Diagram

SHEET:

A8



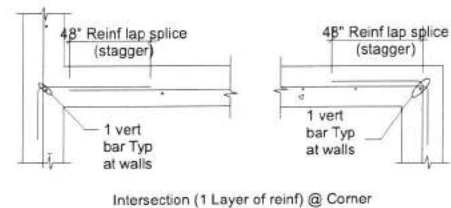
2 Perimeter Footing Detail



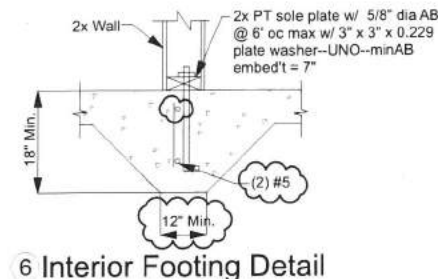
3 Interior Slab Footing to Garage

CONCRETE NOTES:

- C1) All concrete shall have a minimum compressive strength at 28 days as follows:
- Footings, concrete walls and concrete beams: 3,000 psi hard rock (un inspected UNO); 1 1/2" maximum aggregate size, maximum slump is 3 to 4 inches (+/- 1 inch).
 - Caisson shafts: 3,000 psi hard rock (inspected UNO); 1 1/2" maximum aggregate size, maximum slump is 3 to 4 inches (+/- 1 inch).
 - All other concrete: 2,500 psi hard rock (un inspected UNO); 1 1/2" maximum aggregate size, maximum slump is 3 to 4 inches (+/- 1 inch).
- C2) Portland cement shall conform to ASTM C-150, Type I or Type II. Aggregate for hard rock concrete shall conform to all requirements and tests of ASTM C-33. Concrete mixing operations, etc. shall conform to ASTM C-94.
- C3) All phases of concrete work shall conform to the "Building Code Requirements for Reinforced Concrete", ACI 318, latest, approved edition.
- C4) Clear concrete cover for reinforcing bars shall be as follows:
- Concrete exposed to earth without forms is 3 inches.
 - Concrete exposed to earth in forms is 2 inches.
 - Concrete exposed to weather is 1 inch.
- C5) Before concrete is placed, check with all trades for proper placement of all sleeves, curbs, conduits, anchor bolts, holdown hardware, etc.
- C6) All reinforcing bars, anchor bolts and other concrete inserts shall be well secured in position prior to placing concrete.
- C7) All structural concrete slabs on grade shall be a minimum of 3 1/2 inches thick, reinforced with #3 @ 18" o.c. each way placed at the center line of the slab or equal UNO (see the soils/Foundation Report). Slabs on grade shall be placed over a 1 inch thick layer of sand on a water proof membrane over 1 inch sand UNO (see the Soils/Foundation Report).
- C8) Non shrink grout called for on the drawings may be:
- Embrace or equal below the slab on grade.
 - Masterflow 713 grout or equal above the slab on grade.
- C9) All rebar in "new" concrete footings and slabs shall be doweled into any "existing" concrete a minimum of 6 inches with an approved epoxy or non shrink grouting agent.
- REINFORCING STEEL (for Concrete and Masonry)
- R1) Reinforcing steel shall conform to the requirements of ASTM A-615 Grade 60 for #4 and #5 size rebar and Grade 60 for #6 and larger size rebar. Lap all horizontal reinforcing at corners, intersections and splices. Minimum lap shall be as follows:
- | | | |
|-----------------|-----------------|-----------------|
| #3 bars - 1'-3" | #6 bars - 2'-6" | #9 bars - 3'-9" |
| #4 bars - 1'-6" | #7 bars - 3'-0" | |
| #5 bars - 2'-3" | #8 bars - 3'-4" | |
- R2) All reinforcing steel bends shall be made cold.
- R3) Welded wire fabric shall conform to ASTM A-185. Minimum lap shall be 6 inches or one full mesh, whichever is greater.
- R4) Reinforcing steel dowels between footings and walls, columns or pilasters shall be the same grade, size, spacing and number as the vertical reinforcing, respectively.

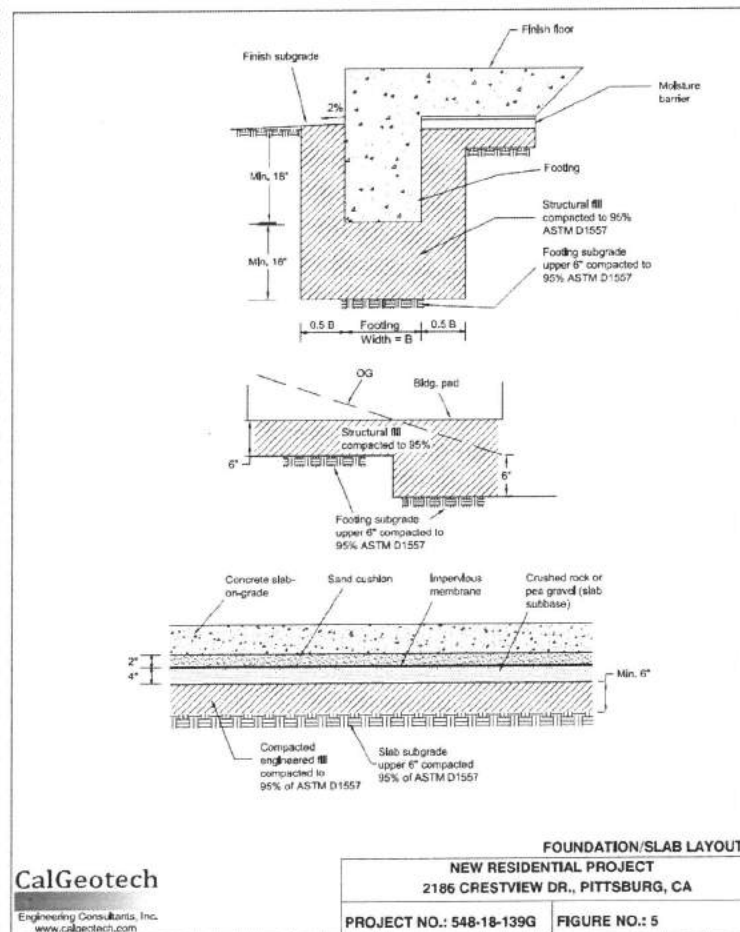


5 Rebar Lap Splice Detail



6 Interior Footing Detail

FOLLOW ALL GUIDELINES AS LISTED IN THE SOILS ENGINEER REPORT. *Geotechnical Engineer to provide all observations as noted in the Geotechnical report to the City Building Official.*



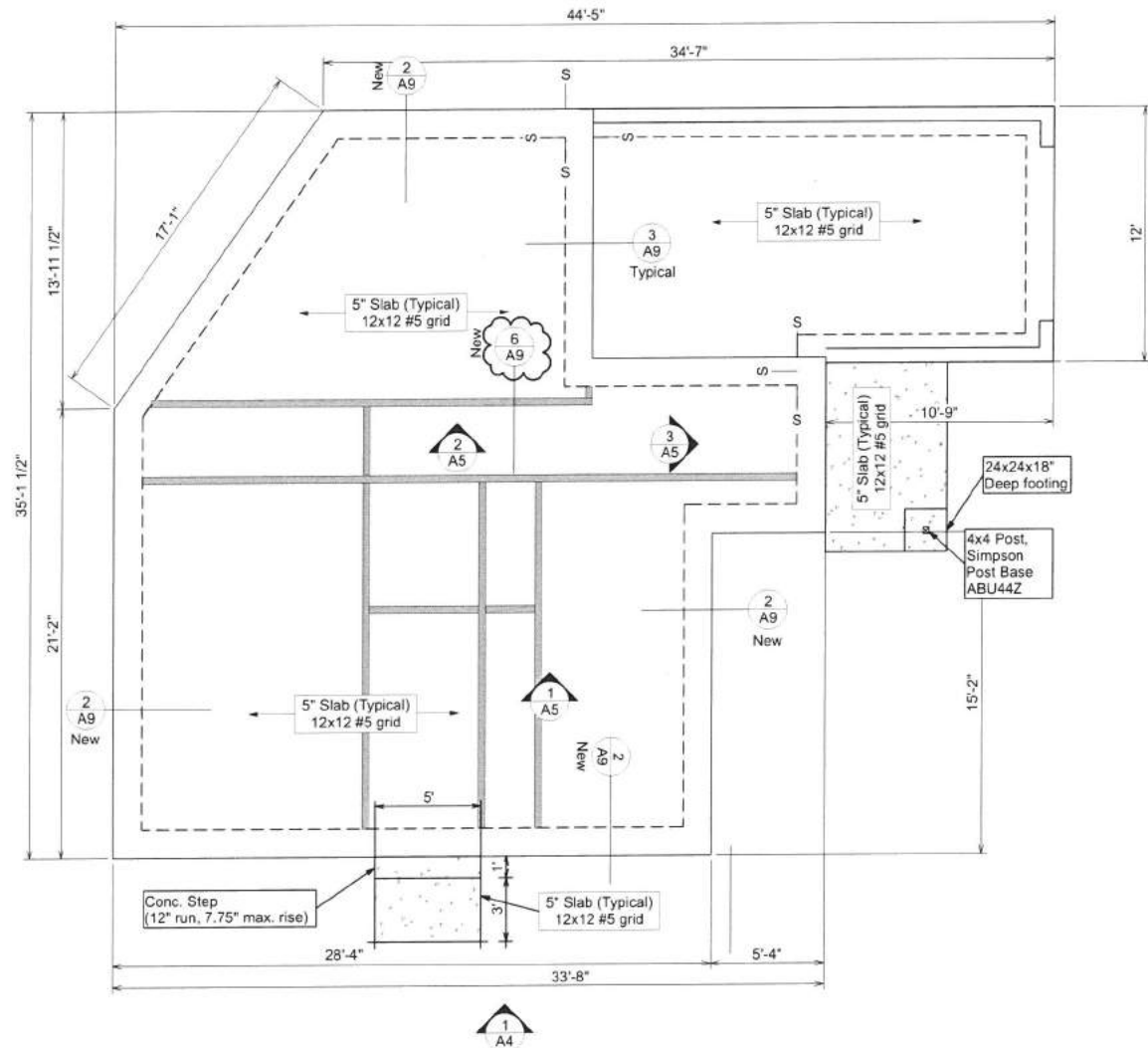
CalGeotech

Engineering Consultants, Inc.
www.calgeotech.com

NEW RESIDENTIAL PROJECT
2186 CRESTVIEW DR., PITTSBURG, CA

PROJECT NO.: 548-18-139G FIGURE NO.: 5

7 Soils Engineer Diagram



1 Foundation Plan

Scale: 1/4" = 1'

Interior footing required (See detail 6)

SAWN LUMBER

- W1) Framing Lumber shall be Douglas Fir-Larch, Coast Region, grade marked by W. C. L. A. Lumber framing grades shall be as follows except as otherwise noted on the plans. Design stresses shall conform to CRC or IBC or CBC:
- Horizontal Framing
 - 2x joists - No 2
 - 4x beams - No 2
 - 6x beams - No 1
 - Vertical Framing
 - Studs - 2x4, 2x6 and larger - Stud Grade.
 - Posts - No 1
- W2) All roof and brace wall sheathing shall be APA Rated Sheathing, Exposure I (or Exterior) brace wall sheathing shall be APA Rated Sheathing per PS 1-95, 5 ply, Exposure I (or Exterior) per PS 1-95. All sheets shall be Grade marked. Use plywood nails the same gauge as "sinker" wire nails with the minimum length equal to 1/2 the length of the "sinker" nail requirements plus the plywood thickness.
- W3) Stagger all plywood panel joints. Apply plywood sheaths with the face grain across rafters and joist. Use "common" wire nails or approved plywood nails with a minimum edge distance of 1/2", angle the nail slightly towards the center of the 2x framing. Use 2x4 flat blocking or approved plywood cleats at interior supported panel edges where indicated.
- W4) Bolt holes in all wood members shall be a maximum of 1/16" larger than the bolt size. Members with larger or over sized, irregular holes shall be replaced. All bolts and nuts shall be tightened to "finger tight" plus 3/4 to 1 full turn and shall be re tightened prior to closing in. Standard cut washers shall be used under all bolt head and nuts against wood. A 3" x 3" x 0.399" (3 ga) plate washer (or Simpson "BP" or "BPS") shall be placed (against the wood) on the top post bolt of all "HD" type connections.
- W5) All sills or plates resting on concrete or masonry shall be of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. C.R.C. Section R317.1, set in 1/2" minimum grout. Bolts shall be placed 9" to 12" from the ends of each wall or plate splice and spaced at intervals noted on the plans.
- W6) Approved bridging or solid blocking shall be spaced as follows except as noted on the structural Plans:
- Roof rafters more than 8" (nominal) in depth at 10 feet maximum.
 - Floor joist more than 6" (nominal) in depth at 8 feet maximum except as otherwise noted.
- W7) Roof sheathing and nailing shall be inspected by the local governing authority prior to the placing of any roof materials.
- W8) All lumber hardware (hangers, framing anchors, post caps and bases, etc.) have been specified "Simpson Strong Tie" connectors as manufactured by the Simpson Company, San Leandro, California. Approved equal hardware may be substituted. All bolts and nuts shall be tightened to a) manufacturers specifications or b) "finger tight" plus 3/4 to 1 full turn and shall be re tightened prior to closing in. All metal straps and "PAND" type holdowns may not be "bent out of the way" for convenience unless specifically approved for such bending, in writing, from the manufacturer.
- W9) Nail connections shall conform to Table R602.3(1) except as otherwise noted. All nails shall be "common" or "box" nails as noted or greater except as noted for plywood. All fasteners in contact with pressure treated wood shall be hot dipped zinc coated galvanized steel or stainless steel.
- W10) Brace wall framing shall be Douglas Fir Larch (North) minimum for all studs, posts, blocking, plates etc per Code. Use 3x (minimum) at all "adjoining" panel edges (studs, blocking, etc) when the nailing is 2" oc (for sheathing on one side) or 4" oc (for sheathing on two sides).

DRAFTING:



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OWNER:

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bigghank96@gmail.com

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1	4/17/2018	FOR APPROVAL

2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date: 7/19/2018
Scale: As Noted
Design: Owner
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Checked: Checker

Foundation Plan

SHEET:

A9

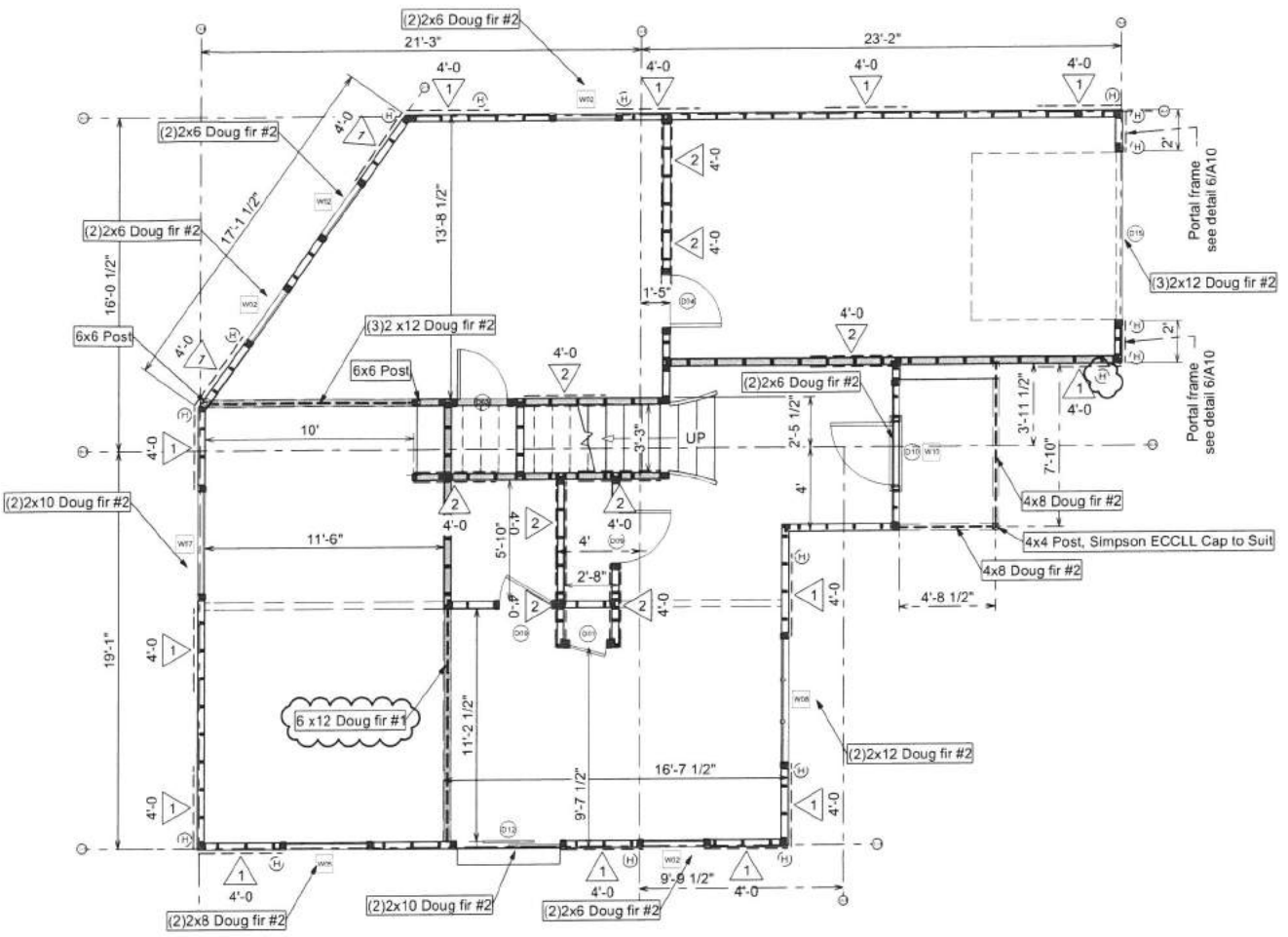
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Plot Date: 7/19/2018
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Wall Framing Plan

SHEET: **A10**



1 1st Floor Wall Framing

Scale: 1/4" = 1'

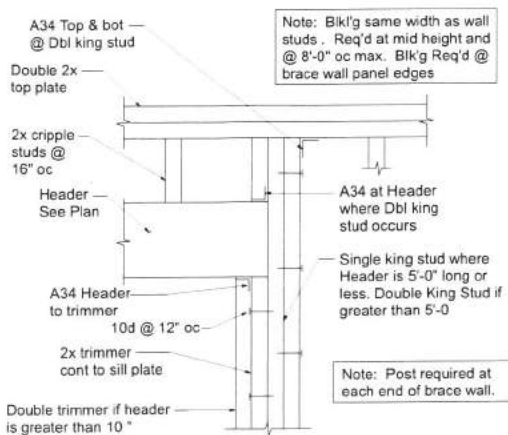
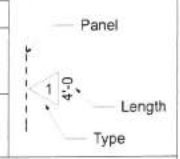
- Bearing wall line.

General Wall Framing Note:
-All new exterior wall framing 2x6 @ 16" O.C. (Standard stud grade)
-Interior walls can be 2x4 @ 16" o.c.

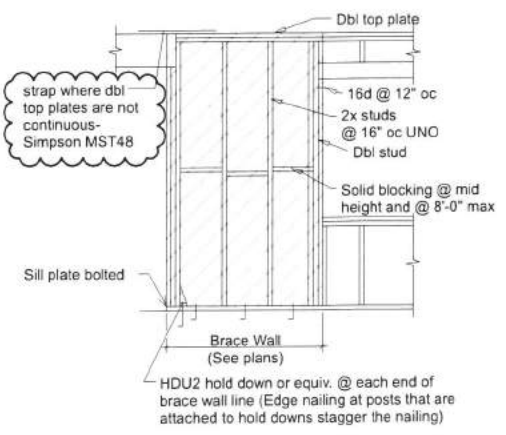
Brace Wall Schedule:	
Type	Sheathing / Nailing
1	3/8" min. (WSP) plywood brace wall with 6d nails at 6" spacing at panel edges including top and bottom plates nailing and 12" field nailing as per Table R602.3(3)
2	1/2" Gypsum brace wall with nails at 7" spacing at panel edges including top and bottom plates nailing as per Table R702.3.5 (Both Sides)
	Brace wall termination point
	HDU2 Holddown

20'-0" Max. distance between panels. 10'-0" Max. panel distance from ends. Hold downs are required (see plan). Brace wall lines max. 25'-0" apart. Offset panels can be placed max. 4'-0" from centerline of brace wall line. Interior brace walls must have continuous footings and anchor bolts.

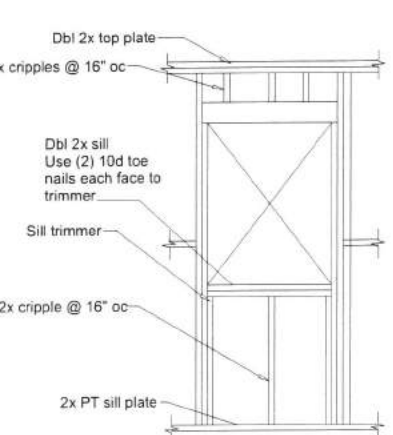
Legend:



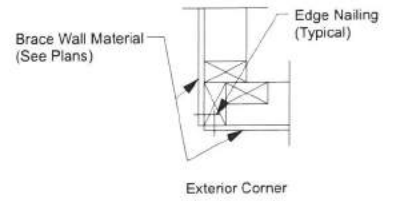
2 Header Framing



3 Typical Brace Wall Panel



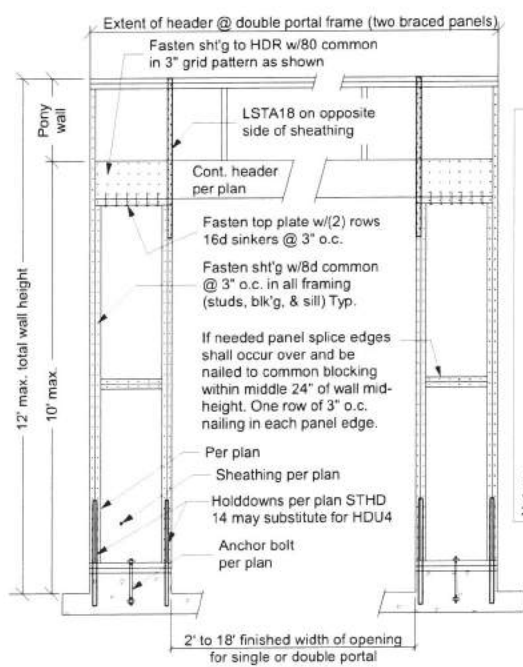
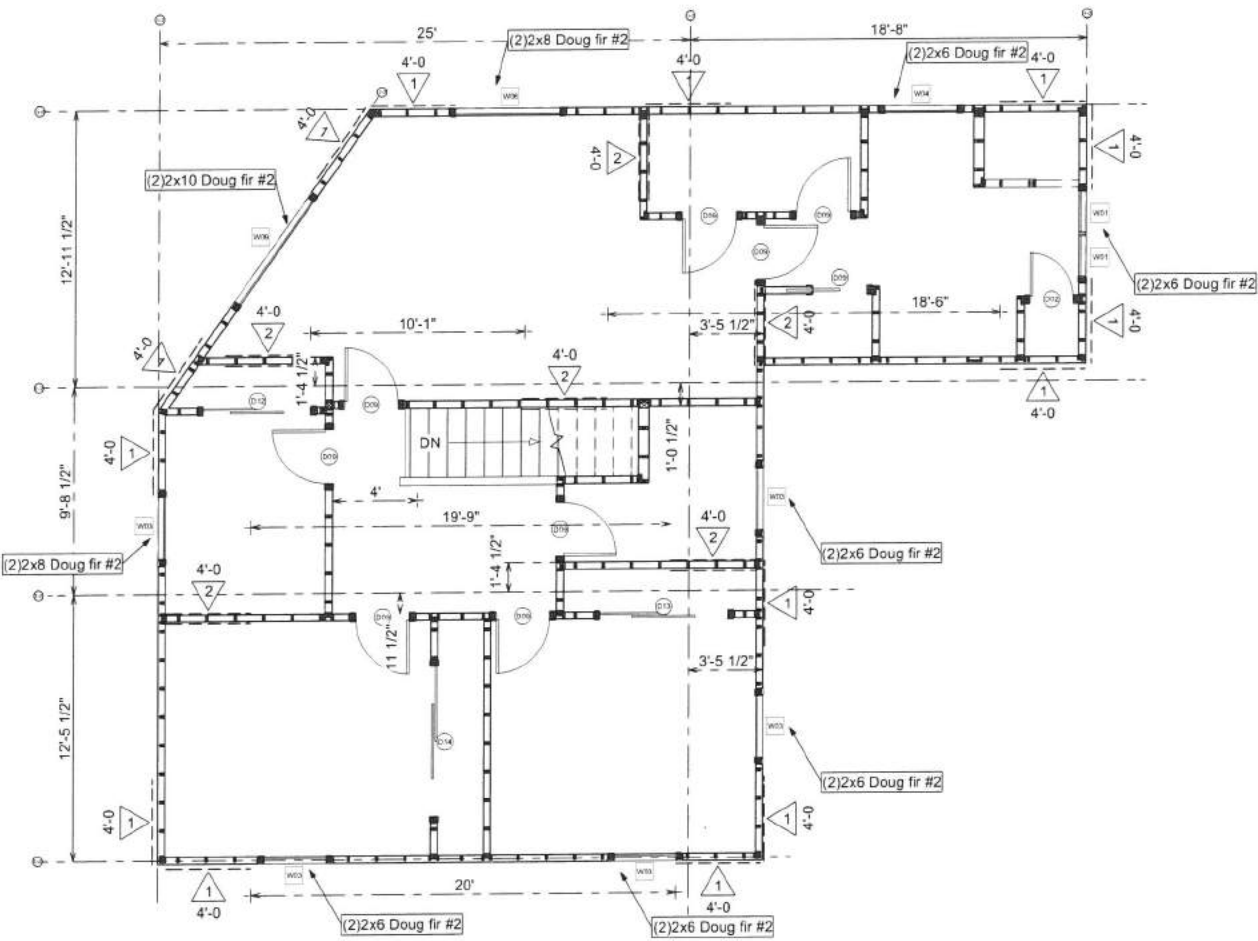
4 Standard Window Opening



5 Brace Wall Edges

2 2nd Floor Wall Framing

Scale: 1/4" = 1'



6 Portal Framing

Notes:
1. Install holddown on return wall at corners when applicable.
2. Use full width blk g & window sill for strap on both sides of (2) sided shear panels.
3. Nail both pld. panels on same member.

REVISION TABLE	
DATE	DESCRIPTION
1/17/2018	FOR APPROVAL

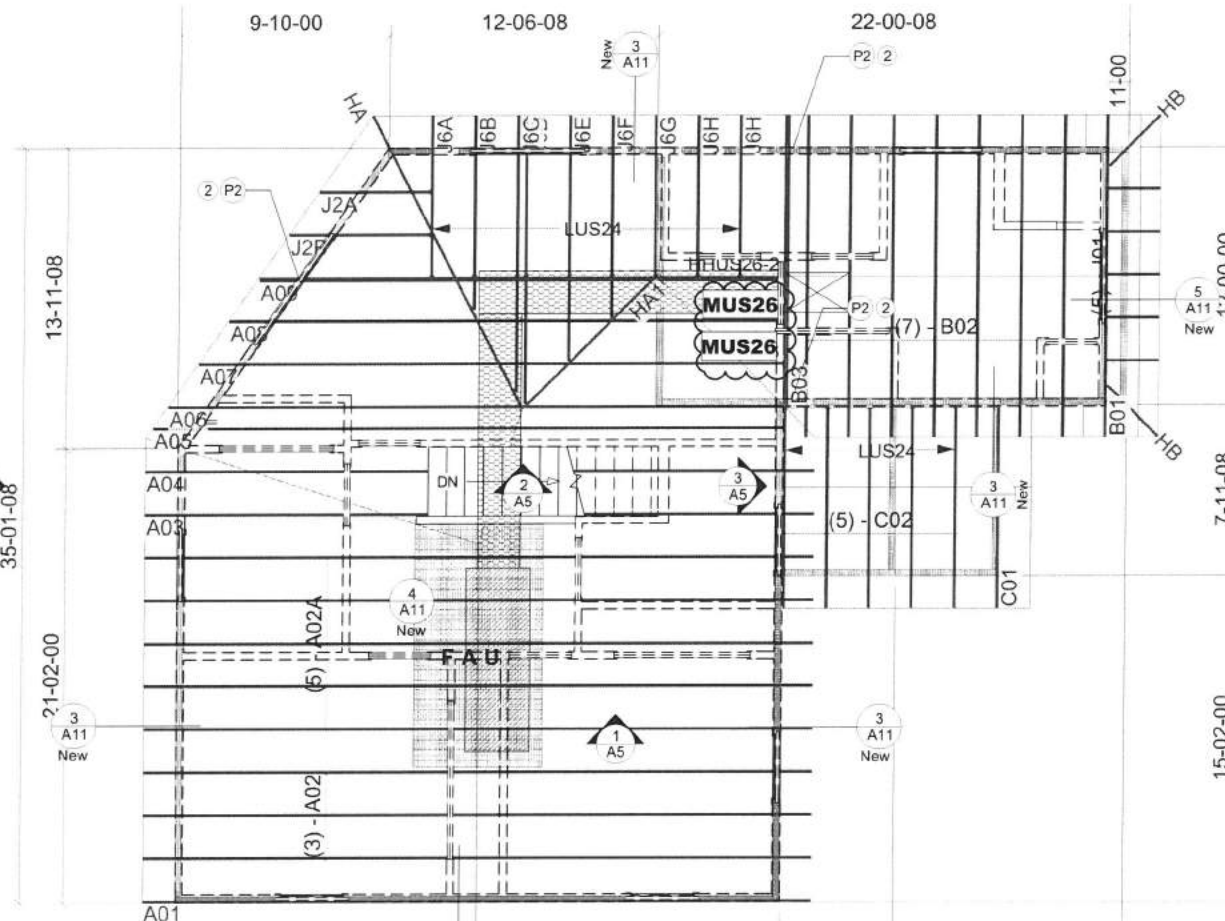
2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date: 7/19/2018
Scale: As Noted
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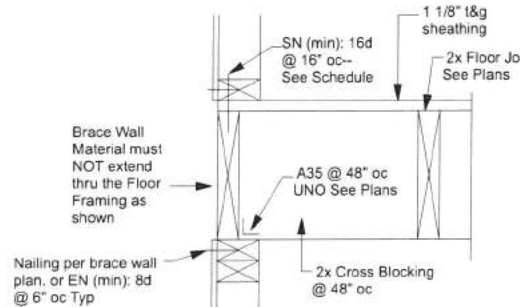
Roof Framing Plan

SHEET: **A11**

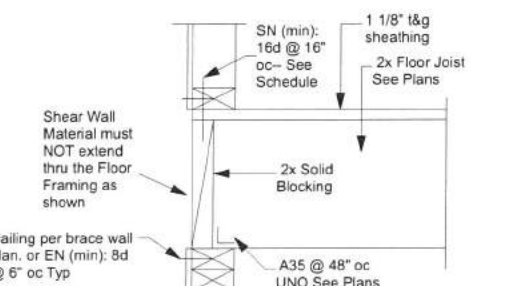
P2 2 - 2x Girder truss post w/LGT2 tie down



2 Roof Framing Plan
Scale: 1/4" = 1'



6 Floor Joist Parallel to Wall



7 Floor Joist Perpendicular to Wall

2016 CRC Nailing Schedule				
No.	Description	Number and Type of Fastener	Spacing and Location	Min. Spacing
1	Blocking between joists or rafters to top plate	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.113") or 3-10d box (3 1/2" x 0.113") or 2-10d common (3 1/2" x 0.113")	Top nail	
2	Ceiling joist to top plate	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.113") or 3-10d box (3 1/2" x 0.113") or 2-10d common (3 1/2" x 0.113")	Per joint, top nail	
3	Ceiling joist not attached to parallel rafter, leave open partitions	4-10d box (3" x 0.128") or 3-10d common (3 1/2" x 0.128") or 4-3" x 0.131" nail	Face nail	
4	Ceiling joist attached to parallel rafter (shear)	4-10d box (3" x 0.128") or 3-10d common (3 1/2" x 0.128") or 4-3" x 0.131" nail	Face nail	
5	Cable tie to rafter, face nail at 1' max, 20 ga edge wire to tie	4-10d box (3" x 0.128") or 3-10d common (3 1/2" x 0.128") or 4-3" x 0.131" nail	Face nail	
6	Rafter or roof truss to plate	3-16d box (3 1/2" x 0.135") or 3-10d common (3 1/2" x 0.148") or 4-10d box (3 1/2" x 0.131") or 3-10d common (3 1/2" x 0.148") or 4-3" x 0.131" nail	2 in. min. on one side and 1 in. min. on opposite side of each rafter or truss	
7	Rafter to ridge, valley or hip rafter to roof	3-16d box (3 1/2" x 0.135") or 3-10d common (3 1/2" x 0.148") or 4-10d box (3 1/2" x 0.131") or 3-10d common (3 1/2" x 0.148") or 4-3" x 0.131" nail	Top nail	
8	Roof rafter to ridge, valley or hip rafter to roof	3-16d box (3 1/2" x 0.135") or 3-10d common (3 1/2" x 0.148") or 4-10d box (3 1/2" x 0.131") or 3-10d common (3 1/2" x 0.148") or 4-3" x 0.131" nail	Top nail	
9	DO		End nail	
10	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.131")	24" o.c. face nail	
11	DO		24" o.c. face nail	
12	Stud to stud and blocking at intersecting wall corners (at braced wall panels)	16d box (3 1/2" x 0.135") or 3-10d common (3 1/2" x 0.148") or 4-10d box (3 1/2" x 0.131") or 3-10d common (3 1/2" x 0.148") or 4-3" x 0.131" nail	12" o.c. face nail	
13	Stud to stud (2" to 2" header with 1/2" spacing)	16d common (3 1/2" x 0.131")	12" o.c. face nail	
14	Continuous header to stud	5-8d box (2 1/2" x 0.113") or 4-8d common (2 1/2" x 0.131") or 4-10d box (3" x 0.128")	12" o.c. face nail	
15	DO		12" o.c. face nail	
16	Double top plate (not for SDOA A02 with seismic braced wall line spacing 1' @ 12")	8-16d common (3 1/2" x 0.131") or 12-16d box (3 1/2" x 0.131") or 12-16d box (3 1/2" x 0.131") or 12-3" x 0.131" nail	Face nail on each side of joint and 1 in. min. on each side of end joint	
17	Double top plate (SDOA A02, 01, or 02, and braced wall line spacing 1' @ 12")	12-16d box (3 1/2" x 0.131")	DO	
18	Bottom plate to post, one post, band post or blocking (not at braced wall panels)	16d common (3 1/2" x 0.131")	18" o.c. face nail	
19	DO		18" o.c. face nail	
20	Bottom plate to post, one post, band post or blocking (at braced wall panels)	3-16d box (3 1/2" x 0.135") or 3-10d common (3 1/2" x 0.148") or 4-10d box (3 1/2" x 0.131") or 3-10d common (3 1/2" x 0.148") or 4-3" x 0.131" nail	12" o.c. face nail	
21	Top to bottom plate to stud	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 4-8d common (2 1/2" x 0.131") or 3-8d box (3" x 0.128") or 3-3" x 0.131" nail	End nail	
22	DO		End nail	
23	Top plate, stud at corner and intersections	3-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 4-8d box (3" x 0.128") or 3-3" x 0.131" nail	Face nail	
24	1" brace to each stud and plate	3-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 4-8d box (3" x 0.128") or 3-3" x 0.131" nail	Face nail	
25	1" x 6" sheathing to each bearing	3-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 4-8d box (3" x 0.128") or 3-3" x 0.131" nail	Face nail	
26	1" x 8" and wider sheathing to each bearing	3-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 4-8d box (3" x 0.128") or 3-3" x 0.131" nail	Face nail	
27	Wider than 1" x 8" and wider sheathing to each bearing	3-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 4-8d box (3" x 0.128") or 3-3" x 0.131" nail	Face nail	
28	Joint to stud, post or girder	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 4-8d box (3" x 0.128") or 3-3" x 0.131" nail	Top nail	
29	Run post, band post or blocking to mid or top plate (not at braced wall panels)	8d box (2 1/2" x 0.113")	4" o.c. face nail	
30	DO		8" o.c. face nail	
31	1" x 6" subfloor or joist to each joist	3-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 4-8d box (3" x 0.128") or 3-3" x 0.131" nail	Face nail	
32	2" subfloor or joist to each joist	3-16d box (3 1/2" x 0.135") or 3-10d common (3 1/2" x 0.148") or 4-10d box (3 1/2" x 0.131") or 3-10d common (3 1/2" x 0.148") or 4-3" x 0.131" nail	Blind and face nail	
33	2" planks (sawn & dimensioned 6" wide)	3-16d box (3 1/2" x 0.135") or 3-10d common (3 1/2" x 0.148") or 4-10d box (3 1/2" x 0.131") or 3-10d common (3 1/2" x 0.148") or 4-3" x 0.131" nail	Blind and face nail	
34	Based on one joist to joist	3-16d common (3 1/2" x 0.135") or 3-10d box (3 1/2" x 0.148") or 4-10d box (3 1/2" x 0.131") or 3-10d common (3 1/2" x 0.148") or 4-3" x 0.131" nail	At each joist, face nail	
35	Build up girders and beams, 2-inch lumber layers	21d common (4" x 0.162") or 21d box (4" x 0.162")	End nail	
36	DO		24" o.c. face nail at top and bottom and staggered on opposite sides	
37	4" x 12" common (4" x 0.162") or 3-16d box (3 1/2" x 0.148") or 3" x 0.131" nail	4" x 12" common (4" x 0.162") or 3-16d box (3 1/2" x 0.148") or 3" x 0.131" nail	Face nail at ends and at each splice	
38	4" x 12" common (4" x 0.162") or 3-16d box (3 1/2" x 0.148") or 3" x 0.131" nail	4" x 12" common (4" x 0.162") or 3-16d box (3 1/2" x 0.148") or 3" x 0.131" nail	At each joint, face nail	
39	2" x 10" box (2" x 0.128") or 2" x 10" common (2" x 0.128")	2" x 10" box (2" x 0.128") or 2" x 10" common (2" x 0.128")	End nail, top nail	
40	Lighter stud supporting joists or rafters	4-16d box (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.148") or 4-10d box (3 1/2" x 0.131") or 3-10d common (3 1/2" x 0.148") or 4-3" x 0.131" nail	At each joint or rafter, face nail	
41	Bringing in post	2-10d box (3" x 0.128")	Each end, top nail	
Wsp, subfloor, roof, and interior wall sheathing to framing schedule:				
No.	Description	Number and Type of Fastener	Edge	Min. Spacing
30	3/8" - 1/2"	8d common (2 1/2" x 0.113") (subfloor, wall) 8d common (2 1/2" x 0.113")	6	12
31	1/2" - 3/4"	8d common (2 1/2" x 0.113")	6	12
32	1" - 1 1/4"	16d common (3 1/2" x 0.131") or 10d common (3" x 0.128")	8	12
33	1 1/2" structural columns, floorboard sheathing	1 1/2" galvanized roofing nail, 1 1/4" head diameter, or 1" crown staple 18 ga., 1 1/4" long	6	6
34	2x12 structural columns, floorboard sheathing	1 1/2" galvanized roofing nail, 1 1/4" head diameter, or 1" crown staple 18 ga., 1 1/4" long	6	6
35	1/2" gypsum sheathing	1 1/2" galvanized roofing nail, 1 1/4" head diameter, or 1" crown staple 18 ga., 1 1/4" long	6	7
36	3/8" gypsum sheathing	1 3/4" galvanized roofing nail, 1 3/4" head diameter, or 1 1/4" crown staple 18 ga., 1 1/4" long	7	7
37	3/4" and less	Weld structural partitions, construction fasteners and underlayment to framing		
38	3/4" and less	8d common (2 1/2" x 0.113") or 10d common (3" x 0.128") or 12d common (3 1/2" x 0.131")	6	12
39	3/8" - 1"	8d common (2 1/2" x 0.113") nail or 10d common (3" x 0.128") nail	6	12
40	1" - 1 1/4" - 1 1/2"	10d common (3" x 0.128") or 12d common (3 1/2" x 0.131")	6	12

GENERAL INFORMATION									
01	Project Name	3186 Crestview Dr	05	Standards Version	Compliance 2017				
02	Calculation Description	Single Family Residence	06	Compliance Manager Version	REMCOM 2016 2.1 (65)				
03	Project Location	3186 Crestview Dr	07	Software Version	CRECC-Res 2016 2.1 (68)				
04	City	Pittsburg, CA	08	Climate Zone	CZ12				
05	Zip Code	94565	09	Building Type	Single Family				
10	Project Scope	Newly Constructed	11	Front Orientation (deg/Cardinal)	115				
12	Total Cond. Floor Area (sf)	1973	13	Number of Dwelling Units	1				
14	Slab Area (sf)	202	15	Number of Zones	1				
16	Additional Cond. Floor Area (sf)	0	17	Number of Stories	2				
18	Additional Cond. Floor Area (sf)	0	19	Natural Gas Available	Yes				
20	Additional Slab Area (sf)	0	21	Glaazing Percentage (%)	10.8%				

COMPLIANCE RESULTS									
01	Building Complies with Computer Performance?	Yes							
02	This building incorporates features that require field testing and/or verification by a certified HERS Rater under the supervision of a CEC-approved HERS provider.	Yes							
03	This building incorporates one or more Special Features shown below:	None							

This compliance analysis is valid only for permit applications through October 24, 2017.

ENERGY USE SUMMARY									
04	Energy Use (kWh/yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement				
05	Space Heating	24.55	24.06	0.82	3.3%				
06	Space Cooling	18.88	18.51	0.37	2.0%				
07	IAQ Ventilation	1.39	1.39	0.00	0.0%				
08	Water Heating	10.08	10.08	0.00	0.0%				
09	Photovoltaic Offset	---	0.00	0.00	---				
10	Compliance Energy Total	55.23	54.04	1.19	2.2%				

FENESTRATION / GLAZING									
01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Adjunct)	Width (ft)	Height (ft)	Multiplier	Area (sf)	U-factor	SHGC	Exterior Shading
6047C	Window	Wall-Front (Front-115)	6.8	1.3	1	8.8	0.32	0.25	Insulated Screen (default)
6047D	Window	Wall-Front (Front-115)	6.8	4.0	1	27.0	0.32	0.25	Insulated Screen (default)
20405H	Window	Wall-Front (Front-115)	2.0	4.0	1	8.0	0.32	0.25	Insulated Screen (default)
20405H-2	Window	Wall-Front (Front-115)	2.0	4.0	1	8.0	0.32	0.25	Insulated Screen (default)
30405H-2-2	Window	Wall-Front (Front-115)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
30405H-2-3	Window	Wall-Front (Front-115)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
50405CD	Window	Wall-Left (Left-205)	5.0	8.7	1	33.4	0.32	0.25	Insulated Screen (default)
30405H	Window	Wall-Left (Left-205)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
40305H	Window	Wall-Left (Left-205)	4.0	3.0	1	12.0	0.32	0.25	Insulated Screen (default)
30405H-2	Window	Wall-Left (Left-205)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
30405H-3	Window	Wall-Left (Left-205)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
30405H-4	Window	Wall-Right (Right-205)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
50405H	Window	Wall-Right (Right-205)	5.0	8.7	1	33.4	0.32	0.25	Insulated Screen (default)
30405H-2	Window	Wall-Right (Right-205)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
30405H-3	Window	Wall-Right (Right-205)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
30405H-4	Window	Wall-Right (Right-205)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
60405H	Window	Angled wall (specify -330)	6.0	4.5	1	27.0	0.32	0.25	Insulated Screen (default)

OPAQUE SURFACE CONSTRUCTIONS									
01	02	03	04	05	06	07	08	09	10
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-value	Assembly Layers			
Asphalt Shingle Roof	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.644	• Gypsum / Frame: no Insul / 2x4 Top Chord • Roof Deck: Wood Siding/heating/locking • Roofing: Light Roof (Asphalt Shingle)			
Exterior Wall Cons	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 15	0.060	• Inside Finish: Gypsum Board • Gypsum / Frame: R-15 / 2x6 • Exterior Finish: R-4 Synthetic Stucco			
Ceiling below attic Cons	Ceilings (below attic)	Wood Framed Ceiling	2x4 Bottom Chord of Truss @ 24 in. O.C.	R 38	0.025	• Inside Finish: Gypsum Board • Gypsum / Frame: R-38 / 2x4 Bottom Chord • Over Ceiling Joists: R-23.5 Insul			
R15 Int'nal Cons	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 15	0.086	• Inside Finish: Gypsum Board • Gypsum / Frame: R-15 / 2x4 • Other Side Finish: Gypsum Board			
Gar Ext Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.361	• Inside Finish: Gypsum Board • Gypsum / Frame: no Insul / 2x4 • Exterior Finish: J Coat Stucco			
R0 CgblwAttic Cons 1	Ceilings (below attic)	Wood Framed Ceiling	2x4 Bottom Chord of Truss @ 24 in. O.C.	none	0.481	• Inside Finish: Gypsum Board • Gypsum / Frame: no Insul / 2x4 Bottom Chord • Floor Surface: Carpeted			
Ft Over Gar	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19	0.048	• Under Roof Joists: R-0 Insul • Gypsum / Frame: R-13 / 2x4 Top Chord • Roof Deck: Wood Siding/heating/locking • Roofing: Light Roof (Asphalt Shingle)			
Asphalt High Performance	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	R 13	0.078				

HVAC COOLING - HERS VERIFICATION									
01	02	03	04	05	06	07	08	09	10
Name	Verified Air-Flow	Air-Flow Target	Verified EER	Verified SEER	Verified Refrigerant Charge				
Split System-Parts-cool	Not Required		Not Required	Not Required	Not Required				

HVAC - DISTRIBUTION SYSTEMS									
01	02	03	04	05	06	07	08	09	10
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification			
Distribution System	Ducts/Attic	Sealed and tested	8	Attic	None	Distribution System-Parts-cool			

HVAC DISTRIBUTION - HERS VERIFICATION									
01	02	03	04	05	06	07	08	09	10
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler		
Distribution System-Parts-cool	Required	5.0	Not Required	Not Required	Not Required	Not Required	Not Required		

HVAC - FAN SYSTEMS									
01	02	03	04	05	06	07	08	09	10
Name	Type	Fan Power (Watts/CFM)	HERS Verification						
Central Fan	Single Speed PSC Purifier Fan	0.58	Central Fan-Parts-fan						

HVAC FAN SYSTEMS - HERS VERIFICATION									
01	02	03	04	05	06	07	08	09	10
Name	Verified Fan Visc. Draw	Required Fan Efficiency (Watts/CFM)							
Central Fan-Parts-fan	Not Required								

IAQ (Indoor Air Quality) FANS									
01	02	03	04	05	06	07	08	09	10
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification				
SFans IAQVerRpt	57	0.25	Default	0	Required				

REQUIRED SPECIAL FEATURES									
The following are features that must be installed as a condition for meeting the modeled energy performance for this computer analysis.									
• Whole house fan • Cool roof • Insulation below roof deck									
HERS FEATURE SUMMARY									
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.									
Building-level Verifications: • High quality insulation installation (QI) • IAQ mechanical ventilation • Refrigerant Charge • HVAC Distribution System Verifications: • Duct Sealing • Domestic Hot Water System Verifications: • None									

BUILDING - FEATURES INFORMATION									
01	02	03	04	05	06	07	08	09	10
Project Name	Conditioned Floor Area (sf)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems			
3186 Crestview Dr	1973	1	4	1	1	1			

ZONE INFORMATION									
01	02	03	04	05	06	07	08	09	10
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (sf)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2			
Conditioned	Conditioned	HVAC System 2	1973	9.46	DHW System 1				

OPAQUE SURFACE CONSTRUCTIONS									
01	02	03	04	05	06	07	08	09	10
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-value	Assembly Layers			
Asphalt Shingle Roof	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.644	• Gypsum / Frame: no Insul / 2x4 Top Chord • Roof Deck: Wood Siding/heating/locking • Roofing: Light Roof (Asphalt Shingle)			
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Ceiling below attic Cons	Ceilings (below attic)	Wood Framed Ceiling	2x4 Bottom Chord of Truss @ 24 in. O.C.	R 38	0.025	• Inside Finish: Gypsum Board • Gypsum / Frame: R-38 / 2x4 Bottom Chord • Over Ceiling Joists: R-23.5 Insul			
R15 Int'nal Cons	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 15	0.086	• Inside Finish: Gypsum Board • Gypsum / Frame: R-15 / 2x4 • Other Side Finish: Gypsum Board			
Gar Ext Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.361	• Inside Finish: Gypsum Board • Gypsum / Frame: no Insul / 2x4 • Exterior Finish: J Coat Stucco			
R0 CgblwAttic Cons 1	Ceilings (below attic)	Wood Framed Ceiling	2x4 Bottom Chord of Truss @ 24 in. O.C.	none	0.481	• Inside Finish: Gypsum Board • Gypsum / Frame: no Insul / 2x4 Bottom Chord • Floor Surface: Carpeted			
Ft Over Gar	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19	0.048	• Under Roof Joists: R-0 Insul • Gypsum / Frame: R-13 / 2x4 Top Chord • Roof Deck: Wood Siding/heating/locking • Roofing: Light Roof (Asphalt Shingle)			
Asphalt High Performance	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	R 13	0.078				

SLAB FLOORS						
01	02	03	04	05	06	07
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated
Slab On Grade 2	Conditioned	962	120	none	0.8	No
Gar/Slab	Garage	231	54	none	0	No



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Sacramento, CA 95814
www.AEDrafting.com
Dream.Design.Draft.

OWNER:

Mayari Development LLC
852 Volpaia Ct.
Brentwood, CA 94513
bigghank96@gmail.com

REVISION TABLE		
#	DATE	DESCRIPTION

2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date: 7/19/2018
Scale: As Noted
Design: Owner
Drawn: Draftsman
Checked: Checker

Mandatory Measures

SHEET:

A13

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)(2)	Interior Switches and Controls. In bedrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor.
§ 150.0(k)(2)(C)	Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JAB, except luminaires in closets less than 70 square feet and luminaires in hallways.
§ 150.0(k)(2)(D)	Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems.
§ 150.0(k)(3A)	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirements in Item § 150.0(k)(3A) (ON and OFF switch) and the requirements in either Item § 150.0(k)(3A) (photocell and motion sensor) or Item § 150.0(k)(3A) (photo control and automatic time switch control, astronomical time clock, or FMS).
§ 150.0(k)(3B)	Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches, and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(k)(3A) or with the applicable requirements in §§ 110.8, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(k)(3C)	Residential Outdoor Lighting. For low-rise multifamily residential buildings with four or more dwelling units, outdoor lighting not regulated by § 150.0(k)(3B) or § 150.0(k)(3D) must comply with the applicable requirements in §§ 110.8, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(k)(3D)	Residential Outdoor Lighting. Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 110.8, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(k)(4)	Internally Illuminated Address Signs. Internally illuminated address signs must comply with § 140.8, or must consume no more than 5 watts or power as determined according to § 130.0(d).
§ 150.0(k)(5)	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.5, and 141.0.
§ 150.0(k)(6A)	Interior Common Areas of Low-Rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be high efficacy luminaires and controlled by an occupant sensor.
§ 150.0(k)(6B)	Interior Common Areas of Low-Rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building must: 1. Comply with the applicable requirements in §§ 110.8, 130.0, 130.1, 140.6 and 141.0; and 2. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)(1)	Single Family Residences. Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete by the enforcement agency must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(a)(2)	Low-Rise Multi-Family Buildings. Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)(1)	Minimum Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any daylight area.
§ 110.10(b)(2)	Orientation. All sections of the solar zone located on steep-sloped roofs must be oriented between 110 degrees and 270 degrees of true north.
§ 110.10(b)(3A)	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)(3B)	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)(4)	Structural Design Loads on Construction Documents. For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c)	Interconnection Pathways. The construction documents must indicate a location for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of interconnection will be the main service panel) and a pathway for routing of plumbing from the solar zone to the water-heating system.
§ 110.10(d)	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)(1)	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)(2)	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be positioned at the opposite (load) end from the input feeder location or main circuit location and permanently marked as "For Future Solar Electric".

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)(3A)	Clearances. Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)(3B)	Liquid Line Drin. Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.
§ 150.0(i)(1)	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water heating systems, must have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(i)(2A)	Water piping and cooling system line insulation. For domestic hot water system piping, whether buried or unbundled, all of the following must be insulated according to the requirements of TABLE 120.3.4, the first 5 feet of hot and cold water pipes from the storage tank, all piping with a nominal diameter of 3/4 inch or larger, all piping equipped with a domestic hot water recirculation system regardless of the pipe diameter, piping from the heating source to storage tank or between tanks, piping buried below grade, and all hot water pipes from the heating source to kitchen fixtures.
§ 150.0(i)(2B)	Water piping and cooling system line insulation. All domestic hot water pipes that are buried below grade must be installed in a water proof and non-corrosible casing or sleeve.
§ 150.0(i)(2C)	Water piping and cooling system line insulation. Pipe for cooling system lines must be insulated as specified in § 150.0(i)(2A). Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3.4.
§ 150.0(i)(3)	Insulation Protection. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§ 150.0(i)(3A)	Insulation Protection. Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, steel metal, painted canvas, or plastic cover. The cover must be water resistant and provide shielding from solar radiation that can cause degradation of the material.
§ 150.0(i)(3B)	Insulation Protection. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a Class I or Class II vapor retarder.
§ 150.0(i)(4)	Gas or Propane Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 1/20" electrical receptacle within 3 feet of the water heater, a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu/hr.
§ 150.0(i)(5)	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)(6).
§ 150.0(i)(6)	Solar Water-Heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC) or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)(3)	Ducts. Installation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)(1)	CMC Compliance. All air-distribution system ducts and plenums must be installed, sealed, and insulated to meet the requirements of CMC §§ 603.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 (or higher if required by CMC § 605.0) or a minimum installed level of R-4.2 when entry into conditioned space is confirmed through field verification and diagnostic testing (FAT) (4.3.B). Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms, air handlers, and plenums designed or constructed with materials other than sealed metal, duct board or flexible duct must not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area of the ducts.
§ 150.0(m)(2)	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures, joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and steel bands.
§ 150.0(m)(3)	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)(7)	Backdraft Dampers. All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§ 150.0(m)(8)	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)(9)	Protection of Insulation. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, steel metal, painted canvas, or plastic cover. Ceiling foam insulation must be protected as above or painted with a coating that is water resistant and provides shielding from solar radiation.
§ 150.0(m)(10)	Porous Inner Core Flex Duct. Porous inner core flex duct must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)(11)	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)(1) and Reference Residential Appendix RA3.
§ 150.0(m)(12)	Air Filtration. Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, must be provided with air filter devices that meet the design, installation, efficiency, pressure drop, and labeling requirements of § 150.0(m)(12).

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(m)(12)	Duct System Sizing and Air Filter Grit Sizing. Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (SPSP), or a permanently installed static pressure probe (PSPP) in the supply plenum. The space conditioning system must also demonstrate surface static pressure (CFM) per ton of nominal cooling capacity through the return grille, and an air-handling unit fan efficiency <0.52 WCFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central forced air systems.
§ 150.0(n)	Ventilation for Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing whole-building ventilation.
§ 150.0(n)(1A)	Field Verification and Diagnostic Testing. Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.7.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a)	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on/off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.
§ 110.4(a)(1)	Piping. Any pool or spa heating equipment must be installed with at least 38 inches of pipe between the filter and the heater or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(a)(2)	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(a)(3)	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p)	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.
Lighting Measures:	
§ 110.9	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 110.9(a)	JAB High Efficacy Light Sources. To qualify as a JAB high efficacy light source for compliance with § 150.0(k), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JAB.
§ 150.0(k)(1A)	Luminaires Efficacy. All installed luminaires must be high efficacy in accordance with TABLE 150.0.A.
§ 150.0(k)(1B)	Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)(1C)	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for insulation contact (IC) labeling, air leakage, sealing, maintenance, and socket and light source as described in § 150.0(k)(1C). A JAB-2016-E light source rated for extended temperature must be installed by first inspection in all recessed downlight luminaires in ceilings.
§ 150.0(k)(1D)	Electronic Ballasts. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)(1E)	Night Lights. Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 150.0(k). Night lights do not need to be controlled by vacancy sensors.
§ 150.0(k)(1F)	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).
§ 150.0(k)(1G)	Screw Based Luminaires. Screw based luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Joint Appendix JAB. Installed lamps must be marked with "JAB-2016-E" or "JAB-2016-E" as specified in Reference Joint Appendix JAB.
§ 150.0(k)(1H)	Enclosed Luminaires. Light sources installed in enclosed luminaires must be JAB compliant and must be marked with "JAB-2016-E".
§ 150.0(k)(2A)	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)(2B)	Interior Switches and Controls. Exhaust fans must be switched separately from lighting systems.
§ 150.0(k)(2C)	Interior Switches and Controls. Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
§ 150.0(k)(2D)	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)(2E)	Interior Switches and Controls. No control must bypass a dimmer or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)(2F)	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)(2G)	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with dimmer requirements if it functions as a dimmer according to § 110.9, meets the Installation Certificate requirements of § 130.4, meets the EMCS requirements of § 130.5(i), and meets all other requirements in § 150.0(k)(2).
§ 150.0(k)(2H)	Interior Switches and Controls. An EMCS may be used to comply with vacancy sensor requirements in § 150.0(k)(1) if it meets all of the following: 1. Functions as a vacancy sensor according to § 110.9, the Installation Certificate requirements of § 130.4, the EMCS requirements of § 130.5(i), and all other requirements in § 150.0(k)(2).
§ 150.0(k)(2I)	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k)(1) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)(2).

2016 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.
(Revised 04/2017)

Building Envelope Measures:	
§ 110.6(a)(1)	Air Leakage. Manufactured fenestration, exterior doors, and exterior per doors must limit air leakage to 0.3 cfm/ft ² or less when tested per AIEC-420 or ASTM E283 or AIAA/SMACNA 12011.3.2 (2014-2017).
§ 110.6(a)(5)	Labeling. Fenestration products must have a label meeting the requirements of § 10-111(a).
§ 110.6(b)	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110.6-A and 110.6-B for compliance and must be caulked and/or weatherstripped.
§ 110.7	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stopped.
§ 110.8(a)	Insulation Certification by Manufacturers. Insulation specified or installed must meet Standards for Insulating Material.
§ 110.8(b)	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(b).
§ 110.8(c)	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance value of the roofing material must meet the requirements of § 110.8(c) when the installation of a roof is specified on the CFIR.
§ 110.8(d)	Radiant Barrier. A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a)	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drop ceiling.
§ 150.0(b)	Loose-Fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c)	Above Grade Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-15 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly.
§ 150.0(d)	Radiant Floor Insulation. Minimum R-15 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 150.0(e)	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without foaming, no greater than 0.3%, have a water vapor permeance no greater than 2.0 perm-inch, be protected from physical damage and UV light deterioration, and when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)(1)	Vapor Retarder. In Climate Zones 1-16, the earth floor or unvented crawl space must be covered with a Duro I or Class II vapor retarder. The requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)(2)	Vapor Retarder. In Climate Zones 14 and 15, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation at all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(g)	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58, or the weighted average U-factor of all fenestration must not exceed 0.58.
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 150.0(h)(1A)	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the fireplace.
§ 150.0(h)(1B)	Combustion Intake. Masonry or factory-built fireplaces must have a combustion intake air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and lighted bypass damper or combustion air control device.
§ 150.0(h)(1C)	Pilot Damper. Masonry or factory-built fireplaces must have a fuel damper with a readily accessible control.
§ 150.0(h)(2)	Pilot Light. Continuous burning pilot lights and the use of indoor air for cooling a freon jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.4-g, 110.3	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.
§ 110.2(a)	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K.
§ 110.2(b)	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-off temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c)	Thermostats. All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(c)(6)	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)(6).
§ 110.3(c)(7)	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.6 MBTU/hr (2 kW) must have isolation valves with hose bibbs or other fittings on both cold water and hot water lines of water heating systems to allow for water line flushing when the valves are closed.
§ 110.5	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas fan-type central furnaces, house-ol cooling appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr as exempt), and pool and spa heaters.
§ 150.0(n)(1)	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook: Equipment Volume, Applications Volume, and Fundamentals Volume, SMACNA Residential Comfort System Installation Standards Manual, or ACCA Manual J using design conditions specified in § 150.0(n)(2).



2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (INCLUDING JANUARY 1, 2017 ERRATA)

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INSPECTOR SIGNOFF	INSPECTOR SIGNOFF	INSPECTOR SIGNOFF	INSPECTOR SIGNOFF																																																																																																																																	
<table border="1"><caption>TABLE 4.504.2 - SEALANT VOC LIMIT</caption><tr><th>SEALANTS</th><th>CURRENT VOC LIMIT</th></tr><tr><td>ARCHITECTURAL</td><td>250</td></tr><tr><td>MARINE DECK</td><td>760</td></tr><tr><td>NONMEMBRANE ROOF</td><td>300</td></tr><tr><td>ROADWAY</td><td>250</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE</td><td>450</td></tr><tr><td>OTHER</td><td>420</td></tr><tr><td colspan="2">SEALANT PRIMERS</td></tr><tr><td>ARCHITECTURAL</td><td></td></tr><tr><td>NON-POROUS</td><td>250</td></tr><tr><td>POROUS</td><td>775</td></tr><tr><td>MODIFIED BITUMINOUS</td><td>500</td></tr><tr><td>MARINE DECK</td><td>780</td></tr><tr><td>OTHER</td><td>750</td></tr></table> <table border="1"><caption>TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS</caption><tr><th>COATING CATEGORY</th><th>CURRENT VOC LIMIT</th></tr><tr><td>FLAT COATINGS</td><td>50</td></tr><tr><td>NON-FLAT COATINGS</td><td>100</td></tr><tr><td>NONFLAT-HIGH GLOSS COATINGS</td><td>150</td></tr><tr><td colspan="2">SPECIALTY COATINGS</td></tr><tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr><tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr><tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr><tr><td>BITUMINOUS ROOF PRIMERS</td><td>350</td></tr><tr><td>BOND BREAKERS</td><td>350</td></tr><tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr><tr><td>CONCRETE/MASONRY SEALERS</td><td>100</td></tr><tr><td>DRIVEWAY SEALERS</td><td>50</td></tr><tr><td>DRY FOG COATINGS</td><td>150</td></tr><tr><td>FAUX FINISHING COATINGS</td><td>350</td></tr><tr><td>FIRE RESISTIVE COATINGS</td><td>350</td></tr><tr><td>FLOOR COATINGS</td><td>100</td></tr><tr><td>FORM-RELEASE COMPOUNDS</td><td>250</td></tr><tr><td>GRAPHIC ARTS COATINGS (SIGN PAINTS)</td><td>500</td></tr><tr><td>HIGH TEMPERATURE COATINGS</td><td>420</td></tr><tr><td>INDUSTRIAL MAINTENANCE COATINGS</td><td>250</td></tr><tr><td>LOW SOLIDS COATINGS</td><td>120</td></tr><tr><td>MAGNESITE CEMENT COATINGS</td><td>450</td></tr><tr><td>MASTIC TEXTURE COATINGS</td><td>100</td></tr><tr><td>METALLIC PIGMENTED COATINGS</td><td>500</td></tr><tr><td>MULTICOLOR COATINGS</td><td>250</td></tr><tr><td>PRETREATMENT WASH PRIMERS</td><td>420</td></tr><tr><td>PRIMERS, SEALERS, & UNDERCOATERS</td><td>100</td></tr><tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr><tr><td>RECYCLED COATINGS</td><td>250</td></tr><tr><td>ROOF COATINGS</td><td>50</td></tr><tr><td>RUST PREVENTATIVE COATINGS</td><td>250</td></tr><tr><td>SHELLACS</td><td></td></tr><tr><td>CLEAR</td><td>730</td></tr><tr><td>OPAQUE</td><td>550</td></tr><tr><td>SPECIALTY PRIMERS, SEALERS & UNDERCOATERS</td><td>100</td></tr><tr><td>STAINS</td><td>250</td></tr><tr><td>STONE CONSOLIDANTS</td><td>450</td></tr><tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr><tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr><tr><td>TUB & TILE REFINISH COATINGS</td><td>420</td></tr><tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr><tr><td>WOOD COATINGS</td><td>275</td></tr><tr><td>WOOD PRESERVATIVES</td><td>350</td></tr><tr><td>ZINC-RICH PRIMERS</td><td>340</td></tr></table> 1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.	SEALANTS	CURRENT VOC LIMIT	ARCHITECTURAL	250	MARINE DECK	760	NONMEMBRANE ROOF	300	ROADWAY	250	SINGLE-PLY ROOF MEMBRANE	450	OTHER	420	SEALANT PRIMERS		ARCHITECTURAL		NON-POROUS	250	POROUS	775	MODIFIED BITUMINOUS	500	MARINE DECK	780	OTHER	750	COATING CATEGORY	CURRENT VOC LIMIT	FLAT COATINGS	50	NON-FLAT COATINGS	100	NONFLAT-HIGH GLOSS COATINGS	150	SPECIALTY COATINGS		ALUMINUM ROOF COATINGS	400	BASEMENT SPECIALTY COATINGS	400	BITUMINOUS ROOF COATINGS	50	BITUMINOUS ROOF PRIMERS	350	BOND BREAKERS	350	CONCRETE CURING COMPOUNDS	350	CONCRETE/MASONRY SEALERS	100	DRIVEWAY SEALERS	50	DRY FOG COATINGS	150	FAUX FINISHING COATINGS	350	FIRE RESISTIVE COATINGS	350	FLOOR COATINGS	100	FORM-RELEASE COMPOUNDS	250	GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	HIGH TEMPERATURE COATINGS	420	INDUSTRIAL MAINTENANCE COATINGS	250	LOW SOLIDS COATINGS	120	MAGNESITE CEMENT COATINGS	450	MASTIC TEXTURE COATINGS	100	METALLIC PIGMENTED COATINGS	500	MULTICOLOR COATINGS	250	PRETREATMENT WASH PRIMERS	420	PRIMERS, SEALERS, & UNDERCOATERS	100	REACTIVE PENETRATING SEALERS	350	RECYCLED COATINGS	250	ROOF COATINGS	50	RUST PREVENTATIVE COATINGS	250	SHELLACS		CLEAR	730	OPAQUE	550	SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100	STAINS	250	STONE CONSOLIDANTS	450	SWIMMING POOL COATINGS	340	TRAFFIC MARKING COATINGS	100	TUB & TILE REFINISH COATINGS	420	WATERPROOFING MEMBRANES	250	WOOD COATINGS	275	WOOD PRESERVATIVES	350	ZINC-RICH PRIMERS	340	<table border="1"><caption>TABLE 4.504.5 - FORMALDEHYDE LIMITS</caption><tr><th>PRODUCT</th><th>CURRENT LIMIT</th></tr><tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr><tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr><tr><td>PARTICLE BOARD</td><td>0.09</td></tr><tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr><tr><td>THIN MEDIUM DENSITY FIBERBOARD</td><td>0.13</td></tr></table> 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12. 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM). DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS (Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database). 3. NSF/ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage+ Gold. 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. 4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS (Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database). 2. Products certified under UL GREENGUARD Gold (formerly the GreenGuard Children & Schools program). 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350). 4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5. 4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following: 1. Product certifications and specifications. 2. Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European EN 338 standards, and Canadian CSA (121, CSA 0151, CSA 0153 and CSA 0305 standards). 5. Other methods acceptable to the enforcing agency. 4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code. 4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section. 4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following: 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional. 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 15 percent moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped and of each piece verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Well-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure. 4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in). Notes: 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination. 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. 4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the system functions are edoacceptable.	PRODUCT	CURRENT LIMIT	HARDWOOD PLYWOOD VENEER CORE	0.05	HARDWOOD PLYWOOD COMPOSITE CORE	0.05	PARTICLE BOARD	0.09	MEDIUM DENSITY FIBERBOARD	0.11	THIN MEDIUM DENSITY FIBERBOARD	0.13	CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency. 702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector: 1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency. Notes: 1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). [BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency. Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 703 VERIFICATIONS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial compliance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.
SEALANTS	CURRENT VOC LIMIT																																																																																																																																			
ARCHITECTURAL	250																																																																																																																																			
MARINE DECK	760																																																																																																																																			
NONMEMBRANE ROOF	300																																																																																																																																			
ROADWAY	250																																																																																																																																			
SINGLE-PLY ROOF MEMBRANE	450																																																																																																																																			
OTHER	420																																																																																																																																			
SEALANT PRIMERS																																																																																																																																				
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NON-POROUS	250																																																																																																																																			
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MARINE DECK	780																																																																																																																																			
OTHER	750																																																																																																																																			
COATING CATEGORY	CURRENT VOC LIMIT																																																																																																																																			
FLAT COATINGS	50																																																																																																																																			
NON-FLAT COATINGS	100																																																																																																																																			
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ALUMINUM ROOF COATINGS	400																																																																																																																																			
BASEMENT SPECIALTY COATINGS	400																																																																																																																																			
BITUMINOUS ROOF COATINGS	50																																																																																																																																			
BITUMINOUS ROOF PRIMERS	350																																																																																																																																			
BOND BREAKERS	350																																																																																																																																			
CONCRETE CURING COMPOUNDS	350																																																																																																																																			
CONCRETE/MASONRY SEALERS	100																																																																																																																																			
DRIVEWAY SEALERS	50																																																																																																																																			
DRY FOG COATINGS	150																																																																																																																																			
FAUX FINISHING COATINGS	350																																																																																																																																			
FIRE RESISTIVE COATINGS	350																																																																																																																																			
FLOOR COATINGS	100																																																																																																																																			
FORM-RELEASE COMPOUNDS	250																																																																																																																																			
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500																																																																																																																																			
HIGH TEMPERATURE COATINGS	420																																																																																																																																			
INDUSTRIAL MAINTENANCE COATINGS	250																																																																																																																																			
LOW SOLIDS COATINGS	120																																																																																																																																			
MAGNESITE CEMENT COATINGS	450																																																																																																																																			
MASTIC TEXTURE COATINGS	100																																																																																																																																			
METALLIC PIGMENTED COATINGS	500																																																																																																																																			
MULTICOLOR COATINGS	250																																																																																																																																			
PRETREATMENT WASH PRIMERS	420																																																																																																																																			
PRIMERS, SEALERS, & UNDERCOATERS	100																																																																																																																																			
REACTIVE PENETRATING SEALERS	350																																																																																																																																			
RECYCLED COATINGS	250																																																																																																																																			
ROOF COATINGS	50																																																																																																																																			
RUST PREVENTATIVE COATINGS	250																																																																																																																																			
SHELLACS																																																																																																																																				
CLEAR	730																																																																																																																																			
OPAQUE	550																																																																																																																																			
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100																																																																																																																																			
STAINS	250																																																																																																																																			
STONE CONSOLIDANTS	450																																																																																																																																			
SWIMMING POOL COATINGS	340																																																																																																																																			
TRAFFIC MARKING COATINGS	100																																																																																																																																			
TUB & TILE REFINISH COATINGS	420																																																																																																																																			
WATERPROOFING MEMBRANES	250																																																																																																																																			
WOOD COATINGS	275																																																																																																																																			
WOOD PRESERVATIVES	350																																																																																																																																			
ZINC-RICH PRIMERS	340																																																																																																																																			
PRODUCT	CURRENT LIMIT																																																																																																																																			
HARDWOOD PLYWOOD VENEER CORE	0.05																																																																																																																																			
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THIN MEDIUM DENSITY FIBERBOARD	0.13																																																																																																																																			

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CAL GREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE APPROVAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

REVISION TABLE	
#	DESCRIPTION

2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date: 7/19/2018
Scale: As Noted
Design: Owner
Drawn: Draftsman
Checked: Checker

Green Building Notes

SHEET: A14



AIA
CALIFORNIA COUNCIL

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JANUARY 1, 2017 ERRATA)

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CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections or CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by letters to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no letter will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD Department of Housing and Community Development
BSC California Building Standards Commission
DSA-SS Division of the State Architect, Structural Safety
OSHPO Office of Statewide Health Planning and Development
LR Low Rise
HR High Rise
AA Additions and Alterations
N New

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference).

FRENCH DRAIN. A trench, hole or other depressed area known filled with rock, gravel, fragments of brick or similar porous material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of riparian, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 and 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions: On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

1. Where there is no commercial power supply.
2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or developer by more than \$400.00 per unit.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

4.106.4.2 New multifamily dwellings. Where 17 or more multifamily dwelling units are constructed on a building site, 3 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EV spaces) capable of supporting future EVSE. Calculators for the number of EV spaces shall be rounded up to the nearest whole number.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. At least one EV space shall be located in common use areas and available for use by all residents.

When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

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4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
 2. The minimum width of each EV space shall be 8 feet (2743 mm).
 3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
- a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on ampacity of future EVSE, raceway methods, wiring information and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated ampacity of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Notes:

1. The California Department of Transportation adopts and publishes the "California Manual on Uniform Traffic Control Devices (California Manual)" to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 13-01. Website: www.dot.ca.gov/hq/traffic/policy/13-01.pdf
2. See Vehicle Code Section 22511 for EV charging space signage in off-street parking facilities and for use of EV charging spaces.
3. The Governor's Office of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses. Website: http://opr.ca.gov/docs/ZEV_Guidebook.pdf

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fixture faucets and showerheads shall comply with this section.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per minute.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE: THIS TABLE COMPLETES THE DATA IN SECTION 4.303.1. AND IS INCLUDED AS A CONVENIENCE FOR THE USER

TABLE - MAXIMUM FIXTURE WATER USE	
FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	2.0 GPM @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.25 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

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4.304 OUTDOOR WATER USE

4.304.1 IRRIGATION CONTROLLERS. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have a rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 ROOFING PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in below-slab areas at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Demolition and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsite are located in areas beyond the local boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk (mixed stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (LR). Projects that generate a total combined weight of construction and demolition waste disposal of in landfills, which do not exceed 3.4 lbs./sq. ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposal of in landfills, which do not exceed 2 lbs./sq. ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
 - a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
 - b. Roof and yard drainage, including gutters and downspouts.
 - c. Space conditioning systems, including condensers and air filters.
 - d. Landscape irrigation systems.
 - e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or the [California Green Building Standards] code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (but not limited to) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope

The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's residents, occupants and neighbors.

SECTION 4.502 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference).

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-beams or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 59120.1.

DIRECT VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

INSPECTOR
SIGNOFF

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.
PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROG). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulk used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 116B VOC limits as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 116B prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 10 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measures, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measures, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR limits for ROG in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation I, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMITS

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	60
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	90
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	430
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	60
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 116B.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIANCES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE ADAPTED BY THE END USER TO MEET THEIR INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

DRAFTING:



500 Capitol Mall, Suite 2350
Sacramento, CA 95814
www.AEDrafting.com
Dream. Design. Draft.

OWNER:

Mayani Development LLC
852 Volpaia Ct.
Brentwood, CA 94513
bigghank96@gmail.com



City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

Date: __August 29, 2018__

SUBJECT: ZA RESOLUTION NO. 318

Dear Applicant,

Enclosed is a copy of the resolution adopted by the Zoning Administrator. A copy of our Standard Conditions of Development is also included. Please read the enclosed documents and retain them for your files. All conditions of approval shall be incorporated into subsequent plan submittals and construction documents, where appropriate.

The enclosed resolution is valid for a limited period of time as specified in the resolution. Please make a note of the applicable expiration date and plan your construction timeline accordingly to avoid the loss of your entitlements.

If you have any questions about the enclosed resolution, please contact the Planning Division at the number listed above.

Sincerely,

Jordan Davis, AICP
Senior Planner

Enclosures: (2) Resolution No. 318
Standard Conditions of Development

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Administrative Design)
Review Approval of an Exterior Remodel)
of the Woods Grove Apartments Common)
Building at 850 E. Leland Road, for)
"Woods Grove Apartments - Common)
Building Remodel, AP-18-1347 (AD).")

Resolution No. 318

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On June 15, 2018, Charlie Pick, on behalf of Woods Grove Apartments, filed Planning Application No. 18-1347 requesting administrative design review approval to remodel the existing Woods Grove Apartments common building, including a new roof, exterior material, exterior windows and frames, and a new color palette, located at 850 E. Leland Road, in the RH (High Density Residential) District. Assessor's Parcel Number: 088-230-001.
- B. The proposed project is governed by the policies and development standards in the Pittsburgh General Plan, Pittsburgh Municipal Code (PMC) Title 18 ("Zoning"), and the City of Pittsburgh Development Review Design Guidelines (DRDGs; Planning Commission Resolution No. 9864).
- C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 3, Minor Building Remodels, Category 6, Additions to Existing Buildings, and Category 8, Ancillary Structures, of Planning Commission Resolution No. 9918.
- D. On July 10, 2018, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- E. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," and Class 3, "New Construction or Conversion of Small Structures" of the state CEQA Guidelines, sections 15301 and 15303.

Section 2. Findings

- A. Based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburgh, and based on evidence presented to the Zoning Administrator on August 6, 2018, the Zoning Administrator finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.

2. The renovated structures will conform with good taste, good design and in general will not detract from the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the new paint colors will enhance the appearance of the building by providing an attractive, refreshed exterior. The proposed colors will coordinate with the surrounding buildings, utilizing different, yet complementary, earth tones. Raising a portion of the structure will enhance the appearance of the building by breaking up the roofline providing visual interest. Installing new windows and doors will enhance the appearance of the building by creating a more open and inviting feel.
3. The structures will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the project will be required to comply with all applicable building and fire codes.
4. The exterior design and appearance will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the proposed remodel will result in rehabilitation of a dated common building façade and will enhance the appearance of the building by providing an attractive and refreshed exterior.
5. The exterior design and appearance will be in harmony with proposed developments on land in the general area, in that the proposed colors will coordinate with the surrounding buildings, utilizing different, yet complementary, earth tones, raising a portion of the structure will break up the roofline of the building and provide visual interest, and adding more windows and doors will create a more inviting space.
6. The remodeled building will generally be in conformance with the City's adopted DRDGs, specifically sections IV.f, IV.g, and IV.p, in that the project's roofline is broken up to provide visual interest, the building entry is designed as a focal point, and the color palate is compatible with adjacent development. In addition, the project will be in conformance with section IV.m, if a condition is added to require all downspouts or other appurtenances be painted to match the surface to which they are mounted.

Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby grants design review approval for Planning Application No. 18-1347, subject to the following conditions:

Design Review:

1. Conformity with Project Plans. The project shall be carried out in substantial conformity with the project plans, color palette, and sample elevations, date-stamped June 15, 2018, and attached as Exhibit A this resolution, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Zoning Administrator.

2. Exterior Color: The main body color shall be freshly painted Sherwin Williams "Agreeable Gray" SW 7029 or similar color. The building trim shall be painted Sherwin Williams "Dovetail" SW 7018 or similar color. The fascia shall be painted Sherwin Williams "Urbane Bronze" SW 7048 or similar color. The exterior of the structure shall be maintained in a good condition at all times, including but not limited to the color integrity.
3. Exterior Color. All gutters, downspouts, flashing vents, utility equipment, and similar items shall be painted to match the building exterior to which they are directly attached.
4. Landscaping. All landscaped areas shall be maintained so as to remain in a healthy, thriving and weed free condition. Any dead or unhealthy plants shall be replaced with a similar species.
5. Site Maintenance. The entire parcel shall be kept clean and free of all litter, debris, and refuse.
6. Signage. This resolution does not approve on-site signage. No permanent wall signs or temporary, promotional, or event signs and banners may be placed on the site prior to approval by the Planning Division.
7. Construction. All site development shall comply with Title 15 (Building and Construction) of the Pittsburg Municipal Code.

Standard Conditions:

8. Other Agency Requirements. The developer shall comply with all the requirements of the Community Development Department (including the Planning, Engineering and Building Divisions), Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
9. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 318 shall govern.
10. Indemnification. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely

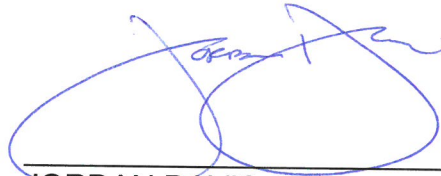
reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

11. Expiration of Approval. This design review approval will expire on August 29, 2019, unless a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 29th day of August 2018, by the Zoning Administrator of the City of Pittsburg, California.



JORDAN DAVIS, AICP
ACTING ZONING ADMINSTRATOR

JUN 15 2018

WOODS GROVE APARTMENTS
COMMON BUILDING REMODEL
850 LELAND ROAD, PITTSBURG, CA 94565
APN: 088-230-001-5

CHARLES PICK, ARCHITECT



LEGEND

•	
•	
•	
•	
(E) WALL TO REMAIN	=====
(E) WALL TO BE REMOVED	-----
INI INTERIOR PARTITION	=====
INI 2 HOUR RATED WALL	=====

DRAWING REVISION LOG:

CLIENT REVISION APPROVED	3-4-2018
PLANNING SUBMITTAL	5-15-2018
PERMIT SUBMITTAL	7-2-2018

PROJECT NAME: WOODS GROVE APARTMENTS

PROJECT LOCATION:
850 EAST LELAND RD
PITTSBURG, CA
94565

APPROVED BY _____ SHEET TITLE: _____
THE CITY OF PITTSBURGH

AO

Planning Department
Zoning Administrator
City Council

App. No. AP-18-1347
 Reso. No. 318
 Date Approved: 8-29
 Signature: Lelina F.

A.C.	AIR CONDITIONING	LAM.	LAMINATE
ACQ.	ACQUA	LAV.	LAVATORY
A.F.F.	ALUMINUM ABOVE FIRST FLOOR	MAT.	MATERIAL
A.L.	ALUMINUM	M.B.	MACHINE BOLT
B.	BALANCE	M.C.	MACHINE CUT
B.B.	BALANCE	M.F.	MACHINE FINISH
B.C.	BALANCE	M.H.	MACHINE HOLE
B.D.	BALANCE	M.L.	MACHINE LUG
B.F.	BALANCE	M.N.	MACHINE NUT
B.G.	BALANCE	M.P.	MACHINE PLATE
B.H.	BALANCE	M.R.	MACHINE RIVET
B.I.	BALANCE	M.S.	MACHINE SCREW
B.J.	BALANCE	M.T.	MACHINE TIE
B.K.	BALANCE	M.U.	MACHINE U-BOLT
B.L.	BALANCE	M.V.	MACHINE V-BOLT
B.M.	BALANCE	M.W.	MACHINE WOOD
B.N.	BALANCE	M.X.	MACHINE X-BOLT
B.O.	BALANCE	M.Y.	MACHINE Y-BOLT
B.P.	BALANCE	M.Z.	MACHINE Z-BOLT
B.Q.	BALANCE	M.A.	MACHINE A-BOLT
B.R.	BALANCE	M.B.	MACHINE B-BOLT
B.S.	BALANCE	M.C.	MACHINE C-BOLT
B.T.	BALANCE	M.D.	MACHINE D-BOLT
B.U.	BALANCE	M.E.	MACHINE E-BOLT
B.V.	BALANCE	M.F.	MACHINE F-BOLT
B.W.	BALANCE	M.G.	MACHINE G-BOLT
B.X.	BALANCE	M.H.	MACHINE H-BOLT
B.Y.	BALANCE	M.I.	MACHINE I-BOLT
B.Z.	BALANCE	M.J.	MACHINE J-BOLT
B.A.	BALANCE	M.K.	MACHINE K-BOLT
B.B.	BALANCE	M.L.	MACHINE L-BOLT
B.C.	BALANCE	M.M.	MACHINE M-BOLT
B.D.	BALANCE	M.N.	MACHINE N-BOLT
B.E.	BALANCE	M.O.	MACHINE O-BOLT
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B.O.	BALANCE	M.Y.	MACHINE Y-BOLT
B.P.	BALANCE	M.Z.	MACHINE Z-BOLT
B.Q.	BALANCE	M.A.	MACHINE A-BOLT
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B.X.	BALANCE	M.H.	MACHINE H-BOLT
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B.Z.	BALANCE	M.J.	MACHINE J-BOLT
B.A.	BALANCE	M.K.	MACHINE K-BOLT
B.B.	BALANCE	M.L.	MACHINE L-BOLT
B.C.	BALANCE	M.M.	MACHINE M-BOLT
B.D.	BALANCE	M.N.	MACHINE N-BOLT
B.E.	BALANCE	M.O.	MACHINE O-BOLT
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B.T.	BALANCE	M.D.	MACHINE D-BOLT
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B.Z.	BALANCE	M.J.	MACHINE J-BOLT
B.A.	BALANCE	M.K.	MACHINE K-BOLT
B.B.	BALANCE	M.L.	MACHINE L-BOLT
B.C.	BALANCE	M.M.	MACHINE M-BOLT
B.D.	BALANCE	M.N.	MACHINE N-BOLT
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B.O.	BALANCE	M.Y.	MACHINE Y-BOLT
B.P.	BALANCE	M.Z.	MACHINE Z-BOLT
B.Q.	BALANCE	M.A.	MACHINE A-BOLT
B.R.	BALANCE	M.B.	MACHINE B-BOLT
B.S.	BALANCE	M.C.	MACHINE C-BOLT
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B.Y.	BALANCE	M.I.	MACHINE I-BOLT
B.Z.	BALANCE	M.J.	MACHINE J-BOLT
B.A.	BALANCE	M.K.	MACHINE K-BOLT
B.B.	BALANCE	M.L.	MACHINE L-BOLT
B.C.	BALANCE	M.M.	MACHINE M-BOLT
B.D.	BALANCE	M.N.	MACHINE N-BOLT
B.E.	BALANCE	M.O.	MACHINE O-BOLT
B.F.	BALANCE	M.P.	MACHINE P-BOLT
B.G.	BALANCE	M.Q.	MACHINE Q-BOLT
B.H.	BALANCE	M.R.	MACHINE R-BOLT
B.I.	BALANCE	M.S.	MACHINE S-BOLT
B.J.	BALANCE	M.T.	MACHINE T-BOLT
B.K.	BALANCE	M.U.	MACHINE U-BOLT
B.L.	BALANCE	M.V.	MACHINE V-BOLT
B.M.	BALANCE	M.W.	MACHINE W-BOLT
B.N.	BALANCE		

ABBREVIATIONS

GENERAL NOTES

NOTES

NOTES

SHEET INDEX

SHEET INDEX

WOODS GROVE
APARTMENTS

PHOTO - EXISTING CONDITIONS

PROPOSED EXTERIOR ELEVATIONS

2

FRONT ELEVATION

Planning Department

A

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Planning Committee

BASIS Architecture & Consulting

2130 FOURTH ST
SAN RAFAEL, CA 94901
PHONE (415) 457-4035
P.O. BOX 150539
SAN RAFAEL, CA 94915

CHARLES PICK, ARCHITECT



LEGEND

---	(E) WALL TO REMAIN
---	(E) WALL TO BE REMOVED
---	(N) INTERIOR PARTITION
---	(N) 2 HOUR RATED WALL

DRAWING REVISION LOG

CLIENT REVISION APPROVED	DATE
PLANNING SUBMITTAL	5-10-2018
PERMIT SUBMITTAL	7-3-2018

PROJECT NAME

WOODS GROVE
APARTMENTS

PROJECT LOCATION:

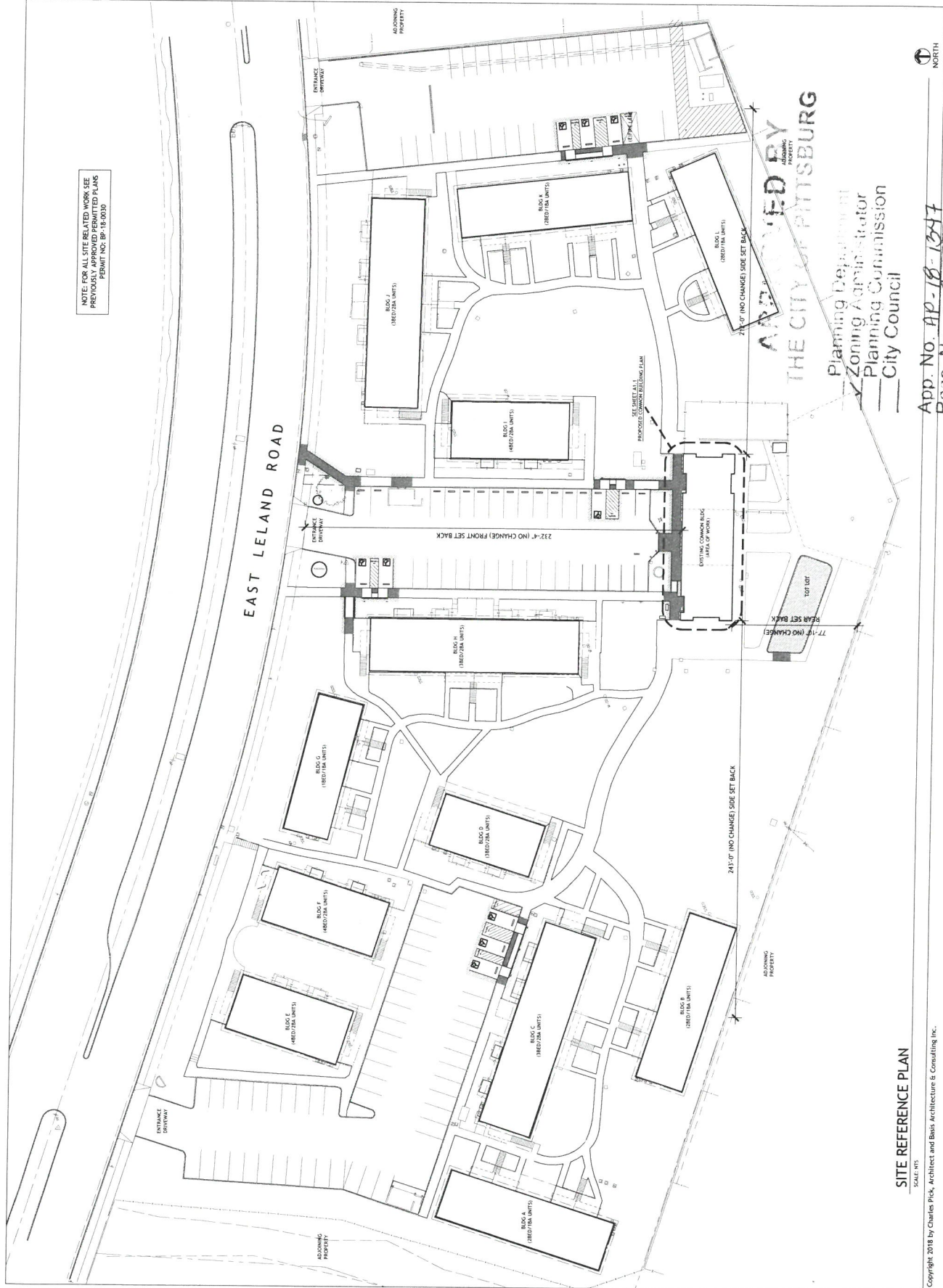
850 EAST LELAND ROAD
PITTSBURG, CA
94565

SHEET TITLE:

SITE PLAN

SCALE: AS NOTED

A0.1



NOTE: FOR ALL SITE RELATED WORK SEE
PREVIOUSLY APPROVED PERMITTED PLANS
PERMIT NO. DP-18-0030

APPROVED BY
THE CITY OF PITTSBURG
Planning Department
Zoning Administrator
Planning Commission
City Council

SITE REFERENCE PLAN

SCALE: NTS

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App. No. AP-18-1347
Reso. No. 318
Date Approved: 8-29-18
Signature: Colina F. Palmer

GENERAL DEMOLITION NOTES:

PROTECT EXISTING MATERIALS THAT ARE TO REMAIN FROM DEMOLITION WORK.
 REFERENCE SHEET A-1 FOR TREATMENT OF EXISTING ROOF STRUCTURE.
 REFERENCE SHEET A-2 FOR TREATMENT OF EXISTING MECHANICAL EQUIPMENT, ELECTRICAL AND MECHANICAL ACCESSORIES.
 REFERENCE SHEET E-3 FOR TREATMENT OF EXISTING ELECTRICAL SERVICES AND WIRING.
 REFERENCE SHEET F-1 FOR TREATMENT OF EXISTING PLUMBING FIXTURES, LAUNDRY AND OTHER APPLIANCES.

APPROVED BY THE CITY OF PITTSBURG

Planning Department
 ✓ Zoning Administrator
 Planning Commission
 City Council

App. No. AP-18-1347
 Reso. No. 318
 Date Approved: 8-29-18
 Signature: Calvin Palmer

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 SAN RAFAEL, CA 94915

CHARLES PICK, ARCHITECT



LEGEND

---	(E) WALL TO REMAIN
---	(E) WALL TO BE DEMOLISHED
---	(N) INTERIOR PARTITION
---	(N) 2 HOUR RATED WALL

DRAWING REVISION LOG

CLIENT REVISION APPROVED	5-4-2018
PLANNING SUBMITTAL	5-15-2018
PERMIT SUBMITTAL	7-2-2018

PROJECT NAME:

WOODS GROVE
 APARTMENTS
 COMMON BLDG
 TENANT IMPROVEMENT

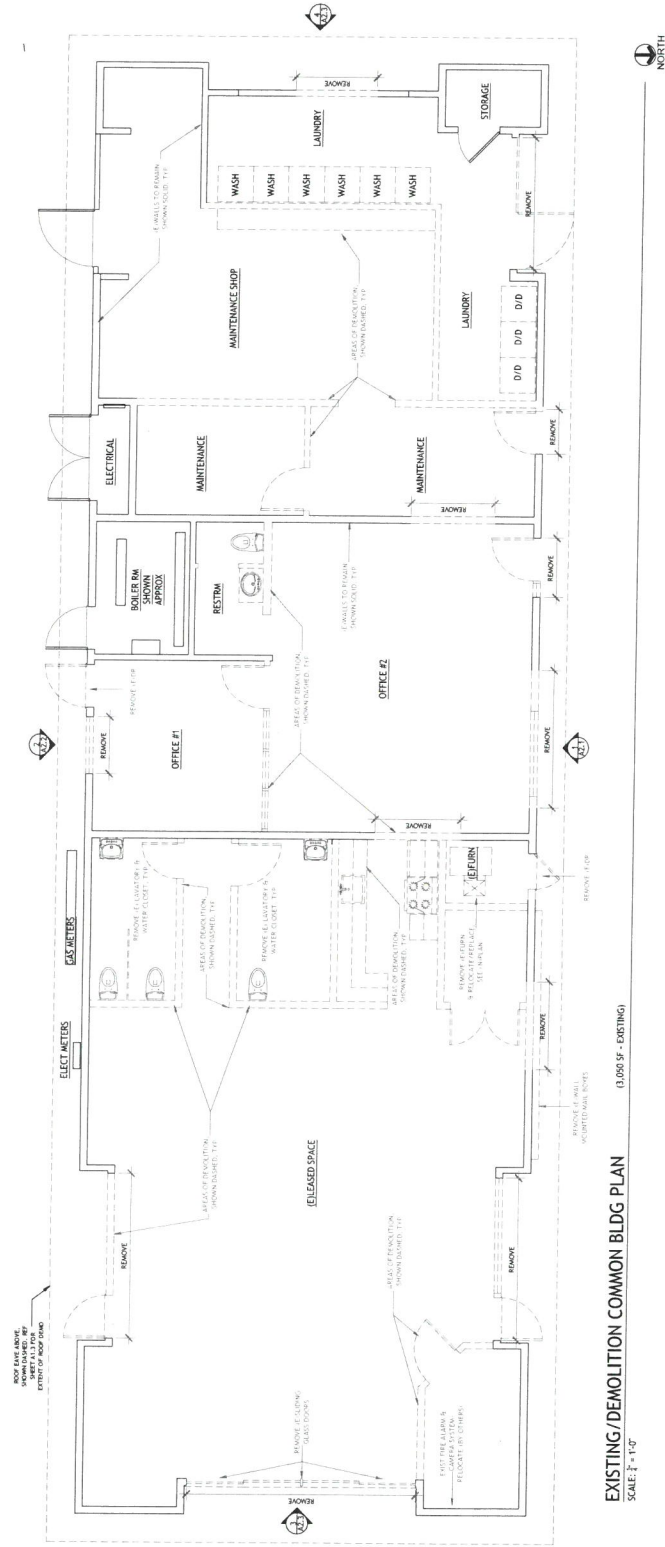
PROJECT LOCATION:

850 EAST LELAND ROAD
 PITTSBURG, CA
 94565

SHEET TITLE:

COMMON BLDG
 EXISTING/DEMO PLAN

A1.0



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 2130 FOURTH ST
 SAN RAFAEL, CA 94901
 PHONE (415) 457-6035
 P.O. BOX 150539
 SAN RAFAEL, CA 94915

CHARLES PICK, ARCHITECT



LEGEND

(1) WALL TO REMAIN
(2) WALL TO BE REMOVED
(3) INTERIOR PARTITION
(4) 2 HOUR RATED WALL

DRAWING REVISION LOG

CLIENT REVISION APPROVED	DATE
PLANNING SUBMITTAL	5-1-2018
PERMIT SUBMITTAL	7-2-2018

PROJECT NAME:
**WOODS GROVE APARTMENTS
 COMMON BLDG
 TENANT IMPROVEMENT**

PROJECT LOCATION:
**850 EAST LELAND ROAD
 PITTSBURG, CA
 94565**

SHEET TITLE:
**COMMON BLDG
 PROPOSED PLAN**

A1.1

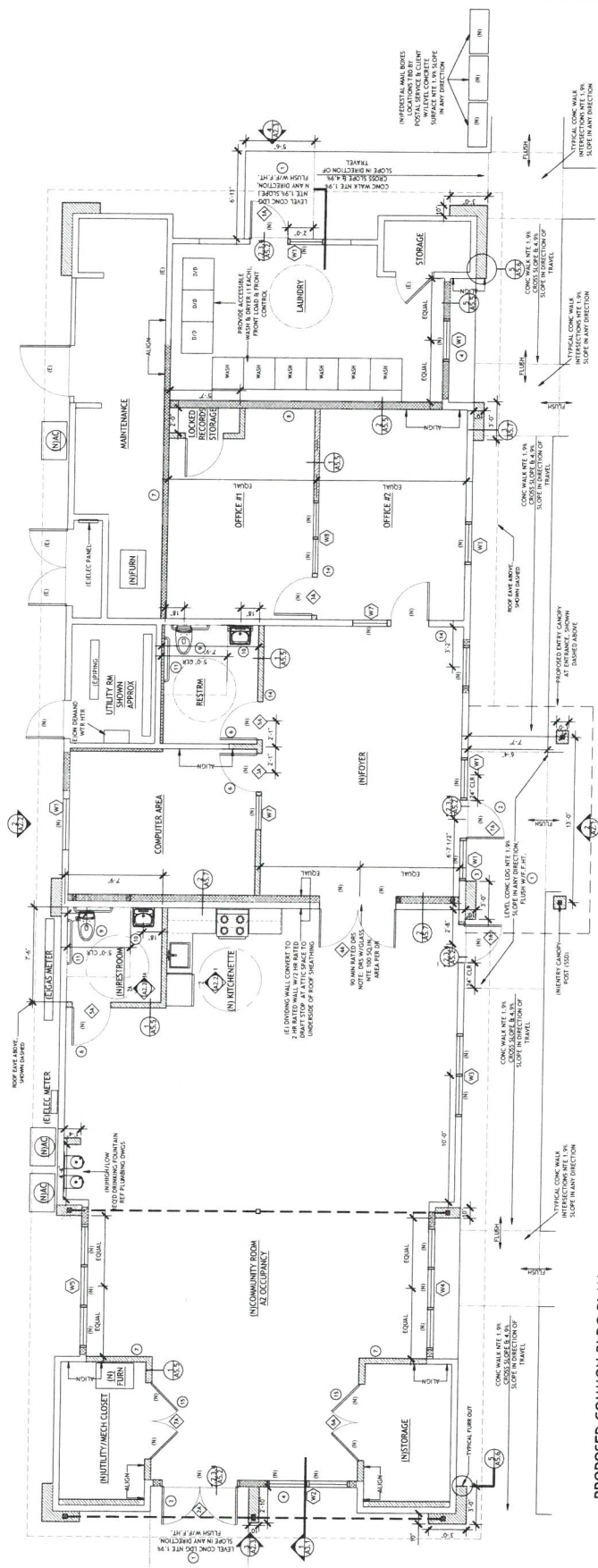
KEYED NOTES:

1. NEW INTERIOR WALLS SHALL BE 5/8" THICK TYPE X PSB GYPSUM BOARD FINISH WITH 1/2" J-T.
2. INTERIOR WALLS SHALL BE 5/8" THICK TYPE X PSB GYPSUM BOARD FINISH WITH 1/2" J-T.
3. PROVIDE NEW ALUMINUM CLEAR ANODIZED FRAME GLAZING WITH THERMO-BREAK GLASS AND CONFORMING FINISH HARDWARE.
4. PROVIDE NEW ALUMINUM CLEAR ANODIZED THERMO-BREAK GLAZING WITH THERMO-BREAK GLASS AND CONFORMING FINISH HARDWARE.
5. PROVIDE NEW INTERIOR DOORS WITH THERMO-BREAK GLASS AND CONFORMING LEVER HARDWARE.
6. PROVIDE NEW INTERIOR DOORS WITH THERMO-BREAK GLASS AND CONFORMING LEVER HARDWARE.
7. PROVIDE NEW INTERIOR DOORS WITH THERMO-BREAK GLASS AND CONFORMING LEVER HARDWARE.
8. PROVIDE NEW INTERIOR DOORS WITH THERMO-BREAK GLASS AND CONFORMING LEVER HARDWARE.
9. PROVIDE NEW INTERIOR DOORS WITH THERMO-BREAK GLASS AND CONFORMING LEVER HARDWARE.
10. PROVIDE NEW INTERIOR DOORS WITH THERMO-BREAK GLASS AND CONFORMING LEVER HARDWARE.
11. PROVIDE NEW INTERIOR DOORS WITH THERMO-BREAK GLASS AND CONFORMING LEVER HARDWARE.
12. PROVIDE NEW INTERIOR DOORS WITH THERMO-BREAK GLASS AND CONFORMING LEVER HARDWARE.
13. PROVIDE NEW INTERIOR DOORS WITH THERMO-BREAK GLASS AND CONFORMING LEVER HARDWARE.
14. PROVIDE NEW INTERIOR DOORS WITH THERMO-BREAK GLASS AND CONFORMING LEVER HARDWARE.
15. PROVIDE NEW INTERIOR DOORS WITH THERMO-BREAK GLASS AND CONFORMING LEVER HARDWARE.
16. PROVIDE NEW INTERIOR DOORS WITH THERMO-BREAK GLASS AND CONFORMING LEVER HARDWARE.
17. PROVIDE NEW INTERIOR DOORS WITH THERMO-BREAK GLASS AND CONFORMING LEVER HARDWARE.
18. PROVIDE NEW INTERIOR DOORS WITH THERMO-BREAK GLASS AND CONFORMING LEVER HARDWARE.
19. PROVIDE NEW INTERIOR DOORS WITH THERMO-BREAK GLASS AND CONFORMING LEVER HARDWARE.
20. PROVIDE NEW INTERIOR DOORS WITH THERMO-BREAK GLASS AND CONFORMING LEVER HARDWARE.

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
 Zoning Administrator
 Planning Commission
 City Council

App. No. AP-18-1341
 Reso. No. 318
 Date Approved: 8-29-18
 Signature: Delia Palmer



PROPOSED COMMON BLDG PLAN
 SCALE: 1/8" = 1'-0"

CONTRA COSTA FIRE PLAN CHECK APPROVAL 5-10-2018

F.D. PERMIT NO: P-2018-01608

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
Zoning Administrator
Planning Commission
City Council

App No. AP-18-1347

Reso. No. 318

Date Approved: 8-29-18

Signature: *Cellina & Palmer*

OCCUPANCY A2 EGRESS CALCULATIONS
DESIGN OCCUPANT LOAD PER CFC 2017 SECTION
1004.8 TABLE 1004.1.2
MEANS OF EGRESS SIZING PER CFC 2017 SECTION
1005.1.8 1005.3.2 - OCCUPANT LOAD > 0.2 INCHES
TOTAL OCCUPANT LOAD = 79 PERSONS
79 x 0.2 = 15.8 INCHES REQUIRED EGRESS
108 INCHES PROVIDED WITH 3 EXIT DOORS AT 36 INCHES EACH

A1 OCCUPANCY
AREA OF FLOOR PLANT
2,050 SF

B1 OCCUPANCY
AREA OF FLOOR PLANT
3,050 SF

OCCUPANCY B1 EGRESS CALCULATIONS
DESIGN OCCUPANT LOAD PER CFC 2017 SECTION
1004.8 TABLE 1004.1.2
MEANS OF EGRESS SIZING PER CFC 2017 SECTION
1005.1.8 1005.3.2 - OCCUPANT LOAD > 0.2 INCHES
TOTAL OCCUPANT LOAD = 10 PERSONS
10 x 0.2 = 2.2 INCHES REQUIRED EGRESS
36 INCHES PROVIDED WITH 1 EXIT DOOR AT 36 INCHES EACH

KEYED NOTES:

1. PROVIDE MEANS OF EGRESS AT EXISTING EXITS. EXIST DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF TOOLS OR SPECIAL KNOWLEDGE OR EFFORT.
2. PROVIDE CONFORMING APPROVED ADDRESSING ON BUILDING. (IF OTHERS DEEMED NECESSARY)
3. PROVIDE COMBINATION EXIT SIGNAGE WITH ILLUMINATION
4. PROVIDE COMBINATION EXIT SIGNAGE WITH ILLUMINATION
5. PROVIDE COMBINATION EXIT SIGNAGE WITH ILLUMINATION
6. PROVIDE COMBINATION EXIT SIGNAGE WITH ILLUMINATION

LEGEND

- 1. FIRE EXTINGUISHER
- 2. EXISTING EXIT SIGN - NEW

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SAN RAFAEL, CA 94915

CHARLES PICK, ARCHITECT



LEGEND

---	(1) WALL TO REMAIN
---	(1) WALL TO BE REMOVED
---	(1) INTERIOR PARTITION
---	(1) 2 POLE RATED WALL

DRAWING REVISION LOG

CLIENT REVISION APPROVED	DATE
PLANNING SUBMITTAL	5-10-2018
PERMIT SUBMITTAL	7-2-2018

PROJECT NAME:

WOODS GROVE
APARTMENTS
COMMON BLDG
TENANT IMPROVEMENT

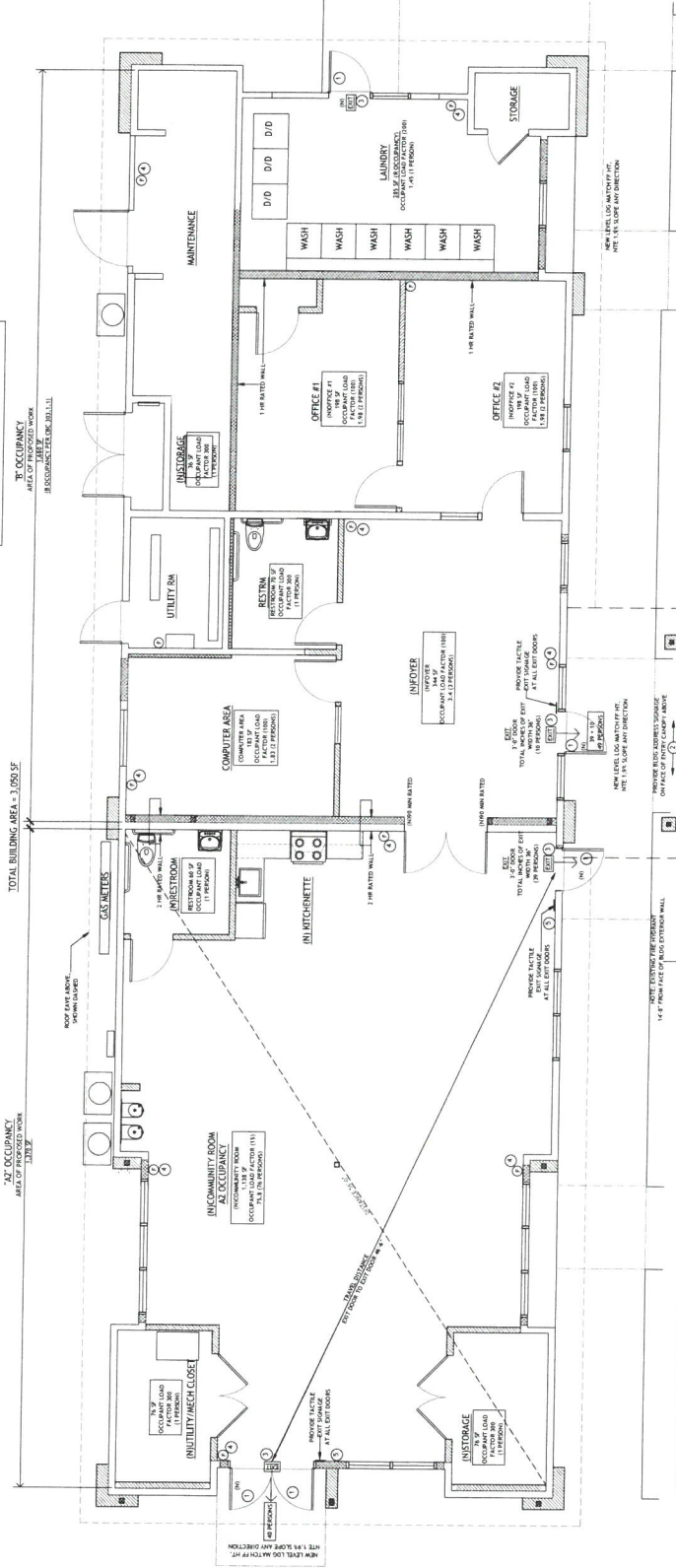
PROJECT LOCATION:

850 EAST LELAND ROAD
PITTSBURG, CA
94565

SHEET TITLE:

COMMON BLDG
EGRESS PLAN

A1.2



PROPOSED COMMON BLDG EGRESS PLAN

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



LEGEND	
•	(E) WALL TO REMAIN
•	(E) WALL TO BE REMOVED
•	(N) INTERIOR PARTITION
•	(N) 2 HOUR RATED WALL

DRAWING REVISION LOG	
CLIENT REVISION APPROVED	5-4-2018
PLANNING SUBMITTAL	5-15-2018
PERMIT SUBMITTAL	7-2-2018

PROJECT NAME:

WOODS GROVE
APARTMENTS
COMMON BLDG
TENANT IMPROVEMENT

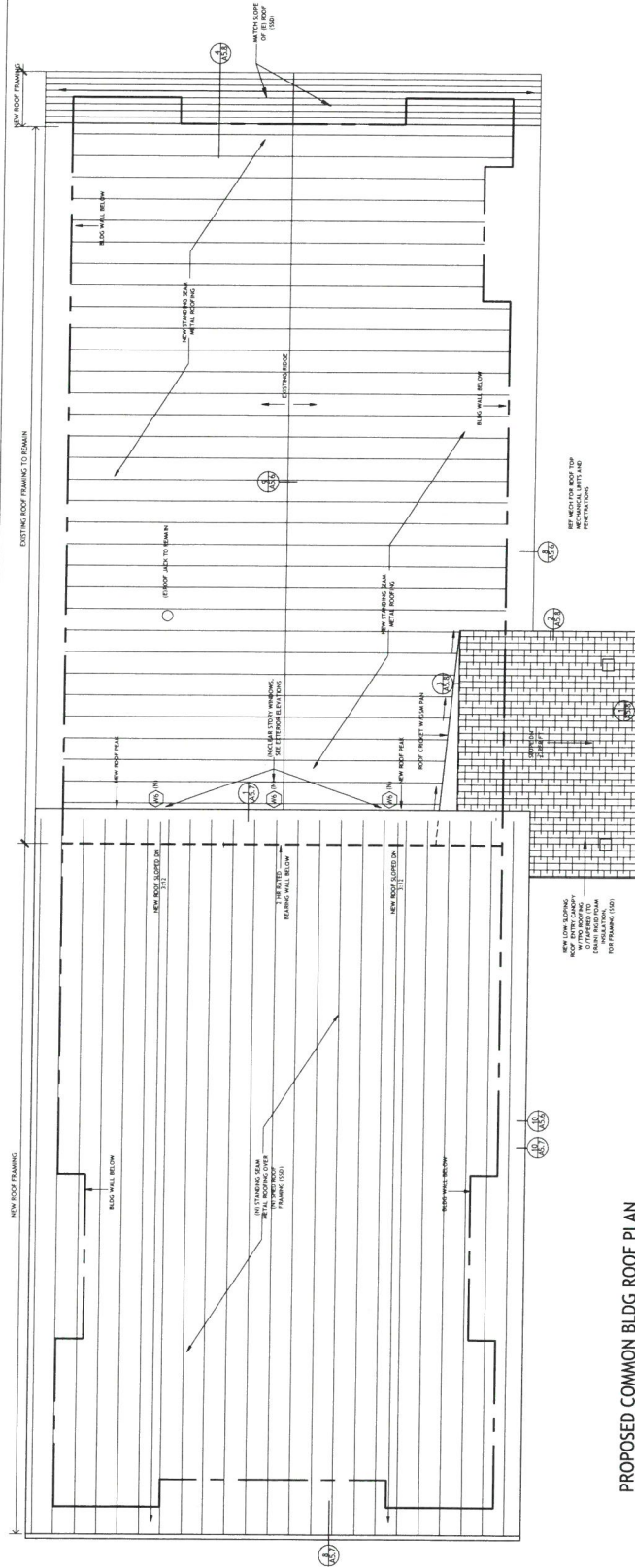
PROJECT LOCATION:

850 EAST LELAND ROAD
PITTSBURG, CA
94565

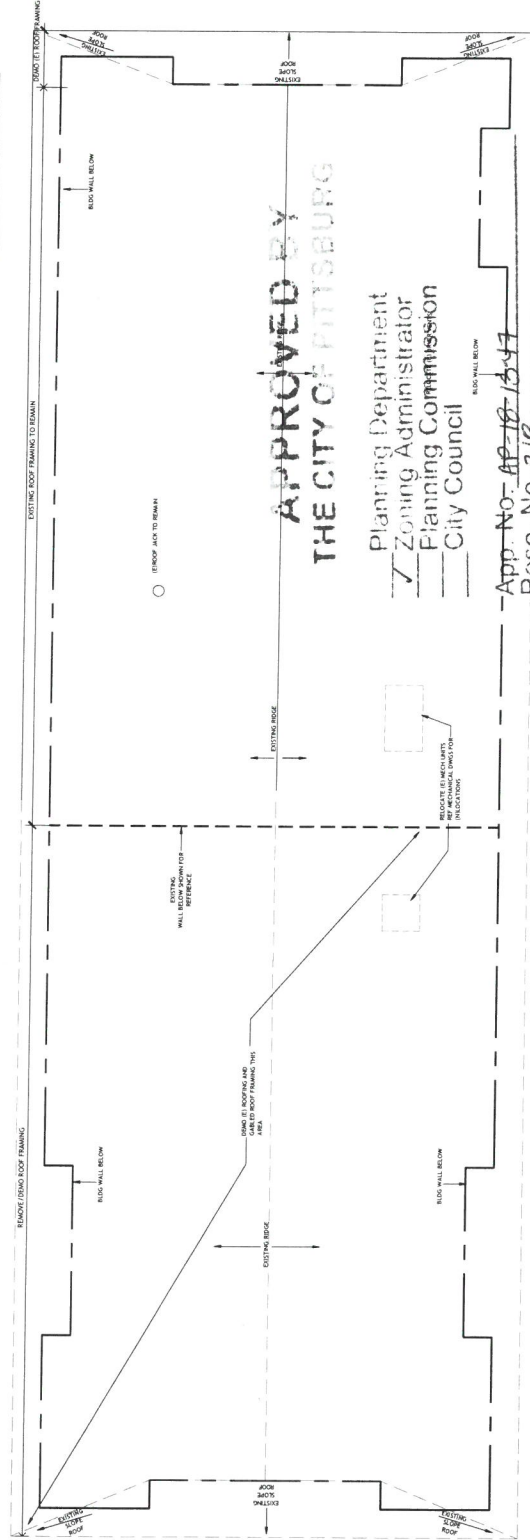
SHEET TITLE:

COMMON BLDG
ROOF PLAN

A1.3



PROPOSED COMMON BLDG ROOF PLAN
SCALE: $\frac{1}{4}" = 1'-0"$



EXISTING/DEMO COMMON BLDG ROOF PLAN

~~App. No. AP-18-1347~~

Reso. No. 318

Reso. No. 316
Date Approved: 8.29.18

Signature: Aelina F. Palmer



LEGEND	
---	(1) WALL TO REMAIN
---	(2) WALL TO BE REMOVED
---	(3) INTERIOR PARTITION
---	(4) 2 HOUR RATED WALL

DRAWING REVISION LOG	
CLIENT REVISION	DATE
PLANNING SUBMITTAL	5-15-2018
PERMIT SUBMITTAL	7-2-2018

PROJECT NAME:
WOODS GROVE APARTMENTS

PROJECT LOCATION:
**850 EAST LELAND ROAD
PITTSBURG, CA
94565**

SHEET TITLE:
**COMMON BLDG
RCP PLAN**

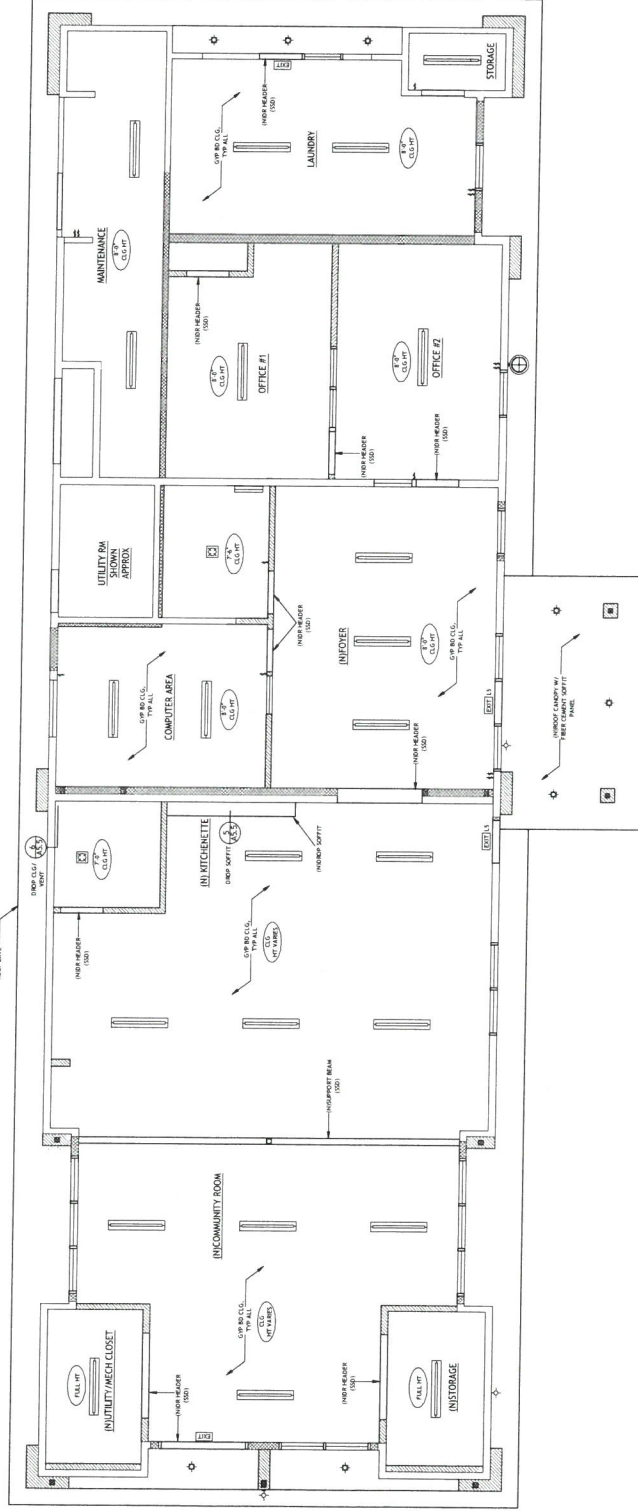
A1.4

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
✓ Zoning Administrator
Planning Commission
City Council

App. No. AP-18-1347
Reso. No. 318
Date Approved: 8-29-18
Signature: Debra Palmer

SEE ELECTRICAL PLANS FOR POWER/SIGNAL & LIGHTING



PROPOSED COMMON BLDG REFERENCE RCP PLAN
SCALE: 3/4" = 1'-0"

A2.3



LEGEND	
•	(I) WALL TO REMAIN
•	(I) WALL TO BE REMOVED
•	(N) INTERIOR PARTITION
•	(N) 2 HOUR RATED WALL

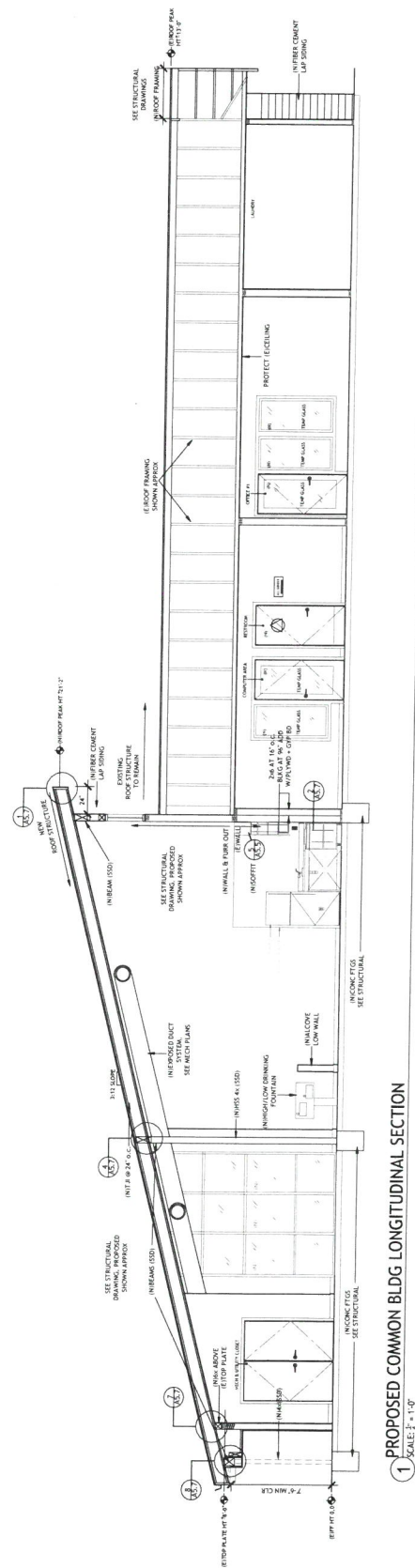
DRAWING REVISION LOG	
CLIENT REVISION APPROVED	5-4-2018
PLANNING SUBMITTAL	5-15-2018
PERMIT SUBMITTAL	7-2-2018

PROJECT NAME:
WOODS GROVE
APARTMENTS
COMMON BLDG
TENANT IMPROVEMENT

PROJECT LOCATION:
50 EAST LELAND ROAD
PITTSBURG, CA
94565

SHEET TITLE:
COMMON BLDG
SECTION

A3.1



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THE CITY OF PITTSBURG

☐ Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. AF-18-1247
 Reso. No. 318
 Date Approved: 8-29-18
 Signature: Celina F Palmer



LEGEND	
	•
	•
	•
	•
	(F) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 2 HOUR RATED WALL

DRAWING REVISION LOG	
CLIENT REVISION APPROVED	5-4-2018
PLANNING SUBMITTAL	5-15-2018
PERMIT SUBMITTAL	7-2-2018

PROJECT NAME:

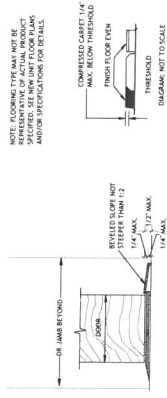
WOODS GROVE
APARTMENTS

PROJECT LOCATION:
850 EAST LELAND ROAD
PITTSBURG, CA
94565

SHEET TITLE:

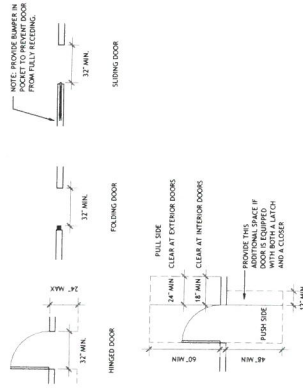
ACCESSIBILITY DETAILS:
INTERIOR

A5.2



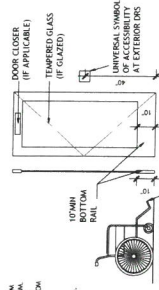
THRESHOLD

SCALE: 3" = 1'-0"



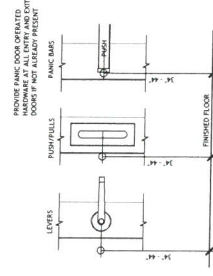
3 MIN. CLEARANCES AT DOORS

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



3 DOOR CLOSER AND KICKPLATE

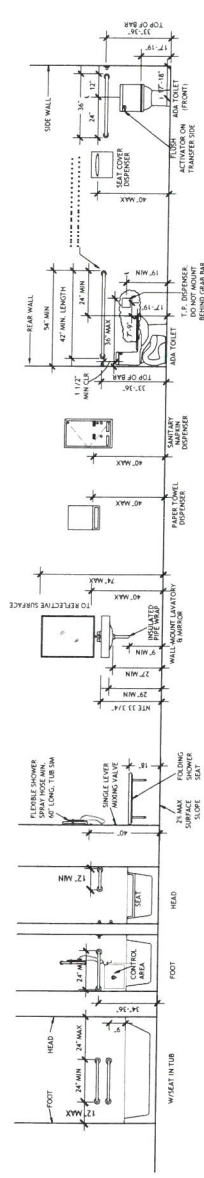
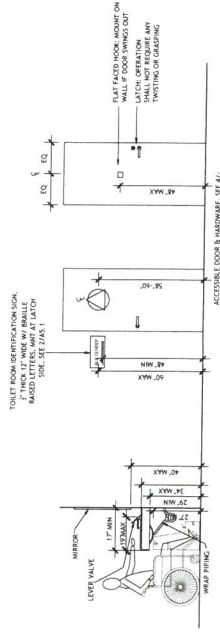
SCALE: 3/8" = 1'-0"



1. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS MAXIMUM.
2. OPERABLE PARTS OF HARDWARE SHALL BE MOUNTED 34" MIN. - 44" MAX ABOVE F.F. OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE DOGGED AND USABLE FROM BOTH SIDES.
3. DOOR LEVER OPERATED HARDWARE WITH HANDLE RETURN TO WITHIN 2" OF THE DOOR FACE.

4 DOOR HARDWARE

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



5 REFERENCE MOUNTING HEIGHTS FOR BATHS

SCALE: 3/8" = 1'-0"

ACROSS EACH RANGE.

1. CLEAR PATH TO THE OBSTACLE SHALL BE PROVIDED FOR EITHER A FORWARD OR PARALLEL APPROACH.
2. FORMED REACH:
 - 2.1. UNOBTSTRUCTED THE HIGH POINT REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW POINT REACH SHALL BE 15 INCHES MAXIMUM ABOVE THE F.F. OR GROUND.
 - 2.2. UNOBTSTRUCTED THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE REACH AND BE 48 INCHES MAXIMUM WIDE. THE REACH DEPTH OVER THE OBSTRUCTION, THE LIGHT DOWNWARD REACH DEPTH TO 20 INCHES, AND THE MAXIMUM REACH DEPTH IS 54 INCHES. ABOVE THE MAXIMUM REACH DEPTH BE 48 INCHES MAXIMUM. NO OBSTRUCTION MAY BE CALLED IN THE REACH DEPTH.
3. SIDE REACH:
 - 3.1. UNOBTSTRUCTED THE HIGH POINT REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW POINT REACH SHALL BE 15 INCHES MAXIMUM ABOVE THE F.F. OR GROUND. REACH SHALL BE 15 INCHES MAXIMUM WIDE.
 - 3.2. UNOBTSTRUCTED THE REACH DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES MAXIMUM. THE DEPTH OF THE OBSTRUCTION SHALL BE 15 INCHES MAXIMUM. THE REACH DEPTH SHALL BE 48 INCHES MAXIMUM AND THE REACH DEPTH TO 20 INCHES, AND THE MAXIMUM REACH DEPTH IS 54 INCHES. ABOVE THE MAXIMUM REACH DEPTH BE 48 INCHES MAXIMUM. NO OBSTRUCTION MAY BE CALLED IN THE REACH DEPTH.
4. OPENABLE PARTS:
 - 4.1. OPENABLE PARTS SHALL BE WITHIN REACH THE ACCESSIBLE REACH RANGES.
 - 4.2. SPACE.
 - 4.3. REACHES.
 - 4.4. UNOBTSTRUCTED THE CLEAR FLOOR SPACE SHALL BE 48 INCHES MAXIMUM WIDE. THE REACH DEPTH OVER THE OBSTRUCTION, THE LIGHT DOWNWARD REACH DEPTH TO 20 INCHES, AND THE MAXIMUM REACH DEPTH IS 54 INCHES. ABOVE THE MAXIMUM REACH DEPTH BE 48 INCHES MAXIMUM. NO OBSTRUCTION MAY BE CALLED IN THE REACH DEPTH.

COMMUNICATIONS FEATURES

1. NOTIFICATION: A DOOR BELL SHALL BE PROVIDED THAT INDICATES AN AUDIBLE TONE AND VISUAL SIGNAL WITHIN THE UNIT.
2. IDENTIFICATION: A PEEP HOLE WITH A MINIMUM VIEWABLE ANGLE OF 160 DEGREES & MOUNTED AT 43 INCHES ABOVE F.F. SHALL BE INSTALLED AT UNIT ENTRANCE DOORS.

6 ACCESSIBILITY NOTES

9

APPROVED BY
THE CITY OF PITTSBURGH

Planning Department
 ✓ Zoning Administrator
 Planning Commission
 City Council

And No. AP-18-1347

Reso. No. 318

Date Approved: 8.29.18

Signature: Celina Palmer



LEGEND	
	•
	•
	•
	•
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 2 HOUR RATED WALL

DRAWING REVISION LOG	
CLIENT REVISION APPROVED	5-4-2018
PLANNING SUBMITTAL	5-15-2018
PERMIT SUBMITTAL	7-2-2018

PROJECT NAME: **WOODS GROVE APARTMENTS**

PROJECT LOCATION:

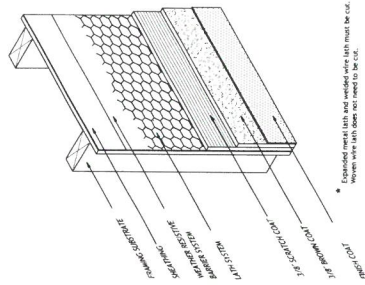
850 EAST LELAND ROAD
PITTSBURG, CA
94565

SHEET TITLE:

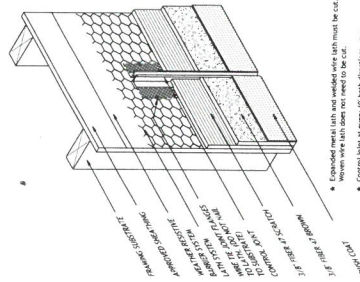
STUCCO DETAILS

SCALE AS NOTED

A5.3

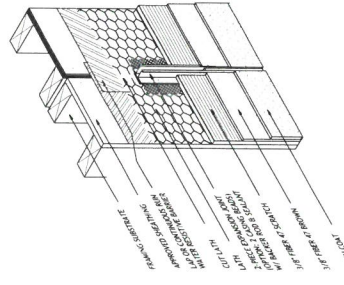


1 THREE-COAT STUCCO WALL FINISH
NO. SCALE

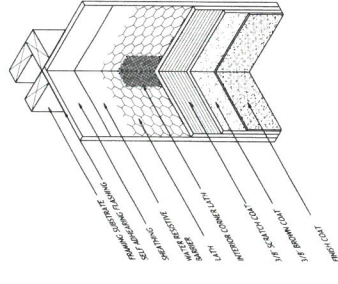


2 CONTROL JOINT

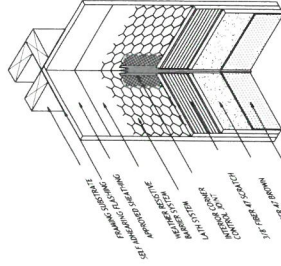
12'-0" MAX BETWEEN JOINTS.
ALL (N)STUCCO, VERTICAL & HORIZONTAL



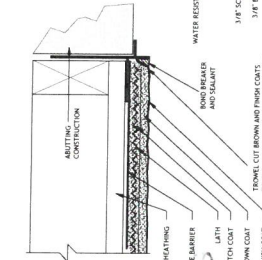
3 EXPANSION JOINT



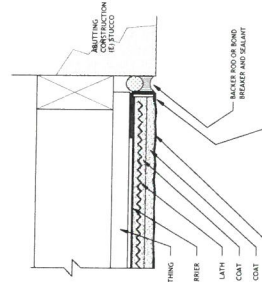
4 INSIDE CORNER WITH LATH



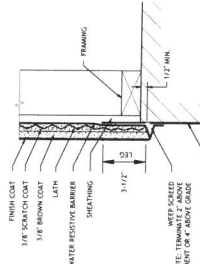
5 INSIDE CONTROL JOINT



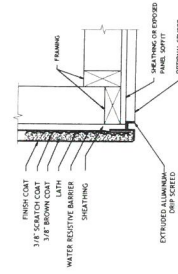
7 TROWEL CUT TERMINATION



8 CASING BEAD TERMINATION



9 TERMINATION AT BASE



10 FASCIA/SOFFIT DRIP & AT RECESSED WDW TOP

APPROVED BY
THE CITY OF PITTSBURGH
WATER

 Planning Department
 ✓ Zoning Administrator
 Planning Commission
 City Council

App. No. AP-18-1347

Reso. No. 318

Date Approved: 8/29/18
Signature: Celina F. Palma



LEGEND

---	(1) WALL TO REMAIN
---	(2) WALL TO BE REMOVED
---	(3) INTERIOR PARTITION
---	(4) 2 HOIST RATED WALL

DRAWING REVISION LOG

CLIENT REVISION APPROVED	5-4-2018
PLANNING SUBMITTAL	5-15-2018
PERMIT SUBMITTAL	7-2-2018

PROJECT NAME:

WOODS GROVE
APARTMENTS

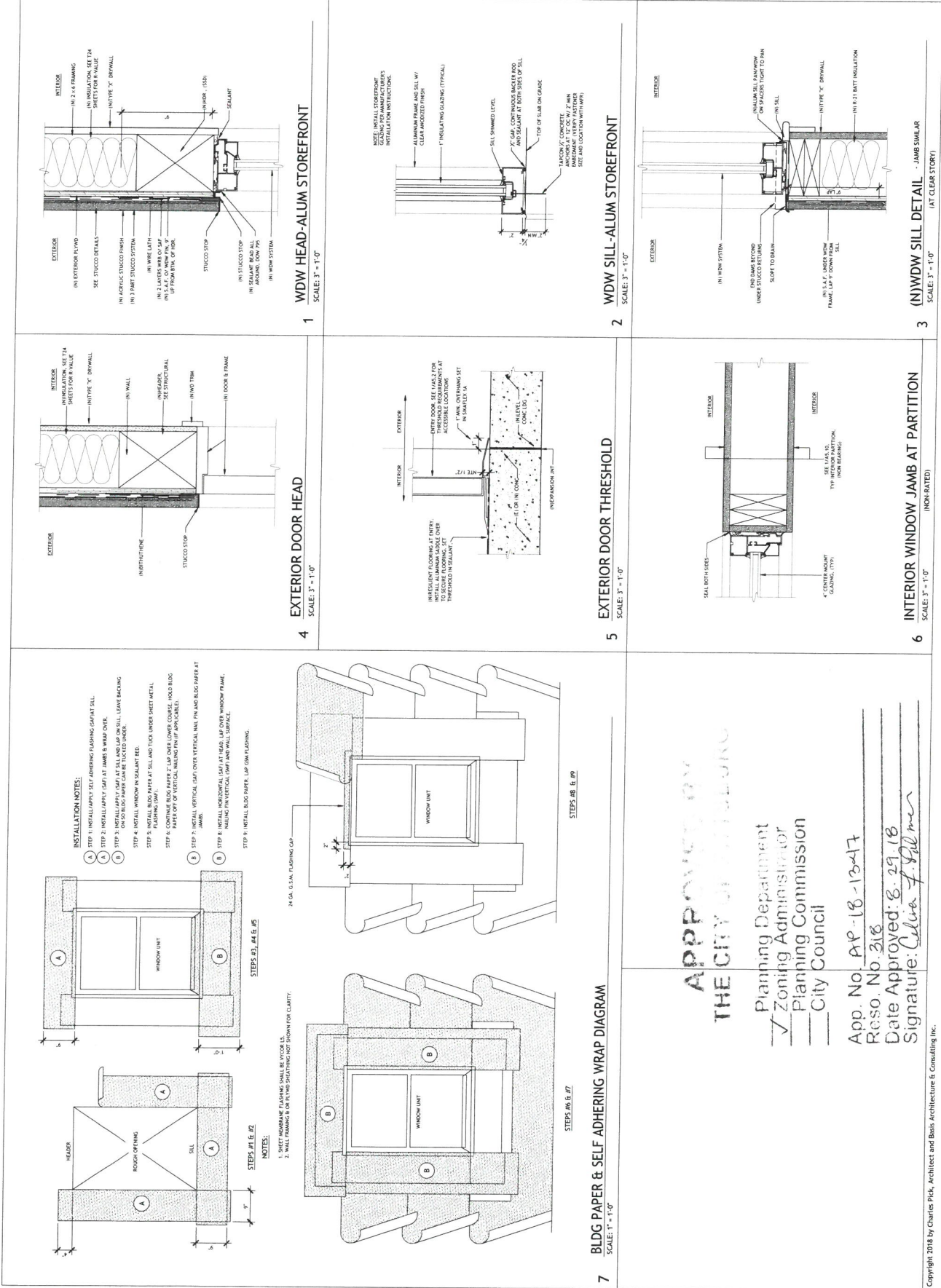
PROJECT LOCATION:

850 EAST LELAND ROAD
PITTSBURG, CA
94565

SHEET TITLE:

DETAILS

A5.4





LEGEND	
•	(1) WALL TO REMAIN
•	(2) WALL TO BE REMOVED
•	(3) INTERIOR PARTITION
•	(4) 2 HOUR RATED WALL

DRAWING REVISION LOG		
CLIENT REVISION APPROVED	5-4-2018	
PLANNING SUBMITTAL	5-15-2018	
PERMIT SUBMITTAL	7-2-2018	

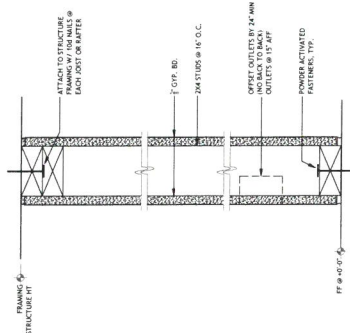
PROJECT NAME: WOODS GROVE APARTMENTS

PROJECT LOCATION:
350 EAST LELAND ROAD
PITTSBURG, CA
94565

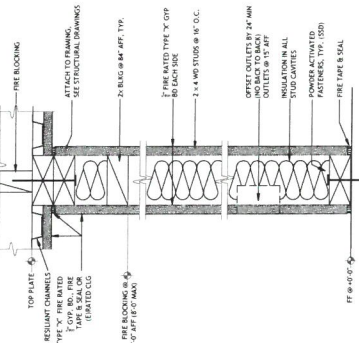
HEET TITLE: _____

DETAILS

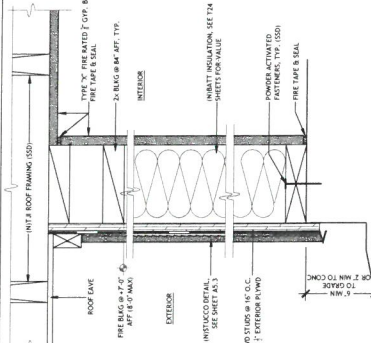
A5.5



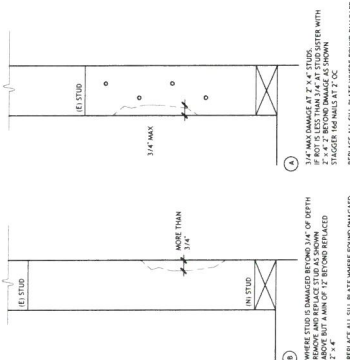
INTERIOR PARTITION WALL
SCALE: 3" = 1'-0" (NON BEARING - NON RATED)



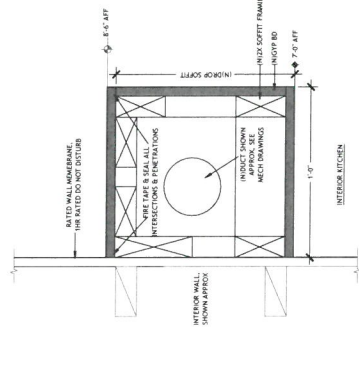
INTERIOR 1 HOUR RATED WALL
SCALE: 3" = 1'-0" (NON BEARING - UJ DESIGN U314)



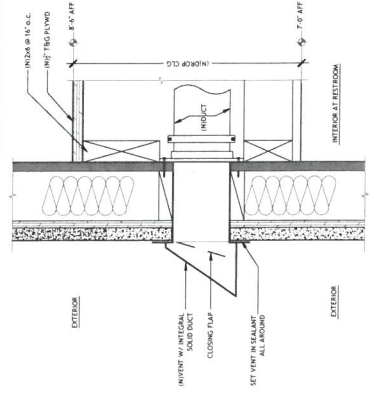
EXTERIOR WALL-INFILL
SCALE: 3" = 1'-0"



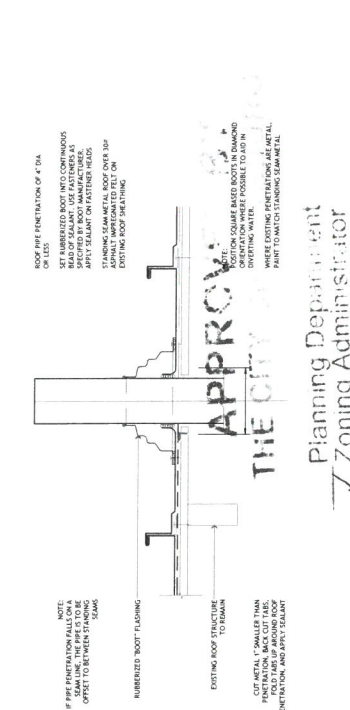
FRAMING REPAIRS (AS NEEDED)



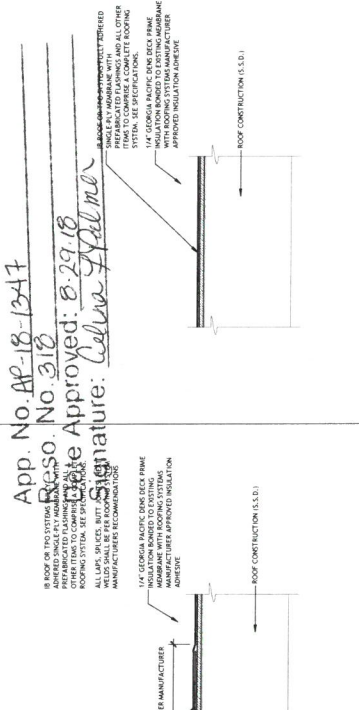
VENT/DROP SOFFIT DETAIL



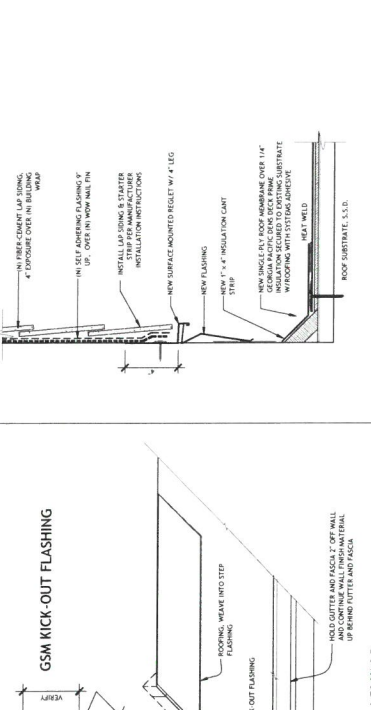
VENT/DROP CLG @ RESTROOM



PIPE PENETRATION DETAIL



0 SINGLE-PLY MEMBRANE ROOF @ TYP SEAM
SCALE: 3" = 1'-0"



1 KICK-OUT FLASHING
SCALE: 3" = 1'-0"



	*
	*
	*
	*
(E) WALL TO REMAIN	
(E) WALL TO BE REMOVED	
(N) INTERIOR PARTITION	
(N) 2 HOUR RATED WALL	

DRAWING REVISION LOG

CLIENT REVISION APPROVED	5-4-2018
PLANNING SUBMITTAL	5-15-2018
PERMIT SUBMITTAL	7-2-2018

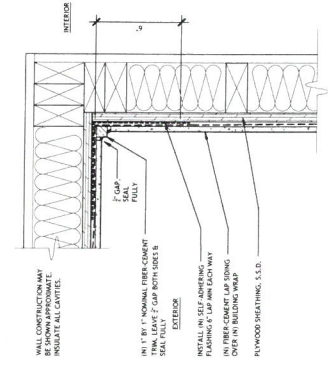
PROJECT NAME: WOODS GROW APARTMENT

PROJECT LOCATION:
850 EAST LELAND ROAD
PITTSBURG, CA
94565

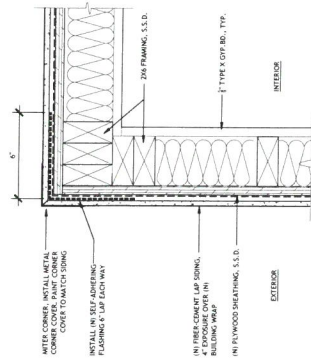
SHEET TITLE:

DETAILS

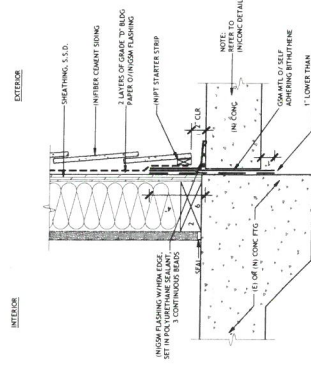
A5.6



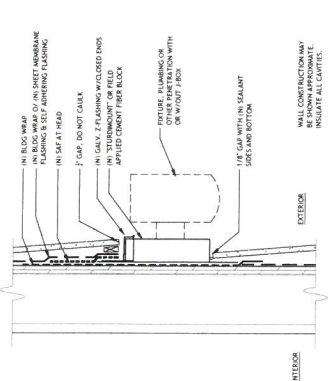
1 LAP SIDING DETAIL AT INSIDE CORNER
SCALE: 3" = 1'-0"



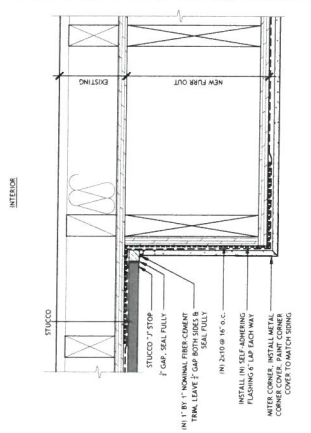
2 **LAP SIDING DETAIL AT OUTSIDE CORNER**
SCALE: 3" = 1'-0"



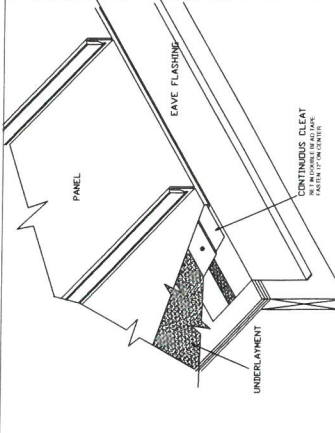
3 (N)FLASHING/CONC DETAILS
SCALE: 3" = 1'-0"
(STUCCO SIMILI AD)



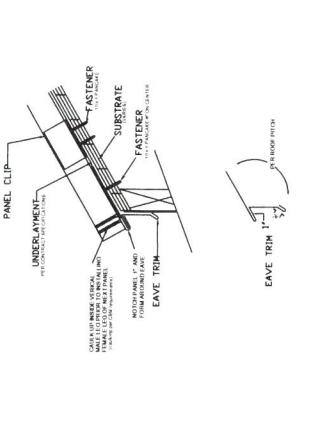
4 FIXTURE MOUNTING AT FIBER CEMENT



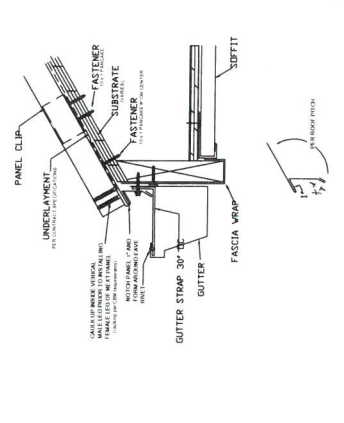
5 FURR OUT -PLAN VIEW



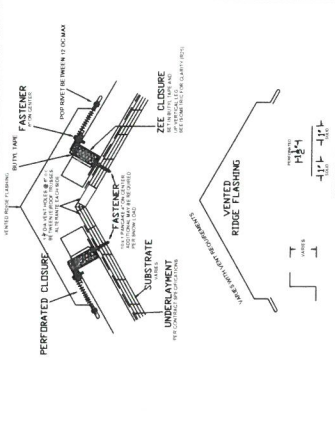
6 EAVE ISOMETRIC W/METAL ROOFING
SCALE: 3" = 1'-0"



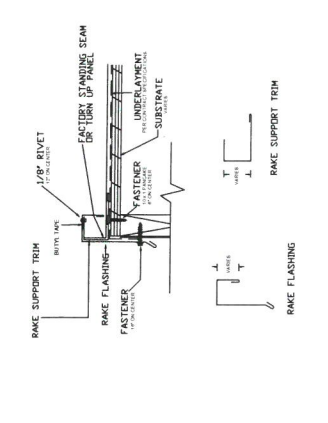
7 EAVE W/METAL ROOFING
SCALE: 3" = 1'-0"



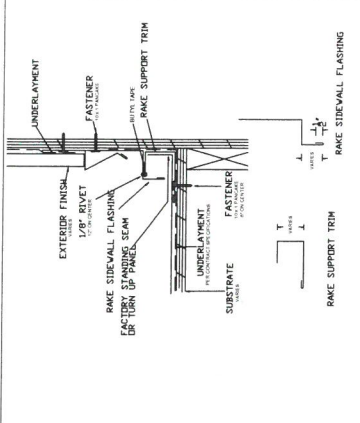
8 EAVE & GUTTER W/METAL ROOFING
SCALE: 3" = 1'-0"



9 VENTED RIDGE W/METAL ROOFING
SCALE: 3" = 1'-0"



10 RAKE W/METAL ROOFING
SCALE: 3" = 1'-0"



11 SIDEWALL W/METAL ROOFING
SCALE: 3" = 1'-0"

APPROVED BY
THE CITY OF PITTSBURGH

	Planning Department
	Zoning Administrator
	Planning Commission
	City Council

App. No. 99-18-1347

Reso. No. 318

DATE APPROVED: 6-29-16
12
Signature: A. L. D. 10/1/16

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LEGEND

—	1" WALL TO EXTERIOR
—	1" WALL TO BE FINISHED
—	1" INTERIOR PARTITION
—	1" 2-FLOOR RATED WALL

DRAWING REVISION LOG

CLIENT REVISION APPROVED	5-4-2018
PLANNING SUBMITTAL	5-15-2018
PERMIT SUBMITTAL	7-2-2018

PROJECT NAME

WOODS GROVE
APARTMENTS

PROJECT LOCATION

850 EAST LELAND ROAD
PITTSBURG, CA
94565

SHEET TITLE

DETAILS

A5.7

10 ROOF EAVE
SCALE: 1 1/2" = 1'-0"

STANDING SEAM METAL ROOF
(STANDING SEAM METAL ROOF)

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

STANDING SEAM METAL ROOF
(STANDING SEAM METAL ROOF)

4 ROOF TO BEAM DETAIL
SCALE: 1 1/2" = 1'-0"

STANDING SEAM METAL ROOF
(STANDING SEAM METAL ROOF)

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

STANDING SEAM METAL ROOF
(STANDING SEAM METAL ROOF)

11 EXTERIOR STOREFRONT HEAD @ ROOF EAVE
SCALE: 1 1/2" = 1'-0"

STANDING SEAM METAL ROOF
(STANDING SEAM METAL ROOF)

8 EAVE/BEAM/BEAM DETAIL
SCALE: 1 1/2" = 1'-0"

STANDING SEAM METAL ROOF
(STANDING SEAM METAL ROOF)

2 ABUTMENT SHEAR WALL DETAIL
SCALE: 1 1/2" = 1'-0"

UL DESIGN U3141 (STC 50 MIN)

3 EXTERIOR WALL FURR OUT
SCALE: 1 1/2" = 1'-0"

UL DESIGN U3141 (STC 50 MIN)

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App No. AP-18-1047
 Reso No. 318
 Date Approved: 8.29.18
 Signature: Celina Palma

NOT USED

9 NOT USED

6 NOT USED

5 NOT USED

APPROVED BY
THE CITY OF PITTSBURGH

Hardiplank® Lap Siding



James Hardie® Siding Products



Consumers love choices.
Hardiplank can be painted
any color they desire.

APPROVED BY
THE CITY OF PITTSBURGH

Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

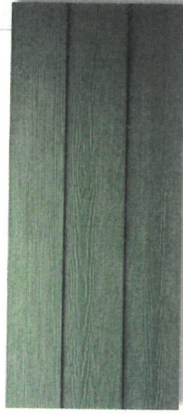
App. No. AP-18-1347

Reso. No. 318

Date Approved: 8-29-18

Signature: Debra J. Palmer

3

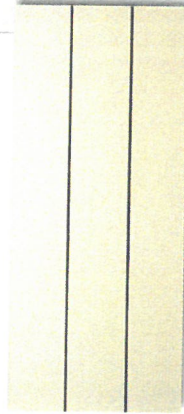


Select Cedarmill®

SPECIFICATIONS

Select Cedarmill® and Smooth

Thickness	5/16"
Weight	2.3 lbs./sq. ft.
Length	12' planks
Widths	5 1/4" (4" exposure)
	6 1/4" (5" exposure)
	7 1/4" (6" exposure)
	8 1/4" (7" exposure)
	9 1/4" (8" exposure)
	12" (10 3/4" exposure)



Smooth

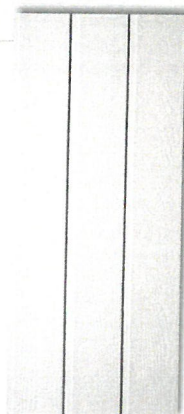
Hardiplank lap siding offers enormous advantages over conventional lap siding, combining strength and durability with the beauty and charm of wood.

- Available in a variety of smooth and natural-wood textures.
- Manufactured with exclusive PrimePlus® sealer and primer, which provides uniform sealer and primer coverage and an excellent paint surface.
- 50-year limited transferable product only warranty.

Beaded Cedarmill® and Beaded Smooth (not shown)

Thickness	5/16"
Weight	2.3 lbs./sq. ft.
Length	12' planks
Width	8 1/4" (7" exposure)

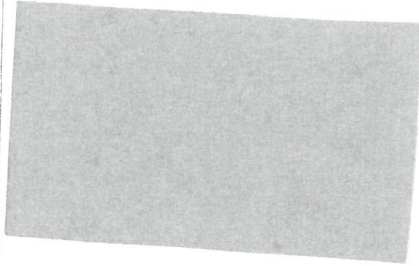
Beaded Cedarmill®



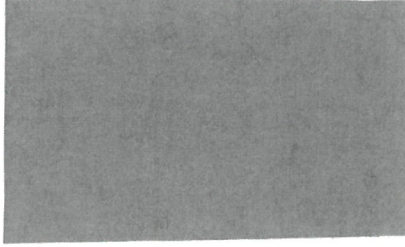
Colonial Roughsawn®

Colonial Roughsawn® and Colonial Smooth® (not shown)

Thickness	5/16"
Weight	2.3 lbs./sq. ft.
Length	12' planks
Width	8" (6 3/4" exposure)



TRIM -COLOR



FASCIA-COLOR

MAIN BODY-STUCCO COLOR

EXTERIOR COLORS

EXTERIOR MATERIALS/FINISHES:

EXISTING EXTERIOR SIDING - STUCCO

PROPOSED TRIM/FURR OUTS - FIBER CEMENT LAP SIDING (JAMES HARDIE OR EQUAL)

SEAMED METAL ROOFING (CUSTOM-BILT METALS OR EQUAL)

DOORS AND WINDOWS ALUMINIUM CLEAR ANODIZED

APPROVED BY
THE CITY OF PINSBURG

____ Planning Department
☒ Zoning Administrator
____ Planning Commission
____ City Council

App. No. AP-18-1347

Reso. No. 318

Date Approved: 8-29-18

Signature: Calvin Palmer

WOODS GROVE APARTMENTS - COMMON BUILDING REMODEL

STANDARD CONDITIONS OF DEVELOPMENT
(Planning Commission Resolution No. 8931)

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

A. Project Site.

1. The applicant shall comply with all regulations and code requirements of the Building Division, Engineering Division, Contra Costa Fire Protection District, the Police Department and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final building and site plans.

2. Developer shall provide written notification to adjacent property owners for any drainage work required to collect or convey storm water runoff, which may or will affect their properties.

3. During construction water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site during any earthmoving and/or construction activities. Nonpotable water shall be used from a source approved by the City Engineer. (Title 15 of PMC)

4. Continuous 6" high Portland Concrete Cement curbing shall be provided between all driveways and landscaped areas as indicated in the City of Pittsburg Standard Details. In addition to above, curbing between length of parking space and landscaped area shall include a 12" wide "Courtesy Curb."

5. CC&R's (Covenants, Conditions and Restrictions) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.

6. Developer shall submit a study addressing on and off-site storm water and sewer system capabilities. If the study indicates that the present system is inadequate, the developer must provide plans and install any additional storm water and sanitary and sanitary sewer facilities including off-site improvements to correct storm water runoff and sanitary sewer demands anticipated for upstream buildout in accordance with the Pittsburg General Plan.
7. Environmental and engineering studies, as directed by the Planning and Building Director, must be complete and on file prior to commencement to plan checking. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.
8. Developer shall underground existing and required on and off-site utilities as specified in Chapter 17 of the Municipal Code or as deemed necessary by the City Engineer.
9. All site development shall comply with title 12 (Streets, Sidewalks and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit.
10. The CC&R's shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

1. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.

2. The applicant shall defend, indemnify and hold harmless the City of Pittsburg, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur: (a) the City bears its own attorneys' fees

and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.

3. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.

4. The applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.

5. This use permit may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the use permit or add/modify conditions approval.

6. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.

7. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburg Municipal Code.

8. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

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

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

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

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

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

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

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

or

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

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