



**CITY OF PITTSBURG
PLANNING COMMISSION AGENDA**

APRIL 28, 2026

**CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA**

**REGULAR MEETING
7:00 PM**

Planning Commission Members

**Donna Smith, Chair
Elissa Robinson, Vice-Chair
Deandra Stokes, Commissioner
Reilly Kent, Commissioner
Jennifer Ingram, Commissioner
Ivelina Popova, Commissioner
Sarah Foster, Commissioner**

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

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

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

This agenda was posted in City Hall on April 24, 2026

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PUBLIC HEARINGS

1. Blue Wave Car Wash Time Extension, AP-26-0016 (EXT); AP-21-1562 (UP, DR, RZ)

This is a request for a three-year time extension of the Use Permit and Design Review approved entitlement for the Blue Wave Car Wash project (AP-21-1562). Blue Wave Car Wash was originally recommended for approval by the Planning Commission to the City Council under Planning Commission Resolution No. 10213. The City Council subsequently adopted Ordinance No. 23-1506 and Resolution No. 23-14236 and 23-14237, approving the project. The Blue Wave Car Wash entitlements were set to expire on February 6, 2026. On January 29, 2026, the applicant filed a request for a three-year time extension. The parcel is located in the CC-O (Community Commercial with a Limited Overlay) Zoning District and is identified as 1160 East Leland Road. Assessor's Parcel No. 088-230-028.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15061(b)(3). Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed request is a Time Extension only for an additional three years for an existing, approved project. There is no possibility that this Time Extension request may have a significant effect on the environment and, therefore, is not subject to CEQA. The underlying automobile washing facility project approvals underwent separate environmental analysis and there have been no proposed revisions or modifications to project since the original approvals (State Clearinghouse Number 2022080293).

ZONING ADMINISTRATOR REPORTS

2. Notice of Intent to Exercise Delegated Design Review Authority

The Zoning Administrator submits three Notices of Intent to Exercise Delegated Design Review Authority

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

GENERAL INFORMATION

Copies of the open session agenda packets, as distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). Full agenda packets are also located on the City's website at www.pittsburgca.gov. If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

SPEAKER'S CARD

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given up to three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

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 residents. 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 Council 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)

DISRUPTIVE CONDUCT

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and electronic devices, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

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**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
April 28, 2026**

ITEM: Blue Wave Car Wash Time Extension, AP-26-0016 (EXT); AP-21-1562 (UP, DR, RZ)

ORIGINATED BY: Isaac Suarez, Project Manager, Cross Development. (Address)

SUBJECT: This is a request for a three-year time extension of the Use Permit and Design Review approved entitlement for the Blue Wave Car Wash project (AP-21-1562). Blue Wave Car Wash was originally recommended for approval by the Planning Commission to the City Council under Planning Commission Resolution No. 10213. The City Council subsequently adopted Ordinance No. 23-1506 and Resolution No. 23-14236 and 23-14237, approving the project. The Blue Wave Car Wash entitlements were set to expire on February 6, 2026. On January 29, 2026, the applicant filed a request for a three-year time extension. The parcel is located in the CC-O (Community Commercial with a Limited Overlay) Zoning District and is identified as 1160 East Leland Road. Assessor's Parcel No. 088-230-028.

RECOMMENDATION: Staff recommends that the Planning Commission adopt a Resolution (Attachment 1) approving Planning Application No. 26-0016, extending Use Permit and Design Review entitlement approvals for a period of three years for the Blue Wave Car Wash project.

BACKGROUND: On December 13, 2022, the Planning Commission adopted Resolution No. 10213, recommending City Council approval of a Rezone, Use Permit, and Design Review application for the Blue Wave Car Wash project. The Blue Wave Car Wash entitlement request included a 1) a Zoning Map Amendment (Rezone) of the 1.36-acre parcel from CC (Community Commercial) to establish a Limited Overlay District (CC-O) to conditionally permit Automobile Washing; 2) a Use Permit to establish an Automobile Washing facility. The Blue Wave Car Wash project proposed construction of one 3,600 square foot self-service car wash with a 100-foot-drive-through vehicle wash tunnel, 26 parking spaces, three 12.5-foot drive-through pay lanes, three drive-through payment stations, 22 vacuum stalls (two Americans with Disabilities Act [ADA] accessible); and paved driveways. Paved surfaces would total 43,971 square feet; and 3) Design Review of architectural and landscape plans to construct a commercial self-service car wash and associated site improvements.

On January 29, 2026, the applicant submitted a written request to the Planning Division seeking a three-year extension of the entitlement approval period. In accordance with Pittsburgh Municipal Code (PMC) Sections 17.16.090 and 18.36.240, as well as the project's Conditions of Approval, such a request, when submitted within the active approval period, permits the reviewing authority to consider an extension. Because the request was submitted prior to the expiration of the approved resolution, the Planning

Commission is authorized to review and act on the extension request. The requested extension is included as Attachment 2 to this Staff Report.

PROJECT DESCRIPTION: The applicant is requesting a three-year extension of the approvals for the Use Permit and Design Review, which would extend the expiration date to February 6, 2029. The extension is requested to allow adequate time to complete final construction documents and obtain the required Building and Grading Permits necessary to begin site development.

No changes to the design, density, or scope of the previously approved project are proposed as part of this request. Furthermore, there have been no changes in local or State regulations that would affect the project entitlements since their original approval in 2023. Project plans remain unchanged and are included as Attachment 3 to this Staff Report.

GENERAL PLAN/CODE COMPLIANCE:

General Plan/Zoning: The General Plan land use designation and zoning classification for the site have not changed since the initial project approval on February 6, 2023.

Property Development Regulations: The City's Property Development Regulations provide site development standards for projects within the City and include, but are not limited to, setbacks, lot coverage, and parking. All Property Development Regulations were complied with at time of original project approval. Additional analysis may be found in the previous Planning Commission Staff Report for this item.

Development Review Design Guidelines: The City's Development Review Design Guidelines (DRDG) provide additional framework for the Design Review of development projects. All DRDG's were complied with or conditioned for compliance at time of original project approval. Additional analysis may be found in the previous Planning Commission Staff Report for this item.

Required Use Permit and Design Review Findings: Findings were previously made for the Blue Wave Car Wash project in accordance with Pittsburg Municipal Code Sections 18.16.040 (Use Permit) and 18.36.220(B) (Design Review). An analysis of how Blue Wave Car Wash complies with the required Findings of the PMC is included in the previous Planning Commission Resolution and Staff Report for this item.

Environmental Analysis: This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15061(b)(3). Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed request is a Time Extension only for an additional three years for an existing, approved project. There is no possibility that this Time Extension

request may have a significant effect on the environment and, therefore, is not subject to CEQA. The underlying automobile washing facility project approvals underwent separate environmental analysis and there have been no proposed revisions or modifications to project since the original approvals (State Clearinghouse Number 2022080293).

Public Notice: On or prior to April 17, 2026, a “Notice of Public Meeting” for April 28, 2026 public meeting on this item was posted at City Hall, was delivered to the Contra Costa County – Pittsburg Branch Library, and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice.

See Attachment 4 for the Public Hearing Notice.

ANALYSIS: The Blue Wave Car Wash development would be accessed off East Leland Road, sharing an existing two-way driveway along the eastern boundary with the adjacent gas station and would also share an existing two-way driveway along the western boundary with the adjacent dialysis center. Cars entering through the northeast driveway would turn right into the access drive, continue along the northern portion of the project site, and turn left along the western portion of the project site to access either the vacuum area or queueing area. Cars entering through the northwest driveway would either turn left into the vacuum stall area or continue to the existing access drive at the southwest portion of the project site, which would lead to the three-lane car wash queueing area. Cars would queue along the southern end of the project site, provide payment at the drive-through stations at southeast corner of the project site, and drive along the east end of the project site before turning into the drive-through vehicle wash tunnel. The on-site circulation patterns are included in the project’s Plan Set, included as Attachment 3 of this Report. Further, this access is codified within Contra Costa County Recorded Document Numbers 2005-0482993, 2008-0084357-00, and 2010-0066990-00.

The project would be developed in accordance with the objective of the Zoning Ordinance, the purposes of the Land Use District in which it is located and is appropriate to the specific location, in that the CC-O Zoning District conditionally permits Automobile Washing. The use would not be detrimental to the health, safety, and general welfare of the City and will not adversely affect the orderly development of property within the City, in that the proposed development is controlled through Conditions of Approval and strictly regulated by the previously adopted Mitigation Monitoring and Reporting Program (MMRP). Compliance with Conditions and the MMRP will ensure orderly development continues within the area, as well as the promotion of health and safety at all points during project construction and future operation. The proposed project further complies with the goals and objectives of the 2040 General Plan by utilizing a site that is currently vacant and, thus, underutilized.

The City’s tax base and other substantial revenue sources within the City would only be increased upon with this development, as there is no revenue source on site presently.

Additionally, the use is consistent with the City's approved funding priorities in that there is no public funding proposed for the development. It will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law as there all utilities and off-site improvement have been established and are in satisfactory condition. The development will not create a nuisance or enforcement problem within the neighborhood, nor will it encourage marginal development within the neighborhood.

The Blue Wave Car Wash project previous approvals conform with good taste, good design and in general would contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high-quality, in that it provides an attractive, modern-looking building within a highly landscaped environment. The project would protect against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, if it complies with all applicable California Building Codes and the adopted Mitigation and Monitoring Reporting Program for the project.

The project would not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; rather, construction of the Automobile Washing facility would heighten the appearance of neighborhood, improve property values, and attract additional investment in the area. The design of the new building would improve the appearance of the site, which is currently vacant. The approved Automobile Washing facility would have a modern and sleek appearance with a variety of materials and colors used on its exterior. New landscaping along the East Leland Road frontage would also enhance the appearance of the site. The Conditions of Approval for the project development ensure compliance with the City-adopted Development Review Design Guidelines.

Time Extension Analysis

The Time Extension request is consistent with the provisions of the PMC, which allows for extensions of entitlement approvals when an application requesting an extension is filed before the expiration of the approved entitlement. In this case, the applicant has filed the time extension request prior to the date of expiration of February 6, 2026. Further, the applicant has identified ongoing supply chain issues and preparation of detailed construction plans as factors necessitating additional time for development of the site. These are typical steps for a project of this scale and are essential for ensuring compliance with all applicable City codes and building standards before construction begins.

Staff finds that there is good cause to grant a three-year extension of the approved Use Permit and Design Review, as the project supports the orderly development of a major commercial corridor and the activation of a long-vacant, commercially zoned site. The project advances infill development consistent with General Plan Policies 2-P-1.2 and 2-P-1.4 by promoting land use compatibility and encouraging reinvestment in underutilized

Planning Commission Staff Report
AP-26-0016 Blue Wave Car Wash Time Extension (EXT)
April 28, 2026

property contiguous with existing development. The approved use has undergone prior environmental review and design analysis, ensuring consistency with all regulatory requirements and applicable standards.

ACTION REQUIRED:

Move to adopt a Resolution approving a three-year time extension of Use Permit and Design Review entitlements for the Blue Wave Car Wash Project, Planning Application No. 26-0016 (EXT).

ATTACHMENTS:

1. Proposed Resolution
2. Request for Entitlement Extension from Applicant Dated January 29, 2026
3. Project Plans
4. Notice of Public Hearing/Vicinity Map

Prepared by: Kelsey Gunter, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Extending the Use Permit and Design Review,)
Term of Entitlement Approval by Three Years)
For the Blue Wave Car Wash Development)
Project, AP-26-0016 (EXT).)

RESOLUTION NO.

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On April 2, 2021, Daniel A. Moradel with CEI Engineering Associates, Inc., filed Planning Application No. 21-1562, requesting approval of 1) Zoning Map Amendment from CC (Community Commercial) to establish a Limited Overlay District (CC-O) to conditionally permit Automobile Washing, 2) a Use Permit to establish an automatic Automobile Washing facility, and 3) a Design Review application to construct one 3,600 square foot commercial, self-service car wash building. The project site is located at 1160 E. Leland Road, Assessor’s Parcel Number (APN): 088-230-028.
- B. On December 13, 2026, the Planning Commission held a public hearing on Planning Application No. 21-1562, and adopted Resolution No. 10213, providing a recommendation of approval to the City Council for the proposed Use Permit and Design Review approval for the development.
- C. Standard Condition of Approval “E” of Planning Commission Resolution No. 10213 allowed the applicant three years from the date of the project’s public hearing to obtain a Building or Grading Permit for the project, or to submit a written request to the Planning Division for an extension of approval.
- D. On January 29, 2026, Isaac Suarez, project manager with Cross Development, submitted a written request to the Planning Division seeking a three-year extension of the entitlement approval period, as authorized by Planning Commission Resolution 10213. In accordance with Pittsburg Municipal Code (PMC) Sections 17.16.090 and 18.36.240, as well as the project’s Conditions of Approval, such a request, when submitted within the active approval period, permits the reviewing authority to consider an extension. The request was submitted prior to expiration of the resolution, thereby allowing the Planning Commission to consider the request.
- E. The proposed project is governed by the applicable goals and policies of the Pittsburg General Plan and the PMC.
- F. The General Plan land use designation and zoning classification for the site have not changed since the initial City Council project approval on February 6, 2023.

- G. On April 28, 2026, the Planning Commission considered the request to approve Planning Application No. 26-0016, extending the entitlement approval for a period of three-years for the Blue Wave Car Wash Development Project, subject to conditions.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, “Blue Wave Car Wash Time Extension, AP-26-0016 (EXT); AP-21-1562 (UP, DR, RZ)” dated April 28, 2026, and based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue, and based on evidence presented to the Planning Commission on April 28, 2026, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. Since the adoption of Planning Commission Resolution No.10213, on December 13, 2022, there have been no General Plan or Zoning Ordinance amendments related to the affected property.
 3. Since the adoption of City Council Ordinance No. 23-1506, and Resolution No. 23-14236 and 23-14237 on February 6, 2023, there have been no General Plan or Zoning Ordinance amendments related to the affected property.
 4. The Notice of Determination (NOD) for the project was prepared in compliance with the California Environmental Quality Act Guidelines Section 15075, and there have been no changes to the project or with respect to the circumstances under which the project is being undertaken which require revisions to the environmental review.
 5. The approved Blue Wave Car Wash development project has not changed since the original project approval on February 6, 2023.
 6. The request for extension of the project review approval was filed within the effective period of approval, in compliance with the requirements of PMC Sections 18.36.240, 17.16.090, and the project’s Conditions of Approval.
 7. There is good cause to grant a three-year extension of the approved Use Permit and Design Review, as the project supports the orderly development of a major commercial corridor and the activation of a long-vacant, commercially zoned site. The project advances infill development consistent with General Plan Policies 2-P-1.2 and 2-P-1.4 by promoting

land use compatibility and encouraging reinvestment in underutilized property contiguous with existing development. The approved use has undergone prior environmental review and design analysis, ensuring consistency with all regulatory requirements and applicable standards.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves AP-26-0016, extending the term of Use Permit and Design Review approval for Planning Application No. 21-1562 by three years, subject to all of the original Conditions of Approval within Resolution No. 10213, with the exception of Standard Condition of Approval "E," which is replaced by the following:

- E. Expiration of Approval: Use Permit and Design Review approval will expire on February 6, 2029, unless a Building Permit or Grading Permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of Building or Grading Permit issuance unless work is commenced and diligently pursued prior to the expiration of the Building or Grading Permit. The term of the Use Permit approval shall be co-terminus with the Design Review approval for this project.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 28th day of April 2026, 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. _____ was adopted by the Planning Commission of the City of Pittsburg on April 28, 2026.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION



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bluewaveexpress.com

Stratton Poland
Executive Vice President
2175 Francisco Blvd E, Ste.G
San Rafael, CA 94901

January 29, 2026

Subject: Request for Extension of Entitlements of Bluewave Car Wash (AP-21-1561)

Dear Planning Director and Planning Department Staff,

On behalf of the project ownership team, we respectfully submit this request for an extension of the approved entitlements for the above-referenced BlueWave express car wash project. Since entitlement approval, the project team has proceeded diligently and in good faith toward securing building permits and advancing the project to construction. However, several factors outside of our direct control have contributed to delays in permit issuance and overall project progression.

Specifically, the project has required additional time for detailed site functionality analysis and value engineering to ensure long-term operational viability while maintaining compliance with City standards and conditions of approval. Further, the project has undergone extended review and coordination with PG&E related to utility service requirements and infrastructure considerations, which has impacted the timing of permit readiness.

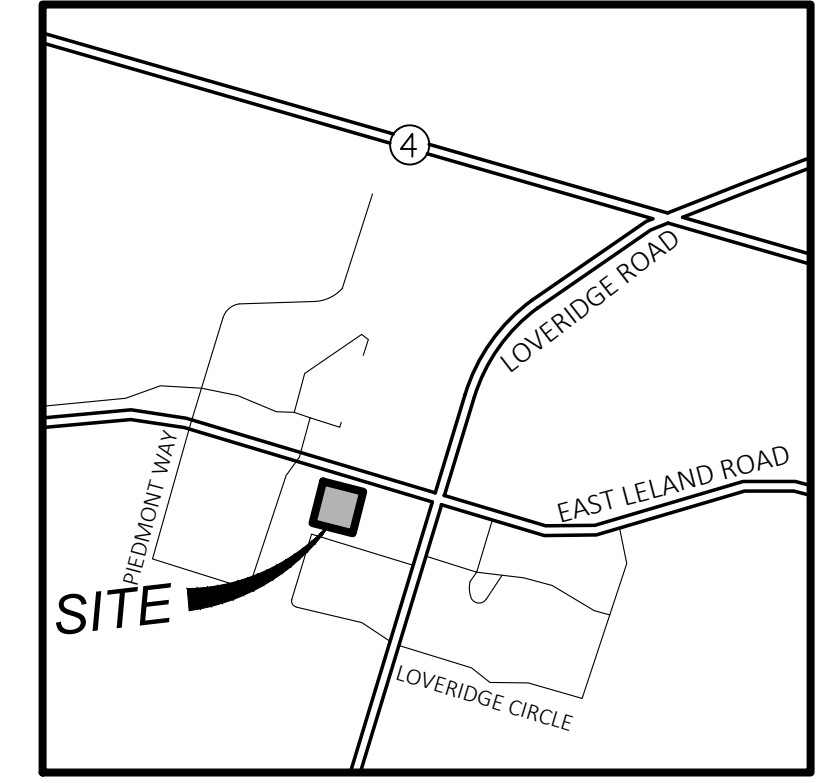
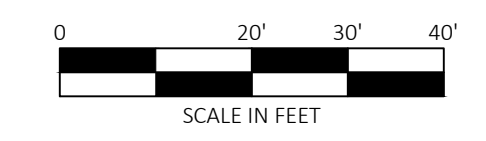
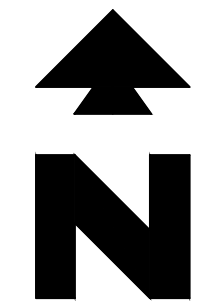
In addition, the project team has worked collaboratively with adjacent property owners to address site access, boundary conditions, and operational interface considerations. These efforts required design revisions and supplemental review to ensure compatibility with neighboring uses and to mitigate potential off-site impacts. This coordination was undertaken proactively and in the interest of producing a well-vetted, context-sensitive project consistent with the City's planning objectives.

Despite these delays, the applicant remains fully committed to developing the project as approved and in conformance with all applicable conditions, codes, and regulations. Accordingly, we respectfully request approval of an extension of the project entitlements for the maximum duration permitted under the Planning Department's discretionary authority. Granting this extension will allow the project to proceed in an orderly manner and will avoid unnecessary re-entitlement of a project that has already been reviewed and approved by the City. We value our ongoing partnership with the City of Pittsburg and look forward to delivering a high-quality project that contributes positively to the community.

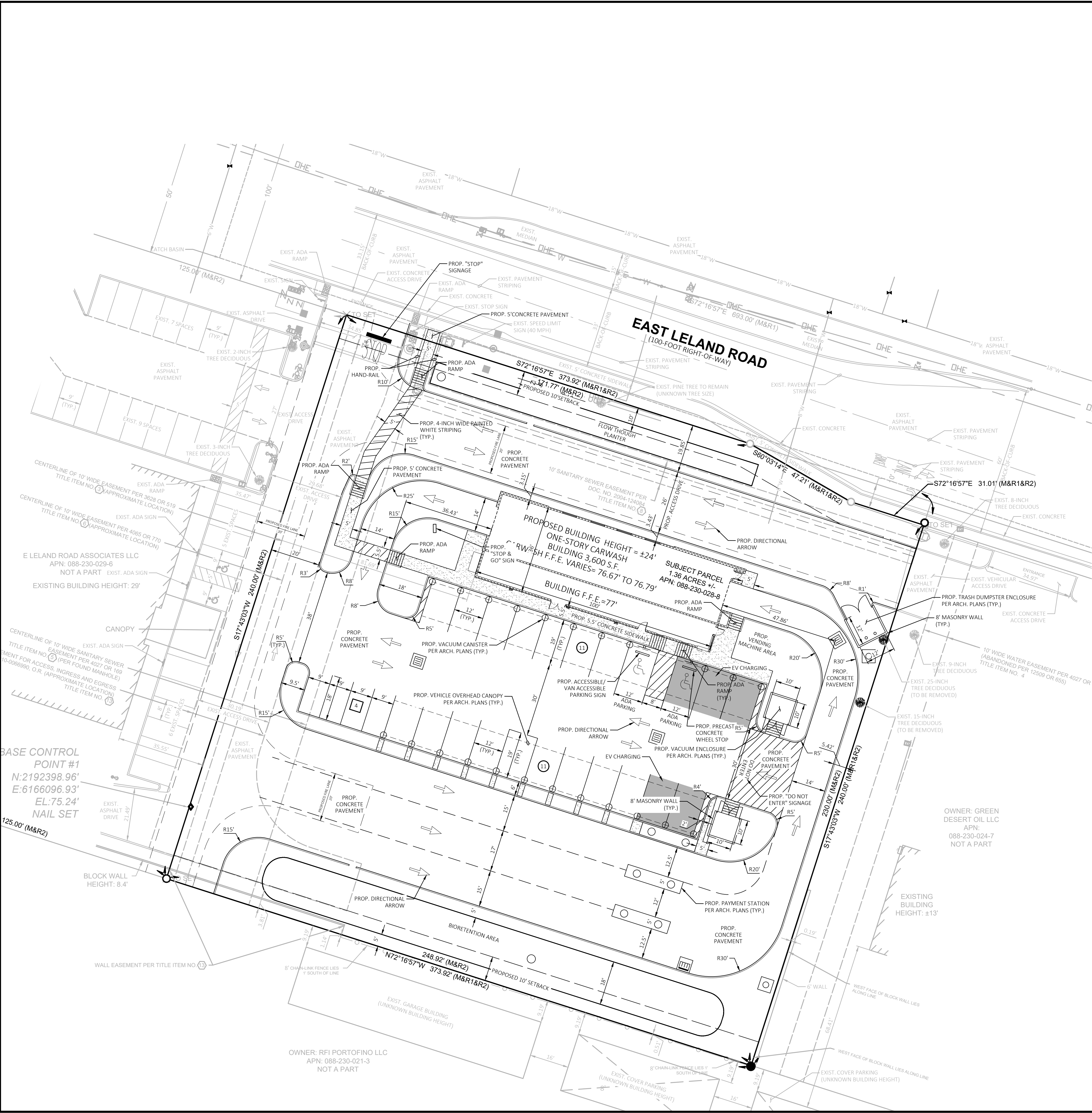
Sincerely,

A handwritten signature in cursive script that reads "Stratton Poland".

Stratton Poland



VICINITY MAP
NOT TO SCALE



EXISTING LEGEND

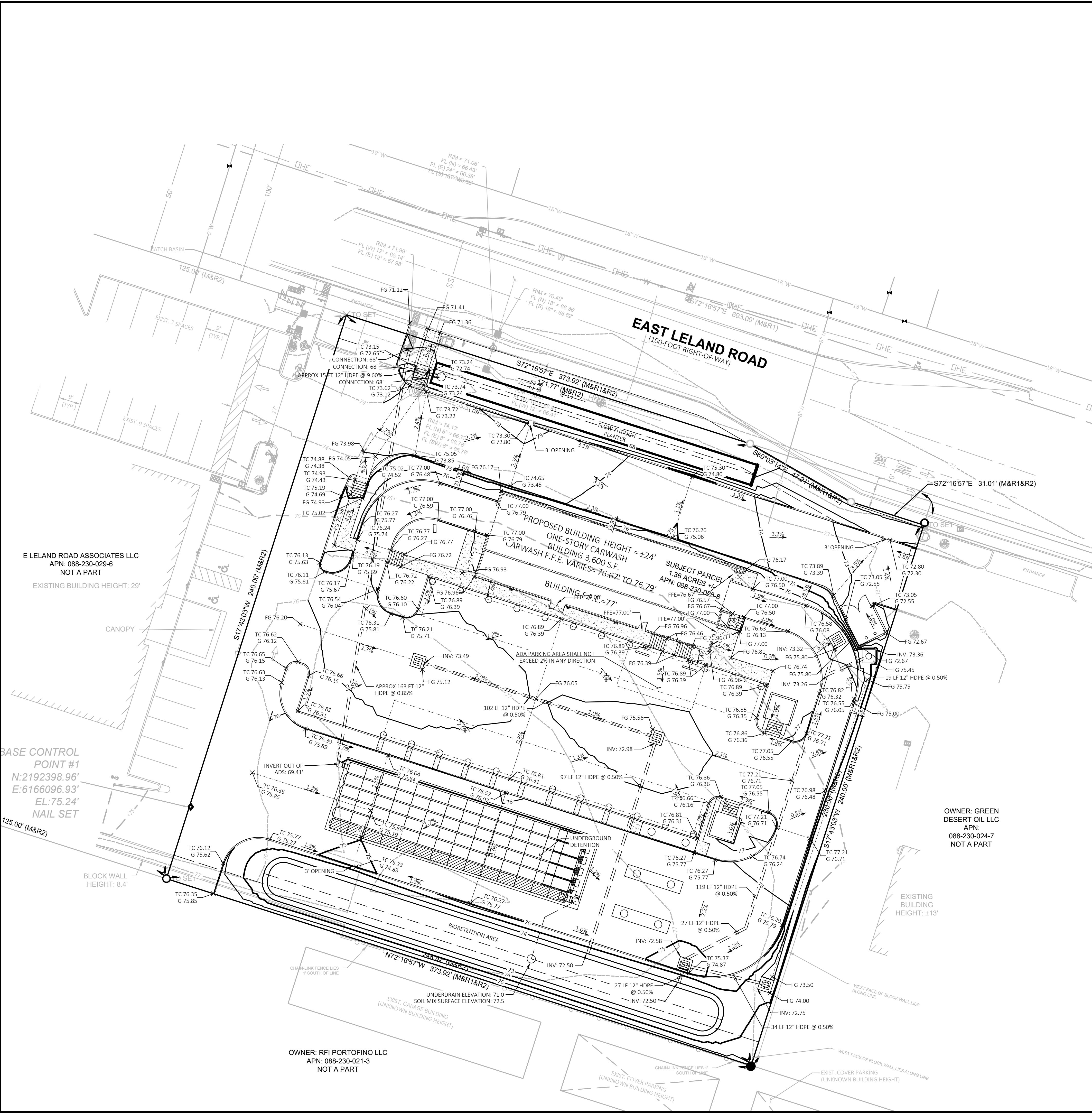
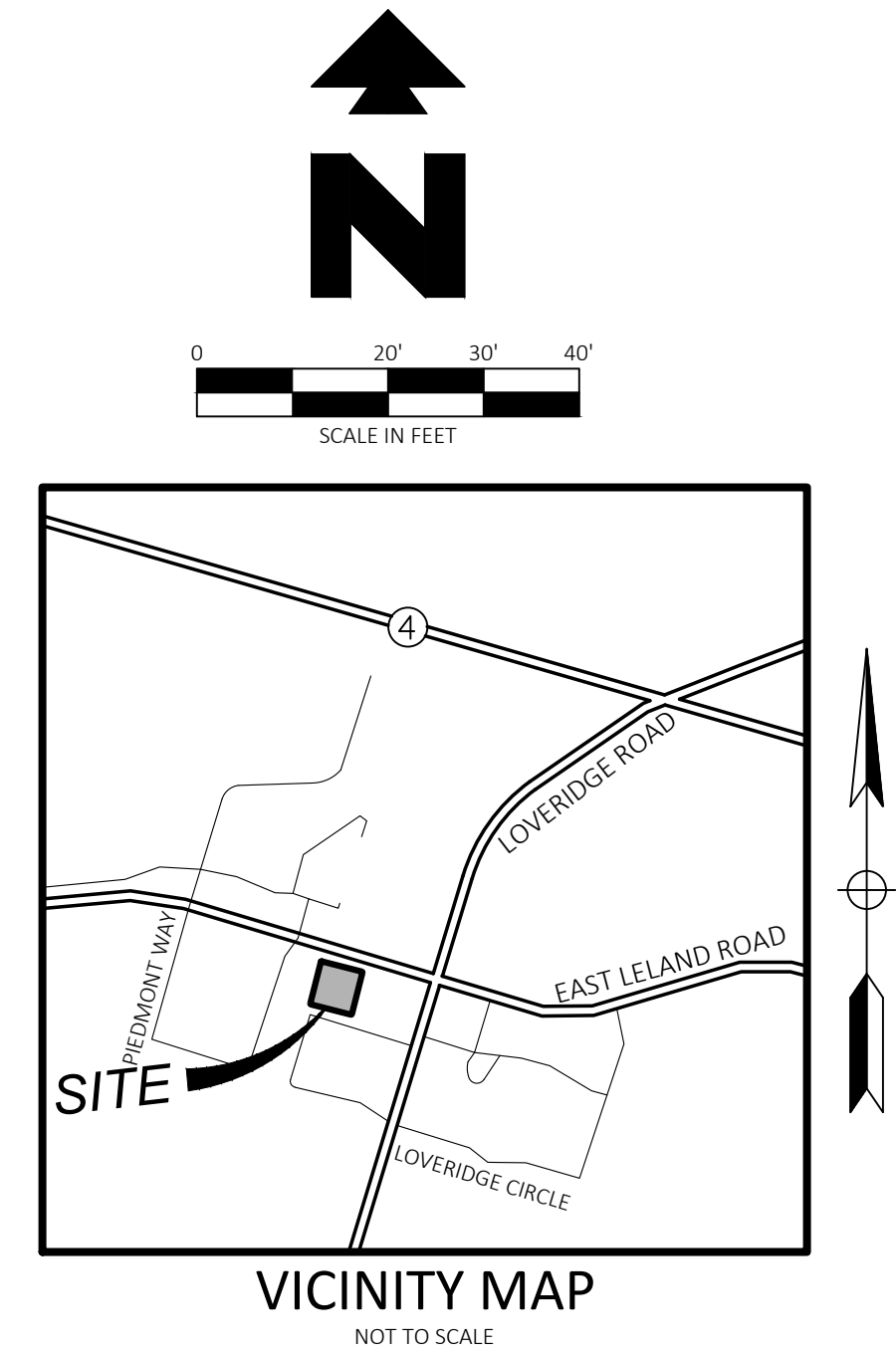
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| N | CONTROL-IRON PIPE | ↑ | STRIPING - ARROW STRAIGHT |
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| ○ | DOME | ⊠ | TELEPHONE - VAULT |
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| ⊠ | ELECTRIC - VAULT | ⊠ | UNKNOWN - BOX |
| ⊠ | FIRE DEPARTMENT CONNECTION | ⊠ | WATER - BOX |
| ⊠ | FIRE HYDRANT | ⊠ | WATER - METER |
| ⊠ | IRON PIPE FOUND | ⊠ | WATER - VALVE |
| ⊠ | IRON PIPE SET | — | ROAD CENTERLINE |
| ⊠ | IRRIGATION CONTROL VALVE | — | CHAIN LINK FENCE |
| ⊠ | LIGHT POLE | — | TELEPHONE LINE - UNDERGROUND |
| ⊠ | LIGHT POLE - 2 LIGHTS | — | UGT |
| ⊠ | POWER - POLE | — | DHE |
| ⊠ | ROOF DRAIN | — | UGE |
| ⊠ | SANITARY SEWER - MANHOLE | — | W |
| ⊠ | SIGN | — | SS |
| ⊠ | SIGN - STOP | — | ELECTRIC LINE - UNDERGROUND |
| ⊠ | STORM DRAIN - GRATE | — | WATER LINE - UNDERGROUND |
| ⊠ | STORM DRAIN - MANHOLE | — | SEWER LINE - UNDERGROUND |
| ⊠ | STRIPING - ARROW RIGHT | — | STORM LINE - UNDERGROUND |
| | | — | PROPERTY BOUNDARY LINE |
| | | — | BUILDING OUTLINE |
| | | — | ADJACENT PROPERTY LINE |
| | | — | EXISTING EASEMENT LINE |

PROPOSED LEGEND

- | | |
|---|---|
| — | PROPERTY LINE/RIGHT OF WAY LINE |
| — | CONCRETE CURB AND GUTTER. SEE DETAIL 018. |
| — | LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS) |
| — | EV CHARGING |

SITE DATA	
SITE AREA	1.36 ACRES (59,242 ±SF)
BUILDING AREA	3,600 SF
PARKING REQUIRED	1/200 = 22 SPACES
PARKING PROVIDED	26 SPACES
# OF VACUUM STALLS	20 CUSTOMER, 2 ADA
# OF EMPLOYEE PARKING	4 EMPLOYEE PARKING
# OF PAY STATIONS	3 PAY STATIONS
LANDSCAPE PERCENTAGE	±27%
LOT COVERAGE	6.3%

DRAWING LOCATION: P:\31000\31890\DRAWINGS\DESIGN\TITLEMENT PHASE1.DWG - SAVED BY: EMARTINEZ



EXISTING LEGEND

<ul style="list-style-type: none"> BACKFLOW PREVENTOR CONTROL - IRON PIPE CONTROL - NAIL SET DOME ELECTRIC - BOX ELECTRIC - RISER ELECTRIC - VAULT FIRE DEPARTMENT CONNECTION FIRE HYDRANT IRON PIPE FOUND IRON PIPE SET IRRIGATION CONTROL VALVE LIGHT POLE LIGHT POLE - 2 LIGHTS POWER - POLE ROOF DRAIN SANITARY SEWER - MANHOLE SIGN SIGN - STOP STORM DRAIN - GRATE STORM DRAIN - MANHOLE STRIPING - ARROW RIGHT 	<ul style="list-style-type: none"> STRIPING - ARROW STRAIGHT TELEPHONE - BOX TELEPHONE - VAULT TRAFFIC SIGNAL - BOX TREE - DECIDUOUS UNKNOWN - BOX WATER - BOX WATER - METER WATER - VALVE 	<ul style="list-style-type: none"> ROAD CENTERLINE CHAIN LINK FENCE TELEPHONE LINE - UNDERGROUND ELECTRIC LINE - OVERHEAD ELECTRIC LINE - UNDERGROUND WATER LINE - UNDERGROUND SEWER LINE - UNDERGROUND STORM LINE - UNDERGROUND PROPERTY BOUNDARY LINE BUILDING OUTLINE ADJACENT PROPERTY LINE EXISTING EASEMENT LINE
---	---	--

PROPOSED LEGEND

<ul style="list-style-type: none"> PROPERTY LINE/RIGHT OF WAY LINE CONTOUR ELEVATIONS GRADE BREAK FLOWLINE STORM DRAIN GRATE INLET AREA INLET COMBINATION INLET 	<ul style="list-style-type: none"> SPOT ELEVATIONS: TC = TOP OF CURB G = GUTTER FFE = FINISH FLOOR ELEVATION FG = FINISH GRADE
---	---

E LELAND ROAD ASSOCIATES LLC
APN: 088-230-029-6
NOT A PART
EXISTING BUILDING HEIGHT: 29'

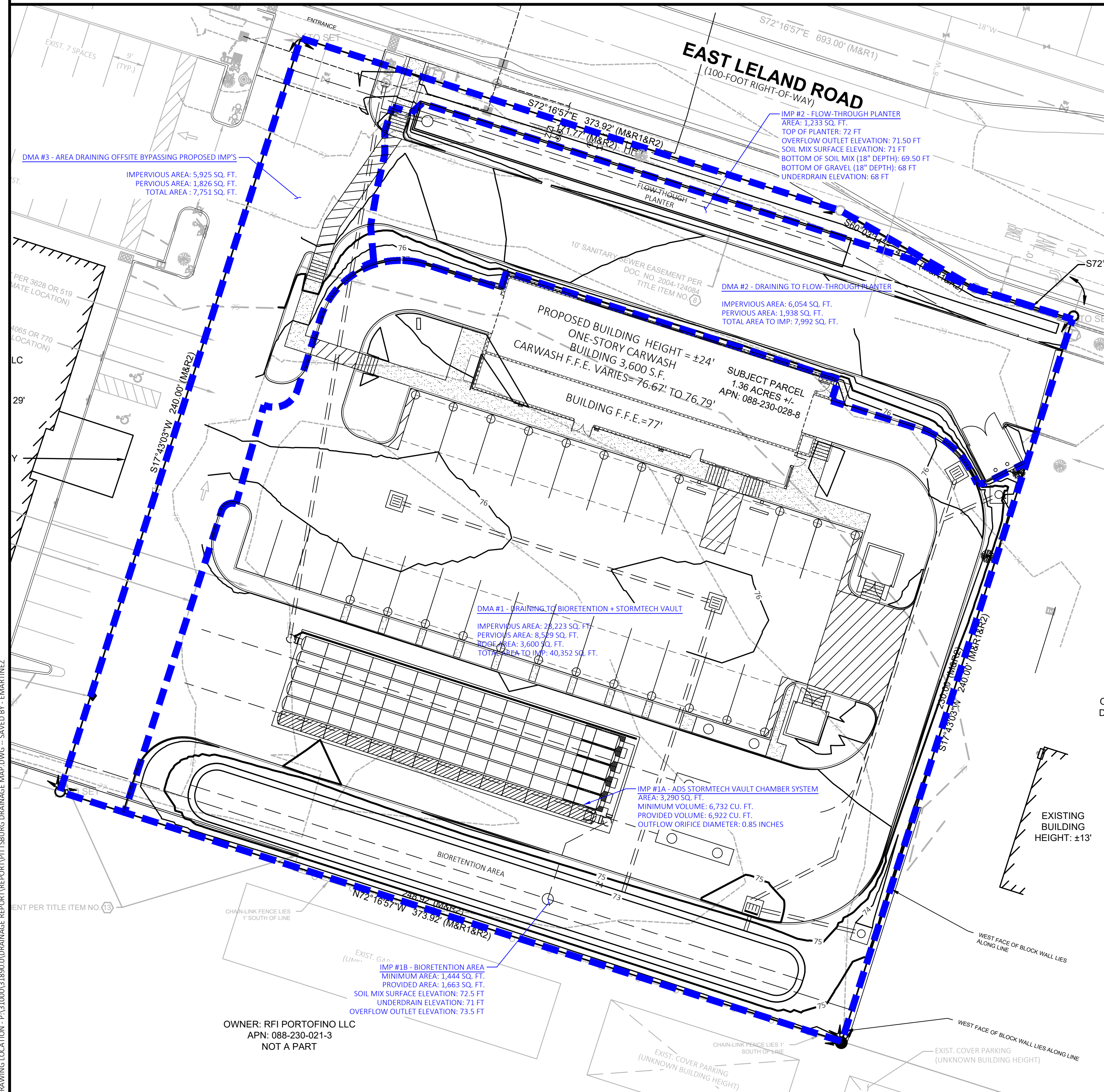
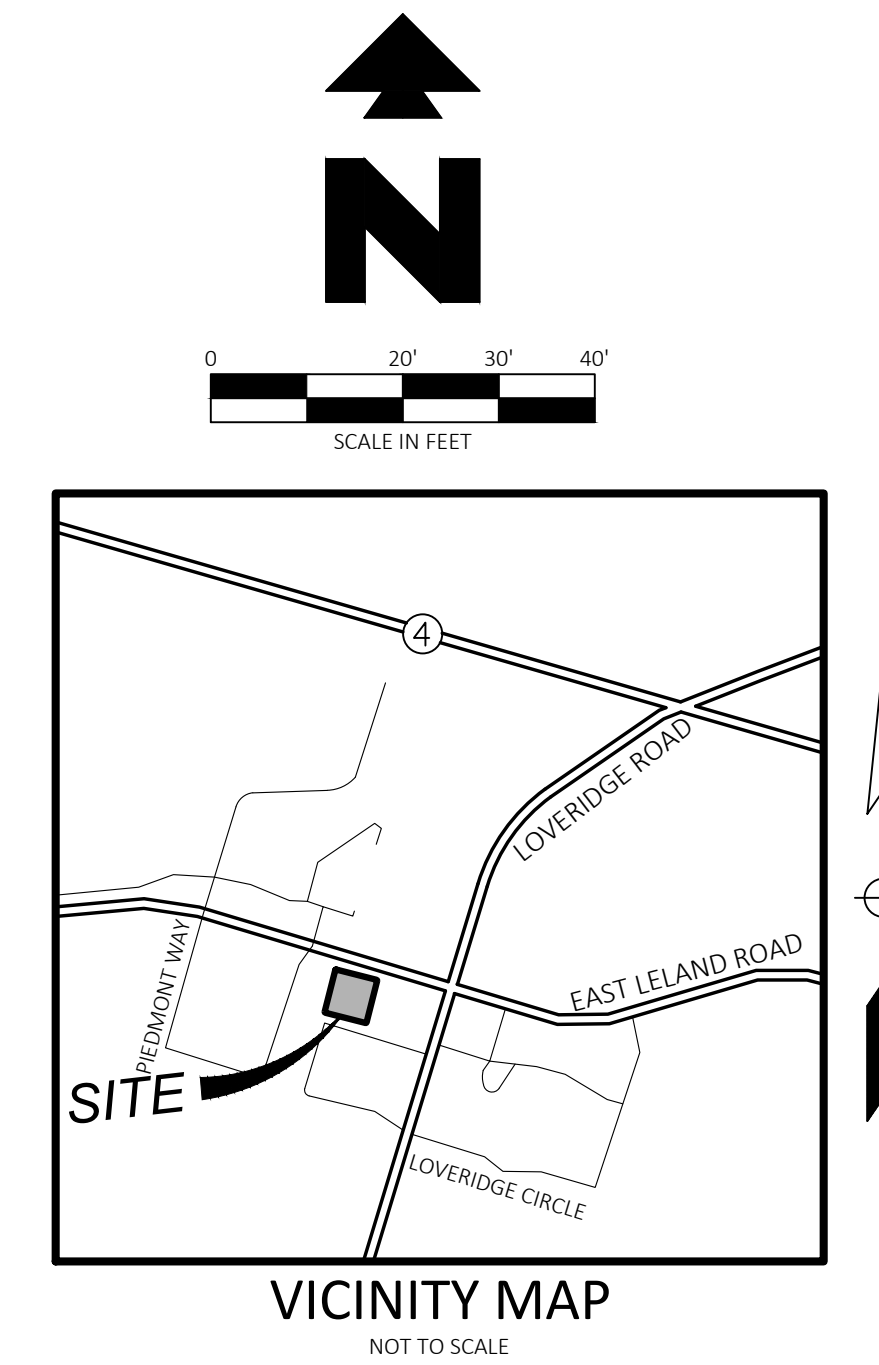
BASE CONTROL POINT #1
N: 2192398.96'
E: 6166096.93'
EL: 75.24'
NAIL SET

OWNER: GREEN
DESERT OIL LLC
APN:
088-230-024-7
NOT A PART

OWNER: RFI PORTOFINO LLC
APN: 088-230-021-3
NOT A PART

DRAWING LOCATION: P:\31890\31890\DRAWINGS\DESIGN\ENTITLEMENT PHASE1\WORKING\31890.GPJ (ENTITLEMENT PHASE) DWG - SAVED BY: EBARRINEZ

THE ENTIRE SITE OF INTEREST HAS A TOTAL AREA OF APPROXIMATELY 59,200 SQ.FT. IT HAS BEEN DIVIDED INTO THREE STORMWATER DRAINAGE AREAS. EACH AREA DRAINS OUT OF THE SITE THROUGH DIFFERENT METHODS. STORMWATER FROM DMA #1 WILL BE COLLECTED AT THE SOUTH END OF THE SITE AND POOL AT A BIORETENTION AREA THAT WILL SERVE TO PRETREAT THE WATER WITH ENGINEERED SOIL. WATER WILL THEN FLOW OUT OF THE BIORETENTION AREA INTO AN UNDERGROUND ADS STORMTECH VAULT. THE VAULT WILL OUTFALL INTO A PROPOSED 12" STORM SEWER PIPE WHICH WILL CONNECT TO AN EXISTING STORM SEWER MANHOLE IN THE NORTHWESTERN PORTION OF THE PROPERTY. THIS WILL ALLOW THE WATER TO FLOW OUT OF THE VAULT AT A RATE OF 0.03 CFS. DMA #2 DRAINS TO WATER THROUGH A PROPOSED PLANTER LOCATED ON THE NORTH END OF THE SITE. STORMWATER COLLECTED IN THE PLANTER WILL BE PRETREATED WITH ENGINEERING SOIL BEFORE FLOWING OUT THROUGH A PROPOSED 12" STORM HDPE AND INTO THE EXISTING STORM SEWER MANHOLE AT A RATE OF 0.01 CFS. DMA #3 (SELF -TREATING AREA) IS PRIMARILY THE EXISTING DRIVEWAY THAT WILL CONTINUE TO DRAIN TO THE EXISTING GRATE INLET CHANNEL IN THE EXISTING DRIVEWAY.



Contra Costa IMP Calculator Summary Report

Page 1 of 1

Project Name: BlueWave Carwash
Project Type: Treatment and Flow Control
Location: Pittsburg
APN:
Drainage Area: 59200 sf
Mean Annual Precipitation: 14 in

I. Self-Treating Areas

DMA Name	Area (sq ft)
On-Site flows bypassing proposed IMP's	7751

IV. Areas Draining to IMPs

IMP Name: Stormtech (Soil Type: C)
IMP Type: Bioretention + Vault
Soil Type: C

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
					Factor	IMP Sizing Factor	Rain Adjust-ment Factor	Proposed Area or Volume
Impervious to Stormtech	28,223	Concrete or Asphalt	1.00	28,223				
Pervious to Stormtech	8,529	Landscape	0.50	4,265				
Roof to Stormtech	3,600	Conventional Roof	1.00	3,600				
Total	36,088				Area	Volume	Minimum Area or Volume	Proposed Area or Volume
					0.040	1,000	1,444	1,663
					0.152	1,227	6,732	6,922
							Maximum Underdrain Flow (cfs)	Orifice Diameter (in)
							0.03	0.85

IMP Name: Flow-Through Planter (Soil Type: C)
IMP Type: Flow-Through Planter
Soil Type: C

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
					Factor	IMP Sizing Factor	Rain Adjust-ment Factor	Proposed Area or Volume
Impervious to Flow-Through	6,054	Concrete or Asphalt	1.00	6,054				
Pervious to Flow-Through	1,938	Landscape	0.50	969				
Total	7,023				Area	Volume	Minimum Area or Volume	Proposed Area or Volume
					0.060	1,227	517	1,233
					0.050	1,227	431	617
					0.068	1,227	568	740
							Maximum Underdrain Flow (cfs)	Orifice Diameter (in)
							0.01	0.49

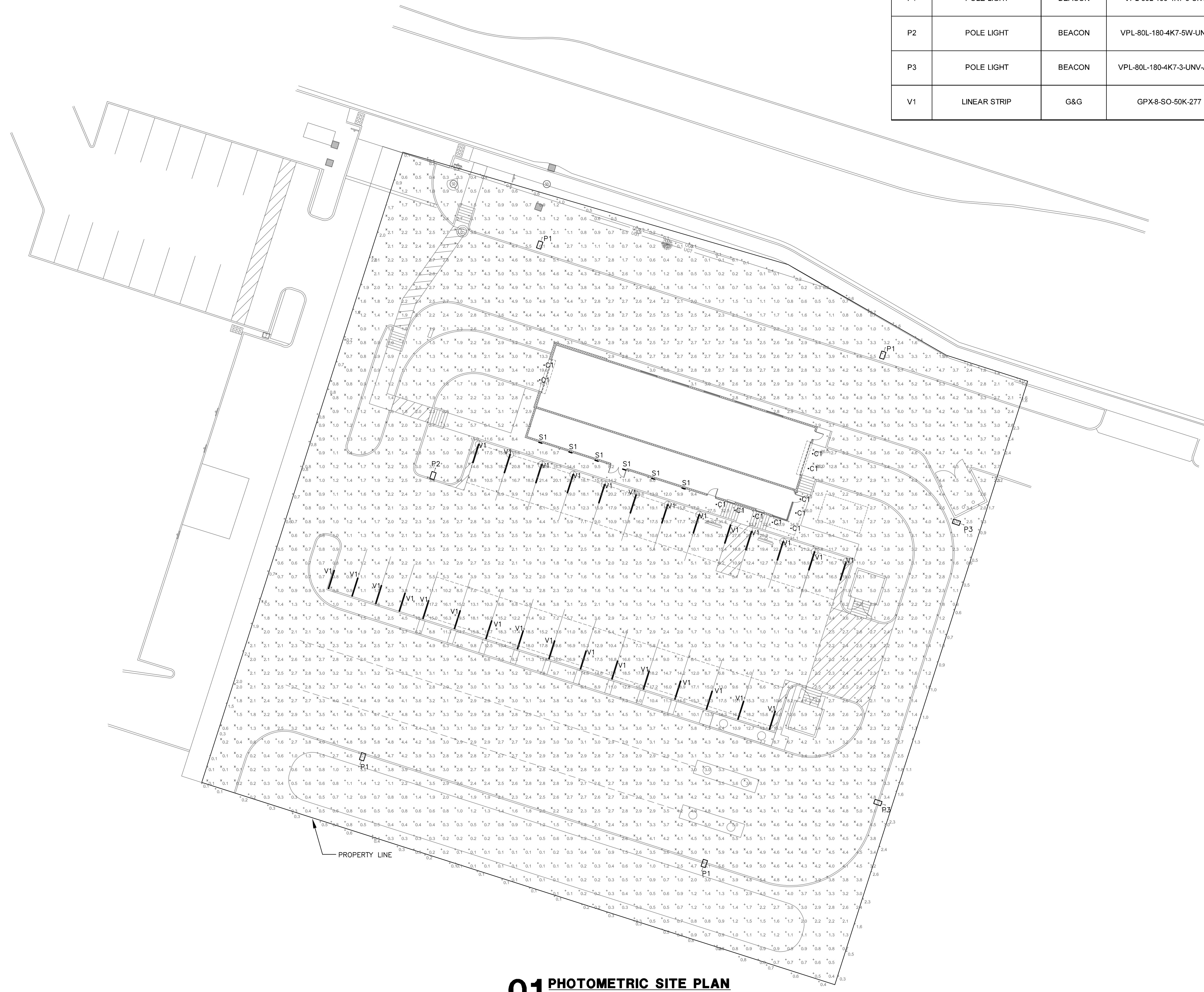
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1/5/2022

CALCULATION SUMMARY				
CALCULATION ZONE	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN
CANOPY	30.0	34.5	19.9	1.7:1
PROPERTY LINE	0.9	2.6	0.1	26.0:1
DRIVEWAYS	3.2	19.6	0.1	196.0:1
VACUUM AREA	7.9	31.4	0.8	39.3:1

ALL LEVELS ARE IN FOOTCANDLES

EXTERIOR LIGHT FIXTURE SCHEDULE									
FIXT. TAG	DESCRIPTION	MANUFACT.	CATALOG NUMBER	LAMP	VOLTAGE	WATTS	MOUNTING	LUMEN OUTPUT	
C1	EXTERIOR SCNCE	BROWNLEE	7704-BZ-B12LED-40K-ES-T	LED	UNV	12	SURFACE MOUNTED @ 11'-6"	1,400	
D1	RECESSED DOWNLIGHT	PRESCOLITE	LF6SL-DM1-6LFLS-20L-40K-8-CL	LED	UNV	23	RECESSED	1,800	
P1	POLE LIGHT	BEACON	VPL-80L-180-4K7-3-UNV-A	LED	UNV	180	POLE MOUNTED @ 25'-0"	22,700	
P2	POLE LIGHT	BEACON	VPL-80L-180-4K7-5W-UNV-A	LED	UNV	180	POLE MOUNTED @ 25'-0"	21,700	
P3	POLE LIGHT	BEACON	VPL-80L-180-4K7-3-UNV-A-BC	LED	UNV	180	POLE MOUNTED @ 25'-0"	21,700	
V1	LINEAR STRIP	G&G	GPX-8-SO-50K-277	LED	277V	36	SURFACE MOUNTED	4,800	



01 PHOTOMETRIC SITE PLAN
1" = 20'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

STEVE WAKEMAN - ARCHITECT
2886 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

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BLUEWAVE EXPRESS CAR WASH
1160 EAST LELAND ROAD
PITTSBURG, CA
CSHOA

SCHEMATIC
DESIGN

PROJECT	DATE
20228.000	2-10-2021
DRAWN	CHECKED
BAW	ATF

REVISED

SHEET TITLE
**ELECTRICAL SITE
PHOTOMETRIC
PLAN**

SHEET

ES1.0
ORIGINAL SHEET SIZE
24" x 36"

THIS SHEET IS PART OF THE CONSTRUCTION DOCUMENTS, OTHER SHEETS INCLUDING SPECIFICATIONS APPLY. THAT SHOWN HEREON IS SCHEMATIC IN NATURE AND NOT TO BE USED AS A SHOP DRAWING; THEREFORE, INCLUDE ALL MODIFICATIONS REQUIRED TO CONFORM TO SITE CONDITIONS AND THE EQUIPMENT AND MATERIAL USED. VERIFY LOCATIONS AND DIMENSIONS OF ALL ARCHITECTURAL AND STRUCTURAL ELEMENTS AS SHOWN ON THEIR RESPECTIVE DOCUMENTS. THESE ELEMENTS ARE SHOWN FOR REFERENCE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE ELEMENTS. NO DESIGN RESPONSIBILITY IS ASSUMED FOR ANY PORTION OF THE WORK THAT THE PROFESSIONAL ENGINEER HAS NOT SIGNED AND SEALED PER STATE/PROVINCE REQUIREMENTS.

Dialectic

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310 W 20th Street, Suite 200 F 816-997-9602
Kansas City, MO 64108 DialecticEng.com
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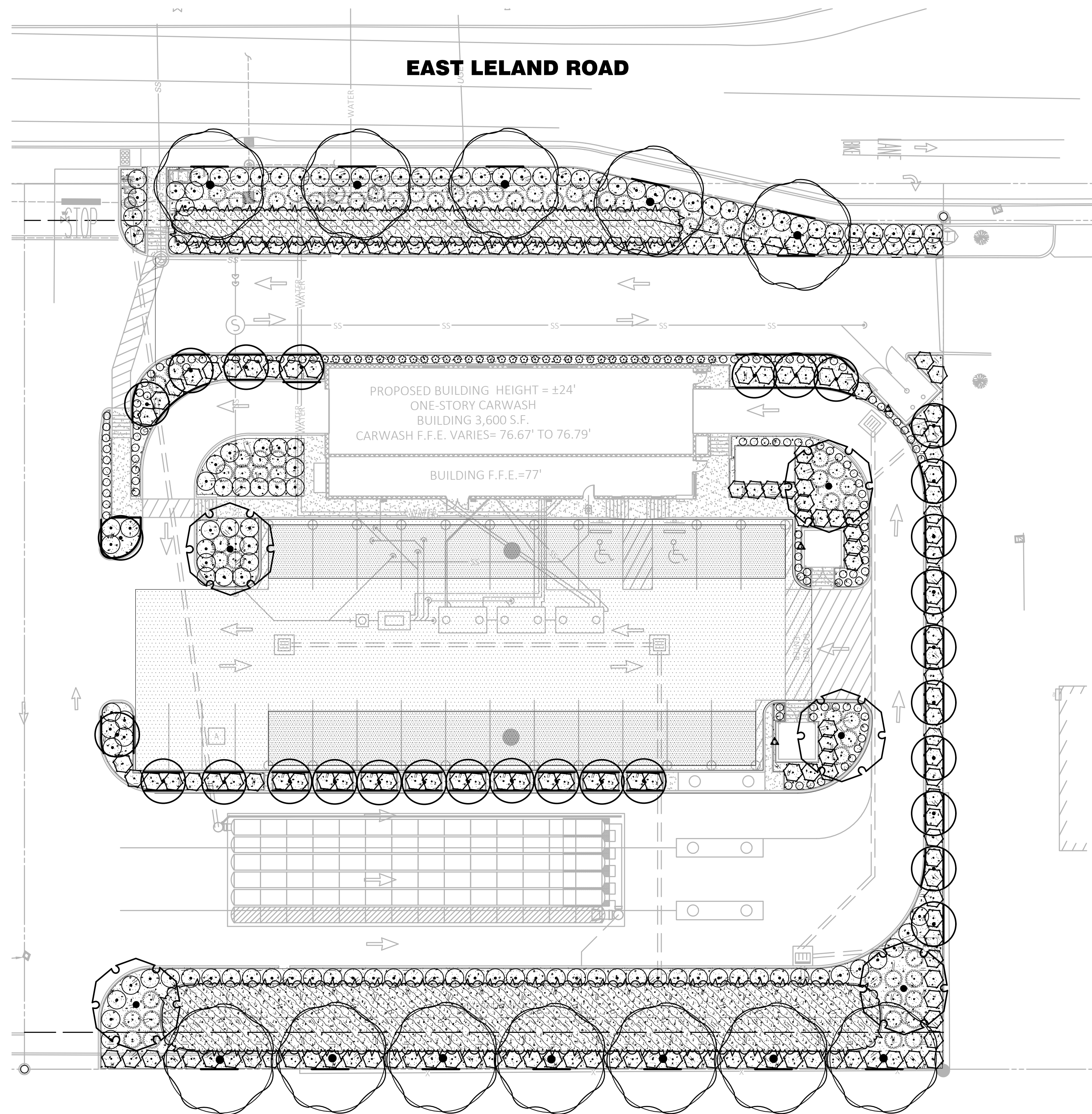
project:

BLUE WAVE CAR WASH

1160 E. LELAND
RD.
PITTSBURG, CA

client:

BLUE WAVE



REFERENCE NOTES SCHEDULE

SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY
	ROOT BARRIER - 24" DEPTH, 10' CENTERED ON TREE TRUNK	791 LF
SYMBOL	PRELIMINARY DESIGN DESCRIPTION	QTY
	LANDSCAPE AREA	15,538 SF
	PARKING LOT	11,475 SF
	CARPORT	3,967 SF
SYMBOL	MULCH DESCRIPTION	QTY
	RECYCLED ORGANIC MULCH-3"	12,606 CY

TOTAL LANDSCAPE

LANDSCAPE AREA:	15538
TOTAL LOT AREA:	59241
% LANDSCAPE:	26.23

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	WATER USE	QTY	REMARKS	
	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL	L	30	SMALL DECIDUOUS TREE	
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	15 GAL	L	12	LARGE DECIDUOUS SHADE TREE	
	QUERCUS AGRIFOLIA COAST LIVE OAK	15 GAL	L	5	LARGE EVERGREEN TREE	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY	REMARKS	
	CLEMATIS LASIANTHA PIPESTEM CLEMATIS	5 GAL	L	3	VINE	
	MULLENBERGIA DUBIA PINE MULLY	1 GAL	L	64	GRASS	
	NEPETA X FAASSENII 'BLUE WONDER' BLUE WONDER CATMINT	1 GAL	L	111	GROUND COVER	
	OLEA EUROPAEA 'LITTLE ALLIE' TM LITTLE ALLIE OLIVE	5 GAL	L	179	HEDGE	
	ROSMARINUS OFFICINALIS 'BLUE SPIRES' ROSEMARY	1 GAL	L	36	HEDGE	
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	L	121	GROUND COVER	
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT.	WATER USE	SPACING	QTY	REMARKS
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	L	24" o.c.	1,154	UN IRRIGATED SWALE PLANTS

PARKING LOT SHADE CALCULATIONS

SPECIES	MATURE CANOPY RADIUS (ft)	TOTAL CANOPY AREA (sf)	QUANTITY BY SHADE COVERAGE				TOTAL SHADE (sf)
			25%	50%	75%	100%	
<i>Cercis occidentalis</i>	7.5	177		12			1060
<i>Quercus agrifolia</i>	15	707	2	1			707
					Tree area shade		1766
					Carport area shade		3967
					Total area parking lot		11475
					Percent shade		50.0%

scale: 1"=20'-0"

sheet title:

PLANTING PLAN

sheet no.

LA-1

project no. 20-10-008

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN.

J. PATRICK BOYD, LLA No. 4682 DATE: 05/26/2022

project:

**BLUE WAVE
CAR WASH**

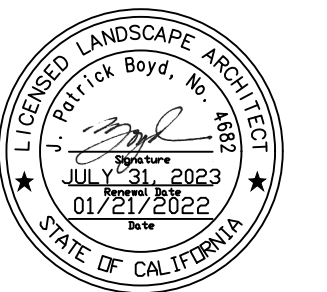
**1160 E. LELAND
RD.
PITTSBURG, CA**

client:

BLUE WAVE

designlab 252

P.O. Box 27616 Fresno, CA 93729
Studio: 559.472.9966 Fax: 559.472.9969



drawn by: **KJ** checked by: **PB**

submittal:	date:
No. 1	01/26/2020
No. 2	05/26/2022
No. 3	06/24/2022
No. 4	06/30/2022
No. 5	07/08/2022

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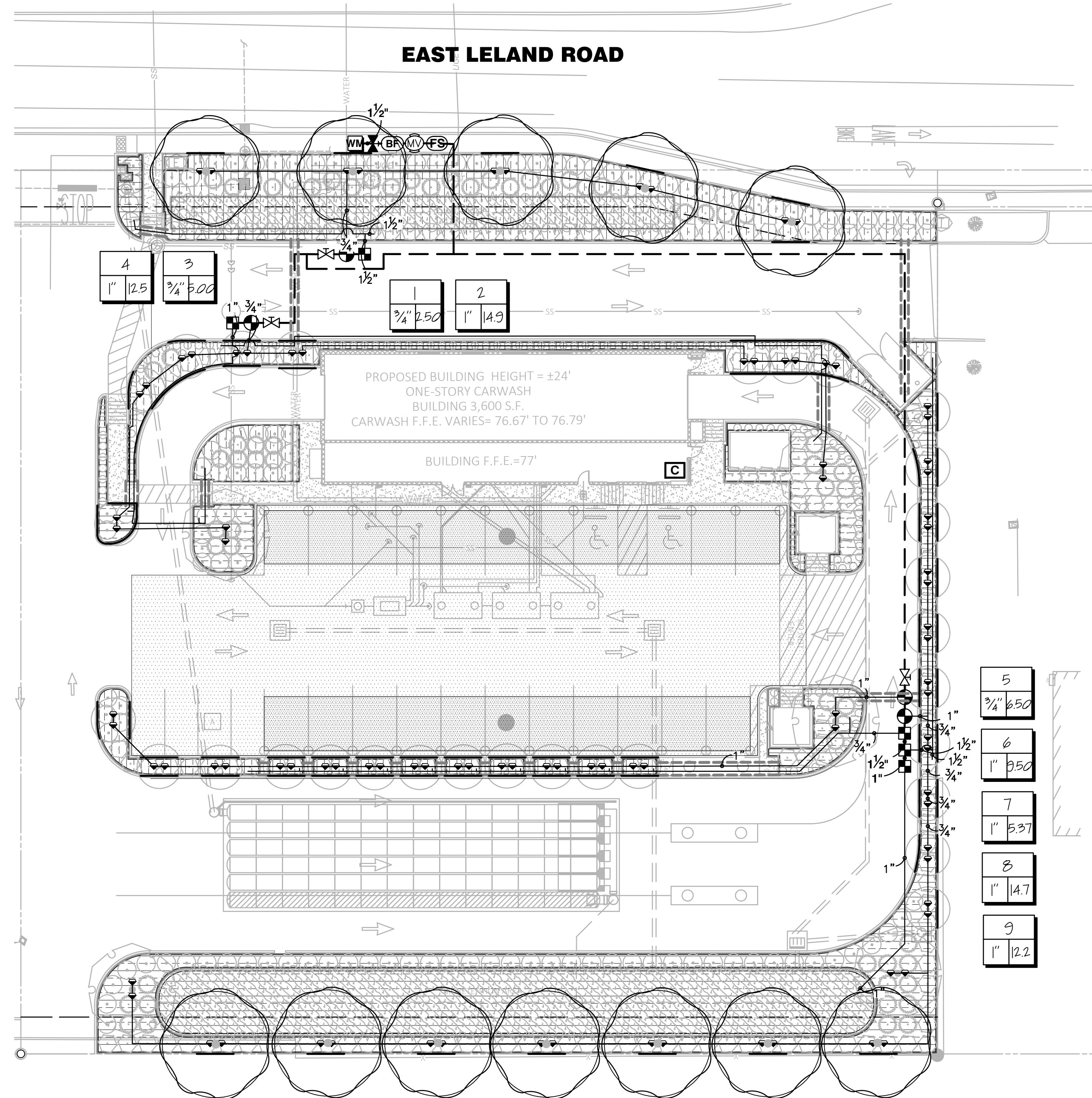
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**IRRIGATION
PLAN**

sheet no.

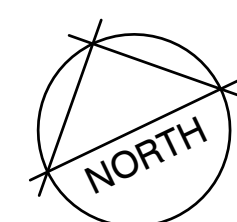
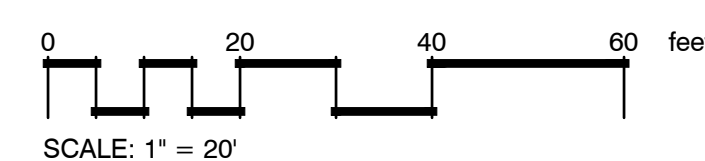
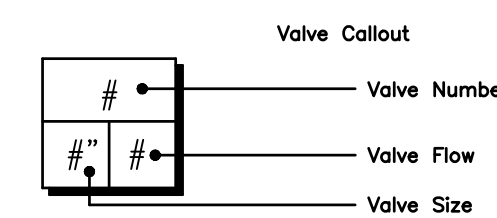
LA-2

project no. 20-10-008



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
◆	TORO 5105-FB-PCIN RW5 PRESSURE-COMPENSATING FLOOD BUBBLER NOZZLE ON 5105 FIXED RISER IN 3/8" ROOT WATERING TUBE. 0.25GPM, 0.5GPM, 1.0GPM, AND 2.0GPM.	94	360	20	0.25	3'
■	MANUFACTURER/MODEL/DESCRIPTION	QTY				
■	DRIP ZONE VALVE KIT-TORO DZK-700 1" DRIP CONTROL VALVE KIT WITH 1" IRRITROL 700 ULTRAFLOW INLINE VALVE, TORO Y-FILTER, AND MEDIUM-FLOW PRESSURE REGULATOR AND FITTINGS. 0.10GPM-30.00GPM.	5				
[Hatched Box]	AREA TO RECEIVE DRIPLINE TORO T-PCB-1853-18 DRIPLINE COMPENSATING LANDSCAPE DRIPLINE 0.59 GPM EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 24" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN.	9,992 L.F.				
●	MANUFACTURER/MODEL/DESCRIPTION	QTY				
●	REMOTE CONTROL VALVE-IRRITROL 100 1" ELECTRIC REMOTE CONTROL VALVE	1				
●	REMOTE CONTROL VALVE-IRRITROL 100 3/4" ELECTRIC REMOTE CONTROL VALVE	3				
⊗	BALL VALVE PVC WHITE BALL VALVE FOR SCH 40 AND SCH 80 PIPE, SOLVENT SLIP ENDS WITH "T" HANDLE, SAME SIZE AS MAINLINE. 1/2" TO 4".	3				
⊗	GATE VALVE CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	1				
Ⓜ	IRRITROL 700-15 1-1/2" 1-1/2" ULTRAFLOW ELECTRIC VALVE, INTERNAL BLEED FLOW CONTROL 15-180 GPM FLOW RANGE 5-1/2" H X 4-3/8" W X 6-1/4" D.	1				
Ⓛ	BACKFLOW PREVENTER-FEDCO B25Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1				
Ⓢ	CONTROLLER-IRRITROL MC-12-E WITH CLIMATE LOGIC 12- STATION, COMMERCIAL-GRADE, OUTDOOR/INDOOR CONTROLLER. EQUIPPED IN A RUGGED, LOCKABLE, VANDAL-PROOF, WEATHER RESISTANT STEEL CABINET. COMES WALL MOUNTED, BUT FITS PEDESTAL P-2B (NOT INCLUDED).	1				
Ⓢ	FLOW SENSOR-TORO TFS 1" 1/2", 3/4", 1", 1-1/2", 2", 3", AND 4" PLASTIC TEE SIZES. EFFECTIVE FLOW MONITORING, EVEN IN FLOWS LESS THAN 5 GPM. COMPATIBLE WITH TORO AND COMPETITIVE CONTROLLERS. IMPELLER-BASED, PVC DESIGN.	1				
Ⓜ	WATER METER 1" SEE CIVIL PLANS FOR PLACEMENT ASSUMED 50 PSI - STATIC PRESSURE	1				
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	1,727 L.F.				
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	1,620 L.F.				
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/2"	181 L.F.				
---	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	4.4 L.F.				
---	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/2"	4162 L.F.				
---	PIPE SLEEVE: PVC SCHEDULE 40	1840 L.F.				



I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER
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EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN.

05/26/2022

J. PATRICK BOYD, LLA No. 4682

DATE:

project:

BLUE WAVE CAR WASH

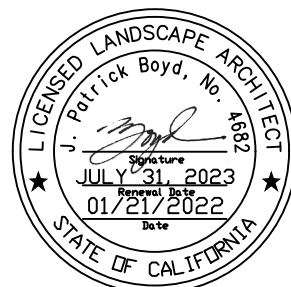
1160 E. LELAND
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PITTSBURG, CA

client:

BLUE WAVE

des:gnlab 252

P.O. Box 27616 Fresno, CA 93729
Studio: 559.472.9966 Fax: 559.472.9969



drawn by: **KJ** checked by: **PB**

submittal:	date:
No. 1	01/26/2020
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No. 3	06/24/2022
No. 4	06/30/2022
No. 5	07/08/2022

scale: 1"=20'-0"

sheet title:

LANDSCAPE NOTES

sheet no.

LA-3

project no. 20-10-008

GENERAL NOTES

- EXISTING UTILITIES - INFORMATION ON THE DRAWINGS RELATING TO EXISTING UTILITY LINES AND SERVICES IS FROM THE BEST SOURCES AVAILABLE. ALL SUCH INFORMATION IS FURNISHED FOR INFORMATION ONLY AND IS NOT GUARANTEED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR AN COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
 - CALL UTILITY LOCATING SERVICE FOR PRECISE UTILITY LOCATIONS BEFORE BEGINNING ANY WORK. UNDERGROUND SERVICE ALERT. (800) 227-2600.
- EXISTING CONDITIONS:
 - PROTECTION OF EXISTING TREES: CONSTRUCT FOUR (4) FOOT HIGH ORANGE CONSTRUCTION FENCE OR OTHER APPROVED PROTECTIVE FENCING AROUND THE TREE. CONTACT THE OWNER/OWNER'S REPRESENTATIVE FOR LOCATION OF THE FENCE IF NOT SHOWN ON THE PLAN. DO NOT ENTER, OR PLACE OBJECTS WITHIN THE FENCED AREA. PLACE A THREE (3) INCH LAYER OF WOOD MULCH WITHIN THE FENCED AREA BUT KEEP MULCH OFF OF TRUNK. CONTRACTOR SHALL MAINTAIN FENCED AREA CLEAR OF OBJECTS AT ALL TIMES.
 - WHEN IT IS NECESSARY TO EXCAVATE OR TRENCH ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ALL ROOTS TWO (2) INCH AND LARGER IN DIAMETER EXCEPT DIRECTLY IN THE PATH OF PIPE OR CONDUIT, SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING. WHERE A TRENCHING MACHINE IS RUN CLOSEST TO TREES HAVING ROOTS SMALLER THAN TWO (2) INCHES IN DIAMETER, THE WALL OF THE TRENCH ADJACENT TO THE TREE SHALL BE HAND TRIMMED, MAKING CLEAN CUTS THROUGH. ROOTS ONE (1) AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREE SHALL BE CLOSED WITHIN TWENTY-FOUR (24) HOURS, AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADDED WITH BURLAP OR CANVAS.
 - PRIOR TO BID, CONTRACTOR SHALL VERIFY EXISTING IRRIGATION CONTROLLER, WATER METER AND BACKFLOW PREVENTER LOCATIONS. CONTRACTOR SHALL VERIFY EXISTING IRRIGATION STATIONS AT ADJACENT WORK AREA AND DETERMINE VALVES CONTROLLING HEADS INDICATED FOR CONNECTION TO EXISTING SYSTEM. CONTRACTOR SHALL VERIFY VALVE SIZE AND EXISTING GPM FLOW PRIOR TO ADDING NEW HEADS. ALSO, SPACING AND COVERAGE SHALL BE VERIFIED AND NECESSARY PROVISION IN BID MADE FOR REQUIRED ADJUSTMENTS AND MODIFICATIONS TO ACHIEVE PROPER COVERAGE.
- CONTRACTOR SHALL FURNISH A LIST AND CUT SHEETS OF THE MATERIALS PROPOSED FOR THE PROJECT TO THE OWNER/OWNER'S REPRESENTATIVE FOR APPROVAL. CONSTRUCTION SHALL NOT BEGIN UNTIL MATERIALS ARE APPROVED.
- INSPECTION SCHEDULE
 - THE FOLLOWING INSPECTIONS SHALL BE PERFORMED BY THE OWNER/OWNER'S REPRESENTATIVE DURING CONSTRUCTION. OWNER/OWNER'S REPRESENTATIVE SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION REQUIREMENTS, IF INSPECTIONS REQUIRE THE PRESENCE OF THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT MUST BE NOTIFIED A MINIMUM OF 4 DAYS PRIOR TO SCHEDULED INSPECTION DATE.
 - PRESSURE TESTING OF IRRIGATION MAINLINE-OPEN TRENCH.
 - FINAL IRRIGATION INSPECTION-CONFIRMATION OF IRRIGATION EQUIPMENT PLACEMENT AND FULL IRRIGATION COVERAGE.
 - INSPECTION OF PLANT MATERIALS ON SITE BEFORE INSTALLATION.
 - FINAL CONSTRUCTION INSPECTION PRIOR TO COMMENCEMENT OF WARRANTY PERIOD.
 - FINAL PROJECT ACCEPTANCE AT THE END OF WARRANTY PERIOD.
- CLEAN UP ON A DAILY BASIS PER OWNER/OWNER'S REPRESENTATIVE'S APPROVAL.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS:

- SEE CIVIL PLANS FOR GRADING PLAN.
- A SOILS REPORT IS REQUIRED. SOIL TESTING SHALL OCCUR AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE, BUT PRIOR TO SOIL PREPARATION. THE CONTRACTOR SHALL OBTAIN A SOILS TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER. REPORT SHALL CONTAIN RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX. THIS REPORT SHALL BE FURNISHED TO THE OWNER AND OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO IMPLEMENTATION.
- PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
 - SOL AMENDMENT SHALL BE INCORPORATED ACCORDING TO THE RECOMMENDATIONS OF THE SOILS REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.
 - FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOILS. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP SIX (6) INCHES ARE EXEMPT FROM ADDING COMPOST AND TILLING.
- A MINIMUM OF A THREE (3) INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. UP TO 5% OF THE LANDSCAPE MAY BE LEFT WITHOUT MULCH FOR INSECT HABITAT, AND SUCH ARE MUST BE NOTED ON THE PLANS.

IRRIGATION NOTES

- THE IRRIGATION SYSTEM INDICATED ON THE PLANS IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR GRAPHIC DESIGN CLARIFICATION PURPOSED ONLY. EQUIPMENT SHALL BE LOCATED IN ADJACENT PLANTER. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING OR ARCHITECTURAL FEATURES.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, WALL LOCATIONS, ETC., THAT WILL AFFECT HIS WORK. IRRIGATION CONTRACTOR SHALL NOT INSTALL THE SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS THAT OBSTRUCTION, GRADE DIFFERENCES OR AREA DIMENSION DIFFERENCES EXIST. NOTIFY THE OWNER/OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. IN THE EVENT THAT NOTIFICATION IS NOT MADE, THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR NECESSARY CHANGES AND WORK.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND OTHERS FOR LOCATING PIPE AND WIRE SLEEVES THROUGH WALLS, STRUCTURES, UNDER ROADS PAVING, ETC.
- THE IRRIGATION DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE SHOWN FOR EACH POINT OF CONNECTION AND MAXIMUM GPM (GALLONS PER MINUTE) DEMAND SPECIFIED.
- MAINLINE FEEDER BETWEEN POINT OF CONNECTION, METER AND BACKFLOW PREVENTER TO BE OF MATERIAL REQUIRED BY LOCAL WATER DISTRICT.
- WHERE APPLICABLE, FINAL LOCATION OF THE BACKFLOW PREVENTER AND IRRIGATION CONTROLLER SHALL BE APPROVED BY THE CITY'S REPRESENTATIVE AND/OR OWNER'S REPRESENTATIVE.
- A 120-VOLT ELECTRICAL POWER OUTLET AT EACH AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE NECESSARY POWER SOURCES AND TO MAKE THE FINAL LOOP UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER(S), INCLUDING PROPER GROUNDING AS REQUIRED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- IN ADDITION TO THE SLEEVES SHOWN ON THE PLAN, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS UPON APPROVAL OF THE OWNER'S REPRESENTATIVE, IF REQUIRED TO OPERATE THE SYSTEM. SLEEVES SHALL BE 2 X DIAMETER OF THE PIPE.
- CONCRETE THRUST BLOCKS SHALL BE PROVIDED ON ALL MAINLINE PIPING. THEY ARE TO BE LOCATED AT ALL ABRUPT CHANGES TO HORIZONTAL ALIGNMENT, REDUCTION IN PIPE SIZES, END OF LINE AND IN-LINE VALVES TO ABSORB ANY AXIAL THRUST OF THE PIPE. THRUST BLOCKS MUST BE FORMED AGAINST UNDISTURBED EARTH.
- INSTALL VALVE BOXES 4" FROM AND PERPENDICULAR TO PATH EDGE, CURB, LAWN, BUILDINGS OR HARDSCAPE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 6" APART. SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURBS, LAWN, ETC.
- SPlicing OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE 24" COIL OF EXCESS WIRE AT EACH SPlice. LABEL ALL WIRES WITH WATERPROOF MARKERS AT ALL SPlices.
- IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE, WATER CONSERVATION AND PREVENTION OF OVERSPRAY ONTO WALKS AND ROADWAYS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITION AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

PROJECT WARRANTY PERIOD

- PROJECT WARRANTY PERIOD SHALL BEGIN AFTER PROJECT IS COMPLETE AND APPROVED DURING THE FINAL CONSTRUCTION INSPECTION. PROJECT WARRANTY PERIOD SHALL BE 30 DAYS.
- DURING PROJECT WARRANTY PERIOD, THE PROJECT SHALL BE INSPECTED WEEKLY AND THE FOLLOWING SHALL BE REQUIRED:
 - KEEP PLANT BASINS WELL FORMED.
 - PLANTS THAT SHOW SIGNS OF FAILURE TO GROW AT ANY TIME OR WHICH ARE SO INJURED OR DAMAGED AS TO RENDER THEM UNSUITABLE FOR THE PURPOSE INTENDED, MUST BE REMOVED, AND REPLANTED. REPLACEMENT PLANTING MUST COMPLY WITH THE ORIGINAL PLANTING SPECIFICATIONS, SIZES AND SPACING DESCRIBED FOR THE PLANTS BEING REPLACED.
 - STAKE, TIE AND TRAIN VINES ADJACENT TO WALLS AND FENCES.
 - CONTROL RODENTS AND INSECTS AS NEEDED.
 - CONTROL WEEDS AS NEEDED. CONTROL OF WEEDS SHALL BE REQUIRED BEFORE THE WEEDS REACH THE SEED STAGE OF GROWTH OR EXCEED 4 INCHES IN LENGTH, WHICHEVER OCCURS FIRST.
 - CONTROL WEEDS BY HAND-PULLING WITHIN AN AREA 2 FEET IN DIAMETER CENTERED AT EACH PLANT LOCATION. ALL OTHER LOCATIONS MAY BE CONTROLLED BY HERBICIDE.
 - REMOVE ALL TRASH AND DEBRIS.
 - IRRIGATE USING IRRIGATION CONTROLLER SET ON ET SCHEDULE.
- PERFORM FINAL INSPECTION OF THE PROJECT WARRANTY PERIOD IN THE PRESENCE OF THE OWNER/OWNER'S REPRESENTATIVE 20 TO 30 DAYS BEFORE THE CONTRACT ENDS. FINAL CONTRACT APPROVAL WILL NOT TAKE PLACE UNTIL THE FOLLOWING HAS OCCURRED:
 - REPLACE ANY DEAD OR DAMAGED PLANT MATERIAL. REPLACEMENT PLANTING MUST COMPLY WITH THE ORIGINAL PLANTING SPECIFICATIONS, SIZES AND SPACING DESCRIBED FOR THE PLANTS BEING REPLACED.
 - CONFIRM THAT ALL TREE STAKES ARE SUFFICIENT TO SUPPORT TREES. REPLACE AS NEEDED.
 - REPLACE MULCH TO THE ORIGINAL DEPTH DICTATED IN CONSTRUCTION.
 - REPAIR OR REPLACE ANY NON-FUNCTIONAL/ DAMAGED IRRIGATION EQUIPMENT.
 - REMOVE, CLEAN AND REINSTALL ALL FILTERS.
 - FLUSH ALL DRIP EMITTER SYSTEMS.

PLANTING NOTES

- DO NOT WILLFULLY PROCEED WITH PLANTING AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES AND/OR AREA DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER/OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ANY SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH LANDSCAPE INSTALLATION OPERATIONS.
- CONTRACTOR TO PROVIDE A MINIMUM OF 2% POSITIVE DRAINAGE IN ALL PLANTING AREAS. IN NO CASE SHALL WATER DRAIN TOWARDS BUILDINGS.
- WEED AND EXISTING GRASS CONTROL:
 - WEED AND GRASS TYPES SHOULD BE IDENTIFIED BY AN APPROVED LICENSED PEST CONTROL ADVISOR TO ENSURE COMPATIBILITY WITH CHEMICALS AND SEASON OF THE APPLICATION. DO NOT USE CHEMICAL/METHOD THAT WOULD ADVERSELY AFFECT NEW PLANTING. REMOVE EXISTING PERENNIAL WEEDS FROM SITE BY MOWING AND GRUBBING.
 - SOILS
 - SOIL TESTING
 - THE CONTRACTOR SHALL OBTAIN A SOILS TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER. SOIL TESTING SHALL OCCUR AFTER ALL SOILS HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADE ESTABLISHED, BUT PRIOR TO SOIL PREPARATION.
 - SOILS REPORT SHALL CONTAIN ANALYSIS OF SOIL TEXTURE, INFILTRATION RATE, PH, TOTAL SOLUBLE SALTS, SODIUM, AND PERCENT ORGANIC MATTER. SOILS REPORT SHALL CONTAIN RECOMMENDATIONS FOR SOIL PREPARATION, AMENDED SOIL AND FERTILIZATION.
 - A MINIMUM OF 2 LOCATIONS SHALL BE SAMPLED, ADDITIONAL SAMPLES REQUIRED AT THE RATE OF ONE PER EVERY 10,000 SF OF LANDSCAPE AREA.
 - TWO (2) SAMPLES PER LOCATION SHALL BE TAKEN, ONE AT A DEPTH OF 10" AND ONE AT A DEPTH OF 24" TO 36". EACH SAMPLE SHALL CONTAIN APPROXIMATELY ONE QUART OF SOIL AND BE LABELED PER LOCATION AND DEPTH.
 - THIS REPORT SHALL BE FURNISHED TO THE OWNER/OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO IMPLEMENTATION.
 - SOIL PREPARATION:
 - FOR BID PURPOSES, ASSUME THE ROTOTILLING OF THE FOLLOWING AMENDMENTS INTO THE SOIL AT RATES INDICATED PER 1,000 SQUARE FEET AND INCORPORATE INTO THE TOP 6" OF SOIL:
 - 4 CUBIC YARDS (CY) NITROGEN STABILIZED REDWOOD SHAVINGS
 - 150 LBS GYPSUM
 - 125 LBS GRD POWER PLUS
 - BACKFILL: FOR BID PURPOSES, PLANT PIT BACKFILLING SOILS SHALL CONSIST OF ONE (1) PART EXCAVATED SOIL TO ONE (1) PART AMENDED SOIL. MATERIALS SHALL BE THOROUGHLY MIXED BEFORE PLACEMENT.
 - FERTILIZATION: FOR BID PURPOSES, IN ADDITION TO BACKFILL, COMMERCIAL FERTILIZER 20-10-5 AGRIFORM 21-GRAM TABLETS SHALL BE ADDED TO PLANT PITS AT THE FOLLOWING RATES:
 - 1 TABLET PER 1 GALLON CONTAINER
 - 2 TABLETS PER 5 GALLON CONTAINER
 - 3 TABLETS PER 15 GALLON CONTAINER
 - 4 TABLETS PER 24" BOX
 - 5 TABLETS PER 30" BOX
 - 6 TABLETS PER 36" BOX
 - 7 TABLETS PER 42" BOX
 - 8 TABLETS PER 48" BOX AND THOSE LARGER THAN 48".
 - NO PACKS TO BE USED FOR SEASONAL COLOR AREAS.
 - SHOULD IMPORT SOIL BE NECESSARY, INDICATE SOURCE LOCATION. SOIL SHALL BE SANDY LOAM CONTAINING NO TOXIC CHEMICALS. SUBMIT AGRICULTURAL SUITABILITY AND FERTILITY TESTING FOR THIS IMPORT TO OWNER/OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO SOIL IMPORTATION. TEST REPORT SHALL INCLUDE AMENDMENT RECOMMENDATIONS AND BE DONE BY AN APPROVED CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER.
 - UNDER NO CIRCUMSTANCES, CONCRETE AND OTHER DEBRIS MAY BE CRUSHED AND REUSED AS FILL IN PLANTING AREA.
 - PLANT MATERIAL APPROVAL AND PLACEMENT
 - PROVIDE TREES, SHRUBS AND OTHER PLANTS OF SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601).
 - ALL PLANT MATERIAL OF A GIVEN SPECIES SHALL HAVE MATCHING FORM, UNLESS OTHERWISE SPECIFIED.
 - IS IT THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIAL FREE FROM PESTS OR PLANT DISEASES. PRE-SELECTION OR TAGGED MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED TO BE PEST AND DISEASE FREE PRIOR TO SHIPMENT. IT IS THE CONTRACTOR'S OBLIGATION TO PROVIDE ANY REQUIRED CERTIFICATIONS AND WARRANTY FOR ALL PLANT MATERIAL.
 - FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER/OWNER'S REPRESENTATIVE.
 - NURSERY STAKES SHALL BE REMOVED FROM ALL TREES AFTER PLANTING. TREES SHALL BE ABLE TO BE SUPPORTED BY TREE STAKES ONLY.
 - IN AREAS WITH EXISTING TURF OR GROUNDCOVER, CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF BARE SPOTS AND ALL SCARS DUE TO IRRIGATION INSTALLATION OR RE-GRADING, AND SHALL MATCH EXISTING PLANTING TO ACHIEVE A UNIFORM OVERALL APPEARANCE.
 - LOCATION OF EXISTING TREES ARE APPROXIMATE. IF DURING GRADING OPERATION, EXISTING GRADE CANNOT BE MAINTAINED WITHIN DRIPLINE OF TREES, CONTACT OWNER/OWNER'S REPRESENTATIVE FOR DIRECTION PRIOR TO GRADING.
 - ANNUAL COLOR SHALL BE SELECTED BY OWNER/OWNER'S REPRESENTATIVE AT TIME OF INSTALLATION.
 - MULCH
 - ALL SHRUB/GROUNDCOVER AREAS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" MULCH. TYPE SHALL BE SPECIFIED ON THE PLANS. SUBMIT SAMPLES TO OWNER/OWNER'S REPRESENTATIVE FOR APPROVAL.
 - ROOT BARRIERS
 - IN ADDITION TO ROOT BARRIERS SHOWN ON THE PLANS, ALL TREES WITHIN 5' OF ANY HARDSCAPE SHALL HAVE ROOT BARRIERS PLACED ADJACENT TO ANY HARDSCAPE. ROOT BARRIERS SHALL BE TEN (10) FOOT LONG BY 24" DEEP AND CENTERED ALONG TRUNK OF TREE.
 - MOW STRIPS
 - IN ADDITION TO ANY MOW STRIPS OR HEADERS SHOWN ON THE PLANS, CONCRETE MOW STRIP, REDWOOD OR RECYCLED PLASTIC HEADERBOARD SHALL BE INSTALLED PER DETAIL WHEREVER GROUNDCOVER AREAS MEET TURF.

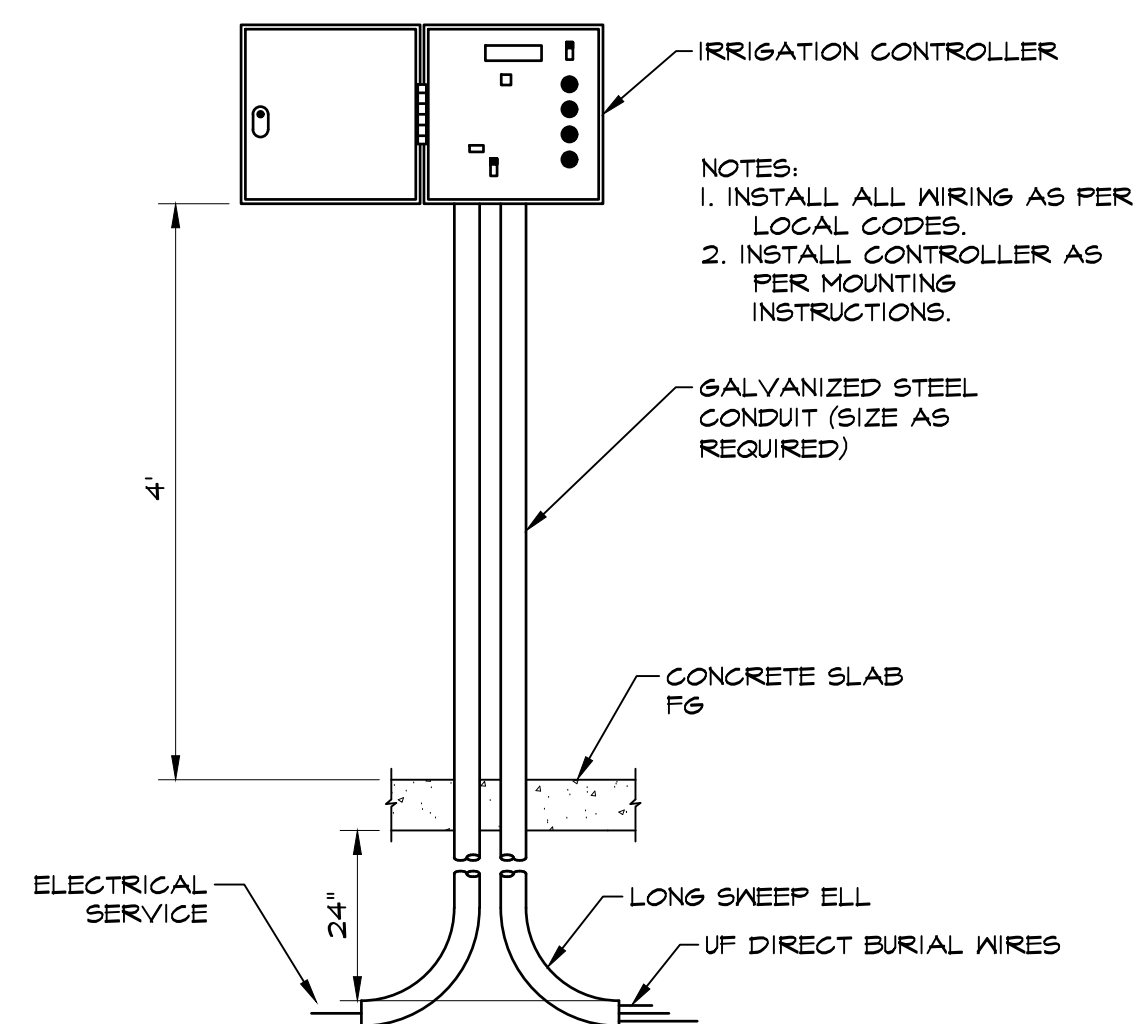
project:

BLUE WAVE CAR WASH

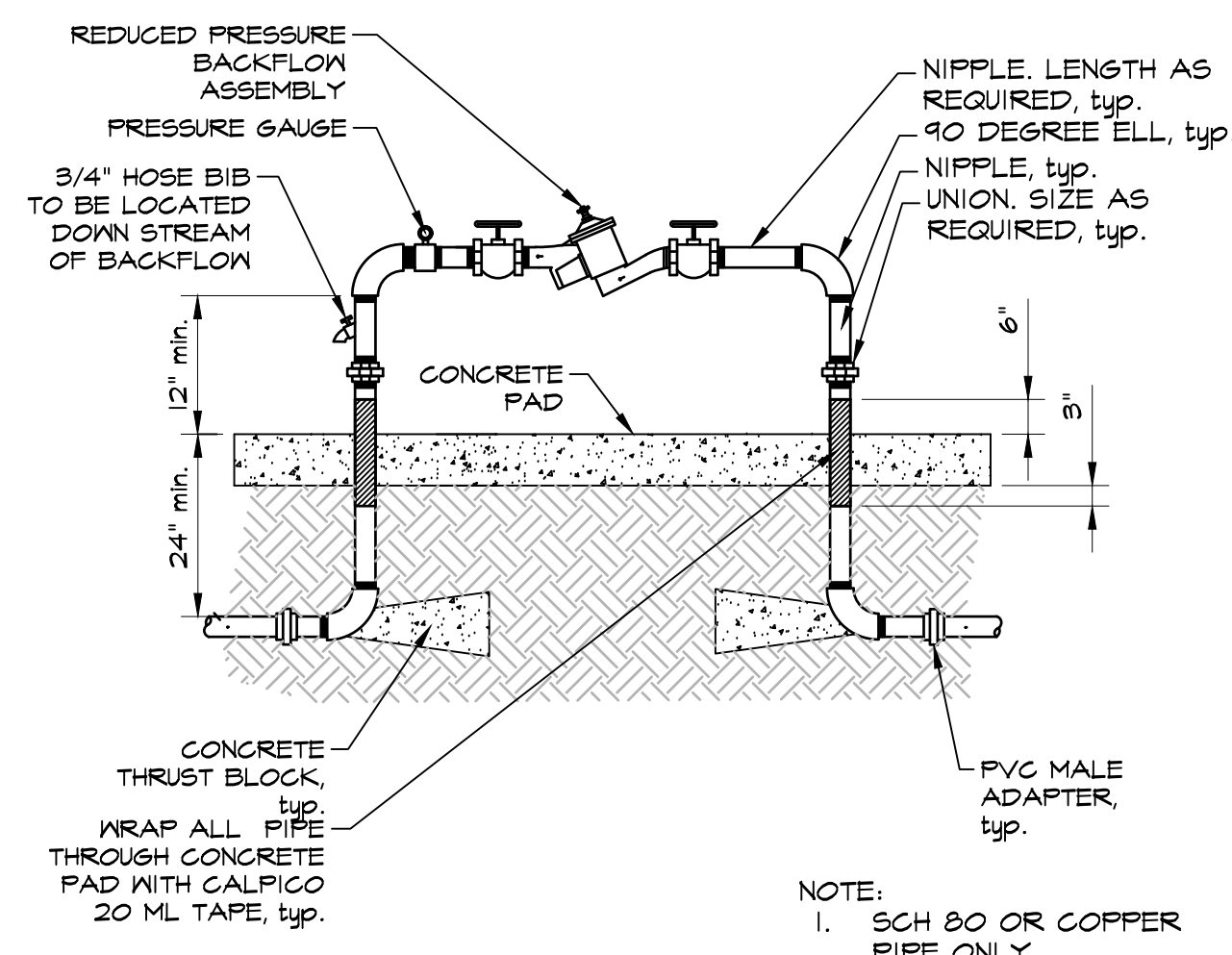
1160 E. LELAND
RD.
PITTSBURG, CA

client:

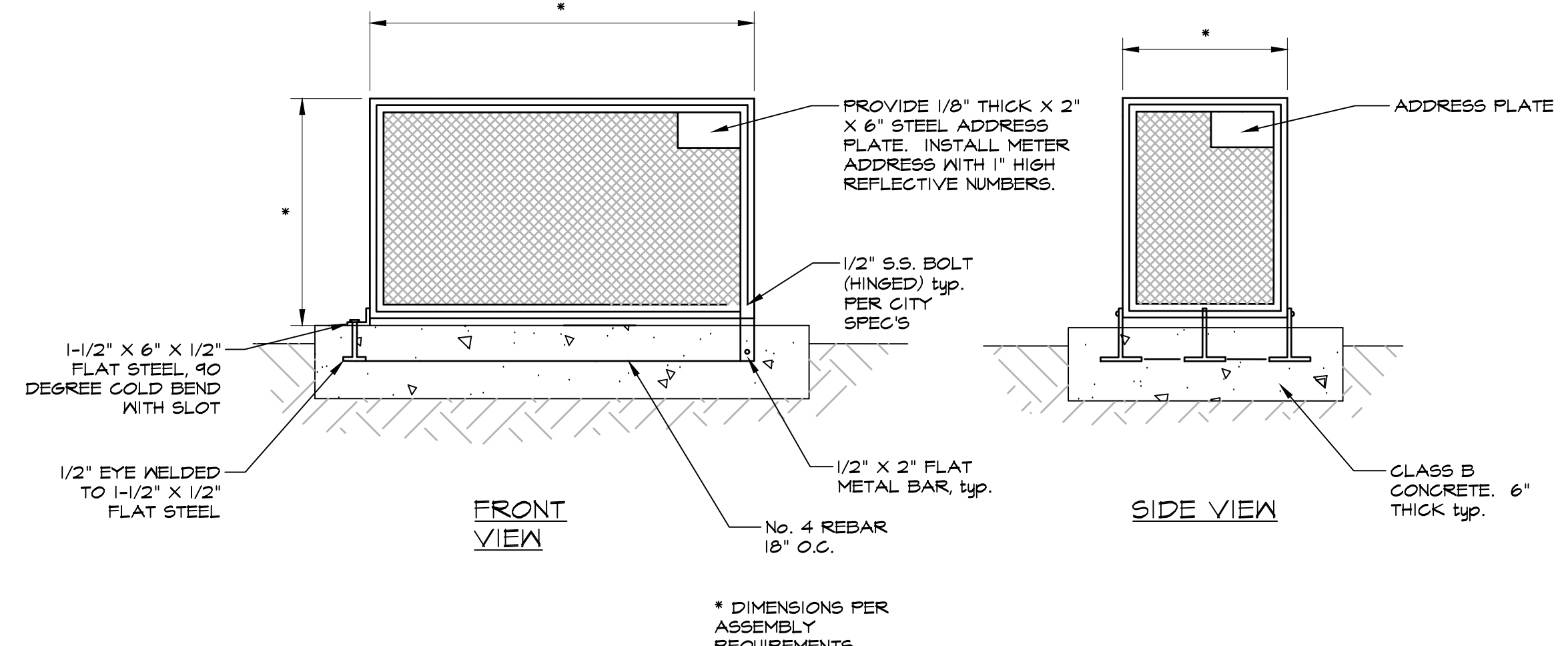
BLUE WAVE



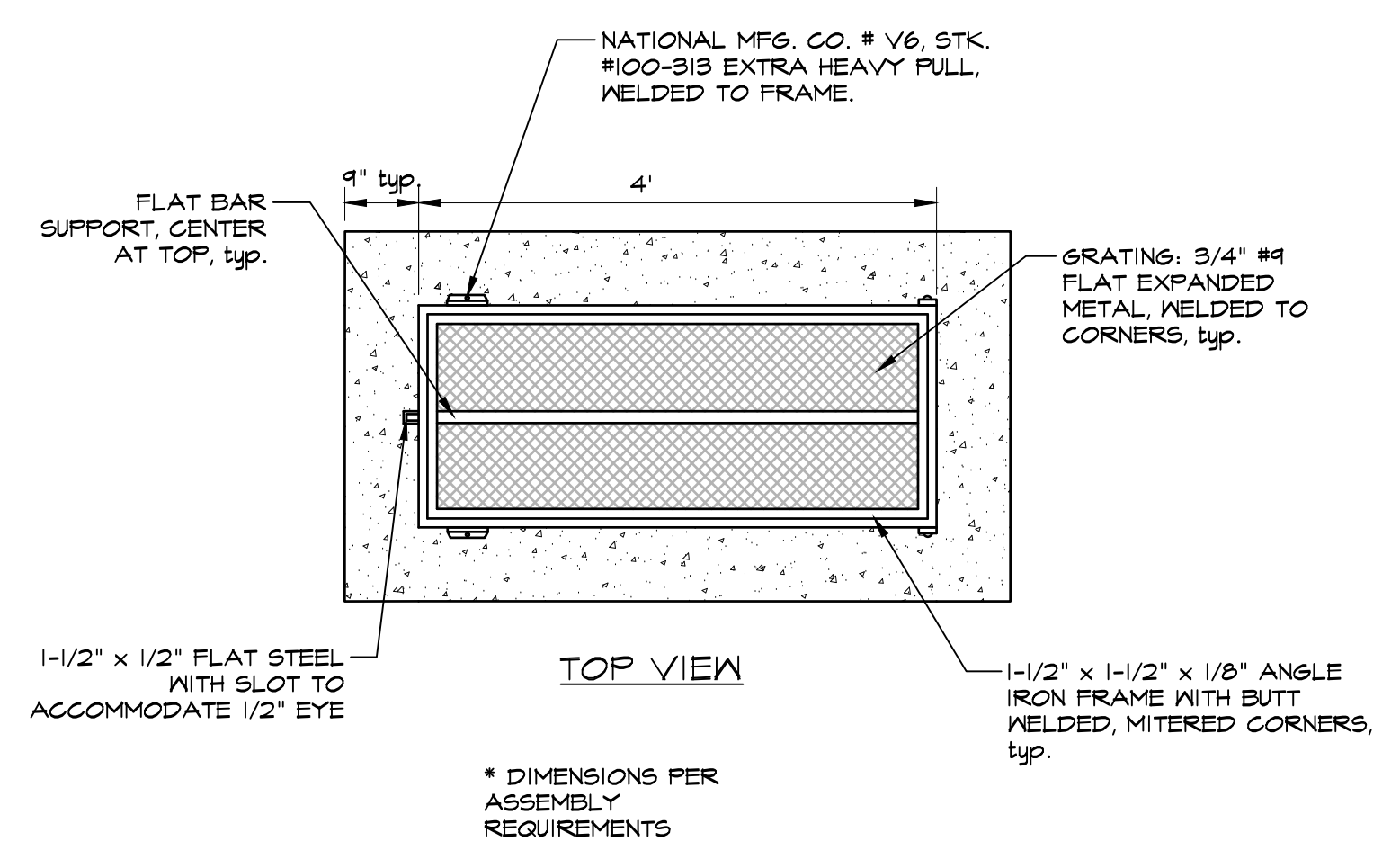
1 IRRIGATION CONTROLLER-WALL MOUNT
3/4" = 1'-0"
DL-IR-IG-04



2 BACKFLOW PREVENTER
3/8" = 1'-0"
DL-IR-BAG-04

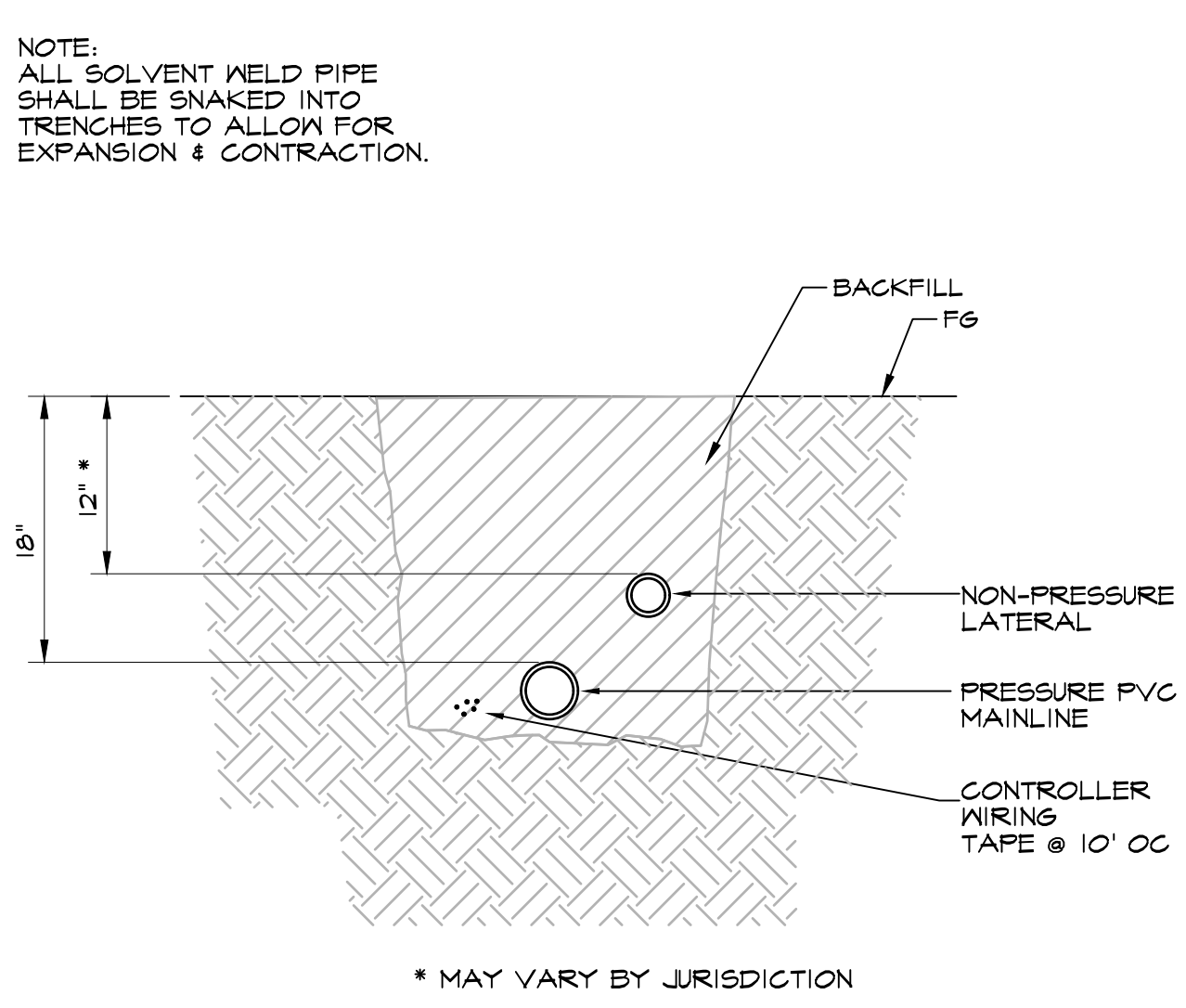


3 BACKFLOW PREVENTER CAGE
3/4" = 1'-0"
DL-IR-BAG-01

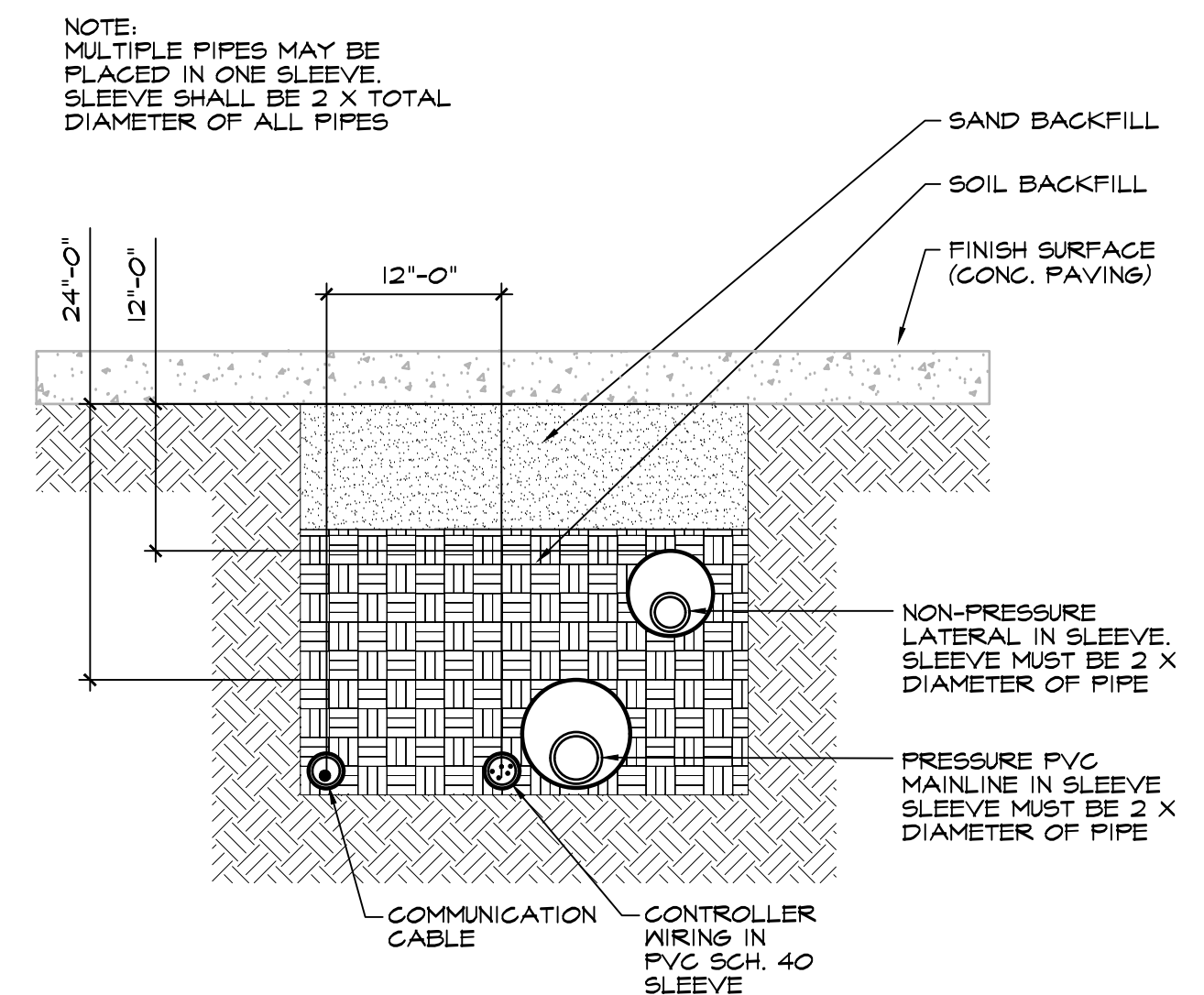


4 BACKFLOW PREVENTER CAGE
3/4" = 1'-0"
DL-IR-BAG-02

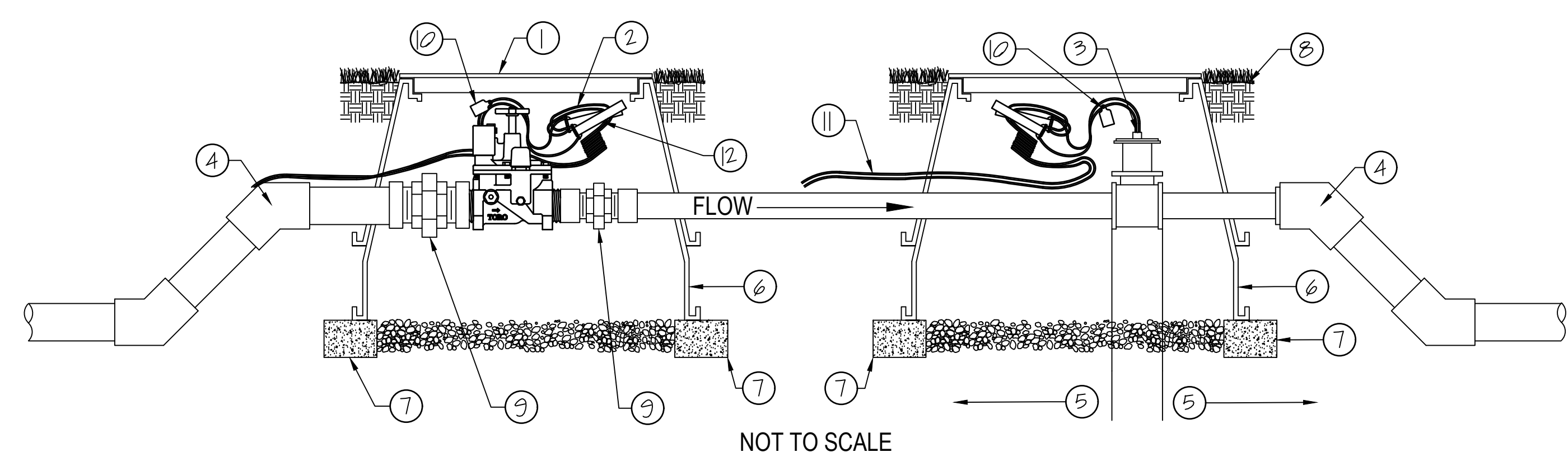
- NOTES:
1. ALL EXPOSED PARTS SHALL BE SAND BLASTED SMOOTH AND POWDER COATED, FOREST GREEN.
 2. ALL OUTSIDE WELDS SHALL BE GROUND SMOOTH.
 3. HINGE FABRICATED FROM 1/2" STAINLESS STEEL. BOLT, WASHERS AND AIRCRAFT NUTS, BURR THREAD TO PREVENT REMOVAL.
 4. METAL GRATING SHALL BE INSTALLED AND WELDED TO INSIDE OF ENCLOSURE. POWDER COATED FOREST GREEN.
 5. VACUUM BREAKER MANIFOLD NOT TO EXCEED 42" INCHES IN LENGTH IN ORDER FOR CAGE CLEARANCE.
 6. INSTALL BACKFLOW PREVENTER BLANKET PER MANUFACTURER'S RECOMMENDATIONS.



5 TRENCHING
1" = 1'-0"
DL-IR-PIP-02

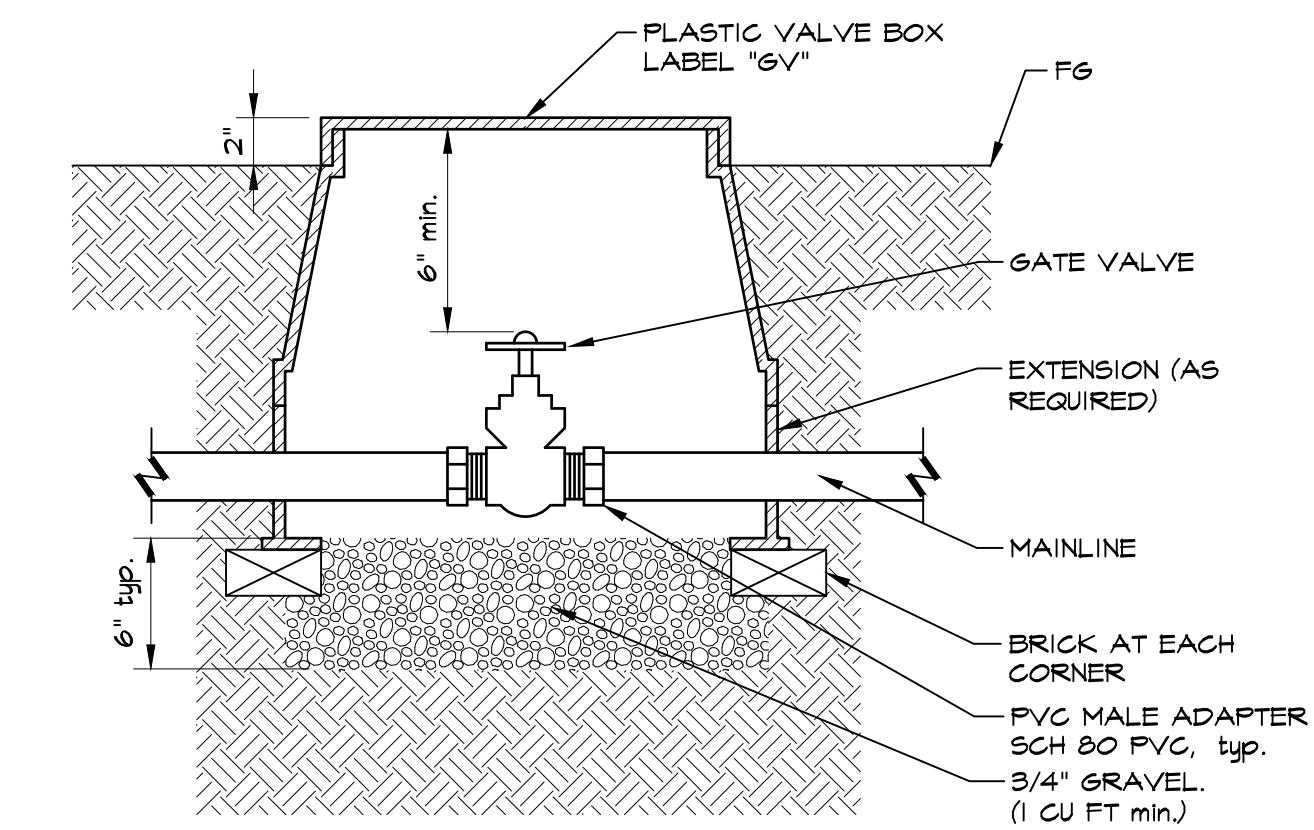


6 IRRIGATION SLEEVE - TRENCH
1" = 1'-0"
DL-IR-PIP-05



7 MASTER VALVE - FLOW SENSOR W/ UNION
1 1/2" = 1'-0"
DL-IR-SEN-02

- 1 VALVE BOX
- 2 CONDUCTORS
- 3 FLOW SENSOR
- 4 PVC ELL - 45 DEGREE
- 5 MIN. 10 X PIPE DIA. UPSTREAM
MIN. 5 X PIPE DIA. DOWNSTREAM
- 6 EXTENSIONS AS NECESSARY
- 7 BRICK SUPPORT
- 8 VALVE BOX SET 2" ABOVE FG
- 9 UNION
- 10 IDENTIFICATION TAG
- 11 COMMUNICATION CABLE
- 12 WATER PROOF SPLICE



8 GATE VALVE
1 1/2" = 1'-0"
DL-IR-VAL-04

designlab 252

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Studio: 559.472.9966 Fax: 559.472.9969



drawn by: checked by:
KJ PB

submittal:	date:
No. 1	01/26/2020
No. 2	05/26/2022
No. 3	06/24/2022
No. 4	06/30/2022
No. 5	07/08/2022

scale: 1"=20'-0"

sheet title:

LANDSCAPE DETAILS

sheet no.

LA-4

project no. 20-10-008

GENERAL PROJECT INFORMATION

Date: **06.30.2022**

Project Name: **Blue Wave Car Wash**
 Project Type: Commercial Residential
 Name of Project Applicant: **Patrick Boyd** Telephone No. **559-472-9966**
 Fax No.
 Title: **Landscape Architect** Email Address: **Patrick@designlab252.com**
 Company: **Designlab 252** Street Address: **371 E Everglade Avenue**
 City: **Fresno** State: **CA** Zip Code: **93720**

Project Address and Location
 Street Address: **1160 E. LELAND RD.** Parcel, tract or lot number, if available:
 City: **PITTSBURG** Latitude/Longitude (optional):
 State: **CA** Zip Code:

Property Owner or his/her designee:
 Name: Telephone No.
 Fax No.
 Title: Email Address:
 Company: Street Address:
 City: State: Zip Code:

Water Purveyor: CITY
Compliance Type: FULL COMPLIANCE

Insert monthly Eto and Precipitation totals where:
 Eto = Reference Evapotranspiration/month for Project Location (See Water Efficient Landscape Document)
 Precip. =Precipitation /month for Project Location (see Wuculs or local weather station data on internet.)
 Eppt = Effective precipitation (25% of monthly Precip)

LOCATION: **PITTSBURG, CA**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL TOTAL
Eto/Mo	1.0	1.5	2.8	4.1	5.6	6.4	7.4	6.4	5.0	3.2	1.3	0.7	45.4
Precip.													0.00
Eppt													0.00

20-10-008_mwelo.xlsx
GENERAL PROJECT INFORMATION

HYDROZONE AREA (SF)

VALVE NUMBER	Type	Hydrozone	Area	A				B				C				D	E
				*Trees (B1/DR)				Shrubs/GC (B2/DL)				Turf/GC (S/R)				Temp	Water Feature
				VL	LW	MW	HW	VL	LW	MW	HW	VL	LW	MW	HW	LW	HW
1	A	LW	3532	0	3532	0	0	0	0	0	0	0	0	0	0	0	0
2	B	LW	3822	0	0	0	0	0	3822	0	0	0	0	0	0	0	0
3	A	LW	2398	0	2398	0	0	0	0	0	0	0	0	0	0	0	0
4	B	LW	2582	0	0	0	0	0	2582	0	0	0	0	0	0	0	0
5	A	LW	1433	0	1433	0	0	0	0	0	0	0	0	0	0	0	0
6	A	LW	6437	0	6437	0	0	0	0	0	0	0	0	0	0	0	0
7	B	LW	899	0	0	0	0	0	899	0	0	0	0	0	0	0	0
8	B	LW	3607	0	0	0	0	0	3607	0	0	0	0	0	0	0	0
9	B	LW	3248	0	0	0	0	0	3248	0	0	0	0	0	0	0	0
10				0	0	0	0	0	0	0	0	0	0	0	0	0	0
11				0	0	0	0	0	0	0	0	0	0	0	0	0	0
12				0	0	0	0	0	0	0	0	0	0	0	0	0	0
13				0	0	0	0	0	0	0	0	0	0	0	0	0	0
14				0	0	0	0	0	0	0	0	0	0	0	0	0	0
15				0	0	0	0	0	0	0	0	0	0	0	0	0	0
16				0	0	0	0	0	0	0	0	0	0	0	0	0	0
17				0	0	0	0	0	0	0	0	0	0	0	0	0	0
18				0	0	0	0	0	0	0	0	0	0	0	0	0	0
19				0	0	0	0	0	0	0	0	0	0	0	0	0	0
20				0	0	0	0	0	0	0	0	0	0	0	0	0	0
21				0	0	0	0	0	0	0	0	0	0	0	0	0	0
22				0	0	0	0	0	0	0	0	0	0	0	0	0	0
23				0	0	0	0	0	0	0	0	0	0	0	0	0	0
24				0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS				0	13800	0	0	0	14158	0	0	0	0	0	0	0	0

* Hydrozone area for all tree valves calculated by using the mature canopy of trees

*Hydro zone	Water Use	Plant Factor	Project Value
VL	Very Low	0-0.1	0.1
LW	Low	0.1-0.3	0.3
MW	Medium	0.4-0.6	0.5
HW	High	0.7-1.0	0.8
SLA	Special	1	1

** Irrigation Method	Type
B1 Drip Bubbler Tree	0.81
B2 Drip Bubbler Shrub	0.81
DL/DR Drip line/Drip Ring	0.81
R Rotor	0.75
S Spray	0.75

20-10-008_mwelo.xlsx
HYDROZONE AREA (SF)

PROJECT CHECKLIST

MWELO REQUIRED ITEMS	PRESENT IN PACKAGE		COMMENTS
	YES	NO	
Project Information	X		
Water Efficient Landscape Worksheet	X		
Soil Management report-or noted to be done in construction		X	REQUESTED BY CONTRACTOR DURING CONSTRUCTION
Landscape Design Plan	X		
Irrigation Design Plan	X		
Grading Plan-or noted with Civil Plans		X	NOTED WITH CIVIL PLANS
MWELO calculations are correct:	X		
Correct Eto per location	X		
Correct ETAF for project type (correct Irrigation efficiency)	X		
Hydrozones areas are calculated correctly	X		
MAWA and ETWU formulas and calculations are shown	X		
Special Landscape Areas Present? Approved?		X	
MWELO statements and signatures are present on the planting,irrigation and grading plans.	X		

20-10-008_mwelo.xlsx
PROJECT CHECKLIST

WATER EFFICIENT LANDSCAPE

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package
 Reference Evapotranspiration (Eto) 45.4 Project type ETAF 0.45

HYDROZONER/PLANTING DESCRIPTION	HYDROZONE	PF	IRRIGATION METHOD**	Irrigation Efficiency (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
Regular Landscape Areas								
TREES	VERY LOW	0.1	B1/DR	0.81	0.12	0	0	0
	LOW	0.3	B1/DR	0.81	0.37	13,800	5,111	143,868
	MEDIUM	0.5	B1/DR	0.81	0.62	0	0	0
	HIGH	0.8	B1/DR	0.81	0.99	0	0	0
SHRUBS/GC	VERY LOW	0.1	B2/DL	0.81	0.12	0	0	0
	LOW	0.3	B2/DL	0.81	0.37	14,158	5,244	147,600
	MEDIUM	0.5	B2/DL	0.81	0.62	0	0	0
	HIGH	0.8	B2/DL	0.81	0.99	0	0	0
TURF/GC	VERY LOW	0.1	R/S	0.75	0.13	0	0	0
	LOW	0.3	R/S	0.75	0.40	0	0	0
	MEDIUM	0.5	R/S	0.75	0.67	0	0	0
	HIGH	0.8	R/S	0.75	1.07	0	0	0
TEMPORARY	LOW	0.3				0	0	0
WATER FEATURE	HIGH	0.8				0	0	0
TOTALS						27,958	10,355	291,467
Special Landscape Areas								
						1.00	0	0
						1.00	0	0
						1.00	0	0
TOTALS						6	0	0
						ETWU TOTAL		291,467.33
						(MAXIMUM ALLOWED WATER ALLOWANCE) MAWA		354,132.80

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x area		10,355
Total Area		27,958
Average ETAF		0.37
All Landscape Areas		
Total ETAF x area		10,355
Total Area		27,958
Sitewide ETAF		0.37

20-10-008_mwelo.xlsx
WATER EFFICIENT LANDSCAPE

MAWA =Eto X 0.62 [ETAF x LA + (1-ETAF) X SLA]
 ETWU=Eto X 0.62 x ETAF X AREA
 Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non residential areas

project:

**BLUE WAVE
CAR WASH**

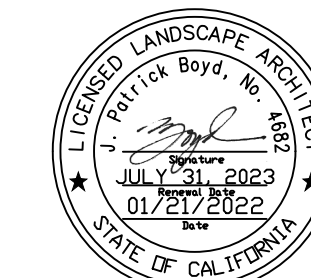
**1160 E. LELAND
RD.
PITTSBURG, CA**

client:

BLUE WAVE



P.O. Box 27616 Fresno, CA 93729
 Studio: 559.472.9966 Fax: 559.472.9969



drawn by: **KJ** checked by: **PB**

submittal: **No. 1** date: **01/26/2020**
No. 2 **05/26/2022**
No. 3 **06/24/2022**
No. 4 **06/30/2022**
No. 5 **07/08/2022**

scale: 1"=20'-0"

sheet title:

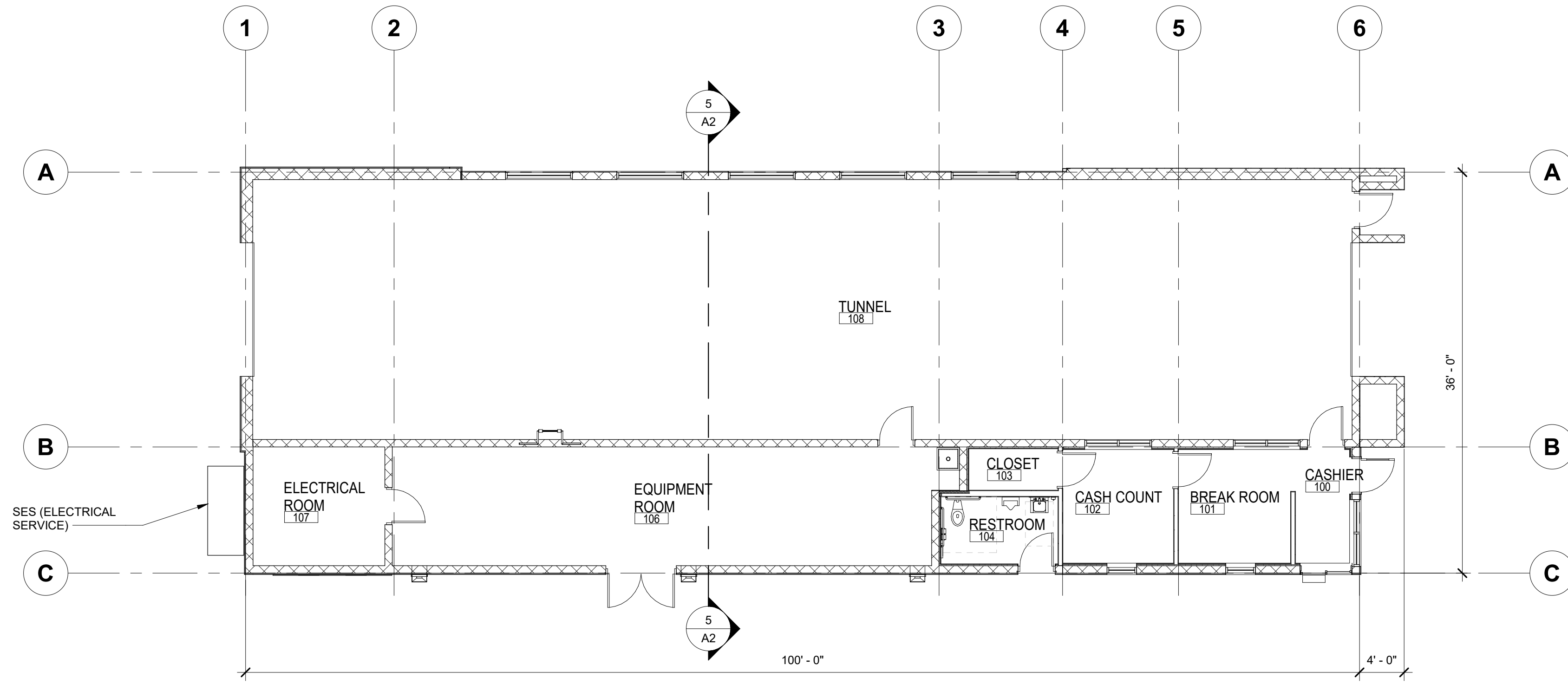
**LANDSCAPE
NOTES**

sheet no.

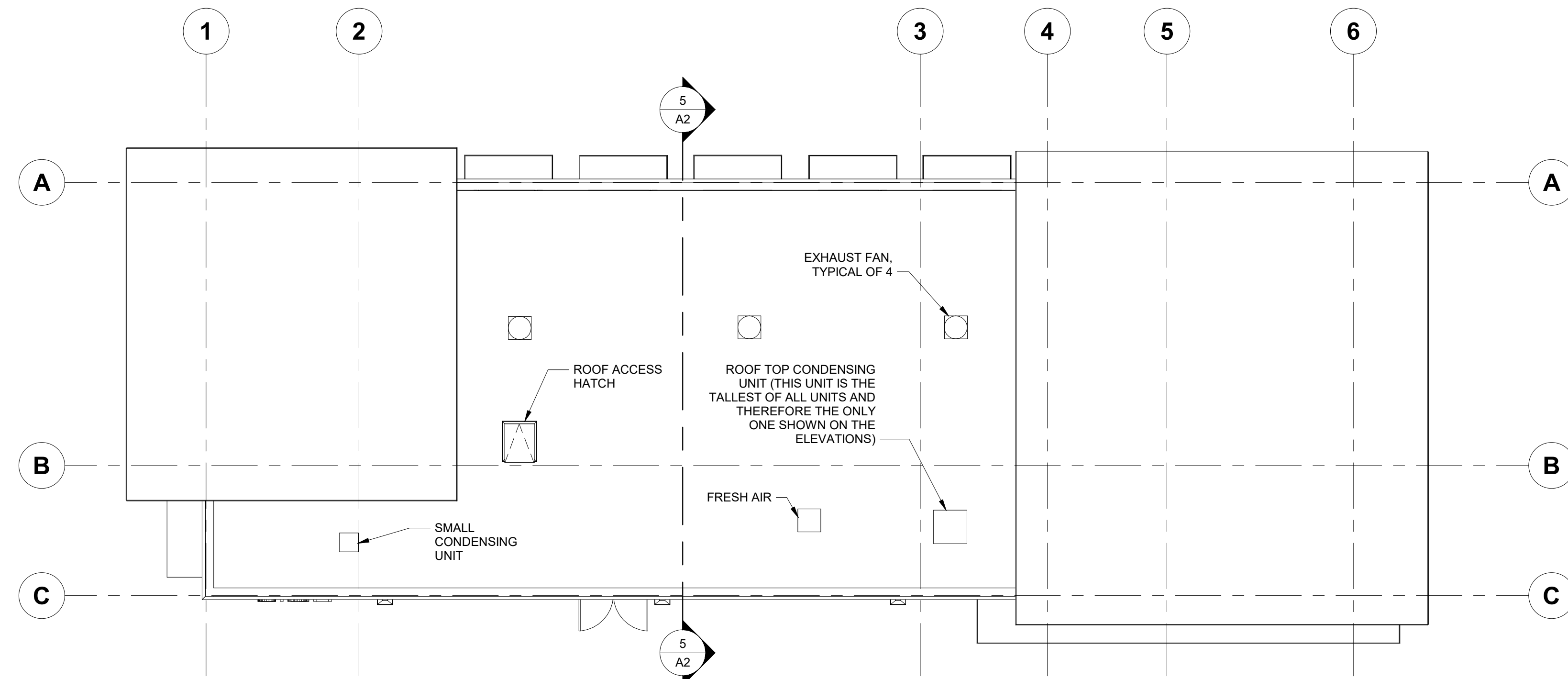
LA-3

project no. **20-10-008**

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN.
 J. PATRICK BOYD, LLA No. 14681 DATE: 05/26/2022



1 FLOOR PLAN
1/8" = 1'-0"



2 ROOF PLAN
1/8" = 1'-0"

**PRELIMINARY
NOT FOR
CONSTRUCTION**

STEVE WAKEMAN, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

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DENVER, CO 80222
(303) 962-9164
www.cshqa.com

BLUEWAVE EXPRESS CAR WASH
1160 EAST LELAND ROAD
PITTSBURG, CA

CSHOA

**SCHEMATIC
DESIGN**

PROJECT 20228.000	DATE 1-25-2022
DRAWN WRS	CHECKED IS

REVISED

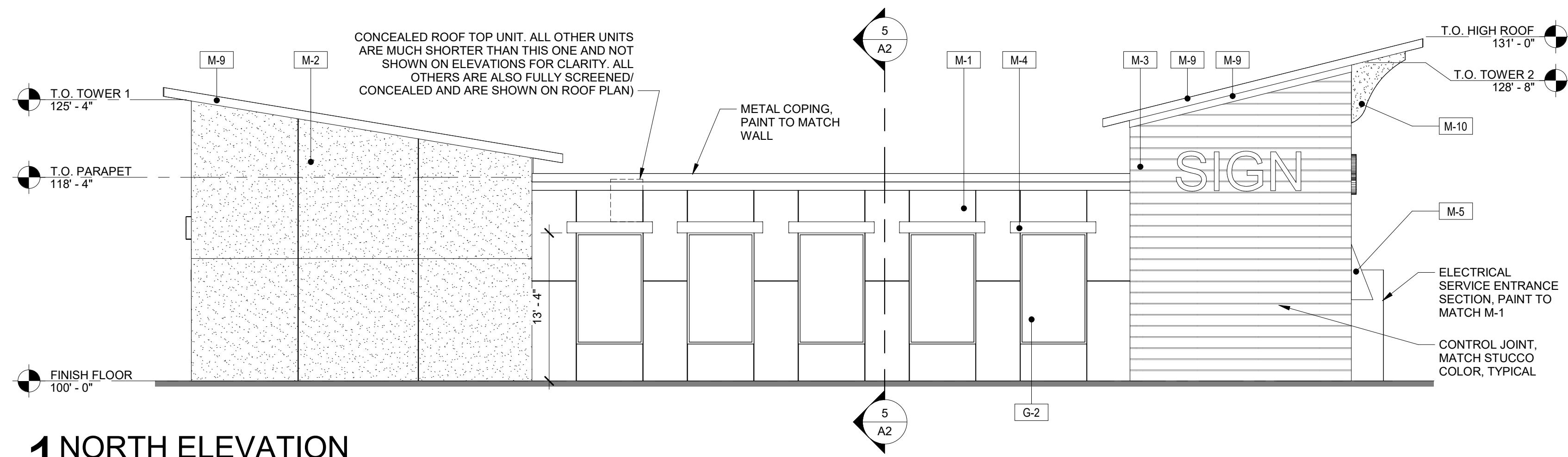
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PLANS

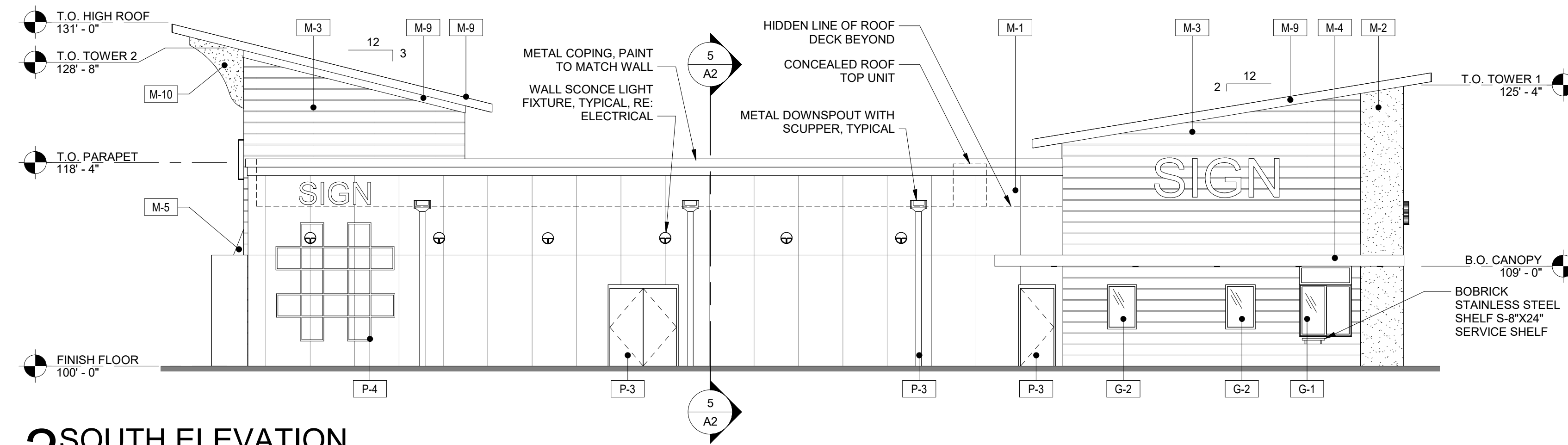
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A1

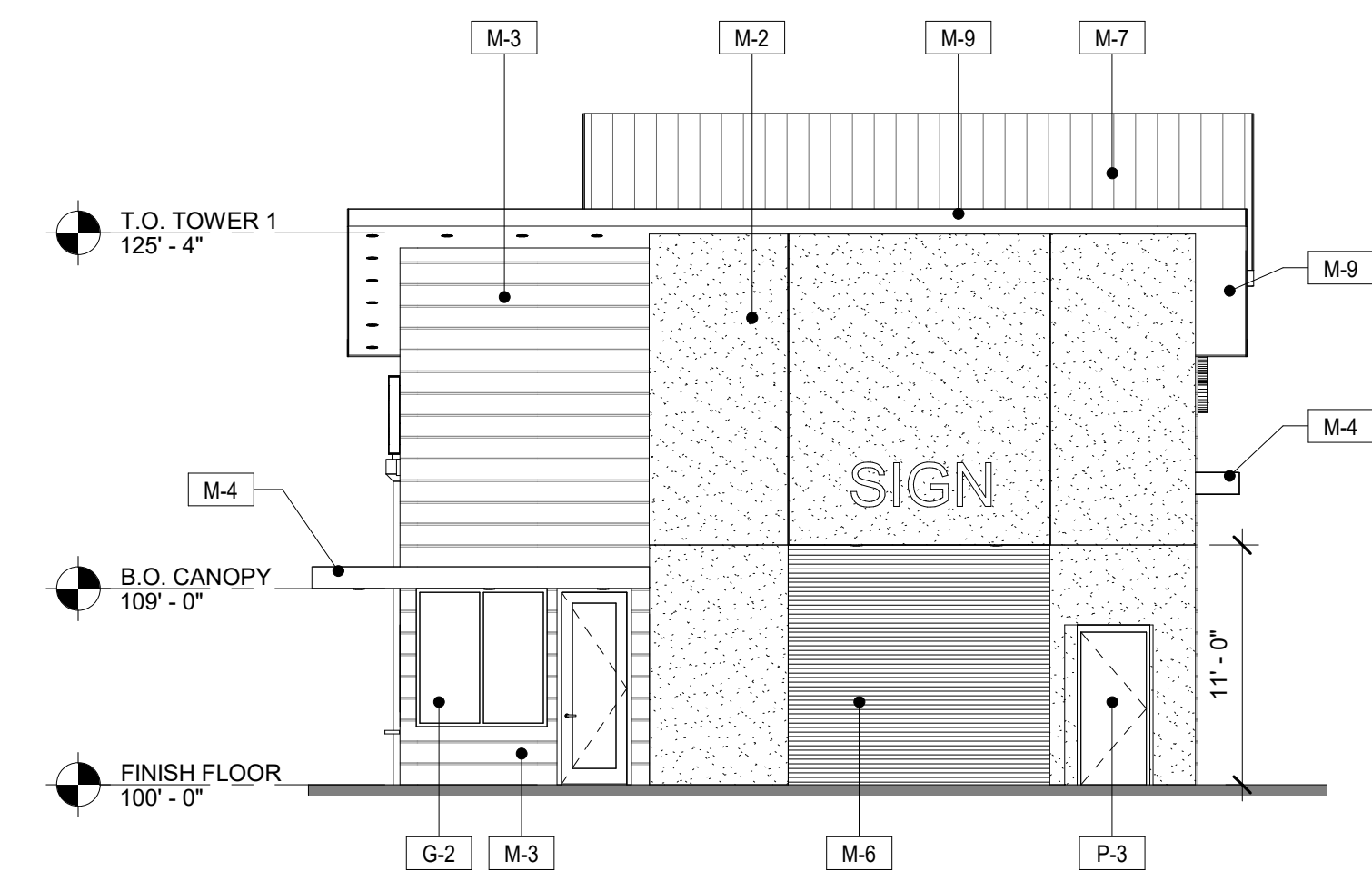
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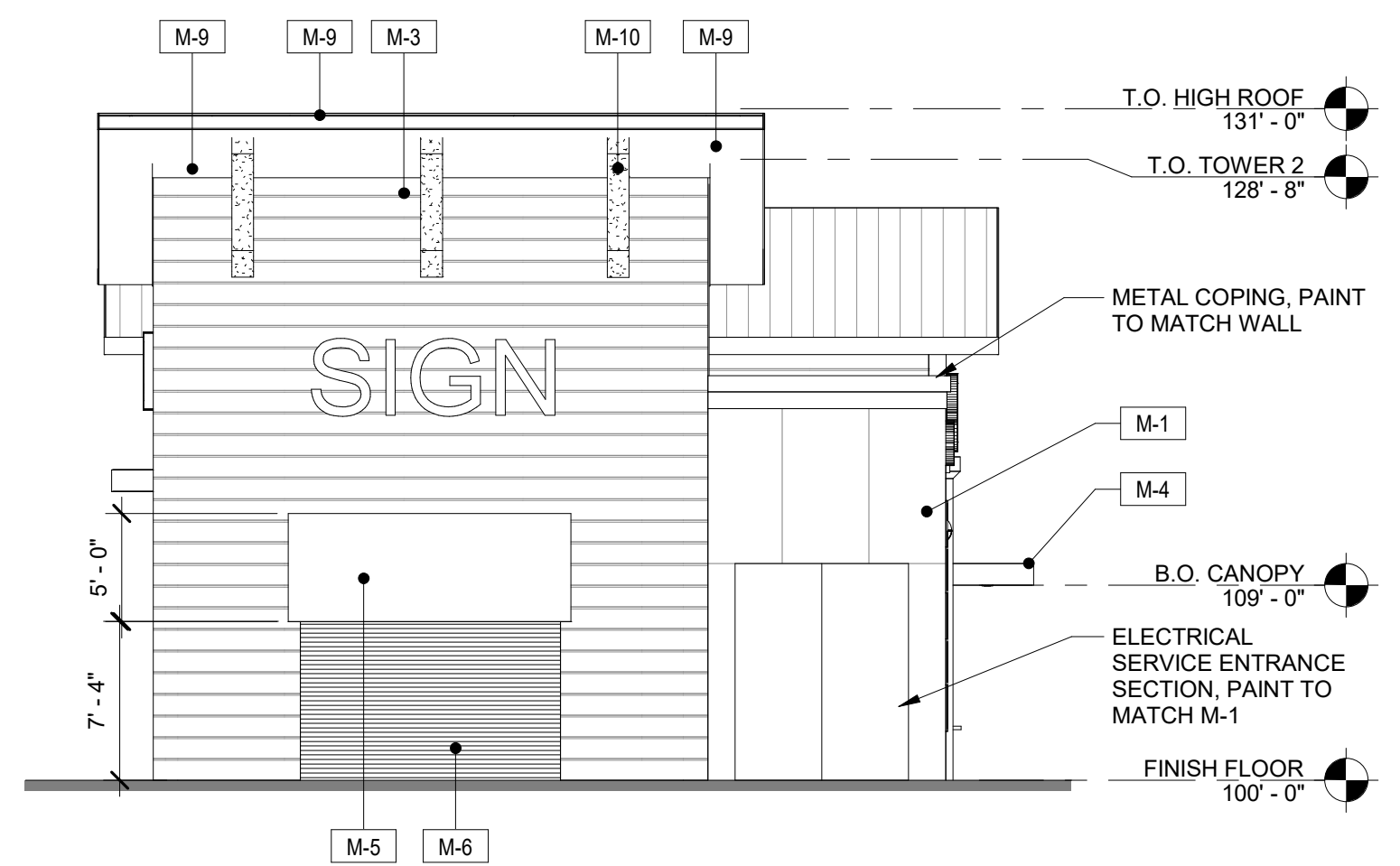
1 NORTH ELEVATION
1/8" = 1'-0"



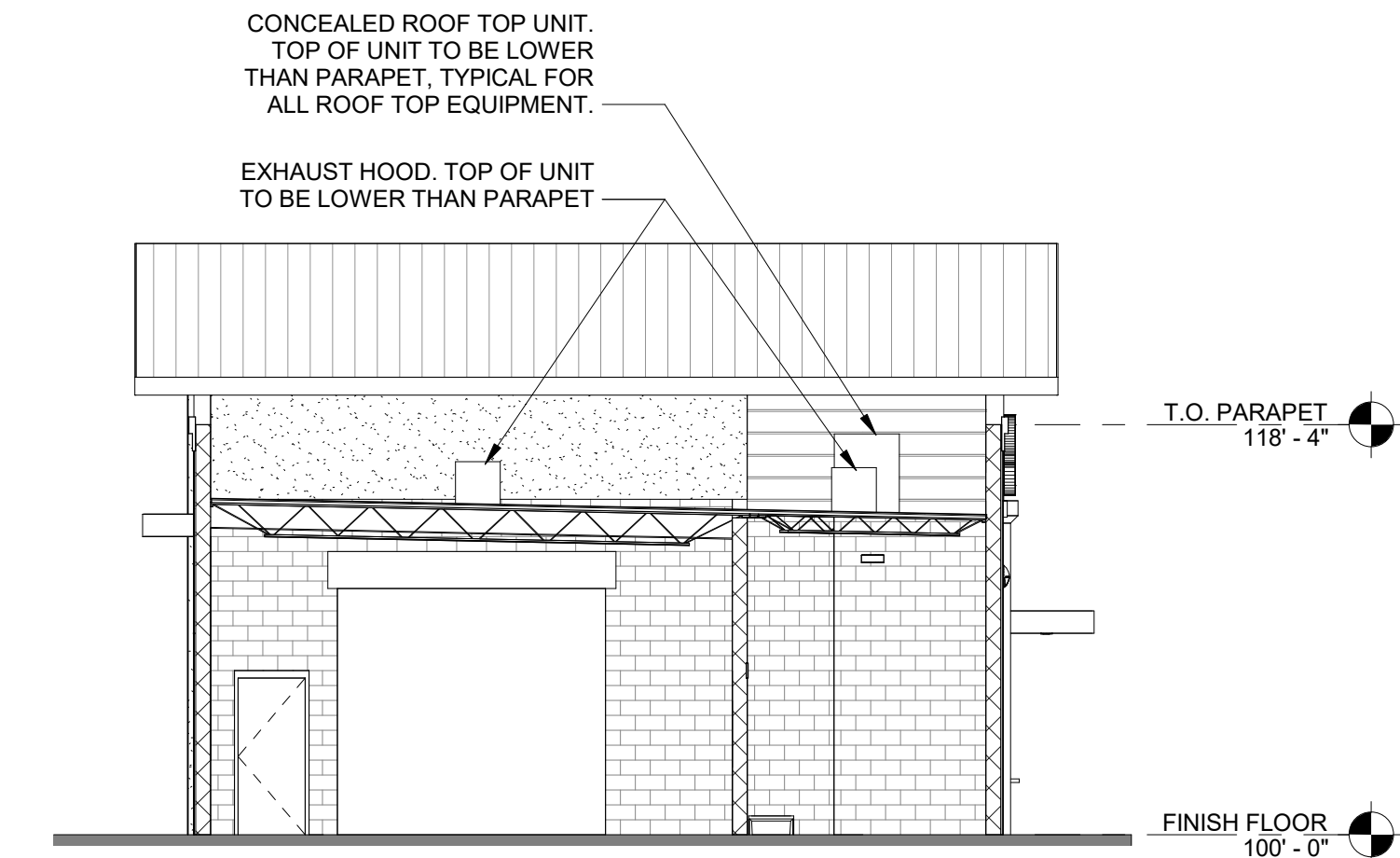
2 SOUTH ELEVATION
1/8" = 1'-0"



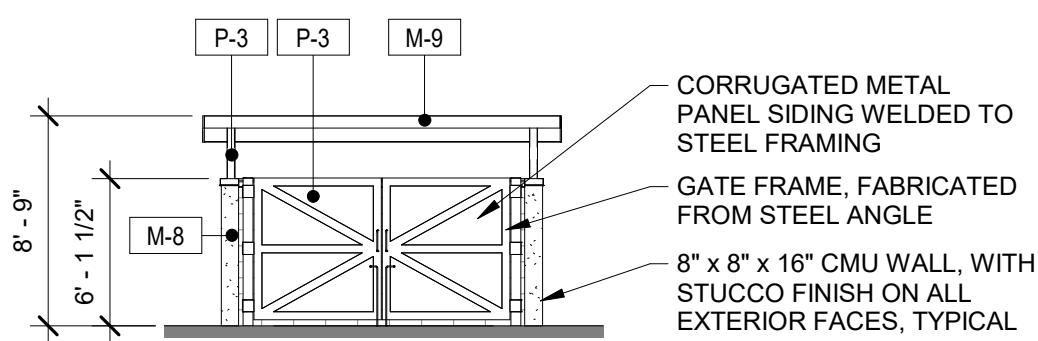
3 EAST ELEVATION
1/8" = 1'-0"



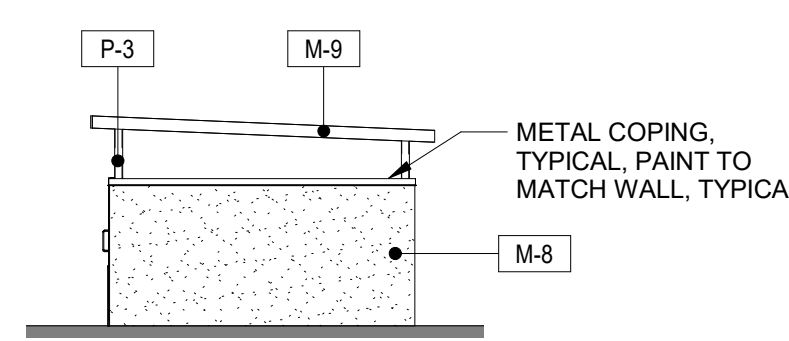
4 WEST ELEVATION
1/8" = 1'-0"



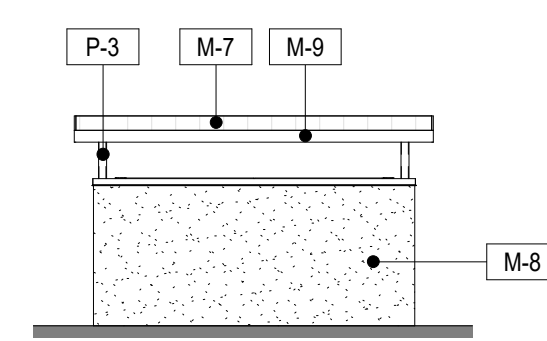
5 CROSS SECTION
1/8" = 1'-0"



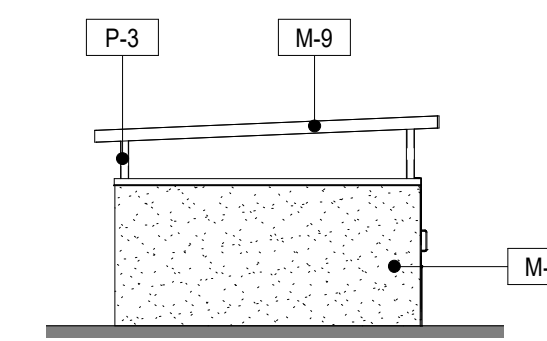
6 TRASH ENCLOSURE (FRONT)
1/8" = 1'-0"



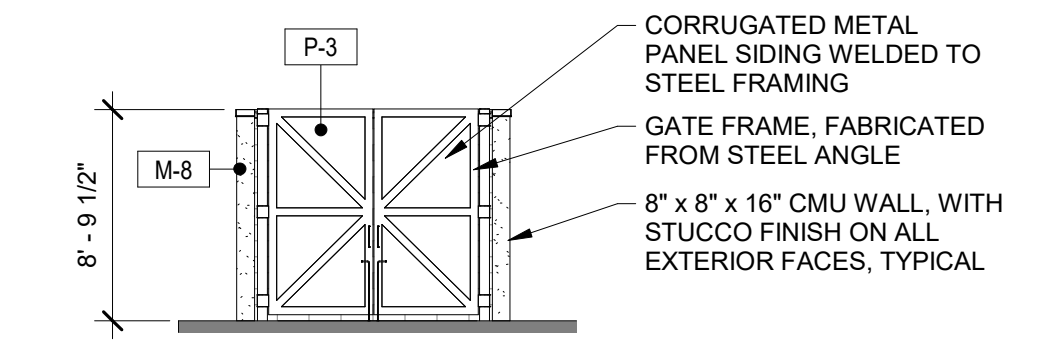
7 TRASH ENCLOSURE (RIGHT SIDE)
1/8" = 1'-0"



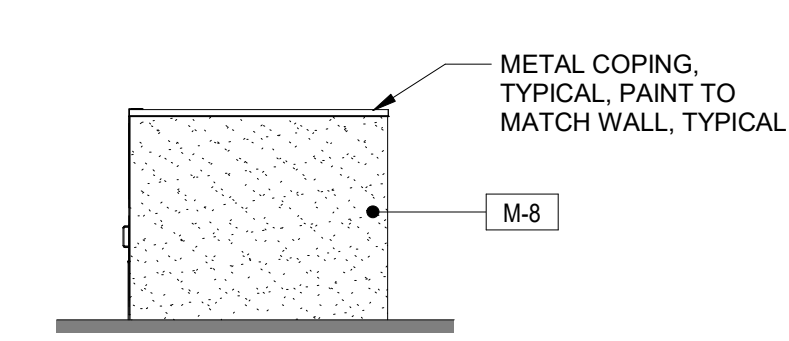
8 TRASH ENCLOSURE (BACK)
1/8" = 1'-0"



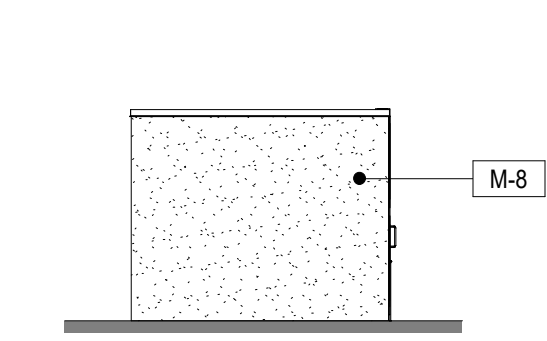
9 TRASH ENCLOSURE (LEFT SIDE)
1/8" = 1'-0"



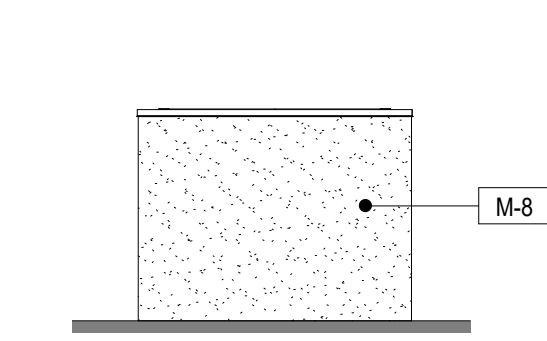
10 VACUUM ENCLOSURE (FRONT)
1/8" = 1'-0"



11 VACUUM ENCLOSURE (RIGHT SIDE)
1/8" = 1'-0"



12 VACUUM ENCLOSURE (BACK SIDE)
1/8" = 1'-0"



13 VACUUM ENCLOSURE (LEFT SIDE)
1/8" = 1'-0"

MATERIAL AND FINISH SCHEDULE				
CODE	BASE COLOR	BASE MATERIAL	BASE MANUF.	REMARKS
M-1	SW 7006 - EXTRA WHITE	HARDIE PANEL - 4x10' - WITH 1" EXTRUDED CLEAR ANODIZED ALUMINUM CHANNEL	JAMES HARDIE SIDING	APPLY ON MEATAL FURRING STRIPS
M-2	SW 7029 - AGREEABLE GRAY	EIFS STUCCO SYSTEM WITH ELASTOMERIC PAINT TOPCOAT	TBD	APPLY TWO COATS OF ELASTOMERIC PAINT
M-3	SW 9179 - ANCHORS AWEIGH	HARDIE PLANK/LAP SIDING	JAMES HARDIE SIDING	APPLY ON MEATAL FURRING STRIPS
M-4	CLEAR ANODIZED ALUMINUM	ALUMINUM	AVADEK	FRONT CANOPY AND REAR CANOPY
M-5	COOLEY BRITE CBL5 NAVY BLUE	CLOTH/VINYL ON METAL FRAME	COOLEY BRITE ON PAINTED METAL FRAME TO MATCH	METAL FRAME WILL BE WRAPPED WITH COOLEY BRITE CLOTH/VINYL MATERIAL
M-6	WAYNE DALTON DOOR - TAN	STEEL	WAYNE DALTON DOOR	"TAN" POWDER COAT FINISH
M-7	BERRIDGE MATTE BLACK	BERRIDGE STEEL - 1.5" STANDING SEAM METAL ROOF	BERRIDGE STEEL	
M-8	SW 7029 - AGREEABLE GRAY	STUCCO SYSTEM WITH PAINT TOPCOAT	CONCRETE MASONRY UNITS	ENCLOSURES, APPLY TWO COATS OF ELASTOMERIC PAINT
M-9	SW 7018 - DOVETAIL	HARDIE SOFFIT	JAMES HARDIE SIDING	APPLY ON METAL FRAMING. ROOF FASCIA TO BE THE SAME MATERIAL
M-10	SW 9179 - ANCHORS AWEIGH	EIFS STUCCO SYSTEM WITH ELASTOMERIC PAINT TOPCOAT	TBD	APPLY TWO COATS OF ELASTOMERIC PAINT
G-1	SOLARBAN 70XL	GLAZING	VITRO/PPG	CLEAR ON CLEAR
G-2	SOLARBAN 90	GLAZING	VITRO/PPG	CLEAR ON CLEAR
P-3	SW 7030 - ANEW GRAY	ANEW GRAY	SHERWIN WILLIAMS	METAL DOORS AND DOWNSPOUTS
P-4	SW 9179 - ANCHORS AWEIGH	ANCHORS AWEIGH	SHERWIN WILLIAMS	METAL TRELLIS

BLUEWAVE EXPRESS CAR WASH
1160 EAST LELAND ROAD
PITTSBURG, CA

CSHOA

SCHEMATIC DESIGN

PROJECT 20228.000 DATE 1-25-2022
DRAWN WRS CHECKED IS

SHEET TITLE BUILDING ELEVATIONS

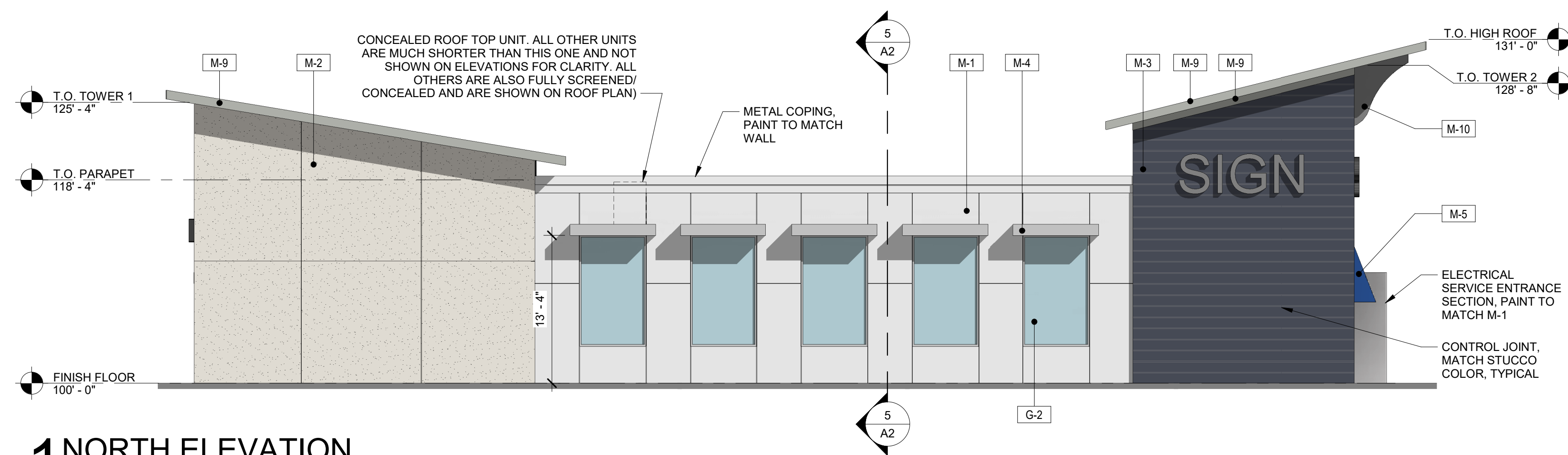
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A2 ORIGINAL SHEET SIZE 24" x 36"

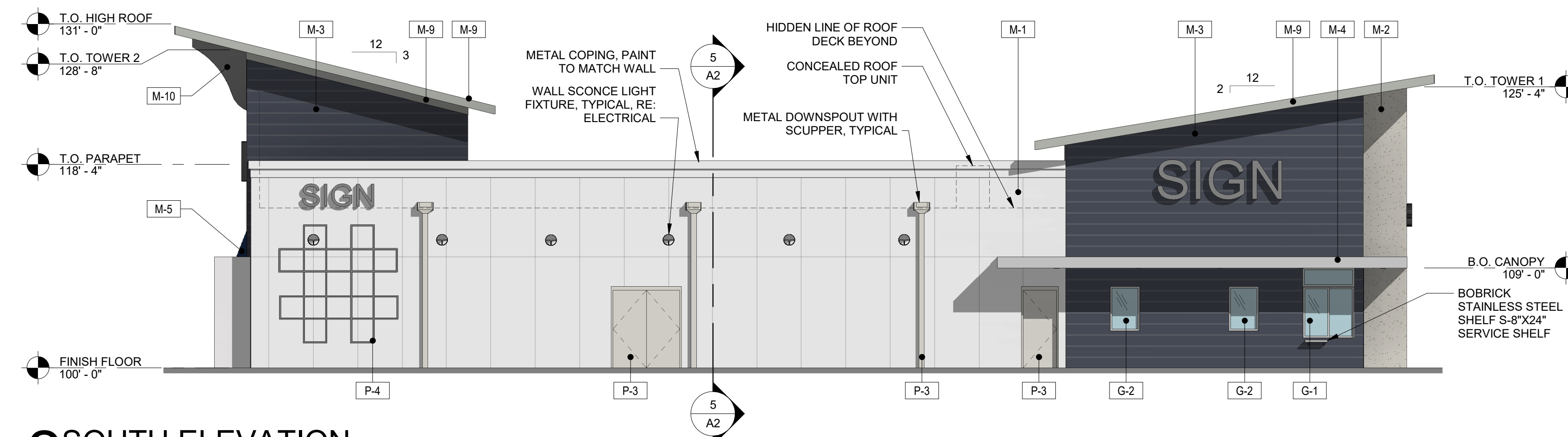
STEVE WAKEMAN, ARCHITECT
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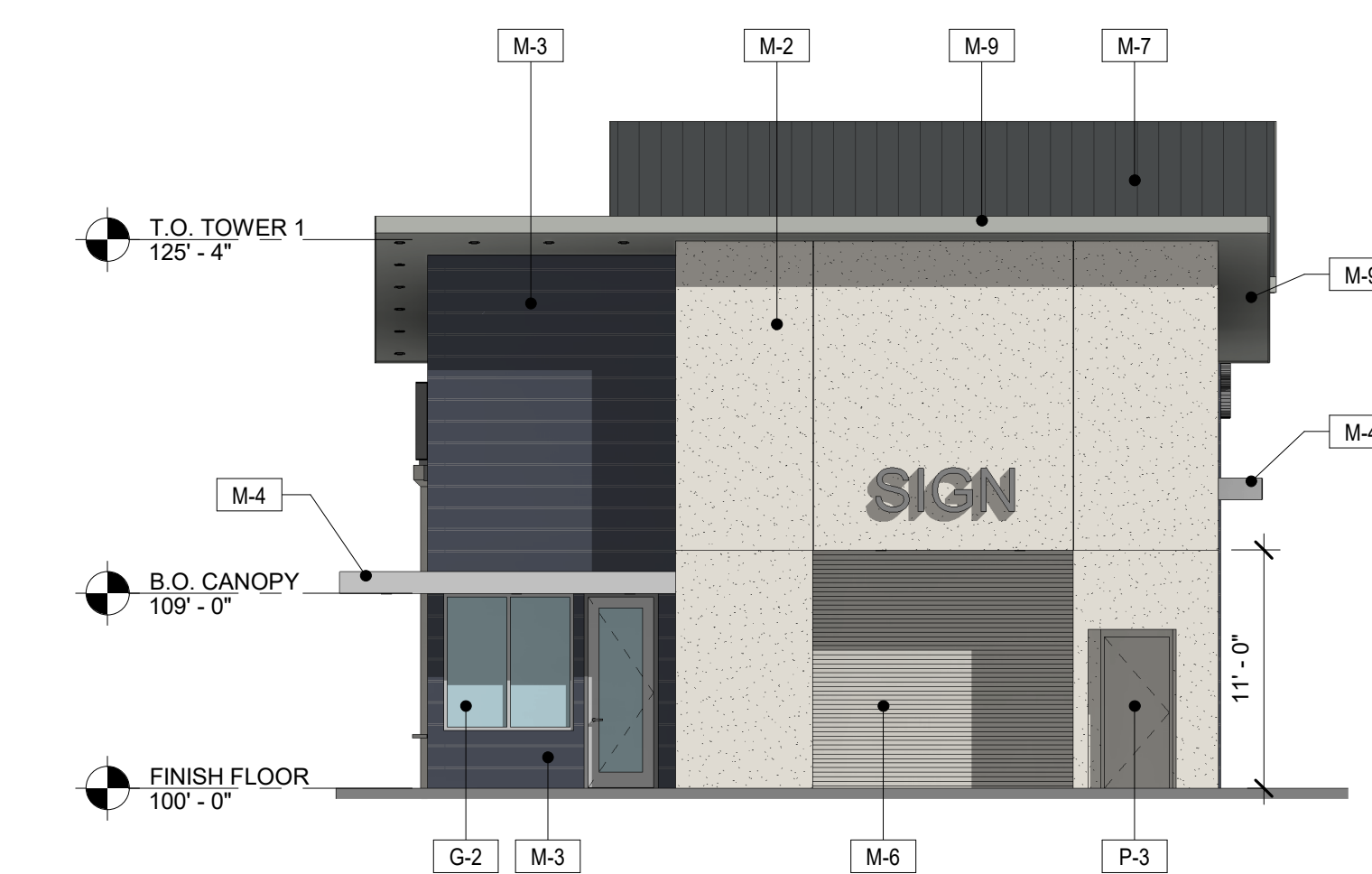
PRELIMINARY NOT FOR CONSTRUCTION



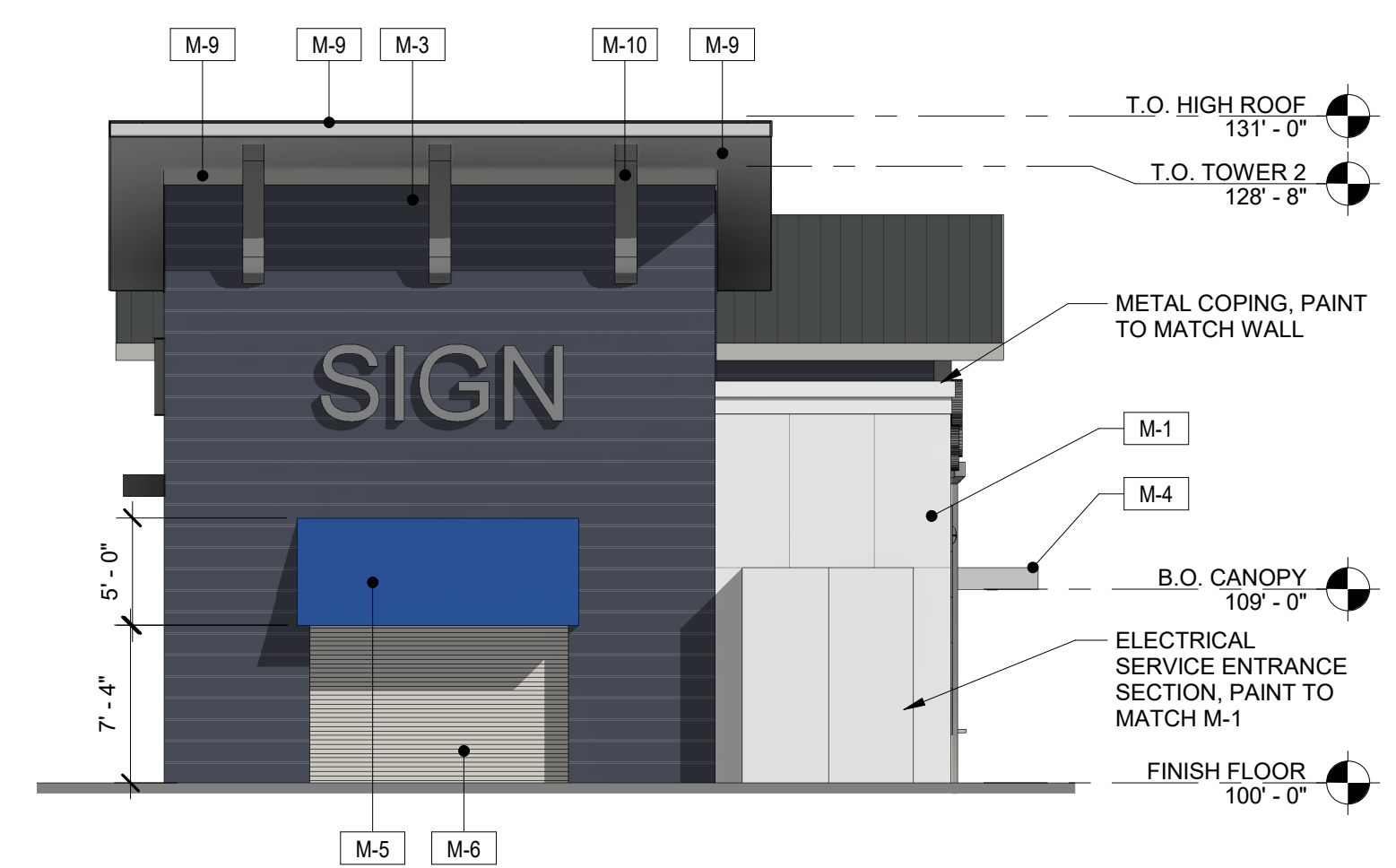
1 NORTH ELEVATION
1/8" = 1'-0"



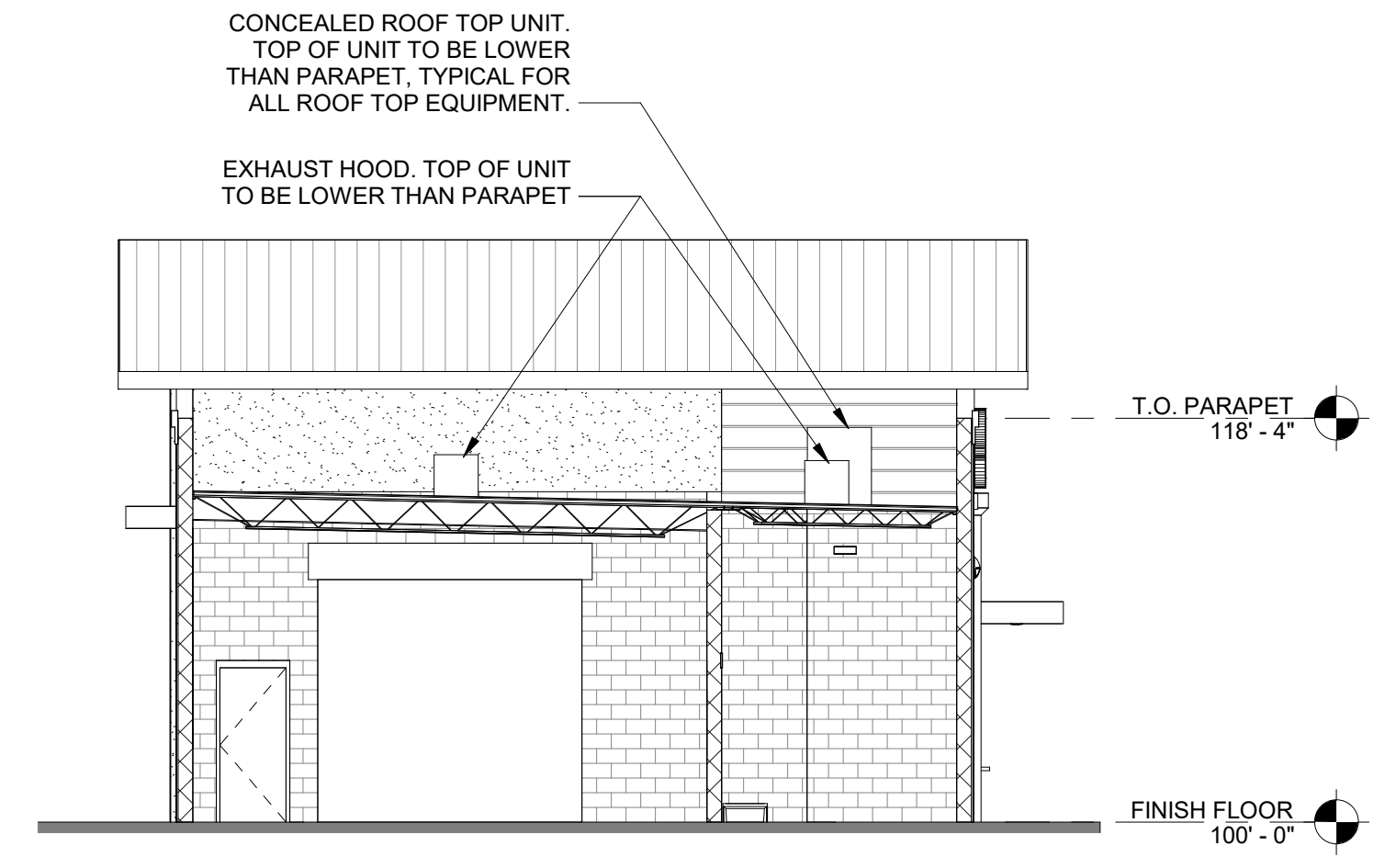
2 SOUTH ELEVATION
1/8" = 1'-0"



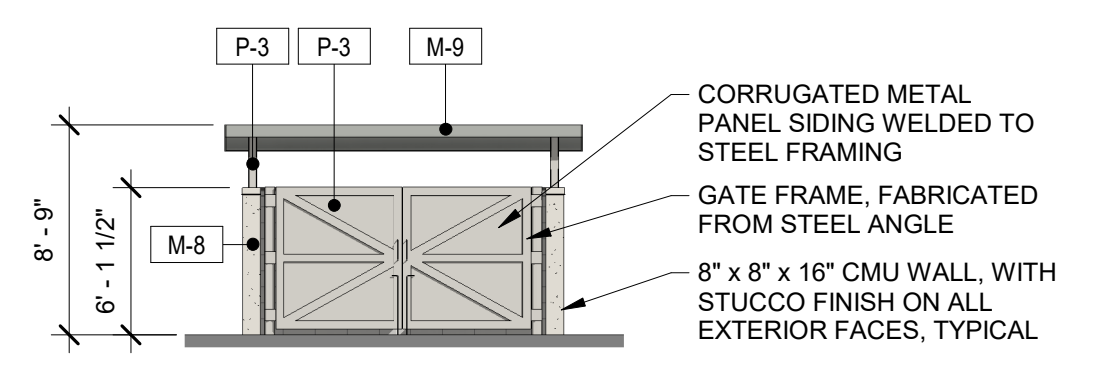
3 EAST ELEVATION
1/8" = 1'-0"



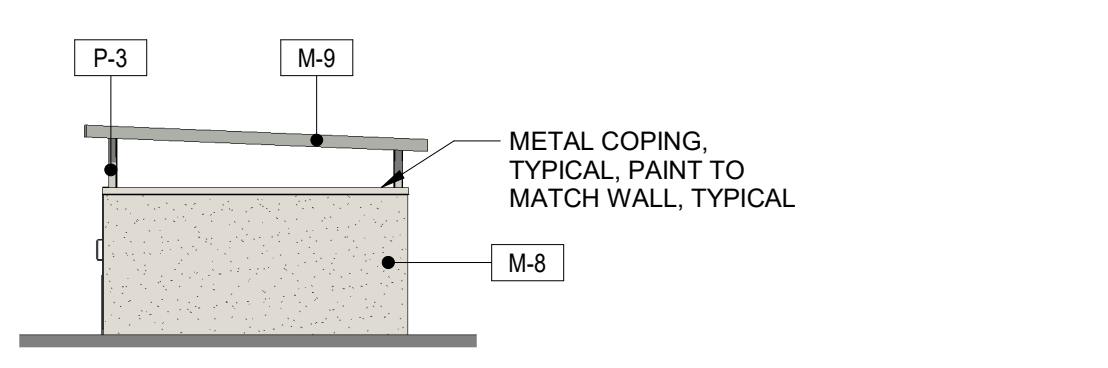
4 WEST ELEVATION
1/8" = 1'-0"



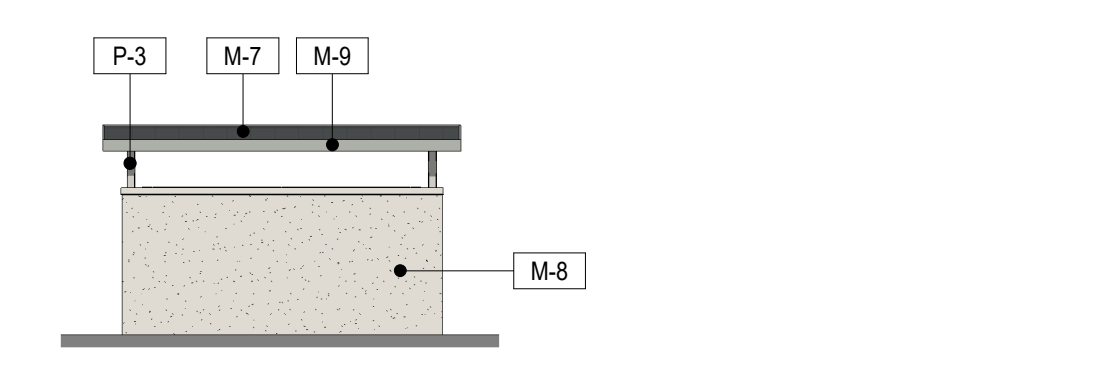
5 CROSS SECTION
1/8" = 1'-0"



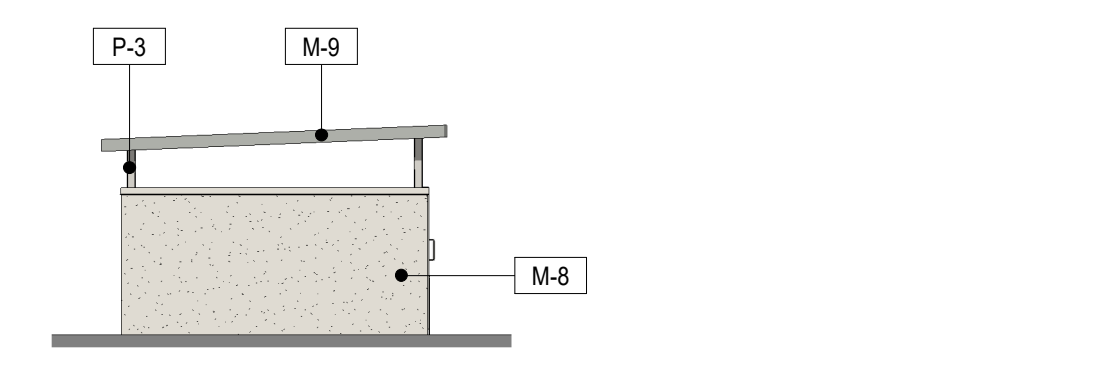
6 TRASH ENCLOSURE (FRONT)
1/8" = 1'-0"



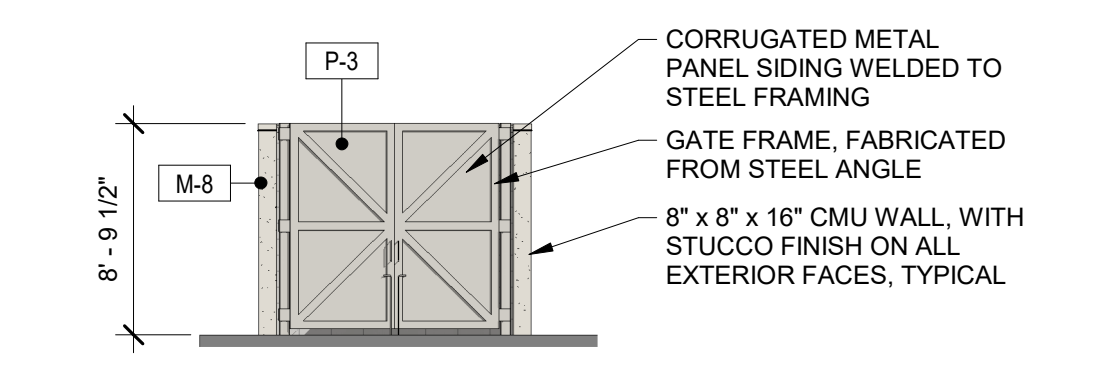
7 TRASH ENCLOSURE (RIGHT SIDE)
1/8" = 1'-0"



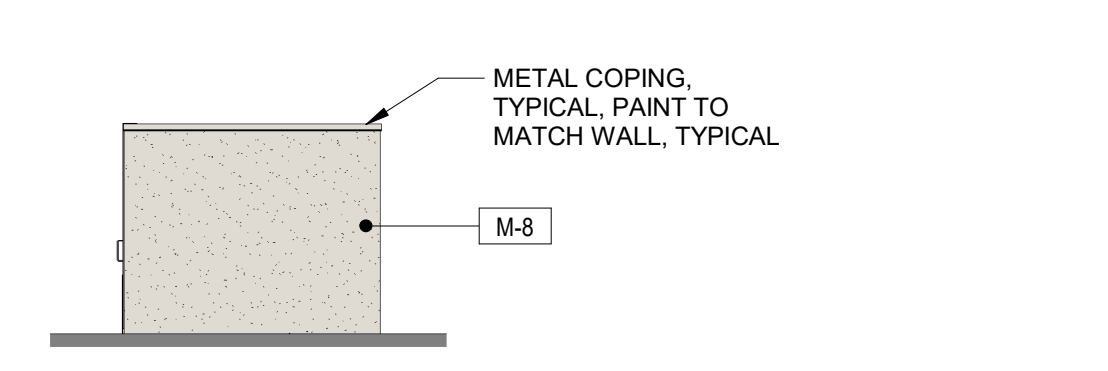
8 TRASH ENCLOSURE (BACK)
1/8" = 1'-0"



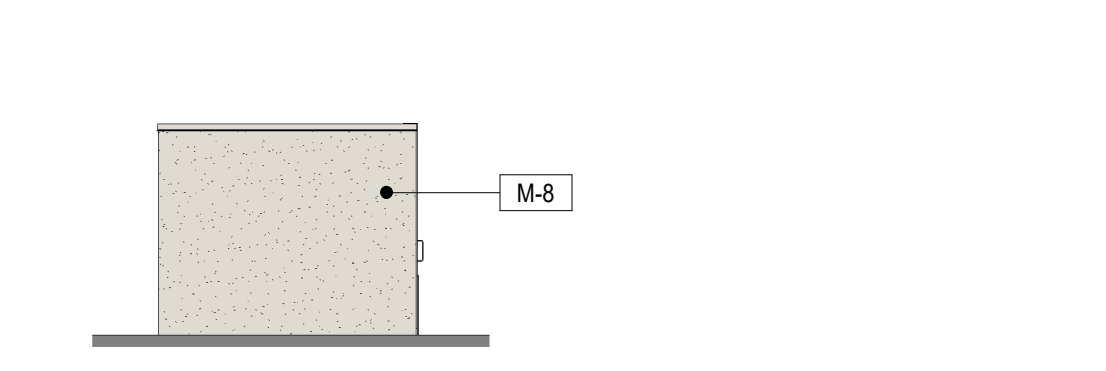
9 TRASH ENCLOSURE (LEFT SIDE)
1/8" = 1'-0"



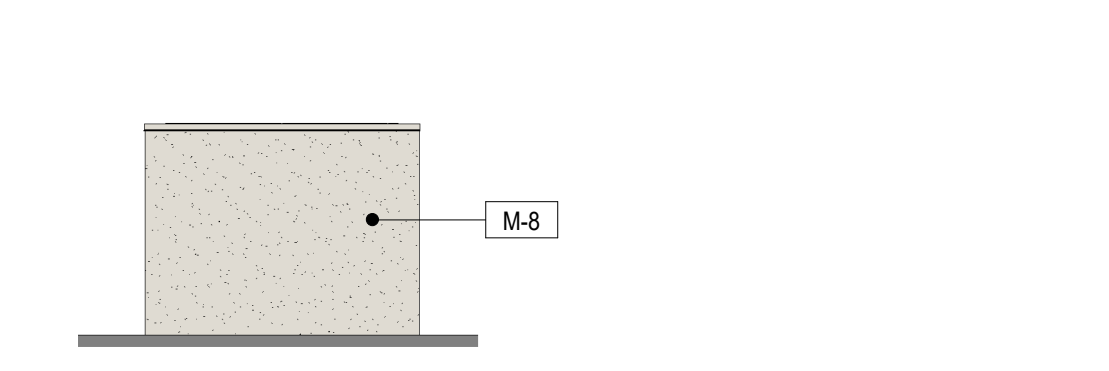
10 VACUUM ENCLOSURE (FRONT)
1/8" = 1'-0"



11 VACUUM ENCLOSURE (RIGHT SIDE)
1/8" = 1'-0"



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M-3	SW 9179 - ANCHORS AWEIGH	HARDIE PLANK/LAP SIDING	JAMES HARDIE SIDING	APPLY ON MEATAL FURRING STRIPS
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P-4	SW 9179 - ANCHORS AWEIGH	ANCHORS AWEIGH	SHERWIN WILLIAMS	METAL TRELLIS

PRELIMINARY NOT FOR CONSTRUCTION

STEVE WAKEMAN, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

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CSHOA

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(303) 962-9164
www.cshoa.com

SCHEMATIC DESIGN

PROJECT 20228.000	DATE 1-25-2022
DRAWN WRS	CHECKED IS
REVISED	

SHEET TITLE
BUILDING ELEVATIONS

SHEET
A2
ORIGINAL SHEET SIZE
24" x 36"



65 Civic Avenue
Pittsburg, CA 94565
P: (925) 252-6900
F: (925) 252-4814

pittsburgca.gov

Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

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

DATE: April 28, 2026
TIME: 7:00 P.M.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

BlueWave Car Wash Time Extension; AP-21-1562 (UP, DR): This is a Public Hearing Notice for a time extension request for the BlueWave Car Wash Project. The applicant is requesting a three-year time extension of approval of a Use Permit and Design Review to construct an automobile washing facility. The approved facility would provide a total of 26 parking spaces and would include a 100-foot drive-through vehicle wash tunnel; three 12.5-foot drive-through pay lanes; three drive-through payment stations; 22 vacuum stalls (two Americans with Disabilities Act [ADA] accessible); and paved driveways. Paved surfaces would total 43,971 square feet. The project is located at 1160 E. Leland Road, Pittsburg, CA. Assessor’s Parcel No. 088-230-028.

Environmental Determination:

The project is subject to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (Public Resources Code Section 21080). Pursuant to the provisions in the State CEQA Guidelines, an Initial Study was prepared for the Project. Based on the analysis in the study, it was determined that potentially significant impacts of the project could be lessened through specified mitigations, and subsequently, a Mitigated Negative Declaration was prepared. On August 12, 2022, a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was distributed for a 30-day public review, in accordance with CEQA Guidelines Section 15105(b). Public distribution of the NOI consisted of delivery to the County Clerk’s Office, posting on the City’s website, and direct mailing to all interested parties and owners/occupants of the properties directly contiguous with the project, in accordance with CEQA Guidelines section 15072. Following Planning Commission and City Council approval of the proposed Project, a Notice of Determination was filed under SCH No. 2022080293.

PROJECT PLANNER: Kelsey Gunter, (925) 252-4824 or kgunter@pittsburgca.gov

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

The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements. Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. 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.

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

**JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION**

Project Title: BlueWave Car Wash Time Extension
Location: 1160 E. Leland Road, Pittsburg, CA 94565



City of Pittsburg

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



NOTICE OF PUBLIC HEARING

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
April 28, 2026**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority

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

SUBJECT: The Zoning Administrator submits three Notices of Intent to Exercise Delegated Design Review Authority

RECOMMENDATION:

Staff recommends that the Planning Commission acknowledge receipt of the attached Notices of Intent to Exercise Delegated Design Review Authority

BACKGROUND:

Delegated Design Review Authority

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.
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.

Planning Commission Staff Report
Notice of Intent to Exercise Delegated Design Review Authority

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 their 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 three applications requiring Delegated Design Review Authority under Resolution No. 9918:

- 1. Resawn Industries, LLC – Façade & Tenant Improvements, AP-24-0020 (ADR - Time Extension)**

This is a Time Extension request for an Administrative Design Review application by Justin Lena, of Resawn Industries, LLC, approved on April 10, 2024 (ZA Resolution No. 421). The approval of AP-24-0020 allowed for the operation of a custom redwood fence manufacturing and retail sales business within three existing structures located at 1830 Loveridge Road in the Service Commercial (CS) Zoning District.

This request would allow the applicant two additional years (until April 10, 2028) to obtain a building permit for tenant improvements including: (1) installation of new lighting, (2) replacement of wood trim and gutters, (3) new exterior paint, (4) updated fencing, and (5) front parking lot improvements (new asphalt overlay and striping). Assessor's Parcel No. 073-190-002

This project is delegated to staff under Category 3 (Minor Building Remodels) and Category 4 (Changes to Existing Parking Lots) of Planning Commission Resolution No. 9918.

- 2. HCL Absorption Process Relocation, AP-25-0006 (ADR, Time Extension)**

This is an application for a Time Extension of a Previously Approved Administrative Design Review (ADR) approval to relocate the anhydrous HCL (Hydrogen Chloride) absorption process and eliminate approximately 3500 feet of anhydrous HCL piping at Corteva Agriscience campus located at 901 Loveridge Road, Pittsburg, California, 94565.

Planning Commission Staff Report
Notice of Intent to Exercise Delegated Design Review Authority

The site is classified "Industrial" in the Pittsburg General Plan land use map and zoned "IG – General Industrial" where pursuant to PMC Section 18.54.100, Design Review (Section 18.36) is required for additions to existing facilities. Assessor's Parcel No. 073-220-049

This project is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918

3. HCL Logistics Reconfiguration Project, AP-26-0045 (ADR)

This is an application filed by Gina Munns - Hargrove Engineers & Constructors, for Administrative Design Review (ADR) to install six new 25,000-gallon aqueous HCL (Hydrogen Chloride) storage tanks within new secondary containment dikes in the former AFTF tank farm at Corteva Agriscience campus located at 901 Loveridge Road, Pittsburg, California, 94565. The site is classified "Industrial" in the Pittsburg General Plan land use map and zoned "IG – General Industrial" where pursuant to PMC Section 18.54.100, Design Review (Section 18.36) is required for additions to existing facilities. Assessor's Parcel Nos. 073-220-049

This project is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918.

GENERAL PLAN/CODE COMPLIANCE:

Delegated Design Review Authority: Resolution No. 9918 established nine categories of design review applications upon which the Commission would authorize the Zoning 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 Notices of Intent.

Planning Commission Staff Report
Notice of Intent to Exercise Delegated Design Review Authority

ATTACHMENTS:

1. Resawn Industries, LLC – Façade & Tenant Improvements, AP-24-0020 (ADR - TE), NOI
2. HCL Absorption Process Relocation, AP-25-0006 (ADR, TE), NOI
3. HCL Logistics Reconfiguration Project, AP-26-0045 (ADR), NOI
4. PC Resolution No. 9918

Prepared by: John Funderburg, Zoning Administrator



Community and Economic Development Department – Planning Division

PROJECT REFERRAL & REQUEST FOR COMMENTS/CONDITIONS

Project Name:	Resawn Industries
Project No: AP-24-0020	Application Type: ADR
Project Description: This is an application by Justin Lena, of Resawn Industries, requesting Administrative Design Review approval to operate a custom redwood fence manufacturing and retail sales business within three existing structures located at 1830 Loveridge Road in the CS (Service Commercial) Zoning District. Applicant proposes multiple tenant improvements including: (1) installation of new lighting, (2) replacement of wood trim and gutters, (3) new exterior paint, (4) updated fencing, and (5) front parking lot improvements (new asphalt overlay and striping). See attached proposal for details related to materials storage and truck traffic. Assessor's Parcel No. 073-190-002.	
Applicant: Justin Lena	
Phone: (925) 270-3355 E-mail: justin@resawnlumber.com	

Instructions for the Referral Agency:

Please review these plans and provide this office with your feedback on availability of services/potential design or code conflicts/requirements for additional permits and recommended conditions of project approval.

Deadline for Comments:

Please submit your comments no later than Monday, March 18, 2024.

Comments should be sent to **Alison Hodgkin** at the mailing address noted above, through e-mail at: ahodgkin@pittsburgca.gov, or by fax at: (925) 252-4814. If you have any questions regarding this project, please call Alison Hodgkin at (925) 252-6987. A list of referral agencies for this project is provided on the back of this sheet.

List of Referral Agencies:

Federal/State/Regional	<input type="checkbox"/> Ambrose Recreation & Park District
<input type="checkbox"/> US Army Corps of Engineers	<input type="checkbox"/> Ambrose Recreation & Park District
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<input type="checkbox"/> Dept. of Fish and Game – Region 3	<input type="checkbox"/> City of Antioch Community Development Department
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<input type="checkbox"/> Sonoma State - Historical/Archaeological	<input type="checkbox"/> Mt. Diablo Unified School District
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<input type="checkbox"/> Bay Area Air Quality Management District	City of Pittsburg
<input type="checkbox"/> East Bay Regional Park District	<input checked="" type="checkbox"/> Planning Division
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<input type="checkbox"/> TRANSPAC	<input type="checkbox"/> Other:
Local	<input type="checkbox"/> Other:
<input type="checkbox"/> Supervisor Federal Glover	<input type="checkbox"/> Other:

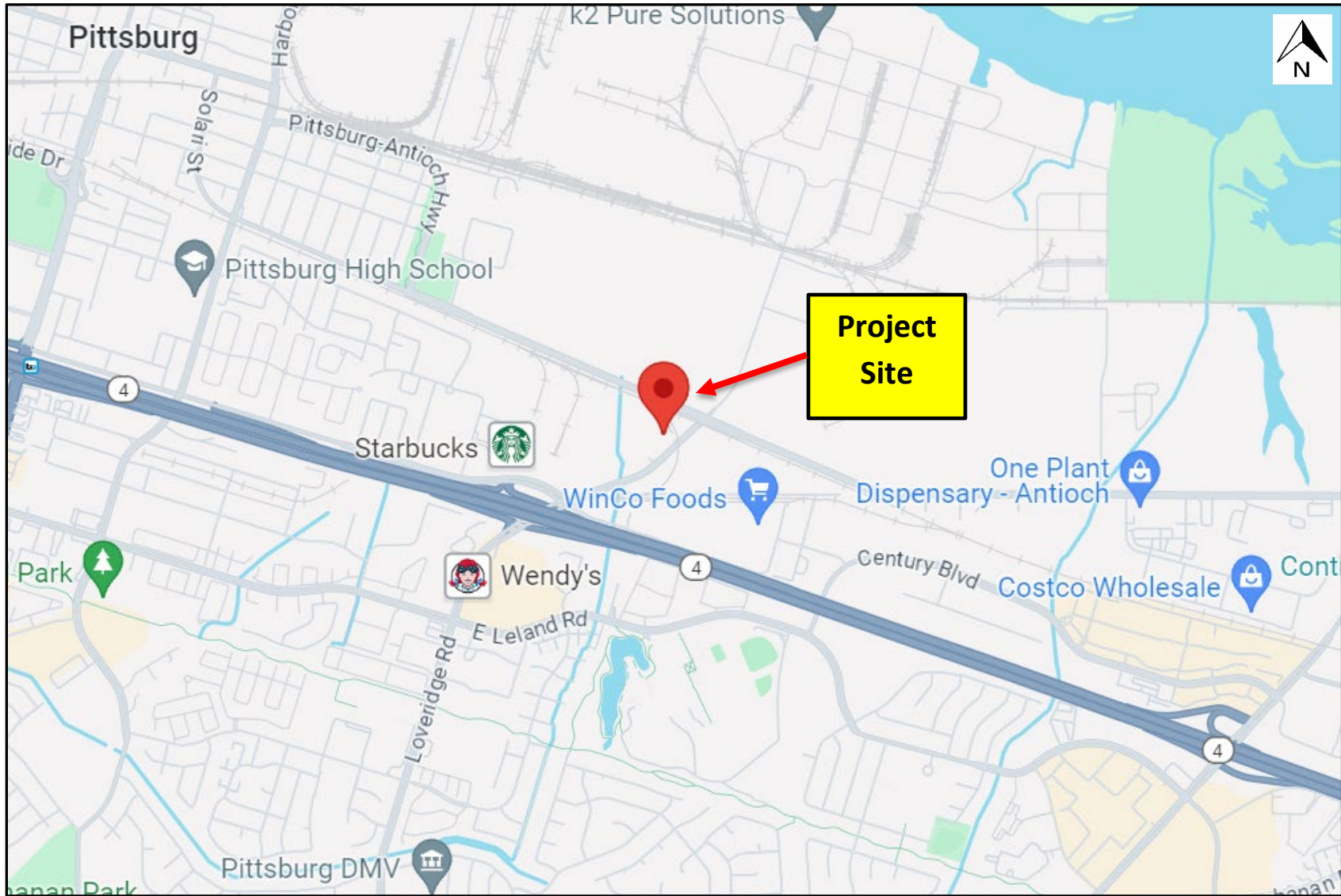
Resawn Industries – Aerial Map

AP-24-0020 (ADR)	1830 Loveridge Rd.
Administrative Design Review	APN: 073-190-002



Resawn Industries – Vicinity Map

AP-24-0020 (ADR)	1830 Loveridge Rd.
Administrative Design Review	APN: 073-190-002



Resawn Industries

***Proposal for 1830 Loveridge Rd
Pittsburg, CA***

Custom Manufacturing
service and retail sales

To: Alison Hodgkin 

General operations

Resawn Industries is a family owned and operated company that specializes in custom manufacturing and distribution of redwood fence products. We are at heart a fast paced construction supply vendor that also operates in custom manufacturing of fence components.

Day to day:

- ***Wood planks are delivered by truckload. Unitized 1x4,2x4,2x8 etc***
- ***No Logs or trees or bark or any type of primary raw materials.***
- ***Planks are processed, assembled and packaged for retail sales.***

General Operations

- ***2-4 trucks of planks are delivered to the site per week. Depending on season.***
- ***Those same trucks are then loaded with finished product and sent out.***
- ***All Trucking and delivery's are done between 4am-7am Monday to Thursday***
- ***We should Fabricate around 30,000 of finished products per week or 2 truckloads.***
- ***4 Truckloads of inbound materials should be stored onsite at all times. These can be stored inside. Some materials may need to be stored outside in the "overflow area" with city approval.***

General Operations

- ***Byproducts are carefully stored in 40 yard roll off containers. These are in a covered storage area out of site from the road. Those products are taken to an offsite recycling facility and made into mulch.***
- ***Our Equipment will consist of forklifts, saws and bobtail trucks. All stored indoors.***
- ***There is existing Fencing surrounding the property at about 7-8' Tall. We will add high quality privacy screening in any material storage area.***

General Operations

- ***All employee parking will be onsite in a designated area. (See site map)***
- ***Any materials stored outside during shipping or receiving will not be visible from the road***
- ***Retail, Showroom and product sales can be conducted in the front office area. (With city approval)***
- ***Customer parking and all as needed requirements are already onsite.***

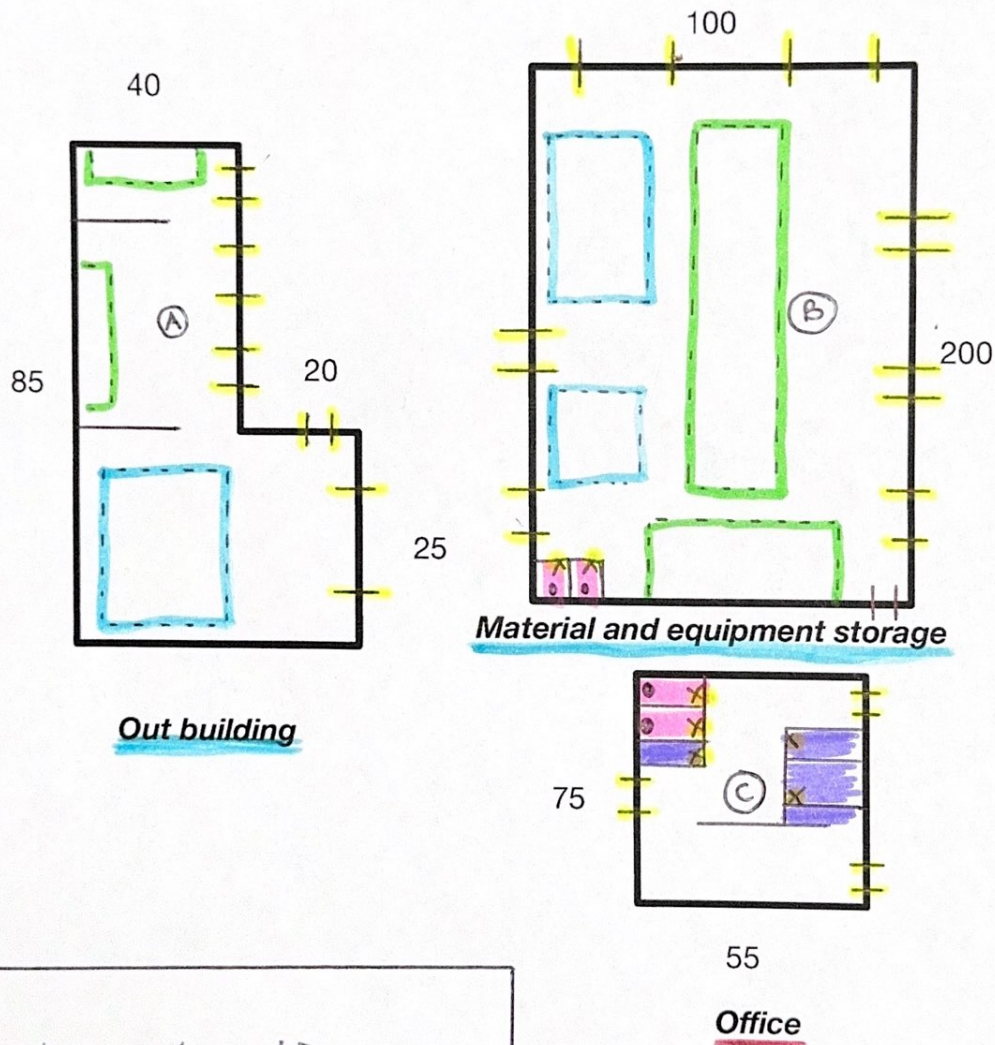
Site Plan Layout



Tenant Improvements

- **Clean and prune all trees and bushes onsite**
- **Clean drainage ditches at front of property and landscape**
- **Install all LED lighting on exterior for safety and security.**
- **Add to existing fences and use high quality privacy screening.**
- **Repair all wood trims on building and paint all exterior.**
- **Remove and replace gutters.**
- **Repair and overlay front asphalt with new customer parking striping.**

Floor Plan Layout



March 30, 2026

Mr. Maurice Brenyah-Addow, Senior Planner
City of Pittsburg - Planning Division
65 Civic Avenue
Pittsburg, CA 94565

Subject: Extension Request – ADR AP-25-0006

Dear Mr. Brenyah-Addow,

On behalf of Corteva Agriscience, I, Gina Munns, respectfully request an extension of the administrative approval for Administrative Design Review Application No. AP-25-0006, approved by the Zoning Administrator through Resolution No. 434 on April 2, 2025, for the HCL Absorption Process Relocation project located at 901 Loveridge Road, Pittsburg, California (APN 073-220-049).

Pursuant to Condition No. 9 (Expiration of Approval) of Resolution No. 434, the approval will expire on April 2, 2026, unless a written request for extension is filed and approved prior to that date. This request is submitted in advance of the expiration deadline.

Since approval, Corteva has continued project planning, engineering development, and internal coordination necessary to safely implement the approved improvements. Additional time is required to complete project sequencing and regulatory coordination while maintaining full compliance with all applicable agency requirements.

The approved project scope remains unchanged. The project continues to reduce site risk through relocation of the anhydrous HCL absorption process and elimination of approximately 3,500 feet of regulated anhydrous HCL piping, with no expansion of use, no additional process equipment beyond what was approved, and no new environmental impacts.

Corteva respectfully requests approval of an extension of the Administrative Design Review approval for AP-25-0006. Corteva remains committed to complying with all conditions of approval and the Standard Conditions of Development and to continued coordination with the City and applicable agencies.

Please advise if any additional information is required to process this request. Thank you for your consideration.

Sincerely,



Gina Munns
Project Coordinator



Community and Economic Development Department – Planning Division

PROJECT REFERRAL & REQUEST FOR COMMENTS/CONDITIONS

Project Name:	HCL Absorption Process Relocation
Project No: AP-25-006.Ext	Application Type: Time Extension of Approved Administrative Design Review (ADR)
<p>Project Description: Application for Time Extension of Previously-Approved Administrative Design Review (ADR) to relocate the anhydrous HCL (Hydrogen Chloride) absorption process and eliminate approximately 3500 feet of anhydrous HCL piping at Corteva Agriscience campus located at 901 Loveridge Road, Pittsburg, California, 94565.</p> <p>The site is classified “Industrial” in the Pittsburg General Plan land use map and zoned “IG – General Industrial” where pursuant to PMC Section 18.54.100, Design Review (Section 18.36) is required for additions to existing facilities.</p> <p>Assessor’s Parcel Nos. 073-220-049</p>	
Applicant:	Gina Munns - Hargrove Engineers & Constructors
Mailing Address:	2300 Clayton Rd, Suite 250, Concord, CA 94520
Phone: (925)759-8722	E-mail: gmunns@hargrove-epc.com

Instructions for the Referral Agency:

Enclosed are plans for the project identified above which is proposed in the City of Pittsburg. Please review these plans and provide this office with your feedback on availability of services/potential design or code conflicts/requirements for additional permits and recommended conditions of project approval.

Deadline for Comments:

Please submit your comments no later than Friday, April 24th, 2026.

Comments should be sent to **Maurice Brenyah-Addow** at the mailing address noted above, through e-mail at: mbrenyah-addow@pittsburgca.gov, or by fax at: (925) 252-4814. If you have any questions regarding this project, please call **Maurice Brenyah-Addow** at (925)252-4261. A list of referral agencies for this project is provided on the next page.

List of Referral Agencies:

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<input type="checkbox"/> TRANSPAC	<input checked="" type="checkbox"/> Other: Additional External Agencies
Local	<input type="checkbox"/> Other:
<input checked="" type="checkbox"/> Supervisor Federal Glover	<input type="checkbox"/> Other:



HCL Absorption Reconfiguration Project Scope Overview

Planning Department Review

FEBRUARY 4, 2025

Proposed Change

- The purpose of the HCL Absorption Reconfiguration Project is to minimize the footprint of the HCL absorption process on site as Corteva ceases production and transitions to an I-Park.
- Corteva currently converts anhydrous HCL (A CalARP Regulated Substance) produced on site to aqueous HCL in our 520 Block Manufacturing Services Unit. After Corteva production operations cease, the only source of anhydrous HCL on the Corteva site will be from Douglas Products.
- Corteva proposes to move the acid absorption process from Manufacturing Services to the AFTF process structure, which is located adjacent to Douglas Products.

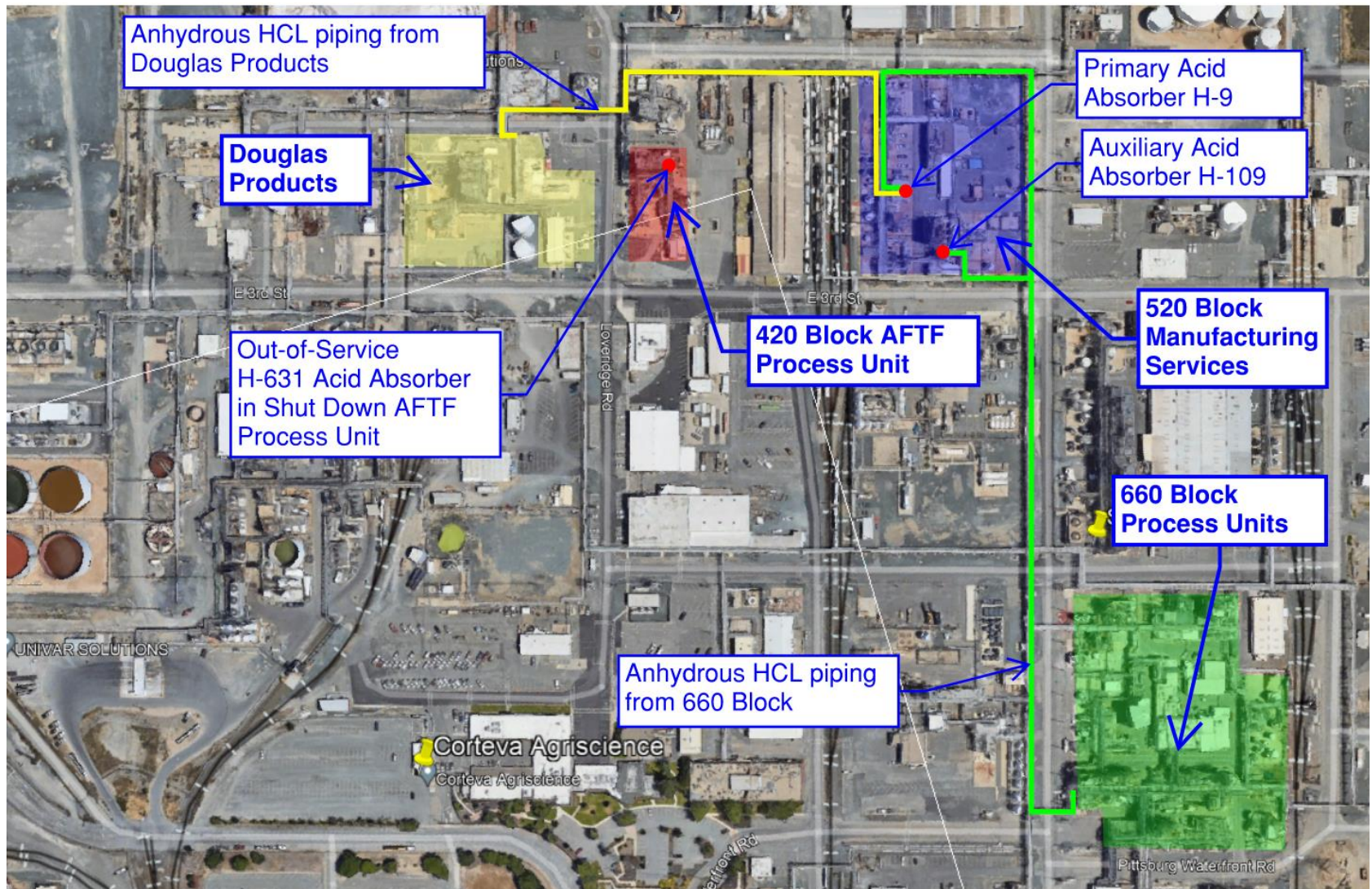
Benefits of HCL Absorption Reconfiguration

- With the closure of the 660 Block production units there will be a net reduction in anhydrous HCL production and absorption on site.
- The reconfigured HCL absorption will occur much closer to the source of anhydrous HCL, eliminating approximately 3500 feet of CalARP Program regulated anhydrous HCL piping on the Corteva site.
- The AFTF structure and pipe racks that will support the relocated acid absorber and new piping are much newer than those currently being used in 520 Block, are already subject to CalARP 5-yr seismic assessments, and will continue to meet current CalARP seismic regulations with these changes.
- There will be no new construction other than relatively minor structural modifications to the former AFTF process structure necessary to accommodate the larger HCL absorber, and installation of new anhydrous HCL piping on existing structures.
- Project will not add any new process equipment to the site.

Details of Current Condition

- Anhydrous HCL is currently produced on site by Douglas Products in 320 Block and by Corteva's process units within 660 Block. The anhydrous HCL from both sources is sent via pipeline to 520 Block "Manufacturing Services" for conversion to aqueous HCL.
- The conversion of anhydrous HCL to aqueous HCL is accomplished using the H-9 Primary Acid Absorber and the H-109 Auxiliary Acid Absorber in Manufacturing Services.
- See next two slides illustrating the current condition.

Current Anhydrous HCL Absorption



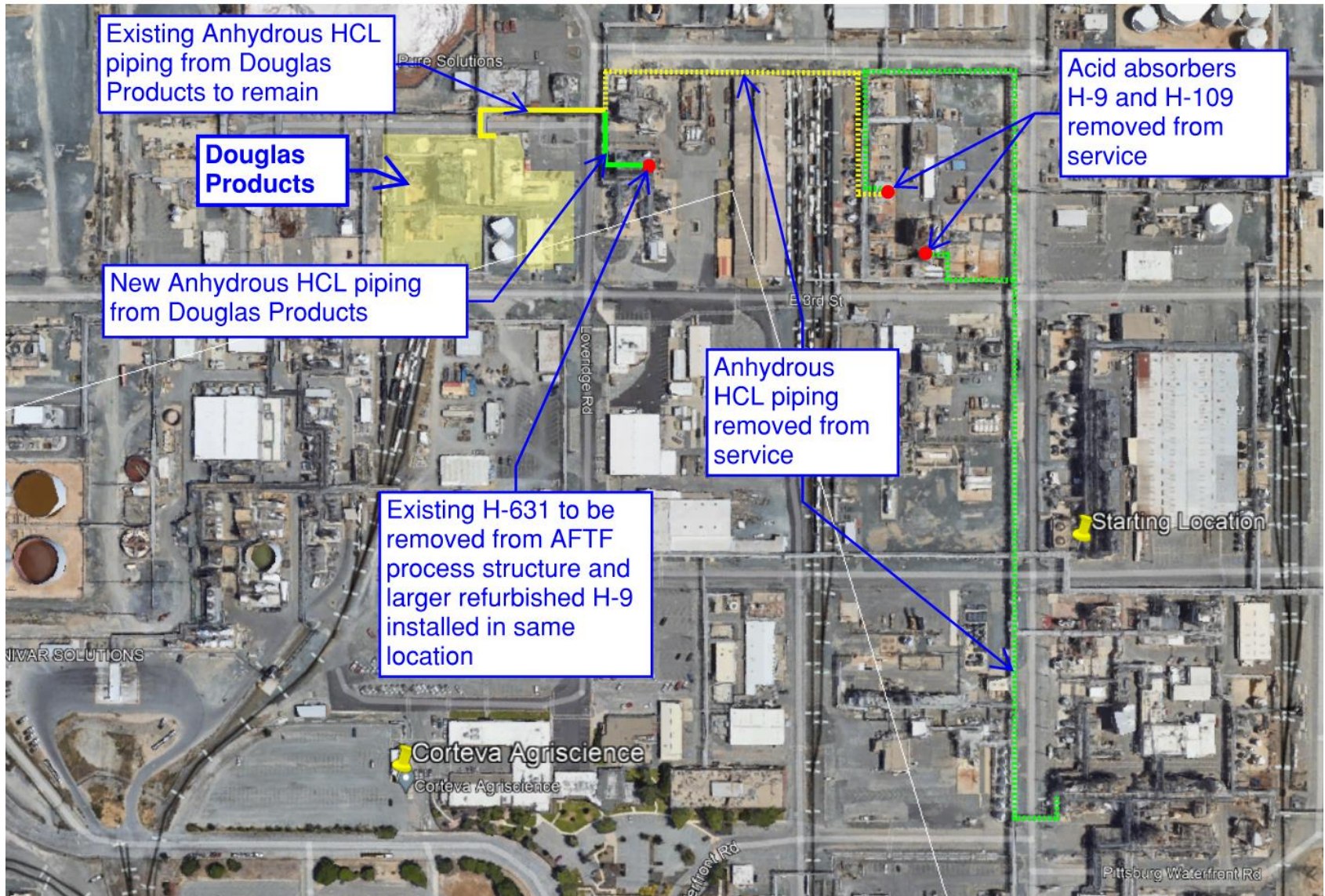
Location of Existing Acid Absorber in AFTF Structure



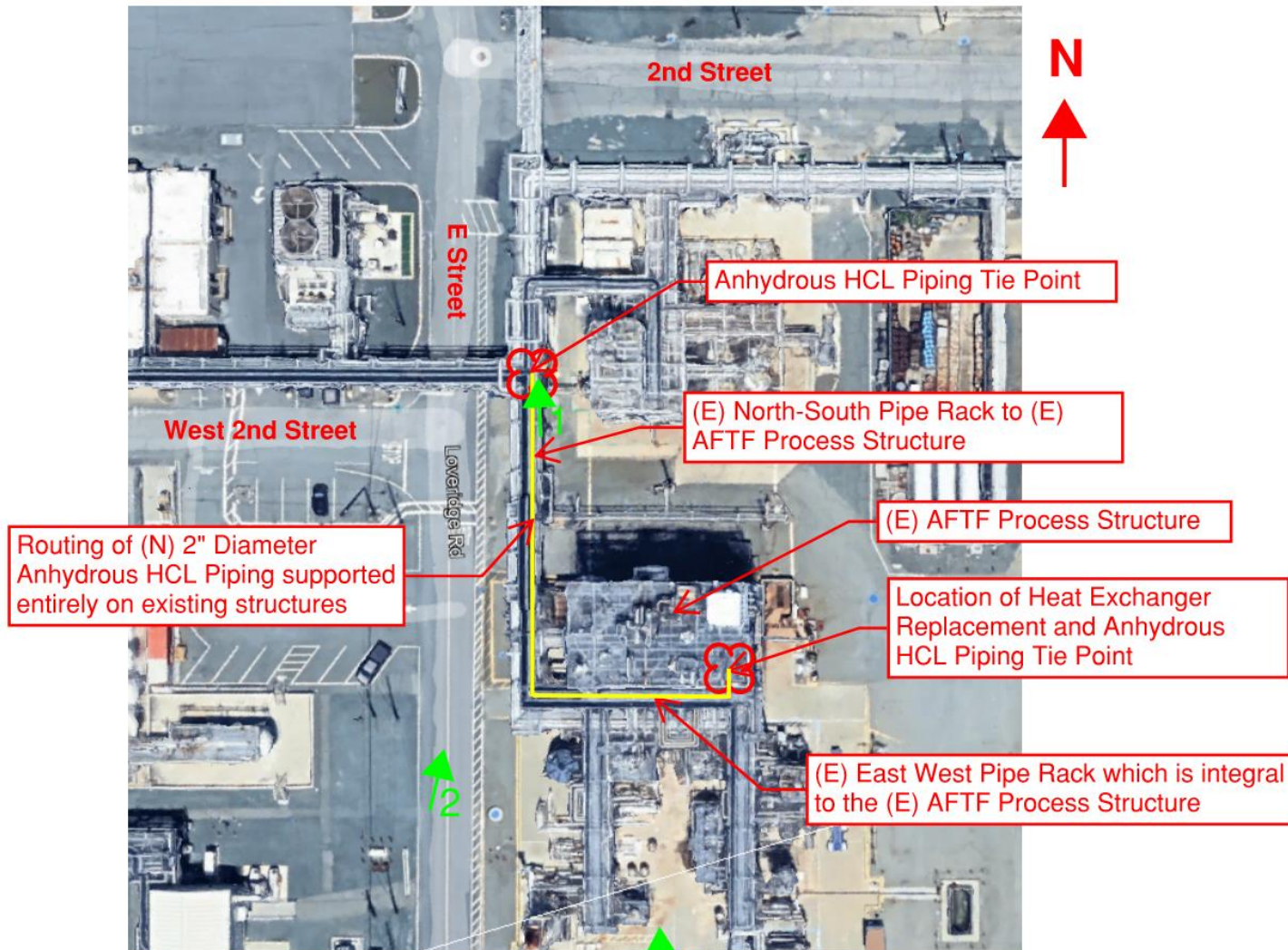
Details of Proposed Change

- Corteva is proposing to replace an out-of-service HCL absorber (H-631) within the shut down AFTF process structure in 420 Block with a larger, recently refurbished, HCL absorber (H-9) and add piping to re-direct anhydrous HCL from Douglas Products to H-9. The refurbished H-9 was previously in service in 520 Block; however, it was replaced with a new identical H-9 that is currently in service.
- Modifications to the former AFTF process structure will be implemented as required to accommodate the larger absorber. H-631 could not be repurposed since it did not have enough capacity to meet demand from Douglas Products.
- Once the refurbished H-9 acid absorber and associated piping is installed in 420 Block, the H-9 and H-109 acid absorbers currently in 520 Block will be removed from service along with the anhydrous HCL piping from the 320 and 660 Blocks.
- The H-9 acid absorber currently in 520 Block will be retained as a spare.
- See illustration of changes on the following slides.

Proposed Changes to Anhydrous HCL Absorption



Proposed Changes to Anhydrous HCL Absorption at AFTF



Note: ↑ Indicates photo view location on following slides

Conceptual Routing of New Anhydrous HCL Piping

- Piping will be supported on (E) AFTF pipe racks and Process Structure. No new structures required.

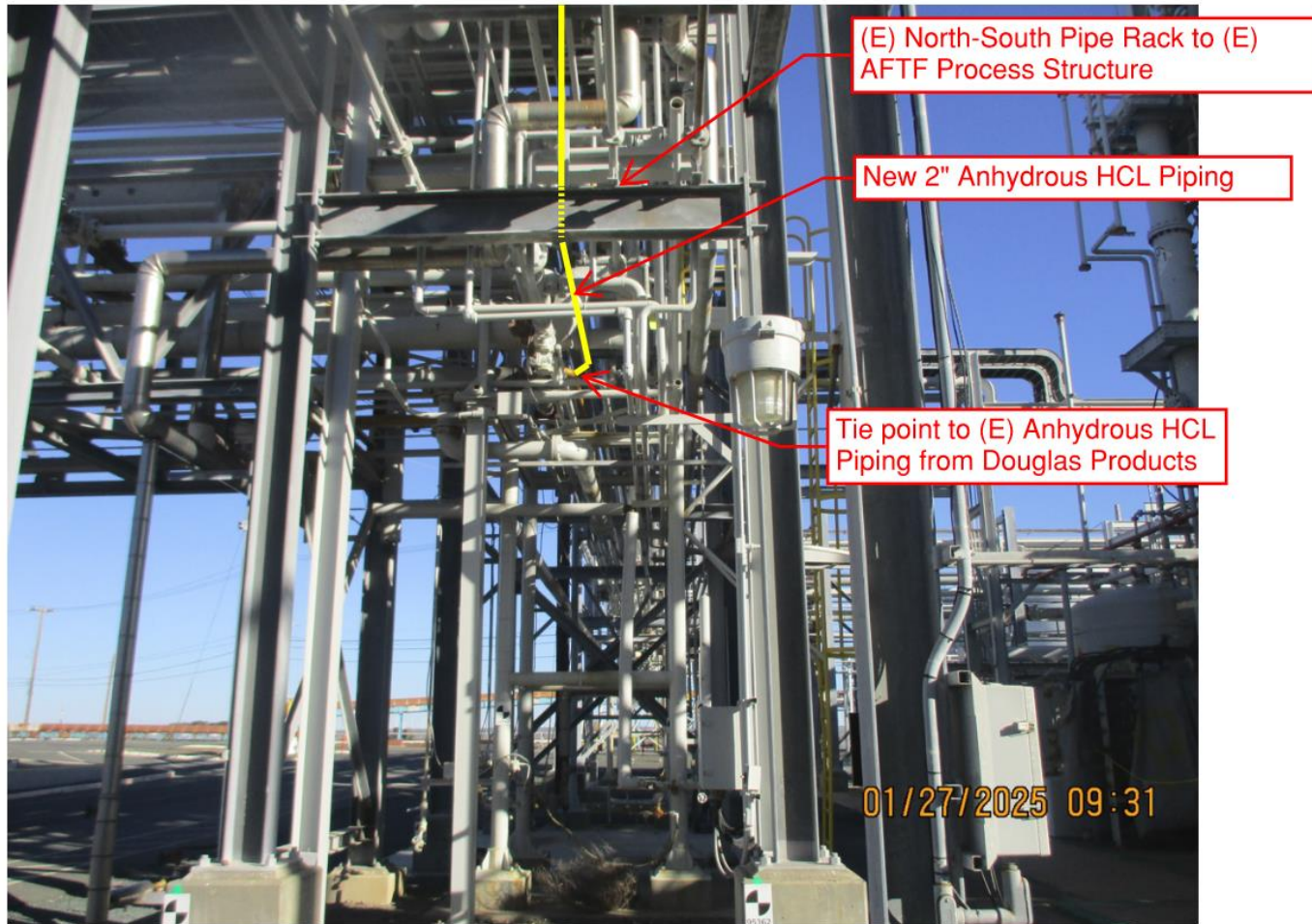


Photo 1: Piping Routing

Conceptual Routing of New Anhydrous HCL Piping (Continued)

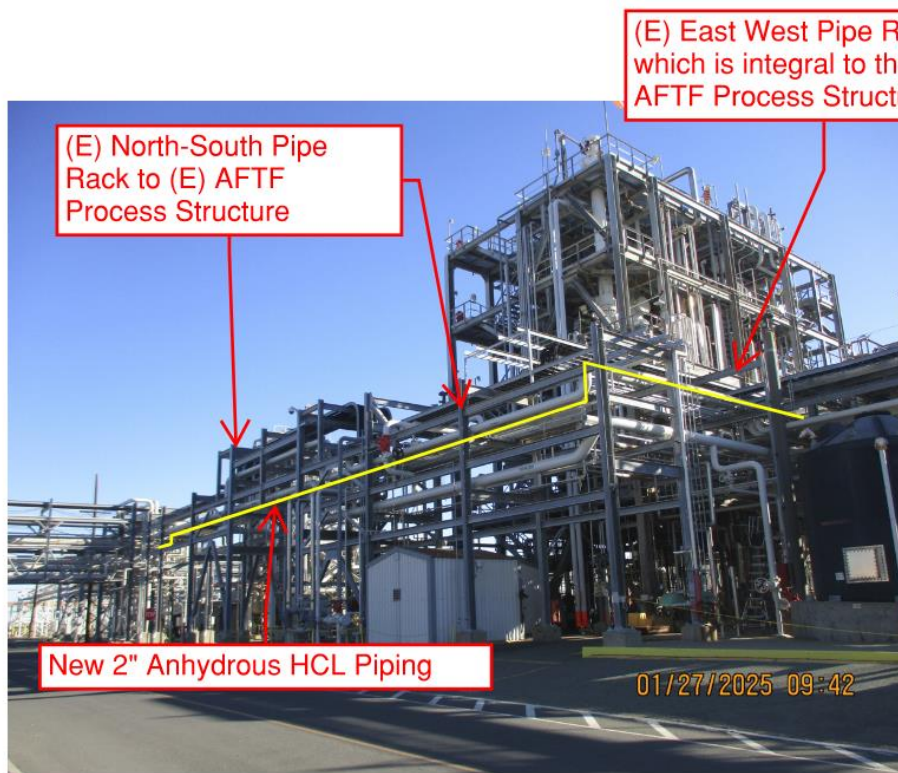


Photo 2: Piping Routing

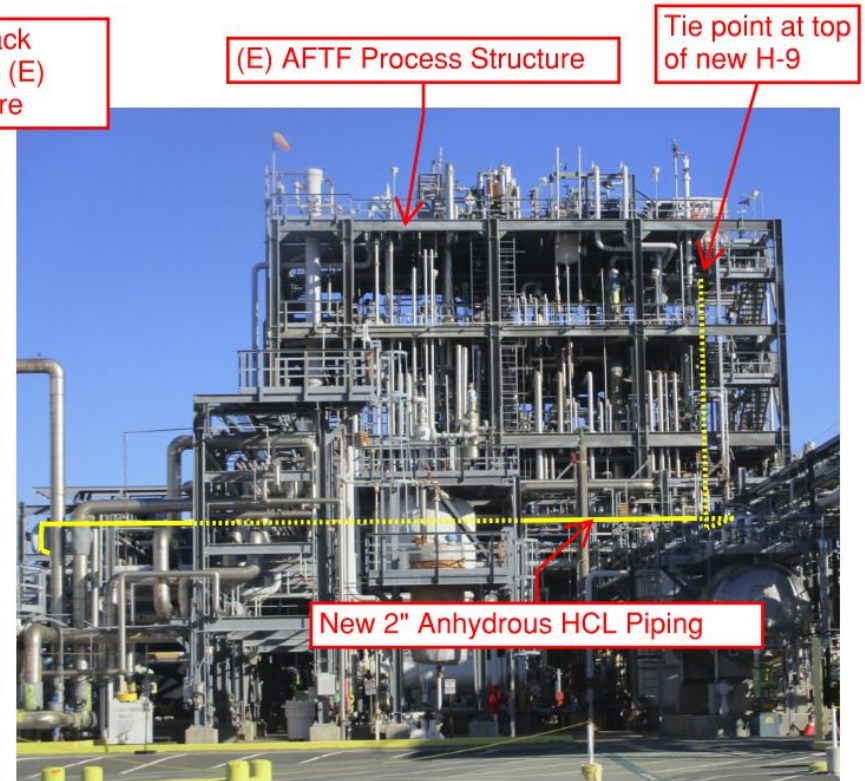
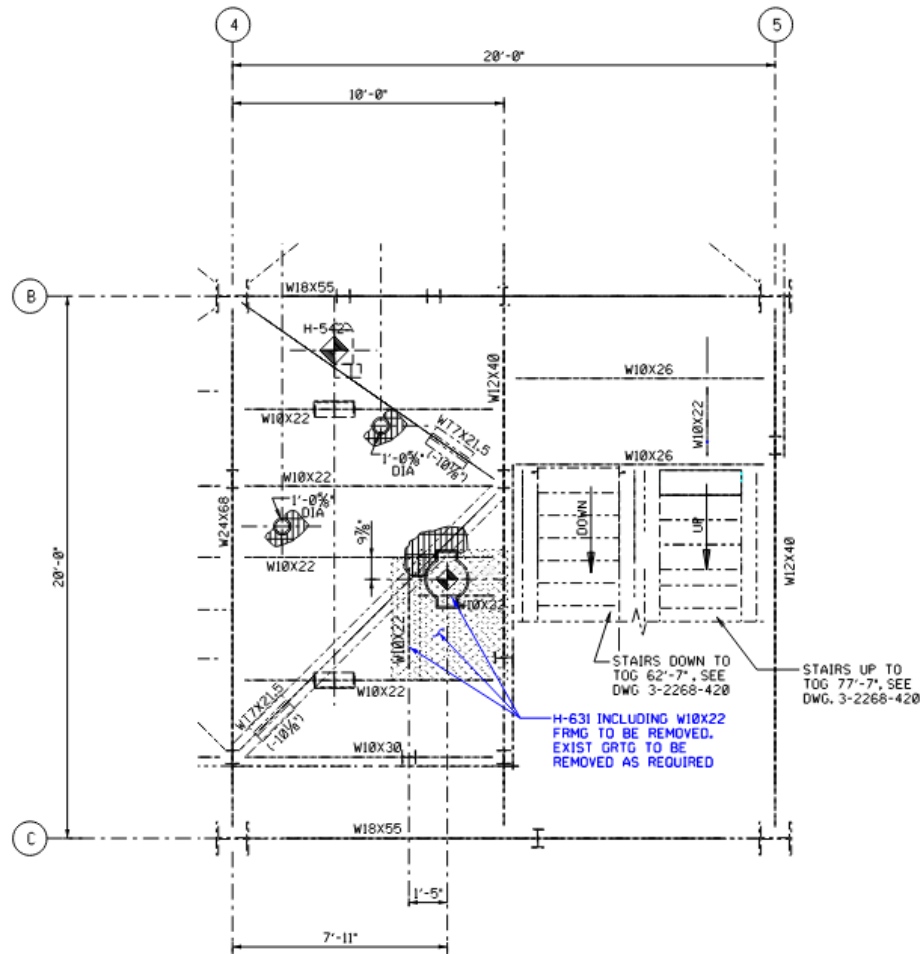


Photo 3: Piping Routing

Conceptual Structural Changes to Accommodate New H-9

- Demo Scope:



PLATF FRMG PLAN @ TOS EL 70'-0"
DEMOLITION PLAN



Community and Economic Development Department – Planning Division

PROJECT REFERRAL & REQUEST FOR COMMENTS/CONDITIONS

Project Name:	HCL Logistics Reconfiguration Project
Project No: AP-26-0045	Application Type: Administrative Design Review (ADR)
<p>Project Description: Application for Administrative Design Review (ADR) to install six new 25,000-gallon aqueous HCL (Hydrogen Chloride) storage tanks within new secondary containment dikes in the former AFTF tank farm at Corteva Agriscience campus located at 901 Loveridge Road, Pittsburg, California, 94565.</p> <p>The site is classified “Industrial” in the Pittsburg General Plan land use map and zoned “IG – General Industrial” where pursuant to PMC Section 18.54.100, Design Review (Section 18.36) is required for additions to existing facilities. Assessor’s Parcel Nos. 073-220-049</p>	
Applicant:	Gina Munns - Hargrove Engineers & Constructors
Mailing Address:	2300 Clayton Rd, Suite 250, Concord, CA 94520
Phone: (925)759-8722	E-mail: gmunns@hargrove-epc.com

Instructions for the Referral Agency:

Enclosed are plans for the project identified above which is proposed in the City of Pittsburg. Please review these plans and provide this office with your feedback on availability of services/potential design or code conflicts/requirements for additional permits and recommended conditions of project approval.

Deadline for Comments:

Please submit your comments no later than Friday, May 1, 2026.

Comments should be sent to **Maurice Brenyah-Addow** at the mailing address noted above, through e-mail at: mbrenyah-addow@pittsburgca.gov, or by fax at: (925) 252-4814. If you have any questions regarding this project, please call **Maurice Brenyah-Addow** at (925)252-4261. A list of referral agencies for this project is provided on the next page.

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Local	<input type="checkbox"/> Other:
<input type="checkbox"/> Supervisor	<input type="checkbox"/> Other:



HCL Logistics Reconfiguration Project Scope Overview

Planning Department Review

Date: April 1, 2026

---Internal Use---



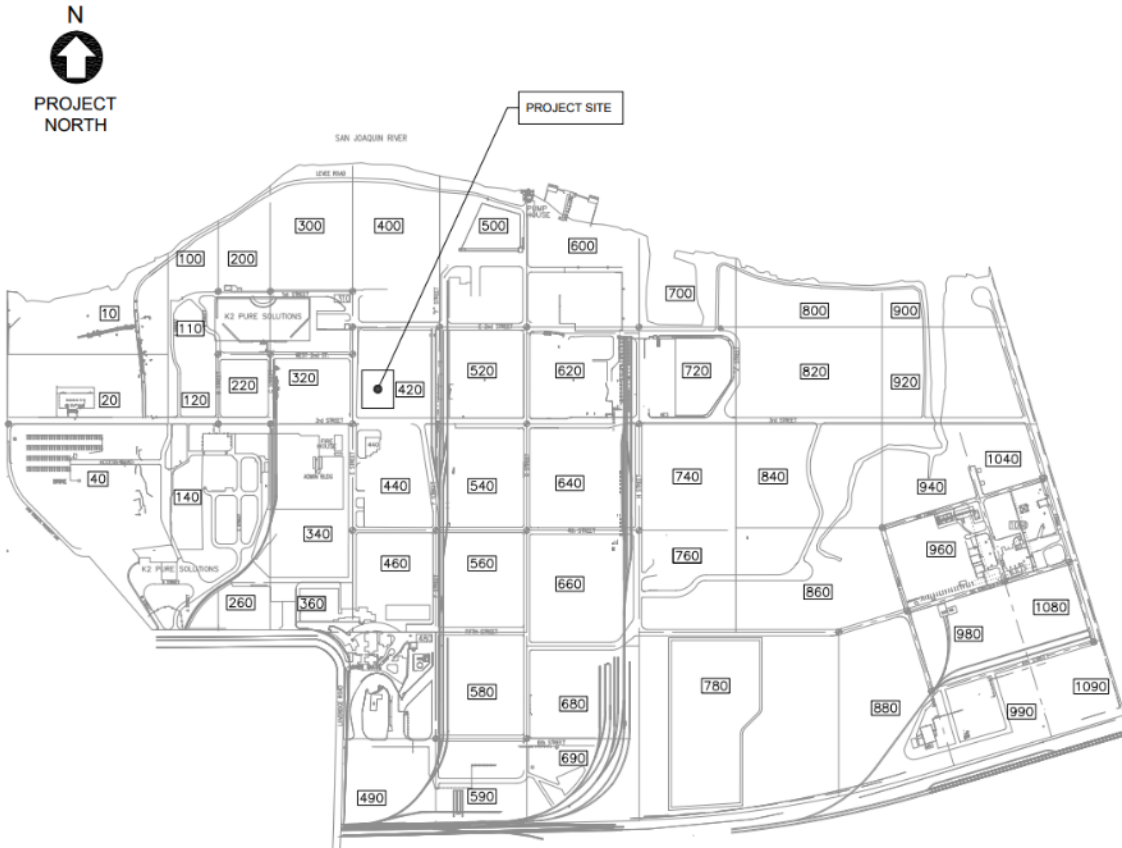
Proposed Change

- ↳ The purpose of the HCL Logistics Reconfiguration Project is to minimize the footprint of the Aqueous HCL storage and piping on site as Corteva transitions to an I-Park.
- ↳ Corteva has already obtained planning approval (AP-25-0006) to relocate the HCL absorption process from Manufacturing Services Unit in 520 Block to the former AFTF process structure in 420 Block and submitted detailed design documents for building permit approval (BP-26-0138).
- ↳ Corteva currently converts all anhydrous HCL produced on site to aqueous HCL using acid absorbers in 520 Block. An out-of-service acid absorber in 420 Block formerly did the same thing.
- ↳ The aqueous HCL is/was piped over existing pipe racks and bridges to five large storage tanks in our 600 Block tank farm. From there the HCL is piped as-needed to a railcar loading station for shipping to buyers.
- ↳ Corteva proposes to add six new storage tanks in 420 Block adjacent to the new absorption location. The existing storage tanks in 600 Block will then be demolished as part of a separate project.

Benefits of HCL Logistics Reconfiguration

- ⚡ There will be a more than a 90% reduction of aqueous HCL storage capacity on site. The existing HCL storage tanks in 600 Block have a total storage capacity of 1,660,000 gallons. The new storage tanks in 420 Block will have a total storage capacity of only 150,000 gallons.
- ⚡ The proposed aqueous HCL storage tanks in 420 Block will be new and will conform to current code design requirements. The existing HCL storage tanks in 600 Block were fabricated from 1956 to 1971.
- ⚡ There will be a reduction of approximately 5,000 feet of aqueous HCL piping from the absorbers to the storage tanks and from the storage tanks to the railcar loading area.
- ⚡ The footprint of the aqueous HCL logistics on site will be reduced by more than 75%.
- ⚡ There will not be an increase in truck or rail car movement along Loveridge Road

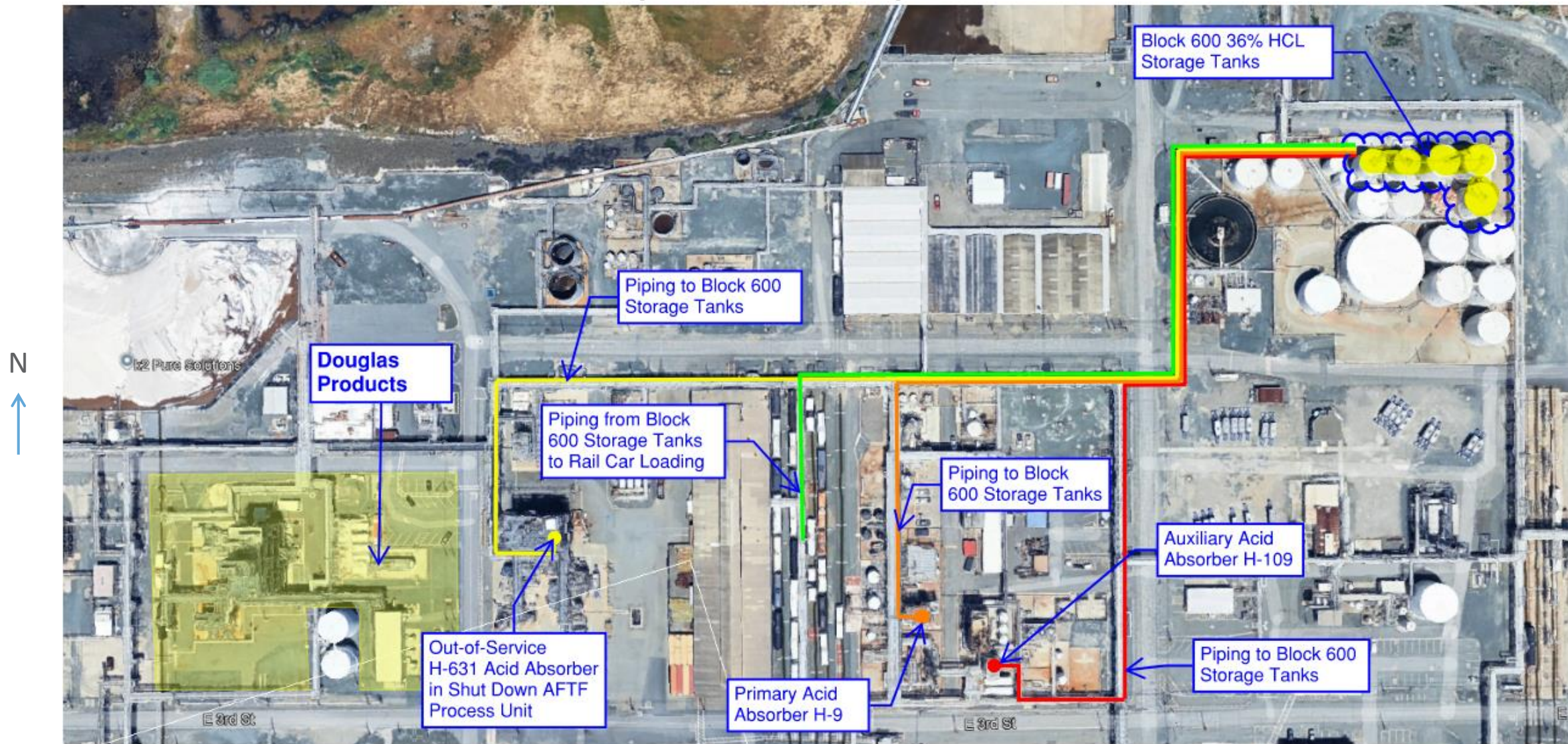
Project Location at Corteva Pittsburg Site



Details of Current Condition

- ↳ Corteva currently utilizes two acid absorbers (H-9 and H-109) in the 520 Block Manufacturing Services unit to convert anhydrous HCL to 36% aqueous HCL. Corteva also formerly utilized an additional acid absorber (H-631) in the out-of-service 420 Block AFTF Process unit.
- ↳ Once converted, the aqueous HCL from both 520 and 420 Blocks is/was piped over pipe racks and bridges to five large storage tanks in our 600 Block tank farm.
- ↳ Aqueous HCL is piped from the 600 Block storage tanks as needed to a railcar loading platform on the east edge of 420 Block where railcars are filled with HCL for shipment to buyers.
- ↳ See illustration of current condition on the following page.

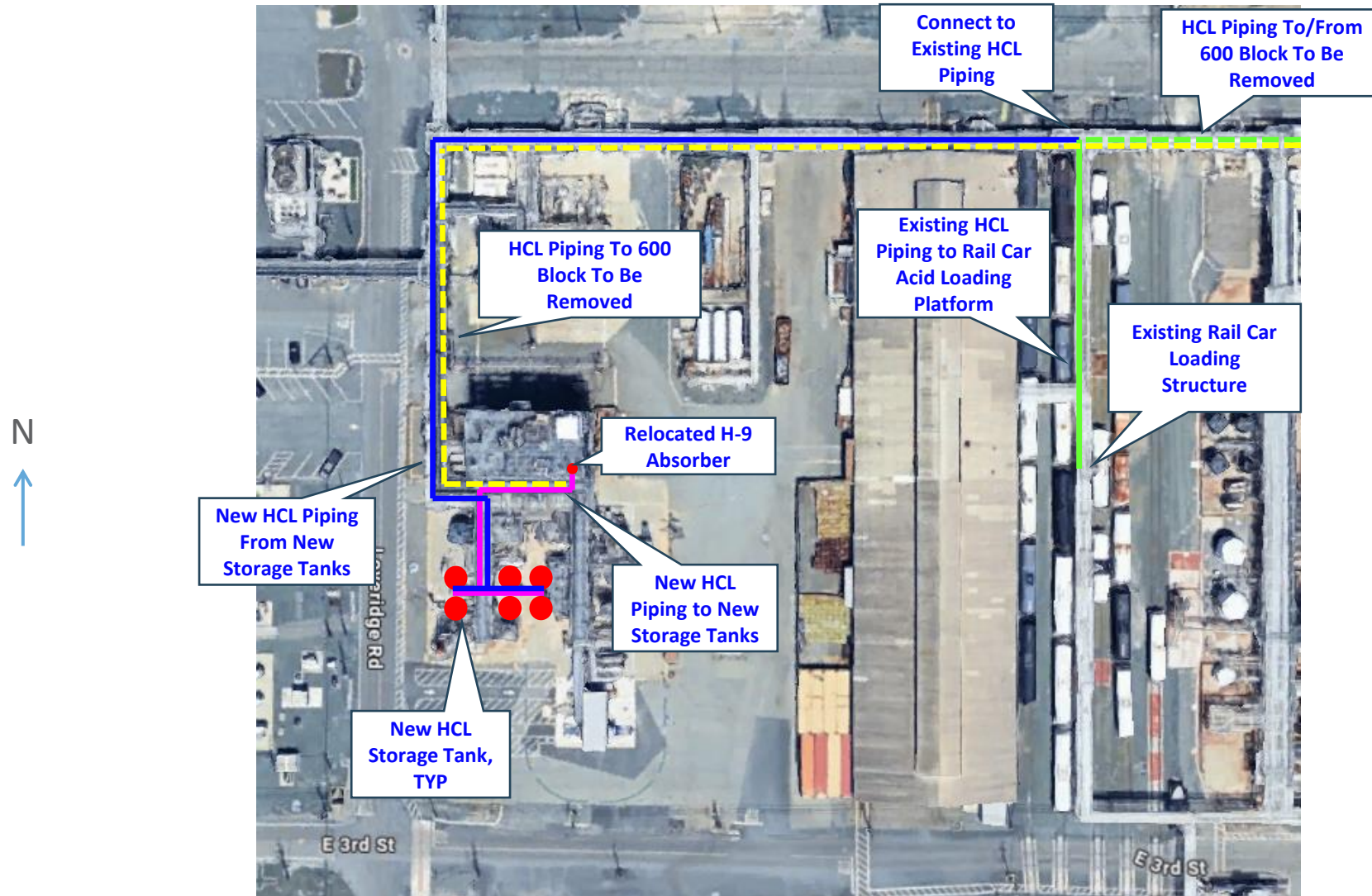
Current 36% Aqueous HCL Logistics Configuration



Details of Proposed Change

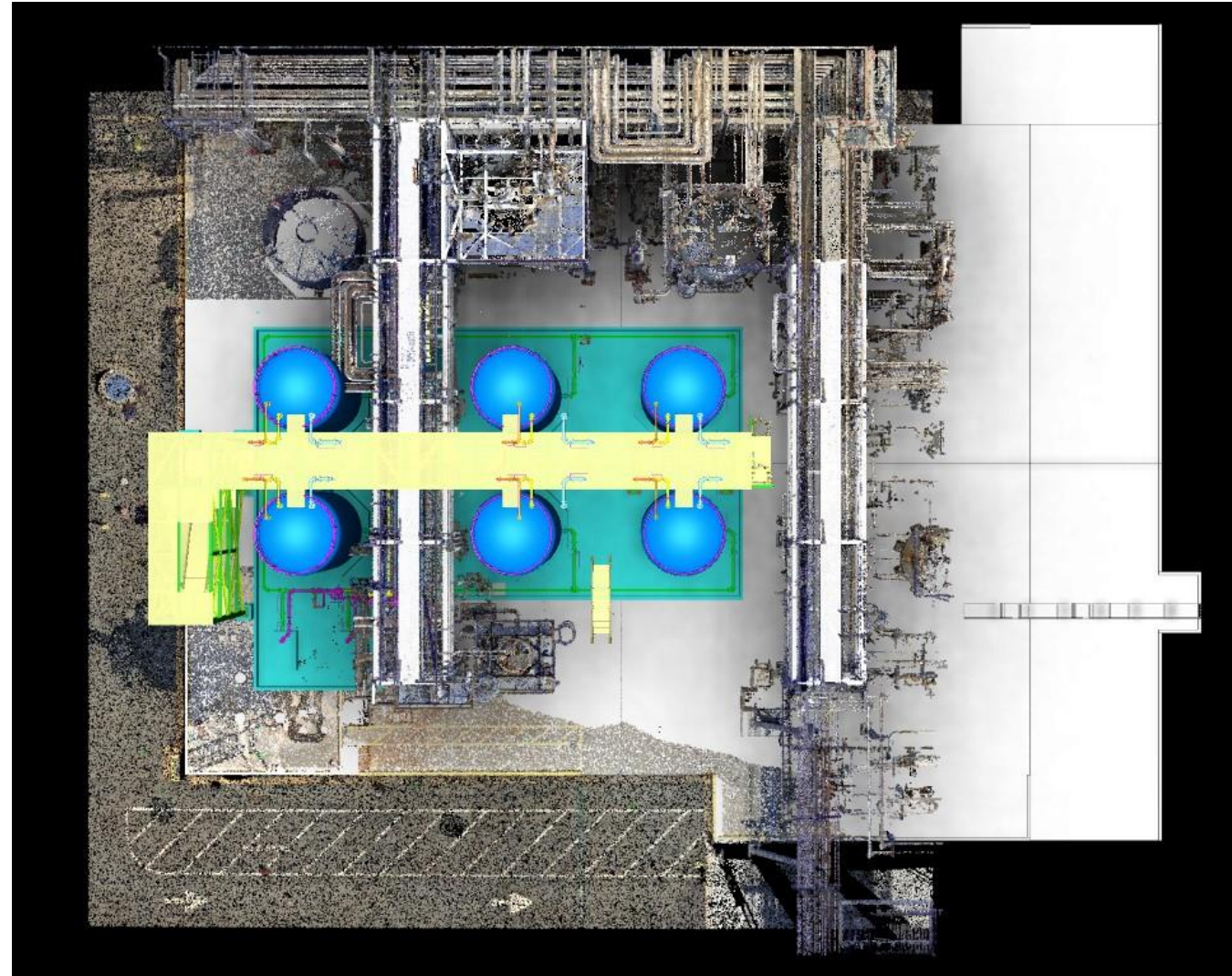
- ✦ Corteva proposes to install 6 new 25,000-gallon storage tanks within new secondary containment dikes in the tank farm of the former AFTF process unit. Each tank will be 32 ft tall. This location is just south of the process structure where the H-9 acid absorber will be relocated per AP-25-0006 and BP-26-0138.
- ✦ Out-of-service equipment in the AFTF process structure and tank farm will be removed prior to tank installation as part of a separate project (BP-25-1552).
- ✦ Corteva will install new aqueous HCL piping from the absorber in AFTF to the new storage tanks.
- ✦ Corteva will also add piping from the new storage tanks to tie back into the existing aqueous HCL piping so that HCL can be sent from the new storage tanks to the existing rail car loading platform.
- ✦ At the north end of the existing rail car loading structure, the existing HCL lines to and from the 600-block tank farm will be tied together so that HCL can be sent directly to the rail car loading platform.
- ✦ See illustration of proposed changes on the following pages.

Illustration of Proposed Changes to 36% Aqueous HCL Logistics

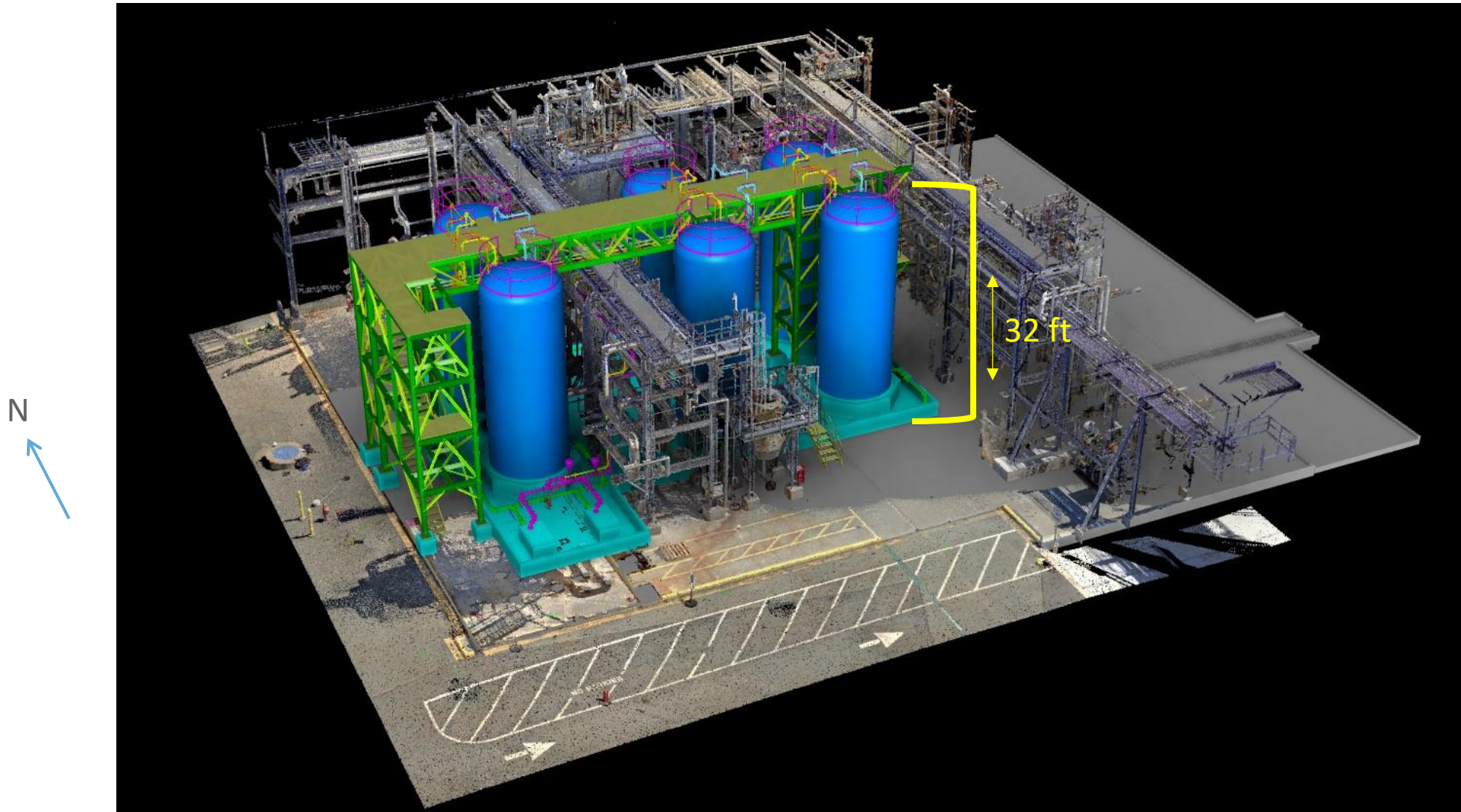


Approximate Location of New Tanks and Secondary Containment

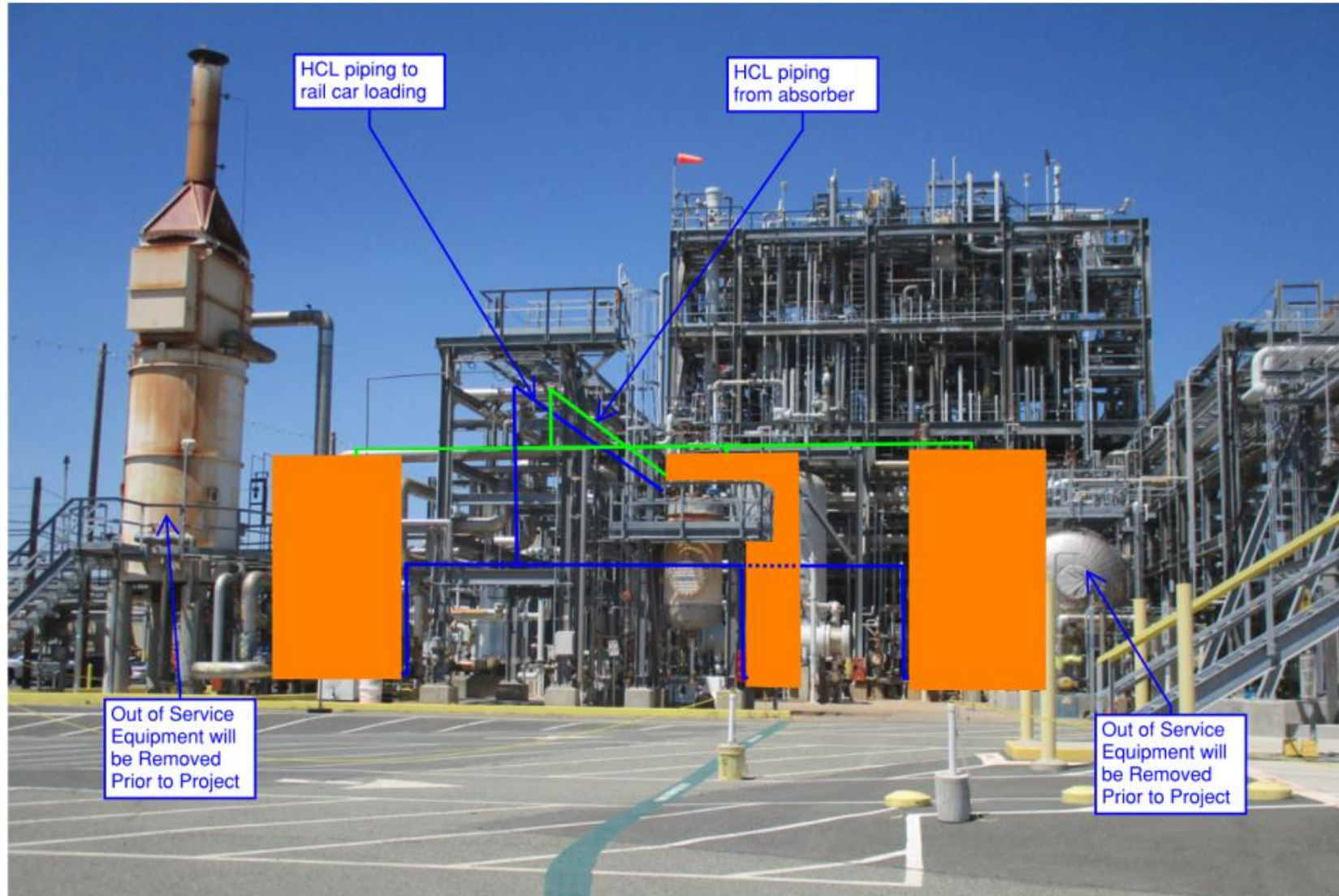
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Approximate Location of New Tanks and Secondary Containment



Approximate Location of New Tanks and Secondary Containment



BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Amending the Categories of Eligible Projects and Revising the Procedures for Delegating Design Review Authority of Certain Types of Projects to the Zoning Administrator) Resolution No. 9918

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On August 26, 2003, the Planning Commission adopted Resolution No. 9444 in an effort to streamline the planning review process for certain projects that the Commission had determined to be routine in nature and have minimal visual impacts on the surrounding community. This resolution authorized various types of projects to be reviewed by the Zoning Administrator rather than the Planning Commission, including "Wireless Communication Antennas, Monopoles and Related Structures and Equipment."
- B. On August 14, 2012, in response to recent Commission concerns regarding the approval process for wireless telecommunication equipment, a study session was conducted with the Planning Commission to review proposed updates to the existing design review delegation procedures. At this study session, the consensus of a majority of Commissioners was to keep all staff proposed changes, with an added clarification on the recommended voting process (Section B) for calling up items to be reviewed by the Commission.
- C. Proposed changes to the existing staff delegated design review authority (as presented during the August 14, 2012, study session) generally include: 1) a modification to the text of category 2, "Wireless Communication Antennas, Monopoles and Related Structures and Equipment," intended to separate out construction of new wireless telecommunications facilities from requests for modifications to existing facilities, with the only latter retaining eligibility for delegated review by the Zoning Administrator; 2) a revision to Category 3 to clarify that it applies to all minor building remodels and not just 'storefront' remodels; 3) a consolidation of Category 7 (changes in building colors) into Category 3; 4) a clarification to Category 9 to confirm application within all districts, not just Industrial areas; and 5) a clarification within Section B clarifying that a Commissioner's request to rescind delegated authority for a specific application, otherwise eligible for Zoning Administrator review, must be supported by a majority of the Commissioners present.
- D. Pittsburgh Municipal Code (PMC) Section 18.10.020, *Powers and Duties of the Planning Commission*, grants primary design review authority to the Planning

Commission. In 2003 the Planning Commission delegated its review and approval authority of certain routine and non-controversial application types to the Zoning Administrator through the adoption of Resolution No. 9444. Changes or revisions to Resolution No. 9444 fall within the same category as the original delegation, which the Commission has authority to approve under PMC 18.10.020.

- E. PMC Section 18.10.030 identifies the City Planner as the Zoning Administrator, and in accordance with PMC Section 18.10.100, the City Planner will continue to give notice to the Planning Commission of intent to exercise any authority that the Commission previously granted, including the authority to review and approve staff delegated design review applications.
- F. Staff would continue to be responsible for reviewing delegated applications for compliance with the General Plan, City Codes and adopted Design Guidelines, and the Zoning Administrator would continue to be required to make findings for approval and identify evidence to support the required findings, consistent with PMC Section 18.36.220(B). Approved resolutions would continue to be signed by the Zoning Administrator and no separate staff reports would be prepared on these items.
- G. Copies of all Zoning Administrator approved resolutions would continue to be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- H. The proposed action delegating certain Planning Commission discretionary authority to the Zoning Administrator is not considered a project, as defined by the Public Resources Code section 21065, of the California Environmental Quality Act (CEQA).
- I. On September 25, 2012, the Planning Commission considered the proposed revisions to the staff delegated design review authority process as previously established by adoption of Resolution No. 9444.

Section 2. Decision

- A. The Planning Commission hereby delegates discretionary Design Review Authority to the Zoning Administrator, for the following types of applications, when categorically or statutorily exempt from the provisions of CEQA:
 - 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 sq. ft. and designed to complement existing building architecture.
 7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.
 8. Ancillary Structures. Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in Industrial Districts.
- B. In compliance with PMC Section 18.10.100, staff shall prepare a list and brief description along with a copy of the project plans when applicable, of new pending applications for which the Zoning Administrator intends to exercise delegated design review authority, and submit it to the Commission at a Commission meeting prior to taking any action on the applications. Any member of the Planning Commission may then request at that time to have the matter scheduled for future consideration by the entire Commission. The Commission must approve the request as a group through a majority vote, prior to scheduling the item for future consideration.
- C. Staff shall continue to prepare resolutions of approval, when appropriate, describing the project, project location, applications being filed, required findings to approve the project and identifying evidence to support the required findings. Resolutions shall be signed by the Zoning Administrator and continue to have conditions of project approval, where applicable.
- D. To keep the Commission informed about what applications are processed under this proposal, copies of all Zoning Administrator approved resolutions shall be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- E. If the Zoning Administrator does not believe he/she can make the required design review findings to approve a project, and the applicant is unwilling or unable to make the changes requested, the application shall automatically be referred to the Commission for action on the design review application.

Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Wirick, seconded by Commissioner Gargalikis, the foregoing resolution was passed and adopted the 25th day of September, 2012, by the Planning Commission of the City of Pittsburg, California by the following vote:

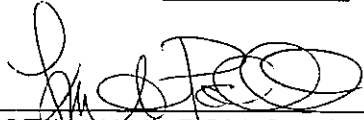
AYES: Fardella, Fogleman, Gargalikis, Kelley, Ohlson, Wirick

NAYES:

ABSTAIN:

ABSENT: Diokno

I hereby certify that the above Resolution No. 9918 was adopted by the Planning Commission of the City of Pittsburg on September 25, 2012 .



KRISTIN VAHL POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION