AGENDA FOR THE

CITY OF PINOLE PLANNING COMMISSION
REGULAR MEETING

Monday, March 22, 2021
7:00 P.M.
Via Zoom Videoconference

DUE TO THE STATE OF CALIFORNIA'S DECLARATION OF EMERGENCY – THIS MEETING IS BEING HELD PURSUANT TO AUTHORIZATION FROM GOVERNOR NEWSOM'S EXECUTIVE ORDERS – CITY COUNCIL AND COMMISSION MEETINGS ARE NO LONGER OPEN TO IN-PERSON ATTENDANCE.

WAYS TO WATCH THE MEETING

- LIVE ON CHANNEL 26. The Community TV Channel 26 schedule is published on the City's website at www.ci.pinole.ca.us. The meeting can be viewed again as a retelecast on Channel 26.
- VIDEO-STREAMED LIVE ON THE CITY'S WEBSITE, www.ci.pinole.ca.us. and remain archived on the site for five (5) years.
- If none of these options are available to you, or you need assistance with public comment, please contact Planning Manager David Hanham at (510) 724-8912 or dhanham@ci.pinole.ca.us.

COMMENTS

Please submit public comments to Planning Staff before or during the meeting via email dhanham@ci.pinole.ca.us. Comments received before the close of the item will be read into the record and limited to 3 minutes. Please include your full name, city of residence and agenda item you are commenting on.

In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in a City meeting or you need a copy of the agenda, or the agenda packet in an appropriate alternative format, please contact the Development Services Department at (510) 724-8912. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Assistant listening devices are available at this meeting. Ask staff if you desire to use this device.

CITIZEN PARTICIPATION:

Persons wishing to speak on an item listed on the Agenda may do so when the Chair asks for comments in favor of or in opposition to the item under consideration. After all of those persons wishing to speak have done so, the hearing will be closed and the matter will be discussed amongst the Commission prior to rendering a decision.

NOTE FOR VIDEOCONFERENCE MEETINGS: Public comments may be submitted to Planning Staff before or during the meeting via email dhanham@ci.pinole.ca.us. Comments received before the close of the item will be read into the record and limited to 3 minutes. Please include your full name, city of residence and agenda item you are commenting on.

Any person may appeal an action of the Planning Commission or of the Planning Manager by filing an appeal with the City Clerk, in writing, within ten (10) days of such action. Following a Public Hearing, the City Council may act to confirm, modify or reverse the action of the Planning Commission and the Planning Commission may act to confirm, modify, or reverse the action of the Planning Manager. The cost to appeal a decision is $500 and a minimum $2,500 deposit fee.

Note: If you challenge a decision of the Commission regarding a project in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in writing delivered to the City of Pinole at, or prior to, the public hearing.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE AND ROLL CALL

C. CITIZENS TO BE HEARD:

The public may address the Planning Commission on items that are within its jurisdiction and not otherwise listed on the agenda. Planning Commissioners may discuss the matter brought to their attention, but by State law (Ralph M. Brown Act), action must be deferred to a future meeting. Time allowed: five (5) minutes each.

D. MEETING MINUTES:

1. **Planning Commission Meeting Minutes from February 22, 2021**

E. PUBLIC HEARINGS:

At the beginning of an item, the Chair will read the description of that item as stated on the Agenda. The City Staff will then give a brief presentation of the proposed project. The Commission may then ask Staff questions about the item.

For those items listed as Public Hearings, the Chair will open the public hearing and ask the applicant if they wish to make a presentation. Those persons in favor of the project

will then be given an opportunity to speak followed by those who are opposed to the project. The applicant will then be given an opportunity for rebuttal.

The Public Hearing will then be closed and the Commission may discuss the item amongst themselves and ask questions of Staff. The Commission will then vote to approve, deny, approve in a modified form, or continue the matter to a later date for a decision. The Chair will announce the Commission's decision and advise the audience of the appeal procedure.

Note: No Public Hearings will begin after 11:00 p.m. Items still remaining on the agenda after 11:00 p.m. will be held over to the next meeting.

1. Design Review 20-08 New Single Family Residence and Accessory Dwelling Unit on a Vacant Lot

Request: Consideration of a design review request to construct an approximately 4,233 square foot single family home, consisting of 2,579 square feet of living area for the single family residence, a 655 square foot two car garage, and a 999 square foot accessory dwelling unit, on a 7,500 square foot vacant lot in the R-1 district.

Applicant: Rico and Dena Debenedetti
29 Burning Tree Ct.
Napa, CA 94558

Location: 8 N Rancho Ct (APN: 430-240-025)

Planner: David Hanham

2. Design Review 21-03 Relocation of a Residence onto a Vacant Lot

Request: Consideration of a design review request to relocate an existing residential building onto a 10,000 square foot vacant lot in the R-1 district. The building consists of approximately 2,596 square feet of living space, which would be split between a main residence upper level and an accessory dwelling unit lower level. A new 400 square foot carport is proposed on site.

Applicant: Tom White
2024 Parker St
Berkeley, CA 94704

Location: 2525 Brandt Ct (APN: 401-192-016)

Planner: Justin Shiu

F. OLD BUSINESS:

None

G. NEW BUSINESS:

1. **Approval of Modified Landscaping and Tree Mitigation Plan for East Bay Ophthalmology Center (1289 Pinole Valley Road)**

H. CITY PLANNER'S/COMMISSIONER'S REPORT:

1. **Verbal Updates of Projects**

I. COMMUNICATIONS:

J. NEXT MEETING:

Planning Commission Regular Meeting, April 26, 2021 at 7:00PM

K. ADJOURNMENT

POSTED: March 18, 2021

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David Hanham
Planning Manager

DRAFT

MINUTES OF THE REGULAR MEETING
PINOLE PLANNING COMMISSION

February 22, 2021

DUE TO THE STATE OF CALIFORNIA'S DECLARATION OF EMERGENCY – THIS MEETING WAS HELD PURSUANT TO AUTHORIZATION FROM GOVERNOR NEWSOM'S EXECUTIVE ORDERS – CITY COUNCIL AND COMMISSION MEETINGS WERE NO LONGER OPEN TO IN-PERSON ATTENDANCE. THE MEETING WAS HELD VIA ZOOM TELECONFERENCE.

A. <u>CALL TO ORDER</u>: 7:09 P.M.

B. <u>PLEDGE OF ALLEGIANCE AND ROLL CALL</u>

Commissioners Present: Benzuly, Flashman, Moriarty, Wong, Chair Kurrent

Commissioners Absent: None

Staff Present: David Hanham, Planning Manager
Alex Mog, Assistant City Attorney

C. <u>CITIZENS TO BE HEARD</u>

The following speaker submitted written comments via e-mail that were read into the record and would be filed with the agenda packet for this meeting: ***Jim and the Neighbors, Friends, Concerned Citizens of Pinole.***

David Hanham, Planning Manager reported he would contact the Public Works Director to address some of the concerns raised in the correspondence, and was in the process of working with Dr. Lee's Ophthalmology Center regarding the trees that had been planted on the site. More information would be provided under the City Planner's/Commissioner's Report.

D. <u>MEETING MINUTES</u>:

1. Planning Commission Meeting Minutes from January 25, 2021

Commissioner Moriarty thanked staff for attaching the e-mails that had been received from the public to the meeting minutes.

Commissioner Moriarty also clarified that staff had responded to the concerns raised in the e-mail from Jessica Delgado regarding the Pinole Square Appian-80 Shopping Center Parcel Map, as discussed during the January 25, 2021 Planning Commission meeting.

MOTION by a Roll Call Vote to adopt the Planning Commission Meeting Minutes from January 25, 2021, as shown.

MOTION: Moriarty SECONDED: Benzuly APPROVED: 5-0

Assistant City Attorney Alex Mog reported that Commissioners Flashman and Moriarty both lived within the proposed Historic Preservation Overlay (HPO) District to be discussed under Item E1 and would have a potential conflict of interest. Given that the Commission was currently comprised of only five members, he stated if both Commissioners recused themselves from the discussion there would not be a quorum. The California Fair Political Practices Commission (FPPC) regulations stated that one of the Commissioners may be selected randomly to participate in the discussion. He reported that the name of the Commissioner had been selected randomly prior to the meeting and Commissioner Moriarty had been chosen to participate in the discussion.

Commissioner Flashman recused herself from the discussion and Mr. Mog advised that once the Planning Commission had made a decision on the HPO District and prior to the discussion of the Old Town Design Guidelines, Commissioner Flashman could return and participate as a member of the Planning Commission to discuss the Old Town Design Guidelines.

Commissioner Flashman muted her microphone and turned off her camera.

E. PUBLIC HEARINGS:

1. Zoning Code Text Amendment Adding Chapter 17.28, Historic Preservation Overlay, to the Municipal Code and Adopting Old Town Design Guidelines – ZCA 21-01

Request: Consideration of a Zoning Ordinance Text Amendment for creating a Historic Preservation Overlay (HPO) District. The District will define areas of the City of Pinole that have historic significance. The Ordinance will create standards of development within borders as described in Exhibit A of the Old Town Design Guidelines, as well as properties that may be subsequently added to the HPO District.

Applicant: City of Pinole
2131 Pear Street
Pinole, CA 94564

Location: Old Town Pinole as defined in the Old Town Design Guidelines, and applicable citywide

Staff: Alex Mog

Assistant City Attorney Mog provided a PowerPoint presentation of the February 22, 2021 staff report, and recommended the Planning Commission recommend to the City Council the approval of an Ordinance adding Chapter 17.28 Historic Preservation Overlay to the Pinole Municipal Code (PMC).

Responding to the Commission, Messiers Hanham and Mog clarified:

- Determination of Existence of a Cultural Resource, as defined in Section 17.28.050 subparagraphs A and B, as shown in Exhibit A to Resolution 2021-02.

- Cultural Resources Definition, as defined in Section 17.28.020, subparagraphs A through D.

- The initial HPO District applied to the area known as Old Town Pinole but the Planning Commission had the ability to expand the area, if desired. Prior to submittal to the City Council an Overlay Map would be prepared based on the direction from the Planning Commission.

- If an area was not within Old Town Pinole but was added to the HPO District it would still be subject to the Old Town Design Guidelines at the time of submittal of a project. Because of that possibility, the Planning Commission discussed whether or not to change the title of the Old Town Design Guidelines to *Historic Preservation Guidelines*, which could be built into the recommendations to the City Council. Legal counsel was confident that changing the title would not result in a strong legal challenge.

- While the Old Town Design Guidelines had not been posted on the City's website they had been included in the agenda for the Planning Commission meeting. Staff promised to post the information on the City's website.

- The Planning Manager also served as the Zoning Administrator.

- The Municipal Code Update Subcommittee which had discussed the HPO District had consisted of current Mayor Martinez-Rubin and former Councilmember Murray, along with participation from the Planning Manager, Development Services Director/City Engineer, and Assistant City Attorney.

- Pursuant to the PMC a City Councilmember may appeal a Planning

Commission decision but there was no similar language for the Planning Commission to appeal the Zoning Administrator's decision. A Planning Commissioner in the capacity as a private citizen may file an appeal subject to the applicable appeal fee.

- Accessory buildings may be designated as historic but not Accessory Dwelling Units (ADUs). Pursuant to State law design review for ADUs must be ministerial and objective.

PUBLIC HEARING OPENED

No written comments were submitted via e-mail for this item.

PUBLIC HEARING CLOSED

The Planning Commission discussed ZCA-21-01 and offered the following comments and/or direction to staff on the following topics.

Boundaries of the HPO District and consideration of changing the title of the Old Town Design Guidelines

- Suggested the boundary be tightened; opposed keeping the Gateway properties in the HPO District since the properties were no longer historic, and properties down San Pablo Avenue past Appian Way and Oak Ridge Lane were also no longer historic. Suggested the boundary should be pushed around Buena Vista Drive and Quinan Street and include the property on the top of the hill by the railroad tracks. Recommended cutting the boundary by Henry Street to the east up Pinole Valley Road out by Oak Ridge Lane by San Pablo Avenue, and add the area around Buena Vista Drive and the house on the hill. Recommended the Old Town Design Guidelines be retitled to read *Old Town and Historic Design Guidelines*. [Kurrent]

- Agreed there should be a closer look at the boundaries of the HPO District but recognized additional areas could be added or subtracted, and suggested language be added to the Ordinance where an area could be added or removed in the future. Accepted the initial boundaries of the HPO District at this time but sought flexibility. Since the HPO District may apply to any part of the City, suggested the Old Town name should not be attached. Suggested consideration of some other preservation guideline to address other locations beyond Old Town. Did not want to suggest that historic preservation was for Old Town Pinole only. [Wong]

- Accepted the boundary of the HPO District as it currently existed but liked the flexibility of adding or removing areas in the future. [Benzuly]

- Emphasized Old Town Pinole had its own flavor and sense and did not want to lose the Old Town designation but was open to revising the title of the Old Town Design Guidelines to read *Old Town and Historic Design Guidelines*. Expressed concern the map was unclear and wanted to approve the HPO District without determining the exact boundaries at this time. [Moriarty]

Mr. Mog advised the Ordinance would have no impact if an Overlay was not adopted. The Planning Commission may make a recommendation to adopt the HPO District, expand it, change it, or forward a recommendation to the City Council to send it back to the Planning Commission to consider a house-by-house HPO District, as an example, rather than a broader HPO District. He acknowledged the Municipal Code Update Subcommittee had raised similar concerns as the Planning Commission regarding the boundaries of the HPO District.

Commissioner Moriarty suggested the HPO District boundaries be kept as is at this time but in the future there could be the addition of other areas of the City. She supported a beginning boundary to allow the Ordinance to be enforceable with a recommendation to the City Council to apply the current boundary that had been proposed and then have a future discussion with new members of the Municipal Code Update Subcommittee.

Chair Kurrent wanted the City Council to be made aware there were concerns that the boundaries were too generous, that the Planning Commission would recommend further review on expanding the boundaries of the HPO District, and there was discussion whether or not to include the Gateway properties and an extension of the HPO District past Oak Ridge Lane on San Pablo Avenue.

Commissioner Moriarty suggested the issue needed further discussion since the boundaries of the HPO District could ultimately be reduced or expanded after additional discussion.

Mr. Mog suggested the Planning Commission could recommend City Council approval of ZCA 21-01, with the Planning Commission to further study the HPO District where possible additions or subtractions may be offered in the future, which could be considered by the Planning Commission on its own via a subcommittee. Alternatively, the City Council could be asked to provide additional feedback when the Ordinance was presented to the City Council for consideration.

Chair Kurrent suggested the boundaries be kept as is, but language be added to the Old Town Design Guidelines or in the resolution of approval about properties outside of the HPO District. He suggested Page 2, Section 1.1, Boundaries, of the Old Town Design Guidelines could be revised to include the following statement: *Individual properties outside of the Old Town Design Guidelines Overlay District*

which have historic significance can be designated as part of this Ordinance.

Mr. Mog clarified that Section 17.28.040, Designation Process, subparagraph A, addressed the process the Chair had recommended as part of the additional language.

Commissioner Wong recommended the first sentence of Section 17.28.040, Designation Process, subparagraph A. be revised to read:

> *The Zoning Administrator, Planning Commission, or City Council may initiate proceedings to add <u>or subtract</u> the HPO zone designation to a property.*

By consensus, the Planning Commission accepted Commissioner Wong's revision to Section 17.28.040 A.

Concerns with the language in Section 17.28.050, Determination of Existence of a Cultural Resource

- Expressed concern adding more layers to the approval process given there had been criticisms of the time required by the City to process an application. [Wong]

Mr. Mog suggested language could be added where a Planning Commissioner may appeal a decision of the Zoning Administrator to the Planning Commission.

Commissioner Wong suggested the Chair could also have communication with the Zoning Administrator, although Mr. Mog acknowledged that while the Zoning Administrator could have communications with any Planning Commissioner, there was no way to make the Chair have special powers that other Planning Commissioners did not share.

- Supported the language the Assistant City Attorney offered where a Planning Commissioner may appeal a decision of the Zoning Administrator to the Planning Commission, and whereby, it would automatically go into potential design review, but the only issue was how the Planning Commission would be so informed. [Moriarty]

- Suggested the Planning Manager should report any decisions made, to allow the Planning Commission to determine whether or not any decision should be appealed. [Kurrent]

Mr. Hanham suggested if and when the Planning Commission and City Council adopted the map for the HPO District, all properties within the HPO District would be highlighted and any projects on those addresses would be tagged triggering the

next level of review. He acknowledged that any process added to the existing review process would slow the processing of an application because of the review required. He detailed the Zoning Administrator review process pursuant to the PMC which could be considered and which detailed the requirements of a Zoning Administrator meeting where a Planning Commissioner may participate as a private citizen.

Mr. Mog agreed there would be delays since a building permit would not be issued until the Planning Commission had its own review which may result in long delays, particularly since the Planning Commission only met once a month. To address the concerns language could be added to the Ordinance stating *All design review for projects in the HPO District goes to the Planning Commission*, although he cautioned it was possible the City Manager or Development Services Director/City Engineer may not be supportive of an additional level of review due to the burden on staff.

Commissioner Moriarty preferred such a suggestion be made to the City Council and that there be more accountability rather than just the Zoning Administrator's role making the determination with no recourse after a decision had been made.

Chair Kurrent suggested the language offered by the Assistant City Attorney was satisfactory.

Mr. Mog suggested further refinement to Section 17.28.050, Determination of Existence of a Cultural Resource A., as follows:

> *Concurrent with design review, the Planning Commission shall determine whether the project would result in changes to a cultural resource on the property. Administrative design review for projects in the HPO Zone shall be conducted by the Planning Commission*.

Mr. Mog suggested the Planning Commission recommend approval to the City Council of an Ordinance adding Chapter 17.28 Historic Preservation Overlay, to the Municipal Code, subject to the following revisions:

- Change in the language to Section 17.28.050 as offered by the Assistant City Attorney; and

- The first sentence of Section 17.28.040, Designation Process A. revised to read: *The Zoning Administrator, Planning Commission, or City Council may initiate proceedings to add or subtract the HPO zone designation to a property*.

MOTION by a Roll Call Vote to Recommend Approval to the City Council of an Ordinance Adding Chapter 17.28 Historic Preservation Overlay, to the Municipal

Code, subject to:

- Revised the language to Section 17.28.050 A. as offered by the Assistant City Attorney to read: *Concurrent with design review, the Planning Commission shall determine whether the project would result in changes to a cultural resource on the property. Administrative design review for projects in the HPO Zone shall be conducted by the Planning Commission.*

- Revised the first sentence of Section 17.28.040, Designation Process A. to read: *The Zoning Administrator, Planning Commission, or City Council may initiate proceedings to add or subtract the HPO zone designation to a property.*

MOTION: Moriarty SECONDED: Benzuly APPROVED: 4-0-1
ABSENT: Flashman

Commissioner Flashman returned to the meeting via Zoom at this time.

Mr. Mog provided a PowerPoint presentation of the Old Town Design Guidelines and sought input from the Planning Commission at this time.

The Planning Commission discussed the use of the words “should,” “encouraged,” “discouraged” and “must” in the Old Town Design Guidelines. There was no consensus on the intent of the use of the words, with a recommendation to use the language in the Uniform Building Code (UBC).

Mr. Mog clarified the Building Code had defined “should” to mean “recommend,” “shall” to mean “mandatory” specification or requirement. He suggested the best course of action would be to change Section 3.1, Language as shown on Page 10 of the Old Town Design Guidelines and any recommendation to “should” in the Old Town Design Guidelines be revised to read “shall,” with the first sentence of this section revised to read: *Guidelines which employ the word “**should”** are <u>mandatory</u>.*

By consensus, the Planning Commission revised Section 3.1, as proposed by the Assistant City Attorney.

The Planning Commission walked through and discussed the Old Town Design Guidelines and offered the following additional recommendations for revision:

- Page 16, C. Building Form and Scale 2., revised the first sentence to read: *New buildings <u>are encouraged to</u> contain three parts: a base, a mid-section and a top*.

- Pages 14 and 15, B. Building Orientation 4., revised the first sentence to read: *Blank walls or loading areas, shall not face public streets.*

- Pages 24 and 25, 4.4 Landscaping A. General 7., revised to read: *Shall use native and drought resistant plants, shrubs, and trees.*

Mr. Hanham clarified the Planning Commission could not impose the Old Town Design Guidelines on applications that had previously been approved, citing the Artisanal Garden and Dr. Lee's Ophthalmology Center as examples.

Commissioner Moriarty pointed out that had the Old Town Design Guidelines been in place the City would not have had the issues and concerns raised by the community related to the Artisanal Garden and Dr. Lee's Ophthalmology Center.

By consensus, the Planning Commission did not change the title of the Old Town Design Guidelines at this time deferring it to a future discussion.

PUBLIC HEARING OPENED

No written comments were submitted via e-mail for this item.

PUBLIC HEARING CLOSED

MOTION by a Roll Call Vote to Recommend the City Council Adopt the Old Town Design Review Guidelines, subject to the following revisions:

- Every reference to "should" to be interpreted as "mandatory."

- Page 10, Section 3.1 Language, first sentence of this section revised to read: *Guidelines which employ the word "**should"** are mandatory.*

- Pages 14 and 15, B. Building Orientation 4., revised the first sentence to read: *Blank walls or loading areas, shall not face public streets.*

- Page 16, C. Building Form and Scale 2., revised the first sentence to read: *New buildings are encouraged to contain three parts: a base, a mid-section and a top;* and

- Pages 24 and 25, 4.4 Landscaping A. General 7., revised to read: *Shall use native and drought resistant plants, shrubs, and trees.*

MOTION: Flashman SECONDED: Moriarty APPROVED: 5-0

F. OLD BUSINESS: None

G. NEW BUSINESS:

1. Housing Law Update

Mr. Mog advised that staff planned to hold the item over to the next meeting of the Planning Commission at which time two new Planning Commissioners would be seated. No motion was required and the item was continued to the next meeting of the Planning Commission scheduled for March 22, 2021.

H. CITY PLANNER'S / COMMISSIONERS' REPORT

1. Verbal Updates of Projects

Mr. Hanham reported the City had received an application for a 33-unit affordable housing project at 811 San Pablo Avenue; and staff continued to work with the property owner at 2801 Pinole Valley Road with a notice of completeness letter having been sent to make improvements to the plans. Staff also continued to work with Dr. Lee's Ophthalmology Center on the landscaping. The building would not be finalized until such time as staff was satisfied with the landscaping. Taller shrubs/landscaping would screen the electrical box from view and some of the Italian Cypress that had been planted on the site would be relocated elsewhere on the property. He acknowledged the Planning Commission's disappointment the landscaping that had been planted was not close to what had been approved.

Commissioner Flashman emphasized the landscaping plan for Dr. Lee's project was not reflective of the plan which had been approved by the Planning Commission and it should have been brought back to the Planning Commission for discussion. She suggested the Italian Cypress was not compatible, the landscaping plan did not provide the cohesive Old Town feeling, and the landscaping that had been planted was not what the Planning Commission, the City Council, or the people of Pinole preferred. She emphasized that significant changes to the landscape plan should have been brought back to the Planning Commission, and as someone who drove past the property daily she was not happy with what had occurred.

Mr. Hanham added that staff continued to work with the project proponents for the former Doctor's Hospital site, Pinole Vista and Pinole Woods. As to the concerns raised in the e-mail read into the record under Citizens to be Heard, he advised that the owner of the Sprout's shopping center had been contacted but the situation was under the purview of the Public Works Department and he was unaware of the status. An update could be provided to the Planning Commission at its next meeting.

Mr. Hanham read into the record public comments that had been received via e-mail from ***Rafael Menis*** related to agenda item G1, which comments would be filed with the agenda packet for this meeting.

Speaking to the Sprouts property, Commissioner Moriarty inquired about the status of the trees that were to have been planted along the creek and the status of ensuring there would be more vegetation planted, as promised, and Mr. Hanham advised he would provide an update at the next meeting.

Commissioner Moriarty appreciated all of the staff work but agreed with the comments related to the disappointment with the process that had resulted in the final product for Dr. Lee's building. She agreed the building was not compatible with its surroundings and suggested perhaps the process for its approval should be re-examined. She asked whether the City had any legal recourse. She too was discouraged with the process and the fact that what the Planning Commission had voted to approve had been disregarded by the developer.

I. **COMMUNICATIONS**: None

J. **NEXT MEETING**

The next meeting of the Planning Commission to be a Regular Meeting to be held on Monday, March 22, 2021 at 7:00 P.M.

K. **ADJOURNMENT**: 10:14 P.M.

Transcribed by:

Sherri D. Lewis
Transcriber

ATTACHMENT TO MEETING MINUTES – FEBRUARY 22, 2021
Public Comments Received During and for the 2/22/21 Planning Commission Meeting

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Item C. Citizens to be Heard

From JIM, NEIGHBORS, FRIENDS & CONCERNED CITIZENS OF PINOLE,

TO ALL CITY OF PINOLE PLANNING COMMISIONERS, PLANNING MANAGER, CITY MANAGER, MAYOR, COUNCIL MEMBERS, STAFF & PINOLE CITZENS:

CAN YOU PLEASE ADDRESSS, REPLY & RESPOND TO THE FOLLOWING ISSUES/ PROBLEMS THAT FACE OUR CITY:

1. WHAT IS THE CURRENT STATUS ON REPAIRING THE MAJOR PINOLE CREEK BANK/HILLSIDE BREACH-SLIDE AT 1400 PINOLE VALLEY ROAD ADJACENT TO THE SPROUTS GATEWAY SHOPPING CENTER PARKING LOT & CREEK TRAIL THAT HAS HAD A TEMPORARY TARP COVER ON IT FOR OVER THE LAST TWO-YEARS, AND STILL IS SUBJECT TO MORE EROSION WITH THEbSEVERAL PAST CURRENT AND FUTURE RAIN-STORMS THAT WILL RESULT IN A MAJOR SLIDE & DAMAGE TO OUR CREEKS HILLSIDES, TRAIL, & THE SPROUTS CENTERS PARKING LOT??? WE HAVW CALLED BOTH THE CITY AND THE CCCOUNTY STORM- FLOOD CONTROL DISTRICT ON THIS PROBLEM SEVERAL TIMES OVER THE LAST 2 YEARS WITHOUT ANY RESPONSE FOR A DEFINED PLAN FOR A PERMANENT REPAIR/FIX TO THIS SERIOUS BREACH-EROSION PROBLEM?

2. WHY DID THE CITY ALLOW THE NEW SCOTT LEE EYE SURGURY BUILDING TO BE PAINTED A STARK- WHITE AS WELL AS TOTEM-POLE-LIKE SHRUBBERRY-TREES THAT ARE STANDOUT AS AN UGLY EYESORE AND DONOT FIT-IN WITH THE SOUROUNDING BUILDINGS & LANDSCAPE?!

Item G1. Housing Law Update

From Rafael Menis,

Greetings commissioners, staff and public. Given the limitations discussed in this item on subjective guidelines by SB 35 (slide 12, page 91), what impact will that have on the old town design guidelines the commission has just recommended that the council adopt as part of the historic preservation overlay, given that they are mostly subjective by that standard? It's unlikely that 10+family developments will be planned for the old town area any time in the near future, but with the potential for expansion of the overlay I think it should be considered.

Item E1

Memorandum

TO: PINOLE PLANNING COMMISSION

FROM: DAVID HANHAM, PLANNING MANAGER

SUBJECT: NEW RESIDENCE AND ADU AT 8 N RANCHO CT

DATE: MARCH 22, 2021

Project Owner and Applicant:
Rico & Dena DeBenedetti
29 Burning Tree Ct
Napa, CA 94558

PROJECT:	New Residence and ADU
FILE:	Design Review (DR) 20-08
LOCATION:	8 N. Rancho Court
APN:	430-240-025
ZONING:	Suburban Residential (R-1)
GP LU DESIGNATION:	Suburban Residential (SR)

REQUEST

Rico and Dena DeBenedetti (owner and applicant) are seeking approval of a design review request to construct an approximately 3,466 square foot single-family home, with a three-car garage and an accessory dwelling unit (ADU), on a 7000 square foot vacant lot in the R-1 district. The Planning Commission has the authority to review this request under the Zoning Code.

STAFF RECOMMENDATION

Adopt Resolution 21-03 for Design Review (DR) 20-08 conditionally approving development of a new single-family residence at 8 N. Rancho Ct.

SITE LOCATION

Figure 1. Site Location

Direction from Project Site	Land Use
North	Single Family Residential
West	Open Space
South	Single Family Residential
East	N. Rancho Court and Single Family Residential

PROJECT DESCRIPTION

The project consists of a new single-story single-family residence with a three-car garage and an accessory dwelling unit (ADU) below the single-family residence integrated into the design of the building on a 7,000 square foot vacant lot. The primary residence consists of 2,515 square feet of living area including four bedrooms, living room, dining room, nook area. A 687 square foot three car garage is attached to the residence. A 977 square foot, two-bedroom ADU is designed as part of the residence on the lower level. The building features stucco exterior walls and flat tile roofing, with details and colors shown in the plans (Attachment B).

BACKGROUND

The site of the project is located at 8 N. Rancho Court in the R-1 zoning district. The property is currently vacant and adjacent to single family residential to the north and south. To the east of the property is existing single family residential and to the west is open space. The property has a slope that rises from N. Rancho Ct to the rear of the property.

New single-family residences are reviewed and approved by Planning Commission as Comprehensive Design Review projects, per Pinole Municipal Code Section 17.12.150.

ANALYSIS

Land Use

The project site is designated Suburban Residential (SR) in the General Plan. The General Plan SR land use designation is intended to provide for single family development that is typical of most residential areas in the city. The allowed density of 1.1 to 10.0 dwelling units per acre allows for the construction of one single family residence on the 7,000 square foot parcel. The development also includes an ADU, which is a residential use consistent with the General Plan and zoning designations for the lot and is not considered to exceed the allowable density. The project would meet General Plan Goals and Policies, including the following:

> **GOAL H.2 PROTECT EXISTING CHARACTER AND HERITAGE.**
> Protect and enhance the integrity and distinctive character and heritage of Pinole encouraging the development of high-quality, well-designed housing and conserving existing housing.
> **POLICY H.2.3 PROMOTE HIGH QUALITY DESIGN.** Provide stable, safe, and attractive neighborhoods through high quality architecture, site planning, and amenities that: (1) reduce the perception of bulk; (2) recognize existing street patterns; (3) enhance the sense of place; (4) minimize the visual impact of parking and garages; and (5) use quality building materials.
>
> **GOAL H.4 HOUSING NEED.**
> Within the context of retaining existing community character and providing adequate services and facilities, maintain the current social diversity that exists in Pinole by providing a mix of housing types and prices that meet the City's Fair Share of Regional Housing Need and its specific housing needs as identified in the Housing element.

> **POLICY H.4.1 PROVIDE A CHOICE OF HOUSING.** Provide a mix of sizes and housing types to meet the needs of Pinole's diverse population. Specific examples include traditional single-family homes, second units, mixed use developments, infill development, accessible housing, and transitional and emergency housing. Opportunities must be available for lower, moderate, and above-moderate income households reflecting available job opportunities in close proximity to Pinole. Available housing choices should also strive to minimize transportation needs.

The project would create a single-family residence in an area developed with single family residences. The residence would be well-designed and follows applicable residential design guidelines. Upon completion of the development, the project would contribute a new single-family residence and an accompanying ADU to expand the housing stock in the city.

Zoning

The project site is located within the Suburban Residential (R-1) zoning district. The R-1 zoning district provides for single family development typical of most residential areas of the city. A comparison of development standards to the project is shown in Table 1.

Table 1. Development Standards and Proposed Project

Development Standard for R-1 and ADUs	Standard	Proposed Project
Lot Size		
Minimum Lot Size	6,000 square feet	7,000 square feet
Setbacks		
Minimum Front Yard	20'	20'
Minimum First Floor Side Yard	5'	5'
Minimum Second Floor Side Yard (south)	12'	N/A
Minimum Second Floor ADU Side Yard (north)	4'	N/A
Minimum Rear Yard	20'	20'
Height		
Maximum Height	35'	30
Parking		
Minimum Required Parking Spaces	2 (1 covered)	2 (2 covered)

The project meets the general development standards for the zoning district. However, the project also includes an ADU, which is regulated by specific development standards that differ in some respects. The ADU also needs its own separate exterior entrance, which requires exterior stairs. The project does propose to minimize potential impacts from the ADU by designing it below the single-family residence. The topography of the property allows for the ADU to be put underneath the house and still have a single-story look. Additionally, the design of the garage wall, the installation of the wooden fence and gate entering the side yard, as well as the landscaping at the northwest corner of the property contribute some visual screening for the stairs from the street.

ADUs are approved ministerially through the building permit review process, where they are reviewed for compliance with development standards. ADUs that meet development standards cannot be subject to a discretionary review process, including design review. However, design review can be conducted for the single-family residence. The ADU would be reviewed and approved ministerially only after design review approval of the single-family residence.

Residential Design Guidelines

A new single family residential development should be designed to comply with the City's Residential Design Guidelines. The project would comply with the four design components.

Design Component 1: Basic Site Planning: Placement of House, Garage, and Driveway
Approval Criteria:

- *Building placement shall be configured to support the neighborhood's existing site patterns, including building location, setbacks, and yard areas.*
- *The driveway and the garage shall be secondary to the livable portions of the house, landscaping and pedestrian entry as seen from the street.*

This property has an approximately 20-foot drop in elevation from the front of the lot to the rear of the lot. Due to the drop in elevation, the Applicant chose to put the ADU underneath the single-family residence. The Applicant is proposing to add approximately 16 1-foot joists in between the house and the ADU for stabilization and noise accommodations for the single-family residence. By using this design, it allows for the creation of the stairs and ADU under the main residence which allows for the stabilization of the single of the single-family residences as well as being compatible with the patterns of the surrounding residential developments. The project proposes to minimize the appearance of the driveway by providing more than 50 percent of the front yard as landscaping. The design of the residence minimizes the appearance of the garage by creating a garage frontage that is less than half of the street-facing building frontage and by emphasizing other architectural features and details on the facade such as the multiple textures and design components of the residence. The driveway is a stamped concrete that will enhance the architectural features of the single-family residence.

Design Component 2: Neighborhood Compatibility for Height, Mass, and Scale
Approval Criteria:

- *The scale, mass and height of a new house or a second/upper story addition shall be compatible with the existing neighborhood pattern specifically in relation to height and massing of adjacent homes.*

The project is a single-story family residential building, which is the type of development shared by the adjoining property to the south and across the street. As such, the building heights and massing would be compatible with nearby structures. Due to the topography of the building, the front elevation is a single-story residence and the rear, or the property would look like a two-story building that includes an ADU.

Design Component 3: Building Design: Architectural Style and Form
Approval Criteria:

- *Architectural style of the house shall enhance the character of the neighborhood.*
- *The architectural form of the house shall be carefully designed to articulate the style of the house.*
- *Roof profiles shall define the form, scale and proportion of the home and reduce bulk.*
- *Consistent pattern and application of exterior materials shall be used on new homes and additions in order to enhance the appearance and character in the existing neighborhood.*
- *Facades facing the street shall be designed to include architectural elements that relate to the human scale and add visual interest.*

The architectural style would enhance the character of the neighborhood by creating a single-story single-family residence compatible with the design of other single-family residences in its surroundings. The applicant is using Cultured Stone Echo Ridge Ledgestone with Black Trimmed window to offset the acrylic stucco and provide visual break along the front elevation. The project proposes the use of stucco on the exterior walls, which would be compatible with the adjacent residence, and a tile roof similar to residences throughout the area. Window trims and door frames provide accents to the look of the building. The street-facing façade features a large front and mixtures of materials that frames the entry area and adds architectural interest.

Design Component 4: Privacy and Solar Access
Approval Criteria:

- *The size, placement, and orientation of second story windows and decks shall take into consideration the impact on privacy and solar access of adjoining residential properties.*

The proposed deck is configured such that the building wall obstructs visibility to the adjoining property to the south. The project proposes the planting of trees along the rear of the property line near the deck to provide screening to the residential properties to the north. Due to the rear deck and the facing of the house, the house will get the morning sun and due to the roof configuration, the visual of future solar panels will be minimal.

Landscaping

The site would feature new landscaping with shrubs, ground cover, and trees. Proposed trees include 11 Olives trees (Oela Europpea) with nine (9) in the rear yard and two (2) in the front yard,. There are 6 different shrubs species (Podcarpus Gracilior, Nandina Gulfstream, Dwarf Olives, Prostate Rosemary, Red Cordtiline, and Blue Fescue) with 75 individual plantings as seen on the Landscape Plan for this project. The project is required to comply with Water Efficient Landscape Ordinance requirements as a new development.

Design Review Findings

The project can be found to meet the findings for Design Review approval:

1. *The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, planned development, master plan or specific plan provisions, improvement standards, and other applicable standards and regulations adopted by the city.*

   The design review request, as conditioned, is consistent with General Plan in that the proposed project involves development of a single-family residence on a property where the land use designation allows for single family residential development. The project supports General Plan Goals and Policies in the Housing Element. The project, as conditioned, is consistent with the applicable provisions of the Zoning Code, in that it is a single-family residence located in the Suburban Residential (R-1) zoning district and complies with applicable development standards.

2. *The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.*

The project proposes a driveway to serve the single-family residence, typical of single-family residential development in the area, and would not create conflicts with vehicular, bicycle, or pedestrian transportation modes.

3. *The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, are compatible with and complement the existing surrounding environment and ultimate character of the area under the general plan and applicable specific plans; and*

   The project involves development of the site with a residence that appears single-story from the adjacent public street, a new driveway leading to an attached two-car garage, and landscaped yards compatible with single family residential properties in the area.

4. *Qualifying single-family residential, multi-family residential, and residential mixed-use projects shall comply with all relevant standards and guidelines in the city's currently adopted design guidelines for residential development.*

   The project complies with applicable design criteria and guidelines for residential development.

ENVIRONMENTAL REVIEW

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) in that this proposal involves new construction or conversion of small structures. The project is determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303 of the CEQA Guidelines because it involves construction of a new single-family residence in a residential zone and within an urbanized area

CONCLUSION

The proposed project makes effective use of a vacant parcel within a residential area by constructing a new single-family residence on the lot. The single-story single-family residence is designed to comply with applicable development standards and the residential design guidelines.

ATTACHMENTS

A. Resolution 21-03 with Exhibit A: Conditions of Approval
B. Plan Set, date stamped received February 9, 2021
C. Landscape Plan received February 9, 2021

PLANNING COMMISSION RESOLUTION 21-03
WITH EXHIBIT A: CONDITIONS OF APPROVAL

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, APPROVING A DESIGN REVIEW REQUEST (DR20-08) TO CONSTRUCT A NEW SINGLE- FAMILY RESIDENCE AT 8 N. RANCHO COURT, APN: 430-240-025

WHEREAS, Rico and Dena DeBenedetti (applicant) filed an application for a Design Review (DR20-08) with the City of Pinole to construct a new single-story single-family residence on a vacant lot at 8 N. Rancho Court; and

WHEREAS, the Planning Commission of the City of Pinole is the appropriate authority to hear and act on this project; and

WHEREAS, said property is designated Suburban Residential (SR) in the Pinole General Plan and is intended to provide for single family development that is typical of most residential areas in the city; and

WHEREAS, the property is zoned Suburban Residential (R-1), which allows for single family residences; and

WHEREAS, design review is required by the City of Pinole Zoning Code for the proposed construction of a single-family residence; and

WHEREAS, the design of the proposed residence meets applicable development standards in the Zoning Code and guidelines as outlined in the Pinole Residential Design Guidelines; and

WHEREAS, the project meets the criteria for a Categorical Exemption as a New Construction or Conversion of Small Structures pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Planning Commission of the City of Pinole has conducted a duly noticed public hearing to consider DR20-08 on March 22, 2021; and

WHEREAS, after the close of public hearing, the Planning Commission considered all public comments received both before and during the public hearing, the presentation by City staff, the staff report, and all other pertinent information regarding the proposed development.

NOW, THEREFORE, the Planning Commission hereby finds that:

1. The Planning Commission has considered the full record before it, which may include but is not limited to such information as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are true and correct and are incorporated herein by reference.

2. The design review request, as conditioned, is consistent with General Plan in that the proposed project involves development of a single-family residence on a property where the land use designation allows for single family residential development. The project supports General Plan Goals and Policies in the Housing Element. The project, as conditioned, is consistent with the applicable provisions of the Zoning Code, in that it is a single-family residence located in the Suburban Residential (R-1) zoning district and complies with

applicable development standards.

3. The project proposes a driveway to serve the single-family residence, typical of single-family residential development in the area, and would not create conflicts with vehicular, bicycle, or pedestrian transportation modes.

4. The project involves development of the site with a single-story residence, a new driveway leading to an attached two-car garage, and landscaped yards compatible with single-story single family residential properties in the area.

5. The project complies with applicable design criteria and guidelines for residential development.

6. The design review request is Categorically Exempt from CEQA pursuant to Section 15303(a) of the CEQA Guidelines because it involves new construction of one single-family residence within a residential zone in a location that has been previously urbanized.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pinole:

A. Hereby approves DR20-08 as provided in the staff report, and subject to the Conditions of Approval attached as Exhibit A to this Resolution.

B. The approval of DR20-08 shall expire on March 22, 2022, unless exercised and actual construction or alteration as needed under valid permits has begun within said period or a written request has been submitted to the City, prior to the expiration date, for an extension of time as allowed under the Zoning Ordinance.

The above action is final unless an appeal is filed pursuant to Chapter 17.10 of the Pinole Municipal Code within ten (10) calendar days following Planning Commission action.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 22nd day of March 2021, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
David Kurrent, Chair, 2020-2021

ATTEST:

_____
David Hanham, Planning Manager

Exhibit A
Planning Commission Resolution 21-03 CONDITIONS OF APPROVAL

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
1.	The project shall be constructed in substantial compliance with the approved Design Review request for the residential development project at 8 N. Rancho Ct. (APN 430-240-005), approved by the Planning Commission as shown on the project plans date-stamped received February 1, 2021, unless otherwise conditioned. The proposed project shall be built in a manner consistent with all applicable federal, state, and local regulations.	On-Going	Development Services Department	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs, and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Development Services Department	
3.	All building permit drawings and subsequent construction shall substantially conform to the approved planning application drawings and application materials. Any modifications must be reviewed by the Planning Manager who shall determine whether the modification requires additional approval of the Planning Commission.	On-Going	Development Services Department	

Exhibit A
Planning Commission Resolution 21-03 CONDITIONS OF APPROVAL

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
	Prior to Issuance of Building Permits			
4.	CONDITIONS ON PLANS - These project conditions of approval shall appear on the project building plans.	Prior to Issuance of Building Permits	Development Services Department	
5.	SITE SURVEY - The applicant shall provide a site survey to verify all property boundaries, building setback dimensions, and easements.	Prior to Issuance of Building Permits	Development Services Department	
6.	UTILITY SERVICE PLAN - The applicant shall submit a detailed utility service plan to the Development Services Department for review and approval prior to the issuance of any Building Permit. The utility service plan shall precisely describe how utility services will be provided to 8 N. Rancho Ct. for the proposed new dwelling unit.	Prior to Issuance of Building Permits	Development Services Department	
7.	CULTURAL RESOURCES - Prior to the issuance of any construction permit, construction plans shall include a requirement (via notation) indicating that if historic and/or cultural resources or human remains are encountered during construction or other site work, all such work shall be halted immediately within the area of discovery and the contractor shall immediately notify the City of the discovery. In such case, the applicant shall retain, at their own cost, the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the City for	Prior to Issuance of Building Permits	Development Services Department	

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
	review and approval a report of the findings and method of curation or protection of the resources. Further construction work within the vicinity of the discovery, as identified by the qualified archaeologist, shall not be allowed until the preceding steps have been taken.			
8.	LANDSCAPE PLAN - The applicant shall prepare and submit a full detailed landscape and irrigation plan for review and approval by the Development Services Department prior to issuance of building permits. The landscape and irrigation plan shall include the number, type, and size of all proposed new trees, shrubs, and groundcover specimens. All proposed plantings shall be drought-tolerant and well-suited to the City's climate zone. The landscape plan shall reflect the latest approved site plan. The detailed landscape plan and irrigation plan shall be consistent with all applicable requirements of the Municipal Code including Chapter 17.44. The detailed landscape plan shall ensure that: a. All shrubs shall be a minimum 5-gallon size. b. Light-colored, high albedo materials or vegetation shall be installed for at least fifty percent of all sidewalks, patios, and driveways. Specific design material information and specifications	Prior to Issuance of Building Permits	Development Services Department	

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
	for the permeable pavers and crushed rock shall be included within the final landscape plan. c. High water use turf grasses and other similar plantings shall only be utilized in high-use areas with high visibility or functional needs. When only drought-tolerant turf grasses are used, the turf area shall be limited to twenty-five percent (25%) of all irrigated, landscaped areas. When non-drought-tolerant turf grasses or a combination of non-drought-tolerant and drought-tolerant turf grasses is used, the turf area shall be limited to fifteen percent (15%) of all irrigated, landscaped areas. d. At least twenty-five percent (25%) of the lot area and no more than forty percent (40%) of the front yard area shall be non-pervious surface. Additionally, at least ninety percent (90%) of the plants selected in non-turf areas shall be well suited to the climate of the region and require minimal water once established. Up to ten percent (10%) of the plants may be of a non-drought-tolerant variety, provided they are grouped together and can be irrigated separately e. Tree protection measures provided by a certified arborist shall be included in the landscape plan, if applicable.			

Exhibit A
Planning Commission Resolution 21-03 CONDITIONS OF APPROVAL

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
9.	WATER EFFICIENT LANDSCAPING - The landscape plan shall show compliance with State Model Water Efficient Landscape Ordinance requirements (California Code of Regulations, Title 23, Division 2, Chapter 2.7 Model Water Efficient Landscape Ordinance). Where the total landscaped area is between 500 and 2500 square feet, the project can demonstrate compliance using the State's Prescriptive Compliance Option (Appendix D of the State Model Water Efficient Landscape Ordinance).	Prior to Issuance of Building Permits	Development Services Department	
10.	LIGHTING PLAN - The applicant shall prepare and submit a lighting plan for review and approval to the Development Services Department prior to the issuance of the building permit. The lighting plan shall include specifications for all proposed exterior light fixtures. Light fixtures selected shall include shields to project light downward and to prevent light spill-over onto adjacent properties. All proposed exterior lighting specifications and cut sheet details and finishes shall be included on the building plans.	Prior to Issuance of Building Permits	Development Services Department	
11.	DRAINAGE PLANS - The applicant shall prepare a construction drainage plan and final drainage plan for Development Services Department review and approval. The construction drainage plan will show how drainage will be handled during construction. The final drainage plan will show how drainage will be handled from impervious surfaces after construction is completed.	Prior to Issuance of Building Permits	Development Services Department	

Exhibit A
Planning Commission Resolution 21-03 CONDITIONS OF APPROVAL

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
12.	PRE-CONSTRUCTION WASTE MANAGEMENT PLAN - The applicant shall complete a pre-construction waste management plan prior to the issuance of the building permit.	Prior to Issuance of Building Permits	Development Services Department	
13.	PERMITS, BONDS, AND INSURANCE - The applicant shall obtain an encroachment permit, posting the required bonds and insurance, for any work to be done in the City's right-of-way. This encroachment permit shall be obtained prior to the issuance of a building permit and prior to any work being done in the City's right-of-way.	Prior to Issuance of Building Permits	Development Services Department	
14.	MATERIAL HAULING - The applicant shall submit a proposed material hauling route and schedule, if needed, for City Engineer review and approval. The hauling route shall be included on the building construction plans. The City Engineer prior to issuance of a building or site development permit shall review and approve said submittal. All material hauling activities including, but not limited to, adherence to approved route, hours of operation, dust control and street maintenance shall be the responsibility of the applicant (as per Section 15.36.080 of the Municipal Code). Violation of the applicable may be cause for suspension of work.	Prior to Issuance of Building Permits	Development Services Department	
15.	DEVELOPMENT IMPACT FEES - The applicant shall pay all applicable development impact fees prior to issuance of the building permit.	Prior to Issuance of Building Permits	Development Services Department	

Exhibit A
Planning Commission Resolution 21-03 CONDITIONS OF APPROVAL

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
16.	WATER SUPPLY SYSTEM - Prior to issuance of a building permit there shall be an approved and tested water supply system capable of supplying the required fire flow as determined by the Fire Chief or Fire Marshall. Water supply system for staged construction, if applicable, shall provide required fire flows at all stages.	Prior to Issuance of Building Permits	Fire Department	
	During Construction and Prior to Occupancy			
17.	CONSTRUCTION CONTACT - A construction contact person's name, mobile phone number, and email address shall be posted on the project site during the duration of construction.	During Construction	Development Services Department	
18.	ADDRESS MARKING - The property address shall be clearly marked during the project construction process.	During Construction	Development Services Department	
19.	INSPECTIONS - The applicant shall notify the Development Services Department at least forty-eight (48) hours prior to starting any work pertaining to on-site drainage facilities, grading, or paving, as well as any work in the City's right-of-way as per Section 15.36.230 of the Municipal Code. The applicant shall arrange all inspections with the Building Division, Fire Department, and Public Works Division. All Building Division inspection requests shall be made at least 24 hours in advance.	During Construction	Development Services Department	

Exhibit A
Planning Commission Resolution 21-03 CONDITIONS OF APPROVAL

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
20.	CERTIFIED GRADED PAD - A California-Licensed Engineer shall certify that the graded construction pad for the proposed dwelling unit has been adequately compacted and designed to support the proposed dwelling unit to the satisfaction of the City Engineer.	During Construction	Development Services Department	
21.	CONSTRUCTION SITE MANAGEMENT - The building permit holder shall ensure the following provisions to control noise, dust, and construction debris nuisance occur during construction: A. Building construction activities shall occur only between 7:00A.M. and 5:00 P.M., Monday through Friday on non-federal holidays. Interior construction work may occur between 9:00A.M. and 6:00P.M. on weekends if requested and approved by the City as allowed under Chapter 15.02 of the City Municipal Code. B. All construction vehicles shall be properly maintained and equipped with exhaust mufflers and meet State and Federal standards. C. Newly disturbed soil surfaces shall be watered down regularly throughout the day and any construction grading activity shall be discontinued in wind conditions greater than 10 miles per hour. D. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading	During Construction	Development Services Department	

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
	operation. E. All excavated or silty materials shall be covered with a tarp during transit to and from the site. F. All construction debris shall be covered with a tarp during transit from the site. G. The construction site shall be maintained in an orderly fashion and litter shall be contained and properly disposed of on a daily basis.			
22.	SITE MAINTENANCE - The construction site shall be cleaned of garbage and debris on a daily basis and maintained in an orderly fashion. All construction equipment shall be secured at the end of each day of construction.	During Construction	Development Services Department	
23.	ACCESS TO N RANCHO CT - Project construction vehicles and vehicles belonging to construction workers shall not block access to North Rancho Court or any public roadway.	During Construction	Development Services Department	
24.	POST-CONSTRUCTION WASTE MANAGEMENT Report - The applicant shall complete a post-construction waste management report prior to issuance of a certificate of occupancy.	Prior to Occupancy	Development Services Department	

Exhibit A
Planning Commission Resolution 21-03 CONDITIONS OF APPROVAL

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
25.	FIRE PROTECTION - Prior to issuance of a "Certificate of Occupancy" or final building inspection, approved fire prevention features shall be installed as required by the Fire Prevention Bureau.	Prior to Occupancy	Fire Department	
26.	FIRE PREVENTION FEES AND INSPECTION - Prior to issuance of a "Certificate of Occupancy" or final building inspection, the applicant shall pay all applicable fees in accordance with the Master Fee Schedule adopted by the City of Pinole and obtain all required inspections from the Fire Prevention Bureau.	Prior to Occupancy	Fire Department	
27.	ADDRESSING - Prior to issuance of a "Certificate of Occupancy" or final building inspection approved illuminated numbers and addresses shall be installed on the new residence in compliance with Section 15.02.050 of the Municipal Code.	Prior to Occupancy	Development Services Department	
28.	SIDEWALK, CURB AND GUTTER REPAIR - The applicant shall repair and replace to existing City standards, any sidewalk, curb, and gutter abutting the project site.	Prior to Occupancy	Development Services Department	

ATTACHMENT B

These plans comply with the 2019 California Residential and Building Code Series

APPLICABLE CODES & STANDARDS
2019 Calif. Administrative Code
2019 Calif. Building Code
2019 Calif. Residential Code
2019 Calif. Electrical Code
2019 Calif. Mechanical Code
2019 Calif. Plumbing Code
2019 Calif. Energy Code
2019 Calif. Fire Code
2019 Calif. Green Building Standards Code
2019 Calif. Referenced Standards Code

DRAWING INDEX

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A2 Site Plan
A3 Foundation Plan
A4 Lower FL. Floor Framing Plan
A5 Lower FL. Floor and Electric Plan
A6 Upper FL. Floor Framing Plan
A7 Upper FL. Floor and Electric Plan
A8 Wall Framing and Shearwall Plan
A9 Roof Framing Plan
A10 Sections A, B, C
A11 Sections D, E, F
A12 Sections G,H,I
A13 Sections J,K,L
A14 Elevations Front & Rear
A15 Elevations Sides
A16 Details
A17 Details
A18 HVAC Distribution Plan
A19 Roof Plan
EC1 CAL Green Certificates of Compliance
EC2 2013 Low-Rise Res. Mandatory Measures Summary

SCOPE OF WORK
Construct a two-story wood frame single family residence.

Zoning District - RS (Residential Single) B-1 Overlay

SETBACKS	REQUIRED	ACTUAL
Front	20'	20'
Side (Upper Floor)	12'	5'
Side (Lower Floor)	5'	5'
Rear	20'	20'

FEMA Flood Zone- No- Area of Min. Flood Hazard Panel #06055C0509F
Wildland-Urban Interface Area: No

Use is single family residential
Occupancy Group R-3/U
Construction Type VB
Fire sprinklers will be supplied under a separate permit.
Building Height- 17'-11-1/8"

STRUCTURAL DESIGN CRITERIA
Latitude: 38.3322 Longitude: -122.2656
Site Class: D
Seismic: R=6.5 Cs=0.1585
Wind: Basic Wind Speed: 85 mph Exposure C

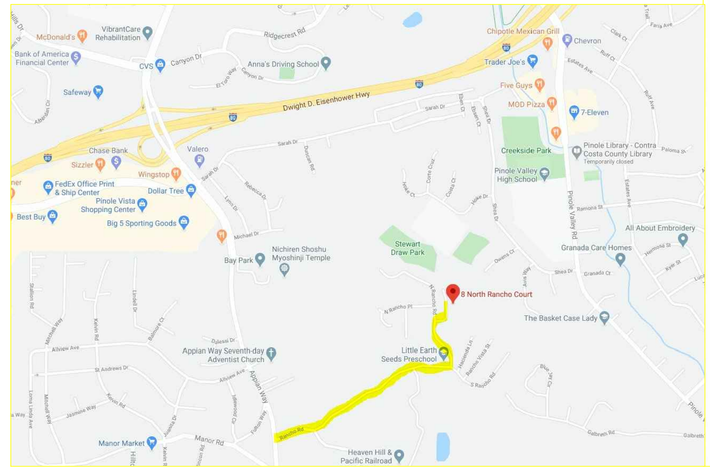
PROJECT INFORMATION
Total Upper Floor Living Area = 2,579.67 sf
Total Lower Floor Living Area = 999.87 sf
Total Living Area = 3,579.54 sf
Total Garage Area = 655.04 sf
Total Upper Floor Covered Rear Porch Area = 366.75 sf
Total Upper Floor Covered Front Porch Area = 48.62 sf
Total Lower Floor Covered Porch Area = 128.00 sf
Total Covered Porch Area = 543.37 sf
Total Upper Floor Uncovered Porch Area = 225.00 sf

Total Lot Area = 7,500.00 sf
Total Lot Coverage 47.8% = 3,586.54 sf (Excludes upper floor uncovered porch area 150.00 sf)

DEFERRED SUBMITTALS
HVAC Distribution Plan
Gas Line Isometric Drawing w/ BTU loads
Electrical Load Calcs

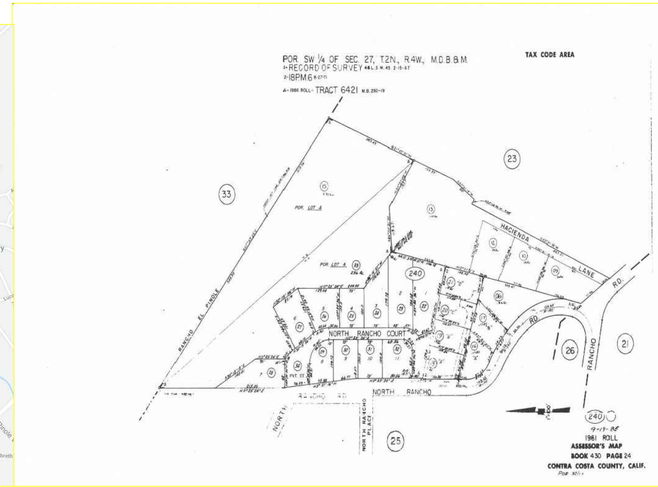
ITEMS UNDER SEPARATE PERMITS

Fire Sprinkler Plan and Calcs.



VICINITY MAP

No scale



PARCEL MAP

No scale

DR20-08 / PL20-0069 R2 REVIEW

PROJECT /ADDRESS / APN
SINGLE FAMILY RESIDENCE
8 North Rancho Ct.
Pinole, CA 94564
APN 430-240-025

OWNER / ADDRESS / PHONE
Rico and Dena DeBenedetti
29 Burning Tree Ct.
Napa, CA 94558
510 821-1347

ENGINEERING
Building Energy Systems Consulting
Tim Twomey P.E. #33457 707 245-4724
Contact: David Stull
2dstull@gmail.com 925 323-7298

DESIGNER

Rico S. DeBenedetti
For All Your Real Estate Needs
Design • Development • Construction • Brokerage • Investments
GOLDSTAR
Construction and Real Estate Services
OFFICE
29 BURNING TREE CT.
NAPA, CA 94558
(510) 821-1347 FAX (707) 294-8811
Broker Lic. # 00839597
Const. Lic. # 849196
ricodeb@comcast.net

DRAWN BY: Rico DeBenedetti

Original / Revision Date	Note / Change
1/25/21	

Sheet A1 0f A21

USER REVDATE FNAME

These plans comply with the 2019 California Residential and Building Code Series

APPLICABLE CODES & STANDARDS
2019 Calif. Administrative Code
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DRAWING INDEX

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EC1 CAL Green Certificates of Compliance
EC2 2013 Low-Rise Res. Mandatory Measures Summary

SCOPE OF WORK
Construct a two-story wood frame single family residence.

Zoning District - RS (Residential Single) B-1 Overlay

SETBACKS	REQUIRED	ACTUAL
Front	20'	20'
Side (Upper Floor)	12'	5'
Side (Lower Floor)	5'	5'
Rear	20'	20'

FEMA Flood Zone- No- Area of Min. Flood Hazard Panel #06055C0509F
Wildland-Urban Interface Area: No

Use is single family residential
Occupancy Group R-3/U
Construction Type VB
Fire sprinklers will be supplied under a separate permit.
Building Height- 17'-11-1/8"

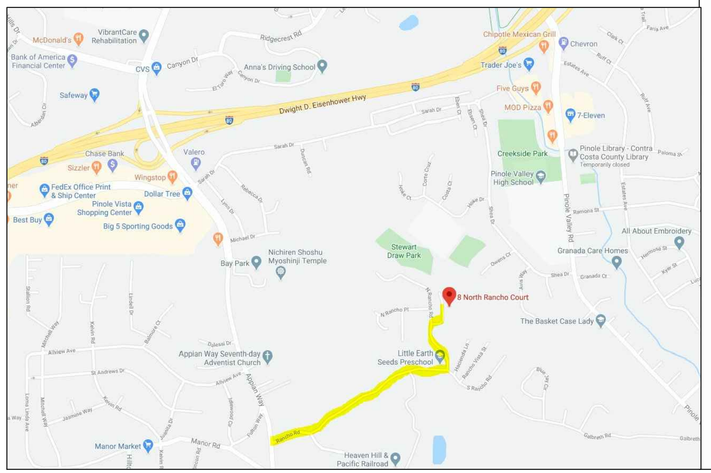
STRUCTURAL DESIGN CRITERIA
Latitude: 38.3322 Longitude: -122.2656
Site Class: D
Seismic: R=6.5 Cs=0.1585
Wind: Basic Wind Speed: 85 mph Exposure C

PROJECT INFORMATION
Total Upper Floor Living Area = 2,579.67 sf
Total Lower Floor Living Area = 999.87 sf
Total Living Area = 3,579.54 sf
Total Garage Area = 655.04 sf
Total Upper Floor Covered Rear Porch Area = 366.75 sf
Total Upper Floor Covered Front Porch Area = 48.62 sf
Total Lower Floor Covered Porch Area = 128.00 sf
Total Covered Porch Area = 543.37 sf
Total Upper Floor Uncovered Porch Area = 225.00 sf

Total Lot Area = 7,500.00 sf
Total Lot Coverage 47.8% = 3,586.54 sf (Excludes upper floor uncovered porch area 150.00 sf)

DEFERRED SUBMITTALS
HVAC Distribution Plan
Gas Line Isometric Drawing w/ BTU loads
Electrical Load Calcs

ITEMS UNDER SEPARATE PERMITS
Fire Sprinkler Plan and Calcs.



VICINITY MAP

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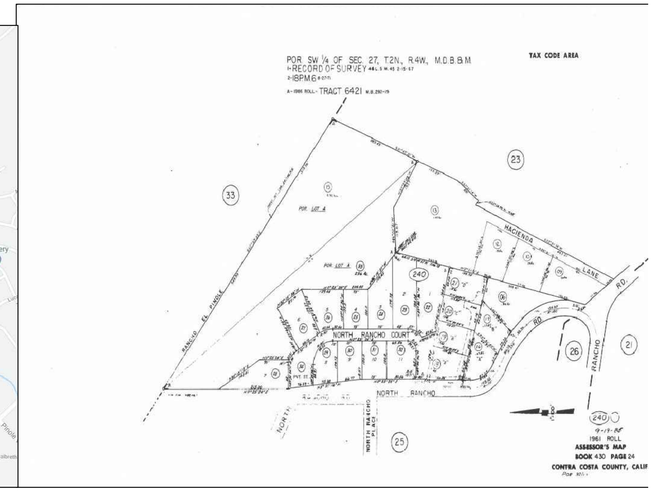

PARCEL MAP

No scale

PROJECT /ADDRESS / APN
SINGLE FAMILY RESIDENCE
8 North Rancho Ct.
Pinole, CA 94564
APN 430-240-025

OWNER / ADDRESS / PHONE
Rico and Dena DeBenedetti
29 Burning Tree Ct.
Napa, CA 94558
510 821-1347

ENGINEERING
Building Energy Systems Consulting
Tim Twomey P.E. #33457 707 245-4724
Contact: David Stull
2dstull@gmail.com 925 323-7298

DESIGNER

Rico S. DeBenedetti
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GOLDSTAR
Construction and Real Estate Services
OFFICE
29 BURNING TREE CT.
NAPA, CA 94558
(510) 821-1347 FAX (707) 294-2811
Broker Lic. # 00539597
Const. Lic. # B491968
rcodeb@comcast.net

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1/25/21	
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Sheet A1 0f A21

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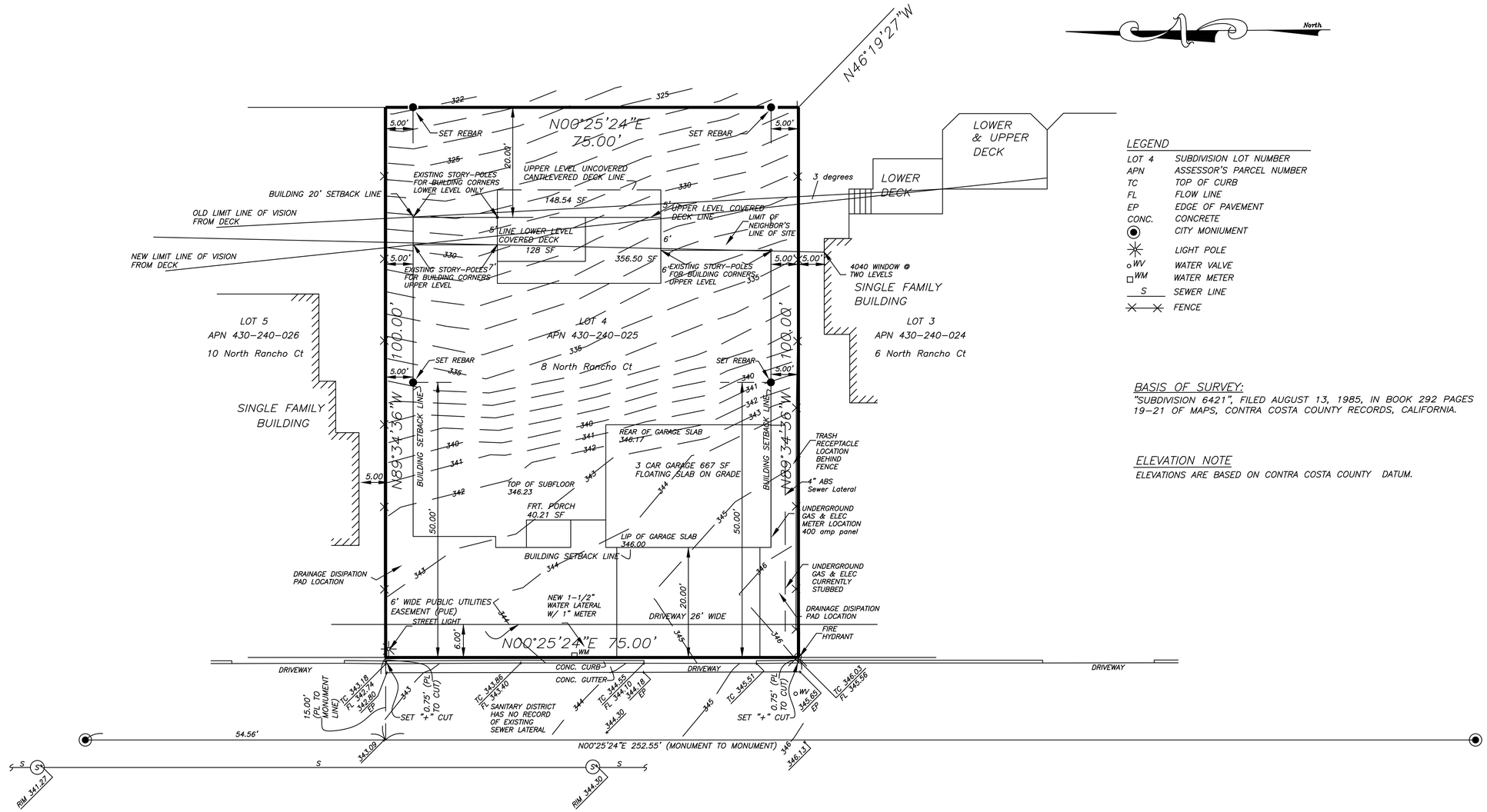

NORTH RANCHO COURT
(30' R/W)

SITE PLAN

Scale: 1"=10'

LEGEND

LOT 4	SUBDIVISION LOT NUMBER
APN	ASSESSOR'S PARCEL NUMBER
TC	TOP OF CURB
FL	FLOW LINE
EP	EDGE OF PAVEMENT
CONC.	CONCRETE
⊙	CITY MONIUMENT
✳	LIGHT POLE
WV	WATER VALVE
WM	WATER METER
S	SEWER LINE
—×—×—	FENCE

BASIS OF SURVEY:

"SUBDIVISION 6421", FILED AUGUST 13, 1985, IN BOOK 292 PAGES 19-21 OF MAPS, CONTRA COSTA COUNTY RECORDS, CALIFORNIA.

ELEVATION NOTE

ELEVATIONS ARE BASED ON CONTRA COSTA COUNTY DATUM.

SITE PLAN

Of

LOT 4, "SUBDIVISION 6421",
FILED AUGUST 13, 1985,
IN BOOK 292 PAGES 19-21 OF MAPS,
CONTRA COSTA COUNTY RECORDS, CALIFORNIA.

Pinole Contra County California

Date: 10-15-2020 Scale: 1"=10'

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(510) 821-1347 FAX (707) 294-2811

Broker Lic. # 00839597
Cont. Lic. # B491966
ricodeb@comcast.net

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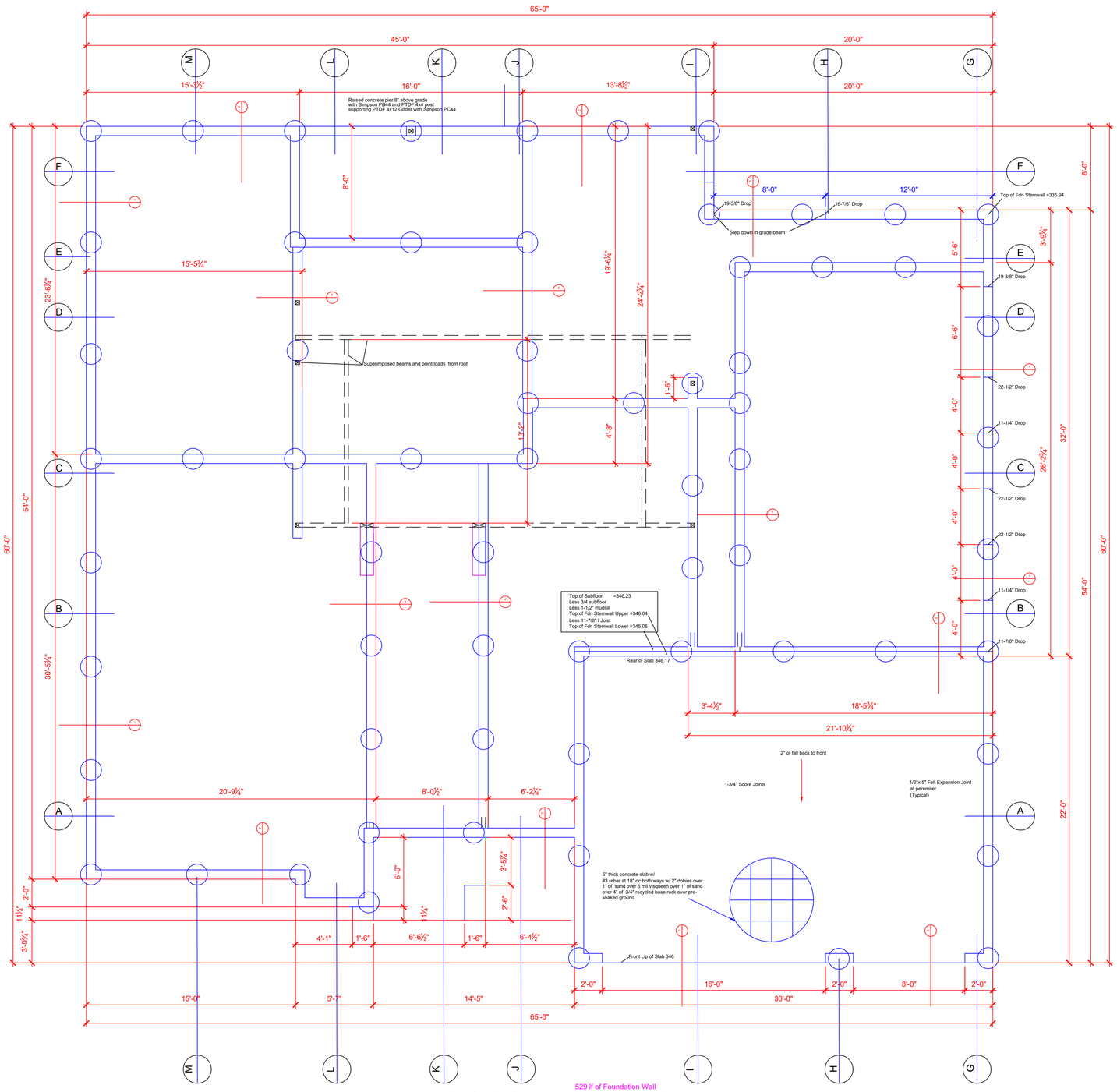

FOUNDATION PLAN

529 lf of Foundation Wall
65 18" Diameter piers @ 15' deep

NOTE: All concrete in piers to be 4000 PSI Min @ 28 days (SCALE : 1/4"=1'-0")
NOTE: All concrete in stemwalls to be 4000 PSI Min @ 28 days

Foundation Design is Based on Geotechnical Report by Hallenbeck/Allwest Dated May 3, 2017
Foundation Design Pier and grade beam
(64) 18" Diameter piers with spacing 7 ft to 8 ft. x 15' deep
<400 PSF (ignore top 3' of soil as weak bearing capacity
* 200 PSF- Uplift

Summary

The top 6" of earth within improvement area should be removed and disposed of off-site.
Hallenbeck/Allwest should observe the pier drilling operation and verify the soil conditions and depth of piers.
Pier holes should be cleanly drilled and cleaned again just before placing reinforcing and concrete.
If free or perched water is encountered during drilling, then it may be necessary to both case the piers to prevent their collapse and carefully tremie the concrete into the hole bottoms to displace water.
Curbs, gutters, driveway and ramps constructed of concrete should be underlain by a minimum 6" of compacted aggregate base and compacted to minimum 90% relative compaction (based on ASTM D1557).

SHEARWALL TRANSFER SCHEDULE

SYMBOL	SHEAR DIAPH. EDGE NAILING	3 X BASE PLATE ATTACHMENT	5/8" DIA. SILL BOLT SPACING	RIM JST./BLKG. TO T. PL/SILL CONNECTION: LS50 OR LTP4	ALLOWABLE SHEAR CAPACITY
V	3/8" CDX PLY 8d @ 6" o.c.	16d @ 6"o.c. (2x Base Pl.)	4'-0" o.c.	27" o.c.	260 PLF
V	3/8" CDX PLY 8d @ 4" o.c.	16d @ 4"o.c. (2x Base Pl.)	3'-0" o.c.	20" o.c.	350 PLF
V	15/32" CDX PLY 8d @ 3" o.c.	1/4" DIA x 6" SDS @ 12"o.c.(3x Base Pl.)	2'-0" o.c.	14" o.c.	490 PLF
V	15/32" CDX PLY Struc. I Ply. 10d @ 3" o.c.	1/4" DIA x 6" SDS @ 9"o.c.(3x Base Pl.)	1'-5" o.c.	10" o.c.	665 PLF

NOTES:
1) All nails shall be common
2) Plywood diaphragm(s) shall be nailed directly to framing at 16"o.c./24" max
3) Field nailing is 12"o.c.
4) All shearwalls, except types A & B, shall have 3x studs at panel edges, 3x base & top plates, and 3x mudsills. Type B shearwalls shall have 3x studs at panel edges. Stagger edge-nailing and pre-drill nail pilot holes where combined nailing into any member exceeds 2"o.c.
5) Oriented Strand Board (OSB) of the same thickness and structural rating may be substituted for the plywood specified.

SHEARWALL TRANSFER NOTES

1) All shearwalls must extend up to the plywood roof or floor diaphragm which loads them. This means that all upper level interior shearwalls must extend up through the attic and roof framing to the roof diaphragm.
2) Sill plate shear nailing is not required where the plywood extends continuously across this joint. All shearwalls are to be edge-nailed to the top and bottom plates even if he plywood is continuous across this location.
3) In existingconcrete, A.B.'s may be replaced with galvanized expansion bolts, Simpson Wedge Anchors, NER #3631, or galvanized all-thread epoxied with Simpson ET22 system, NER4945, per manufacturer's instructions, either system embedded a min of 5".
4) Connectors, LS50 or LTP4, are not required at the foundation level blocking if the plywood is continuous from the top plate to he mudsill. In this case, the continuous plywood shear panel is edge-nailed to both the bottom plate and the mudsill.
5) Frieze blocks may be drilled for ventilation with 2" Dia holes at 6"o.c. or every fourth block may be replaced with a vent screen. Roof Framing Plan shall specify attic ventilation.
6) Roof plywood must edge-nail to the frieze block when a shaped shear transfer block is not provided over the shearwall. Careful attachment of LS50 to blkg. & plate is critical.
7) Spacing of nails, screws, bolts, and clips may be averaged over several spaces.
8) Block all edges of plywood shearwall panels. Use 3x blocking where nailing is 3"o.c. or greater.
9) Straps may be installed over or under the plywood. Do not notch the plywood around the strap. If the plywood must be notched around the strap, then it must be edge-nailed around the notch and further conditions may be required, depending on the particular situation, and based on special inspection by the Plans Author or the Engineer of Record.

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NAPA, CA 94558
(510) 821-1347 FAX (707) 294-2811
Broker Lic. # 00839597
Cont. Lic. # 849196
ricodeb@comcast.net

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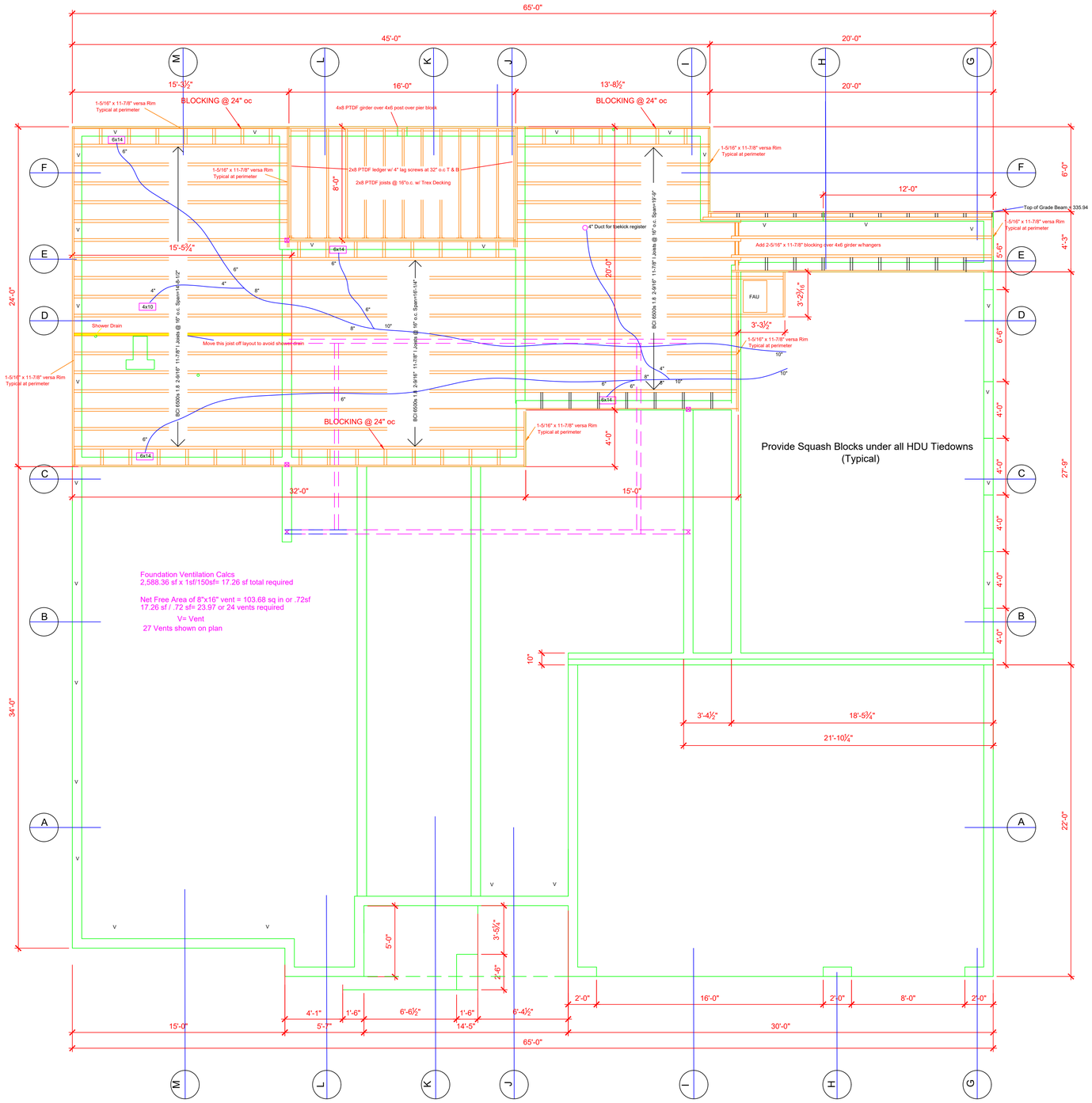
9/14/20	

Sheet A3 0f A21



LOWER FLOOR FLOOR FRAMING PLAN (1 BEDROOM APT.) 999.87 SF

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

SHEARWALL TRANSFER SCHEDULE

SYMBOL	SHEAR DIAPH. EDGE NAILING	3 X BASE PLATE ATTACHMENT	5/8" DIA. SILL BOLT SPACING	RIM JST./BLKG. TO T. PL/SILL CONNECTION: LS50 OR LTP4	ALLOWABLE SHEAR CAPACITY
V	3/8" CDX PLY 8d @ 6" o.c.	16d @ 6"o.c. (2x Base Pl.)	4'-0" o.c.	27" o.c.	260 PLF
V	3/8" CDX PLY 8d @ 4" o.c.	16d @ 4"o.c. (2x Base Pl.)	3'-0" o.c.	20" o.c.	350 PLF
V	15/32" CDX PLY 8d @ 3" o.c.	1/4" DIA x 6" SDS @ 12"o.c.(3x Base Pl.)	2'-0" o.c.	14" o.c.	490 PLF
V	15/32" CDX PLY Struc. 1 Ply. 10d @ 3" o.c.	1/4" DIA x 6" SDS @ 9"o.c.(3x Base Pl.)	1'-5" o.c.	10" o.c.	665 PLF

NOTES:
1) All nails shall be common
2) Plywood diaphragm(s) shall be nailed directly to framing at 16"o.c./24" max
3) Field nailing is 12"o.c.
4) All shearwalls, except types A & B, shall have 3x studs at panel edges, 3x base & top plates, and 3x mudsills. Type B shearwalls shall have 3x studs at panel edges. Stagger edge-nailing and pre-drill nail pilot holes where combined nailing into any member exceeds 2"o.c.
5) Oriented Strand Board (OSB) of the same thickness and structural rating may be substituted for the plywood specified.

SHEARWALL TRANSFER NOTES

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4) Connectors, LS50 or LTP4, are not required at the foundation level blocking if the plywood is continuous from the top plate to he mudsill. In this case, the continuous plywood shear panel is edge-nailed to both the bottom plate and the mudsill.
5) Frieze blocks may be drilled for ventilation with 2" Dia holes at 6"o.c. or every fourth block may be replaced with a vent screen. Roof Framing Plan shall specify attic ventilation.
6) Roof plywood must edge-nail to the frieze block when a shaped shear transfer block is not provided over the shearwall. Careful attachment of LS50 to blkg. & plate is critical.
7) Spacing of nails, screws, bolts, and clips may be averaged over several spaces.
8) Block all edges of plywood shearwall panels. Use 3x blocking where nailing is 3"o.c. or greater.
9) Straps may be installed over or under the plywood. Do not notch the plywood around the strap. If the plywood must be notched around the strap, then it must be edge-nailed around the notch and further conditions may be required, depending on the particular situation, and based on special inspection by the Plans Author or the Engineer of Record.

DR20-08 / PL20-0069 R2 REVIEW

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8 North Rancho Ct.
Pinole, CA 94564
APN 430-240-025

OWNER / ADDRESS / PHONE
Rico and Dena DeBenedetti
29 Burning Tree Ct.
Napa, CA 94558
510 821-1347

ENGINEERING
Building Energy Systems Consulting
Tim Twomey P.E. #33457 707 245-4724
Contact: David Stull
2dstull@gmail.com 925 323-7298

DESIGNER

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OFFICE
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NAPA, CA 94558
(510) 821-1347 FAX (707) 294-2811
Broker Lic. # 00839597
Cont. Lic. # 8491965
ricodeb@comcast.net

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1/25/21	

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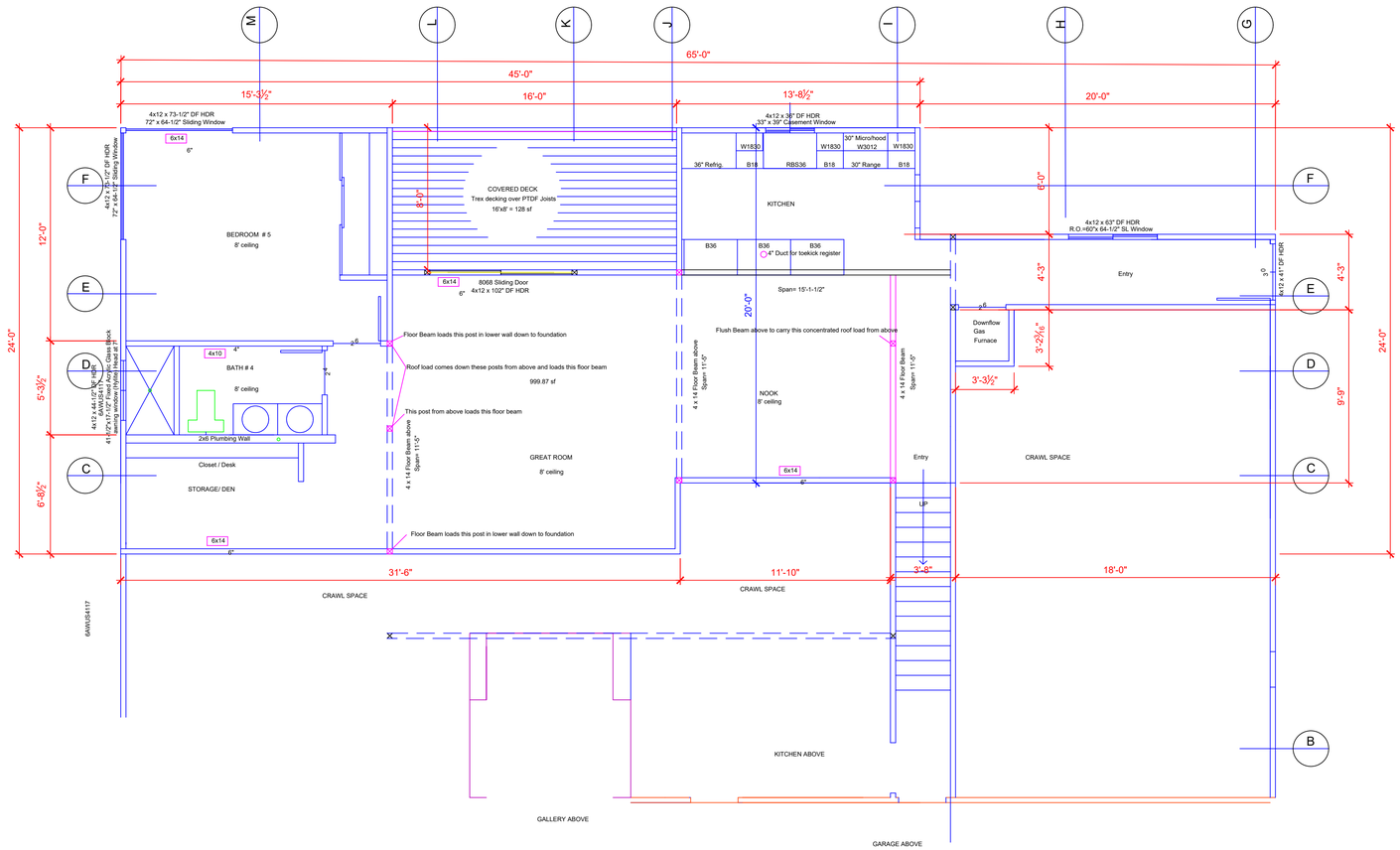

LOWER FLOOR FLOOR PLAN (1 BEDROOM APT.) 999.87 SF

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

WINDOW SCHEDULE

NORTH FACING	
Bedroom # 2	(1) 6066 Sliding Window (Egress)
Bathroom # 2	(1) 3616 Awning Hy-Lite brand Acrylic Block Vinyl Frame
Bedroom # 3	(1) 6040 Sliding Window (Egress)
Dining Room	(1) 6066 Sliding Window
Bedroom # 5	(1) 72"x 64-1/2" Sliding Window (Egress)
Bathroom # 4	(1) 3616 Awning Hy-Lite brand Acrylic Block Vinyl Frame
Gallery	(2) 4016 Fixed
Great Room Clerestory	(3) 4020 Fixed
WEST FACING	
Den/Bedroom #4	(1) 6080 Sliding Glass Door
Bathroom # 3	(3) 6"x 60" Fixed Hy-Lite Brand Acrylic Block Vinyl Frame
Laundry Room	(1) 3036 Casement Window
Entry Door Transom	(1) 3660 Fixed Window
Great Room Clerestory	(2) 4020 Fixed
SOUTH FACING	
Master Toilet	(1) 2040 Casement
Master Bathroom	(1) 5016 Fixed
Master Bedroom	(1) 2650 Casement
Gallery	(2) 4016 Fixed
Great Room Clerestory	(3) 4020 Fixed
EAST FACING	
Bedroom # 2	(1) 6066 Sliding Window (Egress)
Great Room	(2) 8080 xo Sliding Doors
Great Room	(1) 8080 ox Sliding Door
Master Bedroom	(3) 65-7/8" x 78-1/2" Fixed Windows
Bedroom #5	(1) 72"x 64-1/2" Sliding Window (Egress)
Bonus Room	(1) 6068 Sliding Door
Kitchen Downstairs	(1) 3339 Casement
Hallway Downstairs	(1) 72"x 64-1/2" Slider
Great Room Clerestory	(4) 4020 Fixed
Total	42

SHEARWALL TRANSFER SCHEDULE

SYMBOL	SHEAR DIAPH. EDGE NAILING	3 X BASE PLATE ATTACHMENT	5/8" DIA. SILL BOLT SPACING	RIM JST./BLKG. TO T. PL/SILL CONNECTION: LS50 OR LTP4	ALLOWABLE SHEAR CAPACITY
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B	3/8" CDX PLY 8d @ 4" o.c.	16d @ 4"o.c. (2x Base Pl.)	3'-0" o.c.	20" o.c.	350 PLF
C	15/32" CDX PLY 8d @ 3" o.c.	1/4" DIA x 6" SDS @ 12"o.c.(3x Base Pl.)	2'-0" o.c.	14" o.c.	490 PLF
D	15/32" CDX PLY Struc. 1 Ply. 10d @ 3" o.c.	1/4" DIA x 6" SDS @ 9"o.c.(3x Base Pl.)	1'-5" o.c.	10" o.c.	665 PLF

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Cont. Lic. # 849196 5
ricodeb@comcast.net

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Original / Revision Date	Note / Change
9/14/20	

Sheet A5 0f A21

DR20-08 / PL20-0069 R2 REVIEW

USER REVDATE FNAME

WINDOW SCHEDULE

NORTH FACING	
Bedroom # 2	(1) 6066 Sliding Window (Egress)
Bathroom # 2	(1) 3616 Awning Hy-Lite brand Acrylic Block Vinyl Frame
Bedroom # 3	(1) 6040 Sliding Window (Egress)
Dining Room	(1) 6066 Sliding Window
Bedroom # 5	(1) 72"x 64-1/2" Sliding Window (Egress)
Bathroom # 4	(1) 3616 Awning Hy-Lite brand Acrylic Block Vinyl Frame
Gallery	(2) 4016 Fixed
Great Room Clerestory	(3) 4020 Fixed
WEST FACING	
Den/Bedroom #4	(1) 6080 Sliding Glass Door
Bathroom # 3	(3) 6"x 60" Fixed Hy-Lite Brand Acrylic Block Vinyl Frame
Laundry Room	(1) 3036 Casement Window
Entry Door Transom	(1) 3660 Fixed Window
Great Room Clerestory	(2) 4020 Fixed
SOUTH FACING	
Master Toilet	(1) 2040 Casement
Master Bathroom	(1) 5016 Fixed
Master Bedroom	(1) 2650 Casement
Gallery	(2) 4016 Fixed
Great Room Clerestory	(3) 4020 Fixed
EAST FACING	
Bedroom # 2	(1) 6066 Sliding Window (Egress)
Great Room	(2) 8080 xo Sliding Doors
Great Room	(1) 8080 ox Sliding Door
Master Bedroom	(3) 65-7/8" x 78-1/2" Fixed Windows
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Bonus Room	(1) 6068 Sliding Door
Kitchen Downstairs	(1) 3339 Casement
Hallway Downstairs	(1) 72"x 64-1/2" Slider
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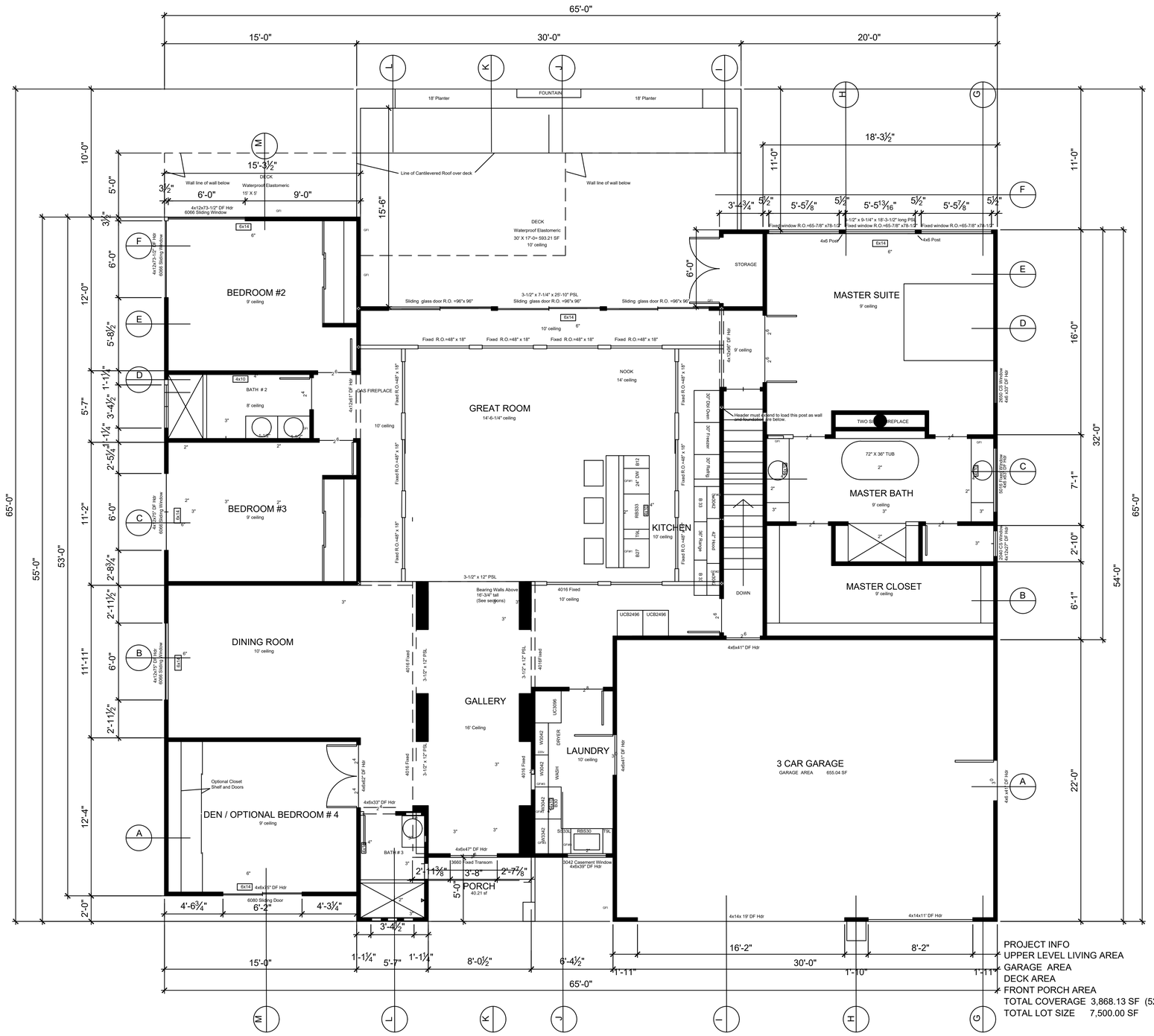
Total	42



UPPER LEVEL FLOOR & WALL FRAMING & SHEARWALL PLAN
(SCALE : 1/4"=1'-0")

PROJECT INFO	
UPPER LEVEL LIVING AREA	2,579.67 SF
GARAGE AREA	655.04 SF
DECK AREA	593.21 SF
FRONT PORCH AREA	40.21 SF
TOTAL COVERAGE	3,868.13 SF (52%)
TOTAL LOT SIZE	7,500.00 SF

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29 Burning Tree Ct.
Napa, CA 94558
510 821-1347

ENGINEERING
Building Energy Systems Consulting
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Contact: David Stull
2dstull@gmail.com 925 323-7298

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Const. Lic. # 849196
rsodeb@comcast.net

DRAWN BY: Rico DeBenedetti

Original / Revision Date	Note / Change
9/14/20	
12/6/20	North side of plan pulled forward 5'
1/25/21	North side of plan pulled forward 5'
2/1/21	

Sheet A7 0fA21

FNAME
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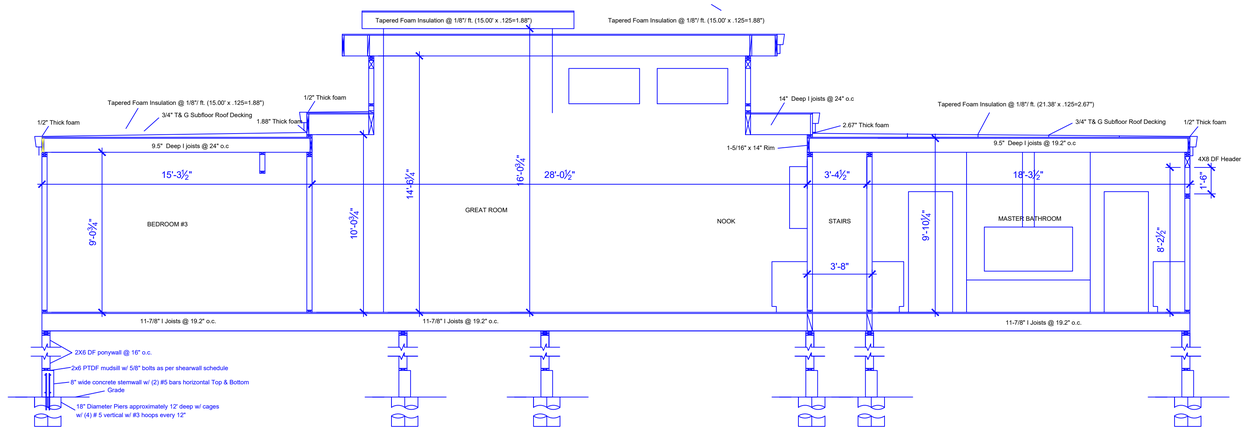
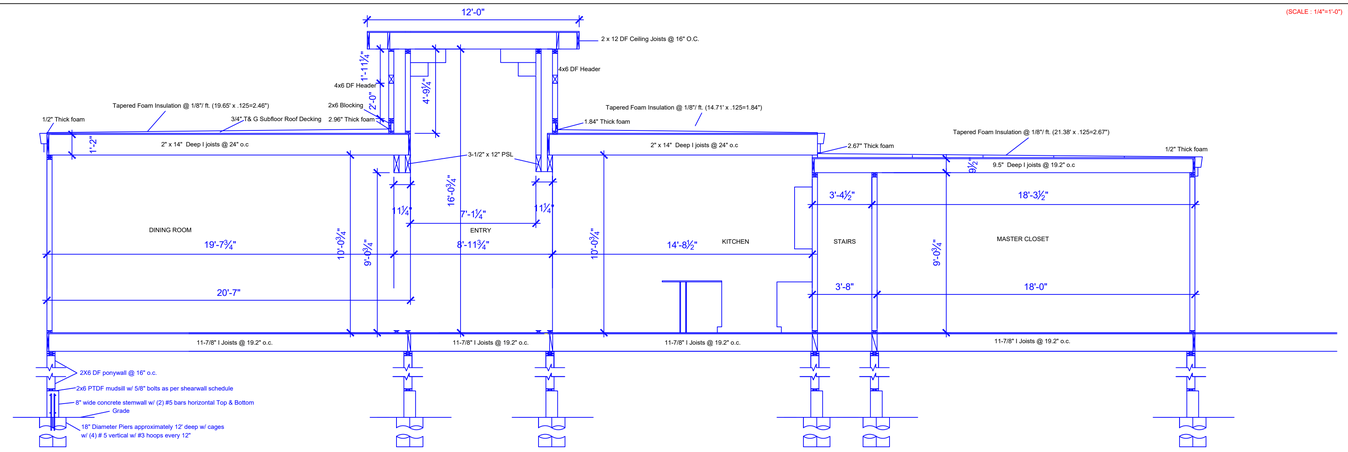


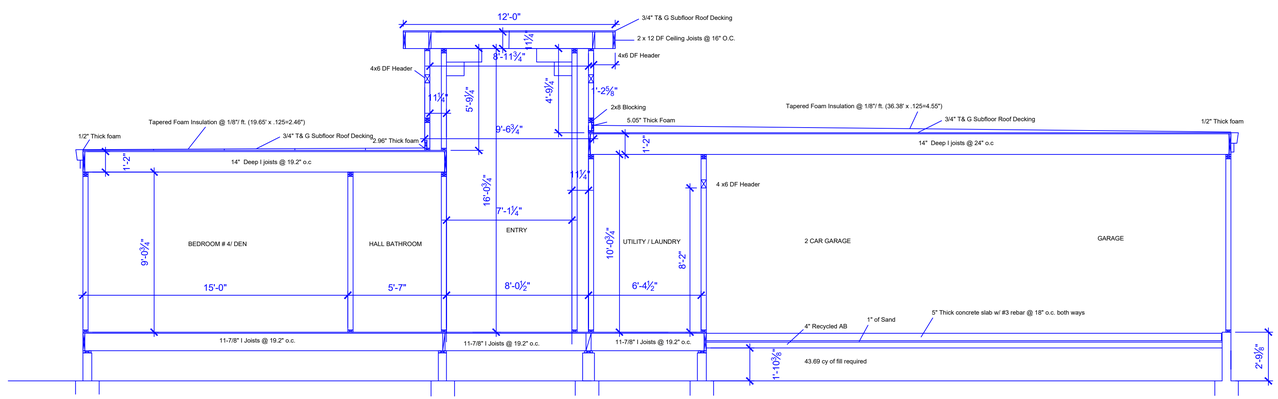
SECTION - UPPER LEVEL BEDROOM # 3 - GREAT ROOM - NOOK - STAIRS - MASTER BATHROOM
LOWER LEVEL CRAWL SPACE Approximately 60"

C (SCALE : 1/4"=1'-0") C



SECTION - UPPER LEVEL DINING ROOM - GALLERY - KITCHEN - STAIRS - MASTER CLOSET
LOWER LEVEL CRAWL SPACE Approximately 36"

B (SCALE : 1/4"=1'-0") B



SECTION - UPPER LEVEL BEDROOM # 4/ DEN - BATHROOM HALL - ENTRY - UTILITY/LAUNDRY - GARAGE
LOWER LEVEL CRAWL SPACE Approximately 18"

A (SCALE : 1/4"=1'-0") A

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Cont. Lic. # 849196 5
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9/14/20	
1/25/21	

Sheet A9 0f A21

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F NAME
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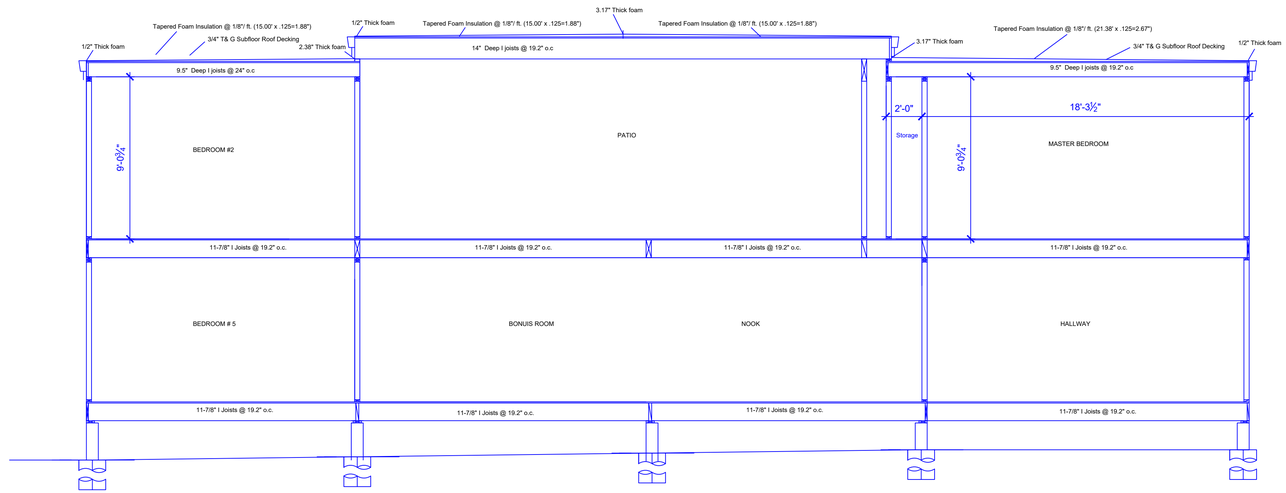
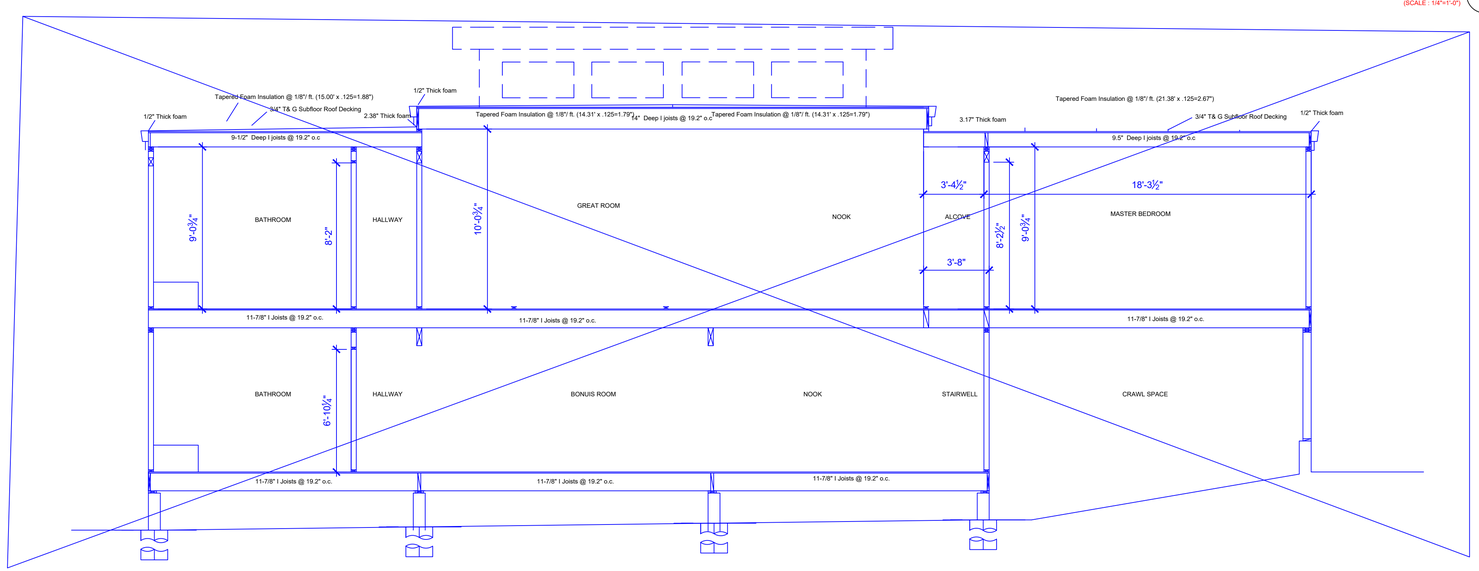


SECTION - UPPER LEVEL BEDROOM # 3 - GREAT ROOM - NOOK - STAIRS - MASTER BEDROOM
LOWER LEVEL CRAWL SPACE Approximately 60"

E

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

E



SECTION - UPPER LEVEL BEDROOM # 3 - GREAT ROOM - NOOK - STAIRS - MASTER BEDROOM
LOWER LEVEL CRAWL SPACE Approximately 60"

D

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

D

DR20-08 / PL20-0069 R2 REVIEW

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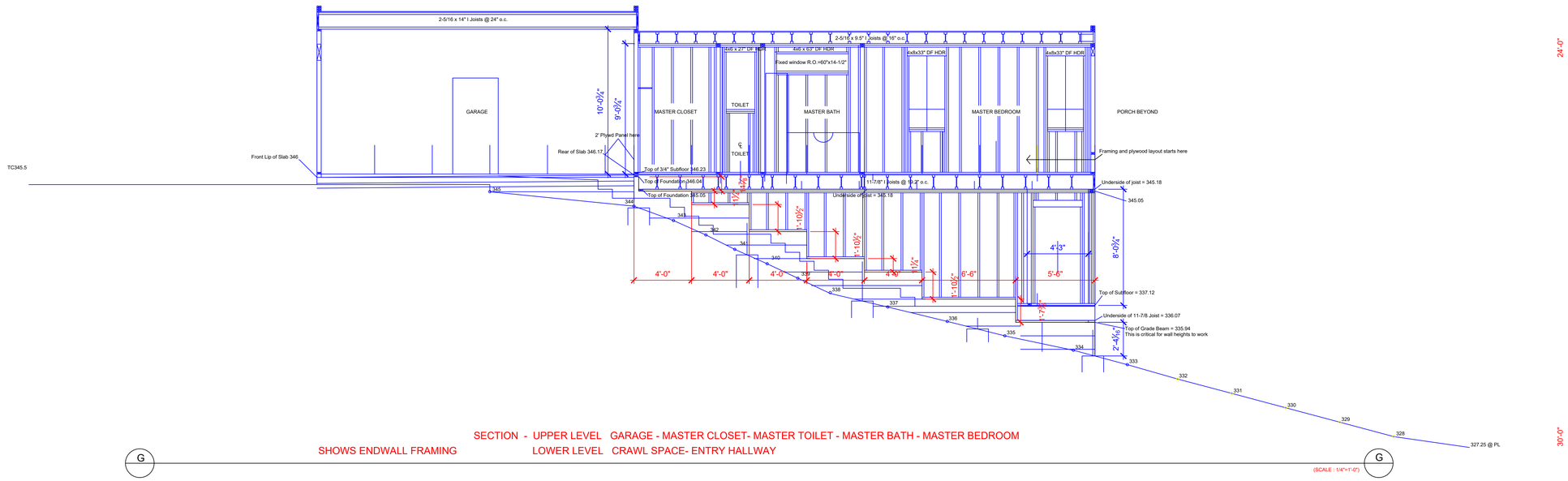
9/14/20	
1/25/21	

Sheet A10 of A21

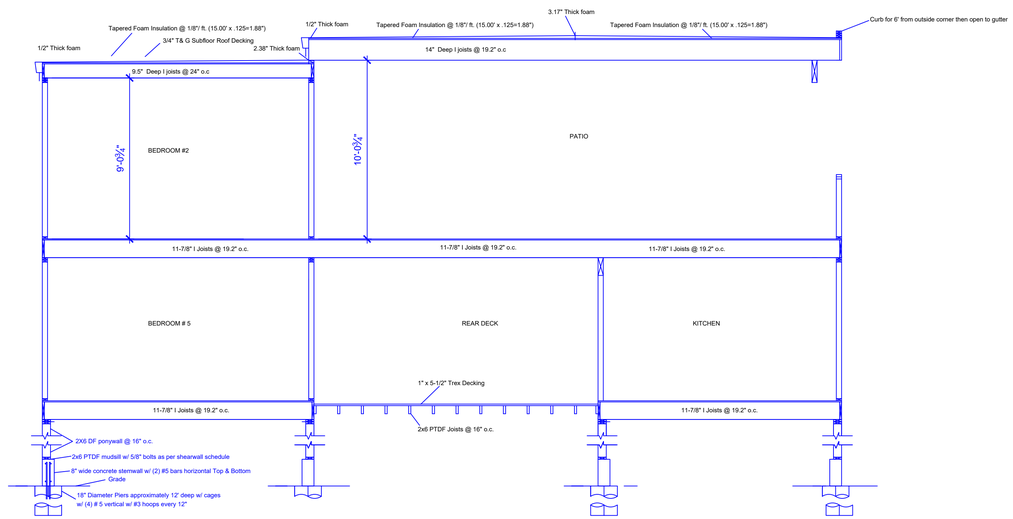
USER KEYWORD FNAME



SECTION - UPPER LEVEL GARAGE - MASTER CLOSET- MASTER TOILET - MASTER BATH - MASTER BEDROOM

SHOWS ENDWALL FRAMING LOWER LEVEL CRAWL SPACE- ENTRY HALLWAY

G G



SECTION - UPPER LEVEL BEDROOM # 2 - REAR PORCH

LOWER LEVEL BEDROOM #5 - REAR LOWER DECK - LOWER KITCHEN

F F

DR20-08 / PL20-0069 R2 REVIEW

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(510) 821-1347 FAX (707) 294-2811

Broker Lic. # 00839597
Cont. Lic. # 849196 5
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Sheet A11 of A21

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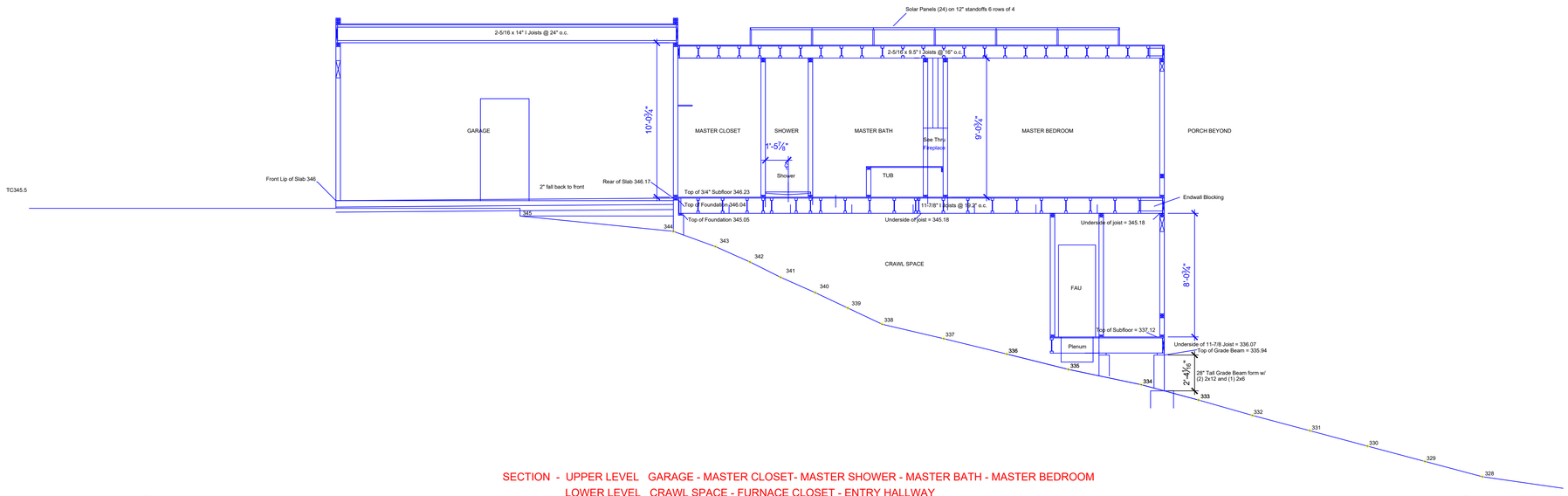
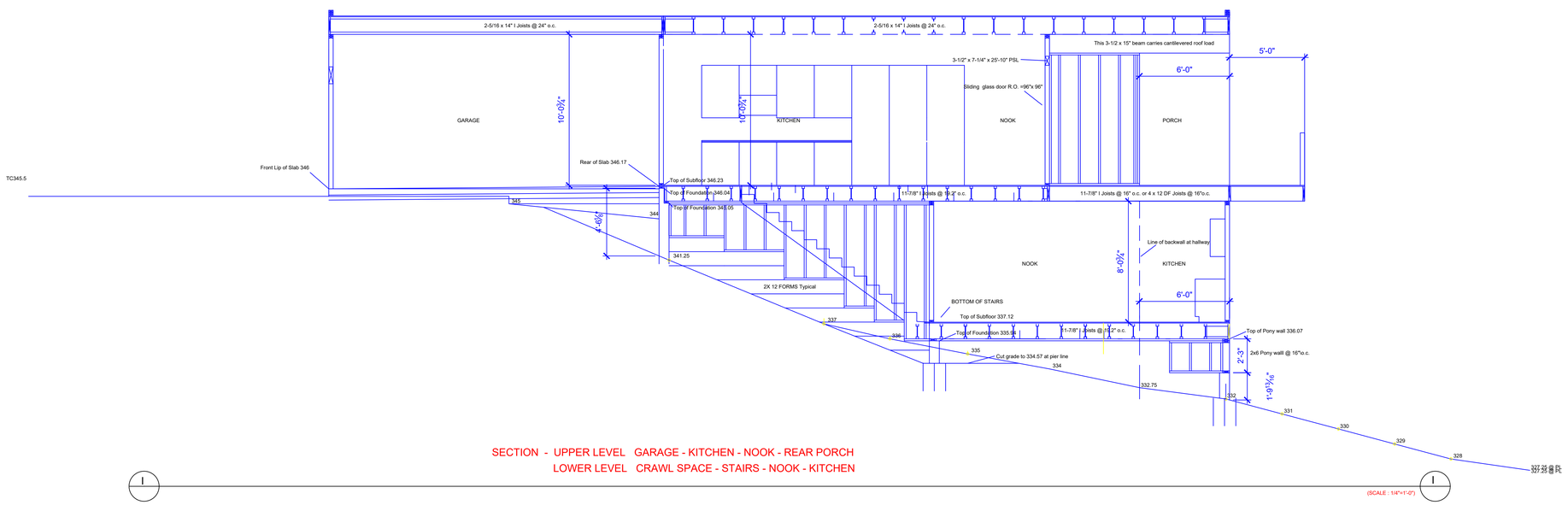


SECTION - UPPER LEVEL GARAGE - MASTER CLOSET- MASTER SHOWER - MASTER BATH - MASTER BEDROOM
LOWER LEVEL CRAWL SPACE - FURNACE CLOSET - ENTRY HALLWAY

H H

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



SECTION - UPPER LEVEL GARAGE - KITCHEN - NOOK - REAR PORCH
LOWER LEVEL CRAWL SPACE - STAIRS - NOOK - KITCHEN

I I

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

DR20-08 / PL20-0069 R2 REVIEW

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(510) 821-1347 FAX (707) 294-2811

Broker Lic. # 00839597
Cont. Lic. # 849196
ricodeb@comcast.net

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Original / Revision Date	Note / Change
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Sheet A12 0f A21

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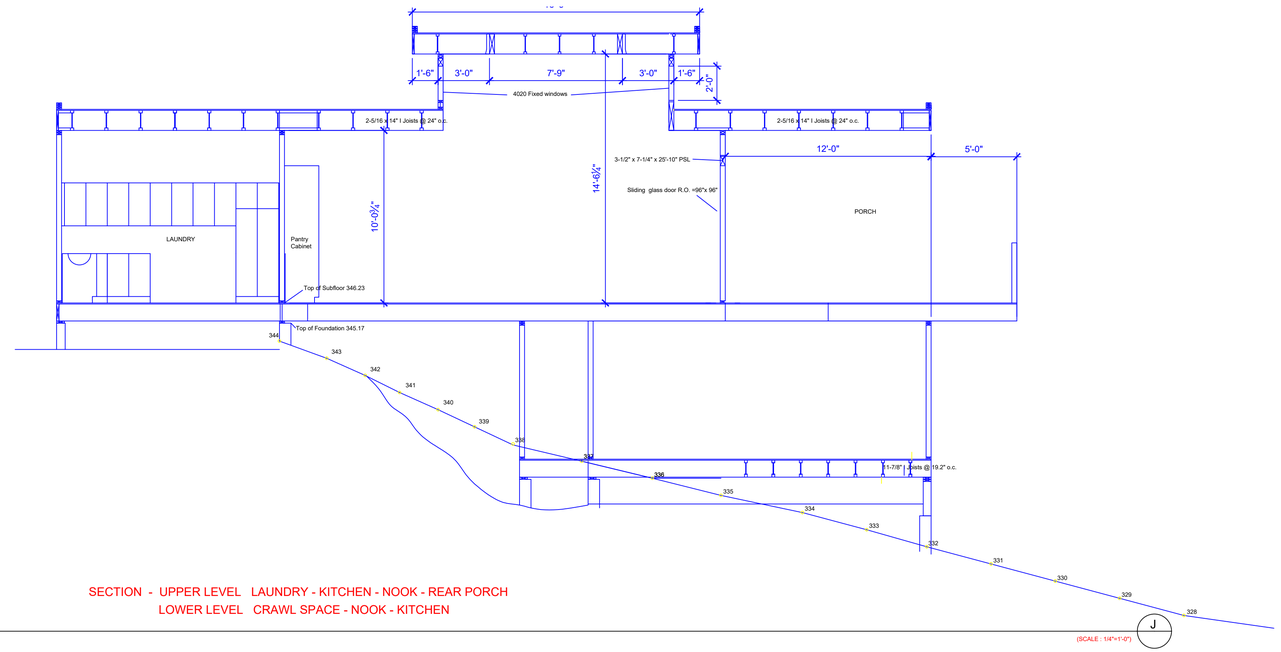
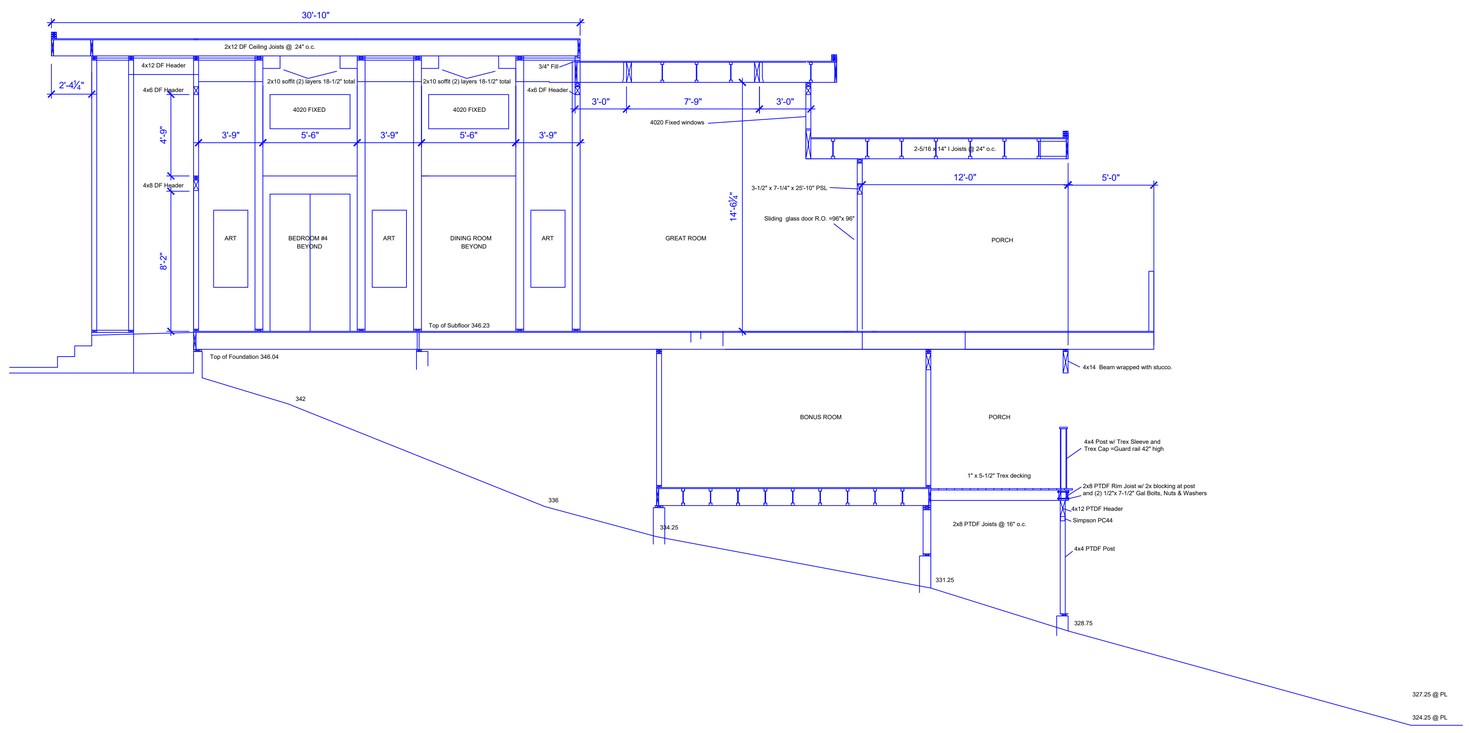


SECTION - UPPER LEVEL LAUNDRY - KITCHEN - NOOK - REAR PORCH
LOWER LEVEL CRAWL SPACE - NOOK - KITCHEN

J J

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



SECTION - UPPER LEVEL GALLERY - GREAT ROOM - REAR PORCH
LOWER LEVEL CRAWL SPACE - NOOK - KITCHEN

K K

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

DR20-08 / PL20-0069 R2 REVIEW

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Napa, CA 94558
510 821-1347

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Cont. Lic. # B491965
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9/14/20	
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Sheet A13 0f A21

USER REVISIT FNAME

FRONT (WEST) ELEVATION

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

REAR (EAST) ELEVATION

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

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29 Burning Tree Ct.
Napa, CA 94558
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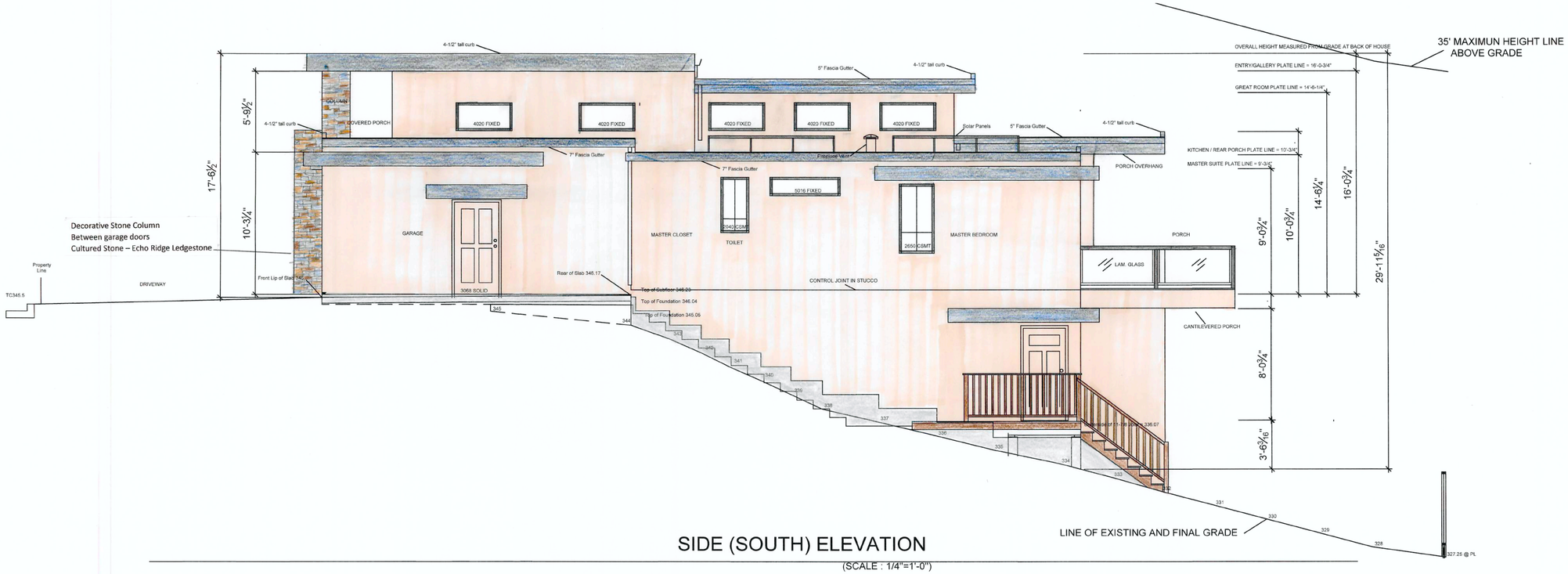
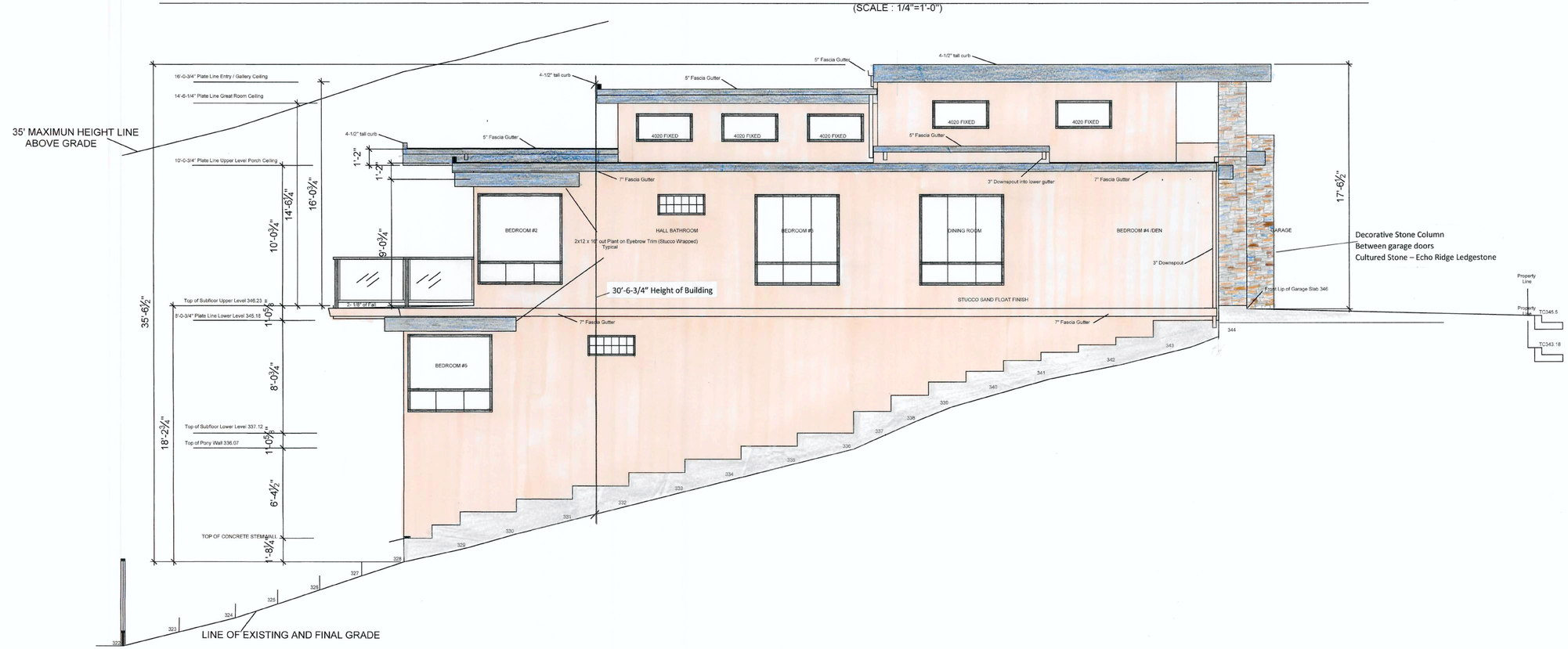
Original / Revision Date	Note / Change
9/14/20	
12/6/20	NORTH SIDE PULLEY FORWARD 5'

Sheet A16 of A21



SIDE (SOUTH) ELEVATION

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



SIDE (NORTH) ELEVATION

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

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APN 430-240-025

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Napa, CA 94558
510 821-1347

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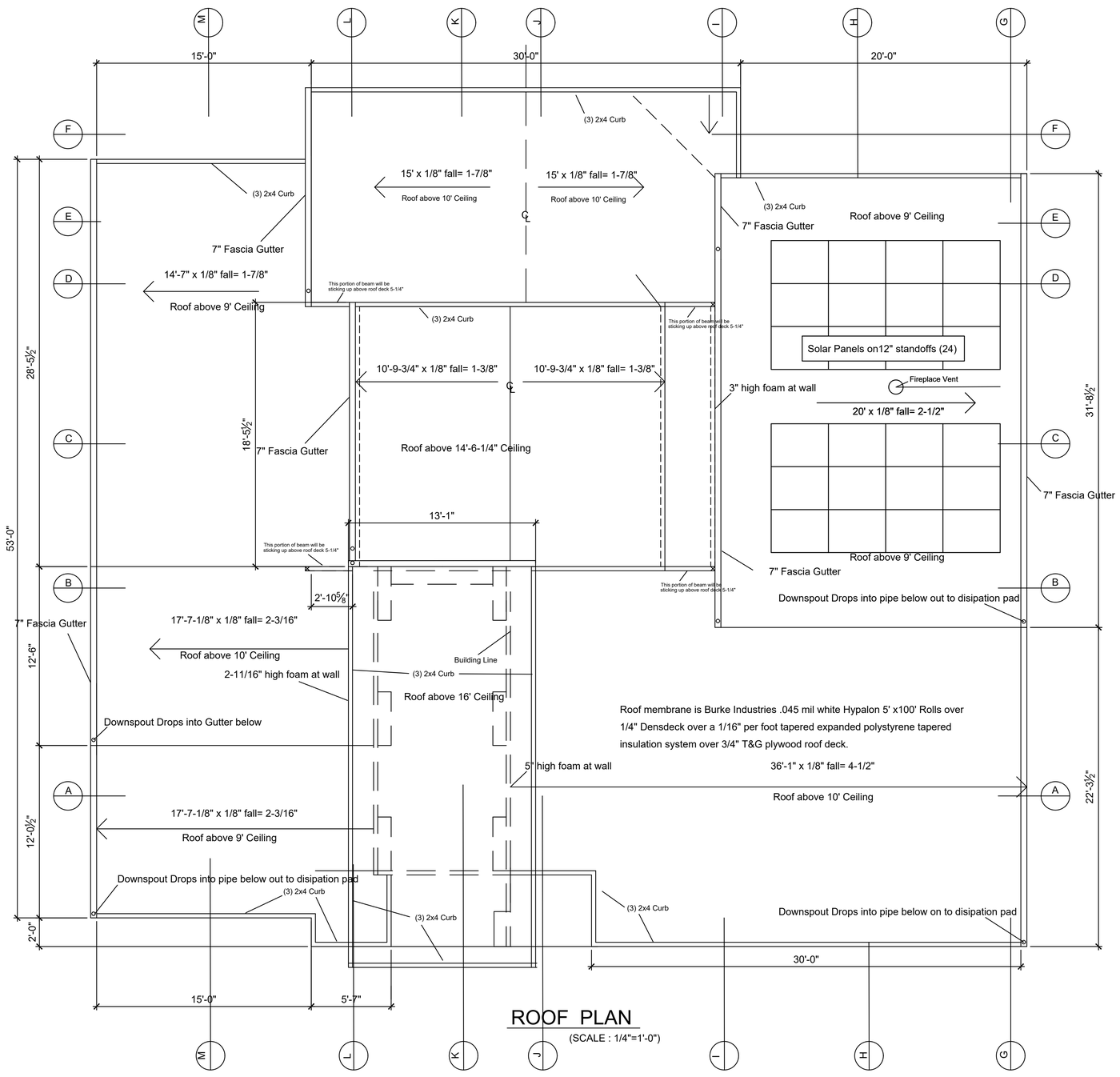
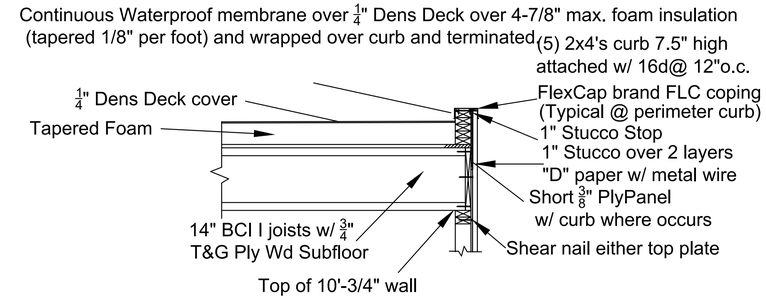
Original / Revision Date	Note / Change
9/14/20	
2/1/21	

Sheet A17 of A21



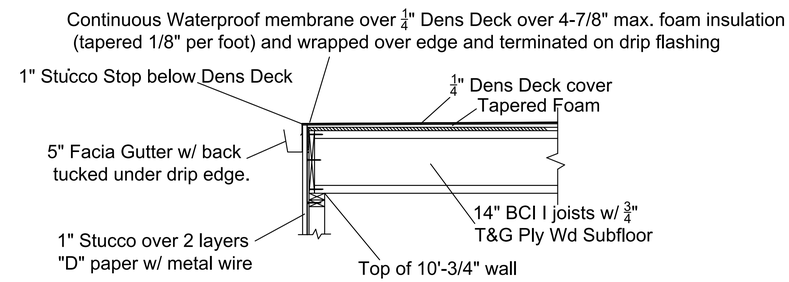
ROOF PLAN

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



Detail of Curb at Edge of Roof (10 / A15)

3/4" = 1'-0"



(11 / A15) Detail of Gutter at Edge of Roof

3/4" = 1'-0"

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Broker Lic. # 00839597
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DRAWN BY: Rico DeBenedetti

Original / Revision Date	Note / Change
9/14/20	
2/1/21	

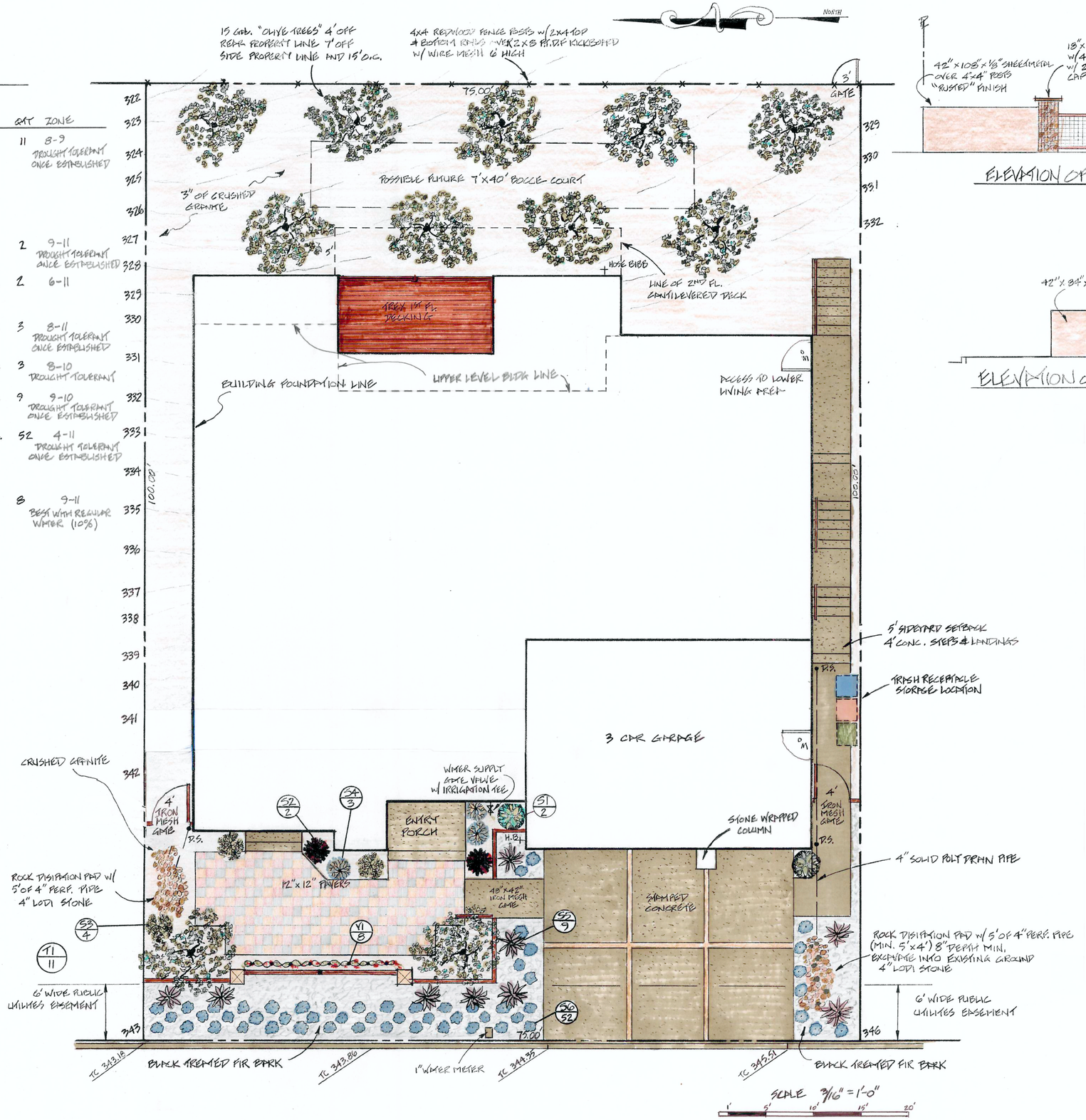
Sheet A21 0f A21

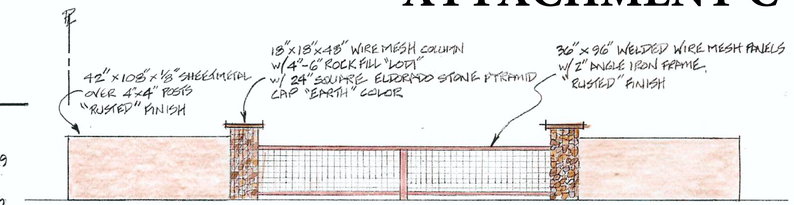
ATTACHMENT C

PLANT KEY

PINOLE = ZONE 9

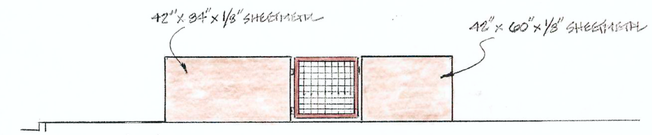
		SIZE	QTY	ZONE
TREES				
T1	OLIVE TREE OLEA EUROPEA	15 GAL.	11	8-9 DROUGHT TOLERANT ONCE ESTABLISHED
SHRUBS				
S1	PODOCARPUS "GRACILIOR" PODOCARPUS MACROPHYLLUS	15 GAL.	2	9-11 DROUGHT TOLERANT ONCE ESTABLISHED
S2	NANDINA "GULFSTREAM" NANDINA DOMESTICA	5 GAL.	2	6-11
S3	DWARF OLIVE "LITTLE OLLIES" OLEA EUROPAEA	5 GAL.	3	8-11 DROUGHT TOLERANT ONCE ESTABLISHED
S4	PROSTRATE ROSEMARY ROSMARINUS OFFICINALIS PROSTRATUS	1 GAL.	3	8-10 DROUGHT TOLERANT
S5	RED CORDYLINE "RED SENSATION" CORDYLINE AUSTRALIS	5 GAL.	9	9-10 DROUGHT TOLERANT ONCE ESTABLISHED
S6	BLUE FESCUE "ELIJAH BLUE" FESTUCA GLAUCA	1 GAL.	52	4-11 DROUGHT TOLERANT ONCE ESTABLISHED
VINES				
V1	DIPLADENIA "SUNDAVILLE RED" SANDERI HEMSL	1 GAL.	8	9-11 BEST WITH REGULAR WATER (10%)





ELEVATION OF FRONT LANDSCAPE WALL

1/4" = 1'-0"



ELEVATION OF ENTRY LANDSCAPE WALL

1/4" = 1'-0"

LANDSCAPE AREA CALCULATIONS AND SUMMARY

TOTAL LOT AREA = 7,500 sf

Front Yard Area
75' x 20' = 1,500 sf @ front
20' x 2' = 40 sf @ front
14.52' x 5'= 72.60 sf @ front
Total 1,612.60 sf **Total Front Yard Area 1,612.60 sf**

Front Yard Impervious Areas
5' x 8' = 40 sf @ Front porch concrete
6' x 3" = 18 sf @ Step at sliding door concrete
4'x 8' = 32 sf @ Front Walk left of driveway concrete
9.75'x 8.33'x6= 487.3 sf @ Driveway concrete
6'x 4' = 24 sf @ walk right of driveway concrete
3'x4' = 12 sf @ walk right of driveway concrete
Total 613.3 sf impervious / 1,612.60 total = 38% impervious (OK)
Total 999.30 sf pervious

Rear and Side Yards Areas
75 'x 20' = 1,500 sf @ rear
6' x 25' = 150 sf @ rear
8' x 16' = 128 sf @ under lower floor rear Trex deck
58' x 5' = 290 sf @ N. Side yard
54' x 5' = 270 sf @ S. Side yard
Total 2,338 sf **Total Rear & Side Yard Area 2,338.00 sf**

Rear and Side Yards Impervious Areas
62' x 4' = 248 sf @ S. Side walk concrete
Total 248 sf impervious
Total 1,962 sf pervious

TOTAL YARD AREA 3,950.60 sf
Less Total Impervious Area - 861.30 sf
TOTAL PERVIOUS AREA = 3,089.30 sf

Total Pervious (Landscape) Area = 3,089.30 sf / 7,500 sf total lot area = 41% pervious (OK)

DR20-08 / PL20-0069 R2 REVIEW

LANDSCAPE PLAN
8 NORTH RANCHO CT. PINOLE, CA 94564

SCALE: AS NOTED	APPROVED BY:	DRAWN BY R.S.T.
DATE: 12/6/20		REVISED 2/1/2021

OWNER: RICO FEBENEDEKI 510 821-1347
DESIGNER: 29 BURNING TREE CT. NAPA, CA. 94558

DRAWING NUMBER 1021

24 X 36 PRINTED ON NO. 1000H CLEARPRINT ®

Item E2

Memorandum

TO: PINOLE PLANNING COMMISSION

FROM: JUSTIN SHIU, CONTRACT PLANNER

SUBJECT: RELOCATION OF A RESIDENCE ONTO 2525 BRANDT COURT

DATE: MARCH 22, 2021

Project Owner and Applicant:
Tom White
2024 Parker St
Berkeley, CA 94704

PROJECT:	Relocation of a Residence onto a Vacant Lot
FILE:	Design Review (DR) 21-03
LOCATION:	2525 Brandt Court
APN:	401-192-016
ZONING:	Suburban Residential (R-1)
GP LU DESIGNATION:	Suburban Residential (SR)

REQUEST

Tom White (owner and applicant) is seeking approval of a design review request to relocate an existing residential building onto a 10,000 square foot vacant lot in the R-1 district. The building will contain a single family residential living area and an accessory dwelling unit. A new carport and site improvements for the residence are proposed on the lot. The Planning Commission has the authority to review the request for a proposed single family residence under the Zoning Code.

STAFF RECOMMENDATION

Adopt Resolution 21-04 for Design Review (DR) 21-03 conditionally approving the relocation and establishment of a single family residence at 2525 Brandt Court.

SITE LOCATION

Figure 1. Site Location

Direction from Project Site	Land Use
North	Brandt Court and Single Family Residential
West	Single Family Residential
South	Single Family Residential
East	Single Family Residential

PROJECT DESCRIPTION

The project consists of relocating an existing residential building on a vacant lot. The existing building was a Queen Anne style building located in Hercules, and an image of the original house is shown in the plan set. The building consists of approximately 2,596 square feet of living space, which would be split between a two-bedroom main residence upper level and a two-bedroom accessory dwelling unit lower level. A 400 square foot carport and site improvements are proposed on the lot. The building features cove rustic siding on the exterior walls and asphalt tile roofing, with details and colors shown in the plans (Attachment B).

BACKGROUND

The project site is located at 2525 Brandt Court in the R-1 zoning district. The property is currently vacant and adjacent to single family residential properties. The site contains existing vegetation and trees. Most existing trees are proposed to remain; however one 8-inch diameter tree is proposed for removal. The site slopes downward in the western direction (Attachment C). The site has a

relatively thin and clayey soil profile, shallow bedrock, and a lack of permanent groundwater at shallow depths. The site characteristics result in low risks of soil liquefaction and seismically-induced landslides, as determined by a geotechnical report prepared for the project site (Attachment D).

The project site previously consisted of two parcels: APN 401-192-014 and 401-192-015. Each lot was approximately 5,000 square feet. A lot merger was completed in 2020 and the new 10,000 square foot parcel was designated as APN 401-192-016, based on the latest Contra Costa County map information.

The applicant has provided some background on the building from the Hercules Historical Society (Attachment E). The building, known as Building 54, was built around 1905. It was used as housing, likely for a company official, and later for office functions. It was one of 36 buildings comprising the plant village of the Hercules Powder Company. The remaining buildings in the district were placed on the National Register of Historic Places in 1980. In 2002, Building 54 was removed from its foundation to accommodate site grading. In 2010, the City of Hercules acquired the building and moved it a half mile south to their city property, which required cutting the building in two at the time. For this project, the building would be transported to and rehabilitated at the project site.

New single family residences in the city are reviewed and approved by Planning Commission as Comprehensive Design Review projects, per Pinole Municipal Code Section 17.12.150.

ANALYSIS

Land Use

The project site is designated Suburban Residential (SR) in the General Plan. The General Plan SR land use designation is intended to provide for single family development that is typical of most residential areas in the city. The allowed density of 1.1 to 10.0 dwelling units per acre allows for the construction of one single family residence on the 0.23 acre parcel. The development also includes an ADU, which is a residential use consistent with the General Plan and zoning designations for the lot and is not considered to exceed the allowable density. The project would meet General Plan Goals and Policies, including the following:

> **GOAL H.2 PROTECT EXISTING CHARACTER AND HERITAGE.**
> Protect and enhance the integrity and distinctive character and heritage of Pinole encouraging the development of high-quality, well-designed housing and conserving existing housing.
> **POLICY H.2.3 PROMOTE HIGH QUALITY DESIGN.** Provide stable, safe, and attractive neighborhoods through high quality architecture, site planning, and amenities that: (1) reduce the perception of bulk; (2) recognize existing street patterns; (3) enhance the sense of place; (4) minimize the visual impact of parking and garages; and (5) use quality building materials.
>
> **GOAL H.4 HOUSING NEED.**
> Within the context of retaining existing community character and providing adequate services and facilities, maintain the current social diversity that exists in Pinole by providing a mix of housing types and prices that meet the City's Fair Share of Regional Housing Need and its specific housing needs as identified in the Housing element.

> **POLICY H.4.1 PROVIDE A CHOICE OF HOUSING.** Provide a mix of sizes and housing types to meet the needs of Pinole's diverse population. Specific examples include traditional single family homes, second units, mixed use developments, infill development, accessible housing, and transitional and emergency housing. Opportunities must be available for lower, moderate, and above-moderate income households reflecting available job opportunities in close proximity to Pinole. Available housing choices should also strive to minimize transportation needs.

The project would establish a single family residence on a site surrounded by single family residences. The design is compatible with applicable residential design guidelines. The two units provided through the upper level single family residential living area and lower level ADU in the proposed building would expand the housing stock in the city.

Zoning

The project site is located within the Suburban Residential (R-1) zoning district. The R-1 zoning district provides for single family development typical of most residential areas of the city. A comparison of development standards to the project is shown in Table 1.

Table 1. Development Standards and Proposed Project

Development Standard for R-1 and ADUs	Standard	Proposed Project
Lot Size		
Minimum Lot Size	6,000 square feet	10,000 square feet
Setbacks		
Minimum Front Yard	20' (15' average)	21.5' (15' for stairs)
Minimum Side Yard	5'	18'
Minimum Rear Yard	20'	20'
Height		
Maximum Height	35'	30'-5.5"
Parking		
Minimum Required Parking Spaces	2 (1 covered)	2 (2 covered)

The project meets the development standards for the zoning district. As noted in the table above, the general front yard setback is 20 feet from the front property line. The walls of the residence meet this standard by being located approximately 21.5 feet from the property line. However, the front entry stairs that were part of the original building design need to be approximately 15 feet from the front property line. Pinole Municipal Code section 17.56.040(B)(2) provides for some special variation of general yard setback standards: "In any residential district where adjoining lots are improved with buildings, the front yard required for a vacant site shall be the average of the yards within sixty (60) feet of the site on each side thereof." The average yard setback is approximately 15 feet for residences on adjoining lots to the west. Therefore, the project proposes to apply this provision to allow for the preservation of the front entry stair design.

The building would include an ADU at the lower level, which is reviewed ministerially through the building permit review process for compliance with development standards. ADUs that meet development standards cannot be subject to a discretionary review process, including design review. However, design review can be conducted for the single family residence. The ADU would be reviewed and approved ministerially only after design review approval of the single family residence.

The project proposes construction on a sloped lot, including grading and construction of retaining walls. A geotechnical report prepared for the project reviewed the geologic and soils conditions to determine constraints, potential hazards, and recommendations for geotechnical work, including grading, foundations, retaining walls, drainage, and erosion control. The report determined that the site was suitable for construction related to the proposed project with the incorporation of the report recommendations. A proposed condition of approval has been added for incorporation of the geotechnical report into the project.

The project proposes the removal of one tree; other trees on site are proposed to remain. The tree proposed for removal was not determined to be a Protected Tree under the Zoning Code, and no permit is required for its removal nor are there any mitigation requirements. Other trees on site are intended to be preserved. A condition of approval has been added for the incorporation of tree protection measures provided by a certified arborist prior to issuance of a building permit.

The Secretary of the Interior has established standards for preservation of historic properties listed in or eligible for listing in the National Register of Historic Places that pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features, and the building's site and environment as well as attached, adjacent, or related new construction. A condition of approval has been included to reference these standards for rehabilitation work.

Residential Design Guidelines

A new single family residential development should be designed to comply with the City's Residential Design Guidelines. The project would comply with the four design components.

Design Component 1: Basic Site Planning: Placement of House, Garage, and Driveway
Approval Criteria:

- *Building placement shall be configured to support the neighborhood's existing site patterns, including building location, setbacks and yard areas.*
- *The driveway and the garage shall be secondary to the livable portions of the house, landscaping and pedestrian entry as seen from the street.*

The Brandt Court area features a variety of patterns in building orientation, location, and setbacks. The project applies the standard 20 foot setback for the main building footprint and a 15 foot setback for the stairs compatible with the average setbacks of properties to the west. The project proposes setting the building at a slight angle, but this orientation would not be out of place within the established neighborhood pattern due to the small number of parcels on Brandt Court, the varying site development patterns among the small number of parcels, other angled building orientations in surrounding properties, and the location of the site at the cul-de-sac. The building does not feature a garage; a separate carport is proposed that avoids the need for a garage addition to the building. The carport is proposed on the eastern side of the lot, which is the furthest area along the court and partially obscured by the residence.

Design Component 2: Neighborhood Compatibility for Height, Mass and Scale
Approval Criteria:

- *The scale, mass and height of a new house or a second/upper story addition shall be compatible with the existing neighborhood pattern specifically in relation to height and massing of adjacent homes.*

The project consists of a two-story single family residential building. Two story residences are found in the surrounding area, including properties across the street to the north, the adjoining property to the east, and an adjoining property to the south. As such, the building heights and massing would be compatible with nearby structures.

Design Component 3: Building Design: Architectural Style and Form
Approval Criteria:

- *Architectural style of the house shall enhance the character of the neighborhood.*
- *The architectural form of the house shall be carefully designed to articulate the style of the house.*
- *Roof profiles shall define the form, scale and proportion of the home and reduce bulk.*
- *Consistent pattern and application of exterior materials shall be used on new homes and additions in order to enhance the appearance and character in the existing neighborhood.*
- *Facades facing the street shall be designed to include architectural elements that relate to the human scale and add visual interest.*

The project establishes a residence on the remaining open site in the neighborhood. Brandt Court does not have an overarching architectural style; however the project would contribute a Queen Anne style home with architectural character compatible with styles found in the city. The building is articulated with details contributing to this architectural style. The roof is proportional to the design of the home and is covered by grey asphalt roof shingle. Exterior materials include cove rustic (wood) siding colored in whipple blue, with trim, railings, posts and details in shades of white. The materials are compatible with the siding and roofing materials in the neighborhood. The architectural style features a prominent stairway leading to a front porch and the building entry, which contribute to the human scale and visual interest of the design.

Design Component 4: Privacy and Solar Access
Approval Criteria:

- *The size, placement and orientation of second story windows and decks shall take into consideration the impact on privacy and solar access of adjoining residential properties.*

The project minimizes views to adjacent properties. The building is set back at a distance greater than 20 feet from the rear. The building is located approximately 18 feet from the west side property line, and existing vegetation provides additional screening. The buildings to the east side are located upslope where there would be no privacy impact. Due to its location on a sloped lot and setbacks from adjoining properties that exceed minimum setback standards, the project would not create solar access impacts.

Design Component 5: Special Provisions for Hillside Lots
Approval Criteria:

- *Residential development on hillsides shall respect the existing topography and views and shall minimize visual impacts.*
- *Buildings on hillside lots shall reflect the topography in their designs by following the natural contours of the site with minimal grading.*

The site features a consistent downward slope with little area of relatively flat terrain. As such, grading is required and would be focused on the center of the site and at access points to the lot. The project preserves the existing slope features around the side and rear of the site. By locating the residence in the middle of the site, the project is not located at the highest elevation

on the site and provides separation distance from adjoining properties, which reduces visibility and privacy impacts.

Design Review Findings

The project can be found to meet the findings for Design Review approval:

1. *The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, planned development, master plan or specific plan provisions, improvement standards, and other applicable standards and regulations adopted by the city;*

   The design review request, as conditioned, is consistent with General Plan in that the proposed project involves development of a single family residence on a property where the land use designation allows for single family residential development. The project supports General Plan Goals and Policies in the Housing Element. The project, as conditioned, is consistent with the applicable provisions of the Zoning Code, in that it is a single family residence located in the Suburban Residential (R-1) zoning district and complies with applicable development standards.

2. *The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation;*

   The project proposes a driveway to serve the single family residence, typical of single family residential development in the area. Additionally, the project proposes to extend the sidewalk across the frontage of the property to improve pedestrian access on the property and Brandt Court. Brandt Court does not have bicycle facilities, and the project would not create conflicts with bicycle circulation.

3. *The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, are compatible with and complement the existing surrounding environment and ultimate character of the area under the general plan and applicable specific plans; and*

   Although Brandt Court features six other parcels with single family residences, excluding the project site, the pattern and architectural style of vary between the properties. Brandt Court does not have a distinct, overarching architectural character. The residence proposed for the site does have a folk Victorian/Queen Anne style similar to other Queen Anne style residences found in Pinole.

4. *Qualifying single-family residential, multi-family residential, and residential mixed-use projects shall comply with all relevant standards and guidelines in the city's currently adopted design guidelines for residential development.*

   The project complies with applicable design criteria and guidelines for residential development.

ENVIRONMENTAL REVIEW

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) in that this proposal involves new construction or conversion of small structures. The project is determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303 of the CEQA Guidelines because it involves location of a new single family residence in a residential zone and within an urbanized area and does not cause a substantial adverse change in the significance of a historic resource.

CONCLUSION

The proposed project makes effective use of a vacant parcel within a residential area by placing a single family residential building on the lot. The single family residence complies with applicable development standards and the residential design guidelines
.

ATTACHMENTS

A. Resolution 21-04 with Exhibit A: Conditions of Approval
B. Plan Set, date stamped received March 9, 2021
C. Survey and Topography
D. Geotechnical Report
E. Building History

ATTACHMENT A

PLANNING COMMISSION RESOLUTION 21-04
WITH EXHIBIT A: CONDITIONS OF APPROVAL

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, APPROVING A DESIGN REVIEW REQUEST (DR21-03) FOR RELOCATION OF A RESIDENCE ONTO A VACANT LOT AT 2525 BRANDT COURT, APN: 401-192-016

WHEREAS, Tom White (owner/applicant) filed an application for a Design Review (DR21-03) with the City of Pinole to relocate an existing residence onto a vacant lot at 2525 Brandt Court; and

WHEREAS, the Planning Commission of the City of Pinole is the appropriate authority to hear and take action on this project; and

WHEREAS, said property is designated Suburban Residential (SR) in the Pinole General Plan and is intended to provide for single family development that is typical of most residential areas in the city; and

WHEREAS, the property is zoned Suburban Residential (R-1), which allows for single family residences; and

WHEREAS, design review is required by the City of Pinole Zoning Code for a new residence in the city; and

WHEREAS, the design of the proposed residence meets applicable development standards in the Zoning Code and guidelines as outlined in the Pinole Residential Design Guidelines; and

WHEREAS, the project meets the criteria for a Categorical Exemption as a New Construction or Conversion of Small Structures pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Planning Commission of the City of Pinole has conducted a duly noticed public hearing to consider DR21-03 on March 22, 2021; and

WHEREAS, after the close of public hearing, the Planning Commission considered all public comments received both before and during the public hearing, the presentation by City staff, the staff report, and all other pertinent information regarding the proposed development.

NOW, THEREFORE, the Planning Commission hereby finds that:

1. The Planning Commission has considered the full record before it, which may include but is not limited to such information as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are true and correct and are incorporated herein by reference.

2. The design review request, as conditioned, is consistent with General Plan in that the proposed project involves the establishment of a single family residence on a property where the land use designation allows for single family residential development. The project supports General Plan Goals and Policies in the Housing Element. The project, as conditioned, is consistent with the applicable provisions of the Zoning Code, in that it is a single family residence located in the Suburban Residential (R-1) zoning district and

complies with applicable development standards.

3. The project proposes a driveway to serve the single family residence, typical of single family residential development in the area. Additionally, the project proposes to extend the sidewalk across the frontage of the property to improve pedestrian access on the property and Brandt Court. Brandt Court does not have bicycle facilities, The project would not create conflicts with vehicular, pedestrian or bicycle circulation.

4. The residence proposed for the site has a style similar to other Victorian style residences found in Pinole. The site layout and other development features are compatible with and complement the existing surrounding environment and ultimate character of the area.

5. The project complies with applicable design criteria and guidelines for residential development.

6. The design review request is Categorically Exempt from CEQA pursuant to Section 15303(a) of the CEQA Guidelines because it involves new construction of one single-family residence within a residential zone in a location that has been previously urbanized and does not cause a substantial adverse change in the significance of a historic resource.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pinole:

A. Hereby approves DR21-03 as provided in the staff report, and subject to the Conditions of Approval attached as Exhibit A to this Resolution.

B. The approval of DR21-03 shall expire on March 22, 2022, unless exercised and actual construction or alteration as needed under valid permits has begun within said period or a written request has been submitted to the City, prior to the expiration date, for an extension of time as allowed under the Zoning Ordinance.

The above action is final unless an appeal is filed pursuant to Chapter 17.10 of the Pinole Municipal Code within ten (10) calendar days following Planning Commission action.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 22nd day of March 2021, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
David Kurrent, Chair, 2020-2021

ATTEST:

_____
David Hanham, Planning Manager

Exhibit A
Planning Commission Resolution 21-04 CONDITIONS OF APPROVAL

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
1.	The project shall be constructed in substantial compliance with the approved Design Review request for the residential project at 2525 Brandt Court (APN 401-192-016), approved by the Planning Commission as shown on the project plans date-stamped received March 9, 2021, unless otherwise conditioned. The proposed project shall be built in a manner consistent with all applicable federal, state, and local regulations.	On-Going	Development Services Department	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Development Services Department	
3.	All building permit drawings and subsequent construction shall substantially conform to the approved planning application drawings and application materials. Any modifications must be reviewed by the Planning Manager who shall determine whether the modification requires additional approval of the Planning Commission.	On-Going	Development Services Department	

Exhibit A
Planning Commission Resolution 21-04 CONDITIONS OF APPROVAL

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
	Prior to Issuance of Building Permits			
4.	CONDITIONS ON PLANS - These project conditions of approval shall appear on the project building plans.	Prior to Issuance of Building Permits	Development Services Department	
5.	SITE SURVEY - The applicant shall provide a site survey to verify all property boundaries, building setback dimensions, and easements.	Prior to Issuance of Building Permits	Development Services Department	
6.	WINDOWS AND TRIM – Windows and trim shall be compatible with the appearance and style of windows and trim associated with the historical architectural style of the residence.	Prior to Issuance of Building Permits	Development Services Department	
7.	GEOTECHNICAL REPORT – The project shall incorporate recommendations provided in the geotechnical report prepared by Langbehn Geotechnical Group on August 11, 2020, or as modified based on requirements determined through building permit review.	Prior to Issuance of Building Permits	Development Services Department	
8.	ARBORIST REPORT – The applicant shall obtain an arborist report prepared by a certified arborist that provides recommendations on tree protection measures for existing trees to remain on the site. Recommendations from the arborist report shall be incorporated into the building permit plan set.	Prior to Issuance of Building Permits	Development Services Department	

Exhibit A
Planning Commission Resolution 21-04 CONDITIONS OF APPROVAL

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
9.	UTILITY SERVICE PLAN - The applicant shall submit a detailed utility service plan to the Development Services Department for review and approval prior to the issuance of any Building Permit. The utility service plan shall precisely describe how utility services will be provided to 2525 Brandt Court for the proposed new dwelling unit.	Prior to Issuance of Building Permits	Development Services Department	
10.	CULTURAL RESOURCES - Prior to the issuance of any construction permit, construction plans shall include a requirement (via notation) indicating that if historic and/or cultural resources or human remains are encountered during construction or other site work, all such work shall be halted immediately within the area of discovery and the contractor shall immediately notify the City of the discovery. In such case, the applicant shall retain, at their own cost, the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the City for review and approval a report of the findings and method of curation or protection of the resources. Further construction work within the vicinity of the discovery, as identified by the qualified archaeologist, shall not be allowed until the preceding steps have been taken.	Prior to Issuance of Building Permits	Development Services Department	
11.	REHABILITATION STANDARDS – The applicant shall reference the Secretary of the Interior's Standards for Rehabilitation for rehabilitation work and apply as applicable.	Prior to Issuance of Building Permits	Development Services Department	

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
12.	LANDSCAPE PLAN - The applicant shall prepare and submit a full detailed landscape and irrigation plan for review and approval by the Development Services Department prior to issuance of building permits. The landscape and irrigation plan shall include the number, type, and size of all new trees, shrubs, and groundcover specimens. All proposed plantings shall be drought-tolerant and well-suited to the City's climate zone. The landscape plan shall reflect the latest approved site plan. The detailed landscape plan and irrigation plan shall be consistent with all applicable requirements of the Municipal Code including Chapter 17.44. The detailed landscape plan shall ensure that: a. All shrubs shall be a minimum 5 gallon size. b. Light-colored, high albedo materials or vegetation shall be installed for at least fifty percent of all sidewalks, patios, and driveways. Specific design material information and specifications for the permeable pavers and crushed rock shall be included within the final landscape plan. c. High water use turf grasses and other similar plantings shall only be utilized in high-use areas with high visibility or functional needs. When only drought-tolerant turf grasses are used, the turf	Prior to Issuance of Building Permits	Development Services Department	

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
	area shall be limited to twenty-five percent (25%) of all irrigated, landscaped areas. When non-drought-tolerant turf grasses or a combination of non-drought-tolerant and drought-tolerant turf grasses is used, the turf area shall be limited to fifteen percent (15%) of all irrigated, landscaped areas. d. At least twenty-five percent (25%) of the lot area and no more than forty percent (40%) of the front yard area shall be non-pervious surface. Additionally, at least ninety percent (90%) of the plants selected in non-turf areas shall be well suited to the climate of the region and require minimal water once established. Up to ten percent (10%) of the plants may be of a non-drought-tolerant variety, provided they are grouped together and can be irrigated separately e. Tree protection measures provided by a certified arborist shall be included in the landscape plan, if applicable.			
13.	WATER EFFICIENT LANDSCAPING - The landscape plan shall show compliance with State Model Water Efficient Landscape Ordinance requirements (California Code of Regulations, Title 23, Division 2, Chapter 2.7 Model Water Efficient Landscape Ordinance). Where the total landscaped area is between 500 and 2500 square feet, the project can demonstrate compliance using the State's Prescriptive Compliance Option (Appendix D of the Model Water Efficient Landscape Ordinance).	Prior to Issuance of Building Permits	Development Services Department	

Exhibit A
Planning Commission Resolution 21-04 CONDITIONS OF APPROVAL

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
14.	DRAINAGE PLANS - The applicant shall prepare a construction drainage plan and final drainage plan for Development Services Department review and approval. The construction drainage plan will show how drainage will be handled during construction. The final drainage plan will show how drainage will be handled from impervious surfaces after construction is completed.	Prior to Issuance of Building Permits	Development Services Department	
15.	MATERIAL HAULING AND BUILDING TRANSPORT - The applicant shall submit the proposed material hauling and building transport route(s), information demonstrating appropriate clearance from utilities and trees, and transport schedule for review and approval of the City Engineer or designee, as part of the encroachment permit and building permit. The route(s) shall be included on the building construction plans. The applicant shall coordinate with the City of Pinole Public Works Department, outside regulatory agencies, and utility providers required to ensure safe transport of the building that would not significantly impact infrastructure and long-term health of trees, unless otherwise permitted. All material hauling and building transport activities including, but not limited to, adherence to approved route, hours of operation, dust control and street maintenance shall be the responsibility of the applicant (as per Section 15.36.080 of the Municipal Code). Violation of the applicable may be cause for suspension of work.	Prior to Issuance of Building Permits and Encroachment Permits	Development Services Department	

Exhibit A
Planning Commission Resolution 21-04 CONDITIONS OF APPROVAL

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
16.	LIGHTING PLAN - The applicant shall prepare and submit a plan that identifies the location and type of new exterior lighting fixtures. Light fixtures selected shall include shields to project light downward and to prevent light spill-over onto adjacent properties. All proposed exterior lighting specifications and cut sheet details and finishes shall be included on the building plans.	Prior to Issuance of Building Permits	Development Services Department	
17.	PRE-CONSTRUCTION WASTE MANAGEMENT PLAN - The applicant shall complete a pre-construction waste management plan prior to the issuance of the building permit.	Prior to Issuance of Building Permits	Development Services Department	
18.	PERMITS, BONDS, AND INSURANCE - The applicant shall obtain an encroachment permit, posting the required bonds and insurance, for any work to be done in the City's right-of-way. This encroachment permit shall be obtained prior to the issuance of a building permit and prior to any work being done in the City's right-of-way.	Prior to Issuance of Building Permits	Development Services Department	
19.	DEVELOPMENT IMPACT FEES - The applicant shall pay all applicable development impact fees prior to issuance of the building permit.	Prior to Issuance of Building Permits	Development Services Department	
20.	WATER SUPPLY SYSTEM - Prior to issuance of a building permit there shall be an approved and tested water supply system capable of supplying the required fire flow as determined by the Fire Chief or Fire	Prior to Issuance of Building	Fire Department	

Exhibit A
Planning Commission Resolution 21-04 CONDITIONS OF APPROVAL

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
	Marshall. Water supply system for staged construction, if applicable, shall provide required fire flows at all stages.	Permits		
	During Construction and Prior to Occupancy			
21.	CONSTRUCTION CONTACT - A construction contact person's name, mobile phone number, and email address shall be posted on the project site during the duration of construction.	During Construction	Development Services Department	
22.	ADDRESS MARKING - The property address shall be clearly marked during the project construction process.	During Construction	Development Services Department	
23.	CONSTRUCTION MONITOR FOR TRANSPORT - At the time construction equipment and vehicles are brought to Brandt Court, at least one worker shall be present on the street to direct vehicles onto Brandt Court and ensure the vehicle maintains appropriate clearance from overhead utilities. Construction equipment and vehicles shall not proceed onto Brandt Court where there is insufficient clearance.	During Construction	Development Services Department	
24.	INSPECTIONS - The applicant shall notify the Development Services Department at least forty-eight (48) hours prior to starting any work pertaining to on-site drainage facilities, grading, or paving, as well as any work in the City's right-of-way as per Section 15.36.230 of the Municipal Code.	During Construction	Development Services Department	

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
	The applicant shall arrange all inspections with the Building Division, Fire Department, and Public Works Division. All Building Division inspection requests shall be made at least 24 hours in advance.			
25.	CERTIFIED GRADED PAD - A California-Licensed Engineer shall certify that the graded construction pad for the proposed dwelling unit has been adequately compacted and designed to support the proposed dwelling unit to the satisfaction of the City Engineer.	During Construction	Development Services Department	
26.	CONSTRUCTION SITE MANAGEMENT - The building permit holder shall ensure the following provisions to control noise, dust, and construction debris nuisance occur during construction: A. Building construction activities shall occur only between 7:00A.M. and 5:00 P.M., Monday through Friday on non-federal holidays. Interior construction work may occur between 9:00A.M. and 6:00P.M. on weekends if requested and approved by the City as allowed under Chapter 15.02 of the City Municipal Code. B. All construction vehicles shall be properly maintained and equipped with exhaust mufflers and meet State and Federal standards. C. Newly disturbed soil surfaces shall be watered down regularly	During Construction	Development Services Department	

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
	throughout the day and any construction grading activity shall be discontinued in wind conditions greater than 10 miles per hour. D. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation. E. All excavated or silty materials shall be covered with a tarp during transit to and from the site. F. All construction debris shall be covered with a tarp during transit from the site. G. The construction site shall be maintained in an orderly fashion and litter shall be contained and properly disposed of on a daily basis.			
27.	SITE MAINTENANCE - The construction site shall be cleaned of garbage and debris on a daily basis and maintained in an orderly fashion. All construction equipment shall be secured at the end of each day of construction.	During Construction	Development Services Department	
28.	ACCESS TO BRANDT COURT - Project construction vehicles and vehicles belonging to construction workers shall not block access to Brandt Court or any other public roadway.	During Construction	Development Services Department	

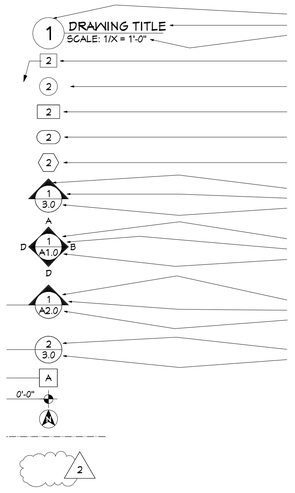
Exhibit A
Planning Commission Resolution 21-04 CONDITIONS OF APPROVAL

		Timing/ Implementation	Monitoring Department / Division	Verification (date and Signature)
29.	POST-CONSTRUCTION WASTE MANAGEMENT Report - The applicant shall complete a post-construction waste management report prior to issuance of a certificate of occupancy.	Prior to Occupancy	Development Services Department	
30.	FIRE PROTECTION - Prior to issuance of a “Certificate of Occupancy” or final building inspection, approved fire prevention features shall be installed as required by the Fire Prevention Bureau.	Prior to Occupancy	Fire Department	
31.	FIRE PREVENTION FEES AND INSPECTION - Prior to issuance of a “Certificate of Occupancy” or final building inspection, the applicant shall pay all applicable fees in accordance with the Master Fee Schedule adopted by the City of Pinole and obtain all required inspections from the Fire Prevention Bureau.	Prior to Occupancy	Fire Department	
32.	ADDRESSING - Prior to issuance of a “Certificate of Occupancy” or final building inspection approved illuminated numbers and addresses shall be installed on the new residence in compliance with Section 15.02.050 of the Municipal Code.	Prior to Occupancy	Development Services Department	
33.	SIDEWALK, CURB AND GUTTER REPAIR - The applicant shall repair and replace to existing City standards, any sidewalk, curb and gutter abutting the project site.	Prior to Occupancy	Development Services Department	

ABBREVIATIONS

&	AND	INSUL.	INSULATION
@	AT	INT.	INTERIOR
ø	DIAMETER OR ROUND	LAM.	LAMINATE
#	POUND OR NUMBER	LAV.	LAVATORY
A.B.	ANCHOR BOLT	L.O.	LINE OF
ADJ.	ADJUSTABLE	LT.	LIGHT
ADD'L	ADDITIONAL	JST.	JOIST
A.F.G.I.	ARC FAULT CIRCUIT INTERRUPTER	MAX.	MAXIMUM
A.F.F.	ABOVE FINISHED FLOOR	M.B.	MACHINE BOLT
A.F.G.	ABOVE FINISHED GRADE	M.C.	MEDICINE CABINET
AGGR.	AGGREGATE	MECH.	MECHANICAL
ALUM.	ALUMINUM	MEMB.	MEMBRANE
APPROX.	APPROXIMATE	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
A.S.	AIR SPACE	MIR.	MIRROR
BD.	BOARD	MISC.	MISCELLANEOUS
BLDG.	BUILDING	MTL.	METAL
BLK.	BLOCK	MTD.	MOUNTED
BLKG.	BLOCKING	N	NORTH
BM.	BEAM	(N)	NEW
BOT.	BOTTOM	N.I.C.	NOT IN CONTRACT
B.O.	BOTTOM OF	NO.	NUMBER
BTWN.	BETWEEN	NOM.	NOMINAL
CAB.	CABINET	N.T.S.	NOT TO SCALE
CEM.	CEMENT	O/	OVER
CER.	CERAMIC	O/A	OVERALL
C.I.	CONTRACTOR INSTALLED	O.A.	OVERALL
C.F.	CONTRACTOR FURNISHED	OBS.	OBSCURE
CL.	CLOSET	O.C.	ON CENTER
C.L.	CENTER LINE	O.D.	OUTSIDE DIAMETER (DIM.)
CLKG.	CAULKING	O.F.	OUTSIDE FACE, OWNER FURNISHED
CLNG.	CEILING	O.I.	OWNER INSTALLED
CLR.	CLEAR	OPNG.	OPENING
C.O.	CASED OPENING	OPP.	OPPOSITE
COL.	COLUMN	P.G.	PAINT GRADE
CONT.	CONTINUOUS	PL.	PLATE OR PROPERTY LINE
CTR.	CENTER	P LAM.	PLASTIC LAMINATE
DBL.	DOUBLE	PLY.	PLYWOOD
DET.	DETAIL	PR.	PAIR
D.F.	DOUGLAS FIR	P.T.	PRESSURE TREATED
DIA.	DIAMETER	PTD.	PAINTED
DIM.	DIMENSION	R.	RISER
DISP.	DISPENSER	RAD.	RADIUS
DN.	DOWN	REF.	REFERENCE
D.O.	DOOR OPENING	REFR.	REFRIGERATOR
DR.	DOOR	REINF.	REINFORCED
DS.	DOWNSPOUT	RESIL.	RESILIENT
DWG.	DRAWING	RET.	RETAINING
E	EAST	REQ.	REQUIRED
(E)	EXISTING	RM.	ROOM
EA.	EACH	R.O.	ROUGH OPENING
EL.	ELEVATION	RWD.	REDWOOD
ELEC.	ELECTRICAL	S	SOUTH
ELEV.	ELEVATOR	S.C.	SOLID CORE
ENCL.	ENCLOSURE	SCHED.	SCHEDULE
EQ.	EQUAL	S.D	SOAP DISPENSER
EQUIP.	EQUIPMENT	SECT.	SECTION
EXST.	EXISTING	S.F.	SQUARE FEET
EXT.	EXTERIOR	SH.	SHELF
E.W.	EACH WAY	SHR.	SHOWER
F.D.	FLOOR DRAIN	SHT.	SHEET
FDN,	FOUNDATION	SHTG.	SHEATING
FIN.	FINISH	SIM.	SIMILAR
FIX.	FIXTURE	SL.	SLOPE
FLR.	FLOOR	SPEC.	SPECIFICATION
FLUOR.	FLUORESCENT	S.S.D.	SEE STRUCTURAL DRAWINGS
F.O.	FACE OF	S.ST.	STAINLESS STEEL
F.O.C.	FACE OF CONCRETE	STD.	STANDARD
F.O.F.	FACE OF FINISH	STL.	STEEL
F.O.S.	FACE OF STUDS	STOR.	STORAGE
F.R.	FIRE RATED	STRUC.	STRUCTURAL
F.S.	FULL SIZE	SQ.	SQUARE
FT.	FOOT OR FEET	SYM.	SYMMETRICAL
FTG.	FOOTING	T	TREAD
FURR.	FURRING	T.B.	TOWEL BAR
G.S.M.	GALVANIZED SHEET METAL	T.B.D.	TO BE DETERMINED
G.F.I.	GROUND FAULT INTERCEPTOR	T.&G.	TONGUE & GROOVE
G.F.C.I.	GROUND FAULT CIRCUIT INTERRUPTER	THK.	THICK
GL.	GLASS	T.S.	TUBULAR STEEL
GND.	GROUND	T.O.	TOP OF
GR.	GRADE	T.O.W.	TOP OF WALL
GYP.	GYPSUM	TYP.	TYPICAL
H.	HIGH	V.C.T.	VINYL COMPOSITION TILE
H.B.	HOSE BIB	VERT.	VERTICAL
HDR.	HEADER	V.I.F.	VERIFY IN FIELD
H.C.	HOLLOW CORE	W	WEST
HDWD.	HARDWOOD	W/	WITH
HDWR.	HARDWARE	WD.	WOOD
HT.	HEIGHT	W.O.	WHERE OCCURS
HORIZ.	HORIZONTAL	W/O	WITHOUT
HR.	HOUR	WT.	WEIGHT
I.D.	INSIDE DIAMETER (DIM.)	U.O.N.	UNLESS OTHERWISE NOTED
INFO	INFORMATION		

LEGEND



DRAWING TITLE
Number
Name
Scale

KEYNOTE
Number

DOOR ID
Number

WINDOW ID
Number

ELECTRICAL ID
Number

MISC CALLOUT
Number

EXTERIOR ELEVATION
Direction of view
Elevation number
Sheet number

INTERIOR ELEVATION
Elevation number
Direction of view
Sheet number

BUILDING/WALL SECTION
Direction of view
Section ID
Sheet number

DETAIL CALLOUT
Detail ID
Sheet Number

WALL TYPE, SEE

DATUM/CONTROL POINT

NORTH ARROW

PROPERTY LINE

REVISION REF. (CLOUD & DELTA)

NOTE: NOT ALL LEGENDS AND SYMBOLS SHOWN HERE ARE USED

GENERAL DATA

Project Adress: 2525 BRANDT STREET		**Date:** 1/20/2121
Applicant: ROCKHEAD & QUARRY LLC.		**Contact:** TOM WHITE
Zoning District: R-1		**APN:** 401-192-014 & 401-192-015 *MERGED*
Units, Parking Spaces & Bedrooms		***Proposed***
Number of Dwelling Units	(#)	2 (SFR+ ADU)
Number of Parking Spaces	(#)	2 COVERED
Number of Bedrooms	(#)	2 @ SFR + 2 @ ADU = **4 TOTAL**
Yards and Height		
Front Yard Setback	(Feet)	15' to Start of Stair
Side Yard Setbacks (facing Property)	Left: (Feet)	± 32'-4" to House ± 10' to Parking
	Right: (Feet)	± 18'
Rear Yard Setback	(Feet)	± 20'
Building Height	(# Stories)	2
Average (GRADE TO RIDGE)	(Feet)	± 25'-6"
Maximum	(Feet)	± 28'-8"
Areas		
Lot Area	(Square-Feet)	10,000
Conditioned Floor Area Total Conditioned Floor Area	(Square-Feet)	1,597 SQ.FT. (MAIN LEVEL) + 999 SQ.FT. (ADU) **2,596 SQ.FT.**
Building Footprint Total of All Structures	(Square-Feet)	1,849
Lot Coverage (Building Footprint/ Lot Area)	(%)	1,849 x 100 / 10,000 = 18.49 %

PROJECT DIRECTORY:

ARCHITECT:
BLACKBIRD DESIGNS
Andus H. Brands, Architect
1818 HARMON STREET, SUITE 2
Berkeley, CA 94703
(510) 601.1150
andus@berkeleyremodel.com

GEOTECHNICAL ENGINEER:
LANGBEHN GEOTECHNICAL GROUP
WILLIAM K. LANGBEHN
1034 Richmond Street,
El Cerrito, CA 94530
(510) 558.8028
wmlangbehn@sbcglobal.net

STRUCTURAL ENGINEER:
SIMPLENGI ENGINEERING
DAVID YADEGAR
2341 Carleton Street,
Berkeley, CA 94704
(415) 754.3644
david@simplengi.com

SURVEYOR:
KISTER, SAVIO & REI, INC.
PATRICK M. REI
825 San Pablo Avenue,
Pinole, CA 94564
(510) 222.4020
info@ksrinc.net

CIVIL ENGINEER:
TBD

SHEET INDEX

ARCHITECTURAL:

A0.1	GENERAL DATA, SHEET INDEX, VICINITY MAP, EXTERIOR 3D, ABBREVIATIONS, LEGENDS
A1.0	SITE PLAN, VICINITY MAP
A2.0	MAIN LEVEL PLAN - PROPOSED, MAIN LEVEL PLAN - EXISTING
A3.0	LOWER LEVEL PLAN - PROPOSED A.D.U., LONGITUDINAL SECTION, CROSS SECTION
A4.0	EXT. ELEVATIONS - PROPOSED
A5.0	PROPOSED CARPORT, MATERIAL BOARD & PHOTOS

1 VICINITY MAP WITH 1,300' RADIUS
N.T.S.

Revisions	By

BLACKBIRD DESIGNS
Andus H Brandt, Architect
1818 Harmon Street, Berkeley, CA 94703
ph: 510-601-1150

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GENERAL DATA
SHEET INDEX
VICINITY MAP
EXTERIOR 3D
ABBREVIATIONS
LEGENDS

ROCKHEAD HOUSE MOVE FOR:
DMTIRI BELSER & TOM WHITE
2525 BRANDT CT. PINOLE, CA 94564

DATE
9, MARCH 2021

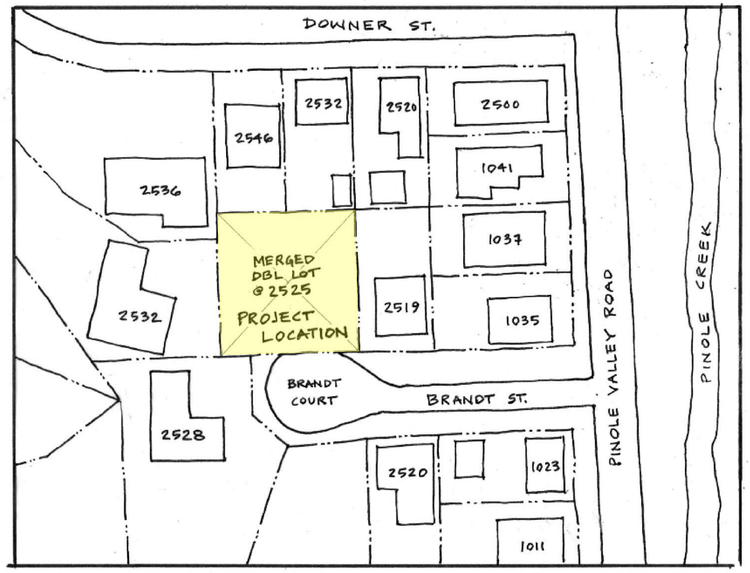
SCALE
NOTED

DRAWN BY
AB & PN

JOB
00-00

SHEET
A0.1

OF
SHEETS 6



TRACED FROM GOOGLE MAPS - NOT ALL INFO. IS RELIABLE

2 VICINITY MAP
N.T.S.

KEY:

	ROOF LINE
	U.G. RAINWATER LEADER DAYLIGHTING ON PROPERTY
O	DOWNSPOUT
SB	SPLASHBLOCK
53.0	ELEVATION
	FOUNDATION DRAIN & RET. WALL DRAIN DAYLIGHTING TO STREET
D.G.	DECOMPOSED GRANITE
CONC.	CONCRETE

SQ. FT. OF LANDSCAPED AREAS: 6024 SQ.FT.

SQ. FT. OF PAVED AREAS: 2374 SQ.FT.

(LOTS 8 & 9, MERGED)

BRANDT CT.

N

1 SITE PLAN
SCALE: 1/8" = 1'-0"

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1818 Harmon Street, Berkeley, CA 94703
Ph: 510-601-1150

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SITE PLAN
VICINITY MAP

ROCKHEAD HOUSE MOVE FOR:
DMTIRI BELSER & TOM WHITE
2525 BRANDT CT. PINOLE, CA 94564

DATE
9, MARCH 2021

SCALE
NOTED

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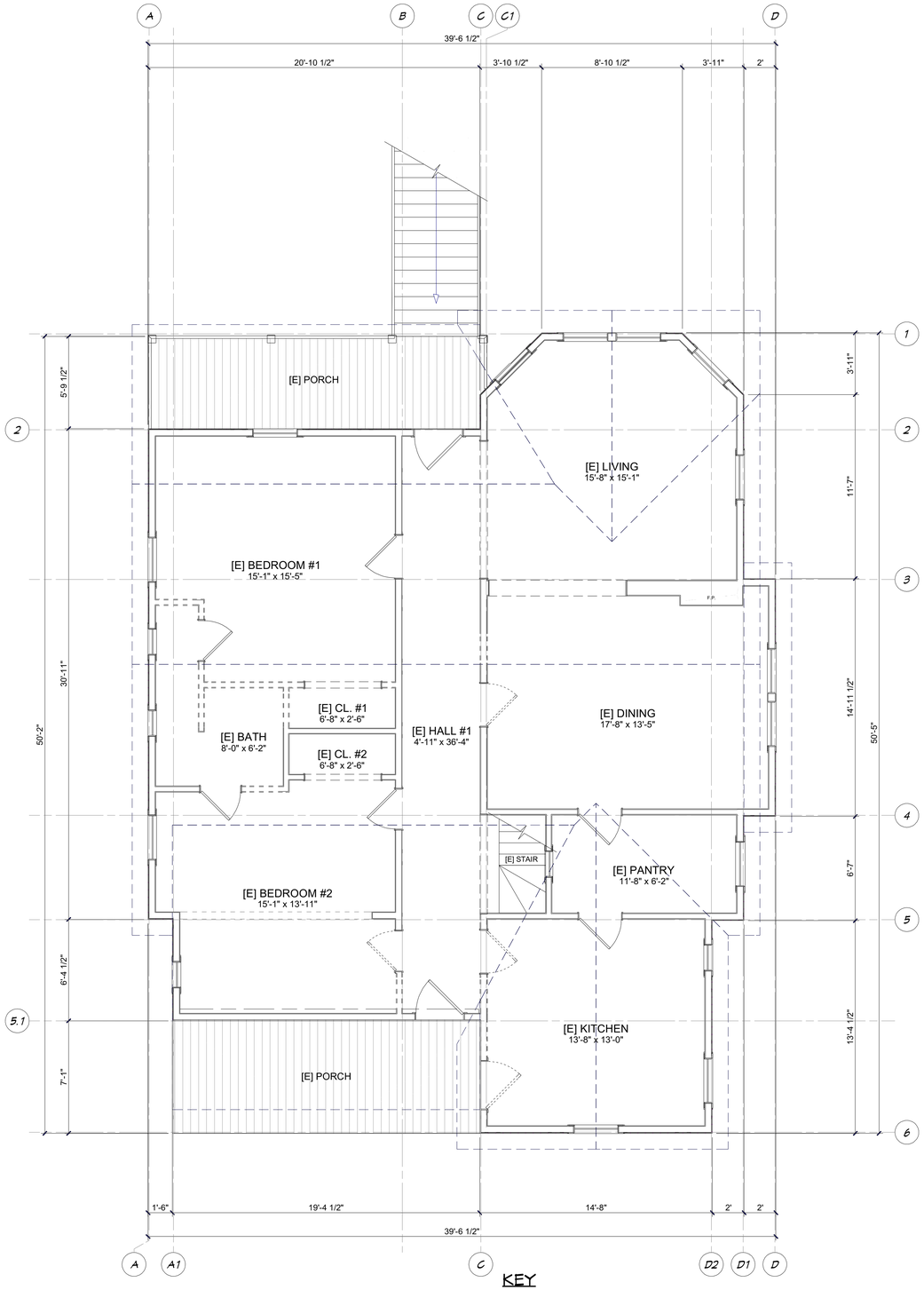
SHEET
A1.0

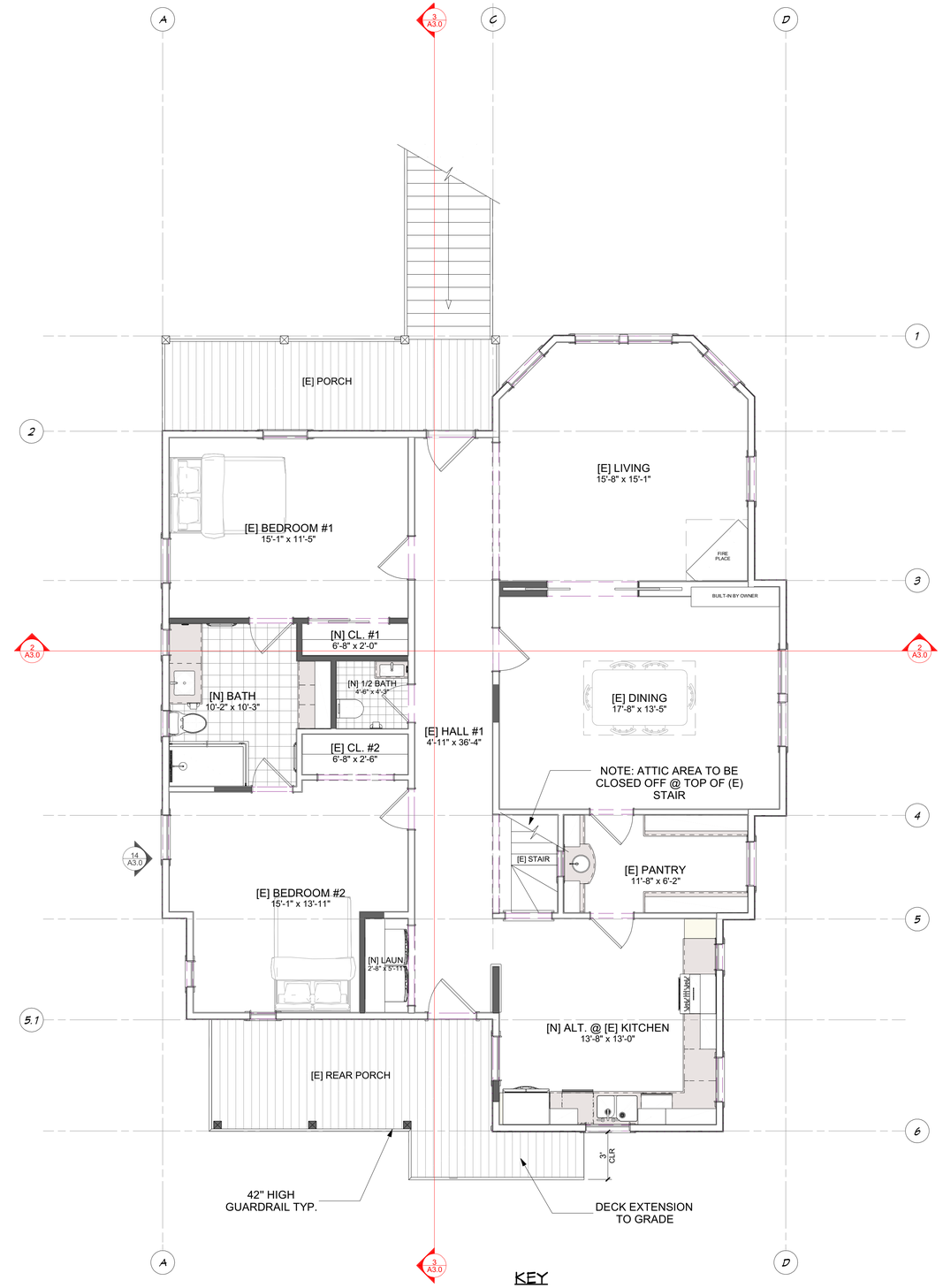
OF
SHEETS 6



KEY

- (E) WALL TO REMAIN
- (N) WALL
- HEADER OR BEAM
- (E) WALL TO DEMO

2 MAIN LEVEL PLAN - EXISTING
SCALE: 1/4" = 1'-0"



KEY

- (E) WALL TO REMAIN
- (N) WALL
- HEADER OR BEAM
- (E) WALL TO DEMO

1 MAIN LEVEL PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

FOR DIMENSIONS, SEE (E) MAIN LEVEL PLAN

Revisions	By

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Andus H Brandt, Architect
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ph: 510-601-1150

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MAIN LEVEL PLAN - PROPOSED
MAIN LEVEL PLAN - EXISTING

ROCKHEAD HOUSE MOVE FOR:
DMTIRI BELSER & TOM WHITE
2525 BRANDT CT. PINOLE, CA 94564

DATE
9, MARCH 2021

SCALE
NOTED

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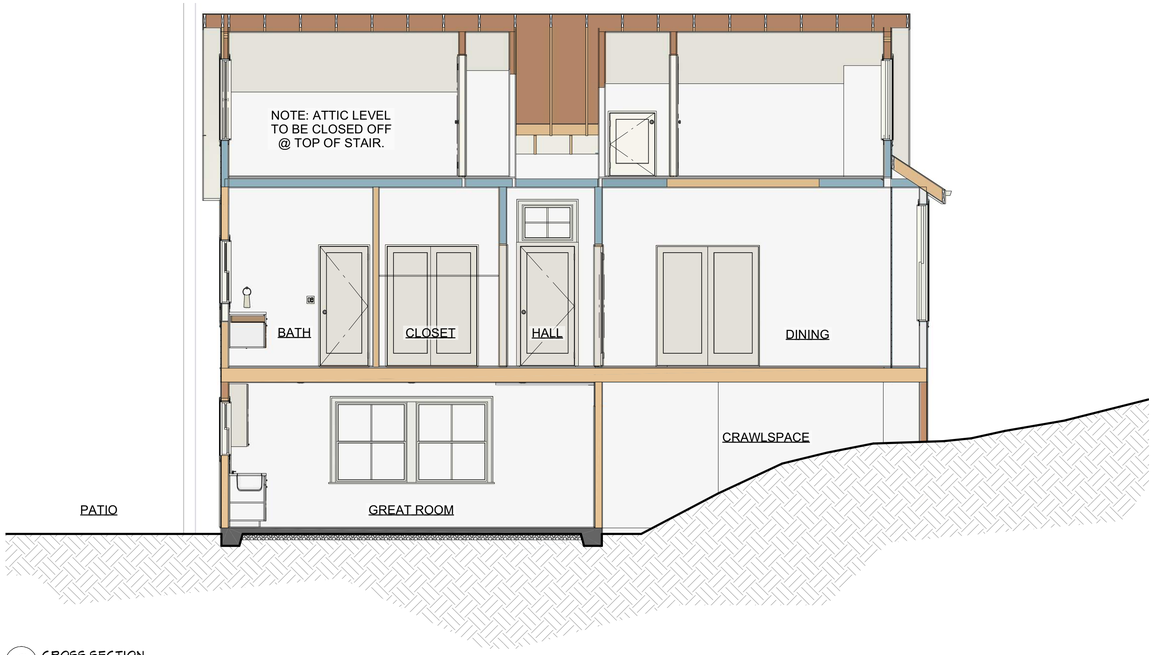
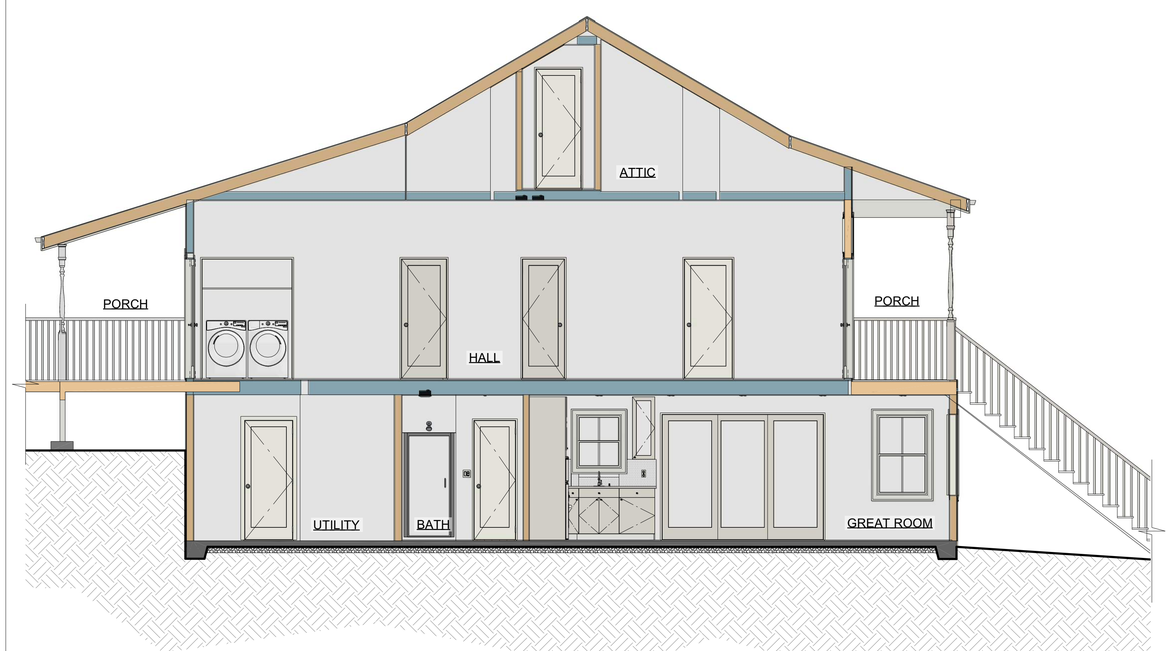
00-00

SHEET
A2.0

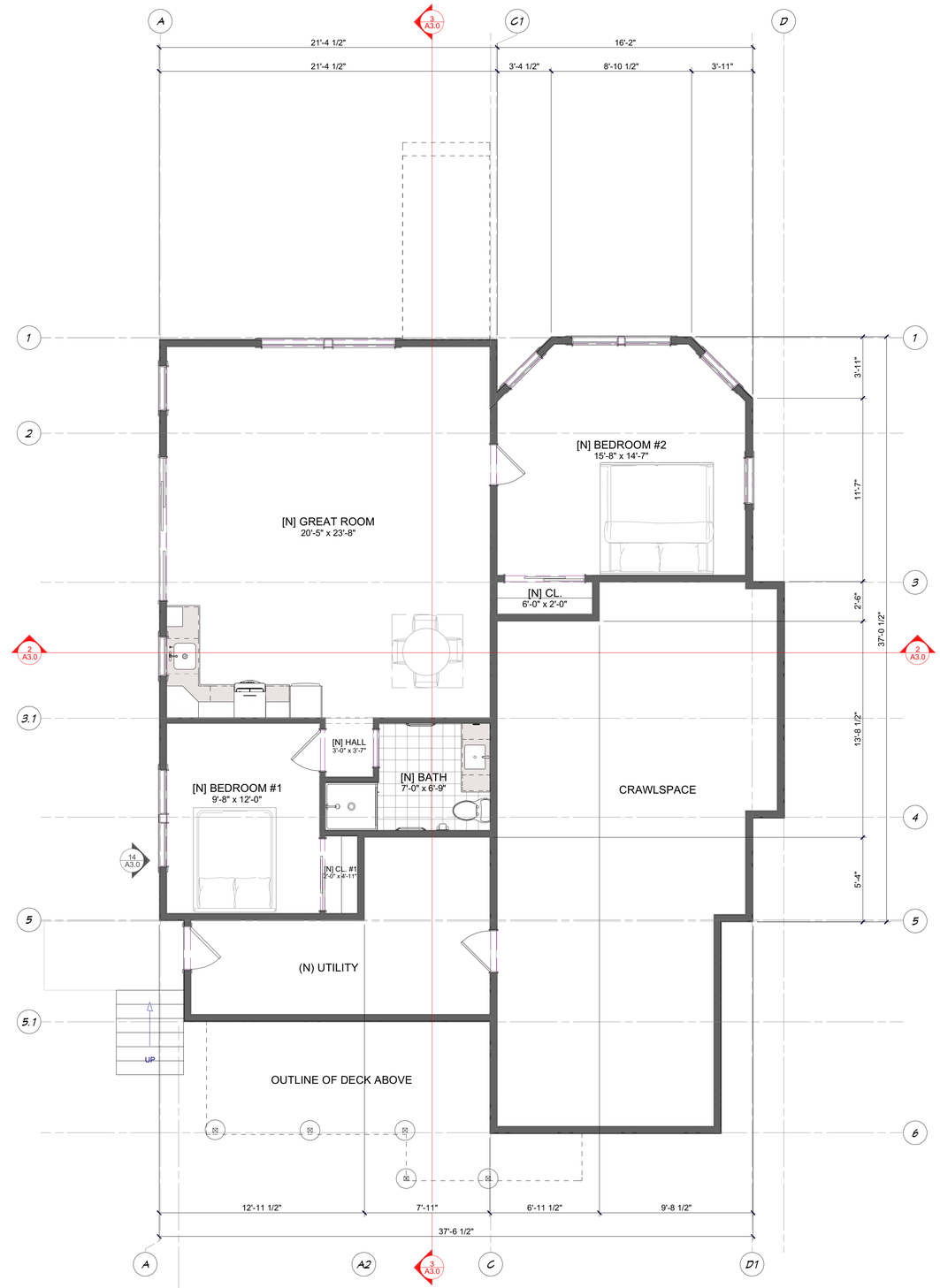
OF
SHEETS 6



3 CROSS SECTION
SCALE: 1/4" = 1'-0"



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



1 LOWER LEVEL PLAN - PROPOSED A.D.U.
SCALE: 1/4" = 1'-0"

FOR DIMENSIONS, SEE (E) MAIN LEVEL PLAN

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1818 Harmon Street, Berkeley, CA 94703
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LOWER LEVEL PLAN - PROPOSED A.D.U.
LONGITUDINAL SECTION
CROSS SECTION

ROCKHEAD HOUSE MOVE FOR:
DMTIRI BELSER & TOM WHITE
2525 BRANDT CT. PINOLE, CA 94564

DATE
9, MARCH 2021

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SHEET
A3.0

OF
SHEETS 6

4 RIGHT SIDE ELEVATION - PROPOSED (WEST)
SCALE: 1/4" = 1'-0"

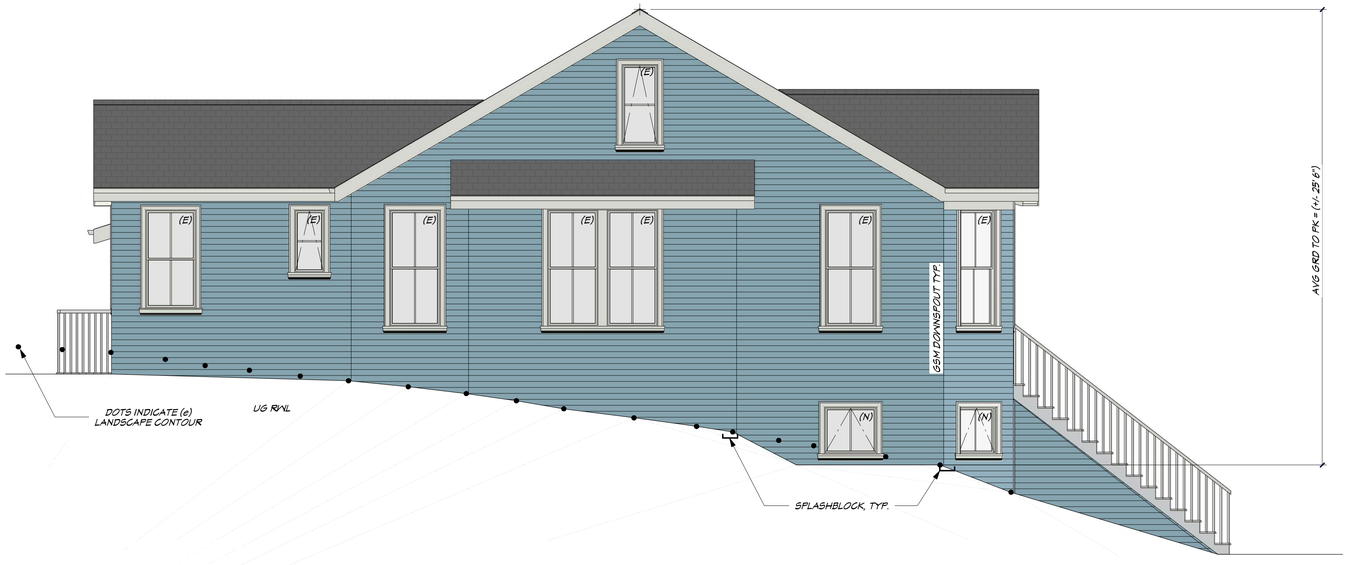
3 REAR ELEVATION - PROPOSED (SOUTH)
SCALE: 1/4" = 1'-0"

(LOTS 8 & 9, MERGED)

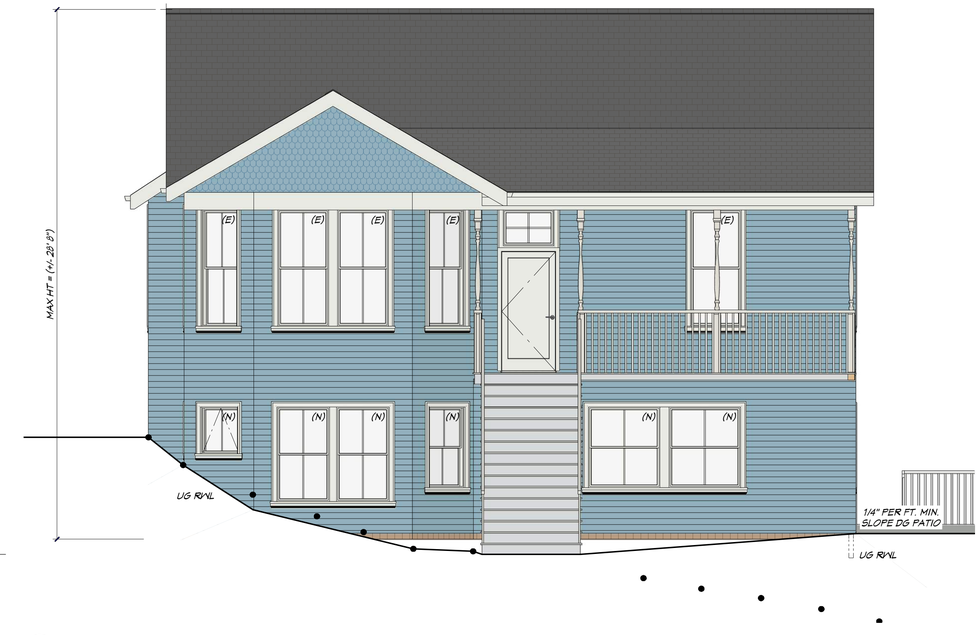
EXTERIOR APPEARANCE NOTES:
MATERIALS - COVE RUSTIC SIDING (MATCH E); 1X4 CASINGS (MATCH E); 1X4 CORNER TRIM (MATCH E); MATCH EAVES, BARGE BOARDS, ETC. ASPHALT ROOF SHINGLES.

COLORS: (BENJAMIN MOORE) BODY & DOWNSPOUTS: WHIPPLE BLUE HC-152; CASINGS, CORNER TRIM, BARGE BOARDS, FASCIA, GUTTERS, WINDOWS: STONE WHITE; EAVE UNDERSIDES, STAIR RISERS, RAILINGS, POSTS, ETC: COORDINATED STONE WHITE; ROOF: CERTAINTEED GEORGETOWN GREY.

NOTES:
1. TRIM @ WINDOWS & DOORS TO CONSISTENTLY MATCH (E) TREATMENTS & ALL SAME COLOR.
2. ROOFING TO BE REMOVED & REPLACED.
3. SIDING TO REMAIN & MATCH W/ NEW.



2 LEFT SIDE ELEVATION - PROPOSED (EAST)
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION - PROPOSED (NORTH)
SCALE: 1/4" = 1'-0"

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Andus H Brandt, Architect
1818 Harmon Street, Berkeley, CA 94703
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EXT. ELEVATIONS - PROPOSED

ROCKHEAD HOUSE MOVE FOR:
DMTIRI BELSER & TOM WHITE
2525 BRANDT CT. PINOLE, CA 94564

DATE
9, MARCH 2021

SCALE
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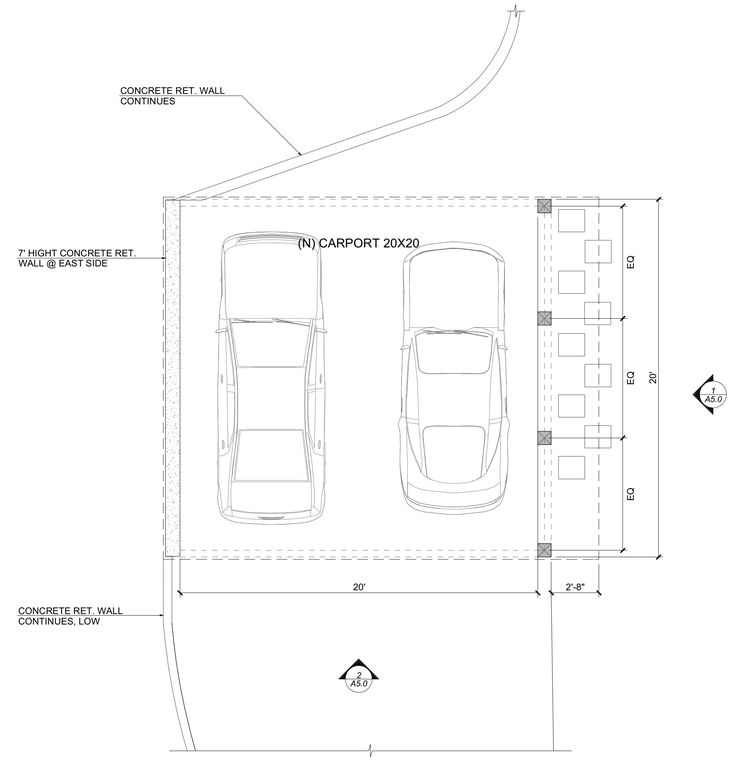
SHEET
A4.0

OF
SHEETS 6

9 ORIGINAL HOUSE BEFORE SPLIT & MOVE

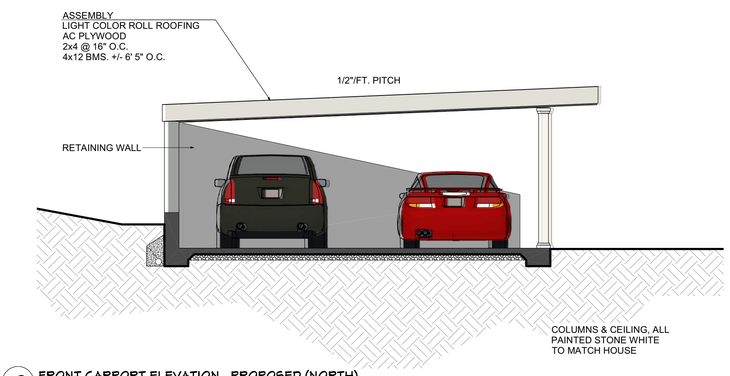
8 (E) HOUSE SPLIT IN HALF & ON BLOCKS



3 CARPORT FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

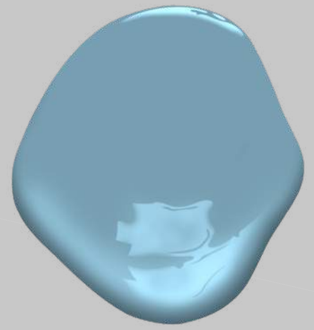
7 CERTAINTEED GEORGETOWN GREY ROOFING

6 COVE RUSTIC SIDING



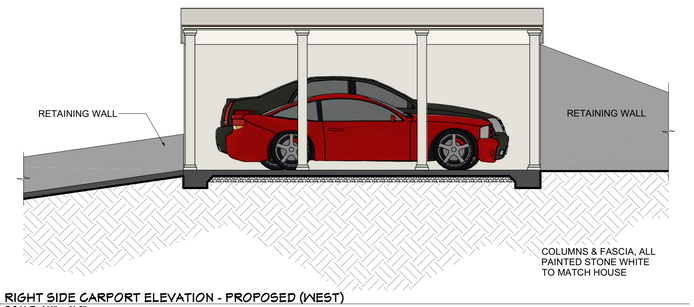
2 FRONT CARPORT ELEVATION - PROPOSED (NORTH)
SCALE: 1/4" = 1'-0"

NOTE: SEE ELEVATIONS
SHEET A4.0 FOR COLOR
SCHEME



5 STONE WHITE (MATCH MARVIN WINDOW) - ALL SURFACES OTHER THAN BODY OF HOUSE

4 BENJAMIN MOORE WHIPPLE BLUE - BODY OF HOUSE & DOWNSPOUTS



1 RIGHT SIDE CARPORT ELEVATION - PROPOSED (WEST)
SCALE: 1/4" = 1'-0"

Revisions	By

BLACKBIRD DESIGNS
Andus H Brandt, Architect
1818 Harmon Street, Berkeley, CA 94703
ph: 510-601-1150

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PROPOSED CARPORT
MATERIAL BOARD
PHOTOS

ROCKHEAD HOUSE MOVE FOR:
DMTIRI BELSER & TOM WHITE
2525 BRANDT CT. PINOLE, CA 94564

DATE
9, MARCH 2021

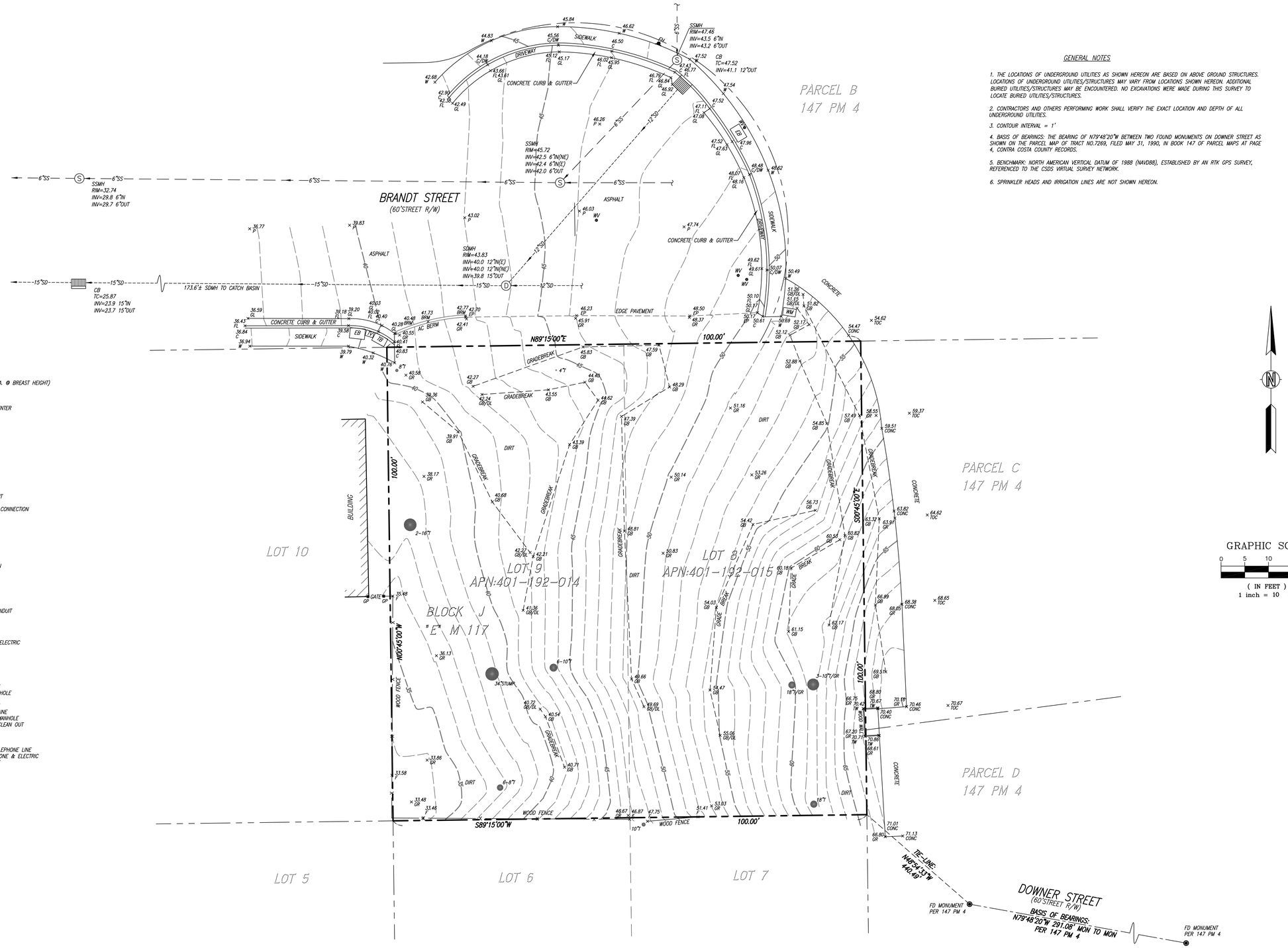
SCALE
NOTED

DRAWN BY
AB & PN

JOB
00-00

SHEET
A5.0

OF
SHEETS 6



GENERAL NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

2. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

3. CONTOUR INTERVAL = 1'

4. BASIS OF BEARINGS: THE BEARING OF N79°48'20"W BETWEEN TWO FOUND MONUMENTS ON DOWNER STREET AS SHOWN ON THE PARCEL MAP OF TRACT NO.7269, FILED MAY 31, 1990, IN BOOK 147 OF PARCEL MAPS AT PAGE 4, CONTRA COSTA COUNTY RECORDS.

5. BENCHMARK: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED BY AN RTK GPS SURVEY, REFERENCED TO THE CSDS VIRTUAL SURVEY NETWORK.

6. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.

LEGEND

"T"	= TREE (APPROX. DIA. @ BREAST HEIGHT)
AD	= AREA DRAIN
AP	= ANGLE POINT
BC	= BUILDING CORNER
BFP	= BACK FLOW PREVENTER
BL	= BUILDING LINE
BOL	= BOLLARD
BW	= BOTTOM OF WALL
C	= TOP OF CURB
CB	= CATCH BASIN
CL	= CENTER LINE
COL	= COLUMN
CONC	= CONCRETE
DI	= DRAIN INLET
DL	= DAYLIGHT
DW	= DRIVEWAY
E/	= EDGE OF
EB	= ELECTRIC BOX
EP	= EDGE OF PAVEMENT
F	= FENCE
FDC	= FIRE DEPARTMENT CONNECTION
FF	= FINISH FLOOR
FH	= FIRE HYDRANT
FL	= FLOW LINE
–G–	= GAS LINE
GB	= GRADE BREAK
GL	= GUTTER LIP
GM	= GAS METER
GP	= GATE POST
GR	= GROUND ELEVATION
GUY	= GUY WIRE
GV	= GAS VALVE
HB	= HOSE BIB
HCR	= HANDICAP RAMP
INV	= INVERT
JP	= JOINT POLE
JP/C	= JOINT POLE W/CONDUIT
MH	= MAN HOLE
P	= PAVEMENT
PP	= POWER POLE
PBB	= PACIFIC BELL BOX
PGE	= PACIFIC GAS AND ELECTRIC
PLNTR	= PLANTER
POC	= POINT ON CURVE
RET	= RETURN
RMP	= RAMP
R/W	= RIGHT OF WAY
S.	= SIGN
–SD–	= STORM DRAIN LINE
SDMH	= STORM DRAIN MANHOLE
SL	= STREET LIGHT
SLB	= STREET LIGHT BOX
–SS–	= SANITARY SEWER LINE
SSMH	= SANITARY SEWER MANHOLE
SSCO	= SANITARY SEWER CLEAN OUT
STR	= STAIRS
T	= TOP OF SLOPE
t	= TOE OF SLOPE
–TEL–	= UNDERGROUND TELEPHONE LINE
–T/E–	= OVERHEAD TELEPHONE & ELECTRIC
TOC	= TOP OF CONCRETE
TW	= TOP OF WALL
UB	= UTILITY BOX
VD	= V-DITCH
VG	= VALLEY GUTTER
W	= BACK OF WALK
–WL–	= WATER LINE
WLK	= WALK
WM	= WATER METER
WV	= WATER VALVE

LICENSED LAND SURVEYOR
PATRICK M. REI
LS 8178
STATE OF CALIFORNIA

PATRICK M. REI — DATE 12/13/19
L.S. # 8178

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APN: 401-192-014, 401-192-015

NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.

REFERENCES
FIELD BOOK No.
FILE MAP:
TITLE CO.:
POLICY No.:
DATUM: NAD 83, NAVD 88
MISC. REF.: 147 PM 4, "E" M 117

REVISIONS

KISTER, SAVIO & REI, INC.
LAND SURVEYORS – CIVIL ENGINEERS
825 SAN PABLO AVENUE
PINOLE, CALIFORNIA 94564
PHONE: (510) 222-4020 FAX: (510) 222-3718
E-MAIL info@ksrinc.net

FOR: ROCKHEAD & QUARRY, LLC
SCALE: 1" = 10' | JOB No. 20131
DATE: 12/13/19 | DWG No. X-4200

DESCRIPTION
BOUNDARY & TOPOGRAPHIC SURVEY
LOTS 8 & 9, BLOCK J
VILLA SITES ADDITION NO.2
"E" M 117

PINOLE, CALIFORNIA

LANGBEHN GEOTECHNICAL GROUP

(510) 558-8028 ph
(510)932-2136 cell
1034 Richmond Street
El Cerrito, CA 94530

www.LangbehnGeotech.com

FOUNDATIONS RETAINING WALLS LANDSLIDE INVESTIGATION DRAINAGE EVALUATION FORENSIC STUDIES

August 11, 2020

Tom White
2024 Parker Street
Berkeley, California 94704

RE: Geotechnical Investigation
New Foundation and Related Work
Vacant Lot at 2525 Brandt Court
Pinole, California

Dear Mr. White:

In accordance with your request, the undersigned engineer has completed a geotechnical investigation for the proposed new residence foundation and related work to be built on a vacant lot located at 2525 Brandt Court in Pinole, California. The undersigned completed a preliminary geotechnical evaluation of this property last year as part of your pre-purchase contingencies, and the results were given as a verbal consultation on-site.

The following report presents the results of our research, subsurface exploration, laboratory testing and geotechnical analyses along with suitable recommendations, design parameters and construction criteria for the geotechnical aspects of the proposed work.

BACKGROUND AND PROPOSED CONSTRUCTION

According to our discussions and your preliminary plans, it is my understanding that the subject property will be developed to accommodate the relocation a historic home to be brought from Hercules onto this side-slope lot. Given the hillside setting, an entirely new foundation will be required to accommodate the home and to create a new full-height lower level. As currently planned, the new work will require some moderate grading, primarily limited to normal foundation and retaining wall excavations, especially on the uphill side of the new building area. In addition, minor cut and fill grading will also be locally needed for the driveway(s), parking and patio areas as well as subgrade preparation and compaction for new slabs-on-grade or paving. Some new site retaining walls will also be needed as part of this work. All appropriate surface and subsurface drainage improvements and erosion control measures will also be included as required with the work.

PURPOSE

The purpose of the geotechnical investigation was to evaluate the specific soil and geologic conditions at the site to determine the relevant geotechnical design constraints and to identify the most critical geologic hazards that may potentially affect the proposed work. The subsurface information and laboratory test data from the investigation have also been used to develop appropriate recommendations and design parameters for the geotechnical aspects of the proposed work, including grading and

excavation, new building and wall foundations, retaining walls, slabs-on-grade, surface and subsurface drainage measures and erosion control. Appropriate CBC seismic design criteria for this site have also been provided.

SCOPE OF WORK AND LIMITATONS

This investigation has been completed in general compliance with currently accepted standards for hillside residential geotechnical reports in this area. As outlined in a proposal dated April 23, 2019, the scope of work performed for this investigation included the following tasks:

- A site reconnaissance to observe the existing site conditions.
- A review of the published geologic and landslide maps of the area and related information, as well as the new topographic survey and the latest design layout for the project.
- Subsurface exploration consisting of drilling and sampling with portable equipment two exploratory test borings to characterize the soil and bedrock materials at the site. The borings were located on opposite corners on the uphill and downhill sides of the new building area.
- Laboratory testing of the soil and bedrock samples obtained from the borings.
- Evaluation and geotechnical engineering analysis of the collected data.
- Preparation of this detailed summary report to present the relevant findings and conclusions, with suitable recommendations, design parameters and construction criteria for the geotechnical aspects of the project.

Although not anticipated here, it should be noted that this investigation did not include any assessment of environmental hazards or contamination that may be present. Building records and other archival research was also beyond the scope of the investigation. In addition, no testing or evaluation for the presence of sulfates or other corrosive materials was completed as part of the investigation.

Finally, due to changes in geotechnical engineering standards, Code requirements and possible changes in the site conditions that could occur with time, this report should only be used for a period of about three years from the above date unless a written update or plan review letter is provided from this office.

SITE DESCRIPTION AND TOPOGRAPHY

As shown on Figure 1, the USGS topographic map for this area indicates that the subject site is located in moderately sloping hillside terrain on the lower flank of a prominent spur ridge at about the 40-foot elevation contour. The site is situated at the base of a west-facing slope, with a secondary drainage swale along the street that extends upslope adjacent to the site (USGS, 1959). Natural slope inclinations in the hillside areas on and near the site appear on the order of about 3:1 (horizontal to vertical) on the upper part of the site, but only as steep as about 4:1 to 5:1 in downhill areas closer to the west side of the lot. More level valley terrain begins at the base of the lot just west of the site. Runoff at the site is by sheetflow following the natural contours toward the west and locally toward the street.

As shown on Figure 2, the subject site is a square-shaped lot, about 100 feet wide on each side, and appears to be two original lots that have been combined (Lots 8 and 9).

This vacant side-slope lot is covered by grasses, weeds, and minor brush (mostly blackberry) with occasional large oak and bay trees, mainly on the rear half and on the lower perimeter. The site is moderately steep at and upslope of the new building area toward the east side of the lot, with typical inclinations of about 2.5:1 and locally steeper, but more gently sloping below the building area on the west side of the lot, as noted above. No obvious indications of any recent or historic landslides or other slope stability problems were evident on or adjacent to the site.

GEOLOGY AND LANDSLIDES

The site is located in the Coast Range geomorphic province along the east side of San Pablo Bay in the lower part of the valley for Pinole Creek. The site is at the transition from hillside terrain to the valley flatlands along the creek. The hillside areas at and near the site are typically underlain by relatively competent sedimentary bedrock, with local outcrops of both volcanic tuff and diatomite. Landsliding in the immediate vicinity of the subject site is rare where more competent bedrock is found, but is more common in some of the drainage swales where thicker soils and/or weaker and more clayey bedrock units are found and runoff is concentrated. Colluvium and valley soils tend to be highly to moderately expansive silty clays, while the relatively thin topsoil on ridgeline and other elevated hillside sites can be more sandy loam with relatively low plasticity.

A. Bedrock Geology and Soils

A preliminary geologic map published for this area by the USGS (Dibblee, 1980) indicates that the subject site is underlain by Tertiary-aged volcanic tuff breccia known as the Pinole Tuff. Marine sedimentary bedrock described as shale or mudstone is mapped by Dibblee in adjacent hillside areas further upslope. The most recent USGS geologic map (Graymer, 2002) describes the bedrock at the site as the Hambre Sandstone consisting of massive, fine- to medium grained sandstone and siltstone. Sandstone interbedded with siltstone was encountered in the borings at the site, as discussed below. No landslide deposits or slide features are mapped on or near the site on these maps.

The USDA Soil Survey for this area (Welch, 1977) describes the soils in this area of cut and fill land as loamy gravelly clay, sandy clay or clayey sand of the Cropley series, which typically has moderate plasticity and a moderate shrink-swell potential.

B. Landsliding and Slope Stability

A preliminary, photo-interpretative landslide map published for this area by the USGS (Nilsen, 1975) indicates that the subject site and adjacent upslope hillside areas are underlain by bedrock along the spur ridge, with the transition to valley alluvium on the west side of the lot and colluvium in-filling in the adjacent drainage swale along the street. No landslide deposits are mapped by Nilsen either on or in the immediate vicinity of the subject site. Local colluvium deposits are mapped by Nilsen in most of the nearby drainage swales on the lower flanks of the slopes and two, small suspected slides are mapped in swales well to the north and south of the site.

FAULTING AND SEISMICITY

The subject site is located within the seismically active San Francisco Bay Area, where the risk of earthquake hazards is very real. However, the lot is not within a State of California Earthquake Fault Zone for active faults (Hart, et al, 1997). Since there are no known active faults on or immediately adjacent to the subject site, the potential for on-site ground rupture from faulting is considered to be very low. In addition, due to the relatively thin and clayey soil profile, shallow bedrock and the lack of permanent groundwater at shallow depths, the potential for soil liquefaction is also considered to be very low for this site. Given the overall bedrock conditions and the lack of any observed recent or historic landslides, the risk of seismically-induced landsliding at this site also appears to be low.

As with most sites in the area, the primary seismic risk at this site is the strong ground shaking expected during major earthquake events on one or more of the active faults in the region. The known active faults capable of producing earthquakes that would cause the highest ground accelerations at the subject site are the northwest-southeast trending Hayward, Calaveras, Concord-Green Valley, Rodgers Creek and San Andreas faults.

The closest fault is the nearby active Hayward Fault located about 3.5 miles to the southwest at Point Pinole (CDMG, 1982). In addition, the active Concord-Green Valley and Calaveras faults are located approximately 11 miles to the northeast and about 17 miles south of the site, respectively. The Rodgers Creek Fault, considered to be the northern extension of the Hayward Fault, begins in San Pablo Bay roughly 5 to 6 miles northwest of the site. The San Andreas Fault passes to the west of the San Francisco peninsula approximately 21 miles to the southwest. In addition, the active West Napa Fault is located roughly 15 miles to the north of the site (CDMG, 1997).

Due to the proximity of the subject site to these and other major faults in the region, strong ground shaking should be expected during a moderate or major earthquake, particularly on one of the nearby faults. The recent 2015 USGS Uniform California Earthquake Rupture Forecast (UCERF3) has estimated that there is at least a 72 percent chance of a major damaging earthquake (magnitude 6.7 or greater) on one of the active faults in the Bay Area by the year 2044, with the nearby Hayward and Calaveras faults assigned the highest probabilities for this event (USGS, 2015).

Therefore, the proposed new construction should be designed to meet or exceed the seismic design criteria as outlined in the latest revision of the CBC (2019). Given the proximity to the active Hayward fault ($M_{G\,max}$ = 7.1, Slip Rate = 9 mm/yr), the following criteria apply for this location using the ASCE 7-16 Standard:

Site Coordinates: Lat 37.003574, Long -122.287452, Site Class = C (Soft Bedrock Site)

Mapped Acceleration Parameters (%g/100):
S_S = 1.921g (0.2 sec)
S_1 = 0.727g (1.0 sec).

Site Coefficients: F_a = 1.2, F_v = 1.4.

Adjusted Maximum Considered Spectral Response Acceleration Parameters:
S_{MS} = 1.2(1.921) = 2.305g
S_{M1} = 1.4(0.727) = 1.017g.

Design Spectral Response Acceleration Parameters:
S_{DS} = 2/3(2.305) = **1.537g**
S_{D1} = 2/3(1.017) = **0.678g**.

For these values, the Seismic Design Category (Occ. Category II) = **D**.

SUBSURFACE EXPLORATION PROGRAM

The subsurface conditions at the site were investigated by drilling and sampling two exploratory borings at the approximate locations shown on the Site Plan, Figure 2. The borings were advanced by portable equipment with solidi flight augers and conventional drive sampling equipment. The borings were located on the uphill and downhill perimeter of the new building area at opposite corners.

The borings were extended into competent bedrock to maximum depths of about 6.0 to 11.0 feet, with relatively hard bedrock encountered in Boring 1 and at the bottom of Boring 2, where sampling refusal was achieved. Further details of the subsurface exploration program are provided in Appendix A.

Samples of the surface and subsurface materials from the borings were recovered at selected intervals using conventional drive samplers. The samples were sealed and transmitted to the laboratory for appropriate testing, as discussed in the following section and in Appendix B.

Detailed descriptions of the materials encountered in the borings and the specific laboratory test results are presented on the attached boring logs, which are also included in Appendix A, while the detailed results of the Atterberg Limits test are also shown on the attached Figure B-1 in Appendix B. The subsurface conditions encountered in the borings are also summarized in the paragraphs below.

A. Soils

As expected, a natural soil profile was observed from the ground surface in both borings, underlain by competent bedrock at shallow depths.

The native topsoil was described as stiff to very stiff, very sandy and clayey silt (and very silty and very clayey sand) with numerous rock fragments to cobble size, especially in Boring 2. The topsoil extended to a depth of only about 1.0 foot in Boring 1 and to a depth of about 4.0 feet in Boring 2, where the topsoil graded to residual soil with depth (completely weathered bedrock). The topsoil was directly underlain by bedrock in both borings.

It should be noted that the fine sand and fines (silt and clay) fractions of the topsoil at the surface in Boring 2 possessed a moderate to high plasticity and a moderate expansion potential on the basis of the Atterberg Limits test (see Figure B-1). However, the topsoil in both borings had a very high sand content, reducing the overall plasticity and expansion potential.

B. Bedrock

As noted above, competent bedrock was encountered beneath the soil profile in both borings at depths of that varied from only about 1 foot in Boring 1 to about 4 feet in Boring 2. The bedrock extended to the maximum depth explored at each boring location, with sampling refusal achieved in relatively hard bedrock at the bottom of the borings and also at shallower depth in Boring 1. The bedrock materials observed in the borings were typically massive to highly fractured and moderately to highly weathered, with a soft to medium hardness that increased with depth.

The bedrock units observed in the borings were described as medium to coarse-grained sandstone in Boring 1 and fine- to medium grained sandstone in Boring 2, with siltstone interbeds with depth. These bedrock materials are consistent with the Hambre Sandstone as shown on the latest USGS published geologic map for this area by Graymer and as described by Dibblee in the hillside areas further upslope.

C. Groundwater

As expected for the time of year and lack of significant rainfall last winter, no free groundwater was encountered in the exploratory borings at the time of drilling and no groundwater had accumulated in the test holes by the end of the work day. The borings were then backfilled with cuttings at the end of the work day and no subsequent groundwater measurements were made.

It should be noted that the borings may not have been left open long enough, or drilled deep enough, to establish equilibrium groundwater levels at this site. Temporary shallow groundwater and seepage is often a transient but normally expected condition, especially at or near the soil/bedrock contact and particularly after heavy rains. Given the locally moist bedrock and prevalent blackberry across the site, some shallow groundwater and/or seepage is likely during the winter months. In addition, groundwater levels may change over time and will vary with seasonal rainfall patterns, long-term climate fluctuations and with the influence of any persistent irrigation or landscape watering in the surrounding areas.

LABORATORY TESTING

The laboratory investigation was directed toward a quantitative and qualitative evaluation of the physical and mechanical properties of the in-place soil and bedrock materials at the subject site.

The following tests were performed on selected samples from the field investigation in accordance with ASTM standards or contemporary geotechnical engineering practices:

- In-situ Moisture Content.
- In-situ Dry Density.
- Atterberg Limits.
- Percentage Passing the No. 200 Sieve.

The moisture content tests determine the relative degree of soil saturation and are used to evaluate the soil moisture profile. Only partially-saturated soils were typically observed in the borings, but increasing moisture with depth was noted and locally moist bedrock suggests periodic shallow groundwater.

The dry density tests evaluate variations in material density and the degree of compaction or consolidation. The dry density tests are also useful for comparing the densities of the in-place materials and their relative strengths with the sample blow counts. Relatively low soil densities were recorded for the near-surface soils, likely due to sample disturbance in the rocky soils but the bedrock materials typically became denser with depth as estimated by the high sample blow counts.

The Atterberg limits test was performed to help classify and evaluate the expansion potential of the clayey topsoil and were also useful for estimating shear strength in the clayey soils. This test indicated that the fine sand and the silt and clay fractions of the native topsoil at the surface in Boring 2 possesses a moderate to high plasticity and a moderate expansion potential. However, the high granular fraction of these very sandy soils reduces the overall plasticity and expansion potential, as noted above.

The results of the percentage passing the no. 200 sieve tests were used to aid in the classification of the soil and bedrock materials as either predominantly granular (sand or sandstone) or fine-grained (silt/siltstone or clay) by determining the overall percentage of fines as well as the sand and gravel fractions. As noted above, the topsoil in Boring 1 was 50% sand, indicating a dual classification, and the bedrock in Boring 2 had only 37% sand at 10 feet, indicating the bedrock graded to siltstone at depth.

Further details regarding the laboratory testing program are provided in Appendix B. The results of the laboratory tests are presented in Appendix A on the boring logs at the approximate sample depths and on Figure B-1 in Appendix B for the Atterberg Limits tests.

DISCUSSION AND CONCLUSIONS

A. General

Based on the results of this investigation, it is the opinion of the undersigned geotechnical engineer that the site is suitable for the proposed new residence foundation and related construction. However, all of the conclusions and recommendations presented in this report should be incorporated into the design and construction of the project to minimize possible soil and foundation problems. The primary geotechnical concerns are discussed in the following paragraphs and detailed recommendations for the geotechnical aspects of the proposed work are presented in the next section of this report.

B. Geologic Hazards

Fortunately, the site is underlain by competent bedrock materials at shallow depths with no recent or historic landsliding observed on or near the site. The primary geologic hazard for this site is the strong ground shaking expected during a major earthquake, a hazard present for virtually all sites in the greater Bay Area. The appropriate mitigation measures to address this hazard include suitable seismic design and structural strengthening measures according to the latest version of the CBC (2019) along with appropriate foundation design in accordance with the recommendations of this report.

The risk of both fault rupture hazard and soil liquefaction are very low for this shallow bedrock site. In addition, the risk of seismically-induced landsliding also appears to be low given the bedrock environment and the lack of any recent or historic landslides, as evidenced by the numerous mature oak trees covering most of the steeper portion of the lot. As with most hillside lots, the primary slope stability issues at this site include the moderately steep terrain and the relatively weak and clayey surface soils. In order to maintain acceptable long-term slope stability and minimize the risk of future problems, and to reduce the likelihood of any earthquake-induced landsliding, the following mitigation measures are considered applicable to all hillside lots and should be incorporated into the work:

- The weak surface soils in the building area can be adequately stabilized using conventional drilled piers and retaining walls as part of the new driveway and building construction. The building area should be terraced as planned so that the surface soils are locally supported by retaining walls or foundation grade beams within the building area. Site retaining walls planned above and below the home will also help reduce exposure to the slope at the building foundation, and will provide both usable space and also serve as a convenient way to support some of the pier cuttings and excavations spoils that would otherwise have to be removed from the site.

- Runoff from the roadway above should be adequately controlled and not allowed to flow onto the site in an uncontrolled and concentrated manner. Collected drainage at the site should also be discharged downslope of the building area (or directly to the street or driveway), with suitable energy dissipaters at each discharge point on natural ground.

- Maintaining proper erosion control measures and permanent ground-cover planting as well as appropriate surface drainage controls above and around the building area will help to maintain the overall stability of the steeper slope areas.

C. Soils and Foundations

The sloping terrain, variations in the depth to bedrock and the relatively weak and moderately expansive topsoil are the primary considerations for foundation design at the site.

The expansive soils can shrink and swell in response to seasonal variations in soil moisture, potentially damaging hardscape and foundations bearing directly on these materials, and these movements also tend to exacerbate the normal long-term slope creep effects expected in all sloping areas. In order to minimize long-term settlement problems and slope creep effects, new foundations for the residence, and for all site walls, driveway support or appurtenant structures *in sloping areas,* should be extended through the relatively weak surface soils using drilled piers that derive support by skin friction in the underlying competent bedrock. Drilled piers are also considered the best way to establish foundation support in bedrock below the zone of creep or expansive soil influence.

However, where the required excavations in the building area expose competent bedrock at the foundation subgrade level, the main wall or house foundations in these areas can consist of conventional footings bearing directly on bedrock *provided a nearly level pad or terrace is present for at least 8 feet on the downslope side of the footing.* Drilled pier support should also be provided on the downhill side of structural wall footings in at-grade (unexcavated) areas on or adjacent to sloping terrain.

It should be noted that drilled piers may also be more suitable in larger structural wall footings for lateral support, in lieu of a shear key, which could be difficult to construct and maintain dimensional control in the fractured bedrock.

For any deeper wall cuts over 6 feet high, the contractor should also consider special shoring or excavation measures to minimize undermining of the areas adjacent to the wall cut. These measures should include, but may not be limited to, rounding back the top of the cut in the upper 1 to 3 feet in topsoil. Excavation and site work should also be generally limited to the dry season, and ideally should not be attempted during the wet winter months.

The presence of expansive native soils will also require special measures for all slabs-on-grade supported directly on these materials. Interior floors should generally consist of raised wood floors and interior slabs-on-grade for living space are generally recommended only in cut areas where most of the variable surface soils are removed and excavation exposes bedrock at the subgrade level. New slabs-on-grade in soil areas should also be placed on a section of non-expansive import fill placed over a specially prepared subgrade, as outlined in Section G below.

Finally, due to possible variations in the depth to bedrock, Special Inspection of all pier drilling and foundation excavations will be required by the City and County to verify that competent bedrock materials are encountered at the expected depths in all areas.

D. Drainage and Erosion Control

As with all hillside homes, surface and subsurface drainage should be carefully controlled around and above the building area to minimize uncontrolled surface runoff, seepage problems and any subsequent weakening or erosion of the surface soils.

As noted above, runoff should not be allowed to flow uncontrolled onto the site from the roadway above. The collected drainage at the site should also be discharged to energy dissipaters at the discharge points on the slope below the home at locations approved by the soil engineer at the time of construction or discharged directly to the street or driveway where possible. Appropriate waterproofing, seepage collection and subdrainage facilities should also be provided behind all structural walls for the home and for the site walls above the building area, with the subdrain pipe located below the elevation of any adjacent floor slab or crawlspace area.

Both temporary and permanent erosion control measures should also be included as required with the work, including permanent groundcover plantings for any disturbed slopes in or near the building area. Ideally, the grading and foundation construction should be pursued in the dry summer and fall months, with foundation excavation and retaining wall construction largely completed by October 15 unless special drainage controls and temporary erosion control measures are implemented.

The specific geotechnical recommendations for this site and the appropriate geotechnical design parameters and construction criteria for the project are presented in the following section.

RECOMMENDATIONS AND DESIGN PARAMETERS

A. Plan Review and Construction Observations

This report is issued with the understanding that it is the responsibility of the owner(s) or their representative(s) to ensure that the information and recommendations contained in this report are called to the attention of all concerned parties and incorporated into the plans and that the necessary steps are taken to see that the contractors or subcontractors carry out such recommendations in the field. To facilitate this, the undersigned engineer should remain involved with the project, review the final plans and observe the geotechnical aspects of the work during construction. This is to verify any assumptions regarding the expected ground conditions and to provide any modified or supplemental recommendations should conditions differ from what was originally anticipated.

Of particular importance on this project would be observations during both foundation excavations and all pier drilling operations to ensure that competent bedrock is present at the expected depths in all areas.

B. Site Preparation

The site of the proposed construction should initially be cleared of any existing rubble, debris, or other deleterious materials, as required to complete the work. Any trees and bushes should also be removed from within the building area, but only as needed, including the stumps and root balls and any large roots penetrating into the work area. The site should then be stripped to sufficient depth to remove brush, surface vegetation and highly organic surface soils.

Special care should be employed by the contractor around all existing trees that are to remain and be preserved during the construction. Most of the excess surface soils, organic debris and other deleterious materials should be removed from the site. Some of the cleared and stripped organic topsoil may be desirable to stockpile and save for final backfill and landscaping purposes.

C. Earthwork and Erosion Control

After the site has been cleared and stripped, required excavations for site retaining walls and building construction can be made. During excavation, temporary shoring should be used as required to prevent the movement of materials exposed in the face of the excavations. It is recommended that excavation, subsequent wall construction and backfill be continuous in order to minimize the length of time the temporary slopes are exposed. The determination of need, and the design and installation of any required shoring or other temporary support measures is the sole responsibility of the contractor. All excavations at the site should comply with current Cal-OSHA standards, including rounding off the top 1 to 3 feet of the cuts in soil areas. Other special measures may also be appropriate depending on final design requirements.

The excavated materials can be selectively stockpiled for backfill or engineered fill in suitable areas. However, all excess materials derived from the excavations should generally be removed from the site.

Based on the subsurface conditions encountered in the borings and experience with excavations for other buildings in similar subsurface materials, the excavation of the soil and bedrock at this site will be variable. The soils and severely weathered bedrock should be easily excavated. Any areas of dense or moderately weathered bedrock may require heavier equipment for excavation or pier drilling.

Any required filling operations can be made after the site is cleared and stripped. All fill should be placed on a firm subgrade of compacted native materials. Any filling operations on slopes steeper than 5:1 should either be keyed and benched into competent bedrock materials or should be directly supported by retaining walls.

It should be noted that loose soils or bedrock cuttings resulting from excavations or pier drilling should be placed and compacted as engineered fill, placed as compacted wall backfill in suitable areas or removed from the site. As noted above, a site retaining wall below the home is always recommended on downslope lots as a way to minimize off-haul of the pier cuttings and excavations spoils.

All on-site soils below the stripped layer having an organic content of less than 3 percent by volume are generally suitable for use as fill. However, due to the expansive nature of some of the native soils, these clayey soils could be difficult to properly moisture condition and compact, especially when saturated after winter rains. Imported fill material used at the site should be a pre-dominantly granular, non-expansive material with a plasticity index of 12 or less.

Any fill placed at the site should not contain rocks or lumps greater than 6 inches in greatest dimension, with not more than 15 percent larger than 2.5 inches. Engineered, structural fill should be compacted to at least 90 percent relative compaction by mechanical means only as determined by ASTM Test Designation D-1557-91. The top 6 inches of fill in paved areas should be compacted to at least 95% relative compaction, as determined by the same standard. Fill should be placed in lifts not exceeding 8 inches in uncompacted thickness.

All graded cut and fill slopes at the site should have a maximum inclination of no steeper than about 2.5:1 (horizontal to vertical) or flatter unless in bedrock cuts where a steeper slope can be used. Small cuts less than about 5 feet in height and cuts in bedrock can be left at 2:1. Graded slopes should be left at flatter slope inclinations wherever possible. At this inclination, the cut and fill slopes will probably be subjected to some minor erosion and/or sloughing, thus requiring periodic maintenance of the slopes.

Where existing slopes are at steeper inclinations, special measures such as drainage improvements, site walls and erosion control plantings should be taken to help improve the stability of these areas, as discussed above. In addition, it is recommended that all exposed slopes disturbed by the construction be planted with drought-tolerant, erosion resistant ground-cover vegetation in order to minimize erosion.

A landscape architect or other professional experienced in erosion control planting should be consulted prior to selection of the type of vegetation best suited for this site. At the minimum, jute netting and mulch should be used on the exposed slopes if the work is completed during or just before the rainy season (October 15).

D. Surface Drainage

Positive surface gradients should be provided adjacent to the structure in all areas so as to direct surface water away from the foundations of the building into closed pipes that lead to the storm runoff discharge facilities. Ponding of surface water should not be allowed adjacent to the structure or in upslope patio, driveway or other hardscape areas and suitable collection facilities should be provided for the driveway, parking and in other upslope hardscape areas for this purpose.

Concentrated water should not be allowed to flow over slopes as erosion or weakening of surface soils could occur. Runoff should not be allowed to flow onto the site from the roadway above. It is also recommended that rainwater collected on the roof of the building be transported through gutters, downspouts and closed pipes that lead to the storm runoff discharge facilities.

It should be noted that suitable discharge facilities do not include so called "dry wells" and these should be avoided. It is anticipated that the surface and subsurface drainage collected at the site can be routed directly to the street or driveway where possible or to at least two discharge points located below the building area at suitable locations approved by the soil engineer at the time of construction. Suitable energy dissipation structures in the form of "T"-fittings, perforated pipes and rock aprons should be used at all discharge points located on natural ground to minimize the risk of erosion.

Flexible drain pipe (flexline) or "2000-Pound Crush" pipe should not be used in the surface or subsurface drainage systems because of the likelihood of pipe damage during installation and the difficulty of future cleaning with mechanical equipment without pipe damage. Surface and subsurface drainage pipes should be rigid, smooth-walled plastic with an SDR of no greater than 35. More rigid pipe with an SDR of 33.5 or less should be used wherever burial depths exceed 5 feet.

For patio, driveway, parking or courtyard areas planned upslope of the home, these areas should be paved to prevent infiltration and erosion or weakening of the surface soil near the structure. The hardscape surfaces should be sloped to a central drain or drains that lead to suitable discharge facilities. As noted above, suitable drainage collection facilities should be used along the driveway and parking areas above the home. Alternatively, if an upslope deck is planned, it is recommended that the graded slope under the deck be covered with several inches of concrete similar to what is commonly used for rat-proofing. This rat-proofing should also be sloped to drain away from the residence to a central drain that leads to suitable discharge facilities.

Finally, it is also recommended that any crawl space area be provided with not only adequate ventilation but also a surface drainage relief mechanism at the low point(s) to route away any accumulated drainage or seepage that may periodically be present during the rainy season.

Considerable maintenance should be expected after the initial construction has been completed, including, but not limited to: clearing of roof gutters, scuppers, v-ditches, area drains, catch basins, subdrain lines and discharge pipes. Should ownership of this property change hands, the new owner(s) should be informed of the existence of this report and not adversely change the grading or drainage facilities and should understand the importance of maintaining proper surface drainage and erosion control measures for this hillside site.

E. Pier and Grade Beam Foundations

Where on or near sloping areas, the proposed residence foundation and all site walls or other appurtenant structures should generally be supported on drilled, cast-in-place, straight-shaft concrete piers that are designed to develop their vertical load carrying capacity through skin friction between the sides of the piers and the surrounding bedrock at depth. Footing foundations can be considered only for select retaining wall and foundation cases on excavated terraces in bedrock, as provided in the following section.

Friction piers should have a minimum diameter of 16 inches, and there should be a minimum center-to-center spacing of at least four pier diameters between adjacent wall piers and five diameters for structure piers. Larger diameter piers and higher capacity grade beams may be useful in some instances, especially in at-grade areas, to reduce the overall number of piers.

Drilled friction piers should generally extend through any surface soils to a depth adequate to provide at least 8 feet of embedment into competent bedrock at or near sloping areas or at least 6 feet of bedrock embedment for any retaining wall piers in level areas, neglecting the top 2 feet. Since competent bedrock was encountered at depths of about 1 to 4 feet in the borings, it is expected that the piers will typically extend to maximum depths of about 10 to 12 feet in most at-grade, sloping areas. However, deeper piers may be locally needed, depending on the actual depth to bedrock or structural requirements.

Excavation in the proposed building area would decrease the required pier depths. However, a minimum pier depth of 12 feet should be provided in all sloping areas steeper than 4:1, while a minimum depth of 10 feet is acceptable in sloping areas that are flatter than 4:1. For retaining wall footings excavated into competent bedrock in level areas, a minimum of depth of 8 feet is acceptable.

To determine pier spacing for the required structural loads, allowable skin friction values of 750 pounds per square foot (psf) for dead plus live loads and 900 psf for all loads including wind or seismic, can be used in competent bedrock. Additional depth for the piers may be needed to accommodate structural requirements. No contribution to skin friction should be used for the overlying native soils.

In order to minimize damage resulting from potential slope creep effects, all foundation piers on sloping terrain or within 10 feet from the crest of any slope steeper than 4:1 (horizontal to vertical) be designed to resist a uniform lateral pressure of 250 pounds per square foot acting against the projected diameter of the pier to a depth of 3 feet below the ground surface. The creep load can be neglected for any piers supporting retaining walls in cut at least 3 feet in height.

The surficial soils may also have a tendency to settle or shrink away from the sides of the piers, leaving them unsupported for the upper few feet. Therefore, the piers in soil areas should be designed as free-standing columns, in accordance with the requirements of the Uniform Building Code, for the top 2 feet.

Lateral loads on the piers may be resisted by passive pressures acting against the sides of the piers. A passive pressure equal to an equivalent fluid weighing 350 pounds per square foot per foot of depth is recommended up to a maximum value of 3500 pounds per square foot.

This value can be assumed to be acting against 1.5 times the diameter of the individual pier shafts starting 3 feet below the bottom of the grade beams in at-grade areas, when also at least 5 piers diameters from the slope face, and 2 feet below the bottom of the grade beams where at least 3 feet of cut has been made. However, for any wall piers in level cut areas at least 5 feet below original grade, the passive pressures can be taken from 1 foot below the footing subgrade and where at least 10 feet from the slope. During earthquake shaking, these values can be increased by 20%.

The bottom of pier excavations should be reasonably free of loose cuttings and soil fall-in prior to installing reinforcing steel and placing concrete. It is recommended that the contractor obtain construction equipment appropriately sized to perform the recommended work. In particular, piers extended at least 8 feet into bedrock will be required in difficult access areas of the site; equipment capable of performing in these conditions should be employed.

Any accumulated water in pier excavations should be removed prior to placing reinforcing steel and concrete (where minor) or the concrete should be placed by tremie methods to the bottom of the hole when substantial groundwater is present. Care should be taken during concrete placement to avoid "mushrooming" at the top of the pier because distress in the building may result from excess slope creep forces on the "mushroom caps".

Since the actual depth at each pier location will have to be verified in the field, it is important that the pier drilling operations be performed under the observation of the undersigned engineer or other qualified professional to confirm that they are constructed in accordance with the recommendations presented herein.

All friction piers should be tied together with grade beams, tie-beams or wall footings in at least one direction. Maximum horizontal distance between the grade beams or tie-beams should be in the range of 15 feet. The grade beams should be designed to span between the piers in accordance with structural requirements. Due to the competent materials available at depth, the allowable skin friction values given above should provide substantial support capacity at each pier location such that a minimum number of piers can be used. However, for greater structural redundancy to resist the effects of the expansive soils and to help minimize damage during strong earthquake shaking, it is also recommended that the grade beams also be designed to resist a nominal uplift pressure of at least 1000 plf. If the grade beams are to retain soil, they should be also designed to resist the appropriate lateral earth pressures provided in Section H, "Retaining Walls".

The floor system for the home will likely be structurally supported. Concrete interior slab-on-grade floors are only recommended for living space when located in bedrock cut areas on the uphill side of the building area.

F. Footing Foundations

Any structural or non-structural retaining walls or building foundation in level, excavated areas in competent bedrock can be founded on conventional, continuous footings *provided a level terrace at least 8 feet wide is present on the downhill side of the footing. Drilled pier support should also be provided on the downhill side of structural footings within the building footprint.*

At this time, it is expected that the downhill side of the residence will be supported by drilled piers, while the structural retaining walls on the uphill side needed for the lower level and some site walls on the upslope side of cut terraces will be suitable for footing foundations.

All new wall and structure footings should extend at least 18 inches below the lowest adjacent finished grade and bear directly on competent bedrock. In addition, any footings located adjacent to utility trenches should also have their bearing surfaces below an imaginary 1:1 (horizontal to vertical) plane projected upward from the edge of the bottom of the adjacent trench.

At the above depth, the footings may be designed for an allowable bearing pressure of 2400 pounds per square foot due to dead plus live loads, and 3000 pounds per square foot for all loads including wind or seismic for the bedrock conditions.

These allowable bearing pressures are net values; therefore, the weight of the footings can be neglected for design purposes. In addition, these values can be increased by 25% for any cuts over 6 feet deep and at least 3 feet into bedrock. However, all footings should have a minimum width of 18 inches, and all continuous footings should be tied with reinforcing steel.

Lateral load resistance for the footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.45 is considered applicable. As an alternative, a passive resistance equal to an equivalent fluid weighing 350 pounds per cubic foot may be used in bedrock acting against the bottom 12 inches of the foundation and on shear keys when at least 10 feet from the face of the slope. If the foundations are poured neat against the bedrock, friction and passive resistance may be used in combination. During earthquake shaking, these values can be increased by 20%.

As noted above, if additional lateral support capacity is required, or to reduce footing size and shear key requirements, drilled piers can also be used in the larger wall footings and designed according to the recommendations of the previous section.

G. Slabs-on-Grade

Interior slab-on-grade floors should only be considered in bedrock cut areas and should be supported on at least 6 inches of compacted, non-expansive import fill materials. In addition, any interior slab floors should be designed with the floor elevation set above the elevation of any retaining wall subdrain pipe upslope of the floor area.

In any slab area where minor floor wetness would be undesirable, at least 4 inches of free draining gravel should be placed beneath the floor slab to serve as a capillary barrier between the subgrade and the slab. An impermeable membrane should be placed over the gravel, and the membrane should be covered with 2 inches of sand to protect it during construction. This moisture barrier system can be used in lieu of the required non-expansive fill for interior slabs. Subdrain pipes for retaining walls on the uphill side of the floor should also be set at an elevation below the floor slab, as noted above.

Interior slabs should either be entirely structurally supported slab floors or slabs-on-grade integrally connected to the foundation system. Garage slabs should either be structurally supported and fully interconnected or free-floating slabs-on-grade.

In soil areas, all exterior slabs-on-grade, garage slabs or other hardscape pavements at this site should be supported directly on at least 6 inches of compacted, non-expansive import fill materials placed on a prepared subgrade.

Prior to placement of any import fill, the subgrade for all slabs in soil areas should be scarified to depth of 6 inches, moisture conditioned to slightly above optimum water content, and then compacted to at least 90% relative compaction. However, the subgrade preparation measures can be omitted in bedrock cut areas as determined by the soil engineer at the time of construction.

All non-expansive fill other than capillary gravel and sand should also be compacted to at least 90% relative compaction and should be proof-rolled to provide a smooth, firm surface for slab support. For any asphalt paving or pre-cast concrete pavers, the non-expansive fill material should consist of high quality road base aggregate compacted to at least 95% relative compaction.

All slabs should be appropriately reinforced according to structural requirements using reinforcing bar only (not wire mesh); any concentrated loads may require additional reinforcing.

Score joints should be provided for any exterior free-floating slabs at a maximum spacing of 10 feet in both directions. Any slabs or hardscape on the downhill side of the home should also be connected to the adjacent foundation grade beams with dowels to minimize creep or drift toward the slope over time.

Due to the presence of poor quality, highly expansive topsoil and near-surface native soils, minor movement of any free-floating slab with resulting cracking should be expected. The recommendations presented above, if properly implemented, should help minimize the magnitude of any cosmetic cracking. However, some cracking, distress and eventual replacement of exterior slabs should be expected due to creep or settlement over time, particularly for asphalt pavements.

H. Retaining Walls

Retaining walls must be designed to resist both lateral earth pressures and any additional lateral loads caused by surcharge loads on the ground surface above or behind the wall. All retaining walls should be designed to resist the equivalent fluid pressures indicated in the table below. The appropriate design values should be chosen based on the condition of the wall (restrained or unrestrained) and the angle of the slope behind the wall.

Unrestrained wall pressures should only be considered applicable where it would be structurally and architecturally acceptable for the wall to laterally deflect 2 percent of the wall height, such as site walls in yard areas. Foundation retaining walls and any retaining walls supporting hardscape surfaces such as patios, driveways or hardscape should generally be designed for restrained wall pressures to minimize deflections.

Condition	Cut Slopes		Fill Slopes	
	4:1[1] or flatter	2:1	4:1 or flatter	2:1
Unrestrained	40 pcf[2]	60 pcf	45 pcf	65 pcf
Restrained	50 pcf	70 pcf	55 pcf	75 pcf

[1] Inclination behind wall, horizontal to vertical.
[2] "pcf" signifies "pounds per cubic foot" equivalent fluid pressure.

- A linear interpolation should be use to determine design values for retaining walls where the slope behind the wall is between 4:1 and 2:1.

- For surcharge loads, increase design pressures behind the wall by an additional uniform pressure equivalent to one-half (for restrained condition) or one-third (for unrestrained condition) of the maximum anticipated surcharge load.

- For basement or lower level walls during strong earthquake shaking, and any walls over 6 feet high, the above values should be increased by 20%.

The above pressures assume that sufficient drainage will be provided behind the walls to prevent the build-up of hydrostatic pressures from surface and subsurface water infiltration. After application of suitable waterproofing measures where needed, adequate subdrainage can be provided by a subdrain system consisting of a 4-inch rigid perforated pipe bedded in 3/4-inch clean, open-graded rock. The entire rock/pipe unit should be wrapped in an approved non-woven, polyester geotextile. The rock and fabric placed behind the wall should be at least one foot in width and should extend to within one foot of finished grade. The upper one foot of backfill should consist of on-site, compacted, relatively impervious soils. As an alternative, a graded granular filter material such as Caltrans Class II Permeable Material could also be used for drain rock in lieu of the clean gravel and filter fabric.

Subdrain pipes for structural retaining walls adjacent to living space areas should be located at the bottom of the wall footing (behind the heel) and at least 12 inches below the level of any adjacent interior floor or at least 6 inches below any adjacent crawlspace area. The subdrain pipe(s) should be connected to a system of closed pipes (non-perforated) that lead to the storm runoff discharge facilities. In addition, the "high" end and all 90 degree bends of the subdrain pipe should be connected to a riser which extends to the surface and acts as a cleanout. The number of required cleanouts can be reduced by using "sweep"-90's or double 45-degree elbows at corners.

It should be noted that flexible, perforated pipe (flexline) and "2000-Pound Crush" pipe are not acceptable for use in the wall subdrain systems.

Lined surface ditches or other suitable drainage facilities should be provided behind any walls that will have an exposed sloping surface steeper than 4:1 behind them. These ditches, which will collect runoff water from the slope above the wall, should be sloped to drain to suitable discharge facilities. The top of the walls should extend at least one foot above the ditch.

All structural backfill placed behind the walls should be compacted to at least 90 percent relative compaction with the top 6 inches of backfill beneath any proposed concrete ditch or pavement compacted to at least 95% relative compaction.

Retaining walls in sloping areas should generally bear on drilled pier foundations designed in accordance with Section E, except as provided for footing cases in level bedrock areas as outlined in Section F.

CLOSURE AND LIMITATIONS

All of the conclusions and recommendations presented in this report are given with the understanding that this office will be retained to provide any required design consultations and to review the geotechnical engineering aspects of the project plans, including foundation and retaining wall plans as well as the site grading and drainage improvements.

The analysis and recommendations submitted in this report are also primarily based upon the data obtained from the two exploratory borings in the area of the proposed construction as shown on Figure 2. The subsurface investigation was limited to these areas and did not include other portions of the site. The nature and extent of variations across the site may not become evident until construction. If any variations then become apparent that affect the work, it may be necessary to re-evaluate the recommendations of this report.

Therefore, it is recommended that this office be retained to provide geotechnical engineering services during the site grading, foundation construction, and drainage phases of the work. This is to observe compliance with the design concepts, specifications and recommendations and to allow design changes in the event that subsurface conditions differ from that anticipated prior to the start of construction. Of particular concern would be observations of the foundation excavations and all pier drilling to verify competent bedrock is present at the expected depths in all areas.

All people who own hillside properties should realize that some future erosion, sliding or other detrimental ground movements such as seasonal shrinking and selling of the expansive soils are always a possibility, although generally the likelihood is very low that damaging events will actually occur. The probability of severe or damaging ground movements or erosion is substantially reduced by the proper maintenance of adequate drainage and erosion control measures at the site, as described in this report.

Therefore, the owner(s) should recognize their responsibility for performing adequate maintenance. A copy of this report should also be provided to all future homeowners of the properties to outline these maintenance requirements.

The undersigned engineer has employed accepted geotechnical engineering procedures, and the professional opinions and conclusions have been made in accordance with generally-accepted principles and practices at the time this work was performed. This warranty is in lieu of all other warranties, either expressed or implied.

I hope this report provides you with the information you require at this time and appreciate the opportunity to be of service on this project. If you have any questions regarding this report, please feel free to call me at your earliest convenience.

Very truly yours,

William K. Langbehn CE GE
Principal Geotechnical Engineer

WKL/bhs
C:\...\reports\white2brandt.rpt

Copies: Addressee (5, 1 by e-mail)
Andus Brandt, Architect (1, 1 by e-mail)

REGISTERED PROFESSIONAL ENGINEER
WILLIAM K. LANGBEHN
2327
EXP. 6·30·21
GEOTECHNICAL
STATE OF CALIFORNIA

PUBLISHED REFERENCES

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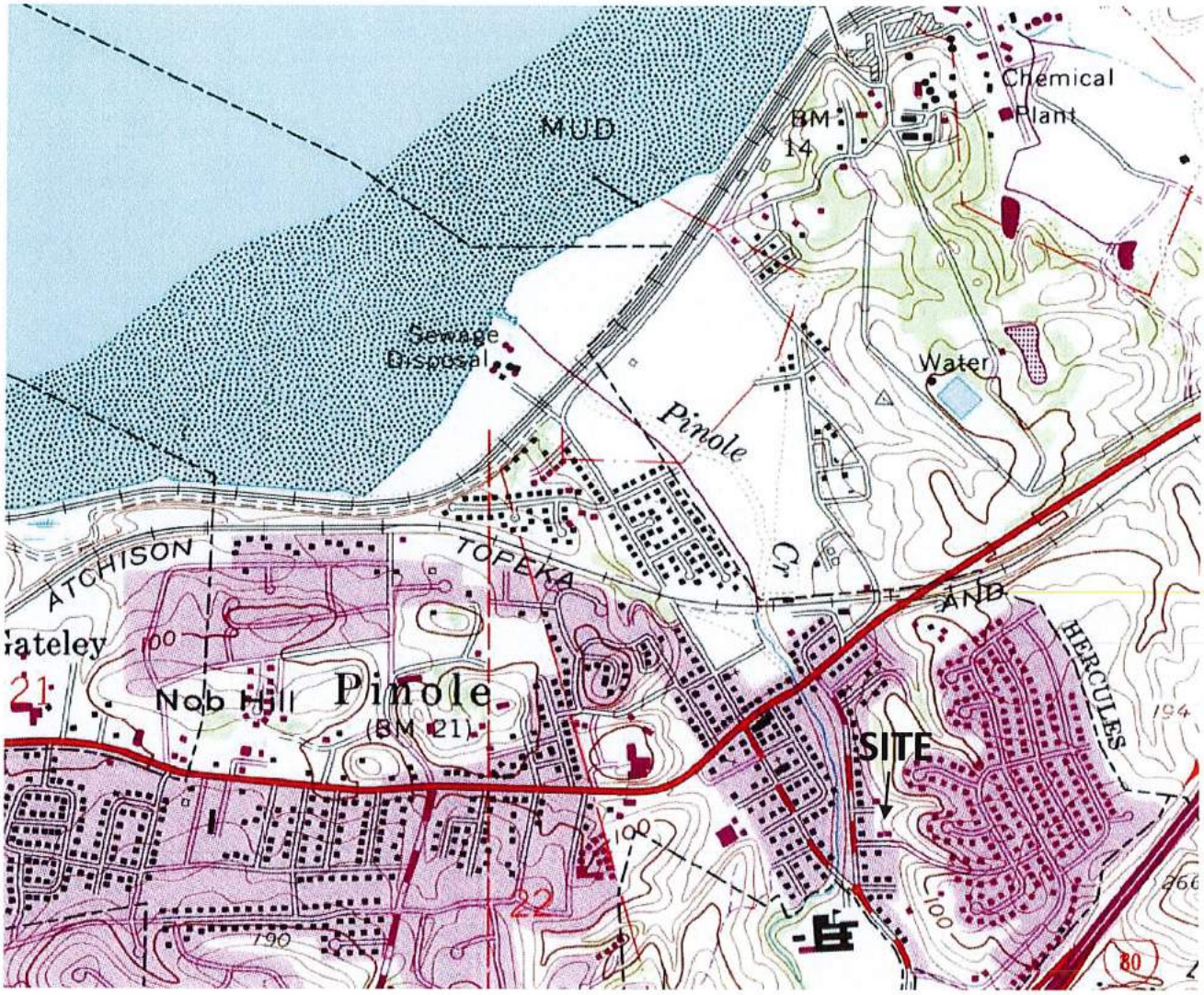
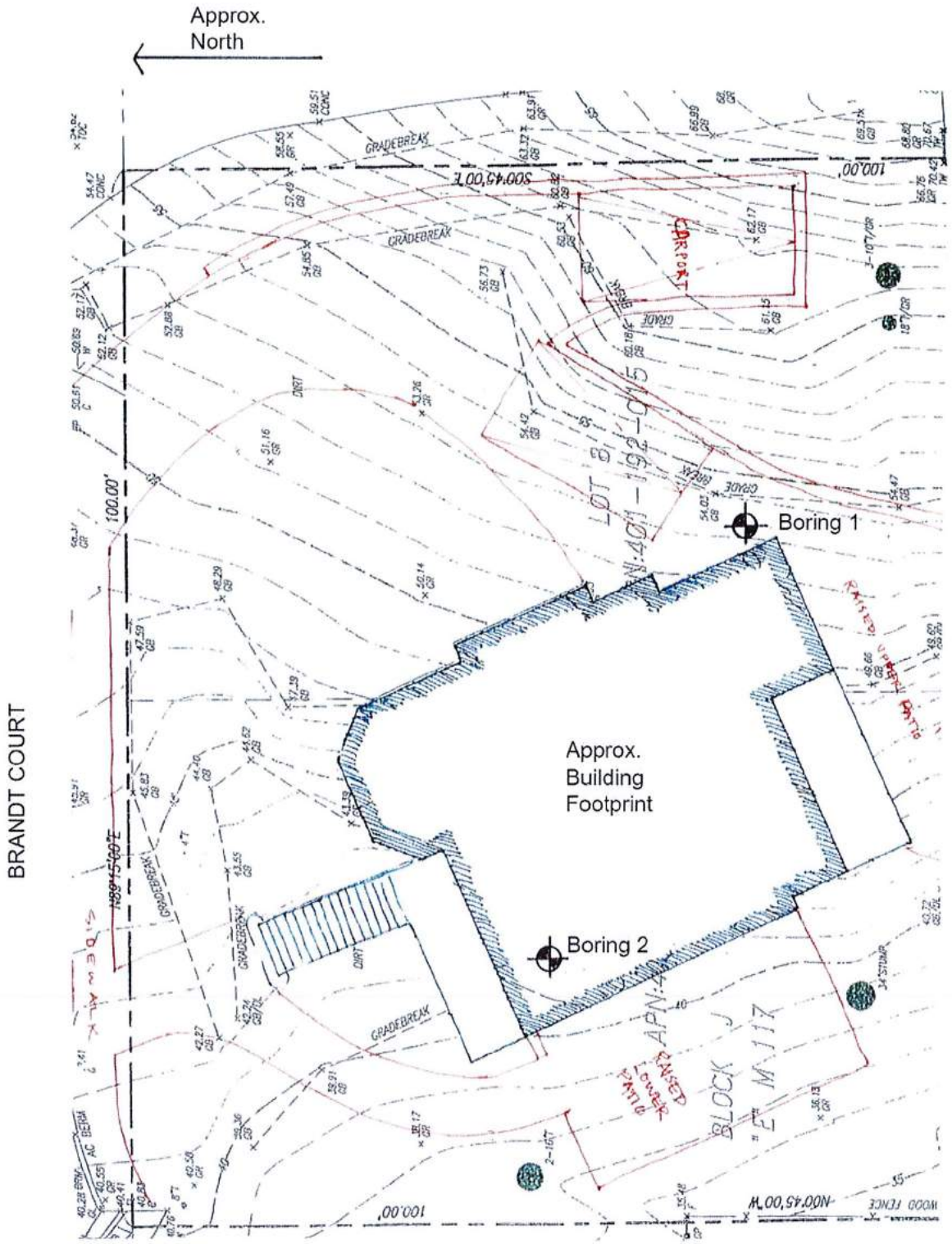


SITE VICINITY AND TOPOGRAPHY

Approximate Scale 1"=1000'

BASE: USGS 71/2' QUADRANGLE, MARE ISLAND

LANGBEHN GEOTECHNICAL GROUP Geotechnical Engineering Consultants	**VICINITY MAP**		
	2525 Brandt Court, Pinole, California		
	PROJECT NO.	DATE	FIGURE NO.
	1026-1	August 2020	1



BASE: Schematic Site Plan Provided by Owner and Architect; Survey by Kister, Savio, & Rei, Inc. (12/13/19)

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PARTIAL SITE PLAN AND BORING LOCATION MAP

2525 Brandt Court, Pinole, California

DATE:	JOB NO:	SCALE:	FIGURE
August 2020	1026-1	1" = 15'	2

APPENDIX A - SUBSURFACE INVESTIGATION

The subsurface investigation was performed on July 15, 2020, using a custom portable drill rig with continuous solid-flight augers and conventional sampling equipment. Two exploratory borings were drilled and sampled at the locations shown on the Site Plan, Figure 2. The borings were a maximum of 3.5-inches in diameter and were extended by to maximum depths of approximately 6.0 to 11.0 feet. The borings were terminated after at least 5 feet of bedrock penetration was confirmed and after sampling refusal was achieved in hard bedrock in both borings.

The materials encountered in the borings were continuously logged in the field at the time of drilling by a representative from this office working under the direct supervision of the undersigned geotechnical engineer. The soils are described in general accordance with the Unified Soil Classification System (ASTM D-2487). The detailed logs of the borings, as well as the key for classification of the soil, are included as a part of this Appendix. Please refer to the text of the report for an additional discussion of the materials encountered in the subsurface exploration program at this site.

Representative material samples were obtained from the exploratory borings at selected depths. All samples were transmitted to the laboratory for evaluation and appropriate testing, as described in the text of the report and in Appendix B. The results of these tests are presented on the attached boring logs at the approximate sample depths and on Figure B-1 in Appendix B.

Relatively undisturbed samples were obtained using a series of 6-inch long, thin-walled brass liners inside a 3.0-inch O.D. Modified California sampler, and disturbed samples were obtained using the 2-inch O.D. Split Spoon samplers. The Modified California sampler is designated on the boring logs by a large "X" in the sampler column and the Split Spoon sampler is designated by one vertical line for the 2.0-inch sampler.

Resistance blow counts were obtained by dropping a standard 140-pound hammer through a 30-inch free fall. The sampler was driven 18 inches and the number of blows was recorded for each 6 inches of penetration. The blows per foot recorded on the boring log represent the accumulated number of blows that were required to drive the last 12 inches and converted to standard Penetration Resistance ("N") values. When the 2.0-inch split spoon sampler is used in combination with the standard 140-pound hammer, these blow counts are the standard penetration resistance (SPT) or "N" values. However, when a larger diameter sampler is used, the blow counts recorded are not standard penetration resistance values. Accordingly, these values have been converted to equivalent SPT or N values on the attached logs by multiplying by an appropriate factor for each case.

Locations and elevations of the borings were established from the topographic survey information shown on the site survey used as a base for Figure 2 and appear to be based on a similar datum as the USGS datum (see Figure 1). Locations of the borings were obtained by rough field measurements during the field work using existing features shown on this map and were plotted as shown on Figure 2.

The attached boring logs and related information show an interpretation of the subsurface conditions at the date and locations indicated, and it is not warranted that they are representative of the conditions at other locations or times.

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	Well graded gravels, gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels or gravel-sand mixtures, little or no fines
		GRAVEL WITH FINES	GM	Silty gravels, gravel-sand mixtures, non-plastic fines
			GC	Clayey gravels, gravel-sand-clay mixtures
	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS (LESS THAN 5% FINES)	SW	Well graded sands, gravelly sands, little or no fines
			SP	Poorly graded sands or gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand silt mixtures, non-plastic fines
			SC	Clayey sands, sand-silt-clay mixtures, plastic fines
FINE GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT IS LESS THAN 50%		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS LIQUID LIMIT IS GREATER THAN 50%		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
			CH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils

DEFINITION OF TERMS

	U.S. STANDARD SERIES SIEVE			CLEAR SQUARE SIEVE OPENINGS			
	200	40	10	4	3/4"	3"	12"
SILTS AND CLAYS	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

GRAIN SIZES

SANDS AND GRAVELS	BLOWS/FOOT+	SILTS AND CLAYS	STRENGTH*	BLOWS/FOOT+
		VERY SOFT	0 - 1/4	0 - 2
VERY LOOSE	0 - 4	SOFT	1/4 - 1/2	2 - 4
LOOSE	4 - 10	FIRM	1/2 - 1	4 - 8
MEDIUM DENSE	10 - 30	STIFF	1 - 2	8 - 16
DENSE	30 - 50	VERY STIFF	2 - 4	16 - 32
VERY DENSE	OVER 50	HARD	OVER 4	OVER 32
RELATIVE DENSITY		CONSISTENCY		

+ Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1-3/8 inch I.D.) split spoon (ASTM D - 1586)

* Unconfined compressive strength in tons/sq. ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D - 1586), pocket penetrometer, torvane, or visual observation

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KEY TO EXPLORATORY BORING LOGS
Unified Soil Classification System (ASTM D-2487)

DRILL RIG: Portable with 140# hammer	SURFACE ELEVATION (feet): 53.5 +/-	LOGGED BY: WKL/KLS
DEPTH TO GROUNDWATER (feet): None	3 1/2" O.D. Cont. Solid Flight Auger	DATE DRILLED: 7/15/2020

SOIL CLASSIFICATION

DESCRIPTION AND REMARKS	SOIL TYPE	DEPTH (FEET)	SAMPLER	BLOW COUNT (SPT)	WATER CONTENT (%)	DRY DENSITY (PCF)	STRENGTH TESTS (PSF)	OTHER TESTS
TOPSOIL: Silt, very sandy,very clayey with numerous rock fragments, grey brown, stiff to very stiff	CL/ML/ SC	0						-200
-grass and roots at surface, very sandy with depth		1			18	63		=50%
				15*	24	80		
BEDROCK: Sandstone, medium- to coarse-grained, moderately to highly weathered, massive, olive grey to buff, medium hardness	BR	2						
-friable where weathered		3		50/6"	20			
-sampling refusal at 3', hard drilling below		4						
-sampling refusal again at 5.5'		5						
		6		50/5"	28			
Bottom of boring at 6'.		7						
No groundwater at time of drilling.		8						
Backfilled with cuttings.		9						
		10						
		11						
		12						
		13						
		14						
		15						
		16						
		17						
		18						
		19						
		20						

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EXPLORATORY BORING LOG

2525 Brandt Court Pinole, California		Boring 1
PROJECT NO.	DATE	
1026-1	August 2020	PAGE 1 of 2

DRILL RIG: Portable with 140# hammer	SURFACE ELEVATION (feet): 41.0 +/-	LOGGED BY: WKL/KLS
DEPTH TO GROUNDWATER (feet): None	3 1/2" O.D. Cont. Solid Flight Auger	DATE DRILLED: 7/15/2020

SOIL CLASSIFICATION

DESCRIPTION AND REMARKS	SOIL TYPE	DEPTH (FEET)	SAMPLER	BLOW COUNT (SPT)	WATER CONTENT (%)	DRY DENSITY (PCF)	STRENGTH TESTS (PSF)	OTHER TESTS
TOPSOIL: Silt, very sandy, very clayey with numerous to abundant rock fragments to cobble size, greyish brown, stiff	CL/ML/SC	0						LL=49% PI =21%
- organics and roots at surface		1		14*	16	78		
-increasing rock fragments with depth, grades to residual soil, weak sandstone with soil inclusions	(ML/SC)	2						
BEDROCK: Sandstone, fine- to medium- grained, massive to highly fractured, moderately to highly weathered, buff to olive grey, soft hardness	BR	3		13	19			
-grey siltstone interbeds with depth, moist at intervals		4						
		5						
		6		58	36			
		7						
		8						
		9						
-very fine-grained, sandy siltstone at 10'		10						
-sampling refusal at 10.5', medium hardness		11		50/5"	32			-200= 63%
No groundwater at time of drilling Bottom of boring at 11'. Backfilled with cuttings.		12						
		13						
		14						
		15						
		16						
		17						
		18						
		19						
		20						

LANGBEHN GEOTECHNICAL GROUP

Geotechnical Engineering Consultants

EXPLORATORY BORING LOG

2525 Brandt Court Pinole, California		Boring 2
PROJECT NO.	DATE	
1026-1	August 2020	PAGE 1 of 2

APPENDIX B

LABORATORY INVESTIGATION

The laboratory testing program was directed toward a quantitative and qualitative evaluation of the physical and mechanical properties of the soil and bedrock materials at the site.

In-situ Moisture Content

The natural, in-place moisture content was determined on 8 samples of the materials recovered from the borings in accordance with ASTM Test Designation D-2216. These water contents are recorded on the boring logs at the appropriate sample depths.

In-situ Dry Density

In-place dry density determinations were performed on 3 relatively undisturbed samples of the subsurface materials from the borings to evaluate the physical properties. The results of these tests are also shown on the boring logs at the appropriate depths.

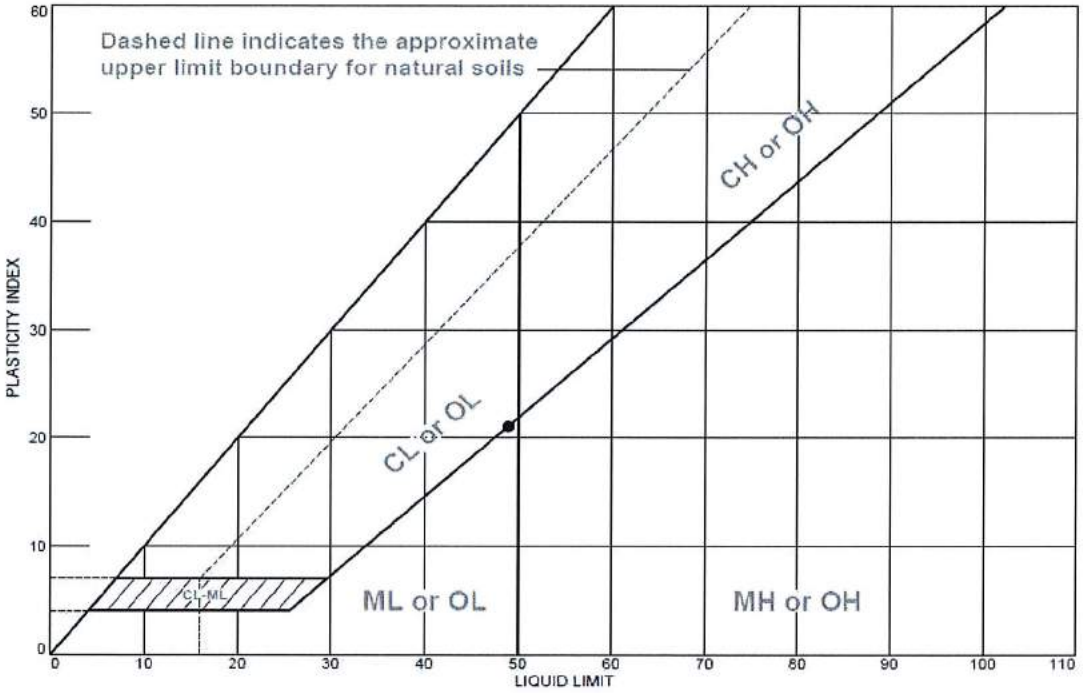
Atterberg Limits

The Atterberg limits were determined for a representative sample of the clayey native topsoil to estimate the range of moisture content over which these materials exhibit plasticity. The Atterberg limits were determined in accordance with ASTM Test Designations D-4318. These values are used to classify the soil in accordance with the Unified Soil Classification System and to evaluate the soil's expansion potential, compressibility and approximate strength. The results of this test are presented on the boring log at the approximate sample depth and on the attached Figure B-1.

Percent Passing No. 200 Sieve

The percent passing the No. 200 sieve was determined on 2 samples of the soil and bedrock to assist in the proper classification of these materials as either predominantly granular (sand or sandstone vs. fine-grained silts or clays or siltstone or claystone) in terms of composition by measuring the percentage of fines as well as the sand and gravel fractions. These tests were performed in accordance with ASTM Test Designation D-1140 and the results are shown on the boring logs at the appropriate sample depths.

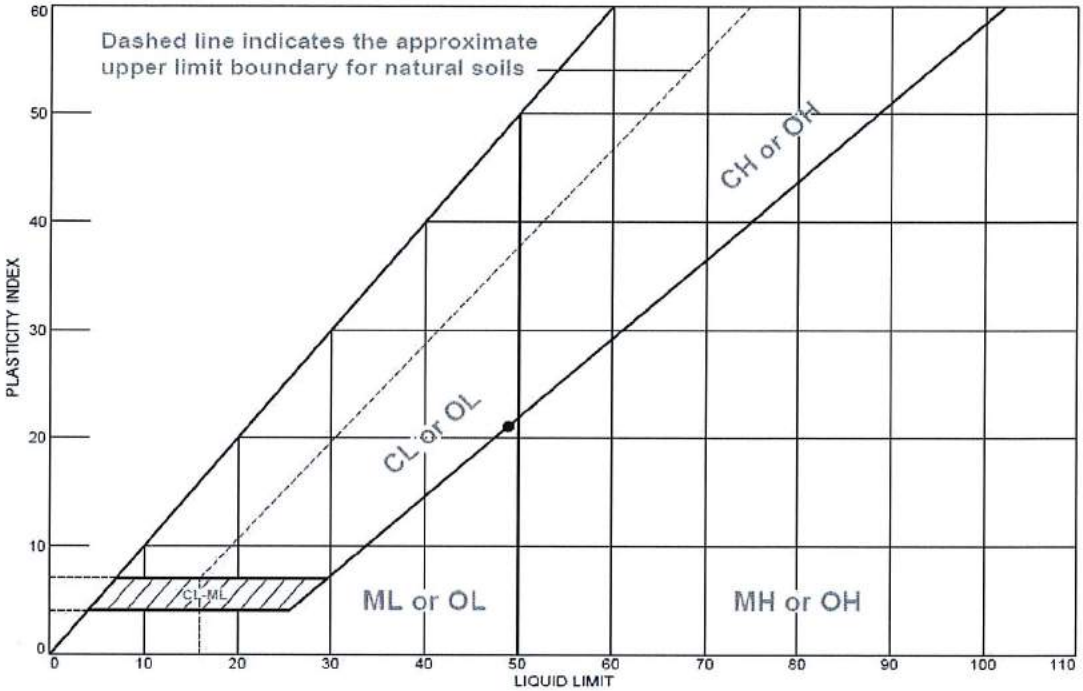
LIQUID AND PLASTIC LIMITS TEST REPORT



Sample Location & Description	LL	PL	PI	-200	Soil Classification
• B-2, 1.0 - 1.5 feet, Topsoil: Silt, very sandy, very clayey	49	28	21	50	CL/ML/SC

LANGBEHN GEOTECHNICAL GROUP Geotechnical Engineering Consultants	ATTERBERG LIMITS TEST RESULTS		
	2525 Brandt Court, Pinole, California		
	PROJECT NO.	DATE	FIGURE NO.
	1026-1	August 2020	B - 1

LIQUID AND PLASTIC LIMITS TEST REPORT



Sample Location & Description	LL	PL	PI	-200	Soil Classification
• B-2, 1.0 - 1.5 feet, Topsoil: silt, very sandy, very clayey	49	28	21	50	CL/ML/SC

LANGBEHN GEOTECHNICAL GROUP

Geotechnical Engineering Consultants

ATTERBERG LIMITS TEST RESULTS

2525 Brandt Court, Pinole, California

PROJECT NO.	DATE	FIGURE NO.
1026-1	August 2020	B - 1

About Hercules Powder Works Building 54

Built in about 1905, Building 54 is a two-story, wood frame residential building, originally with a brick foundation and basement. Its architecture is in the Queen Anne style. Building 54 was used as housing, probably for a company official, and later for office functions.

Its original address was 2 Kings Street, a site just northwest of Building 8103, the "Clubhouse". It was part of the complex of administrative, technical and social buildings known as "The Hill".

Building 54 is one of the thirty-six buildings identified as comprising the plant village of the Hercules Powder Company. This and the other remaining listed buildings are historically significant because they comprise the only remaining example of a company town of an explosives plant in the United States.

The City of Hercules, the State of California and the Department of Interior of the United States recognize the building as a historic resource. These buildings were placed on the National Register of Historic Places on August 22, 1980. This decision, taken by the Secretary of the Interior of the United States, required a finding and nomination by the California State Historic Preservation Officer. In addition, the City of Hercules took subsequent official actions to recognize and protect the historic resources, such as this building, within its adopted General Plan and Zoning Ordinance.

In 2002, to accommodate site grading, the Bixby Company removed Building 54 from its foundation and relocated it about one hundred feet west of its original site. In 2010, the City of Hercules acquired Building 54 from Oso Trabuco, its owner, and moved it about a half mile south to City property. This relocation required cutting the building in two.

Item G1

Memorandum

TO: **PLANNING COMMISSION MEMBERS**

FROM: **DAVID HANHAM, PLANNING MANAGER**

SUBJECT: **Approval of Modified Landscaping and Tree Mitigation Plan for East Bay Ophthalmology Center (1289 Pinole Valley Road)**

DATE: **MARCH 22, 2021**

File: Design Review (DR 19-05 and PL 19-0021)
LOCATION: Southeast corner of Pinole Valley Road and Henry Avenue
APN: 401-021-033
ZONING: Office Professional Mixed Use (OPMU)
GP LU: Service Sub Area (SSA)

Property Owner:
Agape LLC
1214 McDonald Drive
Pinole, CA 94564

REQUEST

Approve modified Landscaping Plan for 1289 Pinole Valley Road**.**

SITE LOCATION

The approved East Bay Ophthalmology Center is located southeast of the intersection of Pinole Valley Road and Henry Avenue (APN: 401-211-033).

Table 1. Surrounding Land Uses

Adjacency	Land Use
North	Henry Avenue, Office, and Collins Elementary School
West	Pinole Valley Road and Retail Center
South	Riparian Area, Medical Office, and Approved Retail
East	Kaiser Medical Clinic and Interstate 80

Figure 1. Site Location

PROJECT DESCRIPTION

The approved project involved the construction of a new one-story medical office building on the partially developed southeast corner at the intersection of Pinole Valley Road and Henry Avenue. The building is approximately 6,930 square feet and includes six new parking spaces including two ADA accessible spaces, in addition to the previously existing 22 spaces. A landscaping plan was previously prepared and approved for the project. The Planning Commission will be reviewing a

modified landscaping and tree mitigation plan to address the replacement of trees that were removed from the project site.

BACKGROUND

Development proposals for the project site were previously reviewed multiple times prior to the final approval of the East Bay Ophthalmology Center. A summary of those reviews is below:

Review 1 – In 2005, Kaiser Medical Center prepared a plan that included an approximately 5,000 sq ft. office building and parking lot in conjunction with its larger development project. The total project was approved and the site for the building was graded. However, the building on the corner was not build and that portion of the project expired.

Review 2 – In August of 2015, Agape LLC, submitted an initial design of the proposed development. The project consisted of a two-story building totaling 9,939 sq ft. and included 29 parking spaces. The City conducted an informational presentation. After that presentation, feedback was provided that included reducing the size and bulk of the building, providing additional on-site parking, changing the exterior colors, and modifying the exterior finishes of the building.

Review 3 – In December 2015, Agape LLC submitted a development application for the East Bay Ophthalmology Center to the City. On January 21, 2016, the Planning Commission Sub-Committee met and discussed the project site plan. The Planning Commission held a workshop on April 25, 2016 and provided feedback regarding various aspects of the project. The Applicant solicited comments from the City Council on April 16, 2019. These comments and feedback were incorporated into the project. On April 22, 2019, the Planning Commission adopted Resolution 19-06 which approved the design review for the Project, subject to certain conditions of approval. Those conditions were modified by the Planning Commission during the meeting prior to approval.

Condition 29, as approved by the Planning Commission, provides that: “The owner and applicant shall submit a detailed landscaping plan for review and approval. The landscaping plan shall identify the plant types and size, as well as irrigation details. The plan shall indicate the size and species of the two existing trees proposed for removal and satisfy tree replacement requirements for any protected tree on the project site. The landscape plan shall be subject to review and approval by the Development Services Department and the Planning Commission subcommittee.”

Review 4 -- Staff, the applicant, and the Planning Commission Sub-Committee met on May 20, 2019 to, among other things, review the proposed landscaping plan and approve the final plans for the project.

Once all of the reviews for the planning issued were reviewed and approved, the applicant applied for his building permit in November of 2019, and the building permit was issued June of 2020. Subsequently, the applicant requested a tree removal permit for the removal of four (4) Live Oak trees located along Pinole Valley Road. Staff determined that the oak trees would likely need to be removed in the coming years due to the extensive root system’s growing interference with the

sidewalk and related public infrastructure, and the tree removal permit was approved in September of 2020

ANALYSIS

As stated above, the tree removal permit was approved in September of 2020. The permit requested the removal of four (4) Live Oak trees. The City's standards for tree mitigation require a 3 to 1 replacement ratio. The Applicant is required to replace the four (4) removed trees with 12 new trees.

Condition 4 of Resolution 19-06 states: "All development permit drawings and subsequent construction shall substantially conform to the planning application design information and drawings submitted for Planning Commission consideration and as recommended for approval. Any modifications must be reviewed by the City Engineer and Planning Manager who shall determine whether the modification requires additional approval of the Planning Commission."

Revising the Landscaping Plan for the project to account for the tree mitigation is a major modification that requires approval of the Planning Commission. The applicant is proposing to use a number of different trees to mitigate the loss of the Live Oak. The following trees are being proposed by the applicant for the Planning Commission to choose.:

1. crape myrtle (*Lagerstroemia sp.*) This can be grown in a standard form (upright, tree-like) or a multi-trunk (low with multiple stems originating just above grade, shrub-like). Two of the best performing versions of this are the Lagerstroemia 'Muskogee' (lavender) and 'Natchez' (white). Both come in a standard form with prolific spring flowers, fall colors, and the smooth and sometimes colorful bark is considered a winter feature when the leaves have fallen.
2. western redbud (*Cercis occidentalis*) This can be grown in a standard form or a multi-trunk form. This can be used as a primary tree, but functions very well when the multi-trunk form is used as an accent plant near taller, standard form trees. It has showy purple flowers and fall color, is native to the California foothills, and is easy to grow just about anywhere in northern California.
3. crabapple (*Malus sp.*) There are many crabapples to choose from that provide different color spring flowers, fall colors, and the small, berry-like fruit is persistent and provides a colorful winter feature, as well as encouraging wildlife.
4. flowering cherry (*Prunus sp.*) There are several options for flowering cherry trees, including Japanese flowering, Akebono, Kwanzan, Mt. Fuji, and Taiwan. These have spring flowers and fall color and do very well in this area.
5. California buckeye (*Aesculus californica*) is a tree native to the immediate area with showy, fragrant white flowers and an appealing winter architecture in maturity. The spread of this tree may limit the available planting locations on this site.

A copy of the Modified Landscape and Tree Mitigation Plan is attached as Attachment D.

STAFF RECOMMENDATION

Adopt Resolution 21-05 approving the Modified Landscape and Tree Mitigation Plan for 1289 Pinole Valley Road with Exhibit A Conditions of Approval

ATTACHMENTS

Attachment A Draft Resolution 21-05 with attached Exhibit A - Conditions of Approval

Attachment B Original Landscape Plan dated March 18, 2019

Attachment C Arborist Report dated March 14, 2021

Attachment D Proposed Landscape Plan dated March 14, 2021

3716798.1

PLANNING COMMISSION RESOLUTION 21-05
WITH EXHIBIT A: MODIFIED LANDSCAPING AND TREE MITIGATION PLAN

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, APPROVING A MODIFIED LANDSCAPING AND TREE MITIGATION PLAN FOR 1289 PINOLE VALLEY ROAD

WHEREAS, on April 22, 2019, the Planning Commission adopted Resolution 19-06 which approved the design review for an approximately 6,930 square feet one-story medical office building located on the southeast corner at the intersection of Pinole Valley Road and Henry Avenue (the "Project"), subject to conditions of approval; and

WHEREAS, Condition 29 required the landscaping plan for the Project to be reviewed and approved by the Development Services Department and the Planning Commission subcommittee; and

WHEREAS, the Planning Commission Sub-Committee met on May 20, 2019 to, among other things, review and approve the proposed landscaping plan, with final approval subsequently granted by the Development Services Department; and

WHEREAS, a building permit for the Project was issued in June 2020, and the applicant subsequently requested a tree removal permit for the removal of four (4) Live Oak trees located along Pinole Valley Road; and

WHEREAS, staff determined that the oak trees would likely need to be removed in the coming years due to the extensive root system's growing interference with the sidewalk and related public infrastructure, and the tree removal permit was approved in September of 2020; and

WHEREAS, the applicant is required to mitigate the removal of the 4 trees by planting 12 new trees on the Project site; and

WHEREAS, the applicant has submitted a modified landscaping and tree mitigation plan to the Planning Commission for review and consideration; and

WHEREAS, additional environmental review is not required for approval of the landscaping plan.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pinole does hereby approved the modified landscaping and tree mitigation plan for 1289 Pinole Valley Road attached hereto as Attachment A.

The above action is final unless an appeal is filed pursuant to Chapter 17.10 of the Pinole Municipal Code within ten (10) calendar days following Planning Commission action.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 22nd day of March 2021, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
David Kurrent, Chair, 2020-2021

ATTEST:

_____
David Hanham, Planning Manager

3716835.1

EAST BAY OPHTHALMOLOGY CENTER

EASTERN VIEW (MAIN ENTRY)

SOUTH-EAST CORNER VIEW

NORTH-WEST CORNER VIEW

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF:

- MINOR IMPROVEMENTS TO THE (E) PARKING LOT AND ADDITION OF 8 NEW PARKING STALLS.
- ADDITION OF APPROX. 4,543 SQ FT LANDSCAPED AREA
- CONSTRUCTION OF AN OUTDOOR TRASH ENCLOSURE
- ADDITION OF APPROX. 2,329 SQ FT PAVED AREA (INCLUDING NEW PARKING STALLS AREA)
- CONSTRUCTION OF A ONE STORY OPHTHALMOLOGY MEDICAL CENTER. TOTAL BUILDING FOOTPRINT IS 6,930 SQUARE FEET. BUILDING IS DIVIDED INTO TWO SEPARATE OFFICES, SOUTHERN OFFICE IS TO BE USED BY OWNER FOR OPHTHALMOLOGY OUTPATIENT CLINIC, AND THE NORTHERN OFFICE IS PLANNED TO BE RENTED TO PEDIATRIC OPHTHALMOLOGY PRACTICE.
- OPHTHALMOLOGY OFFICE CONSISTS OF 10 EXAM ROOMS, AN OPTICAL DISPENSARY, A DOCTOR'S OFFICE, BREAK AREA AND OTHER RELATED SPACES.
- RENTAL OFFICE CONSISTS OF 8 EXAM ROOMS, ONE DOCTOR'S OFFICE, BREAK AREA AND OTHER RELATED SPACES

BUILDING DATA

BUILDING USE	CLINIC, OUTPATIENT (OPHTHALMOLOGY)
BUILDING OCCUPANCY	B
TYPE OF CONSTRUCTION	V-A
# OF STORIES	1 STORY
FULLY SPRINKLERED ?	YES
BUILDING AREA GROUND FLOOR (GROSS)	6,930 SQ FT
BUILDING FOOTPRINT (INCLUDING TRASH ENCLOSURE)	7,080 SQ FT (27%)
LANDSCAPE AREA	4,543 SQ FT (17%)
(E) PAVED AREA (PARKING LOT)	8,956 SQ FT (34%)
(N) PAVED AREA	2,329 SQ FT (9%)
PROPOSED MAX. HEIGHT	20' - 0"

SITE DATA

APN NUMBER	401-211-033
SITE AREA:	26,048 SQ FT

LAND USE: SERVICE SUB-AREA
OPMU - OFFICE PROFESSIONAL MIXED USE (20.1 - 30 D DU/ACRE, MIN 51% OFFICE USE)

MAX HEIGHT 50' OR 4 STORIES

MINIMUM FRONTAGE REQUIREMENT 30% (STOREFRONT)

BUILD TO FROMNT LINE, MIN 0', MAX 5'
MINIMUM SIDE YARD: 0'
MIN REAR YARD 0'

PROJECT DIRECTORY

OWNER
DR. SCOTT LEE M.D.
1700 San Pablo Ave suite a, Pinole, CA 94564
(510) 724-1768
scottlee@gmail.com

ARCHITECT
Burton Mousavi Architecture Inc.
d.b.a. "Studio BANAA"
165 11th Street
San Francisco, CA 94103

Nastaran Mousavi (C36573)
Principal Architect
415-314-7386
nastaran@studiobanaa.com

CIVIL ENGINEER
Vincent H. Cunha, P.E. P.L.S.
President
Cunha Engineering, Inc.
701 Belmont Way, Suite A
Pinole, CA 94564
(510) 741-8250 office
(510) 772-8535 cellular
(510) 741-8472 fax
vince@cunheengineering.com
cbarton@cunheengineering.com

MEP ENGINEER
GMEP ENGINEERS

David Devenport, Director of Commercial Production
26439 Rancho Pkwy S., STE #120
Lake Forest, CA 92630
949-297-6005

STRUCTURAL ENGINEER
BASE Design
582 Market St., Suite 1402
San Francisco, CA 94104

Gokhan Akalan, S.E.
Mobile: 415-595-6274
Office: 415-466-2997
Gokhan@BASEdesignInc.com

LIST OF DRAWINGS

ARCHITECTURAL

A0.0	PROJECT INFORMATION
A0.1	PHOTO SIMULATIONS
A1.0	SITE PLAN - EXISTING
A1.1	SITE PLAN - PROPOSED
A1.2	LANDSCAPE PLAN
A2.0	GROUND FLOOR PLAN
A4.0	ROOF PLAN
A5.0	EXTERIOR ELEVATIONS
A6.0	BUILDING SECTIONS

CIVIL

C1-1	TITLE SHEET
C2-1	EXISTING TOPOGRAPHY
C2-2	DEMOLITION PLAN
C2-3	KEY PLAN
C3-1	DETAIL GRADING (NORTH)
C3-2	DETAIL GRADING (SOUTH)
C4-1	STORM WATER CONTROL PLAN
C5-1	EROSION CONTROL PLAN

CODES AND REGULATIONS

USE THE FOLLOWING CODES AND REGULATIONS WITH LATEST AMENDMENTS AND SUPPLEMENTS

1. CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, 2016
   - A. 2016 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24 C.C.R.
   - B. 2016 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24, C.C.R.
   - C. ASME A17.1-2013/CSA B44-13 SAFETY CODE FOR ELEVATORS AND ESCALATORS
   - D. 2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
   - E. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
2. STRUCTURAL AND SEISMIC REQUIREMENTS: PART 2, TITLE 24 C.C.R.
3. ACCESSIBILITY GUIDELINES: CCR TITLE 24, PARTS 2, 3 AND 5 (DSA INTERPRETIVE MANUAL)
4. FIRE SAFETY (STATE FIRE MARSHAL)
   - A. 2016 CALIFORNIA FIRE CODE (CFC), PART 9 TITLE 24 C.C.R.
   - B. NFPA 72, NATIONAL FIRE ALARM, 2016 EDITION.
   - C. CCR TITLE 19, CSFM REQUIREMENTS
   - D. NFPA-13 INSTALLATION OF SPRINKLERS (2016 EDITION)
   - E. NFPA-14 STANDPIPE SYSTEMS (2016 EDITION)
   - F. NFPA-17 DRY CHEMICAL EXTINGUISHING SYSTEMS (2016 EDITION)
   - G. NFPA-17A WET CHEMICAL SYSTEMS (2016 EDITION)
   - H. NFPA 20 STATIONARY PUMPS (2016 EDITION)
   - I. NFPA-24 PRIVATE FIRE MAINS (2016 EDITION)
   - J. NFPA 72 NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED) (2016 EDITION)
     (NOTE SEE UL STANDARD 1971 FOR "VISUAL DEVICES")
   - K. NFPA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS (2015 EDITION)
   - L. NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (2015 EDITION) REFERENCE CODE SECTION FOR NFPA STANDARDS - 2016 CBC (SFM) CHAPTER 35
5. ELECTRICAL REQUIREMENTS: 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
6. MECHANICAL REQUIREMENTS: 2016 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
7. PLUMBING REQUIREMENTS: 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
8. 2016 CALIFORNIA ENERGY CODE PART 6, TITLE 24 C.C.R.
9. 2016 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
10. CONSTRUCTION SAFETY (CAL-OSHA), CCR TITLE 8
11. RULES AND REGULATIONS OF THE LOCAL TELEPHONE COMPANY
12. RULES AND REGULATIONS OF THE LOCAL UTILITY COMPANIES

VICINITY MAP

PL19-0021
DR19-05

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[T] 510.612.7758
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ARCHITECT	ENGINEER
LICENSED ARCHITECT NASTARAN MOUSAVI REN. 4-30-19 C-36573 STATE OF CALIFORNIA	

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REVISION HISTORY

NO.	REMARKS	DATE

KEY

DESIGN REVIEW

EAST BAY OPHTHALMOLOGY

MEDICAL OFFICE

1289 PINOLE VALLEY RD
PINOLE, CA 94564

PROJECT INFORMATION

Date: 03/18/2019
Scale:
Project Number: 19001
Drawing Number: A0.0

VIEW FROM NORTH-WEST - LOOKING SOUTH EAST

VIEW FROM SOUTH-WEST - LOOKING NORTH EAST

VIEW FROM EAST - LOOKING WEST

VIEW FROM WEST - LOOKING EAST

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CA, 94103
[T] 415.314.7386
[T] 510.612.7758
www.studiobanaa.com

ARCHITECT	ENGINEER
LICENSED ARCHITECT YEDEHNASTARA REN. 4-30-19 C-36577 STATE OF CALIFORNIA	

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EAST BAY OPHTHALMOLOGY

MEDICAL OFFICE

1289 PINOLE VALLEY RD
PINOLE, CA 94564

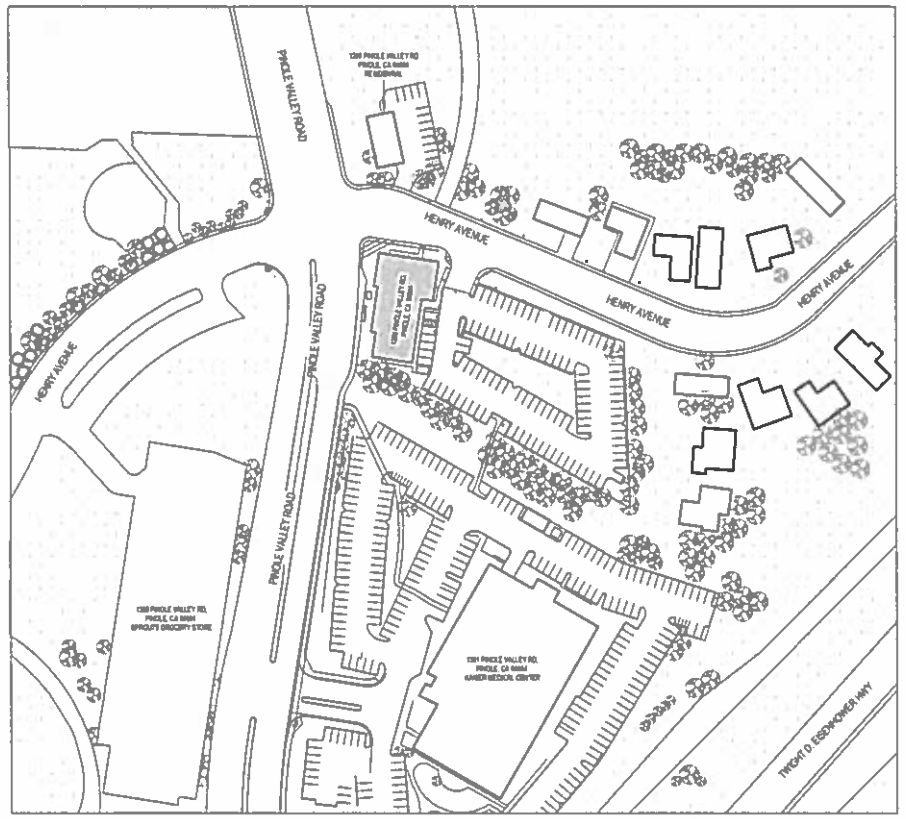
PHOTO SIMULATIONS

Date
03/18/2019

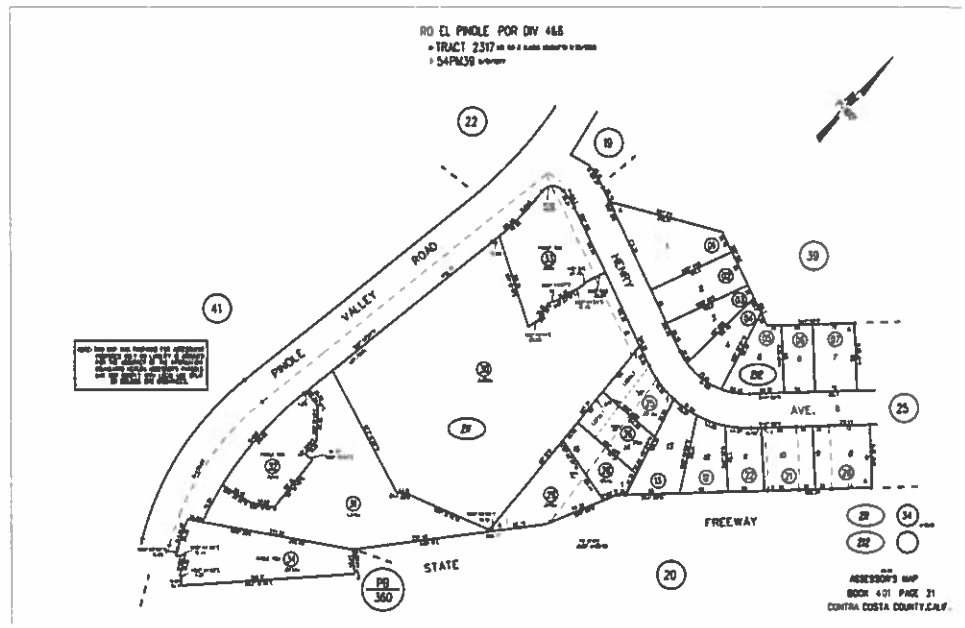
Scale

Project Number
19001

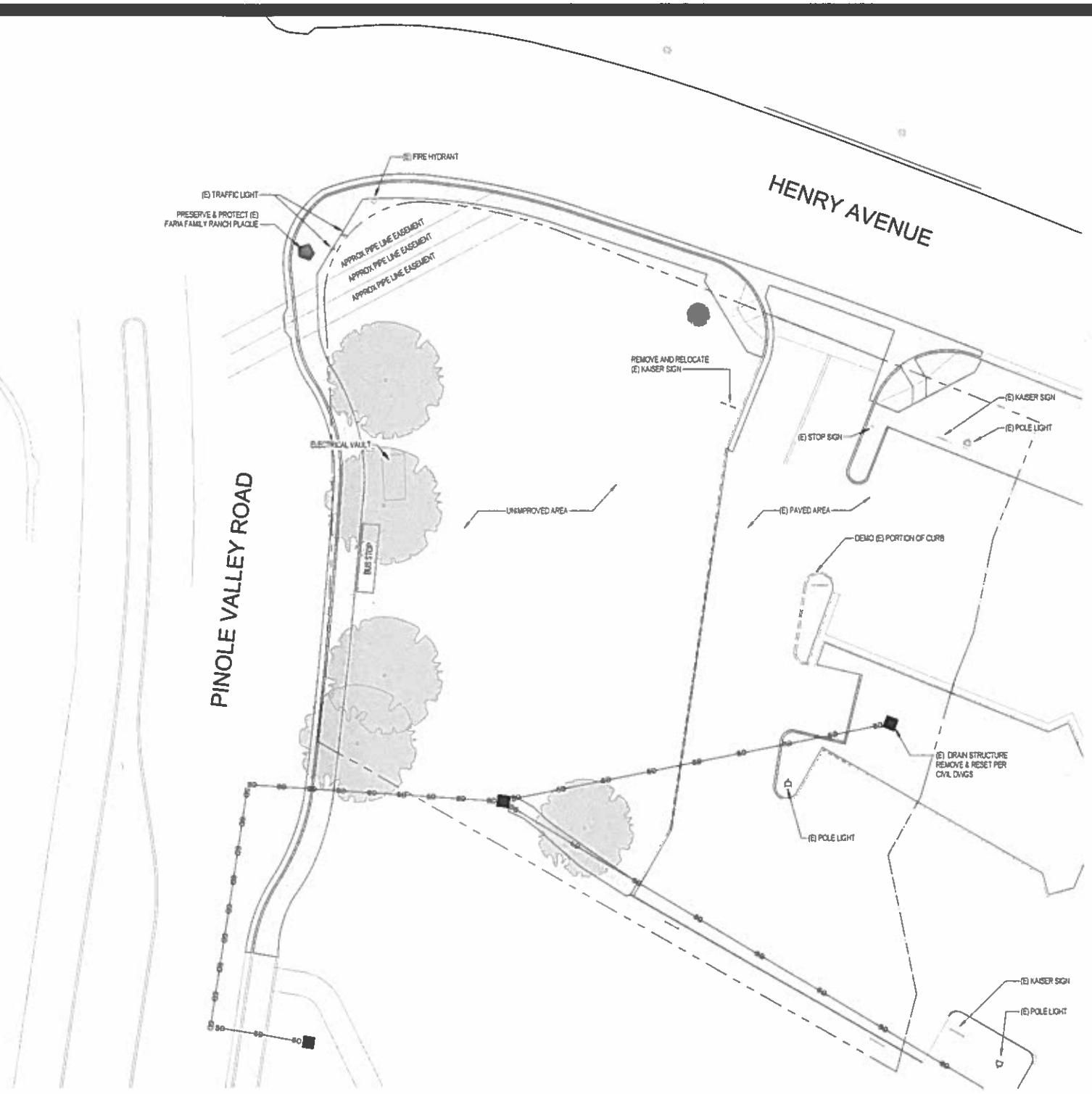
Drawing Number
A0.1



KEY PLAN 2
1" = 100'-0"



ASSESSOR PARCEL MAP_NTS



N

SITE PLAN - EXISTING 1
1/16" = 1'-0"

LEGEND:

- LANDSCAPED AREA
- NEW CONC PAVING
- EXISTING CONC PAVING
- EXISTING GRAVEL
- EXISTING ASPHALT
- PROPOSED AREA OF CONSTRUCTION
- PUBLIC ART AREA
- EXISTING STORM DRAIN
- PROPERTY LINE
- EXISTING TREE TO BE DEMOLISHED
- EXISTING TREE TO REMAIN
- NEW TREE
- OUTDOOR UPLIGHT GROUND LIGHT
- NEW PARKING SPACE 9'-0" X 18'-0"
- EXISTING PARKING SPACE 8'-6" X 18'-0"
- EXISTING CURB TO BE DEMOLISHED
- NEW CURB

PARKING CALCULATIONS:

REQUIRED NUMBER OF PARKING SPACES
1 STALL PER 250 SQ FT AREA

TOTAL AREA: 6,930 SQ FT
6,930 / 250 = 28 PARKING STALLS REQUIRED
22 EXISTING, 6 ADDED

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ARCHITECT	ENGINEER
LICENSED ARCHITECT SEYEDEHNASTARAN REN. 4-30-19 C-36573 STATE OF CALIFORNIA	

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REVISION HISTORY

NO.	REMARKS	DATE

KEY

DESIGN REVIEW

EAST BAY OPHTHALMOLOGY

MEDICAL OFFICE

1289 PINOLE VALLEY RD
PINOLE, CA 94564

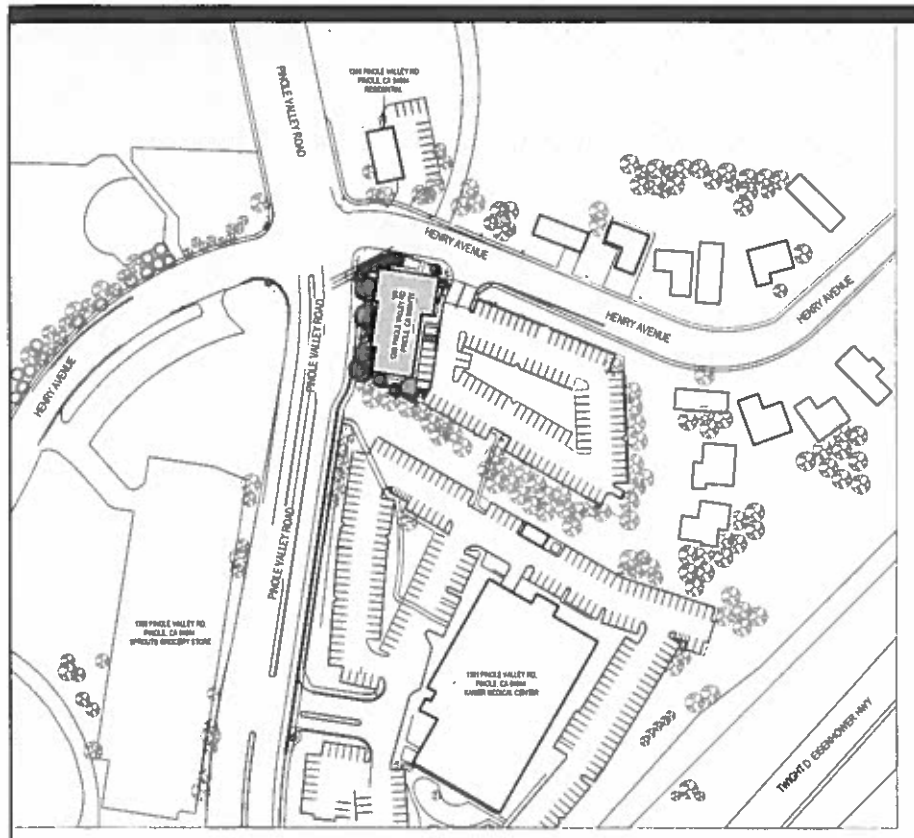
SITE PLAN - EXISTING

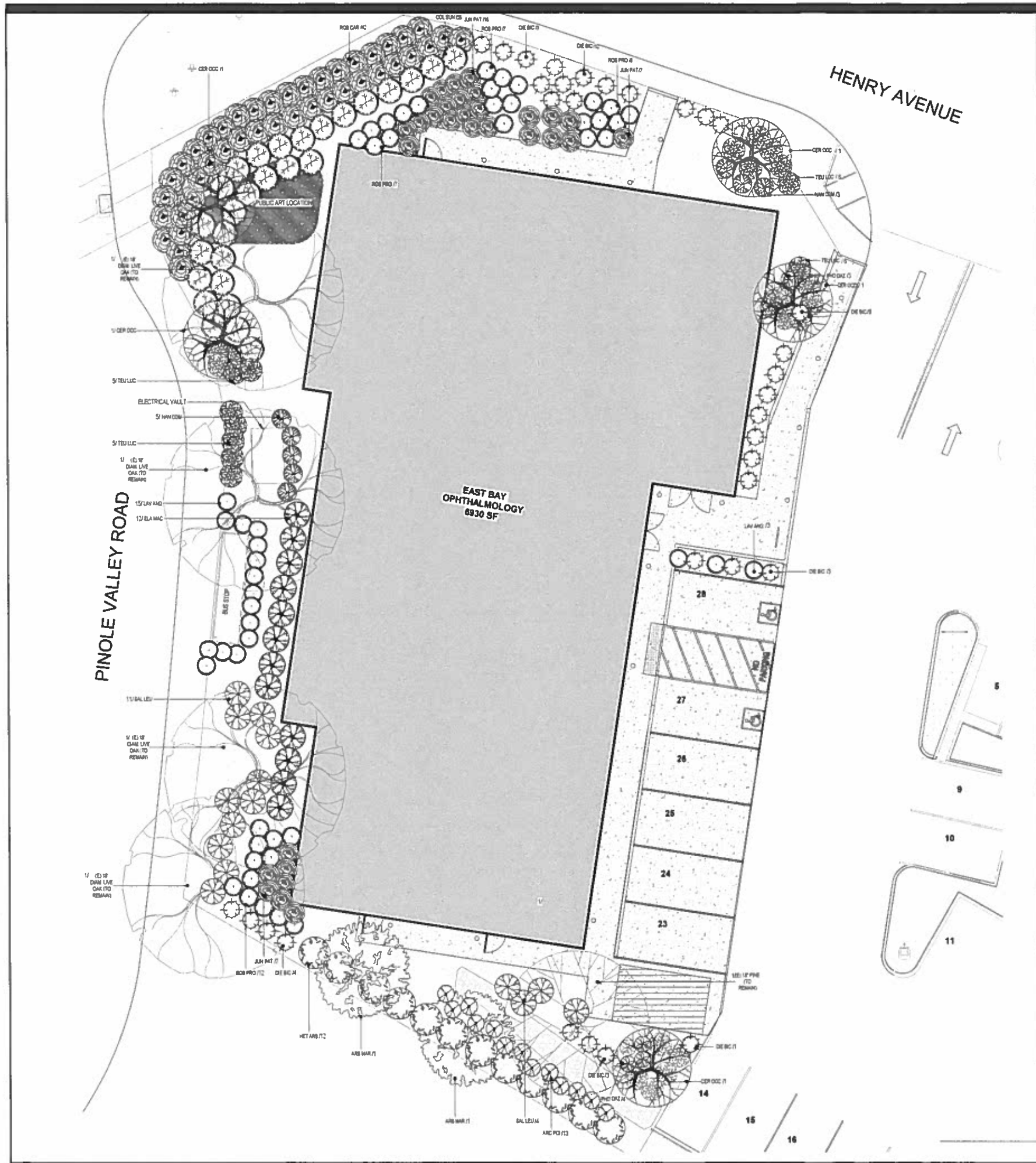
Date
03/18/2019

Scale
As indicated

Project Number
19001

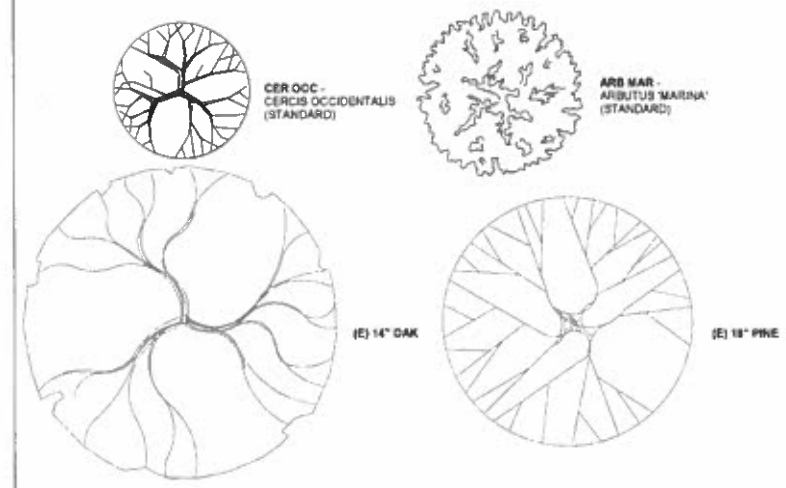
Drawing Number
A1.0


PINOLE VALLEY ROAD
HENRY AVENUE
HENRY AVENUE
HENRY AVENUE
HENRY AVENUE
PINOLE VALLEY ROAD
PINOLE VALLEY ROAD
TWO MILE DRIVE
TWO MILE DRIVE
TWO MILE DRIVE
1289 PINOLE VALLEY RD
PINOLE, CA 94564
SPROUTS FARMERS MARKET
1291 PINOLE VALLEY RD
PINOLE, CA 94564
KAISER MEDICAL CENTER
TWO MILE DRIVE
TWO MILE DRIVE
TWO MILE DRIVE



LEGEND

TREES



SHRUBS

- ARC POI - ARCTOSTAPHYLOS 'POINT REYES'
- COL SUN - COLEONEMA P. 'SUNSET GOLD'
- ELA MAC - ELAEAGNUS PUN. 'MACULATA'
- HET ARB - HETEROMELES ARBUTIFOLIA
- NAN COM - NANDINA DOM. 'COMPACTA'
- ROS CAR - ROSA 'MAGIC CARPET RED'
- TEU LUC - TEUCRIUM LUCIDRYS

PERENNIALS AND GRASSES

- DIE BIC - DIETES BICOLOR
- LAV ANG - LAVANDULA ANGUSTIFOLIA
- PHO DAZ - PHORMIUM 'DAZZLER'
- SAL LEU - SALVIA LEUCANTHA

STORMWATER PLANTERS

- JUN PAT - JUNCUS PATENS
- ROS PRO - ROSMARINUS 'PROSTRATUS'

LANDSCAPE AREA | NEW CONC. PAVING | EXISTING CONC. PAVING

PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WATER USE
TREES					
ARB MAR	ARBUTUS 'MARINA' (STANDART)	ARBUTUS STANDART	2	24" BOX	LOW
CER OCC	CERCIS OCCIDENTALIS (STANDART)	WESTER REDBUD	6	24" BOX	LOW
SHRUBS					
ARC POI	ARCTOSTAPHYLOS 'POINT REYES'	POINT REYES MANZANITA	13	1 GAL	LOW
COL SUN	COLEONEMA P. 'SUNSET GOLD'	PINK BREATH OF HEAVEN	29	5 GAL	MED
ELA MAC	ELAEAGNUS PUN. 'MACULATA'	GOLDEN ELAEAGNUS	12	5 GAL	LOW
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	12	5 GAL	LOW
NAN COM	NANDINA DOM. 'COMPACTA'	COMPACT NANDINA	7	5 GAL	LOW
ROS CAR	ROSA 'MAGIC CARPET RED'	RED CARPET ROSE	42	2 GAL	MED
TEU LUC	TEUCRIUM LUCIDRYS	DWARF GERMANDER	22	5 GAL	LOW
PERENNIALS AND GRASSES					
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	33	5 GAL	LOW
LAV ANG	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	15	1 GAL	LOW
PHO DAZ	PHORMIUM 'DAZZLER'	DWARF FLAX	7	1 GAL	LOW
SAL LEU	SALVIA LEUCANTHA	MEXICAN SAGE	15	5 GAL	LOW
STORMWATER PLANTERS					
ALY HUE	ALYOGYNE HUEGEL II	BLUE HIBISCUS		5 GAL	LOW
JUN PAT	JUNCUS PATENS	GRAY RUSH	30	1 GAL	LOW
ROS PRO	ROSMATINUS 'PROSTRATUS'	PROSTRATE ROSEMARY	27	1 GAL	LOW
GROUND COVER					
C	COPROSMA 'KIRKII'	CREEPING COPROSMA		1 GAL @ 36" O.C.	LOW
L	LANTANA MONTEVIDENSIS	TRAILING LANTANA		1 GAL @ 36" O.C.	LOW

LANDSCAPE PLAN AND SCHEDULE (1)
1/8" = 1'-0"

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ARCHITECT	ENGINEER
LICENSED ARCHITECT, EYDEHNASTARA, REN 4-30-19, C-36571, STATE OF CALIFORNIA	

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REVISION HISTORY

NO.	REMARKS	DATE

KEY

DESIGN REVIEW

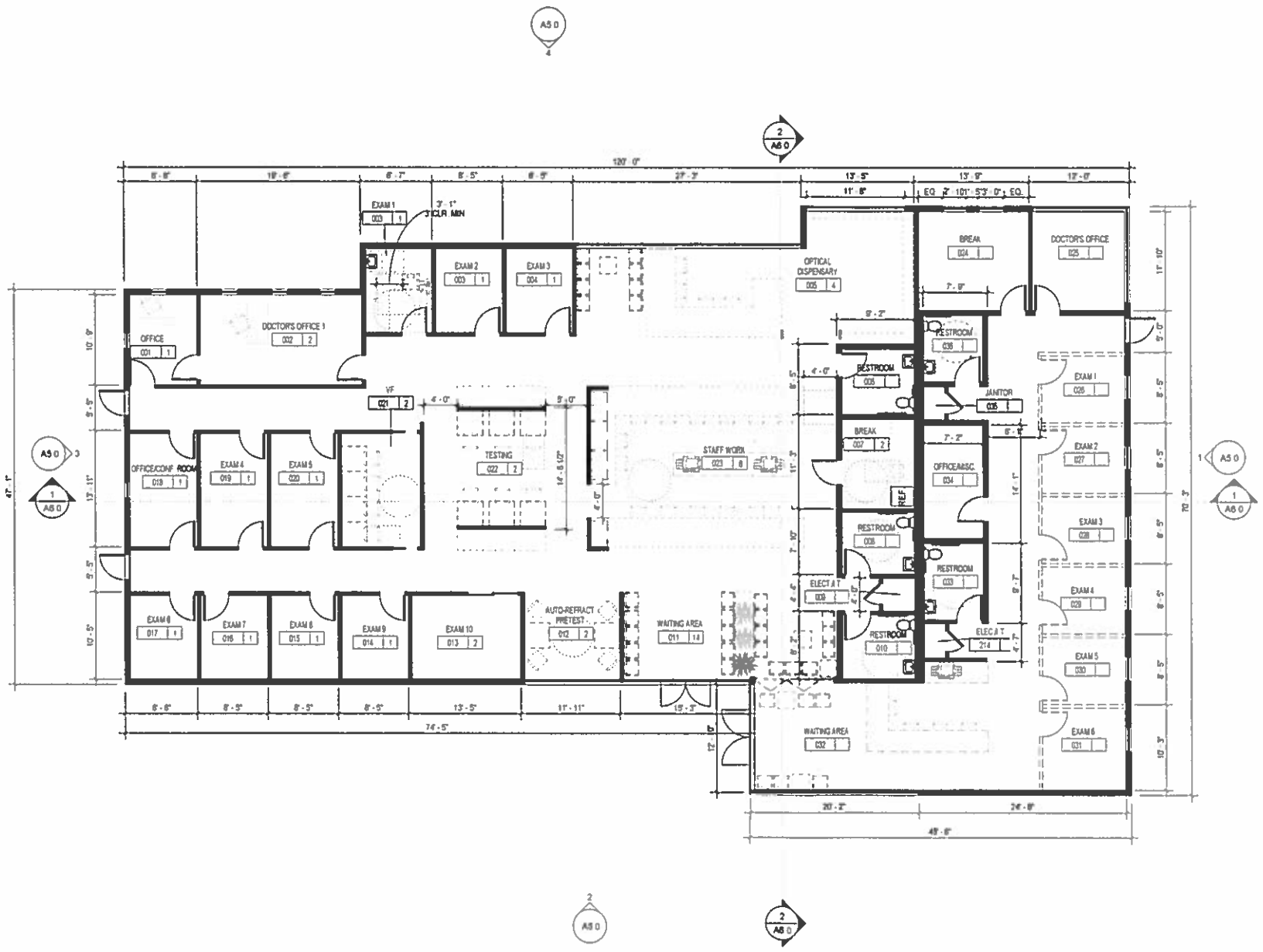
EAST BAY OPHTHALMOLOGY

MEDICAL OFFICE

1289 PINOLE VALLEY RD
PINOLE, CA 94564

LANDSCAPE PLAN

Date 03/18/2019
Scale 1/8" = 1'-0"
Project Number 19001
Drawing Number A1.2



GROUND FLOOR PLAN 1

1/8" = 1'-0"

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REVISION HISTORY

NO.	REMARKS	DATE

KEY

DESIGN REVIEW

EAST BAY OPHTHALMOLOGY

MEDICAL OFFICE

1289 PINOLE VALLEY RD
PINOLE, CA 94564

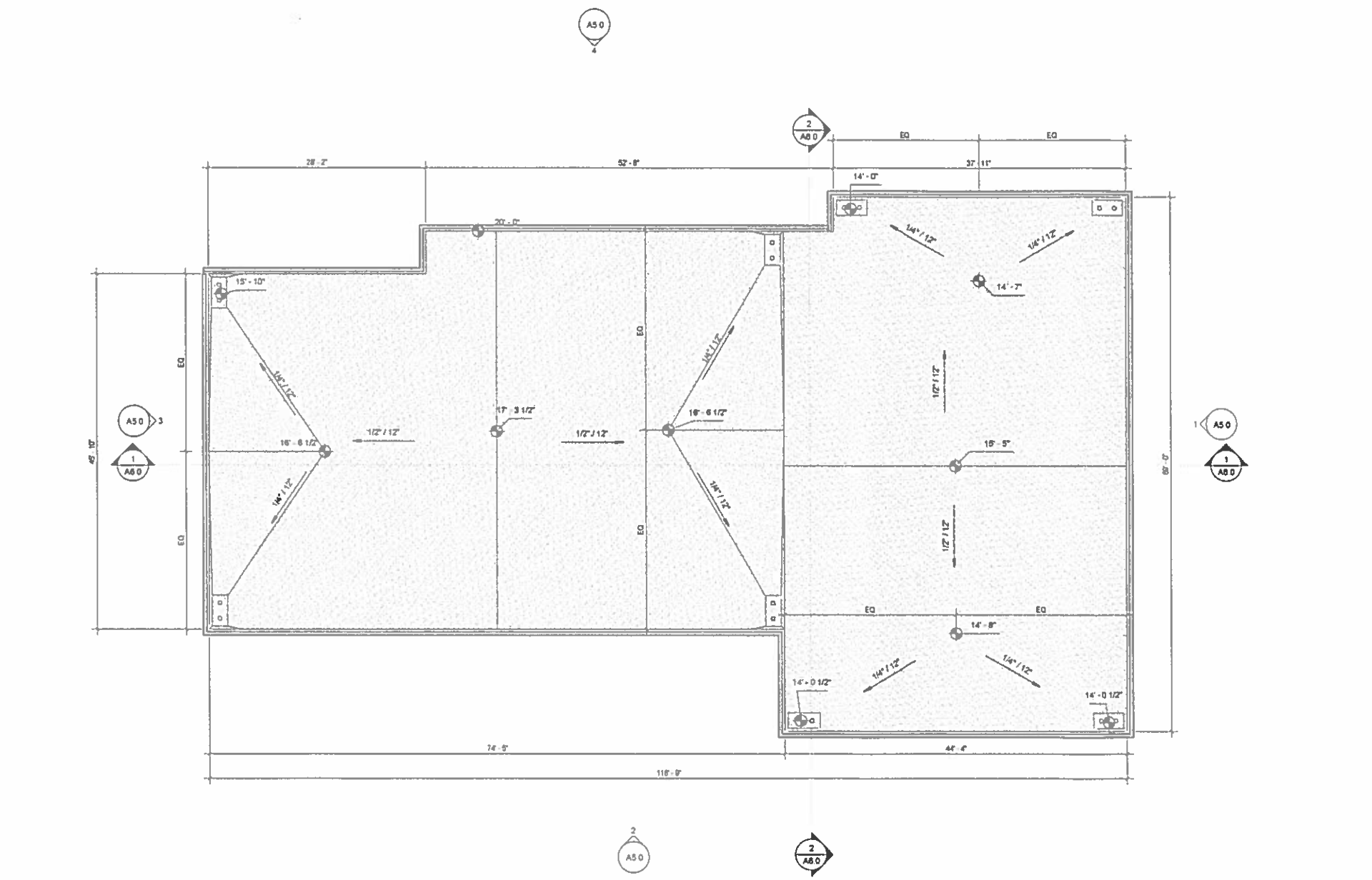
GROUND FLOOR PLAN

Date
03/18/2019

Scale
1/8" = 1'-0"

Project Number
19001

Drawing Number
A2.0



ROOF PLAN 1

1/8" = 1'-0"

GENERAL NOTES

LEGEND

- ROOF DRAIN AND OVERFLOW DRAIN. SEE PLUMBING DRAWINGS
- ROOF CRICKET (ROOF PORTION W/TAPERED ROOF INSULATION SLOPED TOWARDS DRAINS)
- MEMBRANE ROOFING
- X' X" SPOT ELEVATION
- SKYLIGHT

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LICENSED ARCHITECT YEDEHIA STAPAR REN 4-30-19 C-36571 STATE OF CALIFORNIA	

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NO.	REMARKS	DATE

KEY

DESIGN REVIEW

EAST BAY OPHTHALMOLOGY

MEDICAL OFFICE

1289 PINOLE VALLEY RD
PINOLE, CA 94564

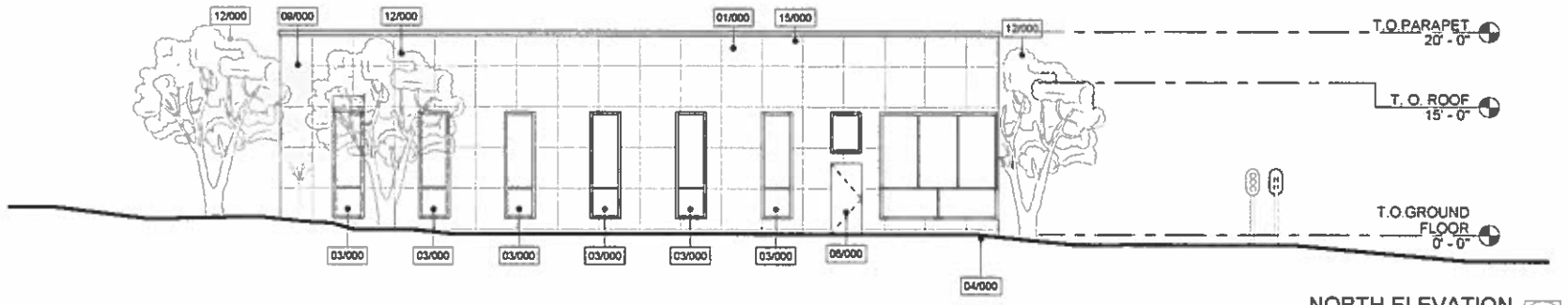
ROOF PLAN

Date
03/18/2019

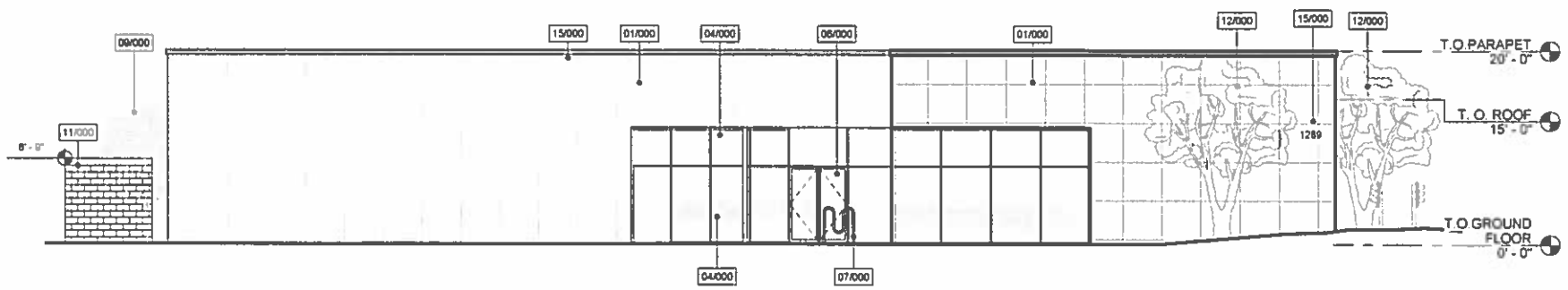
Scale
As indicated

Project Number
19001

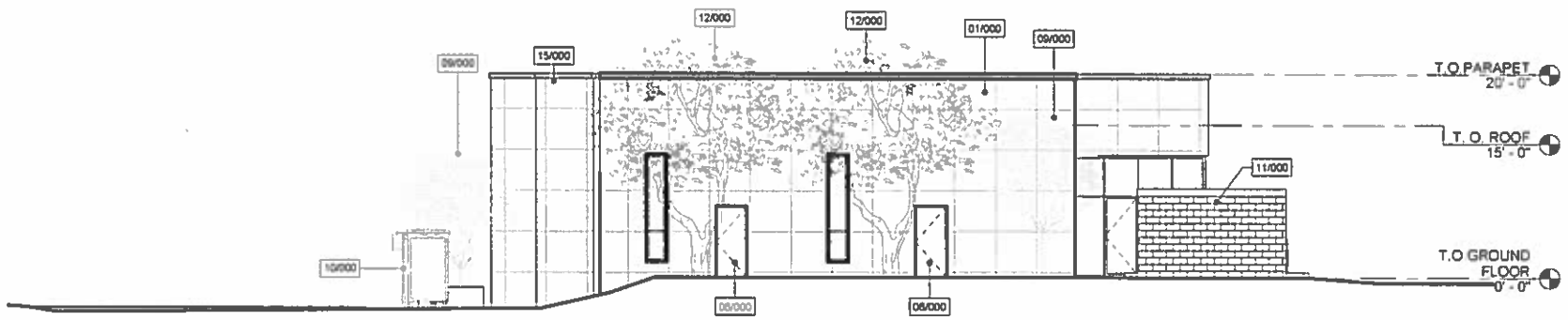
Drawing Number
A4.0



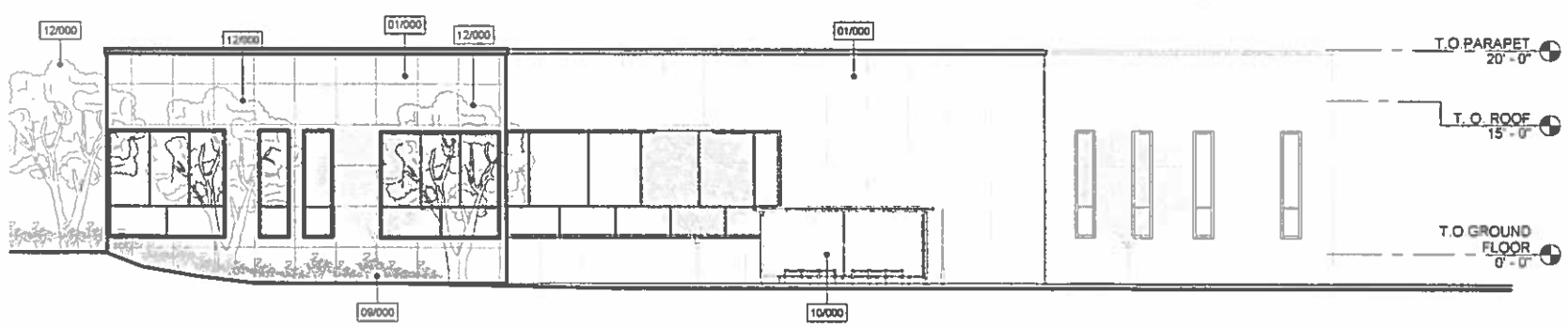
NORTH ELEVATION 1
1/8" = 1'-0"



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



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



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

GENERAL NOTES

-KEYNOTE LEGEND-

Key Value	Keynote Text
01/000	CEMENT BOARD
03/000	GLASS WINDOW, SEE GLAZING SCHEDULE AND TYPES
04/000	GLASS STOREFRONT, SEE GLAZING SCHEDULE AND TYPES
06/000	EXTERIOR DOOR, SEE DOOR SCHEDULE AND TYPES
07/000	BIKE RACK
09/000	EXISTING TREE TO REMAIN
10/000	EXISTING BUS STOP
11/000	CMU WALL, PAINTED WHITE
12/000	NEW TREE, SEE LANDSCAPE PLAN AND SCHEDULE
15/000	18" SILVER METAL COPING

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KEY

DESIGN REVIEW

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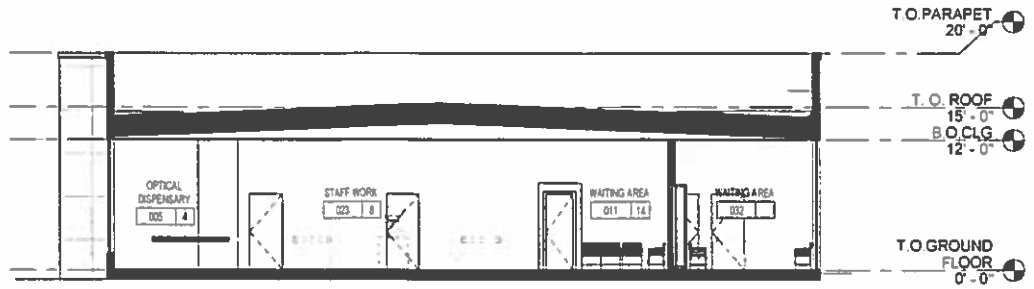
EXTERIOR ELEVATIONS

Date
03/18/2019

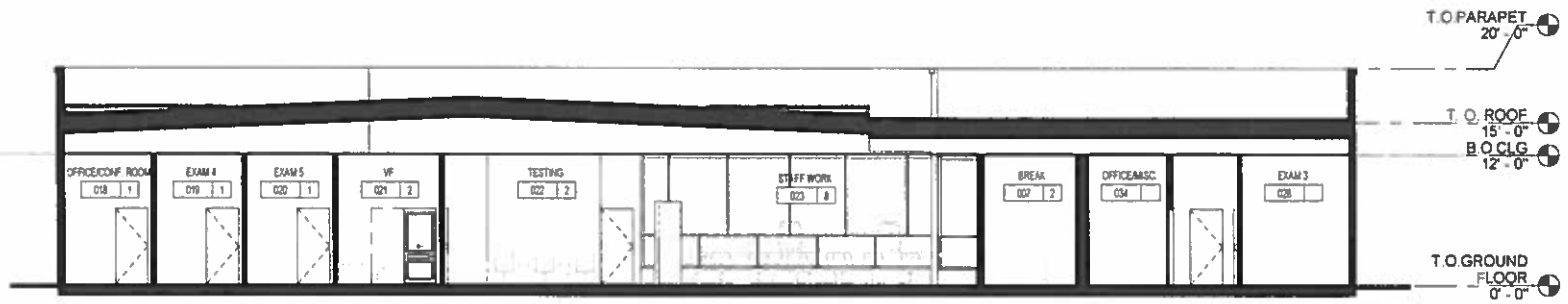
Scale
As indicated

Project Number
19001

Drawing Number
A5.0



SECTION B-B 2
1/8" = 1'-0"



SECTION A-A 1
1/8" = 1'-0"

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REVISION HISTORY

NO.	REMARKS	DA

KEY

DESIGN REVIEW

EAST BAY OPHTHALMOLOG

MEDICAL OFFICE

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PINOLE, CA 94564

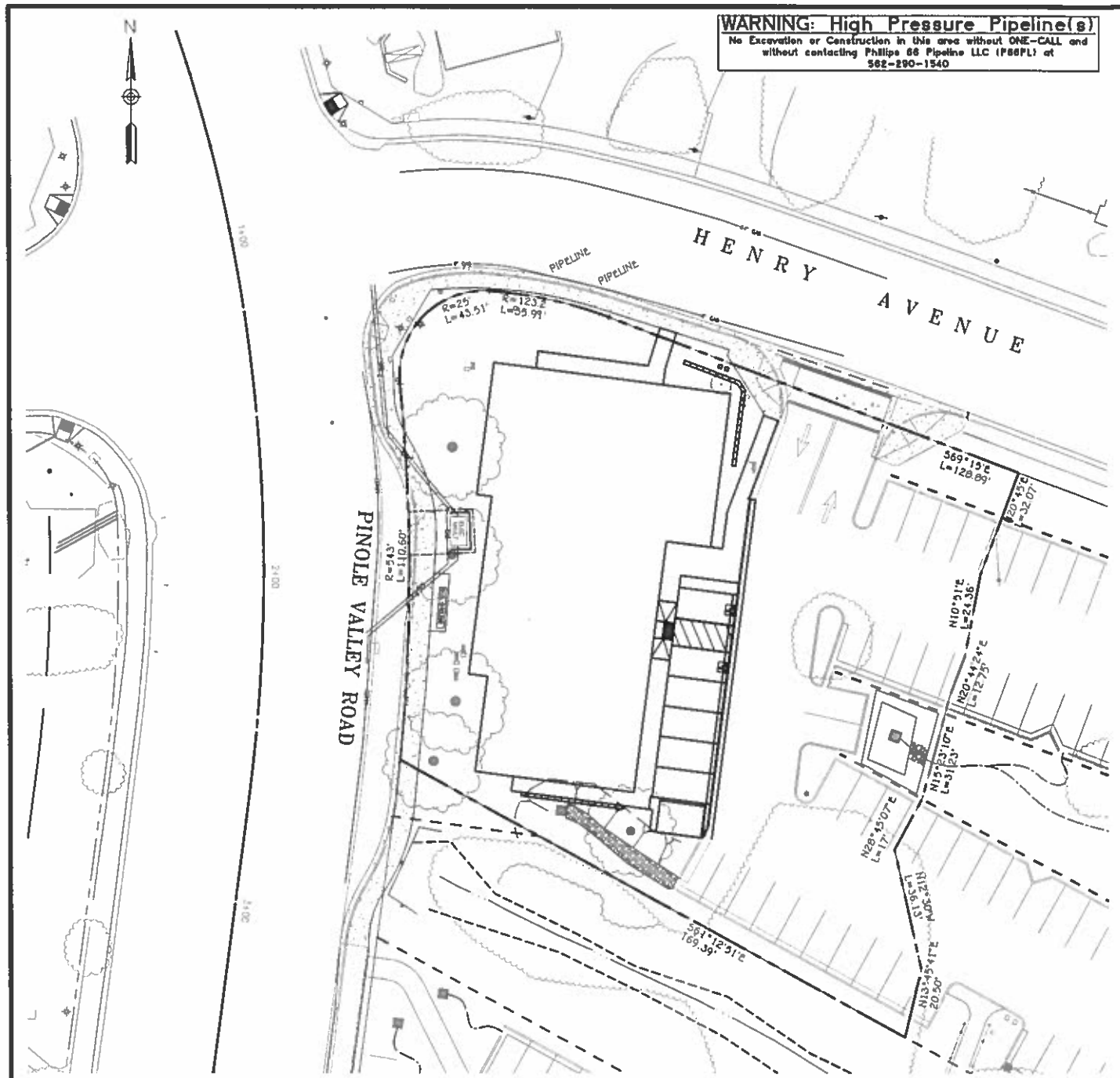
BUILDING SECTIONS

Date
03/18/2019

Scale
1/8" = 1'-0"

Project Number
19001

Drawing N
A6



IMPROVEMENT PLANS
GATEWAY MEDICAL CENTER
PINOLE, CALIFORNIA

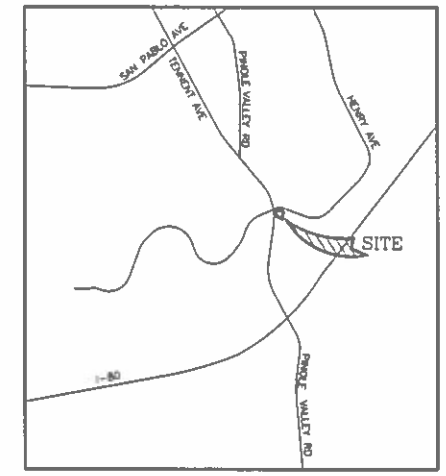
811 Know what's below. Call before you dig.

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PLANS PREPARED FOR THIS PROJECT. THE IMPROVEMENTS ARE SUBJECT TO THE INSPECTION & APPROVAL OF THE CITY OF PINOLE ENGINEERING DIVISION. CONTACT THE CITY OF PINOLE (510)724-9010, AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY WORK TO ARRANGE FOR INSPECTION.
2. ALL REVISIONS TO THIS PLAN MUST BE REVIEWED BY THE CITY ENGINEERING DIVISION PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED BY THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE WORK AS COMPLETE.
3. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 811 OR (800) 642-2444, TWO WORKING DAYS PRIOR TO ANY EXCAVATION. THE USA AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
4. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT CUNHA ENGINEERING, INC AT (510) 741-8290 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY
5. THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THEIR DESIGN CONTAINED HEREIN.
6. THE CIVIL ENGINEERING DESIGN SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING AND/OR SURVEYING PRACTICES APPLICABLE ON THE DATE OF SIGNATURE BY THE ENGINEER. IF CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON DOES NOT COMMENCE WITHIN EIGHT MONTHS FROM THE DATE OF SIGNATURE BY THE ENGINEER, THE PLANS MUST BE REVIEWED FOR CURRENT COMPLIANCE WITH GENERALLY ACCEPTED ENGINEERING AND/OR SURVEYING PRACTICES AND RE-ISSUED BY THE ENGINEER PRIOR TO ANY WORK BEING PERFORMED.
7. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE THE ENGINEER AND THE CITY OF PINOLE HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
8. CONTRACTOR SHALL COMPLY WITH THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY CONSTRUCTION ORDERS.
9. CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS:
   CITY OF PINOLE PUBLIC WORKS (510-724-9010)
   AMBULANCE / POLICE (911)
   CONTRACTOR'S 24 HOUR CONTACT NUMBER
10. WHEN CUNHA ENGINEERING, INC. IS TO PROVIDE THE CONSTRUCTION STAKES, THE NUMBER AND LOCATION OF STAKES REQUIRED SHALL BE DETERMINED BEFORE THE CONSTRUCTION BEGINS AND SHALL BE AGREED UPON BY CUNHA ENGINEERING, INC., THE CITY AND THE CONTRACTOR. ALL STAKING REQUESTS SHOULD BE DIRECTED TO THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO ACTUAL NEED. ANY ADDITIONAL STAKING OR RESTAKING WILL ONLY BE DONE AS DIRECTED AND AUTHORIZED BY THE CITY OR THEIR AUTHORIZED AGENT.
11. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY WORK PERFORMED BY THE CONTRACTOR AND/OR CITY BASED ON DRAWINGS WHICH HAVE NOT BEEN SIGNED AND SEALED BY THE ENGINEER, APPROVED BY THE CITY OF PINOLE ENGINEERING DEPARTMENT, AND SPECIFICALLY NOTED AS "APPROVED FOR CONSTRUCTION" BY THE ENGINEER. ALL INFORMATION SHOWN ON PRELIMINARY DRAWINGS IS SUBJECT TO CORRECTION AND/OR CHANGE AND THE CONTRACTOR AND/OR CITY SHALL PERFORM ANY AND ALL IMPROVEMENTS AT THEIR OWN RISK.
12. NOISE GENERATING CONSTRUCTION ACTIVITIES, INCLUDING SUCH THINGS AS POWER GENERATORS, SHALL BE LIMITED TO THE HOURS OF 8:30 AM AND 4:30 PM, MONDAY THROUGH FRIDAY, AND SHALL BE PROHIBITED ON CITY, STATE, AND FEDERAL HOLIDAYS. THE RESTRICTIONS ON ALLOWED WORKING DAYS MAY BE MODIFIED UPON PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM CUNHA ENGINEERING, INC AND THE CITY OF PINOLE
14. THE CONTRACTOR SHALL PROVIDE THE NECESSARY SAFETY OR TESTING EQUIPMENT AND PERSONNEL.
15. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG MEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH CALTRANS AND CAL-OSHA SPECIFICATIONS.
16. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ANY EXISTING UNDERGROUND UTILITY AND IMPROVEMENT WITH APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION IN THAT VICINITY. NEITHER THE CITY NOR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED ON THE PLANS WILL BE OBSTRUCTIONS ENCOUNTERED. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (800) 642-2444, 48 HOURS PRIOR TO ANY EXCAVATION.
17. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2006 EDITION. MATCH DIMENSIONS OF EXISTING IMPROVEMENTS. ALL WORK SHALL BE SUBJECT TO APPROVAL OF AND INSPECTION BY THE CITY ENGINEER.
18. FEMA FLOOD ZONE X, PANEL 06095C062F DATED 8/3/15.
19. PRIOR TO APPROVAL OF GRADING AND IMPROVEMENT PLANS, THE PROJECT APPLICANT SHALL COORDINATE WITH KINDER MORGAN ENERGY PARTNERS, L.P., SFPP L.P., TOSCO REFINING, AND THE CITY ENGINEER TO DETERMINE THE ACCURATE DEPTHS AND ALIGNMENTS OF THE PIPELINES BY FIELD CHECKING AND POTHOLING THE PIPELINE ARRANGEMENTS TO POTHOLE THE PIPELINES SHALL BE MADE AT LEAST 48 HOURS IN ADVANCE. THE PROJECT APPLICANT SHALL BE RESPONSIBLE FOR PROVIDING A BACKHOE AND OPERATOR, AS WELL AS A SURVEYOR IF NEEDED. ALL CONSTRUCTION PLANS FOR ACTIVITIES WITHIN PIPELINE EASEMENTS SHALL BE SUBMITTED TO KINDER MORGAN ENERGY PARTNERS, L.P., SFPP L.P., AND TOSCO REFINING TO ALLOW FOR REVIEW PRIOR TO COMMENCING WORK WITHIN THE EASEMENT.

    AFTER DETERMINING THE ACCURATE DEPTHS AND ALIGNMENTS OF THE PIPELINES, THE PROJECT APPLICANT SHALL FURTHER COORDINATE WITH KINDER MORGAN ENERGY PARTNERS, L.P., SFPP L.P., TOSCO REFINING, AND THE CITY ENGINEER REGARDING ALL WORK THAT COULD AFFECT THE PIPELINES IN ORDER TO ENSURE COMPLIANCE WITH THE AGREED-UPON DEVELOPMENT RESTRICTIONS AND REGULATIONS, WHICH COULD INCLUDE, BUT WOULD NOT NECESSARILY BE LIMITED TO, THE FOLLOWING:

    * PROHIBIT DEEP-ROOTED TREES AND STRUCTURES WITHIN PIPELINE EASEMENTS;
    * ALL EXCAVATIONS WITHIN 24-INCHES OF THE PIPELINES SHALL BE ACCOMPLISHED USING HAND TOOLS ONLY;
    * RESTRICT USE OF HEAVY VIBRATORY EQUIPMENT OVER PIPELINES; AND
    * NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 800-227-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK



VICINITY MAP
NO SCALE

SHEET INDEX

C1-1 TITLE SHEET
C2-1 EXISTING TOPOGRAPHY
C2-2 DEMOLITION PLAN
C2-3 KEY PLAN
C3-1 DETAIL GRADING (NORTH)
C3-2 DETAIL GRADING (SOUTH)
C4-1 STORMWATER CONTROL PLAN
C5.1 EROSION CONTROL PLAN
C6-1 DETAILS

LEGEND

- STACK BLOCK RETAINING WALL
- PERFORATED UNDERDRAIN
- SOLID-WALL STORM DRAIN
- RAINWATER LEADER
- INLET
- RAINWATER LEADER SPLASH PAD (3'X3' OF 4"-6" COBBLES)
- 37 EXISTING CONTOUR
- REFER TO SHEET C3-2 FOR GRADING KEY NOTES
- IRR (E) IRRIGATION BOX

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AB	AGGREGATE BASE
BOT	BOTTOM
CO	CLEANOUT
DI	DRAIN INLET
E	ELECTRIC
(E)	EXISTING
DDCV	DOUBLE DETECTOR CHECK VALVE
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
INV	INVERT
IRR	IRRIGATION
LF	LINEAR FOOT
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
O.C	ON CENTER
OG	ORIGINAL GRADE
P	PAVEMENT
PCC	PORTLAND CEMENT CONCRETE
PERF	PERFORATED
PERM	PERMEABLE
PIV	POST INDICATOR VALVE
PVC	POLYVINYL CHLORIDE
RET	RETAINING
RWL	RAIN WATER LEADER
S	SLOPE
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
TC	TOP OF CURB
TW	TOP OF WALL
W	WALK
WTR	WATER

CUNHA ENGINEERING INC.

PRELIMINARY
SUBJECT TO CHANGE

PREPARED UNDER THE DIRECTION OF:

VINCENT H. CUNHA DATE
R.C.E. 36321

DATE	DESCRIPTION	APPR. BY CITY	DATE	BY

DESIGNED BY: VHC
DRAWN BY: CAB
CHECKED BY: VHC
SCALE: 1"=20'

CUNHA ENGINEERING INC.
701 BELMONT WAY, STE. A
PINOLE, CALIFORNIA 94564
(510) 741-8290

APPROVED BY:
R.C.E. No. DATE

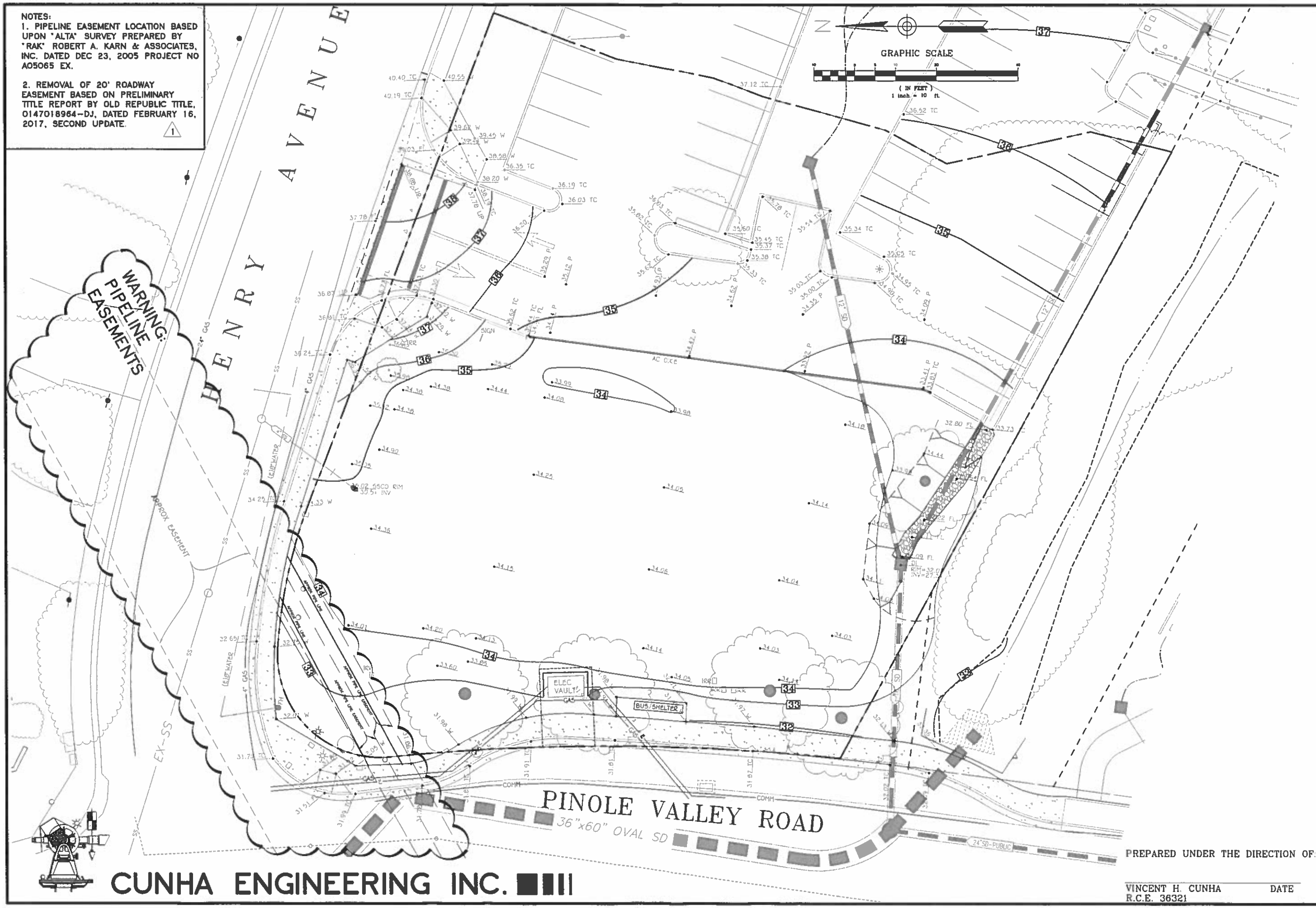
TITLE SHEET
GATEWAY MEDICAL CENTER
PINOLE VALLEY ROAD AT HENRY AVE
PINOLE CALIFORNIA

SHEET NUMBER
C1-1
OF 10 SHEETS

DRAWING NO.
219029

NOTES:
1. PIPELINE EASEMENT LOCATION BASED UPON "ALTA" SURVEY PREPARED BY "RAK" ROBERT A. KARN & ASSOCIATES, INC. DATED DEC 23, 2005 PROJECT NO A05065 EX.

2. REMOVAL OF 20' ROADWAY EASEMENT BASED ON PRELIMINARY TITLE REPORT BY OLD REPUBLIC TITLE, 0147018964-DJ, DATED FEBRUARY 16, 2017, SECOND UPDATE. △1



PREPARED UNDER THE DIRECTION OF:

VINCENT H. CUNHA DATE
R.C.E. 36321

No.	DATE	DESCRIPTION	APPR. BY CITY	DATE	BY
△1	3/22/17	REMOVE 20FT ROADWAY EASEMENT			

DESIGNED BY: VHC
DRAWN BY: CAB
CHECKED BY: VHC
SCALE: 1"=10'

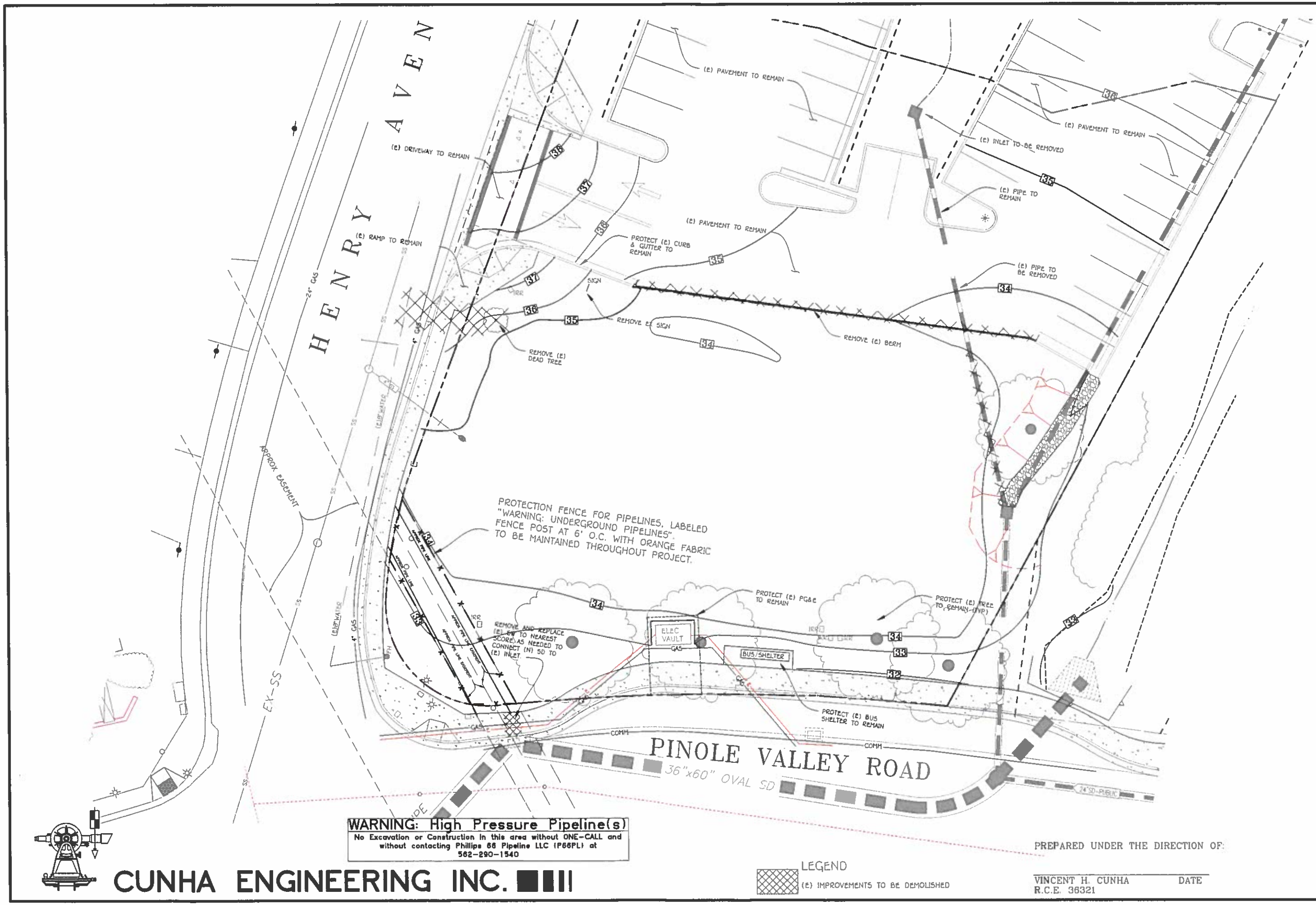
CUNHA ENGINEERING INC.
701 BELMONT WAY, STE. A
PINOLE, CALIFORNIA 94564
(510) 741-8290

APPROVED BY: R.C.E. No. DATE

EXISTING TOPOGRAPHY
GATEWAY MEDICAL CENTER
PINOLE VALLEY ROAD AT HENRY AVE
PINOLE CALIFORNIA

SHEET NUMBER
C2-1
OF 10 SHEETS

DRAWING NO.
219029



WARNING: High Pressure Pipeline(s)

No Excavation or Construction in this area without ONE-CALL and without contacting Phillips 66 Pipeline LLC (P66PL) at 562-290-1540

CUNHA ENGINEERING INC.

LEGEND

(E) IMPROVEMENTS TO BE DEMOLISHED

PREPARED UNDER THE DIRECTION OF:

VINCENT H. CUNHA DATE
R.C.E. 36321

DATE	DESCRIPTION	APPR. BY CITY	DATE	BY

DESIGNED BY: VHC
DRAWN BY: CAB
CHECKED BY: VHC
SCALE: 1"=10'

CUNHA ENGINEERING INC.
701 BELMONT WAY, STE. A
PINOLE, CALIFORNIA 94564
(510) 741-8290

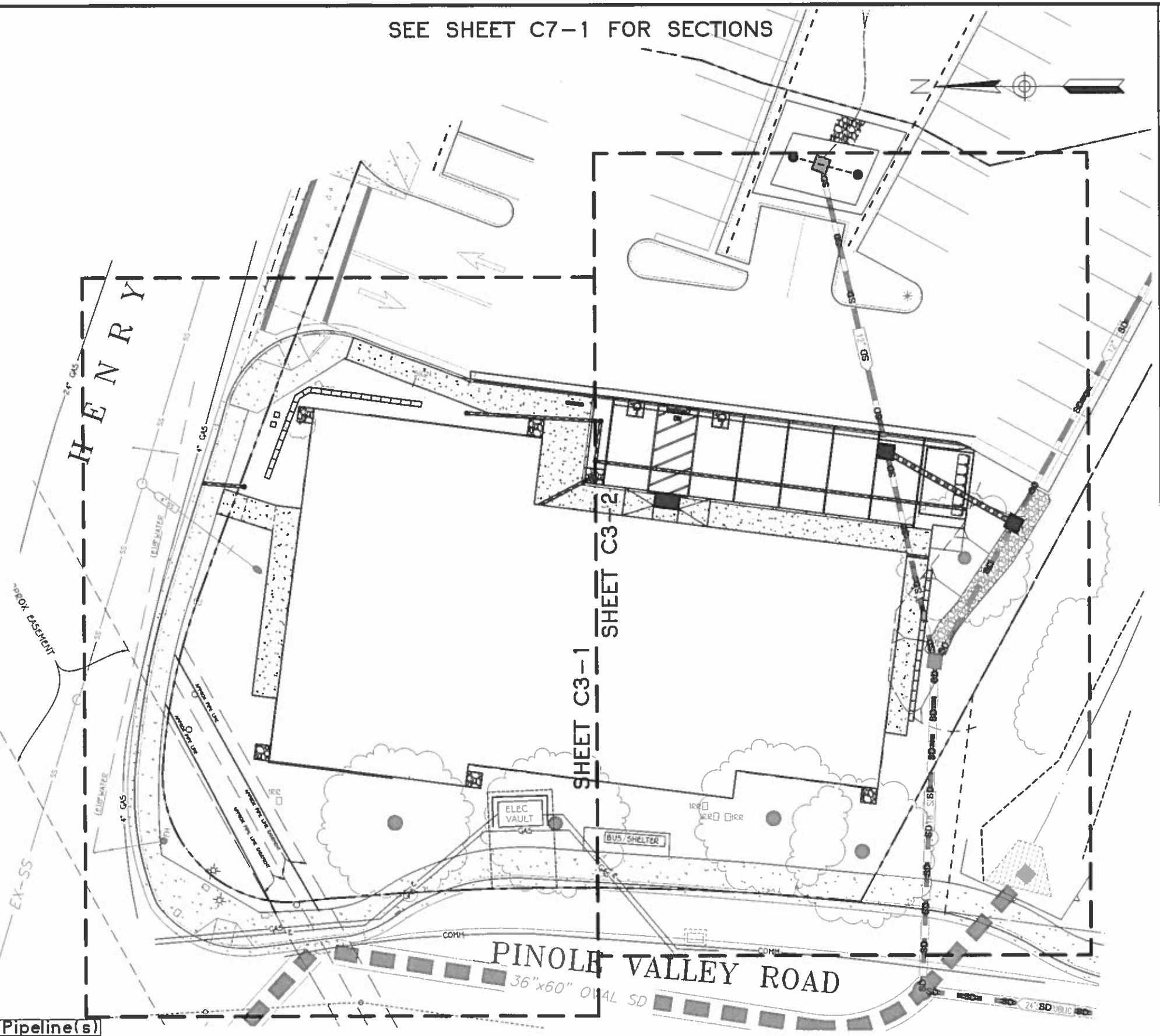
APPROVED BY: R.C.E. No. DATE

DEMOLITION PLAN
GATEWAY MEDICAL CENTER
PINOLE VALLEY ROAD AT HENRY AVE
PINOLE CALIFORNIA

SHEET NUMBER
C2-2
OF 10 SHEETS

DRAWING NO.
219029

SEE SHEET C7-1 FOR SECTIONS



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CUNHA ENGINEERING INC.

PREPARED UNDER THE DIRECTION OF:

VINCENT H. CUNHA DATE
R.C.E. 36321

DATE	DESCRIPTION	APPR. BY CITY	DATE	BY

DESIGNED BY: VHC
DRAWN BY: CAB
CHECKED BY: VHC
SCALE: 1"=10'

CUNHA ENGINEERING INC.
701 BELMONT WAY, STE. A
PINOLE, CALIFORNIA 94564
(510) 741-8290

APPROVED BY: R.C.E. No. DATE

KEY PLAN
GATEWAY MEDICAL CENTER
PINOLE VALLEY ROAD AT HENRY AVE
PINOLE CALIFORNIA

SHEET NUMBER
C2-3
OF 10 SHEETS

DRAWING NO.
219029

WARNING:
UNDERGROUND PETROLEUM PIPES IN THIS AREA. HAND DIG. PIPELINE REPRESENTATIVE MUST BE ON-SITE BEFORE ANY WORK BEGINS.

WARNING: High Pressure Pipeline(s)
No Excavation or Construction in this area without ONE-CALL and without contacting Phillips 66 Pipeline LLC (P66PL) at 562-290-1540

HENRY AVE

PINOLE VALLEY RD

(E)8" WATER

NO GRADING IN THIS AREA

APPROX PIPE LINE

APPROX PIPE LINE EASEMENT

(E) 55 LAT
35.0 RIM
30.5± INV
CONTRACTOR TO VERIFY

REMOVE DEAD TREE

CARB-THRU DRAIN

DOCV

PIV

IRRIGATION

DOMESTIC

WM

(E) IRRIGATION BOX

(E)SD1
31.8± TC

PG&E ESMT

EXISTING PG&E VAULT TO REMAIN

ELEC VAULT

MATCH LINE

CONCRETE WALK

MATCH (E) CURB, FL AND GUTTER LIP

(E) CURB

(2) SEE PLUMBING PLANS FOR SEWER INSIDE BUILDING

35.50 FF

GRADING KEY NOTES

1. PROTECT TREE TO REMAIN
2. SEE PLUMBING PLANS FOR SEWER INSIDE BUILDING
3. WALL DESIGNED BY OTHERS
4. CONNECT NEW WALK TO (E) CURB PER DETAIL C SHEET C6-1
5. RAMP PER DETAIL E SHEET C6-1 CALTRANS ABBA MODIFIED CASE C
6. ALL TAPS BY EBMUD
7. CONCRETE SWALE PER DETAIL B SHEET C6-1
8. CURB AND WALK PER DETAIL A SHEET C6-1
9. REMOVE AND REPLACE EXISTING SW TO NEAREST SCORE AS NEEDED TO CONNECT (N) SD INTO (E) DI
10. ALL CROSSINGS AND POINTS OF CONNECTION SHALL BE POTHOLED AND VERIFIED PRIOR TO START OF ANY WORK

LEGEND

- STACK BLOCK RETAINING WALL
- PERFORATED UNDERDRAIN
- SOLID-WALL STORM DRAIN
- RAINWATER LEADER
- INLET
- RAINWATER LEADER SPLASH PAD (3'X3' OF 4"-6" COBBLES)
- EXISTING CONTOUR
- REFER TO SHEET C3-2 FOR GRADING KEY NOTES
- IRR (E) IRRIGATION BOX

PREPARED UNDER THE DIRECTION OF:

VINCENT H. CUNHA
R.C.E. 36321

DATE

CUNHA ENGINEERING INC.

DATE	DESCRIPTION	APPR. BY CITY	DATE	BY

DESIGNED BY: VHC
DRAWN BY: CAB
CHECKED BY: VHC
SCALE: 1"=5'

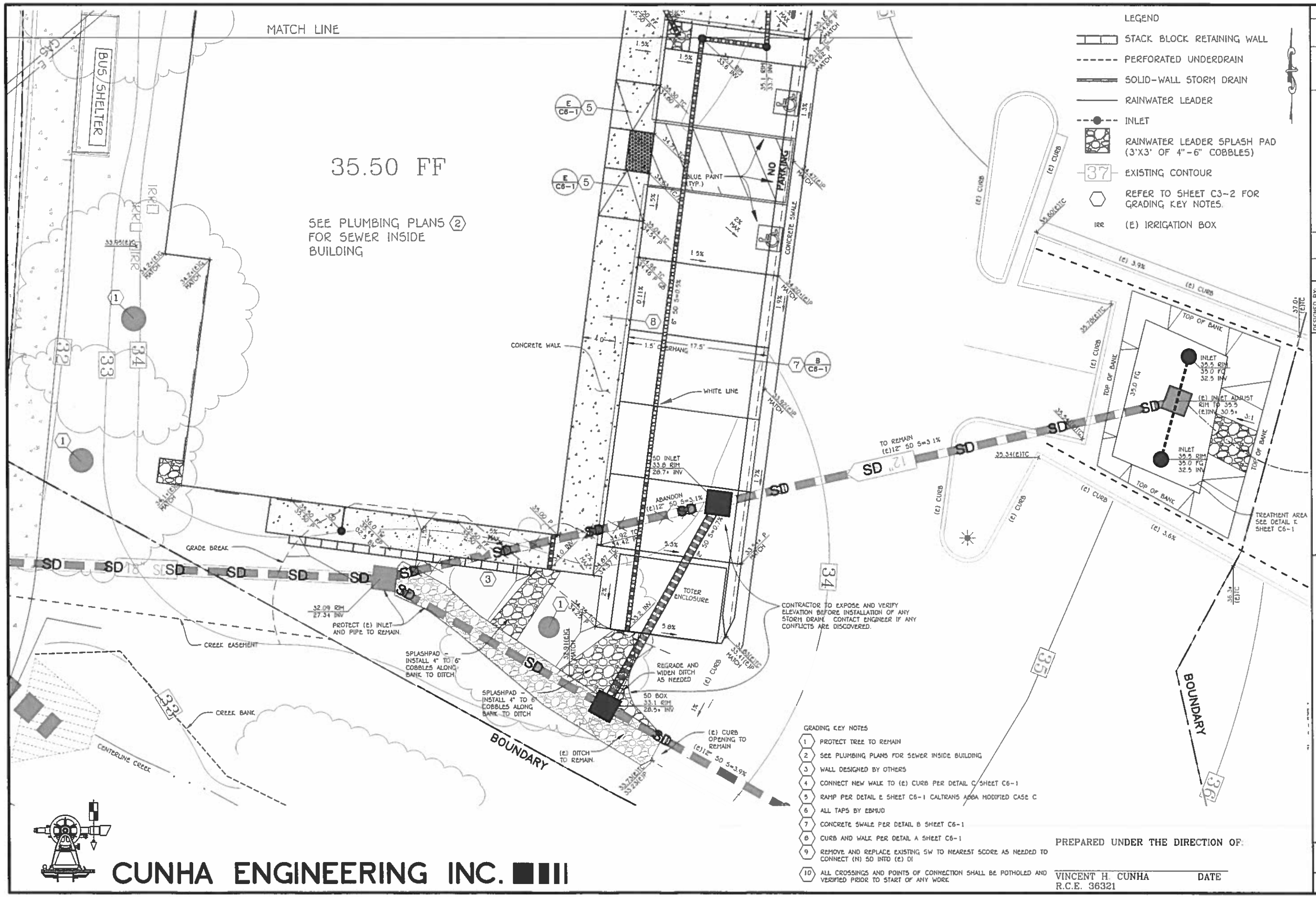
CUNHA ENGINEERING INC.
701 BELMONT WAY, STE. A
PINOLE, CALIFORNIA 94564
(510) 741-8290

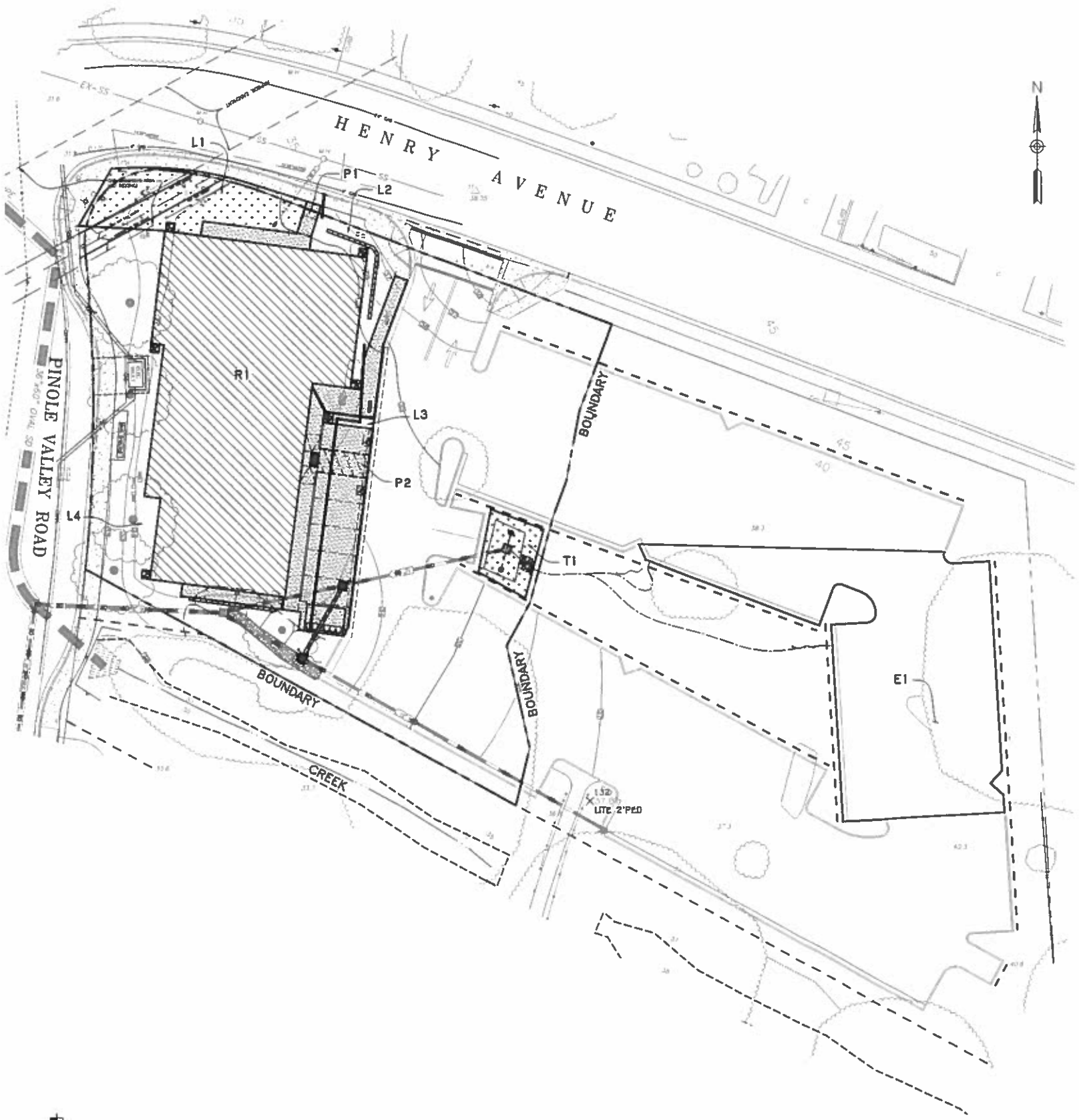
APPROVED BY: R.C.E. No. DATE

DETAIL GRADING (NORTH GATEWAY MEDICAL CENTER
PINOLE VALLEY ROAD AT HENRY AVE
PINOLE CALIFORNIA

SHEET NUMBER
C3-1
OF 10 SHEETS

DRAWING NO.
219029


MATCH LINE
BUS SHELTER
35.50 FF
SEE PLUMBING PLANS (2) FOR SEWER INSIDE BUILDING
CONCRETE WALK
WHITE LINE
BLUE PAINT (TYP.)
NO PARKING
CONCRETE SWALE
SD INLET 33.8 RIM 28.7± INV
ABANDON (E)12" SD S=3.1%
TO REMAIN (E)12" SD S=3.1%
TOTER ENCLOSURE
CONTRACTOR TO EXPOSE AND VERIFY ELEVATION BEFORE INSTALLATION OF ANY STORM DRAIN. CONTACT ENGINEER IF ANY CONFLICTS ARE DISCOVERED.
GRADE BREAK
32.09 RIM 27.34 INV
PROTECT (E) INLET AND PIPE TO REMAIN.
CREEK EASEMENT
SPLASHPAD - INSTALL 4" TO 6" COBBLES ALONG BANK TO DITCH
SPLASHPAD INSTALL 4" TO 6" COBBLES ALONG BANK TO DITCH
REGRADE AND WIDEN DITCH AS NEEDED
SD BOX 33.1 RIM 28.5± INV
(E) CURB OPENING TO REMAIN
(E) DITCH TO REMAIN.
CREEK BANK
CENTERLINE CREEK
BOUNDARY
(E) CURB
(E) 3.9%
(E) 3.6%
TOP OF BANK
INLET 35.5 RIM 35.0 FG 32.5 INV
(E) INLET ADJUST RIM TO 35.5 (E)INV 30.5±
TREATMENT AREA SEE DETAIL K SHEET C6-1
LEGEND
STACK BLOCK RETAINING WALL
PERFORATED UNDERDRAIN
SOLID-WALL STORM DRAIN
RAINWATER LEADER
INLET
RAINWATER LEADER SPLASH PAD (3'X3' OF 4"-6" COBBLES)
EXISTING CONTOUR
REFER TO SHEET C3-2 FOR GRADING KEY NOTES.
IRR (E) IRRIGATION BOX
GRADING KEY NOTES
1 PROTECT TREE TO REMAIN
2 SEE PLUMBING PLANS FOR SEWER INSIDE BUILDING
3 WALL DESIGNED BY OTHERS
4 CONNECT NEW WALK TO (E) CURB PER DETAIL C SHEET C6-1
5 RAMP PER DETAIL E SHEET C6-1 CALTRANS ADA MODIFIED CASE C
6 ALL TAPS BY EBMUD
7 CONCRETE SWALE PER DETAIL B SHEET C6-1
8 CURB AND WALK PER DETAIL A SHEET C6-1
9 REMOVE AND REPLACE EXISTING SW TO NEAREST SCORE AS NEEDED TO CONNECT (N) SD INTO (E) DI
10 ALL CROSSINGS AND POINTS OF CONNECTION SHALL BE POTHOLED AND VERIFIED PRIOR TO START OF ANY WORK
PREPARED UNDER THE DIRECTION OF:
VINCENT H. CUNHA DATE
R.C.E. 36321
CUNHA ENGINEERING INC.
CUNHA ENGINEERING INC.
701 BELMONT WAY, STE. A
PINOLE, CALIFORNIA 94564
(510) 741-8290
DETAIL GRADING (SOUTH)
GATEWAY MEDICAL CENTER
PINOLE VALLEY ROAD AT HENRY AVE
PINOLE CALIFORNIA
SHEET NUMBER C3-2 OF 10 SHEETS
DRAWING NO. 219029



KEY

- ROOF
- NEW PAVEMENT
- IN-LIEU TREATMENT AREA

DRAINAGE AREA SUMMARY

DRAINAGE MANAGEMENT DESCRIPTION	DMA AREA (SF)	TREATMENT AREA REQUIRED	RECEIVING AREA DESCRIPTION	IMP AREA (SF)
P1	245 SF	123	L1	1300
R1	6,932 SF	SEE AREA E1		
P2	2,365 SF	SEE AREA E1		
SUBTOTAL	9,147 SF	366 SF	IN-LIEU TREATMENT	
E1 (EXIST)	5,922 SF	237 SF	T1	435 SF
(IN-LIEU TREATMENT AREA, EXISTING OFF-SITE PARKING LOT)				

ONSITE QUANTITIES

PRE IMPERVIOUS	9,940 SF
REPLACED IMPERVIOUS	150 SF
NEW IMPERVIOUS	9,392 SF
NEW+REPLACED IMPERVIOUS	9,542 SF
TOTAL SITE IMPERVIOUS	19,332 SF

Small Land Development Project
Project Data Form and Runoff Reduction Measure Selection

Project Name/Number	**GATEWAY MEDICAL**
Application Submittal Date (to be verified by municipal staff)	**March 15, 2019**
Project Location [Street Address if available, or intersection and/or APN]	**Pinole Valley Rd at Henry Ave**
Name of Owner or Developer	**Dr. Scott Lee**
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	**Medical Office**
Total Project Site Area (acres)	**26,088 sf gross**
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	**9,392 sf**
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces]	**150 sf**
Total Pre-Project Impervious Surface Area	**9,940 sf**
Total Post-Project Impervious Surface Area	**19,332 sf**
Runoff Reduction Measures Selected (Check one or more)	☒ 1. Disperse runoff to vegetated area ☐ 2. Pervious pavement ☐ 3. Cisterns or Rain Barrels ☒ 4. Bioretention Facility or Planter Box

PREPARED UNDER THE DIRECTION OF:

VINCENT H. CUNHA DATE
R.C.E. 36321

CUNHA ENGINEERING INC.

REFER TO SHEET C6-1 FOR STORMWATER TREATMENT AREA DETAILS

DATE	DESCRIPTION	APPR. BY CITY	DATE	BY

DESIGNED BY: VHC
DRAWN BY: CAB
CHECKED BY: VHC
SCALE 1"=10'

CUNHA ENGINEERING INC.
701 BELMONT WAY, STE. A
PINOLE, CALIFORNIA 94564
(510) 741-8290

APPROVED BY: _____ R.C.E. No. _____ DATE _____

STORM WATER CONTROL PLAN
GATEWAY MEDICAL CENTER
PINOLE VALLEY ROAD AT HENRY AVE
PINOLE CALIFORNIA

SHEET NUMBER C4-1 OF 10 SHEETS
DRAWING NO. 219029

EROSION CONTROL NOTES

1) ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED & MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "A MANUAL OF STANDARDS FOR EROSION & SEDIMENT CONTROL MEASURES" UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION & APPROVAL OF THE ENGINEERING SERVICES.

2) BEST MANAGEMENT PRACTICES SHALL BE UTILIZED AT ALL TIMES TO COMPLY WITH THE CONTRA COSTA COUNTY STORM WATER MANAGEMENT & DISCHARGE CENTRAL ORDINANCE.

3) EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORK DAY & ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON (OCTOBER 1ST TO APRIL 30TH).

4) AFTER OCTOBER 1ST, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY & AFTER EACH STORM. BREACHES IN DIKES & SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY & WHENEVER RAIN IS FORECAST.

5) ALL LOOSE SOIL & DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS & DAILY THEREAFTER OR AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.

6) AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.

7) STAND BY CREWS SHALL BE ALERTED BY THE PERMITEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAIN STORMS.

8) GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT & FILL SLOPES, STREETS, PARKING AREAS, & BUILDING PADS SHALL BE HYDRO SEEDED PER ABAG. IN ADDITION TO HYDRO SEEDING, AN APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED. SUGGESTED MIX DESIGN AS FOLLOWS.

BROMUS CARINATUS	CALIFORNIA BROME	10 LBS/ACRE
DESCHAMPSIA CAESPITOSA	NCN	4 LBS/ACRE
ELYMUS GLAUCUS	BLUE WILDRYE	8 LBS/ACRE
ELYMUS TRITICOIDES	CREEPING WILDRYE	3 LBS/ACRE
KOELERIA MACRANTHA	NCN	4 LBS/ACRE
MELICA CALIFORNICA	WESTERN MELIC GRASS	8 LBS/ACRE
MELICA IMPERFECTA	SMALL FLOWER MELIC	4 LBS/ACRE
STIPA LEPIDA	NEEDLEGRASS	4 LBS/ACRE
TOTAL = 45 LBS/ACRE		

9) ALL GRADING OPERATIONS, OTHER THAN LOT FINISH GRADING, IS TO BE PERFORMED BEFORE THE RAINY SEASON, OCTOBER 1ST THROUGH APRIL 30TH. AN EROSION CONTROL PLAN MUST BE SUBMITTED BY SEPTEMBER 1ST & APPROVED PRIOR TO THE COMMENCEMENT OF ANY SUCH GRADING OPERATIONS.

10) ALL CUT & FILL SLOPES & PADS ARE TO BE PROTECTED TO PREVENT OVER BANK FLOW USING 4 INCH EARTH BERMS ON PERIMETER & STRAW/FIBER WATTLES ON SLOPE AS SHOWN ON THE PLAN.

11) BORROW AREAS & TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.

12) ALL MATERIALS REFERENCED IN THIS PLAN SHALL BE STOCKPILED ON SITE BY OCTOBER 1ST & INSTALLED AS SHOWN ON THE EROSION CONTROL PLANS, WHEN RAIN IS FORECAST OR WHEN DIRECTED BY THE INSPECTOR.

13) GRAVEL BAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS SHALL BE DECOMPOSED GRANITE &/OR GRAVEL OR OTHER MATERIALS APPROVED BY THE INSPECTOR.

14) WHEN PAD ELEVATIONS OF ADJACENT LOTS OR ELEVATIONS BETWEEN LOT & STREET ARE SEPARATED BY 6 FEET OR MORE, A MINIMUM 12 INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF PAD & PROPERTY LINE SEPARATING THE LOTS, & THE BERM SHALL DIRECT THE WATER TO AN OUTLET.

15) AFTER STORM DRAIN, SANITARY SEWER & UTILITY TRENCHES ARE BACKFILLED & COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET. TEMPORARY PAVE ALL TRENCHES IN EXISTING STREETS.

16) GRAVEL BAGS, CATCH BASINS & INLETS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES ½ INCH IN ELEVATION AGAINST THE BASE OF THE GRAVEL BAG. IT IS THE CONTRACTORS RESPONSIBILITY TO CLEAN & SERVICE GRAVEL BAGS, FILTERS, & SEDIMENT BARRIERS. REPAIR &/OR REPLACE THEM WHEN THEY DO NOT FUNCTION PROPERLY. AFTER PAVING, ALL CATCH BASINS SHALL BE PROVIDED WITH FOSSIL FILTERS OR AS RECOMMENDED &/OR REQUIRED BY THIS PLAN.

17) NEARBY OFF-SITE INLETS THAT MAY RECEIVE SEDIMENT-LADEN WATER SHALL BE PROTECTED.

18) REFUELING OF VEHICLES & EQUIPMENT SHALL BE PROHIBITED WITHIN 100 FEET OF ALL DRAINAGES.

19) ALL EQUIPMENT & VEHICLES SHALL BE CLEAN OF GREASE &/OR HYDRAULIC LEAKS.

20) STENCIL ALL CATCH BASINS & INLETS WITH A "NO DUMPING – DRAINS TO BAY", THERMOPLASTIC DECAL OR OTHER APPROVED MEANS.

LEGEND:

STRAW WATTLE

INLET PROTECTION

LEAVE INLET HIGH

FIBER ROLL / STRAW WATTLE NOTES:

CONSTRUCTION AND MAINTENANCE.

FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION. IN GENERAL, WILL BE AS FOLLOWS:

1) FINE GRADE THE SUBGRADE BY HAND, DRESSING WHERE NECESSARY TO REMOVE LOCAL DEVIATIONS AND TO REMOVE LARGER STONES OR DEBRIS THAT WILL INHIBIT INTIMATE CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.

2) PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH 50 TO 100 mm (2 TO 4 INCHES) DEEP ALONG THE PROPOSED INSTALLATION ROUTE.

3) SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDERCUTTING THE ROLL.

4) PLACE FIBER ROLLS INTO THE KEY TRENCH AND STAKE IN THE CENTER OF THE ROLL WITHIN 6 FEET OF EACH END AND THEN EVERY SIX FEET WITH 1" x 2" x 24" STAKES.

5) STAKES ARE TYPICALLY DRIVEN IN INTO THE CENTER OF THE ROLL. WHEN MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE ABUTTED SECURELY TO ONE ANOTHER TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

6) DESIGNED FOR LOW SURFACE FLOWS NOT TO EXCEED 1 cfs FOR SMALL AREA.

7) DESIGNED FOR SHORT SLOPES OR SLOPES FLATTER THAN 3:1. PRIMARY PURPOSE IS NOT SEDIMENT CONTROL, ALTHOUGH DO PROVIDE SOME SEDIMENT REMOVAL.

8) REPAIR OR REPLACE SPLIT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS.

9) INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS, AND AT LEAST DAILY DURING PROLONGED RAINFALL. PERFORM REQUIRED MAINTENANCE.

10) IN MOST CASES, FIBER ROLLS DO NOT REQUIRE REMOVAL AND CAN BE ABANDONED IN PLACE. IF NOT EXCESSIVELY SOILED, ROLLS MAY BE REMOVED, REPLACED, AND REUSED.

EROSION PROTECTION NOTE

(1) REVIEW CONDITION OF PROTECTION ALONG CREEK WEEKLY AND REPAIR OR REPLACE AS NEEDED

MITIGATION MEASURES

1) DURING ALL CONSTRUCTION ACTIVITIES ON-SITE, THE PROJECT APPLICANT/DEVELOPER SHALL ADHERE TO THE FOLLOWING BEST MANAGEMENT PRACTICES AS SUGGESTED BY BAAQMD:

a. WATERING ALL EXPOSED OR DISTURBED SOIL SURFACES, AT LEAST TWICE DAILY, AS NECESSARY TO ELIMINATE VISIBLE DUST PLUMES.

b. COVER ALL TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST A 2 FEET FREEBOARD LEVEL WITHIN THEIR TRUCK BEDS.

c. ENCLOSE, COVER, WATER TWICE DAILY OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES OF DEBRIS, SOIL, SAND, OR OTHER MATERIALS.

d. SUSPENSION OF ALL EARTH MOVING OR OTHER DUST-PRODUCING ACTIVITIES OR EQUIPMENT DURING PERIODS OF HIGH WINDS WHEN WATERING CANNOT ELIMINATE VISIBLE DUST PLUMES.

e. APPLY WATER 3 TIMES DAILY OR APPLY (NON-TOXIC) SOIL BINDERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.

f. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.

g. SWEEP STREETS DAILY WITH WATER SWEEPER IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

h. HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR 10 DAYS OR MORE).

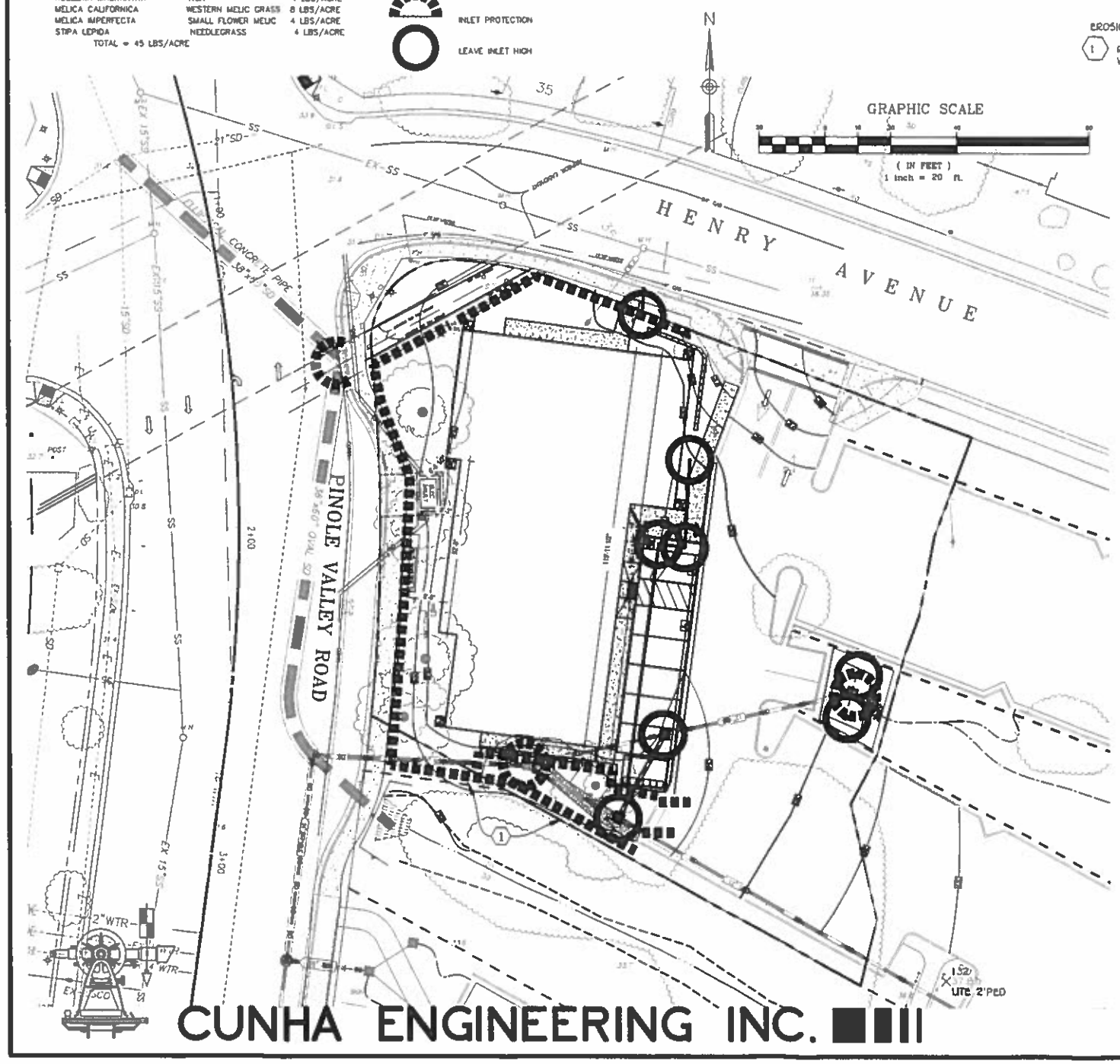
i. LIMIT TRAFFIC SPEEDS ON UNPAVED AREAS TO 5 MPH

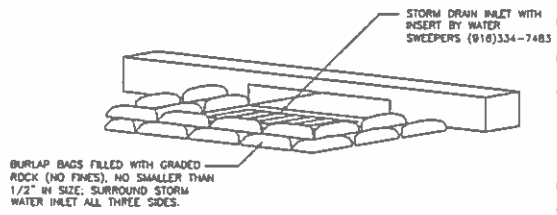
PROTECTION OF DOWNSTREAM WATER QUALITY
IN ADDITION TO THE REQUIRED EROSION CONTROL MEASURES, OTHER MEASURES APPLY TO THIS PROJECT.

CONSTRUCTION OPERATION – WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.

PAVEMENT CLEANING – FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT.

STORM DRAIN INLETS – STORM DRAIN INLETS MUST BE STENCILED OR MARKED WITH THE FOLLOWING STATEMENT: "NO DUMPING, DRAINS TO BAY". STENCILS MAY BE OBTAINED FROM THE WATER RESOURCES DIVISION OF THE PUBLIC WORKS DEPARTMENT.



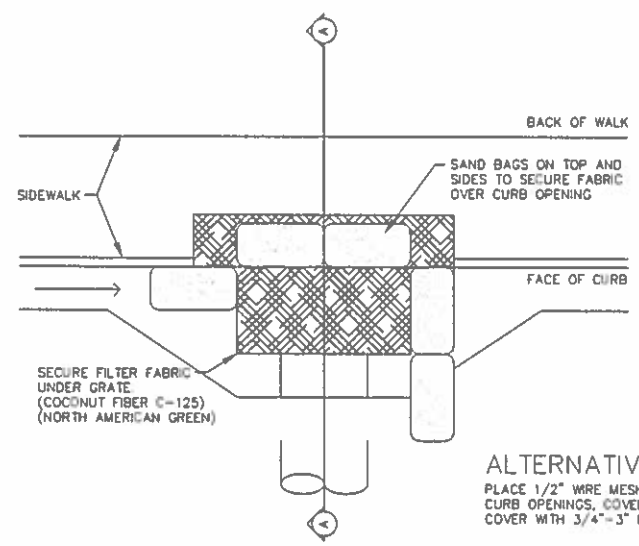


NOTES:

1. THICKNESS OF FILLED BAGS WHEN LAID FLAT SHALL NOT EXCEED 4"
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS OR BETWEEN THE BAGS AND THE FACE OF CURB
3. REMOVE ACCUMULATED SILT, DIRT, AND DEBRIS BEFORE IT EXCEEDS 2" THICK IN THE GUTTER.
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT

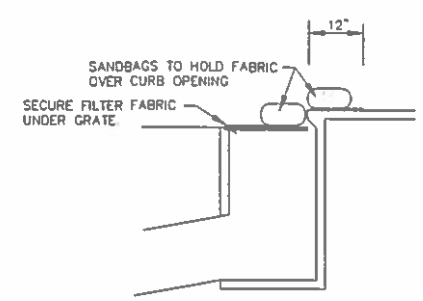
BURLAP SACK CURB INLET SEDIMENT FILTER DETAIL

NTS



PLAN VIEW

ALTERNATIVE:
PLACE 1/2" WIRE MESH OVER GRATE AND CURB OPENINGS, COVER WITH FILTER FABRIC, COVER WITH 3/4"-3" DRAIN ROCK 8" DEEP.



SECTION A–A

(1) STORM DRAIN INLET PROTECTION FOR EXISTING FACILITIES
NOT TO SCALE

PREPARED UNDER THE DIRECTION OF:

VINCENT H. CUNHA
R.C.E. 36321

DATE

DATE	DESCRIPTION	APPR. BY CITY	BY

DESIGNED BY: VHC
DRAWN BY: CAB
CHECKED BY: VHC
SCALE: 1"=20'

CUNHA ENGINEERING INC.
701 BELMONT WAY, STE. A
PINOLE, CALIFORNIA 94564
(510) 741-8290

APPROVED BY: DATE R.C.E. No.

EROSION CONTROL PLAN
GATEWAY MEDICAL CENTER
PINOLE VALLEY ROAD AT HENRY AVE
PINOLE CALIFORNIA

SHEET NUMBER
C5-1
OF 10 SHEETS

DRAWING NO.
219029

Arbor Culture Consulting

Client: Scott Lee
1289 Pinole Valley Road
Pinole, CA 94564

Date: March 14, 2021

Mr. Lee:

I have assessed the plans and photos you provided me, historical images of the site (*Google Maps*), and I visited the site March 11, 2021. Based on the proximity of the trees to the public right-of-way; the surrounding infrastructure, including the bus stop and utility vault; and the approved building design, I agree with the City Arborist's decision to remove the trees.

Regarding additional planting on the site, I recommend the following options be considered:

- crape myrtle (*Lagerstroemia sp.*) This can be grown in a standard form (upright, tree-like) or a multi-trunk (low with multiple stems originating just above grade, shrub-like). Two of the best performing versions of this are the Lagerstroemia 'Muskogee' (lavender) and 'Natchez' (white). Both come in a standard form with prolific spring flowers, fall colors, and the smooth and sometimes colorful bark is considered a winter feature when the leaves have fallen.
- western redbud (*Cercis occidentalis*) This can be grown in a standard form or a multi-trunk form. This can be used as a primary tree, but functions very well when the multi-trunk form is used as an accent plant near taller, standard form trees. It has showy purple flowers and fall color, is native to the California foothills, and is easy to grow just about anywhere in northern California.
- crabapple (*Malus sp.*) There are many crabapples to choose from that provide different color spring flowers, fall colors, and the small, berry-like fruit is persistent and provides a colorful winter feature, as well as encouraging wildlife.
- flowering cherry (*Prunus sp.*) There are several options for flowering cherry trees, including Japanese flowering, Akebono, Kwanzan, Mt. Fuji, and Taiwan. These have spring flowers and fall color and do very well in this area.
- California buckeye (*Aesculus californica*) is a tree native to the immediate area with showy, fragrant white flowers and an appealing winter architecture in maturity. The spread of this tree may limit the available planting locations on this site.

If I can be of further assistance regarding tree species selection or tree location design, please let me know.

Respectfully submitted,
Thomas Dodge

LEGEND:

TREES:

CUP SEM
CUPRESSUS SEMPERVIRENS

ARB MAR -
ARBUTUS 'MARINA'
(STANDARD)

SHRUBS:

ARC POI -
ARCTOSTAPHYLOS 'POINT REYES'

COL SUN -
COLEONEMA P, 'SUNSET GOLD'

ELA MAC -
ELAEAGNUS PUN. 'MACULATA'

HET ARB -
HETEROMELES ARBUTIFOLIA

NAN COM -
NANDINA DOM. 'COMPACTA'

ROS CAR -
ROSA 'MAGIC CARPET RED'

TEU LUC -
TEUCRIUM LUCIDRYS

PERENNIALS AND GRASSES:

DIE BIC -
DIETES BICOLOR

LAV ANG -
LAVANDULA ANGUSTIFOLIA

PHO DAZ -
PHORMIUM 'DAZZLER'

SAL LEU -
SALVIA LEUCANTHA

STORMWATER PLANTERS:

JUN PAT -
JUNCUS PATENS

ROS PRO -
ROSMARINUS 'PROSTRATUS'

SUBTERRANEAN STORM DRAIN, SEE CIVIL DWG

LANDSCAPE AREA

NEW CONC. PAVING

EXISTING CONC. PAVING

PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WATER USE
TREES:					
ARB MAR	ARBUTUS 'MARINA' (STANDART)	ARBUTUS STANDART	2	36" BOX	LOW
CUP SEM	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	7	36" BOX	LOW
SHRUBS:					
ARC POI	ARCTOSTAPHYLOS 'POINT REYES'	POINT REYES MANZANITA	13	1 GAL	LOW
COL SUN	COLEONEMA P. 'SUNSET GOLD'	PINK BREATH OF HEAVEN	24	5 GAL	MED
ELA MAC	ELAEAGNUS PUN. 'MACULATA'	GOLDEN ELAEAGNUS	12	5 GAL	LOW
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	11	5 GAL	LOW
NAN COM	NANDINA DOM. 'COMPACTA'	COMPACT NANDINA	7	5 GAL	LOW
ROS CAR	ROSA 'MAGIC CARPET RED'	RED CARPET ROSE	38	2 GAL	MED
TEU LUC	TEUCRIUM LUCIDRYS	DWARF GERMANDER	22	5 GAL	LOW
PERENNIALS AND GRASSES:					
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	29	5 GAL	LOW
LAV ANG	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	12	1 GAL	LOW
PHO DAZ	PHORMIUM 'DAZZLER'	DWARF FLAX	7	1 GAL	LOW
SAL LEU	SALVIA LEUCANTHA	MEXICAN SAGE	15	5 GAL	LOW
STORMWATER PLANTERS:					
ALY HUE	ALYOGYNE HUEGEL II	BLUE HIBISCUS		5 GAL	LOW
JUN PAT	JUNCUS PATENS	GRAY RUSH	30	1 GAL	LOW
ROS PRO	ROSMATINUS 'PROSTRATUS'	PROSTRATE ROSEMARY	27	1 GAL	LOW
GROUND COVER:					
C	COPROSMA 'KIRKII'	CREEPING COPROSMA		1 GAL @ 36" O.C.	LOW
L	LANTANA MONTEVIDENSIS	TRAILING LANTANA		1 GAL @ 36" O.C.	LOW

LANDSCAPE PLAN AND SCHEDULE (1)
1/8" = 1'-0"

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[T] 415.314.7386
[T] 510.612.7758
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ARCHITECT	ENGINEER
LICENSED ARCHITECT SEYEDEHNASTARAN MOUSAVI REN. 4-30-21 C-36573 STATE OF CALIFORNIA	

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REVISION HISTORY

NO.	REMARKS	DATE
2	BULLETIN #2 RVSD	11/03/2020

KEY

ISSUED FOR CONSTRUCTION

EAST BAY OPHTHALMOLOGY

MEDICAL OFFICE

1289 PINOLE VALLEY RD

PINOLE, CA 94564

LANDSCAPE PLAN

Date
07/15/2020

Scale
1/8" = 1'-0"

Project Number
19001

Drawing Number
A1.2