

DRAWING NAME: \\BKF-P\PL\Vol1\2020\201041_Pacheco_Building_Condo_Conversion\ENG\PLANNING\SHEETS\00_PAP\CV.dwg
PLOT DATE: 05-14-24 PLOTTED BY: beth

TENTATIVE PARCEL MAP APPLICATION

FILE #CDMS21-00012

A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
RESERVING THE RIGHTS FOR 4 COMMERCIAL CONDOMINIUMS

5753 PACHECO BOULEVARD

PACHECO, UNICORPORATED
CONTRA COSTA COUNTY, CALIFORNIA

PROJECT SUMMARY

1. OWNER/SUBDIVIDER:

RON ELVIDGE
2411 MORRISON LANE
FAIRFIELD, CA 94534
(925) 708-5252
2. ENGINEER:

BKF ENGINEERS
4670 WILLOW ROAD, SUITE 250
PLEASANTON, CA 94588
TEL (925) 396-7700
FAX (925) 396-7799
3. SUBDIVIDED AREA:

57956 SQ FT (APPROX. 1.33 ACRES)
4. UTILITIES:

WATER SUPPLY:

CONTRA COSTA WATER DISTRICT

FIRE PROTECTION:

CONTRA COSTA FIRE PROTECTION DISTRICT

SEWAGE DISPOSAL:

CCCCSD

STORM DRAIN:

CC COUNTY

GAS & ELECTRIC:

PACIFIC GAS & ELECTRIC

TELEPHONE:

AT&T

CABLE TELEVISION:

COMCAST
5. APN:

125-03-2031
125-03-2033
6. ZONING:

RB
7. LAND USE:

COMMERCIAL RETAIL
8. GENERAL PLAN:

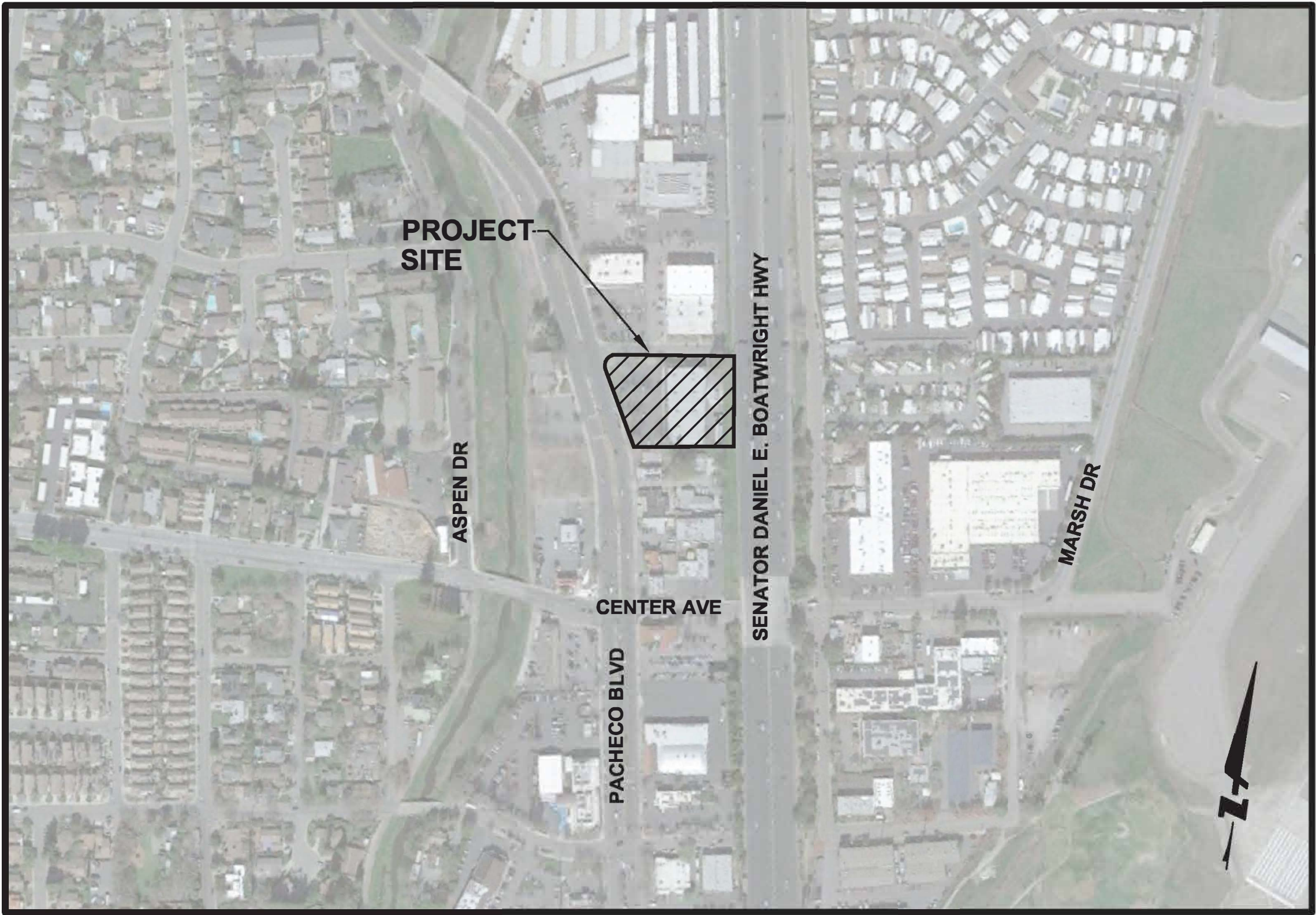
COMMERCIAL
9. FLOOD ZONE DESIGNATION:

FEMA MAP #06013C0277F
UNSHADED ZONE X, SHADED ZONE X,
& ZONE AE WITH BFE 19*

*ELEVATION REFERENCED TO NAVD88 DATUM
10. NUMBER OF LOTS:

1 WITH CONDOMINIUM UNITS
11. NUMBER OF COMMERCIAL
CONDOMINIUM PARCEL
RESERVATIONS:

4



VICINITY MAP

NTS

ABBREVIATIONS

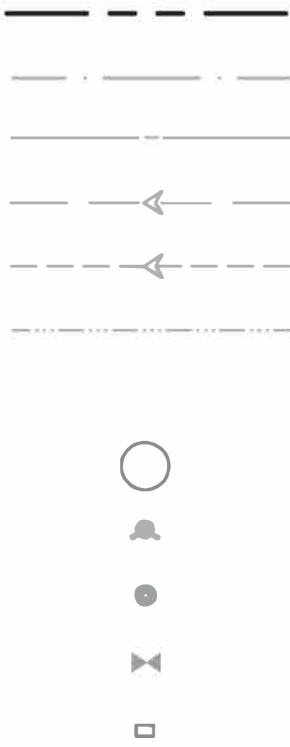
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
APN	ASSESSOR PARCEL NUMBER	LF	LINEAR FOOT
APPROX	APPROXIMATE	LG	LIP OF GUTTER
BFP	BACK FLOW PREVENTION DEVICE	LP	LOW POINT
BLDG	BUILDING	MAX	MAXIMUM
BW	BACK OF WALK	MIN	MINIMUM
C&G	CURB AND GUTTER	MH	MANHOLE
CB	CATCH BASIN	MON	MONUMENT
CD	CURB DRAIN	(N)	NEW
CI	CURB INLET	NO.	NUMBER
CONC	CONCRETE	NTS	NOT TO SCALE
CY	CUBIC YARDS	PG&E	PACIFIC GAS & ELECTRIC
DEMO	DEMOLITION	PGE	PG&E EASEMENT
DI	DROP INLET	PG&E TOWER LINE EASEMENT	PG&E TOWER LINE EASEMENT
DW	DOMESTIC WATER	PIV	POST INDICATOR VALVE
DW, D/W, DWY	DRIVEWAY	P/L	PROPERTY LINE
E, ELEC	ELECTRIC	POC	POINT OF CONNECTION
(E), EX, EXIST	EXISTING	PR, PROP	PROPOSED
EB	ELECTRIC BOX	PRV	PRESSURE REDUCING VALVE
EG	EXISTING GROUND	PSE	PUBLIC SURVEY EASEMENT
EL, ELEV	ELEVATION	R	RADIUS
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
ESMT	EASEMENT	RE	ROADWAY EASEMENT
ETW	EDGE OF TRAVELED WAY	RIM	RIM ELEVATION
EVAE	EMERGENCY VEHICLE ACCESS	R/W, R-O-W	RIGHT OF WAY
FC	FACE OF CURB	RTE	RAIL TRACK EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	RUE	ROAD UTILITY EASEMENT
FF	FINISHED FLOOR	S	SLOPE
FG	FINISH GRADE	SD	STORM DRAIN
FL	FIRE HYDRANT	SDCB	STORM DRAIN CATCH BASIN
FL	FLOW LINE	SDCI	STORM DRAIN CURB INLET
FS	FINISHED SURFACE	SDCO	STORM DRAIN CLEANOUT
GB	GRADE BREAK	SDJB	STORM DRAIN JUNCTION BOX
GM	GAS METER	SDMH	STORM DRAIN MANHOLE
HC/HCR	HANDICAP RAMP	SHT	SHEET
HDPE	HIGH DENSITY POLYETHYLENE	SL	STREET LIGHT
HP	HIGH POINT	SQFT	SQUARE FEET
INV	INVERT	SS	SANITARY SEWER
IRR	IRRIGATION	SSCO	SANITARY SEWER CLEANOUT
JP	JOINT POLE	SSMH	SANITARY SEWER MANHOLE
JT	JOINT TRENCH	SW, S/W	SIDEWALK

SYMBOL	DESCRIPTION
STD	STANDARD
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TEL, TELE	TELEPHONE
TG	TOP OF GRATE
THRU	THROUGH
TM	TENTATIVE MAP
TOS	TOP OF SLAB
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TSB/TSPB	TRAFFIC SIGNAL BOX
TYP	TYPICAL
UB	UTILITY BOX
UE	UTILITY EASEMENT
USD	UNION SANITARY DISTRICT
VCP	VITRIFIED CLAY PIPE
W	WATER
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE
W/	WITH

LEGEND

PROPERTY LINE
ELECTRICAL LINE
GAS LINE
STORM DRAIN LINE
SANITARY SEWER
EX WATER LINE
FIRE WATER LINE
MANHOLE (MH)
FIRE HYDRANT
CLEANOUT (CO)
WATER VALVE (WV)
WATER METER (WM)

EXISTING



SHEET INDEX

NUMBER	DESCRIPTION
C0.0	CIVIL COVER SHEET
C1.0	TENTATIVE PARCEL MAP

BENCHMARK

CONTRA COSTA COUNTY "BM#3332" BEING A BRASS DISC SET IN A CONCRETE SIDEWALK AT THE NORTHEAST CORNER OF A BRIDGE OVER GRAYSON CREEK ON CENTER AVE. IN THE CITY OF PACHECO. ELEVATION = 17.984 FT. (NGVD29)(MEAN SEA LEVEL)

BASIS OF BEARINGS

NORTH 22°36'19" WEST, BEING THE MONUMENT LINE WITHIN PACHECO BOULEVARD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED ON MAY 26, 1976 IN BOOK 60 OF L.S.M. AT PAGE 43 [5] AND ON THE PARCEL MAP FOR SUBDIVISION M.S. 252-78 FILED ON MARCH 27, 1979 IN BOOK 75 OF PARCEL MAPS AT PAGE 11 [3] DETERMINED BY RECORD GEOMETRY TIES FROM THE FOUND MONUMENT IN PACHECO BOULEVARD NORTH OF FIRST AVE. AND AT THE INTERSECTION WITH CENTER AVE.

REVISIONS

NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			



4670 WILLOW ROAD
SUITE 250
PLEASANTON, CA 94588
(925) 396-7700
www.bkf.com

BKF

ENGINEERS

GP

GP

AC

GP

TENTATIVE PARCEL MAP APPLICATION

COVER SHEET

DATE

05/13/2024

SCALE

SEE SHEET

BKF JOB NO.

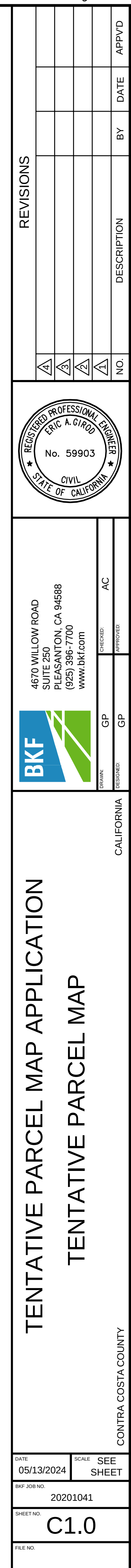
20201041

SHEET NO.

C0.0

FILE NO.

CONTRA COSTA COUNTY



RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

RON ELVIDGE
1343 LOCUST STREET #204
WALNUT CREEK, CA 94596

RECEIVED on 10/10/2025 **CDMS21-00012**
By Contra Costa County
Department of Conservation and Development

CONDOMINIUM PLAN
FOR
5753 PACHECO BOULEVARD
APNs 125-032-031 & 125-032-033

A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

BEING ALL OF THE LANDS OF CHAHIN/ELVIDGE AS DESCRIBED IN DOCUMENT NO.
2007-0113105, RECORDED APRIL 18, 2007 AND SHOWN ON RECORD OF SURVEY NO. 4207,
FILED FOR RECORD ON JUNE 18, 2021 IN BOOK 162 OF LICENSED SURVEYORS MAPS AT
PAGES 18 AND 19, RECORDS OF CONTRA COSTA COUNTY

LYING ENTIRELY WITHIN THE CITY OF PACHECO, CONTRA COSTA COUNTY, CALIFORNIA



B K F E N G I N E E R S
7901 STONERIDGE DR., SUITE 360
PLEASANTON, CA 94588
925-396-7700
925-396-7799-FAX

5753 PACHECO BLVD

CONDOMINIUM PLAN

OWNER'S STATEMENT

WE CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED IN THE ATTACHED DESCRIPTION OF THE CONDOMINIUM PLAN HEREIN; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY AND WE CONSENT TO THE MAKING AND RECORDING OF SAID PLAN AND DESCRIPTION AS SHOWN.

OWNER: RONALD P. ELVIDGE

BY: _____

OWNER: PAUL E. CHAHIN, TRUSTEE OF THE CHAHIN FAMILY TRUST

BY: _____

OWNER: LESLIE R. GUERRERO-CHAHIN, TRUSTEE OF THE CHAHIN FAMILY TRUST

BY: _____

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ } SS.

ON _____ 20 ____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL:

NOTARY'S SIGNATURE: _____

NAME: _____

COMM. NO.: _____

(SEAL)

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

5753 PACHECO BLVD

CONDOMINIUM PLAN

BENEFICIARY'S STATEMENT

KINECTA FEDERAL CREDIT UNION, A FEDERAL CREDIT UNION, AS BENEFICIARY UNDER DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING ("DEED OF TRUST") RECORDED IN THE OFFICIAL RECORDS OF CONTRA COSTA COUNTY, CALIFORNIA ON FEBRUARY 23, 2015 AS DOCUMENT NO. 2015-0030005, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS PLAN.

KINECTA FEDERAL CREDIT UNION, A FEDERAL CREDIT UNION

BY: _____

PRINT NAME: _____

ITS: _____

BENEFICIARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ } SS.

ON _____ 20____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL:

NOTARY'S SIGNATURE: _____

NAME: _____

COMM. NO.: _____

(SEAL)

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

5753 PACHECO BLVD

CONDOMINIUM PLAN

SURVEYOR'S STATEMENT

THIS CONDOMINIUM PLAN CONSISTING OF 10 SHEETS, WAS PREPARED BY ME OR UNDER MY DIRECTION. SAID CONDOMINIUM PLAN CORRECTLY SHOWS THE BOUNDARIES OF THE LAND AND THE RELATION THERETO OF THE UNITS SHOWN THEREON. NO STRUCTURAL ANALYSIS OR DESIGN FEATURES WERE CONSIDERED NOR WERE ANY DESIGN FEATURES REVIEWED FOR CONFORMANCE WITH THE LOCAL BUILDING CODES OR ORDINANCES.

DATE: _____

DAVIS THRESH
P.L.S. NO. 6868



CONDOMINIUM NOTES

THIS PROJECT IS INTENDED TO BE CREATED IN CONFORMITY WITH THE PROVISIONS OF THE COMMERCIAL AND INDUSTRIAL COMMON INTEREST DEVELOPMENT ACT (CALIFORNIA CIVIL CODE, SECTION 6500 ET. SEQ.).

THIS CONDOMINIUM PLAN CONSISTS OF THE FOLLOWING (i) A DESCRIPTION OR SURVEY MAP OF A CONDOMINIUM PROJECT WHICH REFERS TO OR SHOWS MONUMENTATION ON THE GROUND; AND (ii) A 3-DIMENSIONAL DESCRIPTION OF THE PROJECT IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON AREAS AND EACH SEPARATE INTEREST.

ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF. ALL DISTANCES HEREON ARE GROUND DISTANCES. THE BEARINGS ARE IN DEGREES, MINUTES AND SECONDS. ALL BUILDING WALLS AND ALL WALLS OF UNITS ARE AT RIGHT ANGLES TO EACH OTHER UNLESS SHOWN OTHERWISE, THE APPROXIMATE DIMENSIONS OF EACH UNIT ARE SHOWN ON THE PLAN. HOWEVER, IN INTERPRETING DEEDS AND CONDOMINIUM PLANS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT OR OF A UNIT RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE ORIGINAL PLANS THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED IN THE DEED OR CONDOMINIUM PLAN, IF ANY EXISTS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE UNIT AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN ON THE PLAN OR IN THE DEED AND THOSE OF THE UNIT.

REFER TO CC&R'S (COVENANTS, CONDITIONS AND REGULATIONS) FOR CONDOMINIUM TERM DEFINITIONS.

5753 PACHECO BLVD

CONDOMINIUM PLAN

SHEET INDEX

<u>DESCRIPTION</u>	<u>SHEET NO.</u>
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BENEFICIARY'S STATEMENT AND ACKNOWLEDGMENT	3
SURVEYOR'S STATEMENT AND CONDOMINIUM NOTES	4
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SITE BOUNDARY	7
BUILDING EXTERIOR DIMENSIONS AND LOCATION	8
COMMERCIAL CONDOMINIUM UNIT FLOOR PLAN	9
AIRSPACE DIAGRAM	10

GENERAL NOTES

THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS DETAILED INFORMATION WITHIN INDIVIDUAL UNITS OF THE FOLLOWING (IF ANY): SLOPE, FURRED AND DROPPED CEILINGS; VARYING CEILING AND FLOOR ELEVATIONS; SKYLIGHTS; INTERNAL PARTITIONING, SOFFITS, STEPS AND STAIRWAYS; PROTRUSIONS OF VENTS, BEAMS, COLUMNS, BAY WINDOWS AND WINDOW CASTINGS; AND OTHER SUCH FEATURES.

THE LOCATION OF THE UNIT AS SHOWN HEREON ARE BASED UPON PROVIDED INTERNAL BUILDING AS-BUILT DRAWINGS/PLANS AND ARE NOT THE RESULT OF SURVEYED LOCATIONS.

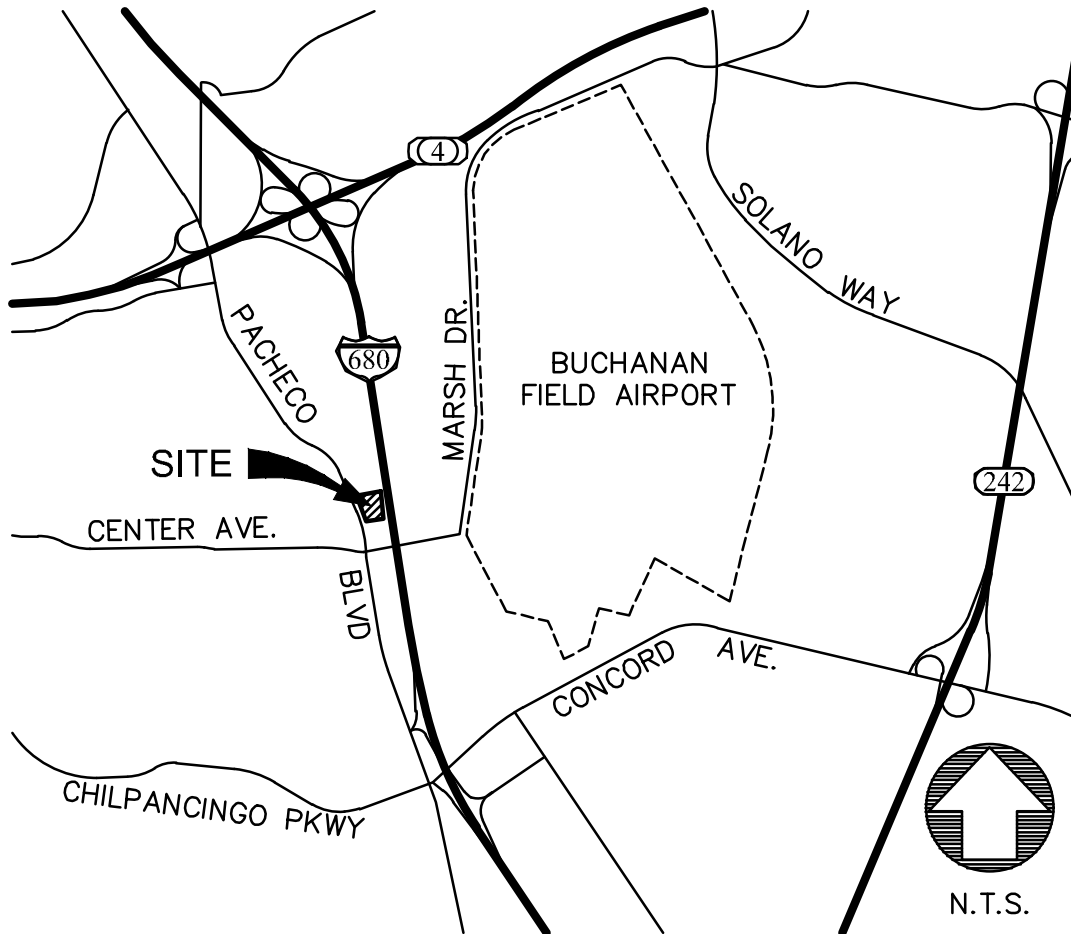
BASIS OF BEARINGS

THE BEARING N22°36'19"W BEING THE MONUMENT LINE WITHIN PACHECO BOULEVARD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED ON MAY 26, 1976 IN BOOK 60 OF L.S.M. AT PAGE 43 AND ON THE PARCEL MAP FOR SUBDIVISION M.S. 252-78 FILED ON MARCH 27, 1979 IN BOOK 75 OF PARCEL MAPS AT PAGE 11 DETERMINED BY RECORD GEOMETRY TIES FROM THE FOUND MONUMENT IN PACHECO BOULEVARD NORTH OF FIRST AVE. AND AT THE INTERSECTION WITH CENTER AVE.

5753 PACHECO BLVD

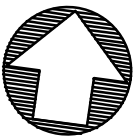
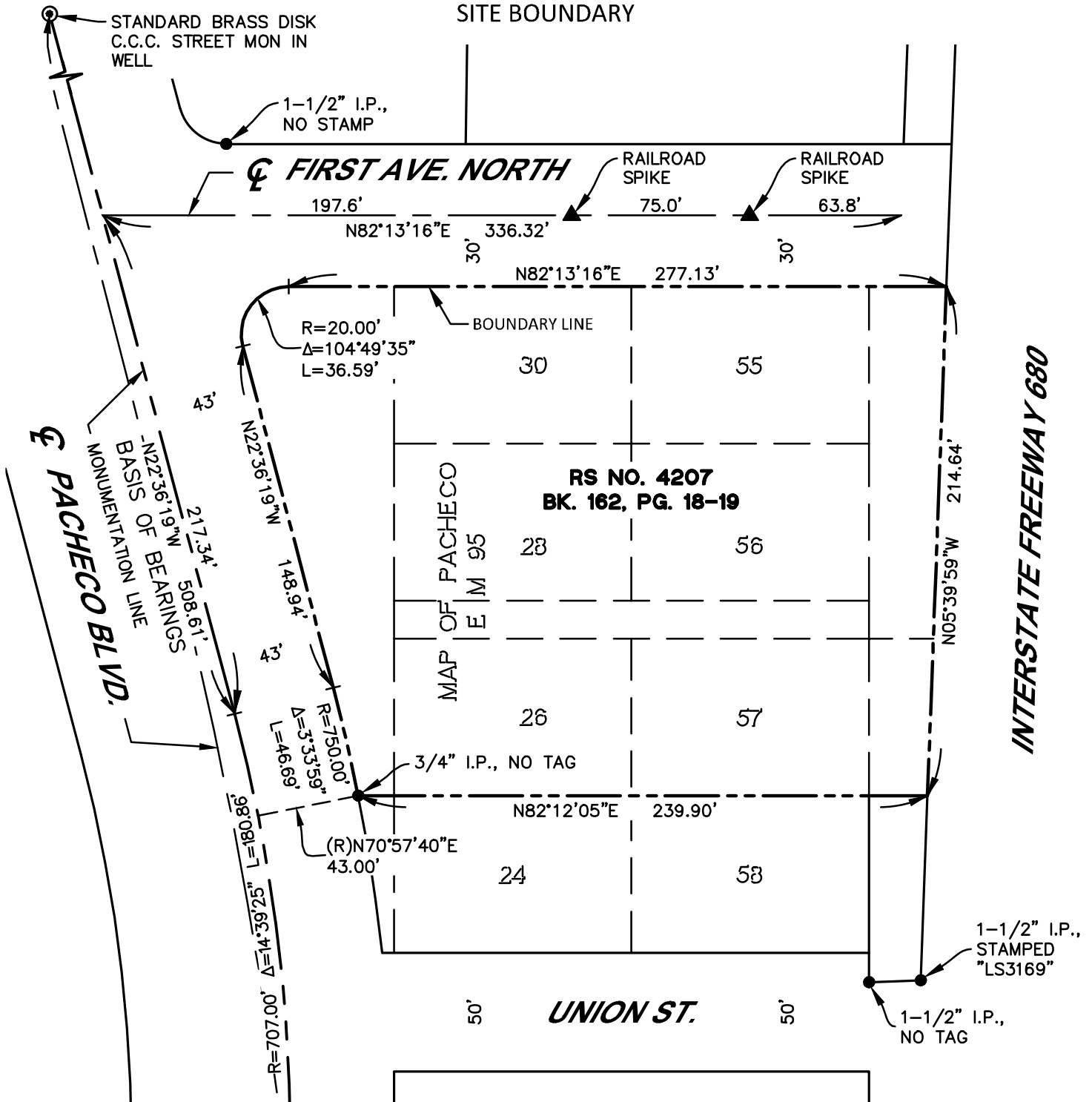
CONDOMINIUM PLAN

VICINITY MAP



CONDOMINIUM PLAN

SITE BOUNDARY



SCALE: 1"=60'

MONUMENT NOTES

- – PER RECORD OF SURVEY 4207.
 ▲ – PER RECORD OF SURVEY 4207.
 ● – PER RECORD OF SURVEY 4207.

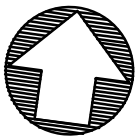
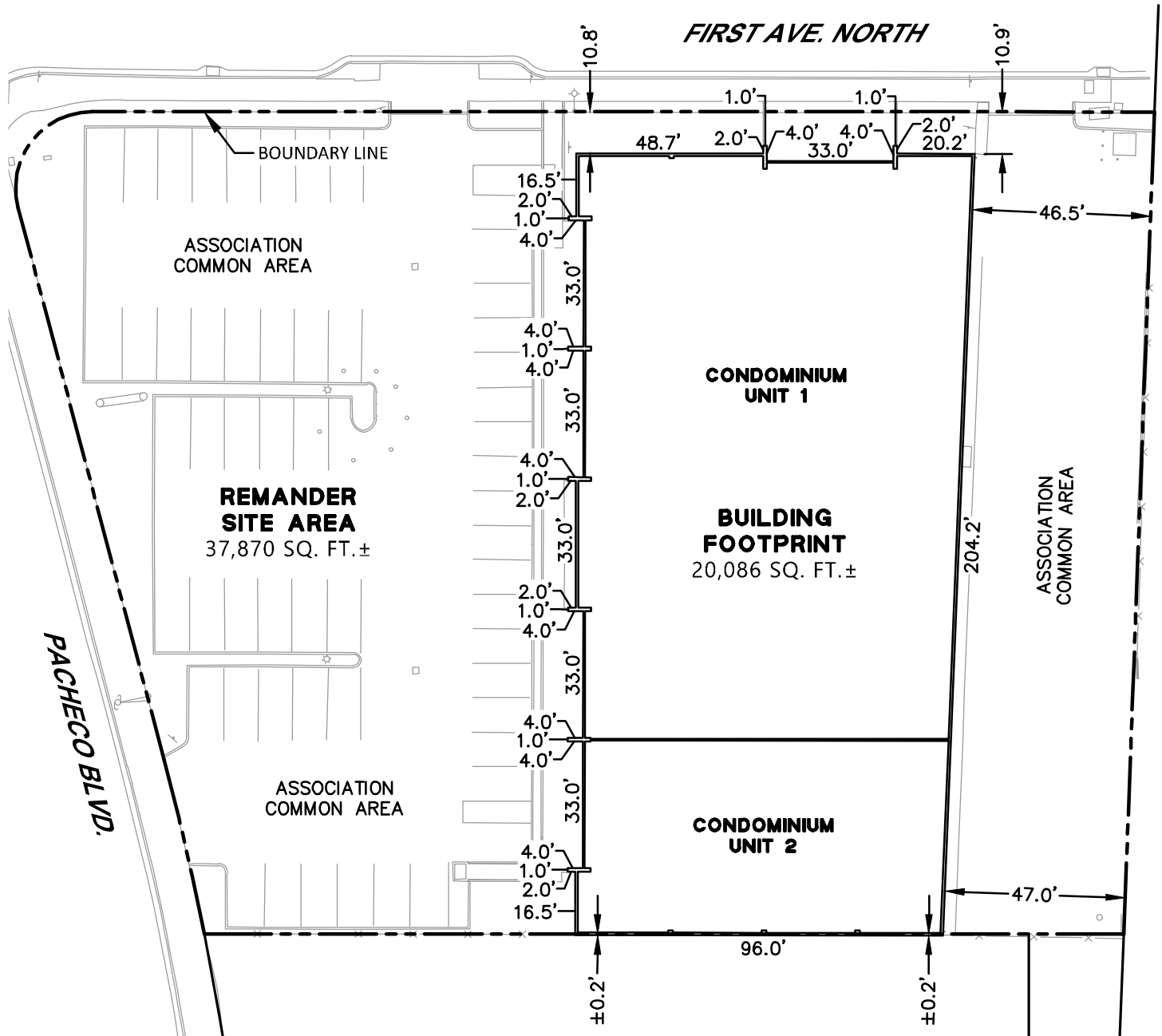
LEGEND

- (R) - RADIAL

5753 PACHECO BLVD

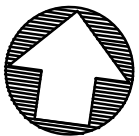
CONDOMINIUM PLAN

BUILDING EXTERIOR DIMENSIONS AND LOCATION



SCALE: 1"=40'

COMMERCIAL CONDOMINIUM UNIT FLOOR PLAN



SHEET 9

5753 PACHECO BLVD

CONDOMINIUM PLAN

AIRSPACE DIAGRAM

