CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, April 20, 2026 **1:30 PM** **30 Muir Road, Martinez**

Zoom: https://cccounty-us.zoom.us/j/85491390617
Webinar ID: 854 9139 0617 Call in: (855) 758-1310 or (408) 961-3928

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at: http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (855)758-1310 US Toll Free or (408) 961-3928. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link https://cccounty-us.zoom.us/j/85491390617 Webinar ID: 854 9139 0617.

Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

Commenters will generally be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS

2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

2a. SABINO URRITIA, ELEVATION DESIGN + CONSULTING (Applicant) - GILL MAJOR (Owner), County File# CDDP25-03021: The applicant is seeking approval of a Small Lot Design Review Development plan for a proposed two-story single-family residence and attached garage having an approximate gross floor area of 13,832 square feet on an agricultural-zoned parcel of substandard area. The project includes driveway, and septic tank improvements, as well as +12,000 square-feet of vegetated dispersal areas for managing stormwater roof runoff from the project. The project would be accessible from Camino Tassajara, a public right-of-way abutting the eastern boundary of the project site, via a proposed 20-foot-wide driveway. The project includes a request for an Exception to Division 914 (Collect and Convey) of the County Ordinance to allow on-site stormwater treatment where collection and conveyance to an adequate storm drain system or adequate natural watercourse is required. The project site is located at 5980 Camino Tassajara in the Danville area of unincorporated Contra Costa County. (Zoning: A-2 General Agricultural District) (Assessor's Parcel Number: 206-200-002) (CONTINUED FROM MARCH 16, 2026 RLH) AV **26-1422**

2b. JASMIT RANGR, RANGR STUDIO (Applicant) - DEAN MICHAEL GRIDLEY (Owner), County File CDDP23-03009: The applicant requests approval of a Kensington Design Review Development Plan for the construction of a new single-family residence and detached garage that has a gross floor area of 3,293 square feet (where 3,000 is the maximum gross floor area permitted) on a vacant lot. The project includes a Variance for a 5-foot front yard setback (where 20 feet is the minimum required) for a 499-square-foot detached garage and a 1-foot front yard setback (where 20 feet is the minimum required) for a retaining wall that exceeds 3 feet in height. The project also includes a Tree Permit for the prior removal of a code-protected Coast Live Oak tree. This project is continued from the May 5, 2025 Zoning Administrator meeting. The project site is 0 Willamette Avenue between Highland Boulevard and Purdue Avenue in the Kensington area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Assessor's Parcel Number: 570-161-009) (CONTINUED FROM APRIL 6, 2026 RLH) GF **26-1423**

Attachments: Attachment A CDDP23-03009 Revised Findings and COAs final.pdf
Attachment B Revised Project Plans 12.4.25.pdf
Attachment C Kensington MAC Agency Comments.pdf

3. VARIANCE: PUBLIC HEARING

3a. BARRY THOMPSON, COWAN & THOMPSON CONSTRUCTION (Applicant) - BARRY THOMPSON (Owner), County File CDSR23-00005: The applicant requests approval of a Sign Permit to install an approximately 52.5-square-foot, LED illuminated wall sign on an existing commercial building. The project site is located at 2340 Pacheco Boulevard in the Martinez area of unincorporated Contra Costa County. (Zoning: R-B Retail Business District) (Assessor's Parcel Number: 375-011-001) SS **26-1424**

Attachments: Attachment A Findings and COAs final.pdf
Attachment B Maps.pdf
Attachment C Sign Plans.pdf
Attachment D Sign Specifications.pdf
Attachment E Sign Photo.pdf
Attachment F Public Comments.pdf

4. SIGN PERMIT: PUBLIC HEARING

4a. BACILIA MACIAS, BACILIA MACIAS ARCHITECTURE (Applicant) - EDUARDO LANDEROS (Owner), County File CDVR24-01044: The applicant requests approval of a Variance to allow a 9-foot front yard setback (where 20 feet is the minimum required) and a Tree Permit for the removal of two code-protected Coast Live Oak trees, for the construction of a 2,128-square-foot two-story single-family residence on a vacant lot. The application includes Small Lot Design Review of the new single-family residence on a lot that is substandard in area and average width. The project site is located at 1518 Barth Avenue in the San Pablo area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District) (Assessor's Parcel Number: 419-192-015) DL **26-1425**

Attachments: Attachment A - CDVR24-01044 Findings and Conditions final.pdf
Attachment B - Maps.pdf
Attachment C - Project Plans.pdf
Attachment D - Agency Comments.pdf
Attachment E - Public Comments.pdf
Attachment F - Geotechnical Report & Peer Review.pdf
Attachment G - Arborist Report.pdf

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 4, 2026.

File #: 26-1422 **Agenda Date:** 4/20/2026 **Agenda #:** 2a.

Project Title:	Small Lot Design Review Development Plan for a New Single-Family Residence
County File(s):	CDDP25-03021
Applicant Owner:	Sabino Urrutia, Elevation Design + Consulting Kulwant & Major Gill
Zoning/General Plan:	A-2 General Agricultural District, / Agricultural Lands (AL)
Site Address/Location:	5980 Camino Tassajara Road, Danville APN: 206-200-002
California Environmental Quality Act (CEQA) Status:	The proposed project is exempt under CEQA Guidelines Section 15303(a) New Construction - One Single Family Residence.
Project Planner:	Adrian Veliz, Senior Planner (925) 655-2879 adrian.veliz@dcd.cccounty.us
Staff Recommendation:	Continue (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant is seeking approval of a Small Lot Design Review Development plan for a proposed two-story single-family residence and attached garage having an approximate gross floor area of 13,832 square feet on an agricultural-zoned parcel of substandard area. The project includes driveway, and septic tank improvements, as well as ±12,000 square-feet of vegetated dispersal areas for managing stormwater roof runoff from the project. The project would be accessible from Camino Tassajara, a public right-of-way abutting the eastern boundary of the project site, via a proposed 20-foot-wide driveway. The project includes a request for an Exception to Division 914 (Collect and Convey) of the County Ordinance to allow on-site stormwater treatment where collection and conveyance to an adequate storm drain system or adequate natural watercourse is required.

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the Zoning Administrator:

A. OPEN the public hearing on the Development Plan for the proposed single-family

residence, RECEIVE testimony, and CONTINUE the Development Plan as an open item for a Zoning Administrator decision at a noticed public hearing, to be held on a date to be determined.

III. BACKGROUND

This Small Lot Design Review Development Plan application was considered by the Zoning Administrator during a noticed public hearing held on March 16, 2026. During the meeting, the Zoning Administrator opened the public hearing and heard testimony from the applicant in support of the project, and numerous neighboring property owners who appeared in opposition to the proposed residence. After discussion, the Zoning Administrator determined that revisions to the proposed residential design were necessary to establish neighborhood compatibility. Therefore, the Zoning Administrator continued the item as an open public hearing for additional consideration at the April 20, 2026, meeting.

IV. CONCLUSION

The applicant has yet to submit a revised plan as of the preparation of this report. Therefore, CDD staff recommends that the Development Plan be continued indefinitely to allow additional time for the submittal of a revised residential plan and associated staff review.

File #: 26-1423 **Agenda Date:** 4/20/2026 **Agenda #:** 2b.

Project Title:	0 Willamette Avenue Kensington Design Review Development Plan
County File(s):	CDDP23-03009
Applicant/Owner:	Jasmit Rangr, Rangr Studio (Applicant) / Dean Michael Gridley (Owner)
Zoning/General Plan:	R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District / RM Residential Medium Density
Site Address/Location:	0 Willamette Avenue between Highland Boulevard and Purdue Avenue in the Kensington area of unincorporated Contra Costa County (Assessor's Parcel Number: 570-161-009)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption, CEQA Guidelines Sections 15303(a)
Project Planner:	Grant Farrington, Planner III (925) 655-2868 grant.farrington@dcd.cccounty.us
Staff Recommendation:	Approve (See Section III for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Kensington Design Review Development Plan for the construction of a new single-family residence and detached garage that has a gross floor area of 3,293 square feet (where 3,000 is the maximum gross floor area permitted) on a vacant lot. The project includes a Variance for a 5-foot front yard setback (where 20 feet is the minimum required) for a 499-square-foot detached garage and a 1-foot front yard setback (where 20 feet is the minimum required) for a retaining wall that exceeds 3 feet in height. The project also includes a Tree Permit for the prior removal of a code-protected Coast Live Oak tree.

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Zoning Administrator:

A. FIND that the project is categorically exempt from CEQA under Section 15303(a) of the CEQA Guidelines.

B. APPROVE Kensington Design Review Development Plan CDDP23-03009 for the construction of a new single-family residence and detached garage that has a gross floor area of 3,293 square feet, including the Variance for a 5-foot front yard setback (where 20 feet is the minimum required) for the detached garage and a 1-foot front yard setback (where 20 feet is the minimum required) for a retaining wall exceeding 3 feet in height, and a Tree Permit for the prior removal of a code-protected Coast Live Oak tree, based on the attached revised findings and subject to the attached revised conditions of approval.

C. DIRECT staff to file a Notice of Exemption with the County Clerk.

III. BACKGROUND

At the March 17, 2025 meeting, the Zoning Administrator opened the public hearing then continued the item to the April 21, 2025 Zoning Administrator meeting as an open public hearing, in order to provide the applicant additional time to submit a revised design with reduced square footage of the detached garage. On March 31, 2025, the applicant submitted revised plans with the change requested by the Zoning Administrator. At the April 21, 2025 hearing, the item was continued to May 5, 2025 as an open public hearing with testimony received. At the May 5, 2025 Zoning Administrator hearing, the Zoning Administrator continued the project indefinitely in order to have the Kensington Municipal Advisory Council (KMAC) review the changes to the proposed development. The applicant subsequently submitted revised project plans on December 4, 2025 that included changes to the overall size and height of the detached garage as well as changes to the size of the residence. The revised plans are included herein as Attachment B. The District 1 staff liaison to the KMAC reported in an email that the KMAC reviewed the revised plans at its January 28, 2026 meeting, and recommended approval of the project. The email is included as Attachment C.

The December 4, 2025 revised plans show alterations to the detached garage fronting Willamette Avenue. The new front yard setback is 5 feet and the total height is approximately 14.3 feet at the highest point. The lower floor design of the residence includes an additional 247 square feet and the upper floor design includes an additional 81 square feet over the previously submitted plans. The total gross floor area of the proposed project is now 3,293 square feet, which exceeds the gross floor area threshold of 3,000 square feet for the subject property.

IV. COMPLIANCE WITH KENSINGTON COMBINING DISTRICT CRITERIA

The revised project is subject to the development regulations of the Kensington (-K) Combining District. The regulations of the Combining District are intended to provide specific regulations to fairly and efficiently implement the Contra Costa County General Plan policies for the Kensington area so that future development recognizes the rights of property owners to improve the value and enjoyment of their property while minimizing impacts upon surrounding neighbors and not substantially impairing the value and enjoyment of the neighbors' property. Lots located in the Kensington Combining District maintain a threshold for gross floor area of all development on the subject properties as determined by the overall square footage of the all development on the subject properties as determine by the overall square footage of the lot. For this lot, the gross floor area threshold is 3,000 square feet. A previous design of the proposed project included a total development of 2,996 square feet including the residence and garage. The December 4, 2025 project plans include revisions to the overall design which increases the total development square footage of the project to 3,293 square feet.

Evaluations of projects in the Kensington Combining District which exceed the lot threshold standards include seven criteria for approval of the Development Plan. The original design of the project was evaluated for the required seven criteria. Due to the submittal of revised plans that include a total square footage that exceeds the gross floor area for the subject lot, a revised discussion of the seven criteria is detailed below to demonstrate that the most recent project design from December 4, 2025 satisfies all seven criteria.

1. *Recognizing the rights of property owners to improve the value and enjoyment of their property.*

   Finding: The project is for the construction of a new single-family residence and detached garage on a vacant lot in the R-6 Single-Family Residential District. Detached single-family dwellings and the accessory structures and uses normally auxiliary to the dwellings are permitted uses in the R-6 district. Except for the variance request for the reduced front yard setbacks, the residence meets all other applicable year yard setback distance requirements for the R-6 District as well as height restrictions for number of stories and measured total height. The detached garage does not exceed the size threshold for accessory buildings. Due to the topography of the lot, findings can be made for granting reduced front yard setbacks for the garage and the adjacent retaining wall. The proposed development will allow the property owners to establish a residence on the lot which has been vacant since the lot was created and provide additional off-street parking on Willamette Avenue.

2. *Recognizing the rights of property owners of vacant lots to establish a residence that is compatible with the neighborhood in terms of bulk, scale, and design.*

   Finding: The proposed residence will have a gross floor area of 3,293 square feet including a

2,814-square-foot residence and a detached 499-square-foot garage. Other lots along the north side of Willamette Avenue in the immediate vicinity have residences that range in size from 1,700 to 3,500 square feet as well as attached and detached garages for off-street parking. The proposed residence will be congruent with adjacent residences that range in size from 2,300 to 2,500 square feet. Of note, the subject property has a larger lot size than the adjacent parcels and thus is afforded a higher gross floor area threshold as a result. The proposed residence utilizes a tiered story design similar to other residences on the north side of Willamette Avenue that have a progressive upward sloped topography in order to not exceed the maximum height allowed. In addition, the residence meets all applicable front, side and rear yard setback minimum distances. The detached garage and adjacent retaining wall require variances to the front yard setback minimum distance. Due to the topographical challenges of lots on Willamette Avenue, granting the variance requests will be consistent with other off-street parking and accessory structures in the vicinity. The design consists of façade material finishes that are common in the Kensington area including wood siding and stucco. Thus, the project is compatible with the neighborhood in terms of bulk, scale, and design.

3. Minimizing impacts upon surrounding neighbors.

Findings: The project involves the construction of a new 2,814-square-foot residence and a 499-square-foot detached garage on a vacant lot that will be in conformance with all applicable development standards for the R-6 District with approval of a variance for reduced front yard setbacks for the garage and the adjacent retaining wall. Section 84-74.204(b) of the Kensington Combining District Ordinance specifies that the ordinance is intended to promote the community's values of preservation of views, light and solar access, privacy, parking, and residential noise levels. The project is consistent with these values.

- Views: The applicant has previously erected story poles to demonstrate the proposed height of the residence to confirm minimal impacts to the adjacent parcels with regards to protected scenic views. The highest elevation point of the proposed residence is at the 827'9" elevation above sea level contour and the natural grade at the rear property line is at approximately the 830' elevation above sea level contour. The proposed location of the residence is also set back further away from the front property line with regard to the residence on the adjacent lot to the east. Thus, the project will have minimal impact on scenic views to dwellings on adjacent lots located on Garden Drive and Purdue Avenue to the north or other lots on Willamette Avenue.

- Privacy: The proposed residence itself meets all applicable yard setback distance minimum requirements. The location of the proposed residence is set back further on the lot than the adjacent residences on Willamette Avenue and the project plans include elevation drawings showing the outline of the proposed residence as it relates

to the location of the existing residences at 245 and 255 Willamette Avenue. In addition, the proposed project, an existing fence is located on the shared property lines to further screen the properties from neighbors.

- Light and Solar Access: The residence and detached garage are to be located in the central portion of the lot that will not obstruct light and solar access to existing residences in the immediate vicinity. The residence is under the maximum allowed total height and does not include any design features that be inconsistent with other lots in the surrounding area with similar topography. No mature trees are to be planted with the project that could potentially restrict access to light and solar.

4. Protecting the value and enjoyment of the neighbors' property.

Findings: As previously mentioned, the construction of the new residence and detached garage will not significantly block any scenic views of surrounding lots or decrease privacy or access to sunlight. The project is a new single-family residence that does not include any aspect that would otherwise encourage marginal development or be inconsistent with the General Plan or Ordinance Code. Therefore, in the absence of significant impacts on neighboring parcels with regards to excessive or marginal development, the project will preserve the value and enjoyment of the neighbors' property.

5. Maintaining the community's property values.

Findings: As stated above, the project is a new single-family residence that does not include an incompatible land use that would be inconsistent with the General Plan or Ordinance Code or conflict with the surrounding residential community. The proposed residence will not substantially affect scenic views, privacy or solar access for neighboring parcels and does not encourage marginal development that may negatively affect property values. Therefore, the project will maintain the community's property values.

6. Maximizing the use of existing interior space

Findings: The subject parcel is vacant and this project is for the construction of a new single-family residence and detached garage. Therefore, this criterion does not apply.

7. Promoting the general welfare, public health, and safety.

Findings: The project does not change the land use of the subject property and as described earlier, does not adversely impact surrounding properties. Construction of the single-family residence improves the value of the lot. There are no side or rear yard encroachments and the project is under the maximum height limit. In addition, the project will not use or emit hazardous substances beyond what is normal for a residential property. Based on the

foregoing reasons, the project promotes the general welfare, public health, and safety of the Kensington community.

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDDP23-03009, JASMIT RANGR, RANGR STUDIO (APPLICANT), DEAN MICHAEL GRIDLEY (OWNER)

FINDINGS

A. Kensington Combining District Findings

County Code Section 84-74.1206(b) requires a project within the Kensington Combining District to satisfy seven criteria to be approved.

1. *Recognizing the rights of property owners to improve the value and enjoyment of their property.*

   Project Finding: The project is for the construction of a new single-family residence and detached garage on a vacant lot in the R-6 Single-Family Residential District. Detached single-family dwellings and the accessory structures and uses normally auxiliary to the dwellings are permitted uses in the R-6 district. Except for the variance request for the reduced front yard setbacks, the residence meets all other applicable year yard setback distance requirements for the R-6 District as well as height restrictions for number of stories and measured total height. The detached garage does not exceed the size threshold for accessory buildings. Due to the topography of the lot, findings can be made for granting reduced front yard setbacks for the garage and the adjacent retaining wall. The proposed development will allow the property owners to establish a residence on the lot which has been vacant since the lot was created and provide additional off-street parking on Willamette Avenue.

2. *Recognizing the rights of property owners of vacant lots to establish a residence that is compatible with the neighborhood in terms of bulk, scale, and design.*

   Project Finding: The proposed residence will have a gross floor area of 3,293 square feet including a 2,814-square-foot residence and a detached 499-square-foot garage. Other lots along the north side of Willamette Avenue in the immediate vicinity have residences that range in size from 1,700 to 3,500 square feet as well as attached and detached garages for off-street parking. The proposed residence will be congruent with adjacent residences that range in size from 2,300 to 2,500 square feet. Of note, the subject property has a larger lot size than the adjacent parcels and thus is afforded a higher gross floor area threshold as a result. The

proposed residence utilizes a tiered story design similar to other residences on the north side of Willamette Avenue that have a progressive upward sloped topography in order to not exceed the maximum height allowed. In addition, the residence meets all applicable front, side and rear yard setback minimum distances. The detached garage and adjacent retaining wall require variances to the front yard setback minimum distance. Due to the topographical challenges of lots on Willamette Avenue, granting the variance requests will be consistent with other off-street parking and accessory structures in the vicinity. The design consists of façade material finishes that are common in the Kensington area including wood siding and stucco. Thus, the project is compatible with the neighborhood in terms of bulk, scale, and design.

3. *Minimizing impacts upon surrounding neighbors.*

Project Finding: The project involves the construction of a new 2,814-square-foot residence and a 499-square-foot detached garage on a vacant lot that will be in conformance with all applicable development standards for the R-6 District with approval of a variance for reduced front yard setbacks for the garage and the adjacent retaining wall. Section 84-74.204(b) of the Kensington Combining District Ordinance specifies that the ordinance is intended to promote the community's values of preservation of views, light and solar access, privacy, parking, and residential noise levels. The project is consistent with these values.

- Views: The applicant has previously erected story poles to demonstrate the proposed height of the residence to confirm minimal impacts to the adjacent parcels with regards to protected scenic views. The highest elevation point of the proposed residence is at the 827'9" elevation above sea level contour and the natural grade at the rear property line is at approximately the 830' elevation above sea level contour. The proposed location of the residence is also set back further away from the front property line with regard to the residence on the adjacent lot to the east. Thus, the project will have minimal impact on scenic views to dwellings on adjacent lots located on Garden Drive and Purdue Avenue to the north or other lots on Willamette Avenue.

- Privacy: The proposed residence itself meets all applicable yard setback distance minimum requirements. The location of the proposed residence is set back further on the lot than the adjacent residences on Willamette Avenue and the project plans include elevation drawings showing the

outline of the proposed residence as it relates to the location of the existing residences at 245 and 255 Willamette Avenue. In addition, the proposed project, an existing fence is located on the shared property lines to further screen the properties from neighbors.

- Light and Solar Access: The residence and detached garage are to be located in the central portion of the lot that will not obstruct light and solar access to existing residences in the immediate vicinity. The residence is under the maximum allowed total height and does not include any design features that be inconsistent with other lots in the surrounding area with similar topography. No mature trees are to be planted with the project that could potentially restrict access to light and solar.

4. *Protecting the value and enjoyment of the neighbors' property.*

   Project Finding: As previously mentioned, the construction of the new residence and detached garage will not significantly block any scenic views of surrounding lots or decrease privacy or access to sunlight. The project is a new single-family residence that does not include any aspect that would otherwise encourage marginal development or be inconsistent with the General Plan or Ordinance Code. Therefore, in the absence of significant impacts on neighboring parcels with regards to excessive or marginal development, the project will preserve the value and enjoyment of the neighbors' property.

5. *Maintaining the community's property values;*

   Project Finding: As stated above, the project is a new single-family residence that does not include an incompatible land use that would be inconsistent with the General Plan or Ordinance Code or conflict with the surrounding residential community. The proposed residence will not substantially affect scenic views, privacy or solar access for neighboring parcels and does not encourage marginal development that may negatively affect property values. Therefore, the project will maintain the community's property values.

6. *Maximizing the use of existing interior space.*

   Project Finding: The subject parcel is vacant and this project is for the construction of a new single-family residence and detached garage. Therefore, this criterion does not apply.

7. *Promoting the general welfare, public health, and safety.*

   Project Finding: The project does not change the land use of the subject property and as described earlier, does not adversely impact surrounding properties. Construction of the single-family residence improves the value of the lot. There are no side or rear yard encroachments and the project is under the maximum height limit. In addition, the project will not use or emit hazardous substances beyond what is normal for a residential property. Based on the foregoing reasons, the project promotes the general welfare, public health, and safety of the Kensington community.

B. Variance Findings

County Code Section 26-2.2006 states that all of the following findings must be made to approve the Variance permit application.

1, *That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the respective land use district in which the subject property is located.*

Project Finding. The project involves the construction of a new single-family residence on a vacant lot including accommodations for off-street parking with a 499-square-foot garage and an adjacent retaining wall located in the front yard setback. The subject parcel as well as other parcels along the north side of Willamette Avenue are located in the R-6 Single-Family Residential District and have similar topography with similar limitations for off-street parking locations on the respective lots. The R-6 District requires a minimum front yard setback of twenty feet; however, other lots in the immediate vicinity have garages located within the front yard setbacks. Thus, the variance does not grant a special privilege inconsistent with the limitations on other properties in the vicinity in the R-6 District.

2. *That because of special circumstances applicable to the subject property because of its size, shape, topography, location or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of the rights enjoyed by other properties in the vicinity and within the identical land use district.*

Project Finding. Like other lots on the north side of Willamette Avenue, the subject

parcel has constraining topography with elevation that rises away from the street frontage by approximately 45 feet, including a 12 foot elevation rise within the front yard setback. The elevation change and the lack of flat developable land limits the area of the subject lot where the required two off-street parking spaces may be located with suitable access to Willamette Avenue. Therefore, strict application of the zoning regulations of the R-6 District will deprive the subject property of rights enjoyed by other properties in the vicinity.

3. *That any variance authorized shall substantially meet the intent and purpose of the respective land use district in which the property is located.*

   Project Finding: The reduced front yard setbacks will allow the subject lot to have available off-street parking and reduce the need for on-street parking on Willamette Avenue, which is a narrow two-lane street. In addition, the development of the garage within the front yard setback will eliminate the need for additional yard variances or the potential for more intrusive development to accommodate two off-street parking spaces located entirely outside of the required yard setback. The garage is accessory to the proposed single-family residence and the adjacent retaining wall stabilizes the slope for the garage, and thus, the variance substantially meets the intent and purpose of the R-6 District in the unincorporated Kensington area.

C. Tree Permit Findings

1. Required Factors for Granting Tree Permit. The Zoning Administrator is satisfied that the following factors as provided by County Code Section 816-6.8010 for granting a tree permit have been satisfied:

   - *Reasonable development of the property would require the alteration or removal of the tree and this development could not be reasonably accommodated on another area of the lot.*

     The Arborist Report received on February 15, 2024 (*Tree report for 249-255 Willamette Ave. Kensington, CA Development Plan Number CDDP23-03009*; Arborinsights, LLC, February 15, 2024) that was prepared by a Certified Arborist identified a tree, approximately 4-12" in diameter, that was previously removed from the subject property sometime between 2015 and 2018. The report evaluated all current trees on the subject property and verified that they do not meet the size criteria for code-protection per

Section 816-6.6004 of Tree Protection and Preservation Ordinance of the County Ordinance Code. Due to the location of the previously removed tree, reasonable development of the property would have required the removal of the tree and this development could not be reasonably accommodated on another area of the lot.

2. Required Factors for Denying a Tree Permit**.** The Zoning Administrator is satisfied that none of the factors for denying a tree permit as provided by County Code Section 816-6.8010 apply.

D. Environmental Findings

Construction of the new single-family residence and detached garage with a gross floor area of 3,293 square feet is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303(a), New Construction, which provides a Class 3 exemption for the construction of one single-family residence in a residential zone. There is no substantial evidence that construction of the residence involves unusual circumstances, resulting in, or which might reasonably result in, a significant impact on the environment. None of the exceptions in CEQA Guidelines Section 15300.2 apply to the project.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDDP23-03009

Project Approval

1. Kensington Design Review Development Plan CDDP23-03009 to construct a new single-family residence with a detached garage that has a gross floor area of 3,293 square feet (where 3,000 is maximum gross floor area permitted) on a vacant lot is APPROVED.

2. A Variance Permit to allow a 5-foot front yard setback (where 20 feet is the minimum required) for the 499-square-foot garage and 1-foot front yard setback (where 20 feet is the minimum required) for a retaining wall that exceeds 3 feet in height is APPROVED.

3. A Tree Permit for the prior removal of one code-protected Coast Live Oak tree up to 12" in diameter is APPROVED.

4. The project approvals described above are granted based on, or as generally shown on the following documents:

    - Application and materials accepted by the Department of Conservation and Development, Community Development Division (CDD) on April 10, 2023.
    - Geotechnical Report (*Geotechnical Report for Parcel 09, Willamette Avenue, Kensington, California*; Summitt Engineering, July 18, 2022), received on April 10, 2023.
    - Project plans received on December 4, 2025.
    - Arborist Report (*Tree report for 249-255 Willamette Ave. Kensington, CA Development Plan Number CDDP23-03009*; Arborinsights, LLC, February 15, 2024) received on February 15, 2024.

5. Any change from the approved plans shall require review and approval by the CDD and may require the filing of a new Kensington Design Review Development Plan application or a Variance or both, if deemed necessary.

Application Costs

6. The Development Plan application was subject to an initial application deposit of $3,000.00 that was paid with the application submittal, plus time and material costs if the application review expenses exceed the initial deposit. Any additional fee due must be paid prior to issuance of a building permit, or 60 days of the effective date of this permit, whichever occurs first. The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the application shall be charged interest at a rate of ten percent (10%) from the date of approval. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Building Permits

7. No construction is approved with this permit. Any construction at the project site will require issuance of building permits from the Department of Conservation and Development, Building Inspection Division, prior to commencement of work.

Encroachment Permit

8. Any construction or improvements within the right of way of Willamette Avenue will require an encroachment permit from the Contra Costa County Public Works Department.

Geotechnical Report

9. Prior to the issuance of a building or grading permit, the applicant shall submit an updated supplemental geotechnical report for the review and approval by the CDD.

Construction Period Restrictions and Requirements

All construction activity shall comply with the following restrictions, which shall be included in the construction drawings.

10. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.

11. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

12. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.

13. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.

14. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

    New Year's Day (State and Federal)

Birthday of Martin Luther King, Jr. (State and Federal)

Washington's Birthday (Federal)

Lincoln's Birthday (State)

President's Day (State)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)

Independence Day (State and Federal)

Labor Day (State and Federal)

Columbus Day (Federal)

Veterans Day (State and Federal)

Thanksgiving Day (State and Federal)

Day after Thanksgiving (State)

Christmas Day (State and Federal)

For specific details on the actual date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: Federal Holidays (opm.gov)

California Holidays: State Holidays (ca.gov)

15. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

A. NOTICE OF OPPORTUNITY TO PROTEST FEES, ASSESSMENTS, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq, the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

B. Prior to applying for a building permit, the applicant is strongly encouraged to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- Department of Conservation and Development, Building Inspection Division
- Public Works Department, Engineering Services Division
- Contra Costa Health, Environmental Health Division
- Stege Sanitary District
- Kensington Fire Protection District
- East Bay Municipal Utility District
- Contra Costa Mosquito and Vector Control District

SUMMER SUNSET / WINTER SUNSET — N — SUMMER SUNRISE / WINTER SUNRISE

1 VICINITY PLAN
SCALE: 1/32" = 1'-0"

RASHID - EAMES RESIDENCE

ARCHITECTURAL LEGEND

- 1 / A000 — ELEVATION CALLOUT: DRAWING NUMBER, SHEET NUMBER
- 1 / A000 — SECTION CALLOUT: DRAWING NUMBER, SHEET NUMBER
- 1 / A000 — DETAIL CALLOUT: DRAWING NUMBER, SHEET NUMBER
- 1 — COLUMN LINE
- 1 — WINDOW TAG
- 001 — DOOR TAG
- NORTH DIRECTION (SUMMER SUNSET / WINTER SUNSET — N — SUMMER SUNRISE / WINTER SUNRISE)
- 000 | ROOM NAME — ROOM I.D.
- NAME / ELEVATION — ELEVATION TAG
- EX'G GWB — EXISTING GYPSUM WALL BOARD

PROJECT INFORMATION

SUMMARY

THE DESIGN PROPOSES CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE ON AN EXISTING VACANT UPSLOPE LOT AT "0" WILLAMETTE AVE. THE PROPOSED STRUCTURE CONSISTS OF 2 STORIES AND A GRADE-LEVEL GARAGE. OUTDOOR SPACES CONSIST OF WOOD DECKS AND OUTDOOR TERRACES.

THE PROPOSAL REQUESTS A VARIANCE TO ALLOW FOR A GARAGE WITHIN THE FRONT YARD SETBACK WITH THE FRONT FACE OF THE GARAGE WALL PLACED 5' BACK FROM THE PROPERTY LINE. OTHER GARAGES ON THIS SIDE OF THE STREET ARE BUILT WITHIN THE FRONT SETBACK, INCLUDING 287 WILLAMETTE AVE, WHICH HAS A MINIMUM FRONT SETBACK OF 3'-9". THIS PROPOSAL INCLUDES A 2-CAR GARAGE, WITH AN ADJACENT UNCOVERED PARKING AREA PROVIDING 2 ADDITIONAL OFF-STREET PARKING SPACES.

ADDITIONALLY THE PROPOSAL REQUESTS A VARIANCE TO ALLOW FOR A HOUSE LARGER THAN 3000 SF IN THE R6-SINGLE FAMILY RESIDENTIAL ZONE.

PROJECT DATA

ZONING

APN#:	570-161-009
ZONE:	R6-SINGLE FAMILY RESIDENTIAL
LOT SIZE:	7882 SF
GROSS FLOOR AREA (GFA):	3293 SF
GFA HEARING THRESHOLD:	3000 SF
*PER CONTRA COSTA 84-74.802	
BUILDING HEIGHT:	25'- 5 7/8" / 2-STORIES (+GARAGE)
PARKING	2 CAR GARAGE + 2 OFFSTREET SPACES
REQUIRED PARKING	1 OFF-STREET SPACE

FLOOR AREAS

UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
HOUSE TOTAL:	3293 SF

BUILDING NOTES

PARKING :	2 CAR GARAGE + 2 OPEN SPACES
OCCUPANCY:	R-SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	REQUIRED - TO BE FURNISHED

DRAWING INDEX

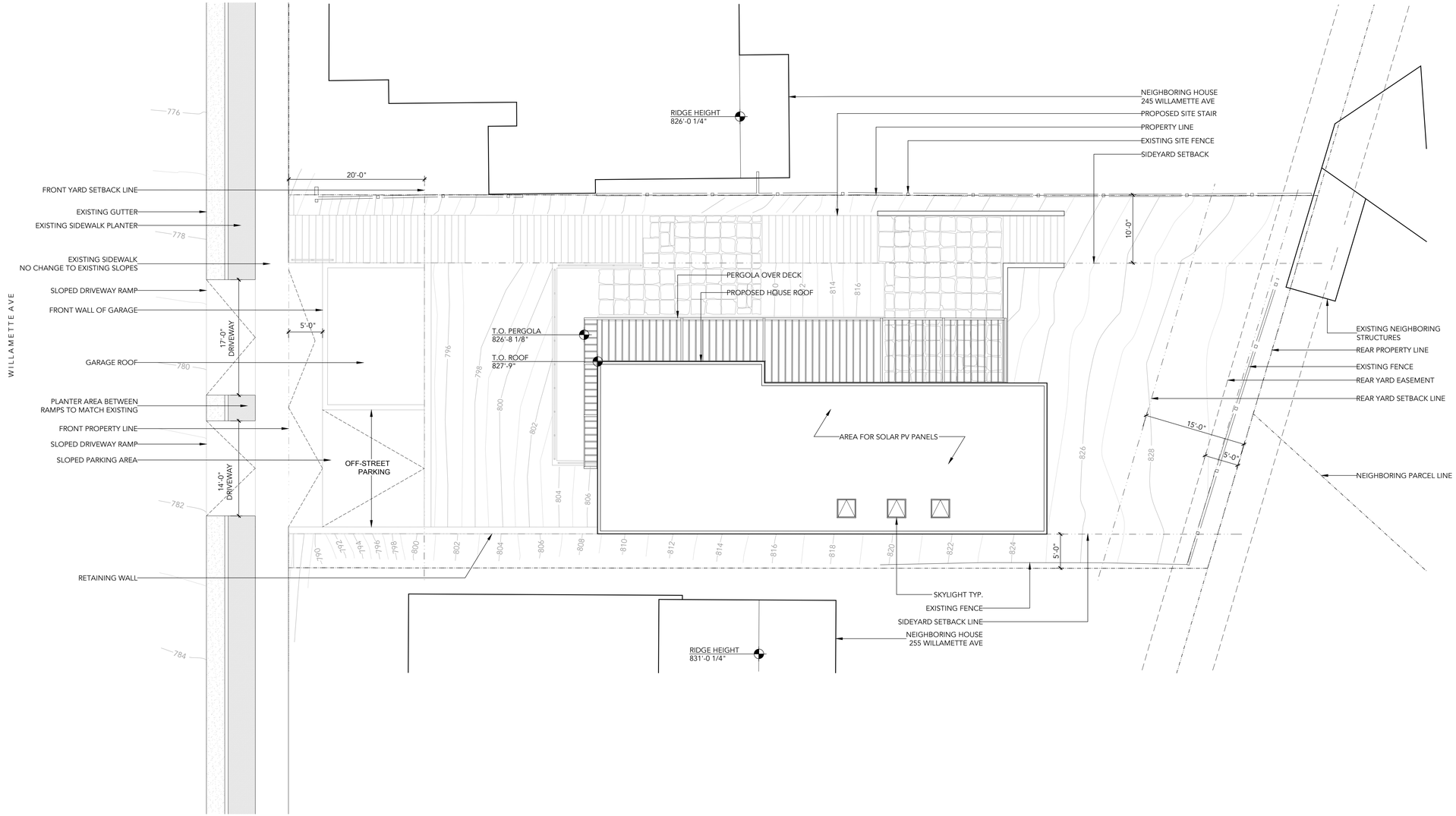
ARCHITECTURAL

LICENSED ARCHITECT — JASMIT SINGH — RANGR — C-37954 — 31 OCT 2023 RENEWAL DATE — STATE OF CALIFORNIA

RANGR STUDIO
1234 GRIZZLY PEAK, BERKELEY, CA 94708
VOICE / SMS: 212.727.9911
EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE		PROJECT DATA & SUMMARY, DRAWING INDEX, & LEGEND	
0 WILLAMETTE AVENUE,KENSINGTON, CA 94708		DATE: 03 DECEMBER 2025	ISSUED: PLANNING REVIEW
PARCEL #: 570-161-009-8		REV 1: -	REV 3: -
		REV 2: -	REV 4: -

A001



N

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

LICENSED ARCHITECT
JASMIT SINGH RANGR
C-37954
31 OCT 2023
RENEWAL DATE
STATE OF CALIFORNIA

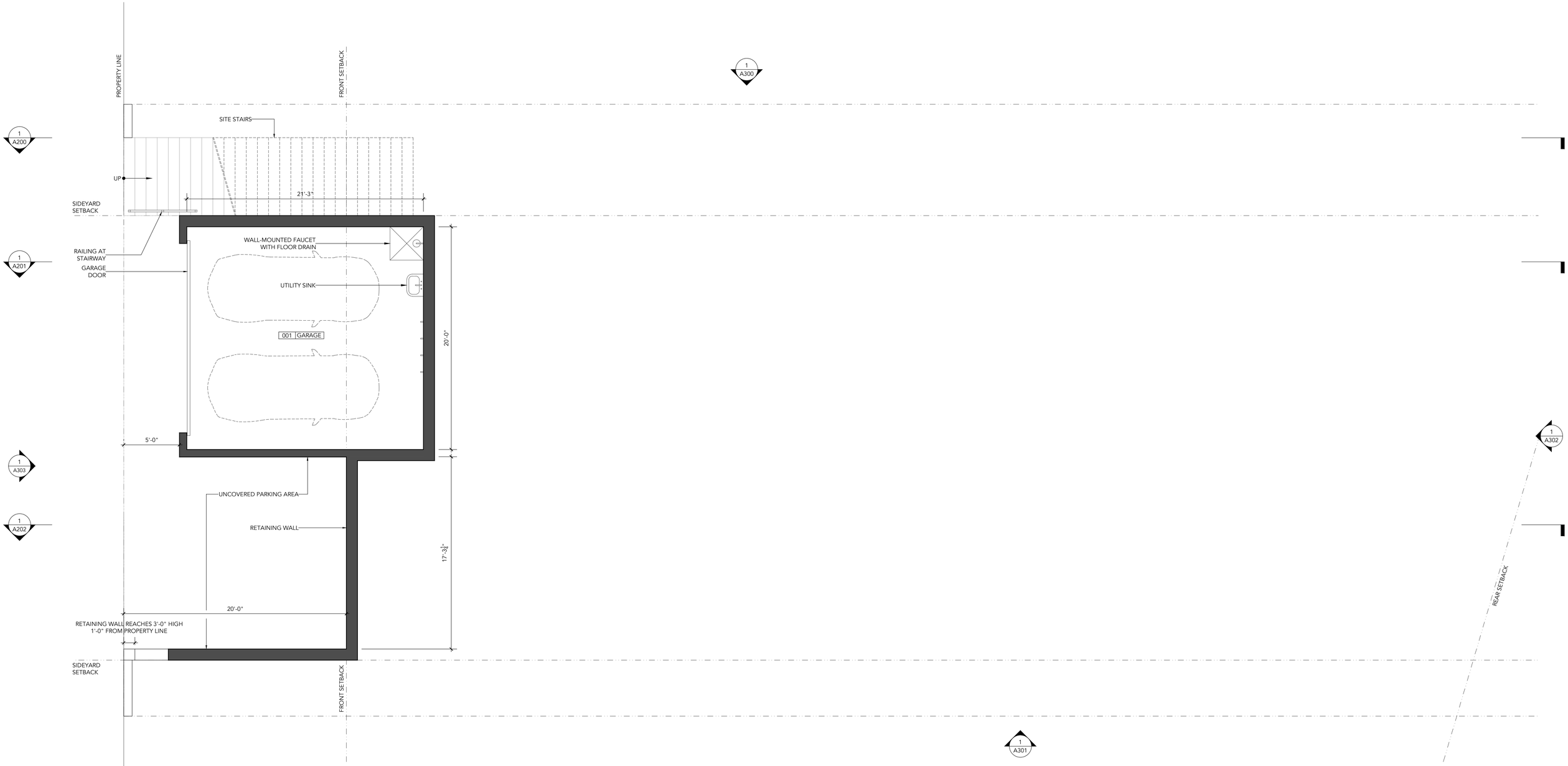
RANGR STUDIO
1234 GRIZZLY PEAK, BERKELEY, CA 94708
VOICE / SMS: 212.727.9911
EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE,KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

SITE PLAN

DATE:	03 DECEMBER 2025	ISSUED:	PLANNING REVIEW
REV 1:	-	REV 3:	-
REV 2:	-	REV 4:	-

A050



1 GARAGE FLOOR PLAN

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

FLOOR AREAS

BUILDING LEVEL	
UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
HOUSE TOTAL:	3293 SF

LICENSED ARCHITECT
JASMIT SINGH RANGR
C-37954
31 OCT 2023
RENEWAL DATE
STATE OF CALIFORNIA

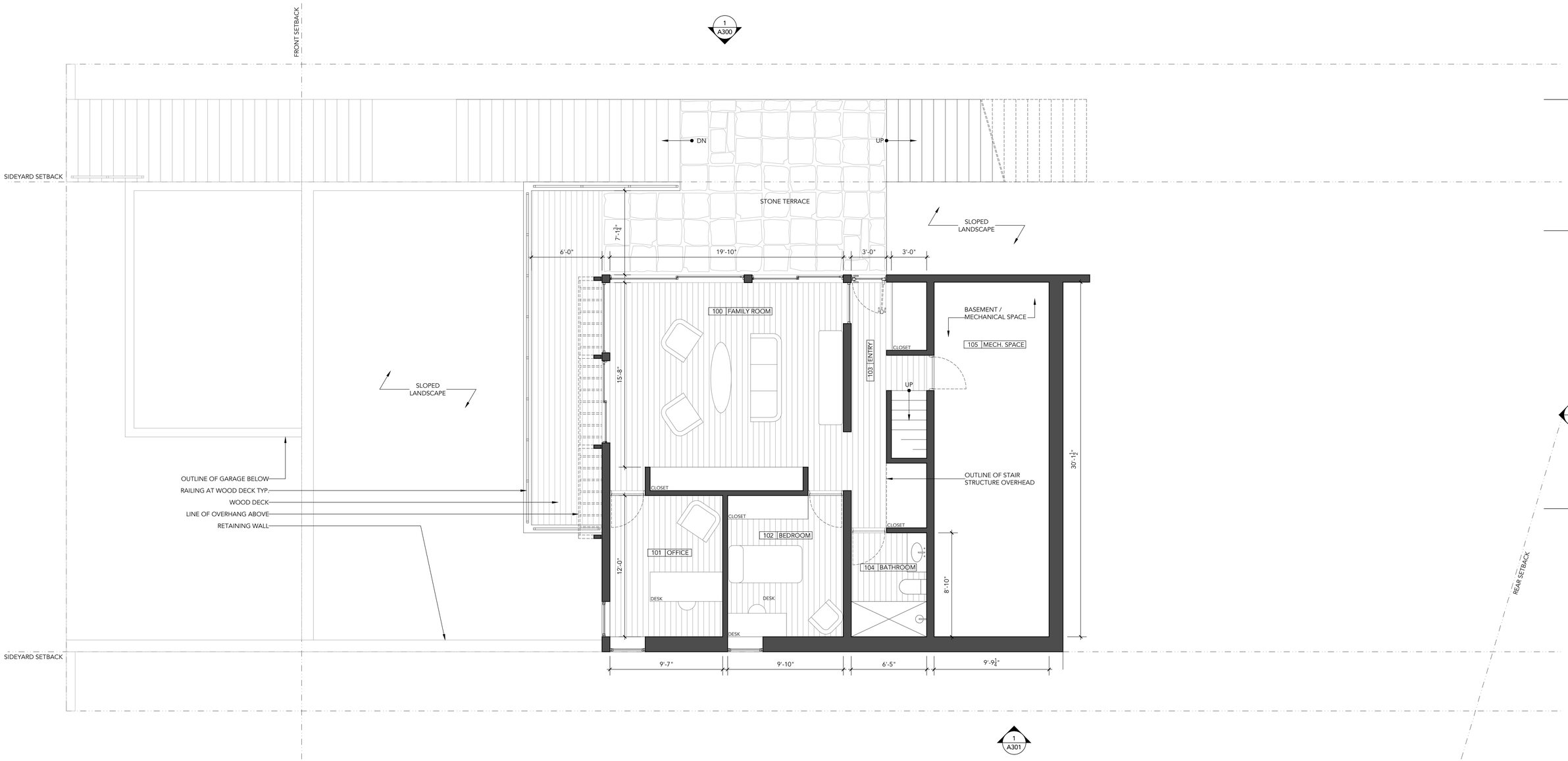
RANGR STUDIO
1234 GRIZZLY PEAK, BERKELEY, CA 94708
VOICE / SMS: 212.727.9911
EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE,KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

GARAGE FLOOR PLAN

DATE:	03 DECEMBER 2025	ISSUED:	PLANNING REVIEW
REV 1:	-	REV 3:	-
REV 2:	-	REV 4:	-

A100



1 LOWER FLOOR PLAN

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

FLOOR AREAS

BUILDING LEVEL	
UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
HOUSE TOTAL:	3293 SF

LICENSED ARCHITECT
JASMIT SINGH RANGR
C-37954
31 OCT 2023
RENEWAL DATE
STATE OF CALIFORNIA

RANGR STUDIO
1234 GRIZZLY PEAK, BERKELEY, CA 94708
VOICE / SMS: 212.727.9911
EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE

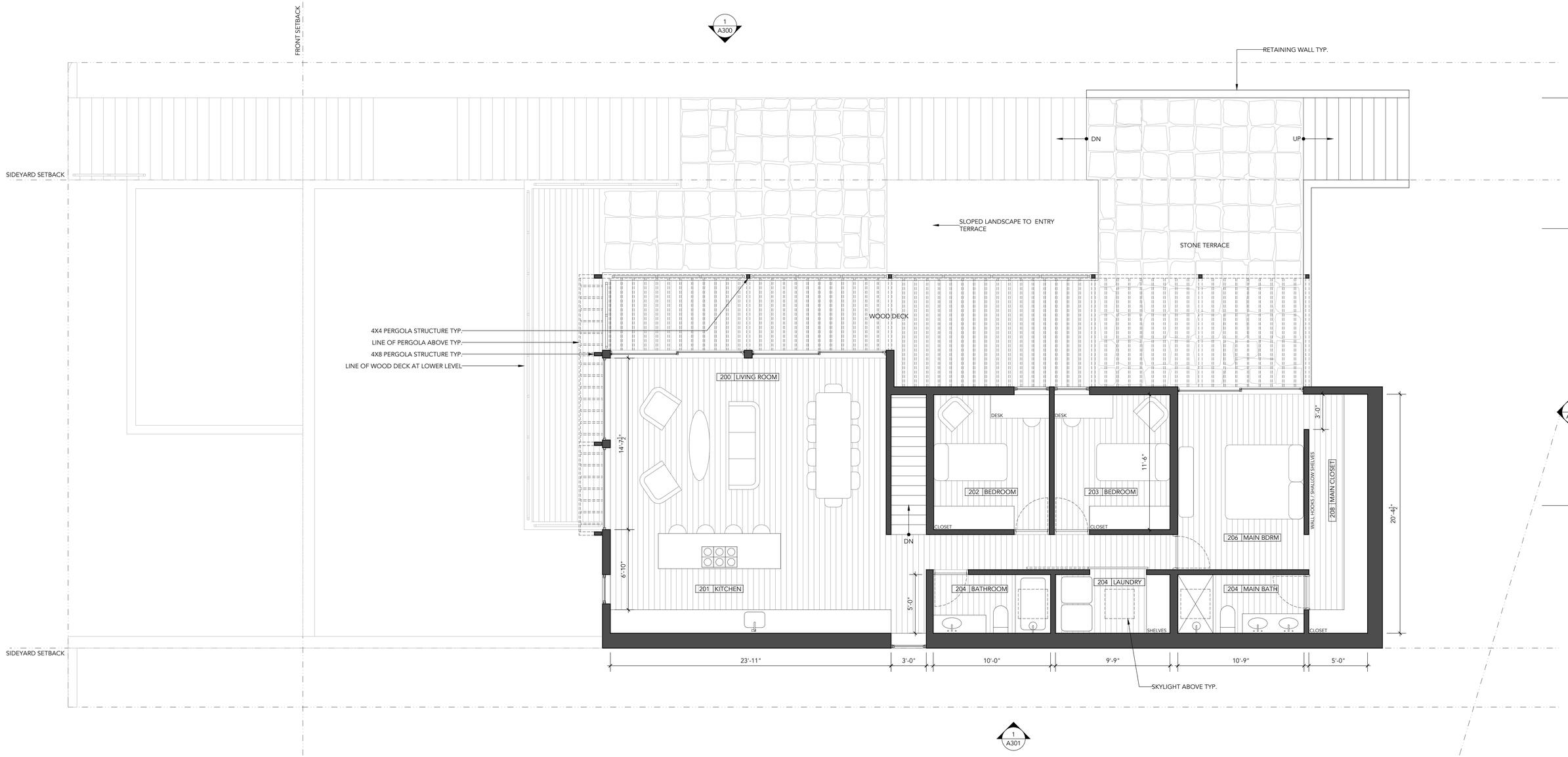
0 WILLAMETTE AVENUE,KENSINGTON, CA 94708

PARCEL #: 570-161-009-8

LOWER FLOOR PLAN

DATE:	03 DECEMBER 2025	ISSUED:	PLANNING REVIEW
REV 1:	-	REV 3:	-
REV 2:	-	REV 4:	-

A101



1 UPPER FLOOR PLAN

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

FLOOR AREAS

BUILDING LEVEL	
UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
HOUSE TOTAL:	3293 SF

LICENSED ARCHITECT
JASMIT SINGH RANGR
C-37954
31 OCT 2023
RENEWAL DATE
STATE OF CALIFORNIA

RANGR STUDIO
1234 GRIZZLY PEAK, BERKELEY, CA 94708
VOICE / SMS: 212.727.9911
EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE

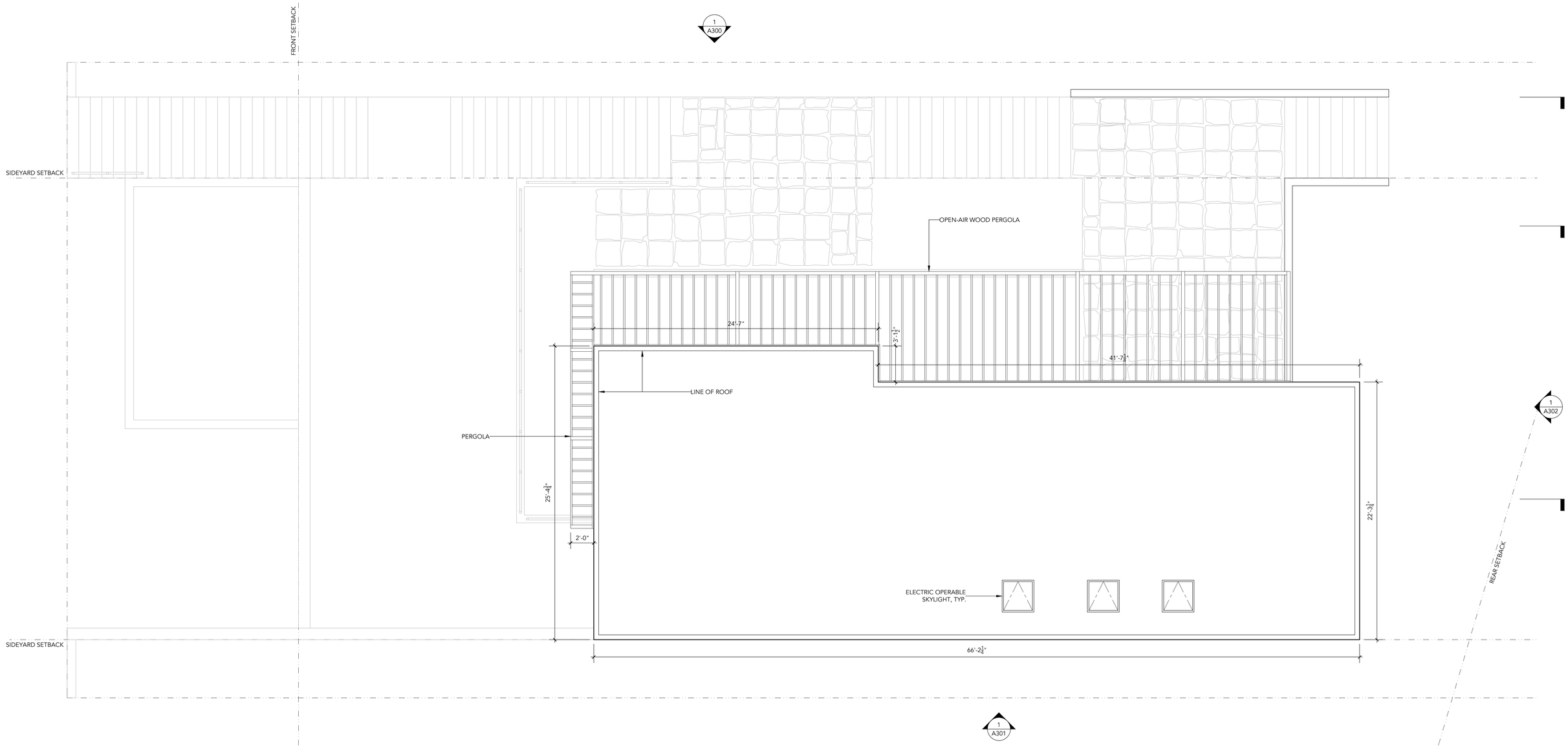
0 WILLAMETTE AVENUE,KENSINGTON, CA 94708

PARCEL #: 570-161-009-8

UPPER FLOOR PLAN

DATE:	03 DECEMBER 2025	ISSUED:	PLANNING REVIEW
REV 1:	-	REV 3:	-
REV 2:	-	REV 4:	-

A102



1 ROOF PLAN

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

FLOOR AREAS

BUILDING LEVEL	
UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
HOUSE TOTAL:	3293 SF

LICENSED ARCHITECT
JASMIT SINGH RANGR
C-37954
31 OCT 2023
RENEWAL DATE
STATE OF CALIFORNIA

RANGR STUDIO
1234 GRIZZLY PEAK, BERKELEY, CA 94708
VOICE / SMS: 212.727.9911
EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE

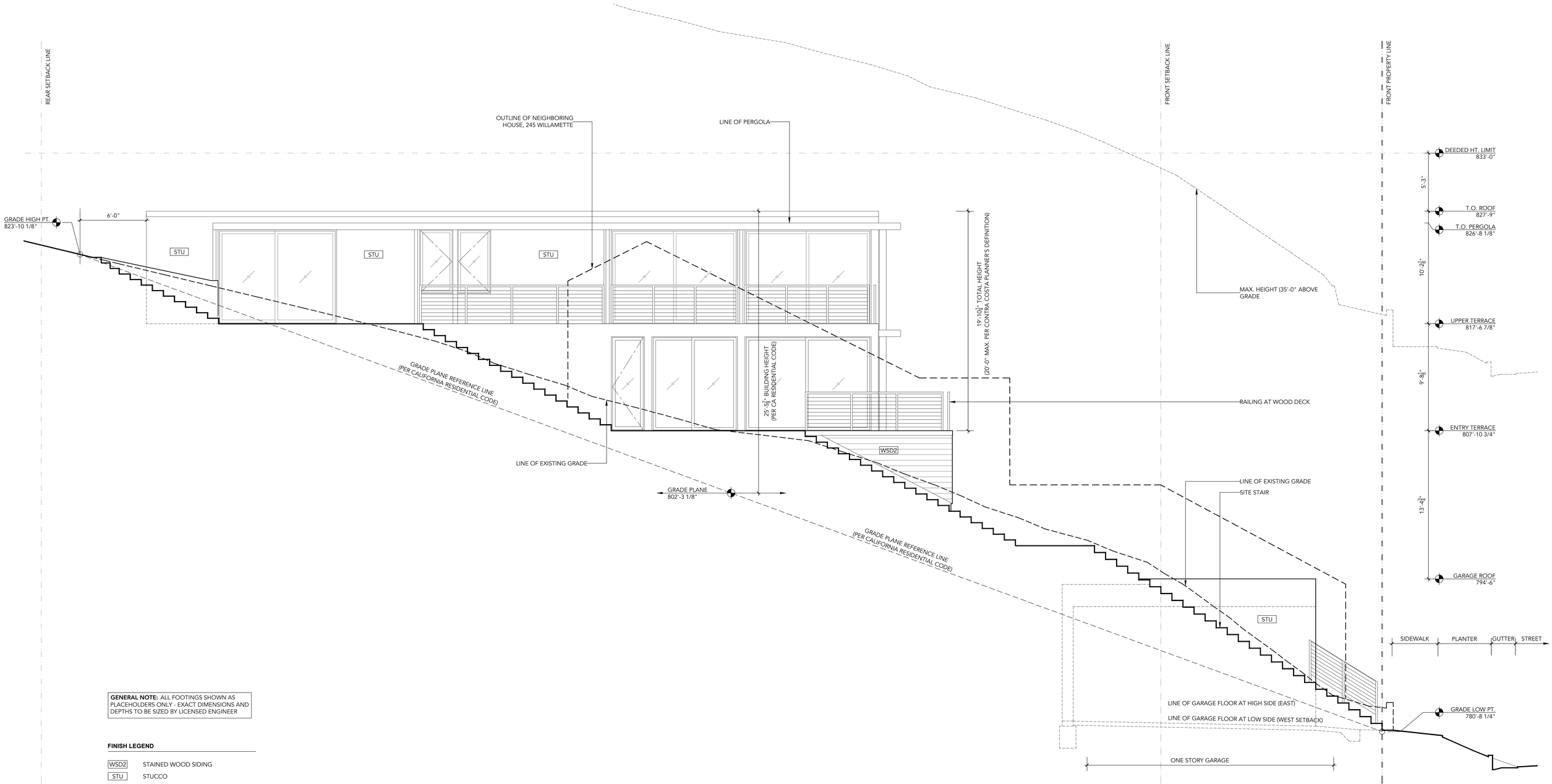
0 WILLAMETTE AVENUE,KENSINGTON, CA 94708

PARCEL #: 570-161-009-8

ROOF PLAN

DATE:	03 DECEMBER 2025	ISSUED:	PLANNING REVIEW
REV 1:	-	REV 3:	-
REV 2:	-	REV 4:	-

A103



GENERAL NOTE: ALL FOOTINGS SHOWN AS PLACEHOLDERS ONLY - EXACT DIMENSIONS AND DEPTHS TO BE SIZED BY LICENSED ENGINEER

FINISH LEGEND

WSD2	STAINED WOOD SIDING
STU	STUCCO
CONC	EXPOSED CONCRETE

1 SITE SECTION LOOKING EAST - STAIRS
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
JASMIT SINGH RANGR
C-37954
31 OCT 2023
RENEWAL DATE
STATE OF CALIFORNIA

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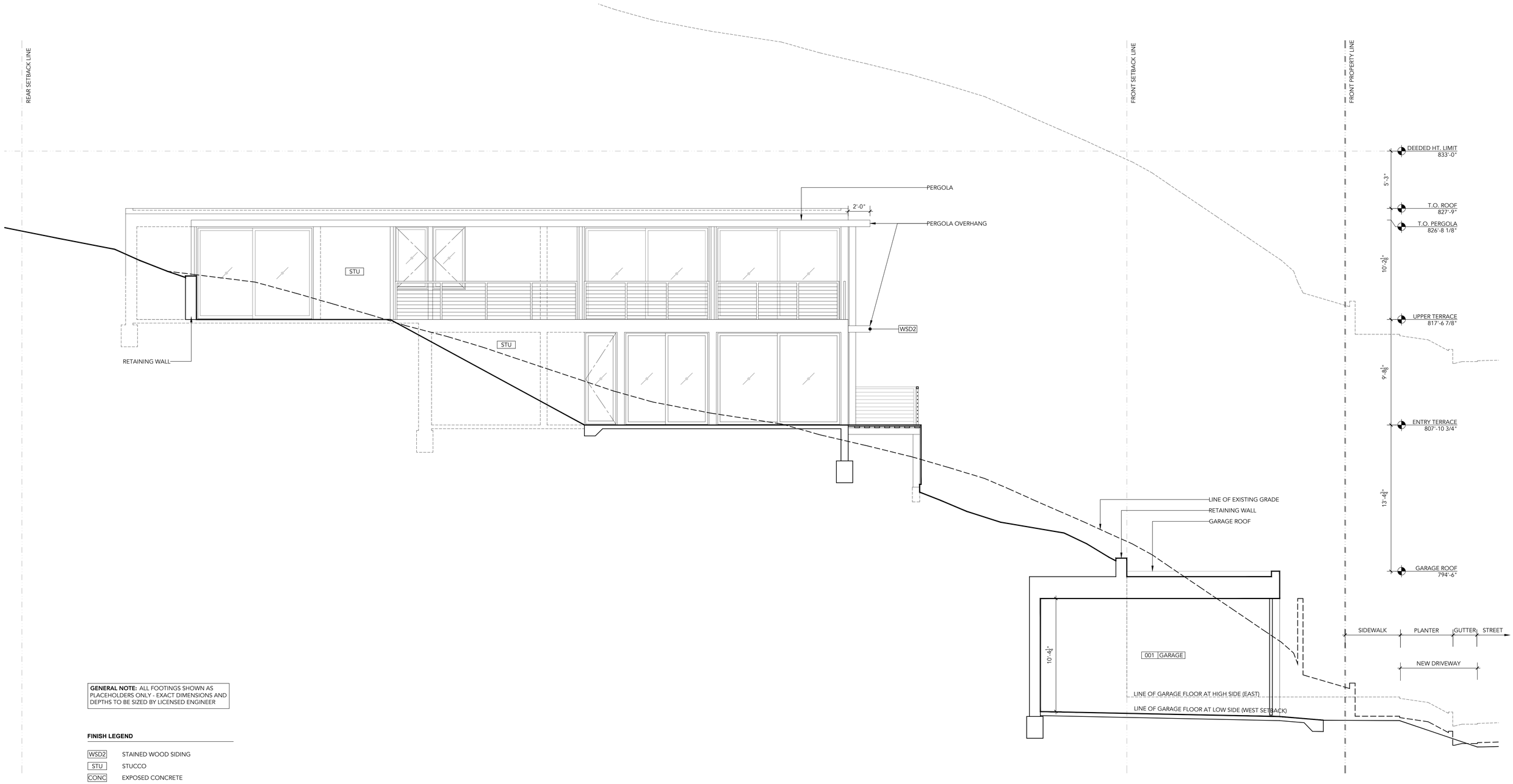
EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE,KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

SITE SECTION - PROPOSED

DATE:	03 DECEMBER 2025	ISSUED:	PLANNING REVIEW
REV 1:	-	REV 3:	-
REV 2:	-	REV 4:	-

A200



GENERAL NOTE: ALL FOOTINGS SHOWN AS PLACEHOLDERS ONLY - EXACT DIMENSIONS AND DEPTHS TO BE SIZED BY LICENSED ENGINEER

FINISH LEGEND

WSD2	STAINED WOOD SIDING
STU	STUCCO
CONC	EXPOSED CONCRETE

1 SITE SECTION LOOKING EAST - GARAGE

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

LICENSED ARCHITECT
JASMIT SINGH RANGR
C-37954
31 OCT 2023
RENEWAL DATE
STATE OF CALIFORNIA

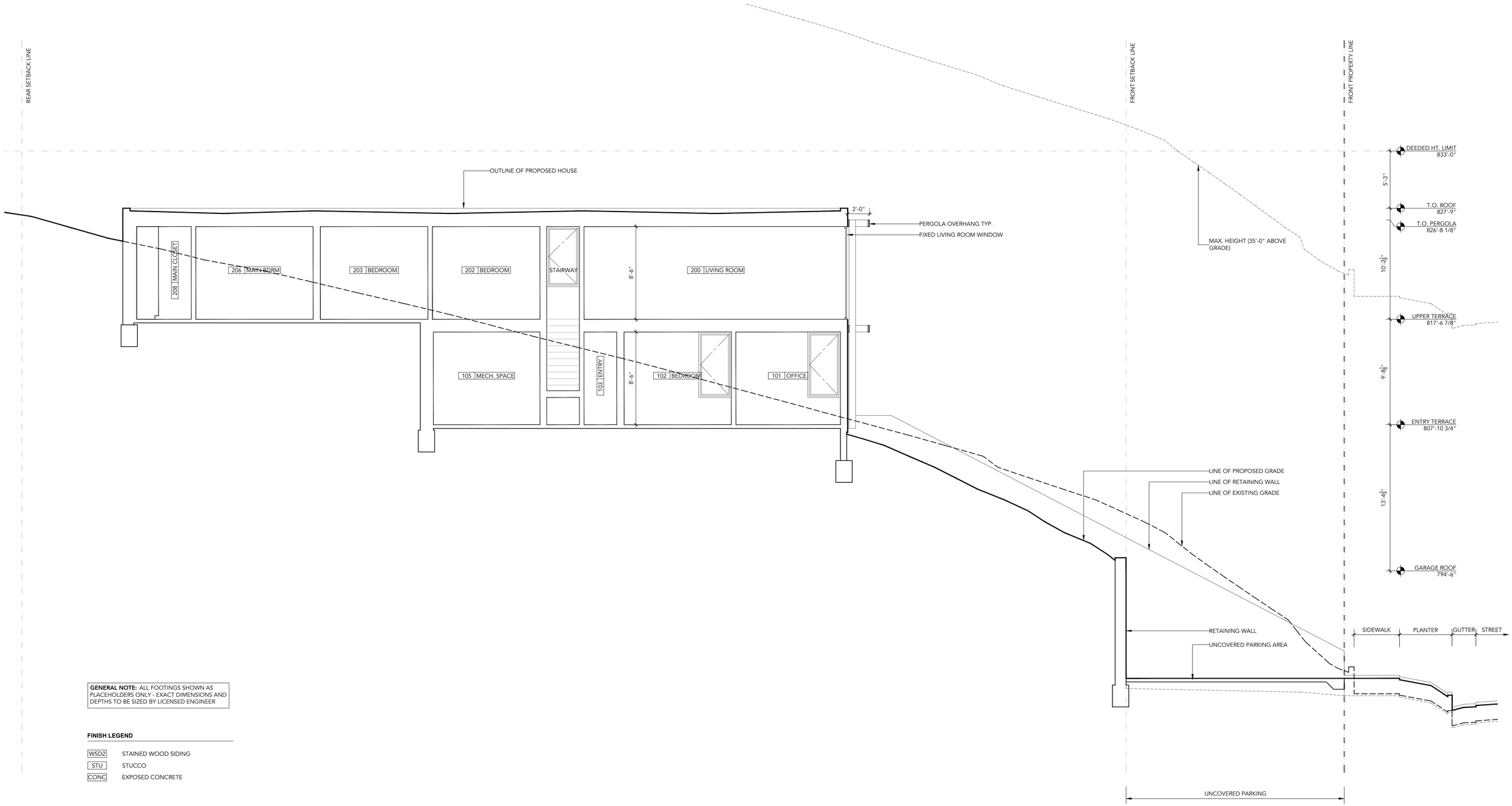
RANGR STUDIO
1234 GRIZZLY PEAK, BERKELEY, CA 94708
VOICE / SMS: 212.727.9911
EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE,KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

SITE SECTION - PROPOSED

DATE:	03 DECEMBER 2025	ISSUED:	PLANNING REVIEW
REV 1:	-	REV 3:	-
REV 2:	-	REV 4:	-

A201



GENERAL NOTE: ALL FOOTINGS SHOWN AS PLACEHOLDERS ONLY - EXACT DIMENSIONS AND DEPTHS TO BE SIZED BY LICENSED ENGINEER

FINISH LEGEND

WSD2	STAINED WOOD SIDING
STU	STUCCO
CONC	EXPOSED CONCRETE

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

LICENSED ARCHITECT
JASMIT SINGH RANGR
C-37954
31 OCT 2023
RENEWAL DATE
STATE OF CALIFORNIA

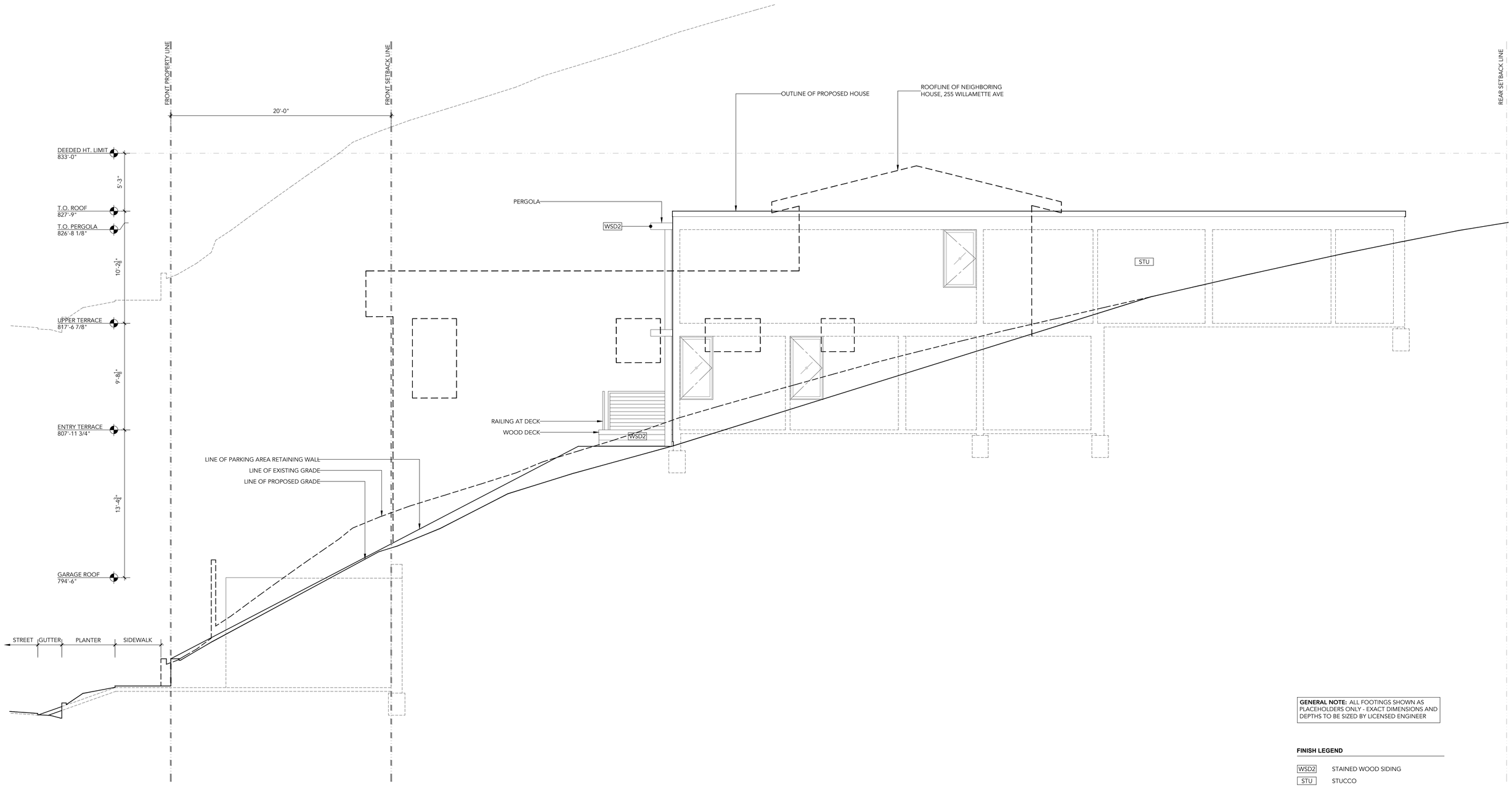
RANGR STUDIO
1234 GRIZZLY PEAK, BERKELEY, CA 94708
VOICE / SMS: 212.727.9911
EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE,KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

SECTION

DATE:	03 DECEMBER 2025	ISSUED:	PLANNING REVIEW
REV 1:	-	REV 3:	-
REV 2:	-	REV 4:	-

A202



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

GENERAL NOTE: ALL FOOTINGS SHOWN AS PLACEHOLDERS ONLY - EXACT DIMENSIONS AND DEPTHS TO BE SIZED BY LICENSED ENGINEER

FINISH LEGEND

WSD2	STAINED WOOD SIDING
STU	STUCCO
CONC	EXPOSED CONCRETE

LICENSED ARCHITECT
JASMIT SINGH RANGR
C-37954
31 OCT 2023
RENEWAL DATE
STATE OF CALIFORNIA

RANGR STUDIO
1234 GRIZZLY PEAK, BERKELEY, CA 94708
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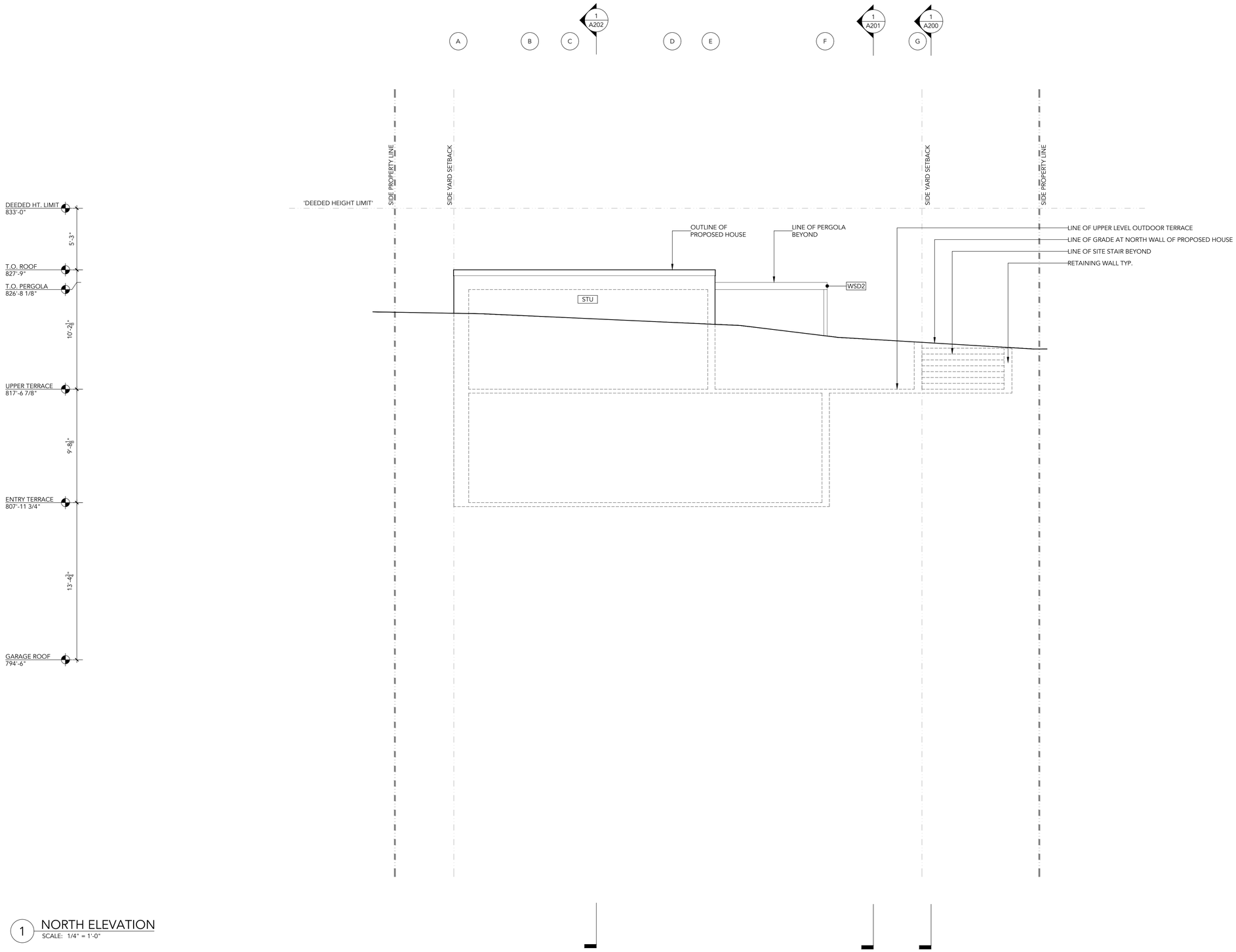
EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE,KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

EAST ELEVATION

DATE:	03 DECEMBER 2025	ISSUED:	PLANNING REVIEW
REV 1:	-	REV 3:	-
REV 2:	-	REV 4:	-

A301



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

GENERAL NOTE: ALL FOOTINGS SHOWN AS PLACEHOLDERS ONLY - EXACT DIMENSIONS AND DEPTHS TO BE SIZED BY LICENSED ENGINEER

FINISH LEGEND

WSD2	STAINED WOOD SIDING
STU	STUCCO
CONC	EXPOSED CONCRETE

LICENSED ARCHITECT
JASMIT SINGH RANGR
C-37954
31 OCT 2023
RENEWAL DATE
STATE OF CALIFORNIA

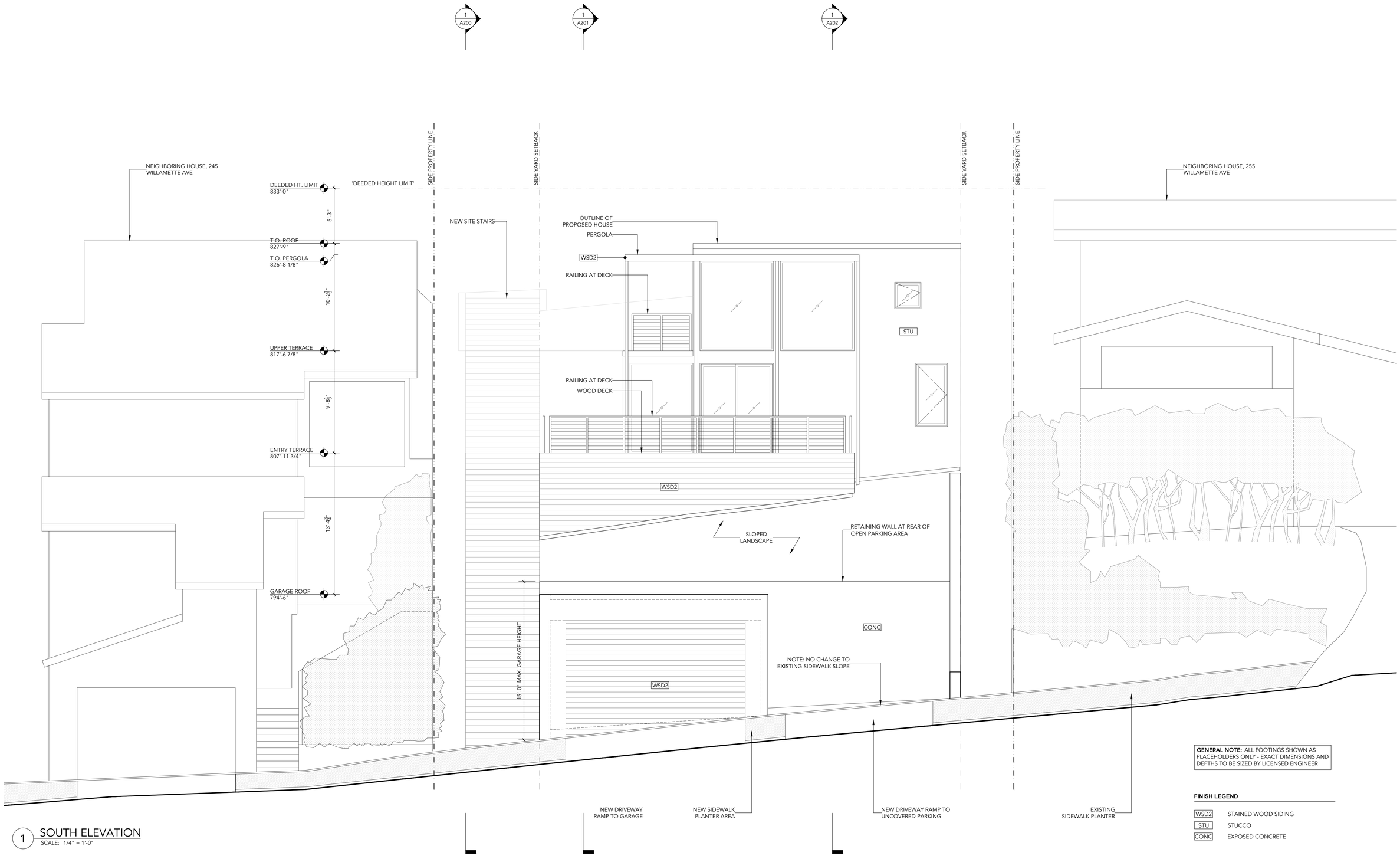
RANGR STUDIO
1234 GRIZZLY PEAK, BERKELEY, CA 94708
VOICE / SMS: 212.727.9911
EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE,KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

NORTH ELEVATION

DATE:	03 DECEMBER 2025	ISSUED:	PLANNING REVIEW
REV 1:	-	REV 3:	-
REV 2:	-	REV 4:	-

A302



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

GENERAL NOTE: ALL FOOTINGS SHOWN AS PLACEHOLDERS ONLY - EXACT DIMENSIONS AND DEPTHS TO BE SIZED BY LICENSED ENGINEER

FINISH LEGEND

WSD2	STAINED WOOD SIDING
STU	STUCCO
CONC	EXPOSED CONCRETE

LICENSED ARCHITECT
JASMIT SINGH RANGR
C-37954
31 OCT 2023
RENEWAL DATE
STATE OF CALIFORNIA

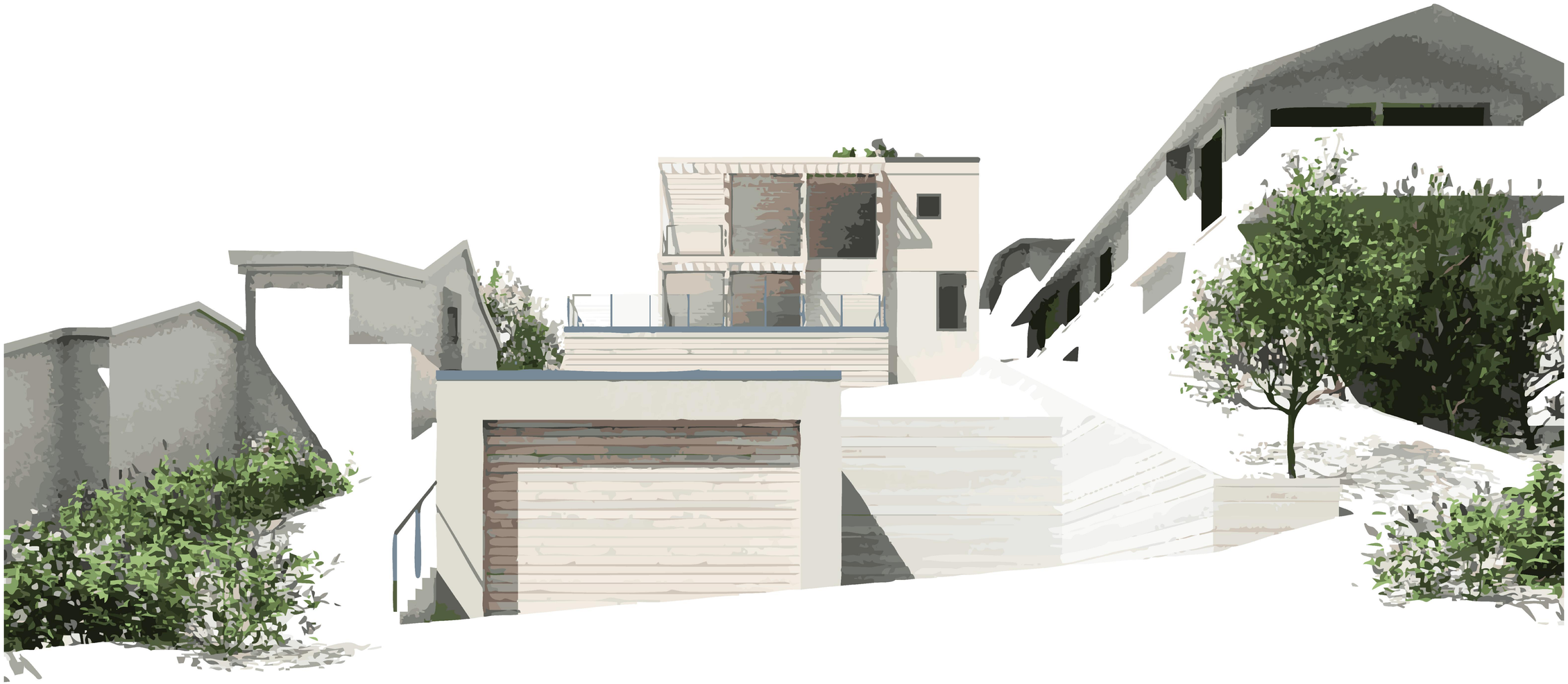
RANGR STUDIO
1234 GRIZZLY PEAK, BERKELEY, CA 94708
VOICE / SMS: 212.727.9911
EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE,KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

STREET ELEVATION (SOUTH)

DATE:	03 DECEMBER 2025	ISSUED:	PLANNING REVIEW
REV 1:	-	REV 3:	-
REV 2:	-	REV 4:	-

A303



SOUTH ELEVATION

LICENSED ARCHITECT
JASMIT SINGH RANGR
C-37954
31 OCT 2023
RENEWAL DATE
STATE OF CALIFORNIA

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RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE,KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

RENDERINGS - EXTERIOR

DATE:	03 DECEMBER 2025	ISSUED:	PLANNING REVIEW
REV 1:	-	REV 3:	-
REV 2:	-	REV 4:	-

A900

LOOKING DOWNHILL

LOOKING UPHILL

LICENSED ARCHITECT
JASMIT SINGH RANGR
C-37954
31 OCT 2023
RENEWAL DATE
STATE OF CALIFORNIA

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RASHID EAMES RESIDENCE
0 WILLAMETTE AVENUE,KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

RENDERINGS - EXTERIOR

DATE: 03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -

A901

From:	Robert Rogers
To:	dahlia frydman; Adam Novickas; Chris Brydon; Ben B; david peterson
Cc:	Dulce Reckmeyer-Walton; Grant Farrington; Sean Tully; Maria Lara-Lemus; Adrian Veliz; Jenny Rockwell; Jocelyn LaRocque; Nai Saephan; Brian Williams; Everett Louie; Cherie Adriano; Chloe Partain; Diana Lecca; Joanna Steen; Khanlai Chanthavee; John Gioia
Subject:	KMAC Meeting report for January 28
Date:	Thursday, January 29, 2026 4:51:50 PM

Good afternoon KMAC leaders,

Thanks for a great meeting last night.

Members in attendance Jan. 28: Barry, Novickas, Peterson, Brydon
Member absent (excused): Frydman

Business completed:

1. KMAC approved Dec. 10 meeting minutes
2. KMAC **approved CDDP23-03009 0 Willamette Ave.** The applicant requests approval of a Kensington Design Review Development Plan with a variance for a 1- foot front yard setback (where 20 feet is required) for a retaining wall that exceeds 3 feet in height and a 5-foot front yard setback (where 20 feet is required) for a new 3,293-square-foot single-family residence (where 3,000 square feet is the maximum gross floor area allowed) on a vacant lot. The project also includes a tree permit for a code-protected tree that was previously removed. Several members of the public spoke on the matter, with some supportive of the project and some adamantly opposed, mostly due to concerns about bulk and view impairment. **KMAC Approved 3-0-1 with Novickas Abstaining**

Video Here: https://youtu.be/gE4pimcVaZ4?si=bOwVOZ_gdVzHsj6u

Our next meeting is set for January 28, 2026.

Best,
Robert

Robert Rogers
Chief of Staff
Office of County Supervisor John Gioia

11780 San Pablo Ave., Suite D
El Cerrito, CA, 94530
510.942.2224
www.cocobos.org/gioia

File #: 26-1424 **Agenda Date:** 4/20/2026 **Agenda #:** 3a.

Project Title:	2340 Pacheco Boulevard Wall Sign
County File(s):	CDSR23-00005
Applicant/Owner:	Barry Thompson, Cowan & Thompson Construction (Applicant and Owner)
Zoning/General Plan:	R-B Retail Business District / CO Commercial and Office
Site Address/Location:	2340 Pacheco Boulevard in the Martinez area of unincorporated Contra Costa County (Assessor's Parcel Number: 375-011-001)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption - Class 1: CEQA Guidelines, Section 15301(a)
Project Planner:	Syd Sotoodeh, Senior Planner, (925) 655-2877 syd.sotoodeh@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Sign Permit to install an approximately 52.5 square-foot, LED illuminated wall sign on an existing commercial building.

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Zoning Administrator:

A. FIND that the project is categorically exempt from CEQA under Section 15301(a) of the CEQA Guidelines.

B. APPROVE Sign Permit CDSR23-00005 for installation of one new digital, LED-illuminated wall sign on an existing commercial building, based on the attached findings and subject to the attached conditions of approval.

C. DIRECT staff to file a Notice of Exemption with the County Clerk.

III. GENERAL INFORMATION

A. General Plan: CO Commercial.

B. Zoning: R-B Retail Business District.

C. California Environmental Quality Act (CEQA): Categorical Exemption - CEQA Guidelines, Section 15301(a), Existing Facilities, which provides a Class 1 exemption for an exterior alteration of an existing building involving negligible or no expansion of use.

D. Previous Zoning Applications: There is no record of previous zoning applications for the project site.

IV. BACKGROUND

The Sign Review application was accepted on April 19, 2023 for an as-built 12-foot by 6-foot electronic wall sign attached to the facade of the existing commercial building at 2340 Pacheco Boulevard. The sign was installed without an approved permit and was the subject of Code Enforcement Case CECF23-00067. On January 23, 2024, Code Enforcement staff determined that the sign had been removed and subsequently closed Case CECF23-00067.

CDD staff deemed the application as complete for processing, and mailed a Notice of Intent to Render an Administrative Decision on June 14, 2024 to surrounding property owners within a 300-foot radius of the project site.

The Notice of Intent provided information on the proposed wall sign. The notice also provided the public with the opportunity to comment on the project or request a public hearing. During the June 14, 2024 to June 24, 2024 noticing period, staff received six comment letters/emails from five surrounding neighbors, including one email requesting a public hearing.

V. SITE/AREA DESCRIPTION

The project site is an approximately 6,650 square-foot parcel located on the southeast corner of the Pacheco Boulevard - Martinez Avenue - Bush Street intersection in the Martinez area of unincorporated Contra Costa County. The site is within the R-B Retail-Business District. Adjacent to the property to the east and west on the southern side of Pacheco Boulevard are commercial developments within the R-B District. The area is otherwise comprised of residential

development within the R-6 Single Family Residential District to the south, and single-family residential development within the City of Martinez on and extending north of Pacheco Boulevard. Generally, the development pattern of the area is urban in nature. The project site is developed with an approximately 3,900 square-foot, single-story commercial building with five off-street parking spaces.

VI. PROJECT DESCRIPTION

The applicant requests approval of a Sign Permit to install an approximately 52.5 square-foot wall sign for an existing commercial building on the project site. The sign would be attached to the approximately 523 square-foot front façade at the northwest-facing corner of the building with a metal frame. According to the product specifications, as shown in Attachment D, the proposed sign is a full-color, single-sided digital display with adjustable brightness and scheduling features. Daytime brightness is programmable up to 100 percent brightness and nighttime brightness is typically 40 to 60 percent. The digital display also contains compliance settings intended to prevent excessive glare or flashing. The sign is programmable; therefore, the display content (colors, wording, and/or imagery) can be adjusted or changed using software. The applicant does not propose any specific messaging or display content. However, the applicant provided a photographic sample of a wall sign installed on the project site in 2023 with potential display content, as shown in Attachment E.

VII. PUBLIC COMMENTS AND PUBLIC HEARING REQUEST

A Notice of Intent to Render an Administrative Decision was sent on June 14, 2024, to properties within 300 feet of the project site. The notice had a deadline to submit public comments or request a public hearing by 5:00 PM on Monday June 24, 2024. During the noticing time period, staff received six comment letters from five surrounding neighbors, including one letters requesting a public hearing and one letter supporting the proposed project. The comment letters are included in Attachment F. Below is a summary of the comments received during the noticing period along with staff responses.

A. *Bright Light and Glare*: An illuminated sign was installed on the project site in the fall of 2022 which produced an intense, bright, white light. Thus, neighbors expressed a concern that the proposed illuminated sign would be too bright and would light up their homes in a similar manner as the previously installed sign.

   Staff Response: Pursuant to County Code Section 88-6.622, signs permitted by the County Sign Ordinance may not be illuminated unless expressly authorized by a sign permit. In addition, the County Zoning Administrator may condition approval of a sign permit to regulate the time, intensity, and quality of illumination. Accordingly, staff has recommended as conditions of approval (COAs) requirements related to operating times and illumination intensity (COA #6 and COA #7).

B. *Neon Lighting*: There is already enough neon lighting in the vicinity of the project.

Staff Response: The project does not propose the installation of any neon lighting.

C. *Animation, Blinking, Flashing, Scrolling Ads, Neighborhood Character, and Views*: The proposed project may result in a sign that is animated, blinks, or flashes, and/or scrolls through advertisements. In addition, illuminated signs are not compatible with the surrounding residential neighborhood, and a sign that loops through advertisements for other businesses which are not related to the business on the project site is out of character with a residential neighborhood. Furthermore, a bright, illuminated sign would intrude on views of Alhambra Valley and Mt. Diablo.

Staff Response: The project site is located in an R-B Retail Business District where wall signs are allowed for a variety of commercial uses. There are other commercial/retail businesses in the R-B District adjacent to and in the vicinity of the site which are also allowed wall signs, some of which are illuminated. Generally, illuminated wall signs are common for many commercial businesses in Contra Costa County. However, pursuant to County Code Section 88-6.416, animated signs, moving signs, or signs that flash, blink, or rotate, are prohibited. Accordingly, staff has recommended as a condition of approval a requirement that any illuminated sign that is installed will have a static image that is not animated, and that does not flash or blink (COA #8 and COA #9). The intent of County Code Section 88-6.206 is to maintain message neutrality. However, staff has recommended as a condition of approval a requirement that the sign's display content shall not be changed more than once every 72 hours, and prohibiting any changes to the display content during operating hours (COA #9)

D. *Safety/Driver Distraction*: An illuminated sign that is animated, flashes, or blinks and that faces directly towards eastbound drivers on Pacheco Boulevard, could be a distraction to drivers and therefore a safety concern for drivers and pedestrians.

Staff Response: As built, the front façade and door of the existing commercial building on the southeast corner of the Pacheco Boulevard - Martinez Avenue - Bush Street intersection faces onto Pacheco Boulevard and Martinez Street and is highly visible to drivers heading eastbound on Pacheco Boulevard. Staff concurs with the neighbors that a bright, animated sign may be a distraction to approaching drivers. As discussed above, staff has recommended conditions of approval limiting the hours that the illuminated sign may be operated and prohibiting the use of animation, flashing, or blinking which would reduce the sign's ability to distract drivers approaching the building from eastbound Pacheco Boulevard.

E. *Sign Size:* The sign seems oversized for the building. Were the sign area calculations done correctly?

Staff Response: Pursuant to County Code Section 88-6.612, attached wall signs are limited to an area that is 10 percent or less of the area of the wall on which it is placed, excluding all other signs on the frontage of the building. Based on the project plans, the proposed sign is 52.5 square feet in area and would be located on a building frontage measuring approximately 543 square feet in area. Thus, staff calculates that the proposed sign would occupy approximately 9.7 percent of the total wall area on which it will be placed. There are no other signs proposed or known to be installed on the frontage of the building.

F. *Property Values and Privacy*: The sign will affect the image and value of nearby properties. Given that Pacheco Boulevard is busy with traffic, more commercial signage in the area would impact the privacy of nearby residents even after business hours.

Staff Response: As discussed above, the project site is located in an R-B Retail Business District where wall signs, including illuminated signs, are allowed upon approval of a sign permit for a variety of commercial uses. Staff has recommended as conditions of approval requirements related to the time that the sign could be operated, illumination intensity, and changes to display content. There is no evidence that installation and use of a wall sign on a commercial building would infringe on the privacy of nearby residents or commercial businesses.

VIII. STAFF ANALYSIS AND DISCUSSION

A. General Plan Consistency: The project was deemed "complete" for processing and a Notice of Notice of Intent to Render an Administrative Decision was mailed on June 14, 2024, prior to the adoption of the 2045 General Plan on November 5, 2024. Therefore, the prior General Plan 2005-2020 applies to this project.

1. *Land Use Element*: The project site is located within a CO Commercial General Plan land use designation. The purpose of the CO designation is to allow for a range of commercial uses that are typically found in smaller scale neighborhoods. Generally, these uses include retail, personal services, limited office, and financial services with an average of 160 employees per gross acre. The CO land use designation also includes standards for development including maximum site coverage, building height, and floor-area ratio (FAR). The proposed project is the installation of a wall sign on an existing commercial building. There is no proposed development or change to the use of the building. Thus, the project is consistent with the intent and purpose of the CO General Plan designation.

2. *Policies for the Vine Hill/Pacheco Boulevard Area*: General Plan Policies 3-105, 3-106, and 3-107 provide guidance for uses and development in the Vine Hill/Pacheco Boulevard area of the County. The intent of policies 3-105 and 3-106 is to protect the scenic assets and slopes of Vine Hill Ridge and buffer the residential neighborhood east of I-680 from industrial or landfill-related uses. Policy 3-107 is intended to preserve the

vineyards and winery on approximately 40 acres of land between Morello and Pacheco Boulevard. None of these specific area policies are applicable to the proposed wall sign installation project.

B. Zoning Compliance: The project site is located within the R-B Retail Business District. Allowable uses in the R-B District include a variety of retail and commercial uses with or without a valid land use permit (County Code Section 85-42.402 and 85-52.404). The proposed digital sign would be attached to an existing commercial building. There is no proposed development or change to the use of the building. Therefore, the proposed project is in compliance with the R-B District.

C. Sign Ordinance: The project proposes the installation of a new approximately 52.5 square-foot digital sign illuminated with dimmable LEDs and attached to the wall at the front of an existing building. This sign is subject to the Sign Ordinance (Ordinance No. 2022-03), which is codified as County Code Chapter 88-6. The purpose of the sign ordinance is to regulate the construction, placement display and maintenance of signs in the unincorporated areas of the County, where Article 88-6.8 regulates signs placed or displayed on private property. The project complies with the requirements of the sign ordinance as detailed below.

- Attached signs are not allowed to exceed ten percent of the total wall area on which it is placed. The new wall sign would occupy approximately 9.66 percent of the wall area.
- New wall signs are not allowed to exceed 15 feet in height above grade or extend above the eaves, fascia, or parapet of a building. The new wall sign would have a total height of 15 feet above grade and would not extend higher than the eaves or parapet of the building.
- New signs may only be illuminated if authorized by the sign permit and conditions may be included. Staff has recommended conditions of approval related to the intensity of illumination and times of day that the sign may be illuminated (COA #6 through #9).

Thus, as conditioned, the proposed illuminated wall sign is consistent with the applicable regulations of the sign ordinance.

D. Appropriateness of Use: The project site is within an established neighborhood that is comprised of a mix of commercial businesses and single-family residences. The proposed installation of a new, LED-illuminated digital wall sign that is commercial in nature is consistent with the established use on the site. Therefore, the proposed wall sign is an appropriate use for the property.

IX. CONCLUSION

The installation of an illuminated wall sign on the existing commercial building at 2340 Pacheco Boulevard is consistent with the CO Commercial General Plan land use designation, complies with the R-B Retail-Business Zoning District and as conditioned, complies with the regulations of the County Sign Ordinance. Staff recommends approval of Sign Permit CDSR23-00005, based on the attached findings and subject to the attached conditions of approval.

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDSR23-00005; BARRY THOMPSON, COWAN & THOMPSON CONSTRUCTION (APPLICANT AND OWNER)

FINDINGS

A. Sign Review Findings

County Code Section 88-6.410 states that all of the following findings must be made to approve the new approximately 52.5 square-foot, digital LED illuminated wall sign.

1. *The sign complies with the applicable regulations of County Code Chapter 88-6 - Signs.*

   Project Finding: The project includes the installation of a new approximately 52.5 square-foot digital sign illuminated with dimmable LEDs and attached to the wall at the front of an existing commercial building. Attached signs are not allowed to exceed ten percent of the total wall area on which it is placed. The new wall sign occupies approximately 9.66 percent of the wall area. New wall signs are not allowed to exceed 15 feet in height above grade or extend above the eaves, fascia, or parapet of a building. The new wall sign has a total height of 15 feet above grade and does not extend higher than the eaves or parapet the building. New signs may only be illuminated if authorized by the sign permit. Conditions of approval number 6 through number 9 related to the intensity of illumination and times of day that the sign may be illuminated have been included. Thus, as conditioned, the new wall sign complies with the applicable regulations of the sign ordinance.

2. *The non-communicative aspects of the sign are compatible with the property where the sign is located and the surrounding area.*

   Project Finding: The wall sign located along the Pacheco Boulevard building frontage is sized appropriately for visibility from the adjacent road as well as for the building frontage on which it is placed. Conditions of approval have been included to prohibit flashing, blinking, or animation during operation of the digital sign. The design of the digital sign attached with a metal frame is compatible with other signs in the vicinity. Therefore, as conditioned, the non-communicative aspects of the sign are compatible with the property where the sign is located and the surrounding area.

3. *That the location of the sign will not impair the use of the property or conflict with the visibility, location, or arrangement of existing adjacent signs.*

   Project Finding: The wall sign will be used for identification purposes for a business that occupies the building and to advertise for that business or compatible community

purposes. The sign will be the only sign on the building; therefore, the wall sign will not conflict with the visibility or arrangement of any existing adjacent signs on or around the building. Therefore, the new sign does not impair the use of the property or conflict with the visibility, location, or arrangement of existing adjacent signs.

B. California Environmental Quality Act (CEQA) Findings

This CDSR25-00005 project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301(a), Existing Facilities, which provides a Class 1 exemption for an exterior alteration of an existing building involving negligible or no expansion of use. There is no substantial evidence that the project involves unusual circumstances, including future activities resulting in, or which might reasonably result in, significant impact which threaten the environment. None of the exceptions in CEQA guidelines section 15300.2 apply.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDSR23-00005

Project Approval

1. A Sign Permit to allow installation of one (1) new digital, LED illuminated wall sign is APPROVED.

2. The project approval described above are granted based on, or as generally shown on the following documents:
    - Application materials accepted by the Department of Conservation and Development, Community Development Division (CDD) on April 19, 2023.
    - Revised plans received by the CDD on April 30, 2025.
    - Sign specifications received by the CDD on March 26, 2026.
    - Sign photo received by the CDD on April 19, 2023

3. Any deviation from the approved plans shall require review and approval by the CDD and may require the filing of an application for a new Sign Permit.

Building Permit

4. Approval of this Sign Permit does not constitute a building permit. Installation of signs will require issuance of a building permit from the Department of Conservation and Development, Building Inspection Division, prior to commencement of work.

Application Costs

5. This application was subject to an initial deposit of $750.00 that was paid with the application submittal, plus time and material costs if the application review expenses exceed the initial deposit. Any additional fee due must be paid **prior to submittal of a building permit**, or 60 days of the effective date of this permit, whichever occurs first. The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance.

Signage and Display Content

6. The digital wall sign shall only be operated during business hours, 7:00 AM to 7:00 PM. Proposed changes to these hours of operation shall require prior CDD approval and may require a public hearing if deemed necessary by the Zoning Administrator.

7. Illumination shall not exceed 60 percent before sunrise or after sunset and shall not exceed a brightness level at any time that would result in glare and to ensure that lighting from the sign is contained within the subject property.

8. Animation, blinking, and/or flashing lights are prohibited.

9. Display content/digital imagery shall remain static and shall not be rotated or changed more than once every 72 hours or during operating hours.

10. **No more than 30 days after approval of the sign permit and prior to CDD stamp-approval of plans for issuance of a building permit**, signage drawings including method of attachment to the wall and materials, and a photometric study with details of illumination shall be submitted to the CDD for review.

Construction

All construction activity shall comply with the following restrictions:

11. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the

calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)

Birthday of Martin Luther King, Jr. (State and Federal)

Washington's Birthday (Federal)

Lincoln's Birthday (State)

President's Day (State)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)

Independence Day (State and Federal)

Labor Day (State and Federal)

Columbus Day (Federal)

Veterans Day (State and Federal)

Thanksgiving Day (State and Federal)

Day after Thanksgiving (State)

Christmas Day (State and Federal)

For specific details on the actual day the State and Federal holidays occur, please visit the following websites:

Federal Holidays: Federal Holidays (opm.gov)

California Holidays: State Holidays (ca.gov)

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

A. NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq, the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

B. This project may be subject to the requirements of the following agencies:

- Department of Conservation and Development, Building Inspection Division
- Contra Costa County Public Works Department
- Contra Costa County Fire Protection District
- Mountain View Sanitary District
- Contra Costa Water District, Martinez

The applicant is strongly encouraged to review these agencies' requirements prior to continuing with the project.

MARTINEZ LAND CO TRACT NO. 1

MB 14-282

Project site

P.B. 374

P.B. 378

PACHECO BLVD

SHELL AVE

EDISON AVE

INEZ ST

1" = 100'

POTTER ST

ORCHARD LN.

MARTINEZ AVE

SHELL AVE

PEACH ST

PALM AVE

011

012

013

014

02

20

16

4/19/12

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

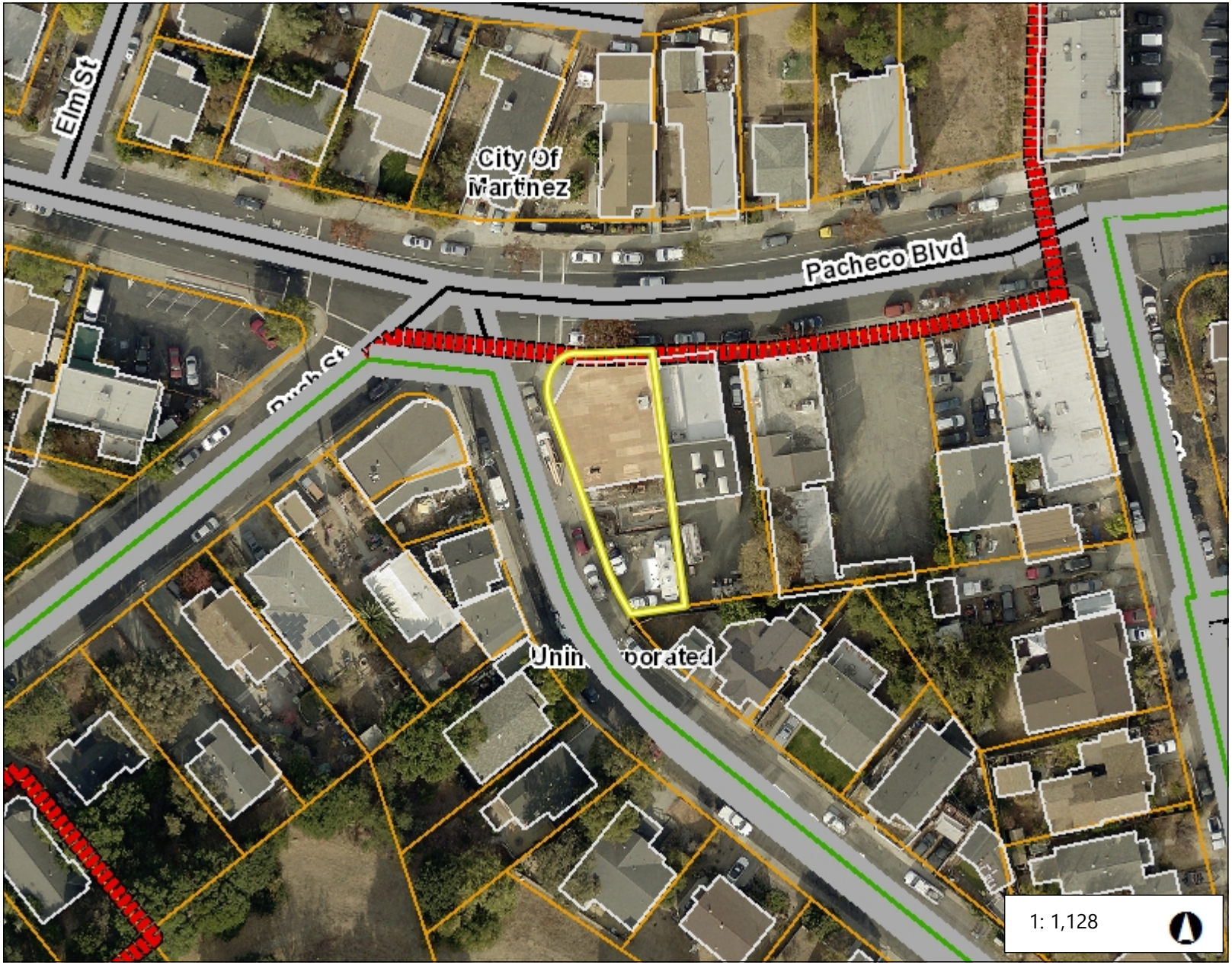
1962 ROLL FM 86-14

ASSESSOR'S MAP

BOOK 375 PAGE 1

CONTRA COSTA COUNTY, CA

Orthophotography



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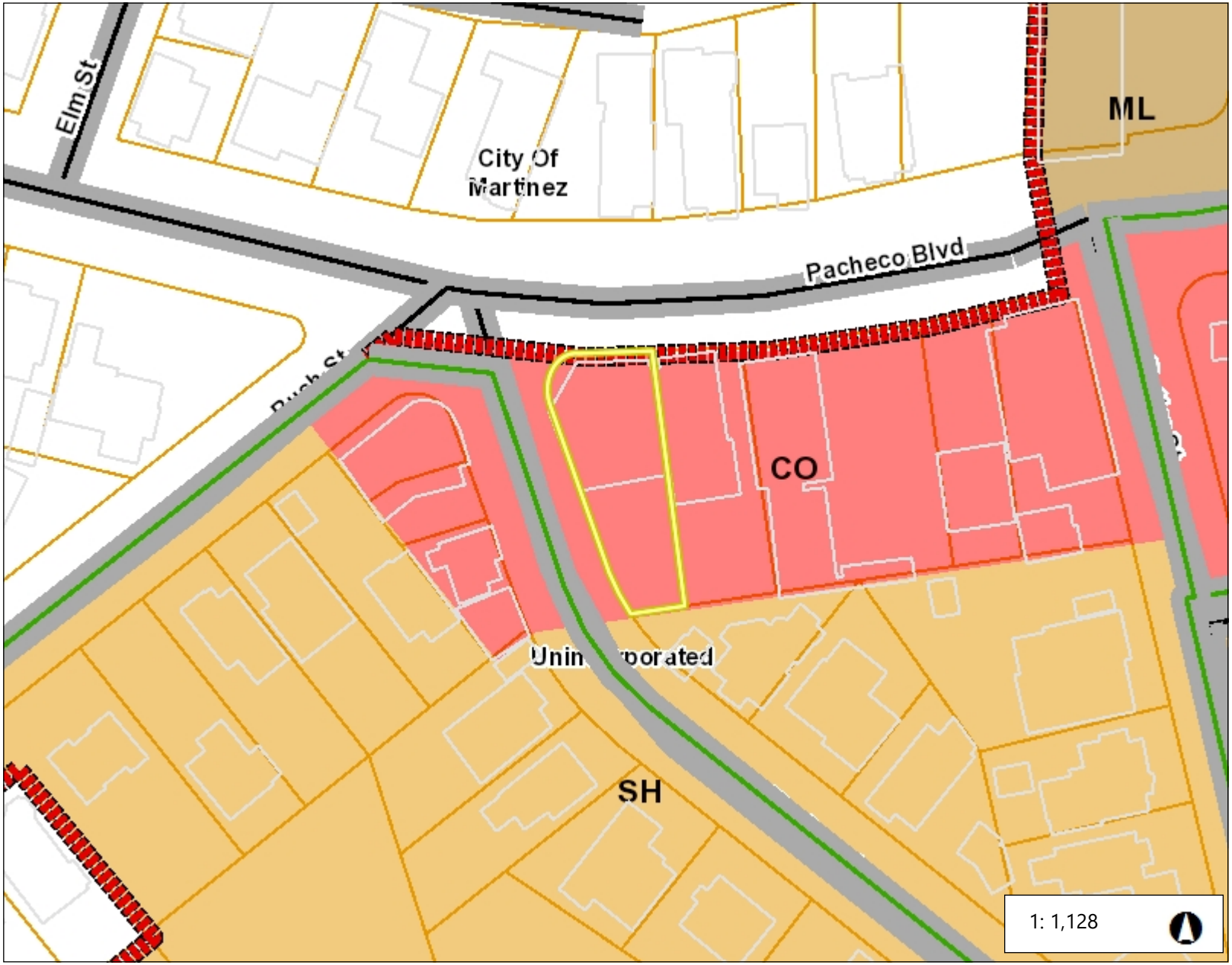
Legend

- Building Outlines
- Maintained Roads
- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Maintained Roads
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessment Parcels
- Aerials 2019
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Notes

Contra Costa County -DOIT GIS

General Plan: Commercial



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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Building Outlines
- Maintained Roads
- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets

General Plan

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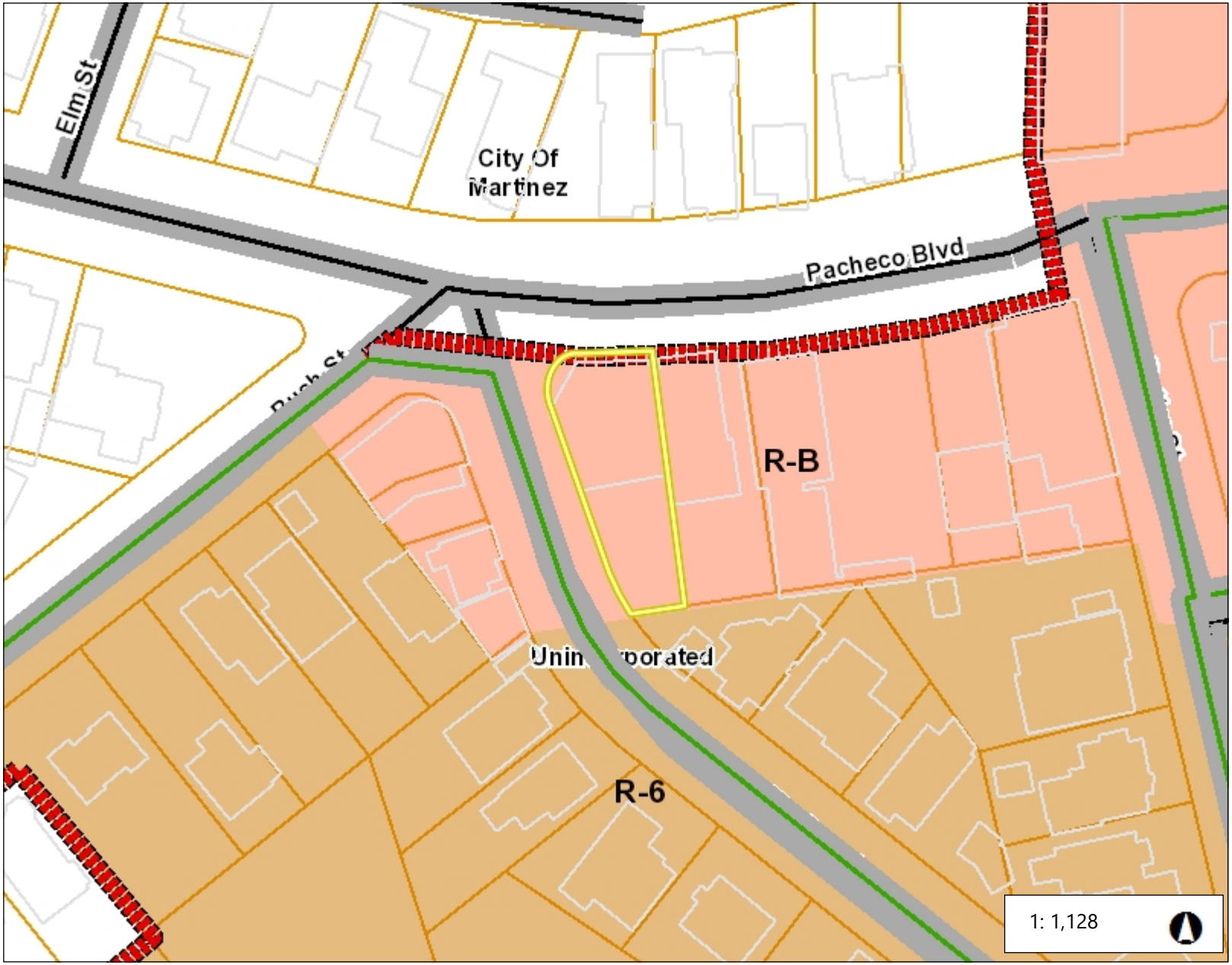
- SL (Single Family Residential - Low
- SM (Single Family Residential - Me
- SH (Single Family Residential - Hig
- ML (Multiple Family Residential - Lo
- MM (Multiple Family Residential - M
- MH (Multiple Family Residential - H
- MV (Multiple Family Residential - V
- MS (Multiple Family Residential - V
- CC (Congregate Care/Senior Housi
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I
- M-3 (Pleasant Hill BART Mixed Use
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercia
- M-6 (Bay Point Residential Mixed U
- M-7 (Pittsburg/Bay Point BART Sta

Notes

Contra Costa County -DOIT GIS

Zoning: R-B



Legend

- Building Outlines
- Maintained Roads
- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Zoning
  - R-6 (Single Family Residential)
  - R-6, -FH -UE (Flood Hazard and A
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  - R-7 (Single Family Residential)
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  - R-10 (Single Family Residential)
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  - R-12 (Single Family Residential)
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  - R-40 (Single Family Residential)
  - R-40, -FH -UE (Flood Hazard and A
  - R-40, -UE (Urban Farm Animal Exc
  - R-65 (Single Family Residential)

Notes

Contra Costa County -DOIT GIS

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SIGNAGE UPGRADE
2340 PACHECO BLVD.

MARTINEZ, CA. 94553

OWNER: BARRY THOMPSON

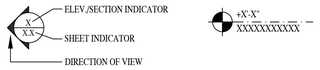
REVISED D

RECEIVED on 04/30/2025 CDSR23-00005
By Contra Costa County
Department of Conservation and Development

ABBREVIATIONS

A or	ANGLE	C.S.	COUNTER SINK					OPP	OPPOSITE	STL	STEEL
CL or	CENTERLINE	CTU	CONCRETE TILT-UP PANEL	GA	GAUGE			O.W.J.	OPEN WEB JOIST	STRUCT.	STRUCTURE
Ø	DIAMETER			GALV	GALVANIZED					S.W.	SHEAR WALL
#	NUMBER	d	PENNY	G.B.	GYPSUM BOARD			PAR	PARALLEL		
PL or	PLATE	DBL	DOUBLE	GLB	GLU-LAMINATED BEAM			PERP	PERPENDICULAR	T	TREAD
		DEG	DEGREE	GSM	GALVANIZED SHEET METAL			PEN	PENETRATION	T&B	TOP & BOTTOM
A.B.	ANCHOR BOLT	DEFL	DEFLECTION	GYP. BD.	GYPSUM BOARD			P.L	PANEL INDEX	T&G	TONGUE & GROOVE
AC	ACOUSTICAL	DET	DETAIL					PL	PLATE; OR PROPERTY LINE	THK	THICK
ADDL	ADDITIONAL	D.F.	DOUGLAS FIR LARCH (NORTH)	H.D.	HOLD DOWN			PLY	PLYWOOD	THRD	THREAD(ED)
ADJ	ADJACENT	DIA	DIAMETER	HDR	HEADER			P.T.	PRESSURE TREATED	TN	TOENAIL
AGG	AGGREGATE	DIAG	DIAGONAL	H.F.	HEM FIR			P.T.D.F.	P.T. DOUGLAS FIR	T.O.P	TOP OF PARAPET
ALLOW	ALLOWABLE	DIM	DIMENSION	HK	HOOK			PWD	PLYWOOD	T.O.R.	TOP OF ROOF
ALT.	ALTERNATE	DWG	DRAWING	HORIZ.	HORIZONTAL					T.O.R.W.	TOP OF RETAINING WALL
APPL	APPLICABLE			HT	HEIGHT			R	RADIUS; OR RISER	T.O.S.	TOP OF SLAB
ARCH	ARCHITECTURAL	(E)	EXISTING					RAF	RAFTER	T.O.S.F.	TOP OF SUB-FLOOR
		E	MODULUS OF ELASTICITY	I.D.	INSIDE DIAMETER			REC	RECOMMENDED	TS	TUBE STEEL
BHND	BEHIND	EA.	EACH	INT	INTERIOR			REF	REFERENCE	TYP.	TYPICAL
BLDG	BUILDING	E.A.	EACH FACE					REINF	REINFORCEMENT		
BLK	BLOCK	E.J.	EXPANSION JOINT	IST	JOIST			REQ'D	REQUIRED	UNBLK	UNBLOCKED
BLKG	BLOCKING	EL	ELEVATION	JNT	JOINT			REV	REVERSE	U.O.N.	UNLESS OTHERWISE NOTED
BM	BEAM	ELEV	ELEVATION					RF	ROOF		
B.N.	BOUNDARY NAILING	ELEC	ELECTRICAL	LAT	LATERAL			RM	ROOM	V.B.	VAPOR BARRIER
BNDY	BOUNDARY	EMBED	EMBEDMENT	LGR	LEDGER			RR	ROOF RAFTER	VP	VAPORPROOF
B.O.	BOTTOM OF	E.N.	EDGE NAILING	LOC	LOCATION			RU	ROLL-UP	VERT	VERTICAL
BOT.	BOTTOM	ENGR	ENGINEER	LONGIT	LONGITUDINAL			RWD	REDWOOD		
BRG	BEARING	EPS	EXPANDED POLYSTYRENE	LVL	LAMINATED VENEER LUMBER					w/	WITH
B.S.	BOTH SIDES	EQ	EQUAL					S.A.D.	SEE ARCHITECTURAL DRAWING	NO	WOOD
B.U.	BUILT-UP (ROOFING)	EQUIV	EQUIVALENT	MAT	MATERIAL			S.B.	SOLID BLOCK	w/o	WITHOUT
BYND	BEYOND	E.S.	EACH SIDE	MANUF	MANUFACTURER			S.C.D.	SEE CIVIL DRAWINGS	WP	WATERPROOF
		E.W.	EACH WAY	MAS	MASONRY			SCHED	SCHEDULE		/WEATHERPROOF
CALC	CALCULATION	EXIST	EXISTING	MAX	MAXIMUM			S.D.S.	SELF-DRILLING SCREWS	WT	WEIGHT
CAM	CAMBER	EXP	EXPANSION	M.B.	MACHINE BOLT			SECT	SECTION	WWF	WELDED WIRE FABRIC
C.B.	CARRIAGE BOLT	EXT	EXTERIOR	MECH	MECHANICAL			S.F.	SQ.FT., OR STOREFRONT		
C.B.C.	CALIF. BUILDING CODE			MEMB	MEMBRANE			S.E.D.	SEE ELECTRICAL DRAWINGS		
CEM	CEMENT	Fb	ALLOW BENDING STRESS	MFR	MANUFACTURER			SHT	SHEET		
CHMFR	CHAMFER	Fc	ALLOW COMPRESSION STRESS	M.I.	MALLEABLE IRON			SHTG	SHEATHING		
C.J.	CONTROL JOINT	Fv	ALLOW CONCRETE STRENGTH	MIN	MINIMUM			SIM	SIMILAR		
CL	CENTER LINE	FND	FOUNDATION	MTD	MOUNTED			SMP	"SIMPSON STRONG TIE"		
CLG	CEILING	F.F.	FINISH FLOOR	MTL	METAL			S.L.D.	SEE LANDSCAPE DRAWINGS		
CLR	CLEAR	FIN	FINISH					S.M.D.	SEE MECHANICAL DRAWINGS		
CMU	CONCRETE MASONRY UNIT	F.J.	FLOOR JOIST	(N)	NEW			SMS	SHEET METAL SCREW		
COL	COLUMN	FM	FOAM MOULDING	N.I.C.	NOT IN CONTRACT			S.O.G.	SLAB ON GRADE		
CONC	CONCRETE	F.N.	FIELD NAILING	NOM	NOMINAL			SP	SPACE		
CONN	CONNECTION	F.O.B.	FACE OF BLOCK	N.T.S.	NOT TO SCALE			S.P.D.	SEE PLUMBING DRAWINGS		
CONST	CONSTRUCTION	F.O.C.	FACE OF CONCRETE					SPECS	SPECIFICATIONS		
CONT	CONTINUOUS	F.O.F.	FACE OF FRAMING	o/	OVER			SQ.	SQUARE		
CONT'D	CONTINUED	F.O.S.	FACE OF STUD	O.C.	ON CENTER			S.S.D.	SEE STRUCTURAL DRAWINGS		
CONTR	CONTRACTOR	FRMG	FRAMING	O.D.	OUTSIDE DIAMETER			S.T.	SHEAR TRANSFER		
CTR	CENTER	FTG	FOOTING	OH	OVERHEAD			STD	STANDARD		

PROJECT SYMBOLS



SCOPE OF WORK

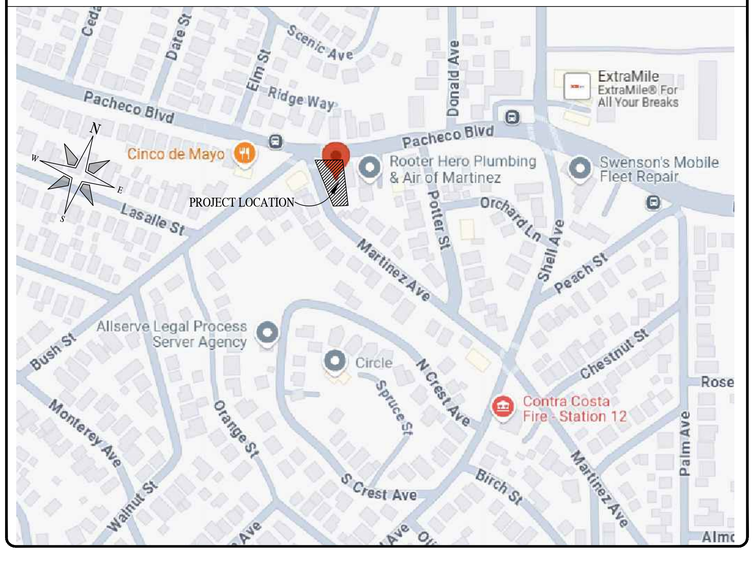
COMMENTS FROM THE CONTRA COSTA COUNTY DEVELOPMENT CONSERVATION DEVELOPMENT / COMMUNITY DEVELOPMENT DIVISION REGARDING THE SIGNAGE UPGRADE PREVIOUSLY DONE ON THE EXISTING BUILDING.

CODE COMPLIANCE

2022 (C.R.C.) CALIFORNIA RESIDENTIAL CODE
2022 (C.B.C.) CALIFORNIA BUILDING CODE
2022 (C.M.C.) CALIFORNIA MECHANICAL CODE
2022 (C.P.C.) CALIFORNIA PLUMBING CODE
2022 (C.E.C.) CALIFORNIA ELECTRICAL CODE
2022 (C.F.C.) CALIFORNIA FIRE CODE
2022 (C.E.N.C.) CALIFORNIA ENERGY CODE - TITLE 24
2022 (C.G.B.C.) CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 (BES) BUILDING EFFICIENCY STANDARDS

PLANS SHALL COMPLY WITH ALL LOCAL MUNICIPAL ORDNANCES AND LOCAL BUILDING CODES

VICINITY MAP



DRAWING INDEX

PROJECT INFORMATION

PROJECT LOCATION: 2340 PACHECO BLVD. MARTINEZ, CA.

APN#:	375-011-001
ZONING:	RB
# OF STORIES:	1 STORY
LOT AREA:	6,605 S.F
BUILDING S.F.:	4,064 S.F.

SUBMISSION LOG

DATE	DISCRIPTION
00/00/2025	XXXXXXXXX

CRES ENGINEERING
2641 SPYGLASS DRIVE
BRENTWOOD, CALIFORNIA 94513
T:925.420.5255

ITEM	REVISIONS / ISSUE	DATE

PROFESSIONAL STAMP:

REGISTERED PROFESSIONAL ENGINEER
ANDRES E STAMBUK
C 64493
Exp: June 30,2025
CIVIL
STATE OF CALIFORNIA

DESIGNER:
ARCHITECTURAL DESIGNER
JOE MARTINEZ / JM DESIGNS
PH: 925-515-1783
EMAIL: arch.designs.jm@gmail.com

BUILDER / CONTRACTOR:

PROJECT TITLE:
SIGNAGE UPDATE

2340 PACHECO BLVD.
PACHECO, CA. 94553

SHEET TITLE:
COVER SHEET

DRAWN BY:
J. MARTINEZ

CHECKED BY:
A. STAMBUK

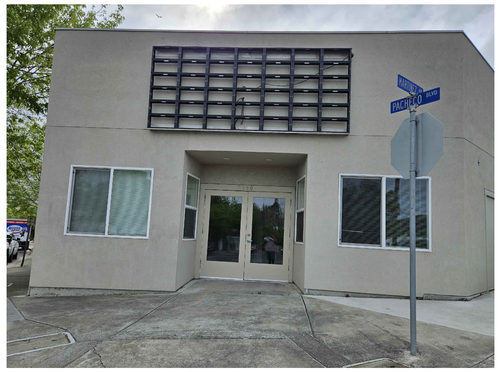
DATE:
04/24/2025

SCALE:
AS NOTED

PROJECT NO:
1370

SHEET NO:

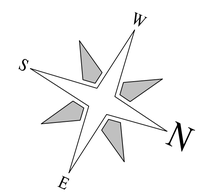
A0.0



2 EXISTING FRONT OF BUILDING WITH SIGNAGE FRAME

1 EXISTING SITE PLAN

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



CRES ENGINEERING
2641 SPYGLASS DRIVE
BRENTWOOD, CALIFORNIA 94513
T:925.420.5255

ITEM	REVISIONS / ISSUE	DATE

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ANDRES E. STAMBUK
C 64493
Exp: June 30,2025
CIVIL
STATE OF CALIFORNIA

DESIGNER:

ARCHITECTURAL DESIGNER
JOE MARTINEZ / JM DESIGNS
PH: 925-515-1783
EMAIL: arch.designs.jm@gmail.com

BUILDER / CONTRACTOR:

PROJECT TITLE:

SIGNAGE UPDATE

2340 PACHECO BLVD.
PACHECO, CA. 94553

SHEET TITLE:

EXISTING SITE PLAN

DRAWN BY:
J. MARTINEZ

CHECKED BY:
A. STAMBUK

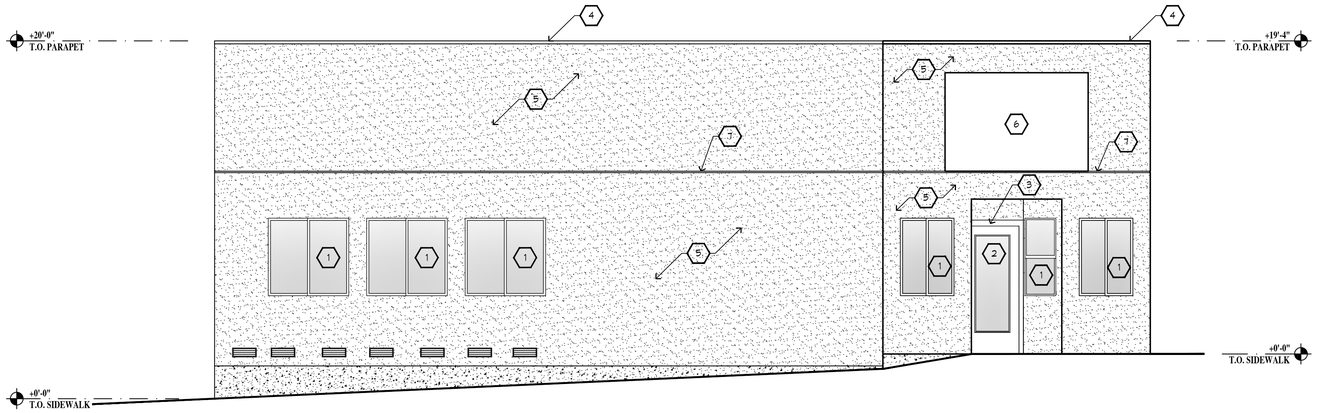
DATE:
04/24/2025

SCALE:
AS NOTED

PROJECT NO:
1370

SHEET NO:

A1.0



1 EXISTING EXTERIOR ELEVATION PACHECO BLVD.

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

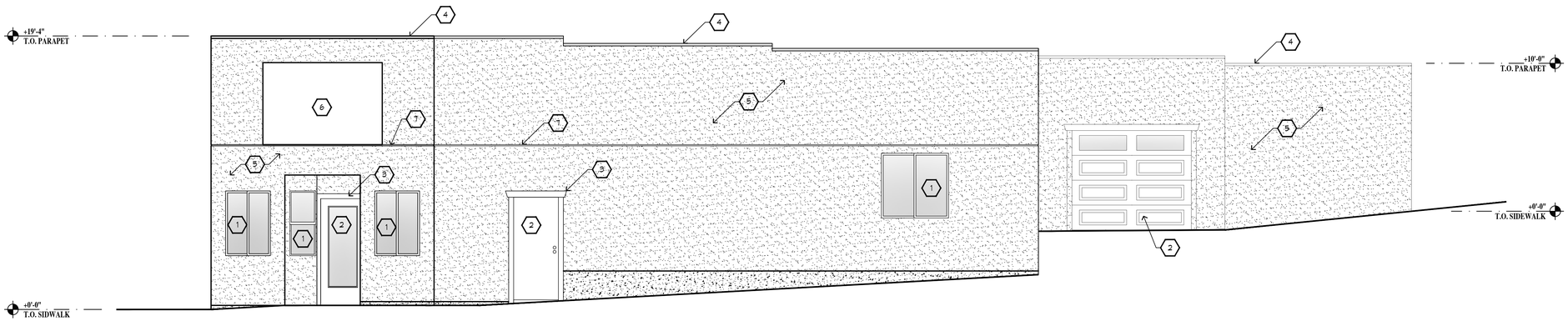
ARCHITECTURAL KEYNOTES

1. (E) VINYL WINDOWS
2. (E) METAL DOOR
3. (E) WOOD TRIM
4. (E) METAL TRIM
5. (E) STUCCO
6. (E) SIGNAGE
7. (E) REVEL
8. PROPOSED SIGN, 10'-6" X 5'-0" / 53 S.F. / COMPLIES WITH 10% OF WALL AREA

NOTES

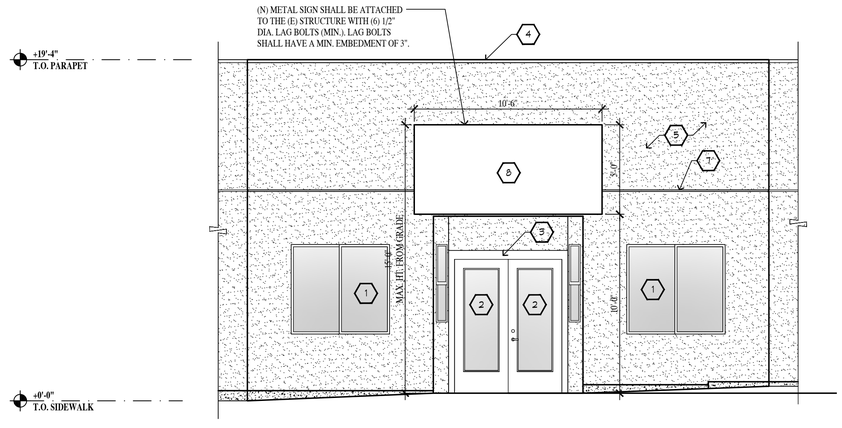
- INSTALLING CONTRACTOR TO VERIFY DIMENSIONS AND S.F. IN THE FIELD PRIOR TO FABRICATION OF NEW SIGN.

- POWER FOR SIGNAGE GOES DIRECTLY TO MAIN BREAKER #5.



2 EXISTING EXTERIOR ELEVATION MARTINEZ AVE.

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



3 PROPOSED ENTRY ELEVATION FOR REVISED SIGN

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

CRES ENGINEERING
2641 SPYGLASS DRIVE
BRENTWOOD, CALIFORNIA 94513
T:925.420.5255

ITEM	REVISIONS / ISSUE	DATE

PROFESSIONAL STAMP:

REGISTERED PROFESSIONAL ENGINEER
ANDRES E STAMBUK
C 64493
Exp: June 30,2025
CIVIL
STATE OF CALIFORNIA

DESIGNER:
ARCHITECTURAL DESIGNER
JOE MARTINEZ / JM DESIGNS
PH: 925-515-1783
EMAIL: arch.designs.jm@gmail.com

BUILDER / CONTRACTOR:

PROJECT TITLE:
SIGNAGE UPDATE

2340 PACHECO BLVD.
PACHECO, CA. 94553

SHEET TITLE:
EXISTING EXTERIOR ELEVATIONS & FRONT ELEVATION W/ PROPOSED SIGN

DRAWN BY:
J. MARTINEZ

CHECKED BY:
A. STAMBUK

DATE:
04/24/2025

SCALE:
AS NOTED

PROJECT NO:
1370

SHEET NO:

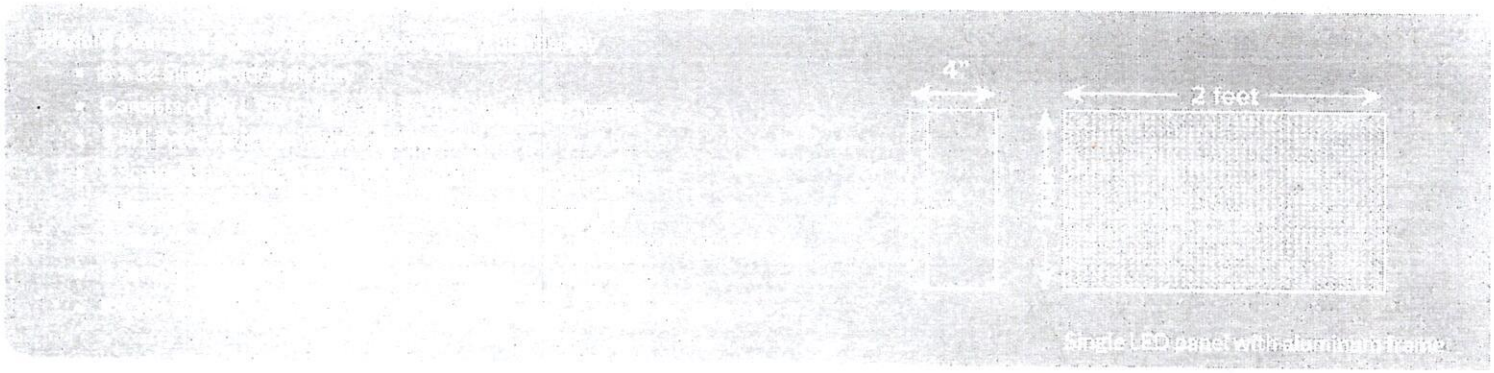
A2.0

200 West Rd. Portsmouth NH 03801
P 877 636 2331 | E info@cirrusled.com | W cirrusled.com

BladeM Quote Sheet

Attention	Barry Thompson
Company	Cowan & Thompson construction, Inc.
Address	2340 Pacheco Blvd, Martinez CA
Phone	(925) 250-4122
Email	rtbec@aol.com
Reference	Cowan & Thompson Wall Mount 7x14 SS
Cirrus rep	Kaitlin Kennedy

Proposal #	**S19004**
Date	Jul 22, 2021
Quote valid	90 days
Terms	100% Pre-Paid
FOB	Portsmouth, NH
Lead time	**Ships within 21 days**



Module	BladeM (SMD)	Operating temp	158°F to -40°F
LED color	Full Color RGB	Max continuous power	5,140.00 watts
Pixel pitch	9mm	Max current @ 240V	21.42 amps
Configuration	Single-Sided	Input voltage	208V-240V
Square feet	96 (per face)	Additional power inputs	1 Power Boosters
Display dimensions	8 feet tall x 12 feet wide	Dimming	Scheduled or manual
Viewing angle	160° Horizontal / 90° Vertical	Estimated LED lifetime	100,000 hours
Frames per second	60 fps	Servicing	Front and rear serviceable
Viewing area	8 feet tall x 12 feet wide	Software	Free updates / Lifetime training & support
Display matrix	256x384	Warranty	5 Years hardware
Total weight	480.0 lbs	Cirrus Complete	Not selected upon quote creation

Required power setup based on display size and voltage:
208V: 2 Lines of Power at 20 Amps - One line of power into the controller and 1 into the boosters
240V: 2 Lines of Power at 20 Amps - One line of power into the controller and 1 into the boosters

2nd controller	Additional controller to run content on the second side independently, with cellular	0	$ 0.00
Wifi kit	Additional wifi kit to act as a receiving unit for extended distance	0	$ 0.00
Power injector	Additional lines of power for larger displays	1	$ 75.00

If power boosters are required, this quote assumes 240V on 20 amp service. If different, please let the sales rep know to add the proper amount of power boosters.

Display: $ 30,929.00 Shipping: $ 0.00 Total price: $ 30,929.00 USD

Cirrus BladeM Billboard – Display Capabilities

Company: Cirrus Systems Inc.
Sign Model: BladeM
Purpose: LED digital display with adjustable brightness and scheduling features

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1. Key Features

Feature	Description
Brightness Control	Adjustable manually or automatically; auto mode dims sign based on ambient light to meet local regulations.
Scheduling / Timing	Display content can be scheduled by time-of-day. Different content can run during daytime vs. nighttime hours.
Content Rotation	Multiple slides or ads can rotate; each slide duration is adjustable.
Remote Management	All settings (brightness, schedule, content) are controlled via Cirrus LED Cloud software—no on-site adjustments needed.
Compliance Options	Auto-dimming, no-flashing mode, and other configurable settings ensure the sign meets county lighting and safety standards.
Display Modes	Static images, simple animations, or short video clips (as permitted by county regulations).

---

2. Control Overview

Sign Management Flow:

Administrator (LED Cloud) → Schedule & Brightness Settings → Billboard Display

Notes:

- Daytime brightness: up to 100%
- Nighttime dimming: typically 40–60%
- Slide rotation: 8–10 seconds per slide (adjustable)
- Compliance settings prevent excessive glare or flashing

3. Compliance Statement

"The Cirrus BladeM digital sign is fully programmable and includes features such as automatic dimming, scheduling, and content rotation to ensure compliance with county signage and lighting regulations. All adjustments can be made remotely via Cirrus LED Cloud software."

From: Larry Culp
To: Nai Saephan
Subject: Cowan & Thompson Sign Review Application
Date: Monday, June 17, 2024 10:54:21 AM

Dear Nai,

I received the subject referenced document in the mail today. I am the owner/landlord of a duplex at 1410 Elm Street, Martinez, which is relatively close to the applicants location.

Are the two separate tenants in my property eligible to participate in the sign review process outlined in your letter dated June 14, 2024?

Also, would it be possible for you to send me the current Martinez business sign ordinance?

I will be submitting a formal public hearing request as well as my written comments in another email prior to the June 14th deadline.

Best regards,

Lawrence H Culp

From: Amy Smedley
To: Nai Saephan
Subject: Sign review application comment
Date: Monday, June 17, 2024 7:26:33 PM

Hello,

I am writing in response to the letter I received today about Barry Thompson, Cowan & Thompson Construction's (County File #CDSR23-00005) request for an approval of a Sign Permit for the installation of a 52.50 square foot digital dimming LED attached wall sign on 2340 Pacheco Blvd, Martinez.

I am asking for this request to be denied.

I am a neighbor. My name is Amy Smedley. I live across from this building and proposed sign at 2336 Scenic Ave. The owner had a similar sign installed in the fall of 2022 that has since been taken down. The back of my house and my back yard were negatively affected by the illuminated sign that was recently on this property. The light would shine directly into the windows of my home. Curtains and blinds did little to mitigate the glare. I've attached a photo from when the sign was first installed. The owners accidentally left the brightness up all the way subjecting the neighborhood to this intense light. These photos were taken on September 22, 2022 at 9:30pm.

Here are my main concerns about the illuminated sign.

1. The illuminated sign is not in keeping with the area. This is a residential neighborhood; advertising and illuminated signage is out of character. When this sign was installed earlier, the owner had a looping slideshow of different advertisements and announcements. Many were unrelated to the business at the location. One slide shown on the sign advertised that other businesses could purchase advertising space on this sign. This is not appropriate for a neighborhood. When I purchased my home 20 years ago, I made the choice to live in a residential neighborhood. I would have reconsidered if I had known that an illuminated looping sign would be a prominent feature of my backyard and house. I purchased my home to enjoy the views of the Alhambra Valley and Mount Diablo. This sign is an unwelcome intrusion.

2. The location of the sign is at a notoriously tricky intersection. The building is where three streets meet at a difficult angle (Martinez Ave, Bush St. and Pacheco Blvd.). In the 20 years I've lived here, I've witnessed numerous accidents at this intersection. In fact, not long ago, a driver crashed a vehicle right into the doors of the Cowan & Thompson Building right beneath where the proposed illuminated sign is requested to be placed. Adding an illuminated sign has the potential to distract drivers at this already difficult intersection. There is a pedestrian crosswalk right before this building. I can imagine how a driver might be distracted by the illuminated sign and could miss seeing a pedestrian attempting to cross or another vehicle making a turn.

Thank you for taking the time to hear my concerns. I respectfully ask the Zoning Administer to deny the application for this LED wall sign.

Sincerely,

Amy Smedley

(510-917-9723)

From: John Deal
To: Nai Saephan
Subject: Sign at 2340 Pacheco
Date: Tuesday, June 18, 2024 2:03:34 PM

Thank you for your letter notifying us about the permit request at 2340 Pacheco blvd in Martinez. We are a definite No vote on this sign. Living across the street at 2315 Pacheco we have enough neon lighting from the liquor store. When this sign was first put up without permitting or any notification, we found out when it was left on with just a bright white screen that lit up our house. This is a working class neighborhood we do not need digital signs with scrolling ad space, it's a nuisance and very unappealing.

Thank you, John and Karen Deal

Sent from Gmail Mobile

Dear L We DO NOT oppose this sign, we support it as it signifies the transition between town & County and residential & industrial. read down

Department of Conservation and Development

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

Contra Costa County

John Kopchik
Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Deidra Dingman
Deputy Director

Ruben Hernandez
Deputy Director

Gabriel Lemus
Assistant Deputy Director

June 14, 2024

Notice of Intent to Render Administrative Decision

Dear Property Owner: We also support it's possible economic as well as Community Alert possibilities.

A Sign Review application has been submitted to this department for review. The County Zoning Administrator will render a decision on this application following a public comment period. If you wish to comment or request a public hearing on this matter you must submit a written statement by **5:00 P.M., Monday, June 24, 2024**, to nai.saephan@dcd.cccounty.us or by mail to:

Community Alert + economic Development ++++

Contra Costa County
Department of Conservation and Development
Community Development Division
Attn: Nai Saephan
30 Muir Road
Martinez, CA 94553

- Kirk Hender 925 446 9747
2241 LaSalle St @ Bush St

This application is described as follows:

BARRY THOMPSON, COWAN & THOMPSON CONSTRUCTION (APPLICANT), BARRY THOMPSON (OWNER), COUNTY FILE #CDSR23-00005: The applicant requests approval of a Sign Permit for the installation of a 52.50 square-foot digital dimming LED attached wall sign. The subject property is located at 2340 Pacheco Blvd. in Martinez. (Zoning: R-B Retail Business District) (Assessor's Parcel Number: 375-011-001)

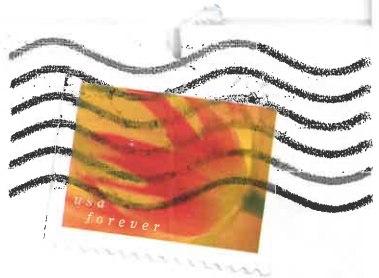
Following the public comment period, the Zoning Administrator will (1) schedule a public hearing if one is requested in writing, or (2) consider comments as suggested conditions of approval or as reasons for denying the application.

KH

Ms ~~Margaret Netherby~~
2241 Lasalle St
Martinez, CA 94553

OAKLAND CA 945
18 JUN 2024 PM 5 L

CONTRA COSTA COUNTY
2024 JUN 24 AM 9:44
APPLICATION & PERMIT CENTER



CoCoCo Dept. Conserv + Community Dev
Attn: NAI Saephan
30 Muir Rd.
Martinez CA 94553
94553-4601 30

From:	Financing
To:	Nai Saephan
Cc:	Anu 944046
Subject:	Regarding the Sign Review Application for 2340 Pacheco Blvd, Martinez, CA 94553
Date:	Sunday, June 23, 2024 2:59:16 PM

Hello Contra Costa County

I have just received an application letter from your development division regarding a request for installing a 52.50 sq. ft LED Sign for the wall at the subject mentioned property.

I do NOT favor this sign as it will affect my property's image and future marketability. Pacheco Blvd is already very busy in traffic and with more commercial signage, my property will not have any privacy even after business hours.

Please mark my comments as NO in regards to installing this sign.

Thanks
Anupama Bhalla
2345 Pacheco Blvd.
Martinez, CA 94553

From: Larry Culp
To: Nai Saephan
Subject: Re: Cowan & Thompson Sign Review Application
Date: Monday, June 24, 2024 12:42:18 PM

Hello Nai,

Thank you for your informative reply last week to my inquiry about the LED Sign Permit Application, County File #CDSR23-00005.

I have done some further research regarding the sign location, etc. A sign that matches the application description and the included drawing appears to be already installed on the applicants building. This finding makes me wonder about the circumstances that led to the sign application. Was the sign installed without a permit? Or, is the sign not in compliance with whatever permit may have been issued?

It is these questions as well as a safety concern that I am hereby requesting that a public hearing be held. I have found a significant number of nearby residents that are also concerned about the appearance of this sign at that location in our community.

My specific comments would include requesting answers regarding the existing sign history. Also, in the Contra Costa County Code document that you forwarded to me, Chapter 88-6 - SIGNS, Article 88-6.416 - Prohibited Signs, (c), states that no sign may be animated, flashes or blinks. Should the sign owner decide to change the sign display at some interval, i.e. 30, 60 or 90 seconds, wouldn't that be considered flashing or blinking? And, the sign seems oversized for the building; were the sign area calculations done correctly and in relation to the building size? With regard to safety, as this sign points directly toward eastbound Pacheco Blvd., it likely would be a significant driver distraction.

In closing, how will a public hearing, or the approval/denial of the sign application be communicated to the public?

Best regards,

Lawrence H Culp
925.451.1208

File #: 26-1425 **Agenda Date:** 4/20/2026 **Agenda #:** 4a.

Project Title:	1518 Barth Avenue Variance, Tree Permit, and Small Lot Design Review
County File(s):	CDVR24-01044
Applicant/Owner:	Bacilia Macias, Bacilia Macias Architecture (Applicant) / Eduardo Landeros (Owner)
Zoning/General Plan:	R-6 Single-Family Residential District / RM Residential Medium Density
Site Address/Location:	1518 Barth Avenue in the San Pablo area of unincorporated Contra Costa County (Assessor's Parcel Number: 419-192-015)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption - Class 3: CEQA Guidelines, Section 15303(a)
Project Planner:	Diana Lecca, Project Planner, (925) 655-2869 Diana.Lecca@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Variance to allow a 9-foot front yard setback (where 20 feet is the minimum required) and a Tree Permit for the removal of two code-protected Coast Live Oak trees, for the construction of a 2,128 square-foot two-story single-family residence on a vacant lot. The application includes Small Lot Design Review of the new single-family residence on a lot that is substandard in area and average width.

II. RECOMMENDATION

The Department of Conservation and Development, Community Development Division (CDD)

staff recommends that the Zoning Administrator:

A. FIND that the project is categorically exempt from CEQA under Section 15303(a) of the CEQA Guidelines.

B. APPROVE Variance Permit, Tree Permit, and Small Lot Design Review CDVR24-01044 for construction of a 2,128 square-foot two-story single-family residence on a vacant lot, based on the attached findings and subject to the attached conditions of approval.

C. DIRECT Staff to file a Notice of Exemption with the County Clerk.

III. GENERAL INFORMATION

A. General Plan: RM Residential Medium Density.

B. Zoning: R-6 Single-Family Residential District.

C. California Environmental Quality Act (CEQA): Categorical Exemption - CEQA Guidelines Section 15303(a), New Construction of Small Structures, which provides a Class 3 exemption for construction of a single-family residence.

D. Previous Zoning Applications:

CDVR05-01002: This Variance application to allow a 15-foot front yard setback (where 20 feet is the minimum required), a 10-foot aggregate side yard setback (where 15 feet is the minimum required), and a 13-foot rear yard setback (where 15-feet is the minimum required) and Small Lot Design Review of a new single-family residence, was denied by the Zoning Administrator on November 16, 2009, due to a lack of interest from the applicant.

IV. BACKGROUND

The Variance Permit, Tree Permit and Small Design Review application was accepted on September 23, 2024, for a Variance to allow a 9-foot front yard setback (where 20 feet is the minimum required), a Tree Permit for the removal of two code-protected Coast Live Oak trees, and Small Lot Design Review of a new 2,128 square-foot two-story single-family residence on a vacant lot of substandard area and substandard average lot width. The application was deemed complete for processing on July 16, 2025, and staff mailed out a Notice of Intent to Render an Administrative Decision on September 15, 2025 to surrounding property owners within a 300-foot radius of the project site.

The Notice of Intent provided information on the project including the variance, tree removal, and small lot design review requests by the project applicant. The notice also provided the

public with the opportunity to comment on the project or request a public hearing. During the September 15, 2025 to September 25, 2025 noticing period, staff received four comment letters from surrounding neighbors, including two letters requesting a public hearing.

V. SITE/AREA DESCRIPTION

The project site is a 3,900 square-foot trapezoidal-shaped vacant lot, located in the San Pablo Hills neighborhood in unincorporated Contra Costa County. The parcel is also adjacent to the border of the City of Richmond. The San Pablo Hills area is characterized by steep slopes and access to nearby open space amenities, including Alvarado Park and Wildcat Canyon Regional Park.

The parcel has access from Barth Avenue and has significant slopes and high elevation, ranging from 492 feet in altitude, at the southern end at its Barth Avenue frontage and descending to approximately 464 feet in altitude at the north side at the rear of the property. The elevation changes allow the property to have scenic views of San Francisco Bay.

VI. PROECT DESCRIPTION

The CDVR24-01044 application is for accommodating a new 2,128 square-foot two-story single-family residence to be located at the southern upland portion of the lot near the Barth Avenue frontage. While siting of the residence would reduce the amount of slope stabilization required for the foundation of the residence, approval of a Variance is needed to allow a 9-foot front setback (where 20 feet is the minimum required).

The currently vacant lot includes two Coast Live Oak trees, including an 8-inch diameter tree in the middle of the lot and a 12-inch tree located mid-slope near the eastern property boundary. The applicant has submitted an Arborist Report, in which a Certified Arborist has recommended removal of the trees in order to accommodate the new single-family residence. The proposed tree removal requires approval of a Tree Permit.

The project site is in the R-6 Single-Family Residential District that requires a minimum lot size of 6,000 square feet and a minimum average lot width of 60 feet. The 3,900 square-foot parcel has an average lot width of approximately 52 feet, and therefore, is of substandard area and substandard average width. Thus, approval of Small Lot Design Review of the new single-family residence is required.

VII. AGENCY COMMENTS

An Agency Comment Request packet was sent on October 1, 2024 to a number of public agencies, including the Building Inspection Division, the Contra Costa County Fire Protection District, City of San Pablo, East Richmond Heights MAC, and the Contra Costa Mosquito and

Vector Control District. Agency comments received by staff are included in Attachment D. Following are summaries of the agency comments received.

A. Contra Costa County Fire Protection District: In a letter dated October 16, 2024, District staff indicated they had no comment on the variances. Additional CCCFPD staff comments included a list of five items required for Fire District approval in accordance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), the 2022 California Residential Code (CRC), and Local and County Ordinances and adopted standards.

B. East Richmond Heights Municipal Advisory Council (MAC): In an email dated November 12, 2024, the MAC recommended approval of the project with recommendations for project modifications, including adding windows and elevation treatments to the rear and northeast elevations and the planting of two replacement trees. In a subsequent email dated October 20, 2025, the MAC again recommended approval of the project, with a recommendation for the planting of two replacement trees.

VIII. PUBLIC COMMENTS AND PUBLIC HEARING REQUESTS

A Notice of Intent to Render an Administrative Decision was sent on September 15, 2025, to properties within 300 feet of the subject property. The notice had a deadline to submit public comments or request a public hearing by 5:00 PM on Thursday September 25, 2025. During the noticing time period, staff received four comment letters from the surrounding neighbors, including two letters requesting a public hearing and one letter supporting the proposed project. The four commenting neighbors also submitted comments to staff prior to the Notice of Intent. The comment letters are included in Attachment E. Below is a summary of the comments received during the noticing period along with staff responses.

A. *Concerns regarding the steepness of the site and landslide risks.*

Staff Response: The applicant has submitted a geotechnical report (*Geotechnical Investigation, Proposed Residence, 1518 Barth Ave., San Pablo CA*; John Campbell + Associates, October 30, 2024), which has been assessed and reviewed by the County Peer Review Geologist (*Geologic Peer Review / CDVR24-01044*; Darwin Myers Associates, January 20, 2025). The geotechnical report and peer review are included in Attachment F. The Geologic Peer Review identified potential geologic concerns and delineated measures to mitigate any potential risks both pre-construction and during construction, including requiring a post-construction assessment to be completed by the project geotechnical engineer. The recommended measures are included as Conditions of Approval for this project. The project will also be required to obtain a building and/or grading permit before construction and/or grading activity can begin. The applicant will be required to provide current geotechnical and/or geological reports, grading and drainage plans, and any other technical studies as required by Building Inspection and Grading Inspection staff to show

that the project meets all building code requirements.

B. *Possible negative impact on the character of the neighborhood due to the smaller front yard setback.*

Staff Response: While the approval of the variance would allow the new residence to be placed up to 9 feet from the front property line, there are a number of other residences, both within the County's jurisdiction and the City of Richmond's jurisdiction, that are placed within the required minimum yard setbacks fronting the street. Thus, the placement of the new residence within the 20 foot front yard setback is not unique and the residence at its proposed location would be in character with the rest of the neighborhood. Although the front yard setback is reduced, the residence has been designed to appear comparable to other residences in the neighborhood.

C. *Possible impact on property values and views from proposed development*

Staff Response: Historically, properties that have new residential development tend to increase the property values for both the subject property and for the surrounding properties. The proposed single-family residence is expected to increase the property value of the subject property and in turn raise the property values of the properties in the surrounding neighborhood. Regarding the impact on views, the new residence as shown in Attachment C will not be over 15 feet in height from the street level, and therefore, would not appear to be significantly higher than any other one-story residence from the street.

D. *Possible negative impact on the character of the neighborhood due to the removal of the 2 code-protected trees.*

Staff Response: The applicant has submitted an Arborist Report (*Arborist Report, Tree Inventory, Property Development Project, 1518 Barth Ave., San Pablo, CA*; Kevin Pineda, ISA Certified Arborist and Donald Cox, ISA Certified Arborist, November 8, 2024), which assessed the suitability for preservation of the two code-protected Coast Live Oak trees. The Arborist Report is included in Attachment G. The certified arborists conclude that preservation of the trees was not suitable as their locations conflict with the proposed residence and recommended removal to facilitate development. Removal of the two trees on the project site would not significantly alter the character of the neighborhood as there are a number of other trees in the vicinity, and in the vacant adjacent lot to the west. As restitution for the two trees that would be removed, a requirement to plant two trees of a minimum 25-gallon size is included in the Conditions of Approval for this project. Notably, the neighborhood is close to a number of open space amenities such as Alvarado Park and Wildcat Canyon Regional Park. Thus, the removal of two Oak trees in the middle of the property would have a less than significant impact on the neighborhood.

IX. STAFF ANALYSIS AND DISCUSSION

A. General Plan Consistency: The project site is located within the RM Residential Medium Density General Plan land use designation. The purpose of the RM designation is to allow for single-family residential development which includes single-family homes and residential development associated with it. The project is the construction of one new single-family residence, and therefore is consistent with the General Plan designation.

B. Zoning Compliance: The project site is located within the R-6 Single-Family Residential District which allows for a single-family dwelling unit and the accessory structures and uses normally auxiliary to it. The project proposes a single-family residence. Therefore, the use is permitted in the R-6 District. The project is also subject to the development standards of the R-6 District as shown in the table below:

R-6 Development Standards	
Requirement	*Proposed Project*
Front Yard - minimum 20 feet	9 feet from Barth Avenue
Secondary Front Yard - minimum 15 feet	N/A
Side Yard - minimum 5 feet	7 feet- 6 inches (both sides)
Aggregate Side Yard - minimum 15 feet	15 feet
Rear Yard - minimum 15 feet	19 feet (approximately)
Building Height - maximum 35 feet	25 feet

The applicant requests a Variance to allow a 9-foot front yard setback along Barth Avenue (where 20 feet is the minimum required). A Variance to allow relief from the front yard setback requirement is necessary to allow for reasonable development of the parcel. Development on the parcel is substantially constrained by the substandard size and is further constrained by the severe slope and variation of topography (the property declines from approximately 490 feet above mean sea level at the southern portion of the parcel to 462 feet above mean sea level at the north of the parcel). These physical constraints severely limit the viable buildable area on the parcel and force any construction to be located closer to the front which has flatter areas. The new residence has been designed to utilize the flatter portions of the property, and although it will require additional geotechnical support to mitigate the steep topography, it seeks to minimize disturbing the further steeper slopes located towards the back of the parcel, as shown on the Topographic Survey, which is included in Attachment C.

C. Tree Protection and Preservation: As defined in County Code Section 816-6.6004 (Tree Protection and Preservation Ordinance), the two Coast Live Oak trees on the project site are code-protected and would require a tree permit for their removal. Based on Sheet A.0.1 of

the project plans drafted by Bacilia Macias Architecture and the Arborist Report prepared by Kevin Pineda ISA Certified Arborist and Donald Cox ISA Certified Arborist, the trees are in fair condition but are recommended for removal due their locations conflicting with the proposed residence. As such, staff can make the finding of County Code Section 816-6.8010 (2)(G) that *Reasonable development of the property would require the alteration or removal of the tree and this development could not be reasonably accommodated on another of the lot*. Due to the size and topographical constraints of the project site, the proposed new residence would impact the trees regardless of any proposed location. It is not possible to relocate the residence to avoid the tree impact, and therefore staff recommends approval of the Tree Permit for the removal of the two Coast Live Oak trees.

D. Small Lot Design Review: The project site is in the R-6 Single-Family Residential District, which requires a minimum parcel area of 6,000 square feet. The subject parcel is 3,900 square feet which does not meet the minimum parcel area. In addition, the R-6 District requires a minimum average lot width of 60 feet. The parcel has an average lot width of approximately 52 feet, which does not meet the minimum average width. Therefore, prior to issuance of a building permit, a small lot design review planning application must be submitted for review by the Zoning Administrator pursuant to County Code Section 82-10.002(c), Small Lot Occupancy, to determine the compatibility of the proposed new residence with the surrounding neighborhood, in terms of its location, size, height and design.

1. Location: The proposed 2,128 square-foot new single-family residence is appropriately sited given the unique physical constraints of the project site and the established character of the surrounding neighborhood. While the proposed residence is located within the front yard setback, this placement is necessitated by significant topographic constraints, as well as the size constraints of the lot. Specifically, the site's steep upward slope from north to south limits the buildable area to the southernmost portion of the property.

   Residence placement in the neighborhood varies significantly due to the variety of lot sizes, as well as the different development standards within the City of Richmond's jurisdiction and County residential development standards. The subject parcel is adjacent to the City of Richmond border, and therefore residences in the vicinity follow different requirements in terms of frontage. The proposed residence is placed closer to the street than some other residences in the neighborhood; however, the location is dictated by the unique geometry and topography of the lot. Based on these constraints and the larger neighborhood, the residence remains compatible with the neighborhood's established land use character.

2. Size: Home sizes in this neighborhood range between 860 square feet to 3,300 square feet; however, the majority of larger sized homes in the neighborhood are under the City of Richmond jurisdiction, which may differ in terms of residential development standards.

Residences within the County jurisdiction have a narrower range, between 864 square feet and 1,252 square feet. Although the proposed residence is on the larger side, at approximately 2,128 square feet, it will not significantly stand out, as it is designed to utilize the slope to minimize its apparent bulk. Thus, the new residence will be compatible with the surrounding neighborhood as it will remain in line with other residences in the overall vicinity, both in terms of City of Richmond residences and County residences.

3. Height: The proposed two-story residence will be approximately 25 feet in height, at the rear and tallest point, which is below the 35-foot maximum height allowed for residential structures in the R-6 District. The front of the residence facing Barth Avenue holds a total height of approximately 15 feet in height, which is not uncommon for one-story residences in the area. Thus, in terms of height, the project will be compatible with the surrounding neighborhood.

4. Design: The surrounding neighborhood along Barth Avenue, Harbor View Avenue, and North Arlington Boulevard have a variety of one-story and two-story residences with ranch styled homes, low pitched gable or hipped roofs, stucco exteriors, and some include attached garages. The proposed new residence is of a two-story design; however, at street-level, it is shown to be only as a one-story home mimicking the design of other residences in the neighborhood. Therefore, the new residence will be consistent with the design of other houses in the neighborhood.

E. Appropriateness of Use: The project site is within an established single-family residential neighborhood consisting mainly of existing single-story and two-story residences. These one and two-story residences include residences under the jurisdiction of the City of Richmond and under the jurisdiction of Contra Costa County, and thus have been developed under differing development standards. The neighborhood and overall area include lots of varying sizes, although several remain on the smaller side. The area also sees location of the residences varying depending on the terrain. The proposed lot is faced with a much smaller than average lot size, as well as steep slopes comparable to adjacent lots. The proposed construction of a two-story single-family residence is located closer to the front, southerly portion of the parcel, where only one story is visible from the street, is residential in nature and is therefore an appropriate use for the property while adjusting to the special circumstances of this lot.

X. CONCLUSION

The proposed single-family residence, as conditioned, would be compatible with existing residential development in the surrounding neighborhood, consistent with the RM Residential Medium Density General Plan land use designation, and in compliance with the intent and purpose of the R-6 Zoning District. The substandard size of the project site and the severe slope and variation of topography on the severely limit the viable buildable area on the parcel. The

two code-protected trees on the project site are located in areas where reasonable development of the lot necessitates their removal. Staff recommends approval of the CDVR24-01044 planning application, including the Variance to allow a 9-foot front yard setback, the Tree Permit for removal of two code-protected Coast Live Oak trees, and Small Lot Design Review of the new single-family residence, based on the attached findings and subject to the attached conditions of approval

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDVR25-01044; BACILIA MACIAS, BACILIA MACIAS ARCHITECTURE (APPLICANT) EDUARDO LANDEROS (OWNER)

FINDINGS

A. Variance Findings

1. *Required Finding: That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations of other properties in the vicinity and the respective land use district in which the subject property is located*.

   Project Finding: The project site located in the R-6 Single Family Residential District, which requires a minimum lot size of 6,000 square feet and a minimum front yard setback of 20 feet. The parcel is a 3,900 square-foot trapezoidal lot that is substandard in area for the R-6 District, and the project is the construction of a new approximately 2,128 square-foot single-family residence located at 9 feet from the front property line, within the front yard setback. Development on the parcel is severely constrained by the substandard lot area and the severe slope and variation of topography (the property declines from approximately 490 feet above mean sea level at the southern portion of the parcel to 462 feet above mean sea level at the north of the parcel). These physical constraints severely limit the viable buildable area on the parcel and force any construction to be located closer to the front which has flatter areas. The variance for a 9-foot front yard setback rather than the required minimum 20-foot front yard setback allows for the reasonable placement of the residence in an area that is flatter and will have less impact on the steeper portions of the parcel. Variances for reduced front setbacks are common occurrences within areas of the County where steep topography is present. Additionally, this variance is consistent with the intent of the zoning code to allow flexibility in unique situations, ensuring that all property owners have the opportunity to develop their land in a reasonable manner and does not constitute a grant of special privilege.

2. *Required Finding: That because of special circumstances applicable to the subject property because of its size, shape, topography, location, or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district.*

   Project Finding: The project site has special circumstances, including its substandard size, configuration and changes in topography. These circumstances combine to create a severely constrained buildable area on the parcel. The new residence has been designed to utilize the flatter portions of the property, and although its construction will require additional geotechnical support to mitigate the steep topography, its placement

minimizes disturbing the steeper slopes located towards the back of the parcel, as shown on the Topographic Survey. Lots in the R-6 District have a minimum lot size requirement of 6,000 square feet. The project site is 3,900 square feet, which is 35% less than the 6,000 square-foot required minimum. Therefore, the strict application of the front yard setback regulation combined with the parcel's substandard size and topography, deprive the subject property of the right to pursue any reasonable type of development near the front of the parcel, a right enjoyed by other properties in the R-6 District that are not burdened by such unique physical constraints.

3. *Required Finding: That any variance authorized substantially meets the intent and purpose of the respective land use district in which the subject property is located.*

   Project Finding: The proposed development with the front yard setback variance substantially meets the intent and purpose of the R-6 Single-Family Residential District. The purpose of any front yard setback is to provide for a consistent streetscape, ensure adequate light and air, and maintain separation between structures and public rights-of-way. The reduction in the front setback will not compromise these objectives and will allow the property owner to develop their property with a new single-family residence which is a permitted use within the R-6 District. Therefore, the variance substantially meets the intent of the zoning ordinance.

B. Tree Permit Findings

1. Required Factors for Granting Tree Permit: The Zoning Administrator is satisfied that the following factors, as provided by County Code Section 816-6.8010 for granting a tree permit, have been satisfied:

   Section 816-6.8010(2)(G): Reasonable development of the property would require removal and/or work within the dripline of code-protected trees and this development could not be reasonably accommodated on another area of the lot.

   The removal of the two Coast Live Oak trees is necessary in order to construct the new residence. Based on Sheet A.0.1 of the plans drafted by Bacilia Macias Architecture and Arborist Report provided by Kevin Pineda ISA Certified Arborist and Donald Cox ISA Certified Arborist, the trees are in fair condition but are recommended for removal due to their locations conflicting with the proposed residence. There are no other trees assessed in the property. Due to the size and topographical constraints of the lot, the residence will impact the trees regardless of any location. It is not possible to relocate the residence to avoid tree impact, and therefore staff recommends approval for the removal of the two Coast Live Oak trees.

2. Required Factors for Denying a Tree Permit: The Zoning Administrator is satisfied none of the factors for denying a tree permit as provided by County Code Section 816-6.8010 apply.

C. Small Lot Design Review Findings

County Code Section 82-10.002(c) states that all of the following findings must be made to approve the Small Lot Design Review permit application.

1. Location: The proposed 2,128 square-foot new single-family residence is appropriately sited given the unique physical constraints of the subject property and the established character of the surrounding neighborhood. While the residence is located within the front yard setback, this placement is necessitated by significant topographic constraints, as well as the size constraints of the lot. Specifically, the site's steep upward slope from north to south limits the buildable area to the southernmost portion of the property.

   Residence placement in the neighborhood varies significantly due to the variety of lot sizes, as well as the different development standards within the City of Richmond's jurisdiction and County residential development standards. The subject parcel is adjacent to the City of Richmond border, and therefore residences in the vicinity follow different requirements in terms of frontage. The proposed residence is placed closer to the street than some other residences in the neighborhood; however, the location is dictated by the unique geometry and topography of the lot. Based on these constraints and the larger neighborhood, the residence remains compatible with the neighborhood's established land use character.

2. Size: Home sizes in this neighborhood range between 860 square feet to 3,300 square feet; however, the majority of larger sized homes in the neighborhood are under the City of Richmond jurisdiction, which may differ in terms of residential development standards. Residences within the County jurisdiction have a narrower range, between 864 square feet and 1,252 square feet. Although the residence is on the larger side, at approximately 2,128 square feet, it will not significantly stand out, as it is designed to utilize the slope to minimize its apparent bulk. Thus, the new residence will be compatible with the surrounding neighborhood as it will remain in line with other residences in the overall vicinity, both in terms of City of Richmond residences and County residences.

3. Height: The proposed two-story residence will be approximately 25 feet in height, at the rear and tallest point, which is below the 35-foot maximum height allowed for residential structures in the R-6 District. The front of the residence facing Barth Avenue holds a total height of approximately 15 feet in height, which is not uncommon for one-story residences in the area. Thus, in terms of height, the project will be compatible with the

surrounding neighborhood.

4. Design: The surrounding neighborhood along Barth Avenue, Harbor View Avenue, and North Arlington Boulevard have a variety of one-story and two-story residences with ranch styled homes, low pitched gable or hipped roofs, stucco exteriors, and some include attached garages. The new residence is of a two-story design; however, at street-level, it is shown to be only as a one-story home mimicking the design of other residences in the neighborhood. Therefore, the new residence will be consistent with the design of other houses in the neighborhood.

D. California Environmental Quality Act (CEQA) Findings:

This CDVR24-01044 project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303(a), New Construction of Small Structures, which provides a Class 3 exemption for construction of a single-family residence. There is no substantial evidence that the project involves unusual circumstances, including future activities resulting in, or which might reasonably result in, significant impact which threaten the environment. None of the exceptions in CEQA guidelines section 15300.2 apply.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDVR24-01044:

Project Approvals

1. A Variance Permit to allow a 9-foot front yard setback (where 20 feet is the minimum required) for the construction of a new 2,128 square-foot two-story single family residence on a vacant lot is APPROVED.

2. A Tree Permit for the removal of two code-protected Coast Live Oak trees, including an 8-inch diameter tree in the middle of the lot and a 12-inch tree located mid-slope near the eastern property boundary, for the construction of the new single-family residence is APPROVED.

3. Small Lot Design Review for the construction of the new single-family residence is APPROVED.

4. The project approvals described above are granted based on, or as generally shown on, the following documents:

    - Application materials submitted to the Department of Conservation and Development, Community Development Division (CDD) on September 23, 2024.
    - Revised project plans received by the CDD on September 23, 2025.

- *Arborist Report, Tree Inventory, Property Development Project, 1518 Barth Ave., San Pablo, CA*; Kevin Pineda, ISA Certified Arborist and Donald Cox, ISA Certified Arborist, November 8, 2024, received by the CDD on November 12, 2024
- *Geotechnical Investigation, Proposed Residence, 1518 Barth Ave., San Pablo CA*; John Campbell + Associates, October 30, 2024, received by the CDD on November 11, 2025

5. Any deviation from the approved plans shall require review and approval by the CDD and may require the filing of a new Variance Permit, Tree Permit, and/or Small Lot Design Review application.

6. Tree removal shall only occur with an approved grading or building permit.

Application Costs

7. The application was subject to an initial application deposit of $3,250.00 that was paid with the application submittal, plus time and material costs if the application review expenses exceed the initial deposit. Any additional fee due must be paid prior to issuance of a building permit, or 60 days of the effective date of this permit, whichever occurs first. The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the application shall be charged interest at a rate of ten percent (10%) from the date of approval. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Building Permits

8. No construction is approved with this permit. Any construction at the project site will require issuance of building and grading permits from the Department of Conservation and Development, Building Inspection Division, prior to commencement of work.

Child Care

9. Prior to issuance of a grading or building permit for the single-family residence, whichever comes first, the applicant is required to pay a fee toward childcare facility needs in the area as established by the Board of Supervisors. The current childcare fee is $400.00 per parcel. However, the actual fee amount collected will be that which is applicable at the time of building permit issuance.

Park Impact / Park Dedication Fee

10. Prior to the issuance of building permits for the single-family residence, the applicant shall pay a Park Impact / Park Dedication fee for park and recreation improvements in the area as established by the Board of Supervisors. The current park dedication / park impact fee is $9,584.00, however, the actual fee amount collected will be that which is applicable at the time of the building permit issuance.

Tree Removal Activities

11. The applicant shall be responsible for all arborist expenses related to the work authorized by this permit.

Required Restitution for Approved Tree Removal

12. The following measure is intended to provide restitution for the removal of 2 code-protected trees:

    A. Tree Restitution Planting and Irrigation Plan: **Prior to CDD stamp of approval for the issuance of a grading or building permit, or the removal of trees, whichever occurs first,** the applicant shall submit a tree planting and irrigation plan prepared by a licensed arborist or landscape architect for the review and approval of CDD. The plan shall provide for the planting of **two (2)** trees, minimum 25-gallon size. The selected tree species should have a canopy that provides a buffer to the properties located on the downhill northern portion of parcel for privacy screening. The plan shall comply with the County's Water Efficient Landscapes Ordinance. Verification of compliance with the Ordinance shall accompany the plan. The plan shall also include an estimate prepared by a licensed landscape architect, arborist, or landscape contractor of the materials and labor costs to complete the improvements (accounting for supply, delivery, and installation of trees and irrigation).

    B. A security shall be provided to ensure that the approved planting and irrigation plan is implemented. **Prior to CDD stamp of approval for the issuance of a grading or building permit, or the removal of trees, whichever occurs first,** the applicant shall submit a security that is acceptable to the CDD. The security shall be the amount of the approved cost estimate described in Section 8.A above, plus a 20% inflation surcharge.

    C. Initial Fee Deposit for Processing a Security: The County ordinance requires that the applicant pay fees for all time and material costs of staff for processing a landscape improvement security (Code S-060B). At time of submittal of the security, the applicant shall pay an initial deposit of $200.

D. Duration of Security: When the replacement trees and irrigation have been installed, the applicant shall submit a letter to the Department of Conservation and Development, Community Development Division, composed by the landscape architect, arborist, or landscape contractor, verifying that the installation has been done in accordance with the approved planting and irrigation plan. The security shall be retained by the County for a minimum of 12 months up to 24 months beyond the date of receipt of this letter. A prerequisite of releasing the bond between 12 and 24 months shall be to have the applicant arrange for the consulting arborist to inspect the trees and to prepare a report on the trees' health. In the event that CDD determines that the tree(s) intended to be protected has been damaged by development activity, and CDD determines that the applicant has not been diligent in providing reasonable restitution of the damaged trees, then CDD may require that all part of the security be used to provide for mitigation of the damaged trees.

Geology and Soils

The recommendations in the *Geologic Peer Review / CDVR24-01044*; Darwin Myers Associates, January 20, 2025 are applied as Geology and Soils Conditions of Approval.

13. GEO-1: At least 30 days prior to the issuance of Construction Permits, the project proponent shall submit an updated geotechnical report that provides adequate subsurface and laboratory test data. The expectations of the County for the scope of the investigation include the following:

    A. The project geotechnical engineer shall review design-level grading, drainage and foundation plans, referencing the date of the plans reviewed.

    B. The geotechnical engineer shall excavate and log boring or test pits at/near the four corners of the area proposed for grading to establish the depth to bedrock, characterize. Ther report shall include logs showing the details of the earth materials penetrated. The logs shall not be diagrammatic or generalized. Representative samples shall be retrieved for laboratory testing. The logs should show the weathering profile, and comment on the effect of weathering on engineering properties of the units penetrated.

    C. Samples of the samples collected shall be subject to laboratory testing moisture/density, compressive strength, shear strength, expansion potential, gradation testing of native soils, and corrosion potential testing of soil and bedrock and gradation),

    D. Provide an original geologic map of the site that represents the geotechnical engineer's and/or engineering geologist's interpretation of site conditions (i.e., bedrock

stratigraphy, presence of any significant features (shear zones, bedding, deeply weathered zones, properties of native soils).

E. The geotechnical update report shall provide mitigation measures for any significant impacts that are confirmed to be present of the site,

F. Restate recommendation for geotechnical monitoring and testing during the construction period.

14. GEO-2: The geotechnical report shall be subject to review by the County's peer review geologist, and review/approval of the Zoning Administrator. Improvement, grading and building plans shall carry out the recommendations of the approved report.

15. GEO-3: The geotechnical report required by GEO-1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to (i) ensure geotechnical recommendations for the project are properly interpreted and implemented by contractors, (ii) allow the geotechnical engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and (iii) provide the opportunity for field modifications of geotechnical recommendations (with BID approval), based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, installation of recommended drainage facilities and foundation related work, including retaining wall constriction. A ***hard hold*** shall be place on the "final" building inspection, pending submittal of a report(s) from the project geotechnical engineer that documents their observation and testing services, including the testing of any required backfill (e.g., backfilling of utility trenches) . The monitoring report shall also include the geotechnical engineer's opinion on the compliance of the as graded, as-built project with all recommendations in the design level report.

16. GEO-4: All grading, excavation and filling shall be conducted during the dry season (April 1 through October 15) only, and all areas of exposed soils shall be revegetated to minimize erosion and subsequent sedimentation. After October 15, only erosion control work shall be allowed. Any modification to the above schedule shall be subject to review by the BID Grading Inspector, and the review/approval of the Zoning Administrator

17. GEO-5: The project proponent shall record a deed disclosure that is intended to (i) identify the project geotechnical engineers and reference all reports and letters issued by the geotechnical engineers (i.e., provide full bibliographic citation to these documents), (ii) provide information that explains on how an interested party could access these documents, (ii) provide information that explains on how an interested party could access these

documents (iii) state that no changes to site grading or drainage can be allowed without prior review and approval of the Department of Conservation and Development. Note that DCD's review/approval may require justification from the property owners geotechnical engineer, and (iv) explain that the property owner assumes monitoring and maintenance responsibility for all drainage improvements on the parcel. A draft of the proposed Deed Disclosure language must be reviewed and approved by the Community Development Division (CDD) prior to recordation; after the Deed Disclosure is recorded, the project proponent must provide CDD with a copy of the recoded document to serve as evidence the requirements of GEO- were satisfied.

Construction Period Restrictions and Requirements

All construction activity shall comply with the following restrictions, which shall be included in the construction drawings.

18. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.

19. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

20. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.

21. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.

22. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 7:30 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

    New Year's Day (State and Federal)

    Birthday of Martin Luther King, Jr. (State and Federal)

    Washington's Birthday (Federal)

Lincoln's Birthday (State)

President's Day (State)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)

Independence Day (State and Federal)

Labor Day (State and Federal)

Columbus Day (Federal)

Veterans Day (State and Federal)

Thanksgiving Day (State and Federal)

Day after Thanksgiving (State)

Christmas Day (State and Federal)

For specific details on the actual date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: Federal Holidays (opm.gov)

California Holidays: State Holidays (ca.gov)

23. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

A. NOTICE OF OPPORTUNITY TO PROTEST FEES, ASSESSMENTS, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq, the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90-days of the approval date of this permit.

B. Prior to applying for a building permit, the applicant is strongly encouraged to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- Department of Conservation and Development, Building Inspection Division
- Contra Costa County Public Works Department
- Contra Costa County Fire Protection District
- West County Wastewater District
- East Bay Municipal Utility District

The applicant is strongly encouraged to review these agencies' requirements prior to continuing with the project.

A-1964 ROLL- TRACT 3131 (HOSFORD HEIGHTS NO.1) M.B.97-2

B- M.B.97-2 POR.BLOCKS 9 & 12,RICHMOND CALIFORNIA HEIGHTS M.B.11-257

1- 210PM45 3-9-16

PB 420

CDVR24-01044
PROJECT SITE

ROSE ARBOR

BAY VIEW AVE

ARLINGTON AVE

BAY VIEW AVE

ROAD

BLVD

JERILYNN AVE

BONITA COURT

MONTE CRESTA AVE

HARBOR VIEW AVE

BARTH AVE

CAPITOL HILL AVE

CANYON AVE

CAPITOL HILL AVE

GRAND

11

14

15

16

18

191

192

193

194

195

22
7/18/22

LLA 12,13
04/27/10

1" = 100'

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

ASSESSOR'S MAP
BOOK 419 PAGE 19
CONTRA COSTA COUNTY, CA

Aerial Photo - Project Site and Vicinity

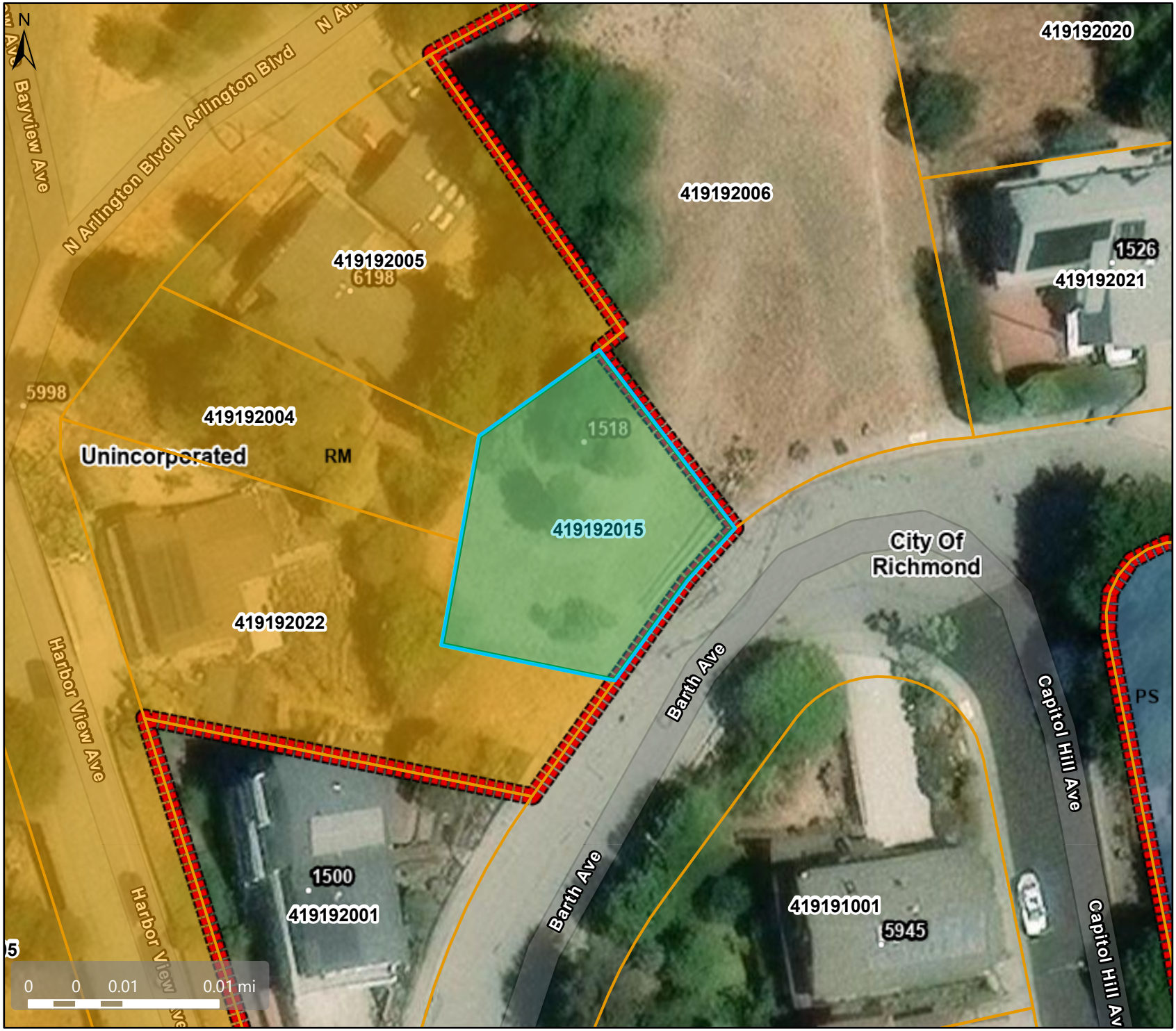
Map Legend

- Assessment Parcels
- Planning
  - Unincorporated
  - City Limits
- Base Data
  - Address Points

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Microsoft, Vantor

General Plan - RM Residential Medium Densit



Map Legend

- Assessment Parcels

Planning

General Plan

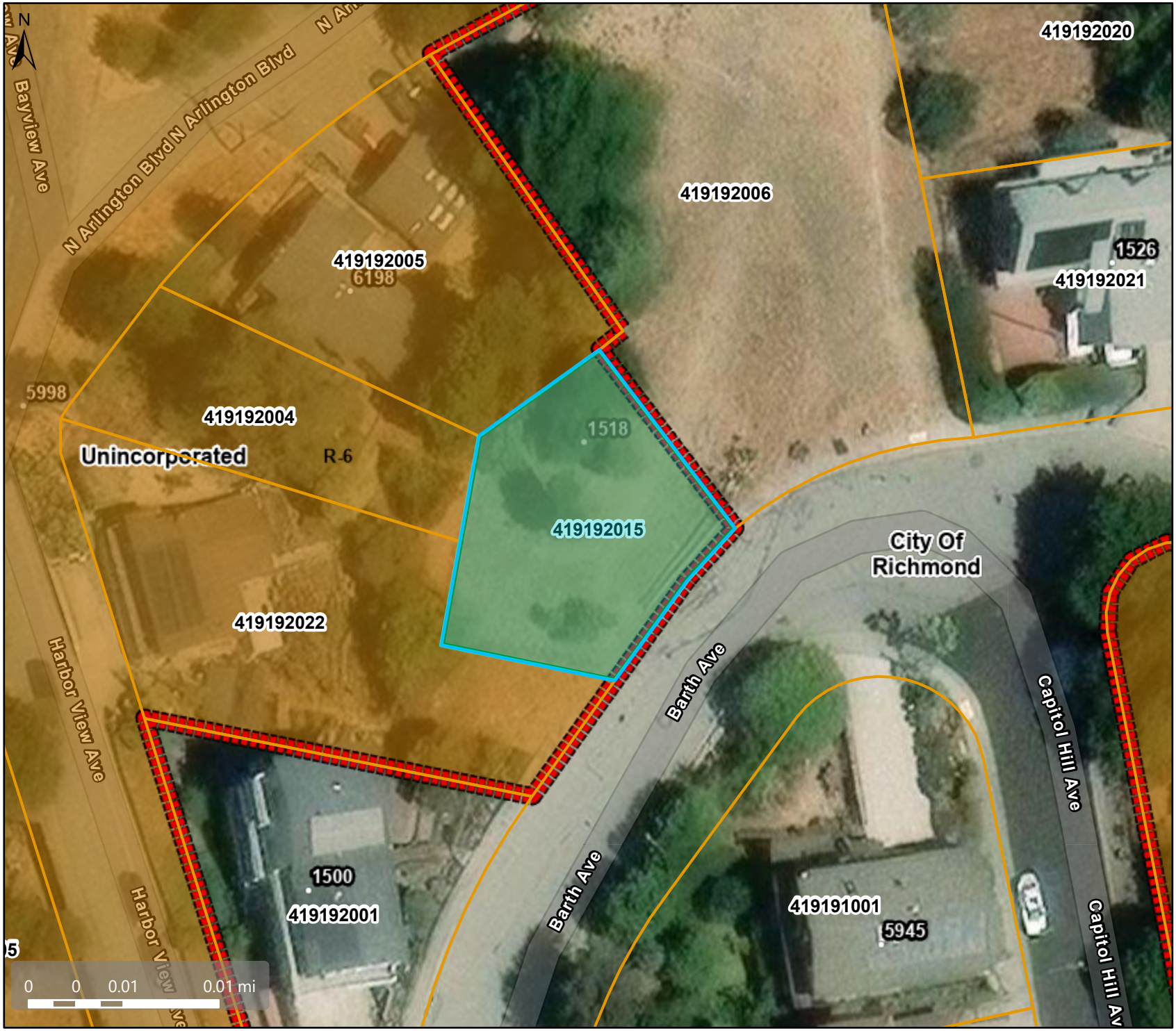
- RM (Residential Medium Density) (7-17 du/na)
- PS (Public and Semi-Public)
- Unincorporated
- City Limits

Base Data

- Address Points

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

Zoning - R-6 Single-Family Residential



Map Legend

- Assessment Parcels
- Planning
- Zoning
- ZONE_OVER
  - R-6 (Single Family Residential)
  - Unincorporated
  - City Limits
- Base Data
  - Address Points

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

GENERAL NOTES

All work shall comply with the CRC and all other codes and requierements, in their most recent edition.
Building Inspection Dept. ordinances
California State Building Code
California Title 24 Energy codes
NEC Amendments of the California plumbing, mechanical and electrical codes.

Contractor is to obtain any required permits for this work.

Contractor shall be responsible for all electrcial, plumbing and fire protection work required by the Bldg. Dept.

Contractor shall verify all dimensions and existing conditions prior to starting work. Any discrepancies shall be reported to the designer for review.

Do not scale drawings. Dimensions shall take precedence over scale.

Contractor shall visit site prior to submission of bid to review scope of work, demolition, etc.

Dimensions are to face of finish, unless otherwise noted (U.O.N)

Cutting and demolition shall be done by methods which will not jeopardize structural integrity of
existing construction and will not damage portions to remain.

Contractor shall remove, cut, cap and repair as necessary any utilities, including by not limited to :
electrical, mechanical plumbing and fire sprinkler, where partitions are scheduled for demolition or
are no longer operational or in service. All other existing utilities are are to remain fully operational.

Contractor is to provide all necessary dust protection and/or barracading required to protect adjacent spaces and existing finishes. Contractor is responsible to repair any damages caused by
contractor or their subcontractors.

Patch and repair any damages to floor, walls, ceilings, hardware, fixtures, windows, etc. as a result
of the constuction process. Match existing adjacent finishes as closely as possible. Align and sand
smooth.

In general, the Owner reserves the right to retain all material and equipment removed form the
project. Any item or material not desired by the Owner are to be removed from the site by Contractor at Contractor's expense.

If any questions arise as to the installation of any materials and/or equipment, or with the construction documents, the Contractor shall clarify the point with the Architect or Designer before proceeding.

If any questions arise due to existing conditions apparent discrepancy between construction documents
or any other reason, the contractor will immediately notify the Architect or Designer and clarify the
point with the architect or designer.

Safety Measures: At all times the Contractor shall be solely and completely responsible for conditions
of th job site including safety of persons and property.

Total thickness of new walls shall match that of adjacent walls. U.O.N.

Construction of new walls, ceilings utilities, etc. shall be modified with Architect's/Designer's approval,
when in conflict with existing conditions.

Dimensions noted clear(clr) are not adjustable without approval by Architect/Designer.

The Contractor shall do all cutting, fitting or patching of work that may be required to make all parts
fit together properly and shall not endanger any other work by cutting excavation or otherwise altering
the total work or any part of it. All patching, repairing and replacing of materials and surfaced replaced will, upon completion, match surrounding similar surfaces.

Install backing at walls as required for all wall mounted items including plumbing fixtures, cabinet work,
etc.

All exterior openings are to be weather-stripped.

Studs and furring shall provide plumb, true straight and rigid framing for support of collateral materials.

Install metal corner beads at all exposed outside gypsum board edges. All gypsum wallboard shall be
3-coat finished, taped, topped and sanded between coats. Finished surfaces shall be plumb, level
and planes, pplied vertically with joints on bearings. All gypsum wallboard shall be mill finished
48" by5/8" thick, unless otherwise noted by maximum length to minimize horizontal joints and tapered edges.

Contractor is responsible for all construction clean up. The building site shall be kept free of debris and
cleaned up daily

No wall telephone or electrical outlets shall be mounted back to back.

The American with Disabilities Act (ADA) is subject to various and possibly contradictory interpretations. These plans and any accompanying specifications ("plan") represent the Designer's opinion regarding it's interpretation of the ADA as it applies to the subject project. It is not in any way a warranty or guarantee that said plans comply with any or all possible interpretations of the ADA by others.

ABBREVIATIONS

A.B.	ANCHOR BOLT	HORIZ	HORIZONTAL
ADJ.	ADJACENT	HT.	HEIGHT
A.F.F	ABOVE FINISHED FLOOR	H	HOT WATER HEATER
ALUM.	ALUMINUM	INSUL	INSULATION
&	AND	JST	JOIST
A.P.	ACCESS PANEL	LAV	LAVATORY
APPROX.	APPROXIMATELY	LT	LIGHT
@	AT	MAX	MAXIMUM
BD.	BOARD	MB	MACHINE BOLT
BLDG.	BUILDING	MEZZ	MEZZANINE
BLKG.	BLOCKING	MFR	MANUFACTURER
BM.	BEAM	MIN	MINIMUM
B.O.	BOTTOM OF	(N)	NEW
BTW.	BETWEEN	N.I.C.	NOT IN CONTRACT
C.B	CATCH BASIN	NTS	NOT TO SCALE
CJT.	CONTROL JOINT	#	NUMBER
CL.	CLOSET	O.C.	ON CENTER
C	CENTER LINE	OPNG	OPENING
CLG	CEILING	OVHD	OVERHEAD
CLR	CLEAR	PL	PLATE
C.M.T	CERAMIC MOSAIC TILE		PROPERTY LINE
CNTR.	CONTRACTOR	+/-	PLUS OR MINUS
COL.	COLUMN	PLYWD	PLYWOOD
CONC,	CONCRETE	PNTD	PAINTED
CONN,	CONNECTION	RAD	RADIUS
CONST.	CONSTRUCTION	RC	REINFORCED CONCRETE
CONT.	CONTINUOUS	RD	ROOF DRAIN
C.O.S.	CHECK ON SITE	REQ	REQUIRED
C.T.	CERAMIC TILE	RM	ROOM
C.T.R.	CENTER	RWL	RAIN WATER LEADER
D.	DRAIN	SC	SOLID CORE
DBL.	DOUBLE	SFGL	SAFETY GLASS
DEMO	DEMOLISH OR DEMOLITION		SHEET
DET	DETAIL	SHWR	SHOWER
DF	DRINKING FOUNTAIN	SIM	SIMILAR
DIA	DIAMETER	SLDG	SLIDING
DIM	DIMENSION	S.F.	SQUARE FEET
DN	DOWN	SSTL.	SEE STRUCTURAL DWGS.
DR	DOOR	SSD	STAINLESS STEEL
D.S.	DOWNSPOUT	STL	STEEL
DWG.	DRAWING	STOR	STORAGE
(E)	EXISTING	THR	THRESHOLD
EA.	EACH	TO	TOP OF
ELEC	ELECTRICAL	TOS	TOP OF SLAB
EQ	EQUAL	TOW	TOP OF WALL
EXIST	EXISTING	TPD	TOILET PAPER DISPENSER
EXP	EXPOSED	TYP.	TYPICAL
EXT	EXTERIOR	UR	URINAL
F.D	FLOOR DRAIN	UON	UNLESS OTHERWISE NOTED
FFL	FINISH FLOOR LEVEL	VERT	VERTICAL
FIN	FINISH	VT	VINYL TILE
FLASH	FLASHING	W/	WITH
FLR	FLOOR	WC	WATER CLOSET
FND	FOUNDATION	WD	WOOD
F.O.F	FACE OF FINISH	WDW	WINDOW
F.O.S	FACE OF STUD	WPM	WATERPROOF MEMBRANE
FT	FOOT OR FEET	WSCT	WAINSCOT
FTG	FOOTING		
GA	GAGE, GAUGE		
GALV.	GALVANIZED		
GL.	GLASS		
GLB	GLU-LAM BEAM		
GND	GROUND		
GRD	GRADE		
GSM	GALVANIZED SHEET METAL		
GCT	GLAZED CERAMIC TILE		
GYP. BD.	¡YPSUM BD		
GVL.	GRAVEL		
H.B	HOSE BIB		
H.C	HOLLOW CORE		
HDR.	HEADER		
HDWD	HARDWOOD		

ADDITIONAL NOTES

FIRE SAFETY
Portable Fire Extinguishers: Structures under construction, alteration or demolition shall
be provided with approved fire extinguishers in accordance with CBC §906 and sized
for not less than ordinary hazard as follows per CBC §3309.1. Revise the plans to show
the location of the required fire extinguisher as follows: 3.1. At each stairway on all
floor levels where combustible materials are accumulated.
· In every storage and construction shed.
· Additional portable fire extinguishers shall be provided where special hazard exist,
such as the storage and use of flammable and combustible liquids.
· Minimum 2-A:10-B:C rating fire extinguishers shall be provided throughout the
building under construction, alteration, or demolition with a maximum travel
distance of 75-feet.

Fire Safety during Construction:
· Smoking shall be prohibited except in designated areas with approved ashtrays. All other areas must have "No Smoking" signage posted around construction areas in accordance with CFC§310. [CFC§3304.1]
· Combustible debris shall not be accumulated within building. Combustible debris,
rubbish and waste material shall be removed from building at the end of each shift
of work. [CFC §3304.2]
· Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a isted disposal container. [CFC §3304.2.4]
· Operations involving the use of cutting and welding shall be done in accordance
with CFC Chapter 35 [CFC §3304.6]
· During construction, the construction site or area must be clean up at the end of the day in order to provide firefighter access in the building in an event of a fire.

PROPOSED AREA SUMMARY

FLOOR	AREA
FIRST FLOOR	723 SQ FT.
LOWER FLOOR	963 SQ FT.
TOTAL LIVING SPACE	**1686 SQ FT**
GARAGE	**442 SQ FT**
TOTAL HOUSE AREA	**2128 SQ FT**

PROJECT INFORMATION

PROJECT NAME 1518 BARTH AVE

PROJECT ADDRESS 1518 BARTH AVE, SAN PABLO, CA 94806

OCCUPANCY R-3

CONSTRUCTION TYPE V-B NON-RATED

SPRINKLERS YES

ZONNING R-6

LOT SIZE 4709 SF

LOT COVERAGE **PROPOSED**
26.5% = 1250 SQ FT.

APN 419192015

SETBACK
FRONT SETBACK
REQUIRED 20FT / PROPOSED 9FT
SIDE SETBACK
REQUIRED 15 FT TOTAL(5 FT MIN SIDE)
REAR SETBACK
15FT

PARKING SPACE 2 CAR PARKING

HEIGHT ALLOWED 35' MAX OR 2.5 STORIES
PROPOSED 25'-0"+/- IN REAR
PROPOSED 15'-6"+/- IN FRONT

SYMBOLS LEGEND

1 / A0.0 — ELEVATION TAG

1 / A0.0 — SECTION TAG

1 / A0.0 — INTERIOR ELEVATION TAG

101 — DOOR TAG

1i — WINDOW TAG

? — KEYNOTES

1i — LIGHTING FIXTURE TAG

ROOM — ROOM NAME

+7'-1/2" — CEILING HEIGHT

WALL TO REMAIN

ITEM TO BE DEMOLISHED

NEW WALL - 1 HOUR RATED

NEW EXTERIOR WALL

PROJECT SCOPE

NEW RESIDENCE ON VACANT LOT

RECEIVED on 09/12/2025 CDVR24-01044
By Contra Costa County
Department of Conservation and Development

DRAWING INDEX

CODES

2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 NATIONAL ELECTRICAL CODE (NEC)
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA EXISTING BUILDING CODE
(AS APPLICABLE AND AMENDED BY CONTRA COSTA COUNTY)

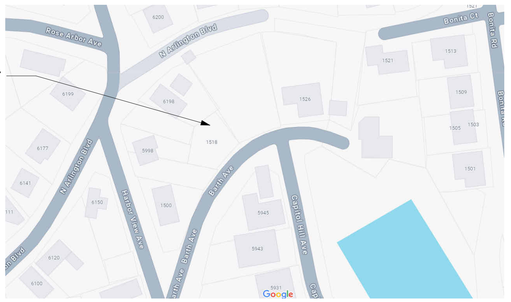
PROJECT TEAM

ARCHITECT
BACILIA MACIAS ARCHITECTURE
6007 NE SACRAMENTO ST
PORTLAND, OR 97213
(510)929-0727
BACILIA@BMARCH.NET
WWW.BACILIAMACIAS.COM

STRUCTURAL ENGINEER
TBD

VICINITY MAP

PROJECT SITE



NORTH

BACILIA MACIAS ARCHITECTURE
6007 NE Sacramento St.
Portland, OR 97213
bacilia@bmarch.net
www.baciliamacias.com
P: 510.929-0727

REVISIONS	DATE
1	

OWNER:
EDUARDO LANDEROS
2204 PINE AVE
SAN PABLO, CA 94806
PH: 415-531-6111

PLANNING SET

NEW RESIDENCE
1518 BARTH AVE, SAN PABLO, CA 94806
APN 419192015

DRAWN BY: BM

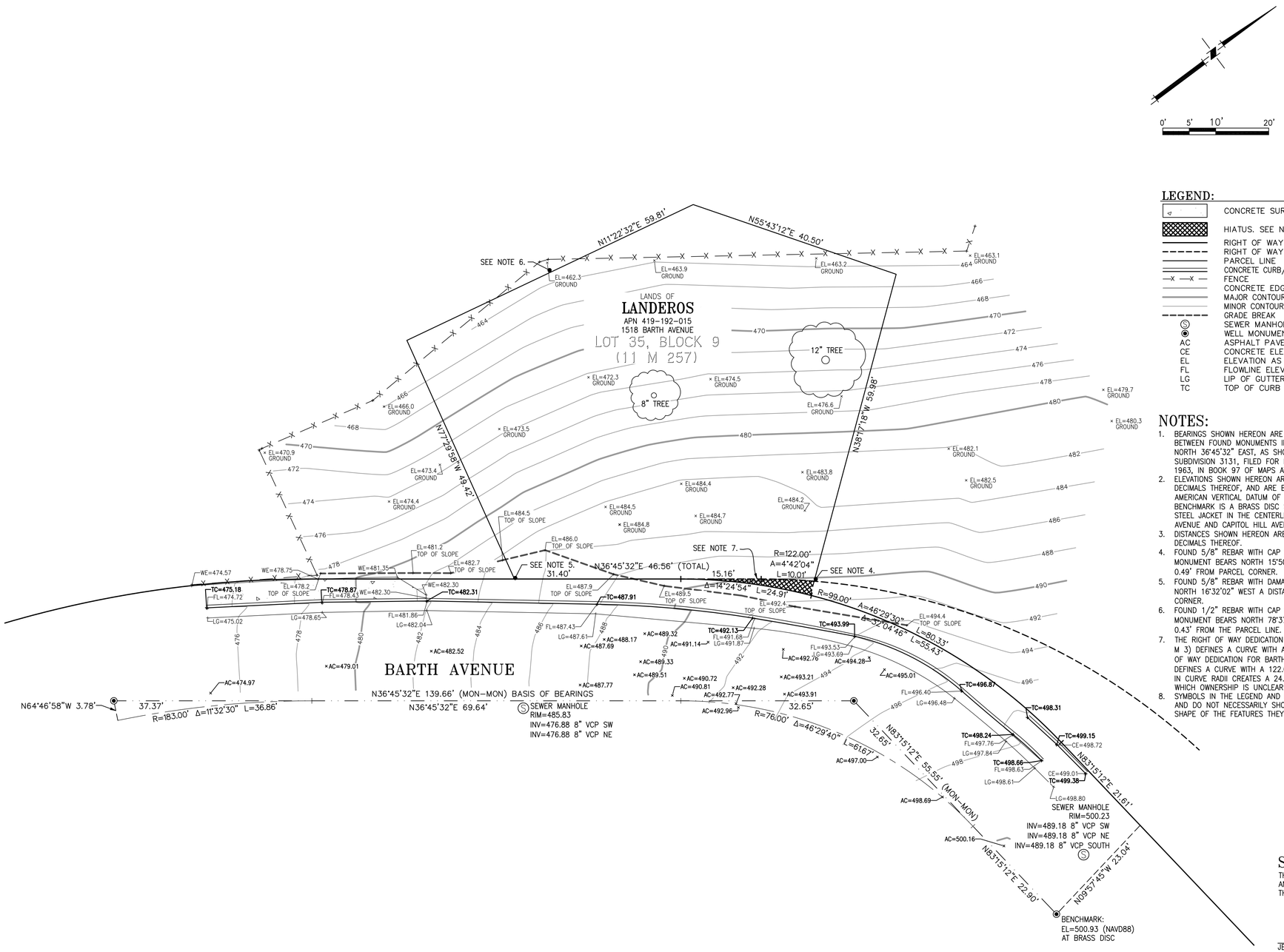
DATE: 4 / 1 /2025

LICENSED ARCHITECT — BACILIA MACIAS — C-32229 — Exp. 01-31-25 — STATE OF CALIFORNIA

SHEET TITLE:

COVER PAGE

SHEET NO:
A.0.0



LEGEND:

- CONCRETE SURFACE
- HIATUS. SEE NOTE 7.
- RIGHT OF WAY PER (97 M 2)
- RIGHT OF WAY PER (11 M 257)
- PARCEL LINE
- CONCRETE CURB/ASPHALT BERM
- FENCE
- CONCRETE EDGE
- MAJOR CONTOUR (10' INTERVAL)
- MINOR CONTOUR (2' INTERVAL)
- GRADE BREAK
- (S) SEWER MANHOLE
- WELL MONUMENT
- AC ASPHALT PAVEMENT ELEVATION
- CE CONCRETE ELEVATION
- EL ELEVATION AS NOTED
- FL FLOWLINE ELEVATION
- LG LIP OF GUTTER ELEVATION
- TC TOP OF CURB ELEVATION

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN FOUND MONUMENTS IN BARTH AVENUE BEING NORTH 36°45'32" EAST, AS SHOWN ON THE MAP OF SUBDIVISION 3131, FILED FOR RECORD ON DECEMBER 31, 1963, IN BOOK 97 OF MAPS AT PAGE 2.
2. ELEVATIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF, AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE BENCHMARK IS A BRASS DISC SET IN CONCRETE INSIDE A STEEL JACKET IN THE CENTERLINE INTERSECTION OF BARTH AVENUE AND CAPITOL HILL AVENUE. ELEVATION: 500.93(DISC)
3. DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. FOUND 5/8" REBAR WITH CAP STAMPED "LS 7170". MONUMENT BEARS NORTH 15°50'53" WEST A DISTANCE OF 0.49' FROM PARCEL CORNER.
5. FOUND 5/8" REBAR WITH DAMAGED CAP. MONUMENT BEARS NORTH 16°32'02" WEST A DISTANCE OF 0.24' FROM PARCEL CORNER.
6. FOUND 1/2" REBAR WITH CAP STAMPED "RCE 10279". MONUMENT BEARS NORTH 78°37'28" WEST A DISTANCE OF 0.43' FROM THE PARCEL LINE.
7. THE RIGHT OF WAY DEDICATION FOR BARTH AVENUE IN (97 M 3) DEFINES A CURVE WITH A 99.00' RADIUS. THE RIGHT OF WAY DEDICATION FOR BARTH AVENUE IN (11 M 257) DEFINES A CURVE WITH A 122.00' RADIUS. THE DIFFERENCE IN CURVE RADII CREATES A 24.7 SQUARE FOOT HIATUS, FOR WHICH OWNERSHIP IS UNCLEAR.
8. SYMBOLS IN THE LEGEND AND MAP BODY ARE ICONS ONLY AND DO NOT NECESSARILY SHOW THE ACTUAL SIZE OR SHAPE OF THE FEATURES THEY REPRESENT.

SURVEYOR'S STATEMENT:

THIS MAP IS BASED ON A SURVEY MADE BY, OR UNDER MY DIRECTION, AND IS A TRUE AND CORRECT REPRESENTATION OF THE SITE CONDITIONS SHOWN HEREON AT THE TIME THAT FIELD WORK WAS COMPLETED ON JUNE 25, 2024.

JESSE L. FULLEN, PLS #8208

PROFESSIONAL LAND SURVEYOR
JESSE L. FULLEN
No. 8208
EXPIRES 3-31-25
STATE OF CALIFORNIA

NO.	BY	DATE

SCALE: 1"=10'
DATE: 25JUL2024
FIELD CREW: DP/FF

FULLEN SURVEYING & MAPPING, INC.
5100-81 Clayton Road #287
Concord, CA 94521
925.679.7176
jlf8208@sbcglobal.net

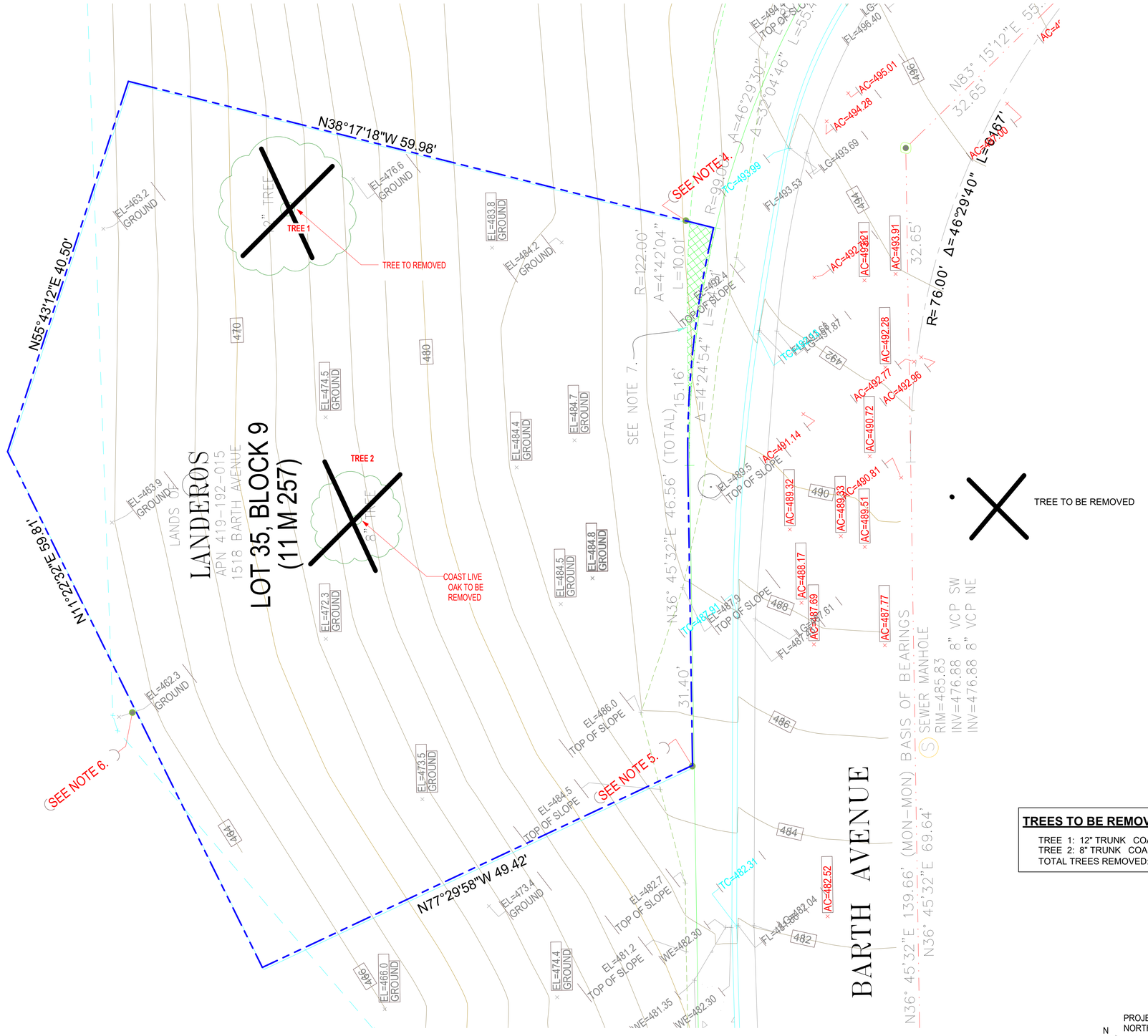
1518 BARTH AVENUE ~ ASSESSOR'S PARCEL NUMBER 419-192-015

TOPOGRAPHIC SURVEY AND RECORD BOUNDARY MAP

CONTRA COSTA COUNTY CALIFORNIA

SAN PABLO

SHEET NO.
1 OF 1 SHEETS
JOB No.
BMAC0001



TREES TO BE REMOVED

TREE 1: 12" TRUNK COAST LIVE OAK
TREE 2: 8" TRUNK COAST LIVE OAK
TOTAL TREES REMOVED: 2

BACILIA MACIAS ARCHITECTURE

6007 NE Sacramento St.
Portland, OR 97213
bacilia@bmarch.net
www.baciliamacias.com
P: 510.929-0727

REVISIONS	DATE
1	

OWNER:
EDUARDO LANDEROS
2204 PINE AVE
SAN PABLO, CA 94806
PH: 415-531-6111

PLANNING SET

NEW RESIDENCE
1518 BARTH AVE, SAN PABLO, CA 94806
APN 41919201 5

DRAWN BY: BM

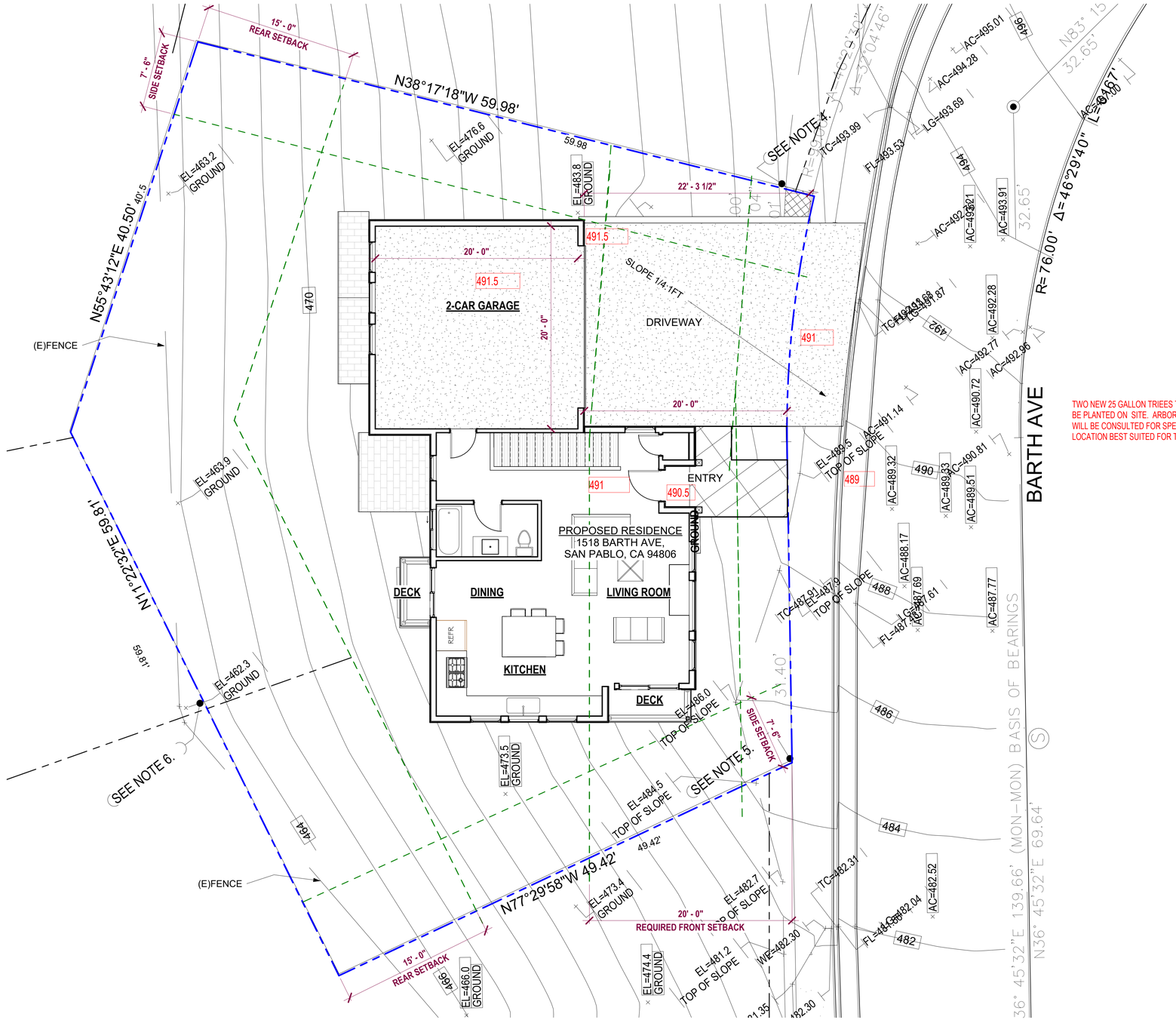
DATE: 4 / 1 /2025

LICENSED ARCHITECT
BACILIA MACIAS
C-32228
Exp. 01-31-25
STATE OF CALIFORNIA

SHEET TITLE:

EXISTING SITE PLAN

SHEET NO:
A.0.1



TWO NEW 25 GALLON TRIEES TO BE PLANTED ON SITE. ARBORIST WILL BE CONSULTED FOR SPECIES AND LOCATION BEST SUITED FOR TREES.

1 PROPOSED SITE PLAN
3/16" = 1'-0"

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REVISIONS	DATE
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PLANNING SET

NEW RESIDENCE
1518 BARTH AVE, SAN PABLO, CA 94806
APN 419192015

DRAWN BY: BM

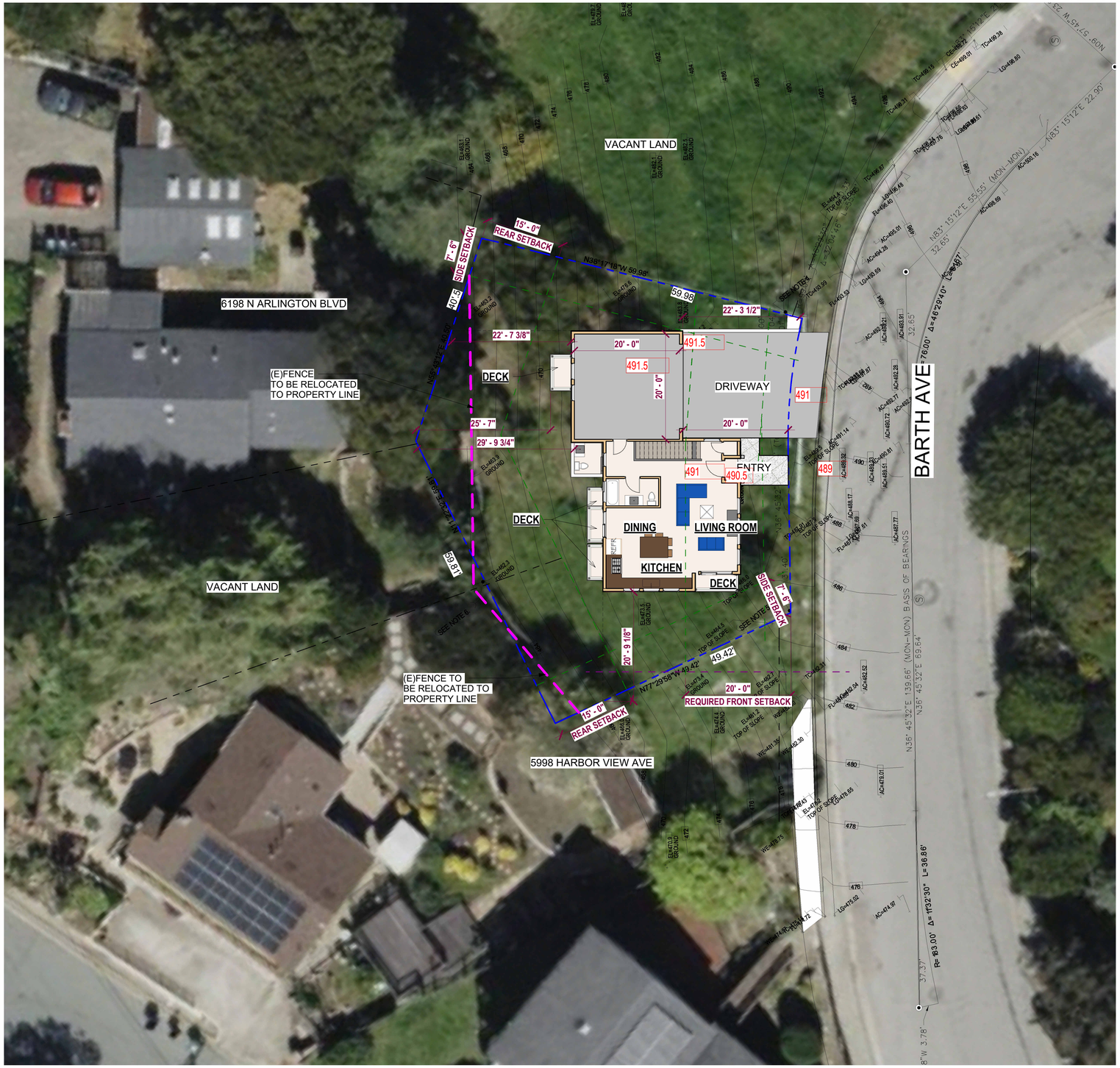
DATE: 4 / 1 /2025

LICENSED ARCHITECT
BACILIA MACIAS
C-32229
Exp. 01-31-25
STATE OF CALIFORNIA

SHEET TITLE:

PROPOSED SITE PLAN

SHEET NO:
A.0.2



1 PROPOSED SITE PLAN-PHOTO OVERLAY
1" = 10'-0"

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1	

REVISIONS DATE

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PLANNING SET

NEW RESIDENCE
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APN 41919201 5

DRAWN BY: BM

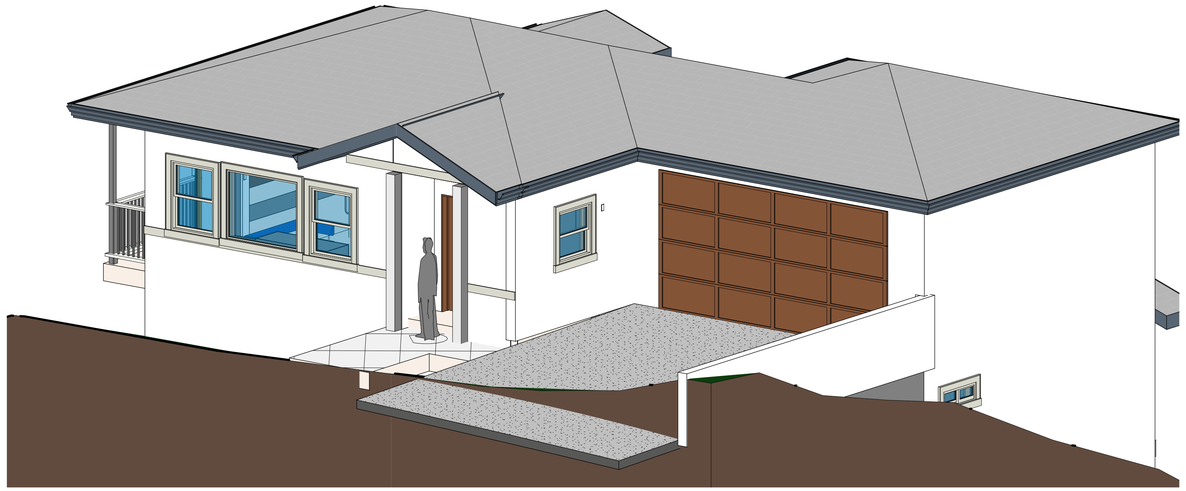
DATE: 4 / 1 /2025

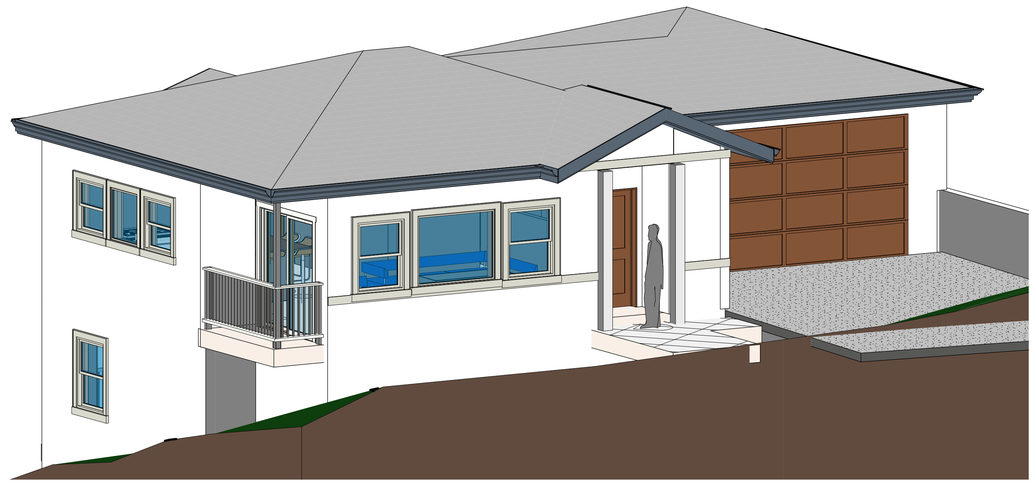
LICENSED ARCHITECT
BACILIA MACIAS
C-32224
Exp. 01-31-25
STATE OF CALIFORNIA

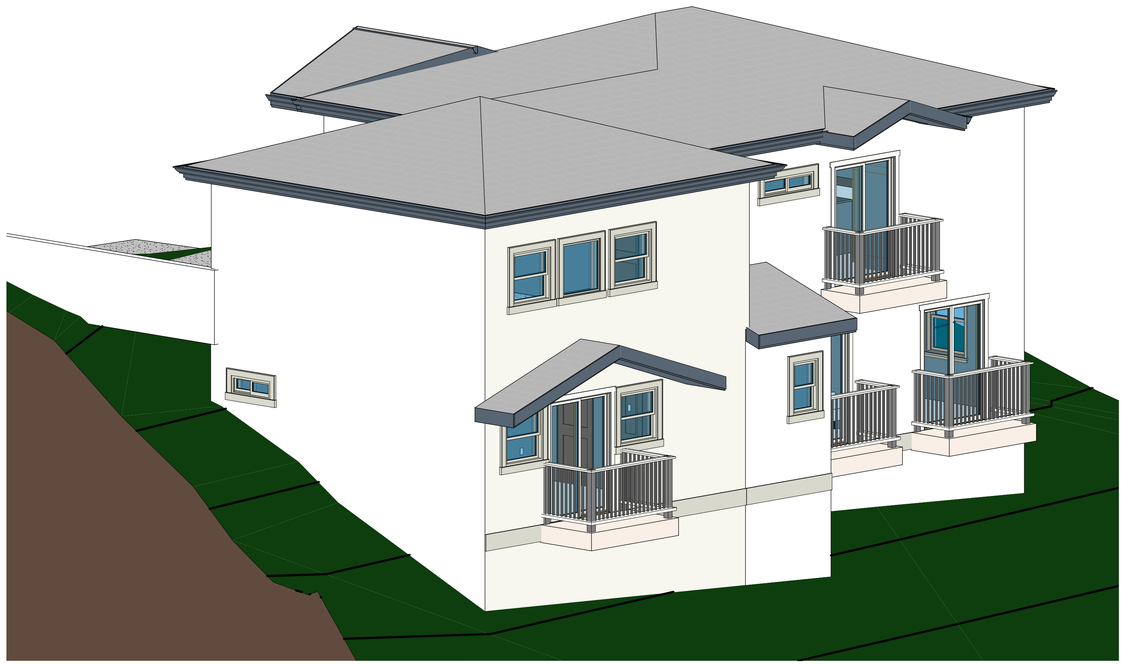
SHEET TITLE:

PROPOSED SITE PLAN WITH PHOTO OVERLAY

SHEET NO:
A.0.4







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1	

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APN 419192015

DRAWN BY: BM

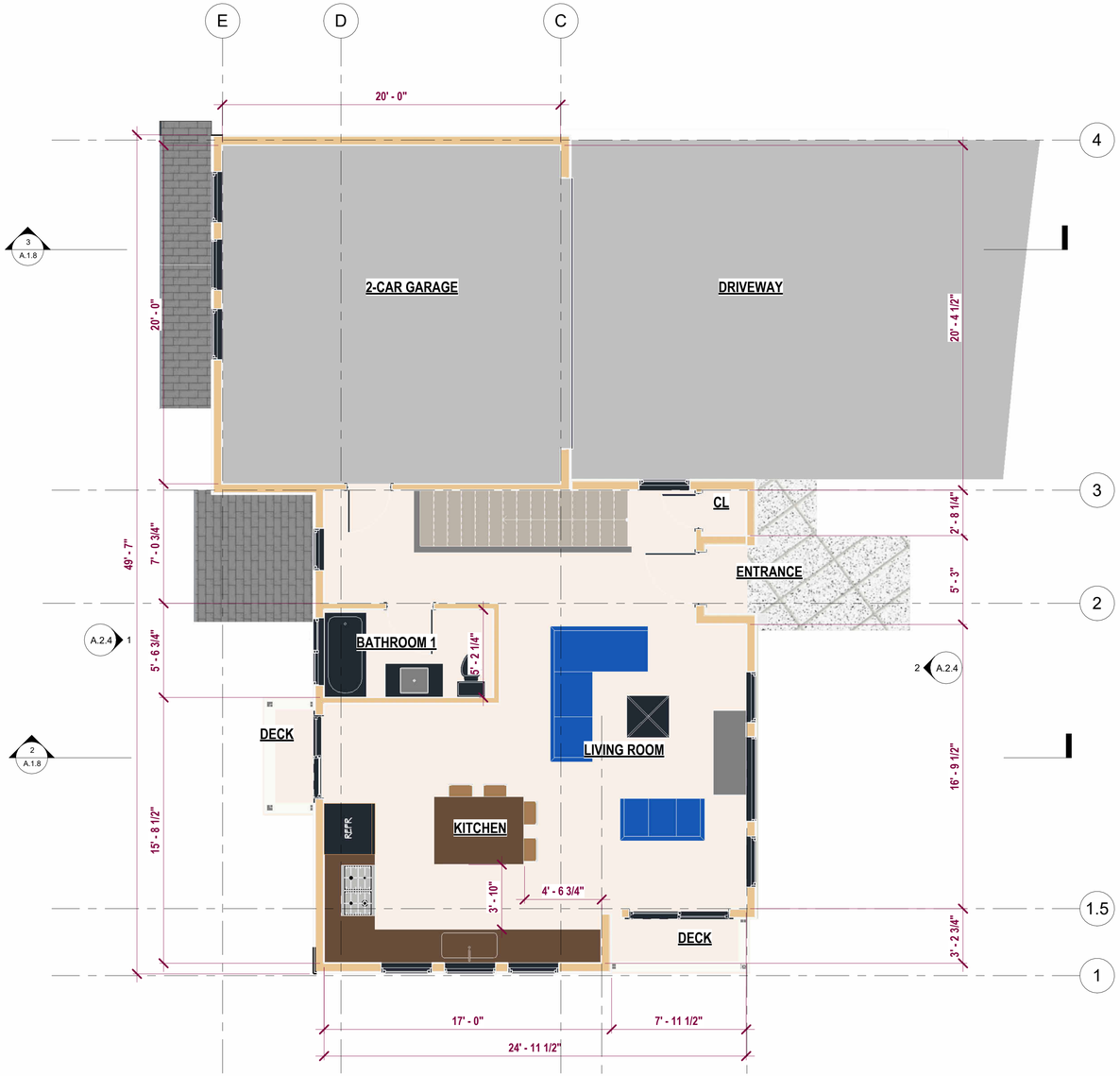
DATE: 4 / 1 /2025

LICENSED ARCHITECT
BACILIA MACIAS
C-32228
Exp. 01-31-25
STATE OF CALIFORNIA

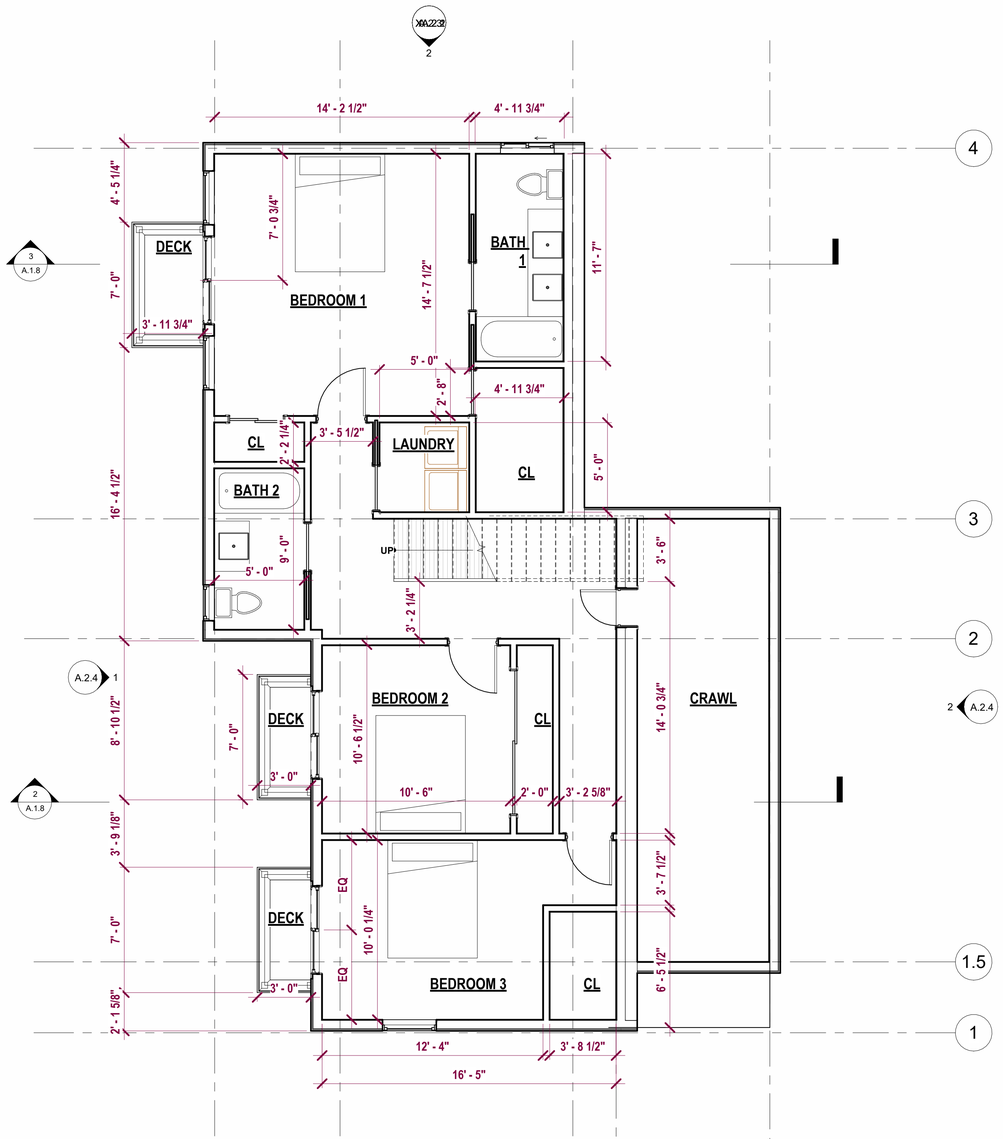
SHEET TITLE:

IMAGES OF
MODEL ON SITE

SHEET NO:
A.1.0



2 FIRST FLOOR PLAN
1/4" = 1'-0"



1 LOWER LEVEL PLAN
1/4" = 1'-0"

N PROJECT NORTH

BACILIA MACIAS ARCHITECTURE

6007 NE Sacramento St.
Portland, OR 97213
bacilia@bmarch.net
www.baciliamacias.com
P: 510.929-0727

1	

REVISIONS DATE

OWNER:
EDUARDO LANDEROS
2204 PINE AVE
SAN PABLO, CA 94806
PH: 415-531-6111

PLANNING SET

NEW RESIDENCE
1518 BARTH AVE, SAN PABLO, CA 94806
APN 419192015

DRAWN BY: BM

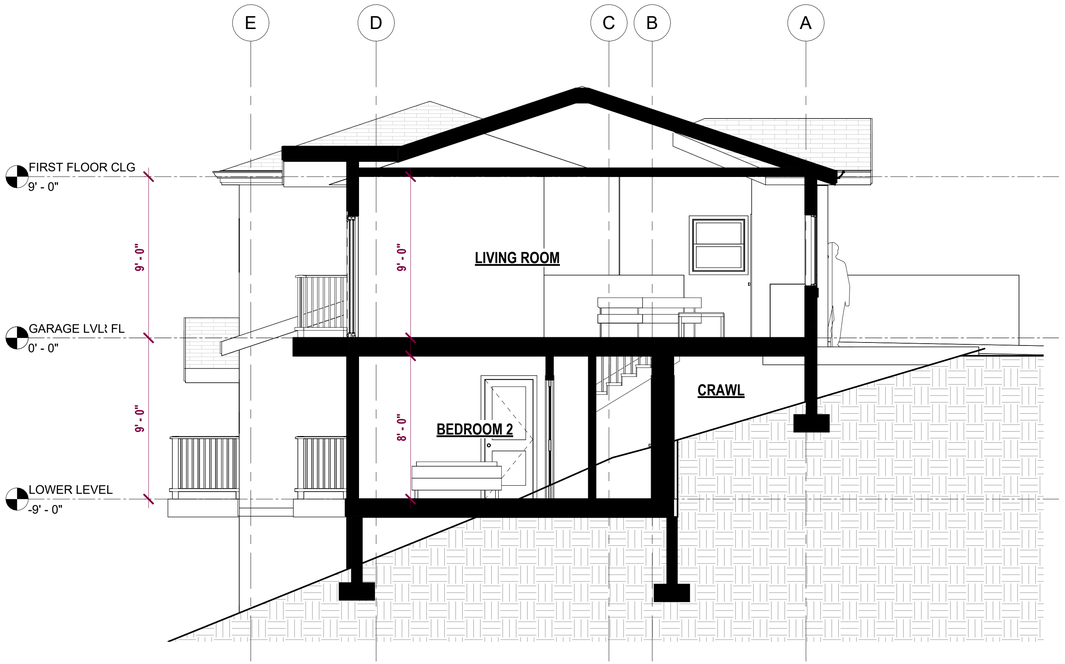
DATE: 4 / 1 /2025

LICENSED ARCHITECT BACILIA MACIAS C-32229 Exp. 01-31-25 STATE OF CALIFORNIA

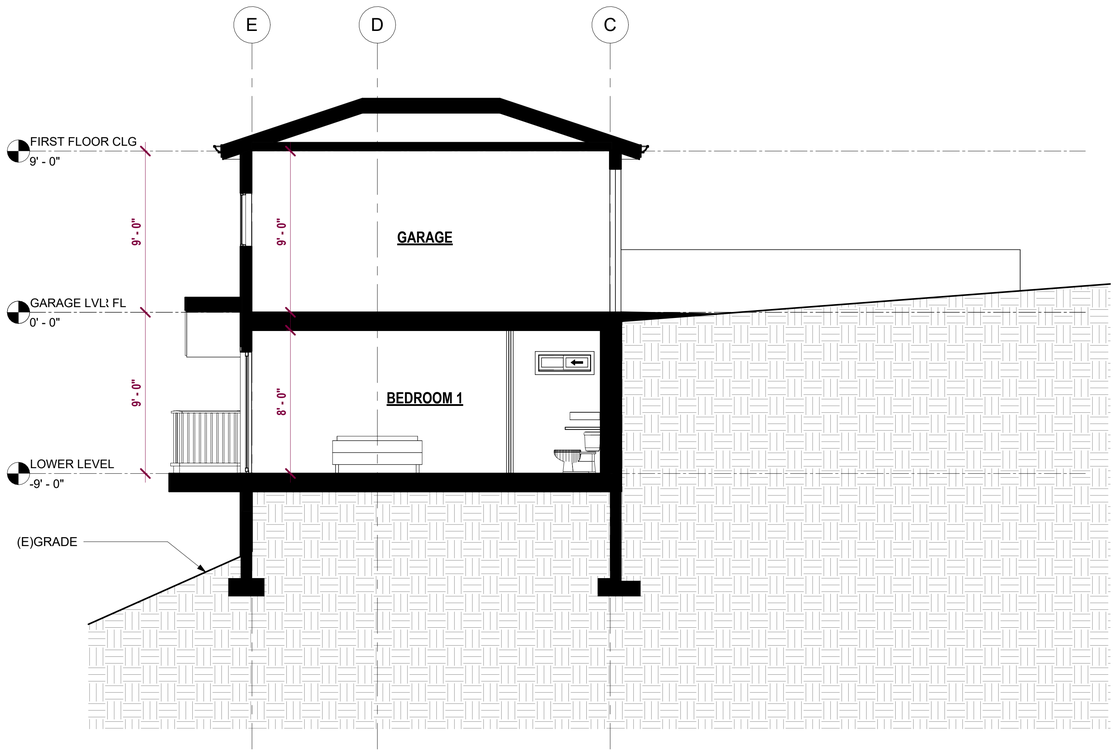
SHEET TITLE:

PROPOSED FLOOR PLANS

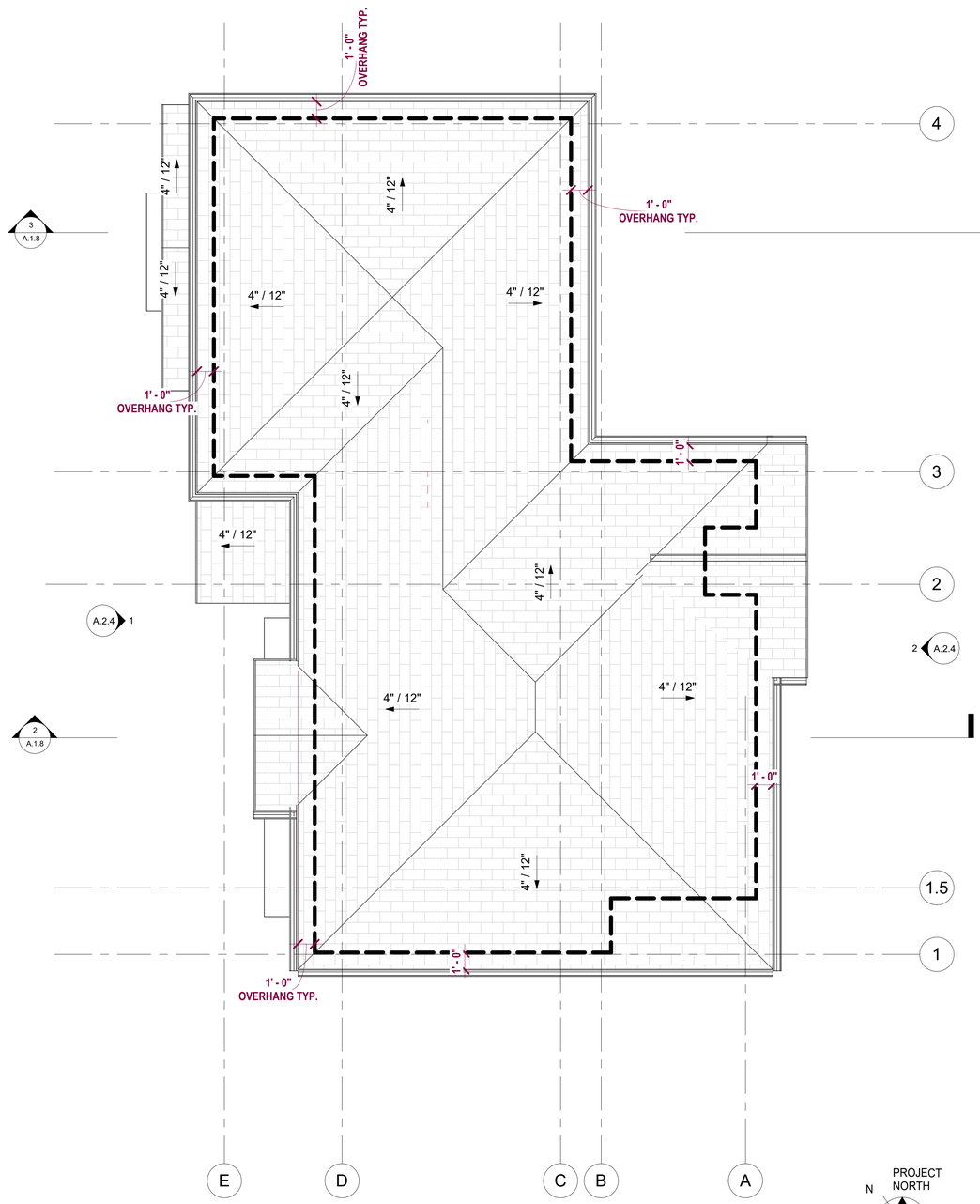
SHEET NO:
A.1.4



2 BUILDING SECTION 01
1/4" = 1'-0"



3 BUILDING SECTION 02
1/4" = 1'-0"



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

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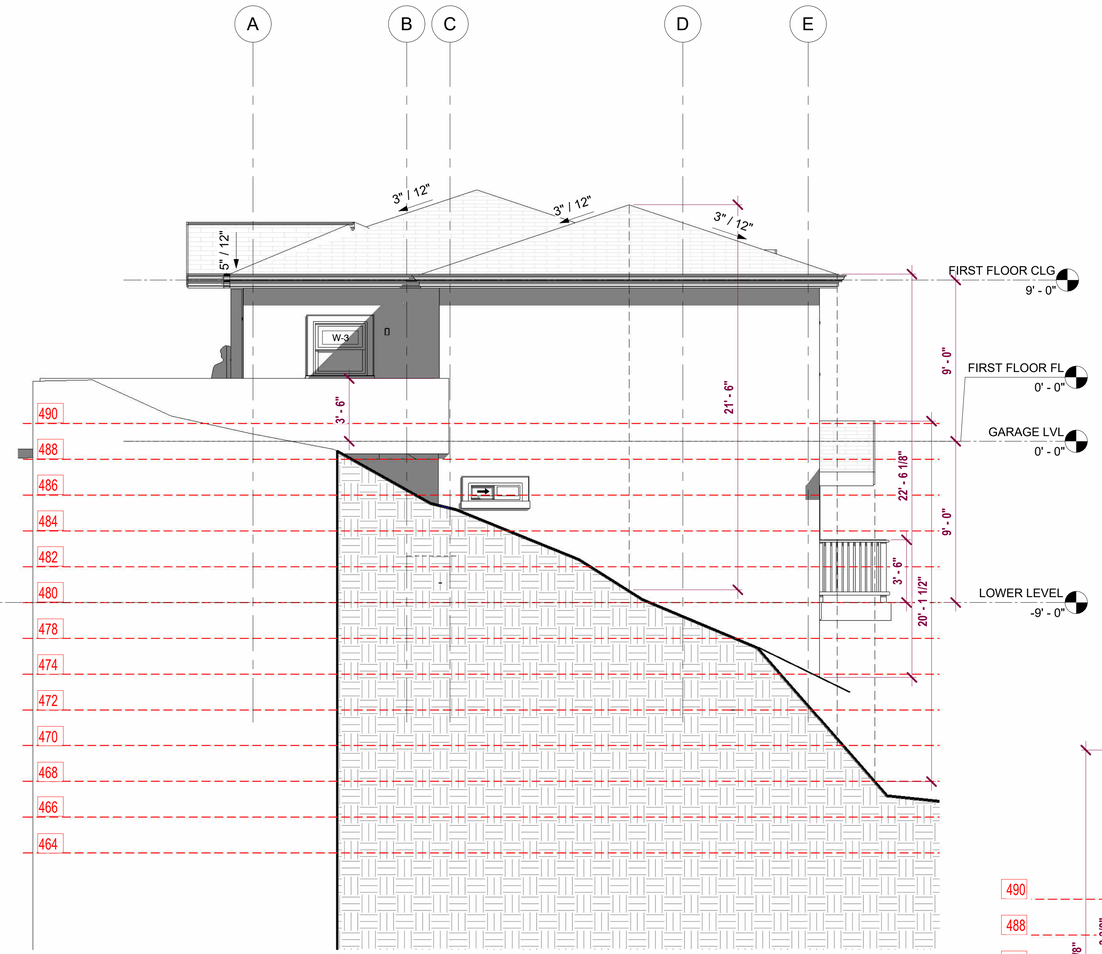
LICENSED ARCHITECT
BACILIA MACIAS
C-32224
Exp. 01-31-25
STATE OF CALIFORNIA

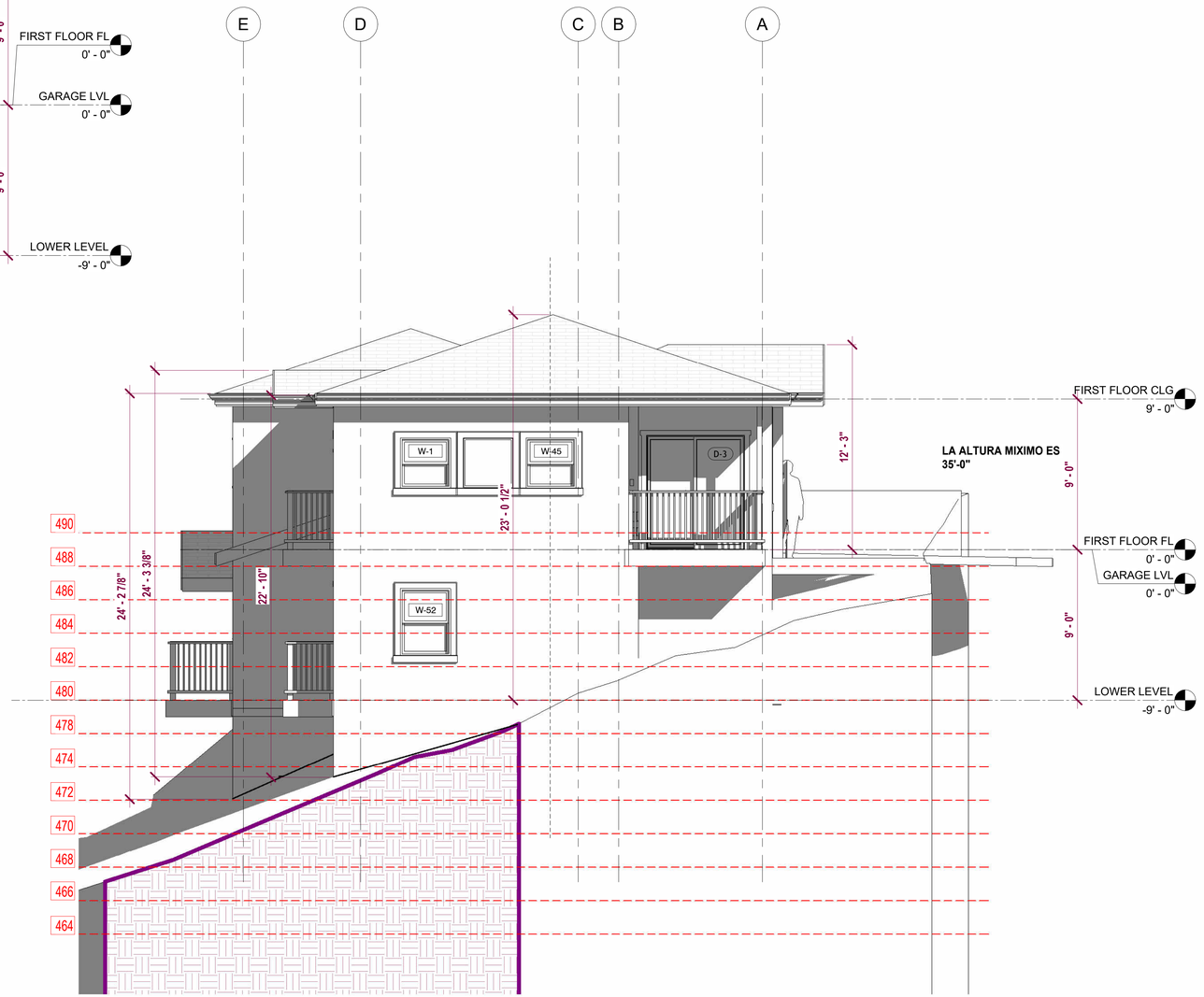
SHEET TITLE:

PROPOSED ROOF
PLAN & SECTIONS

SHEET NO:
A.1.8



2 NORTH ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

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PLANNING SET

NEW RESIDENCE
1518 BARTH AVE, SAN PABLO, CA 94806
APN 419192015

101

DRAWN BY: BM

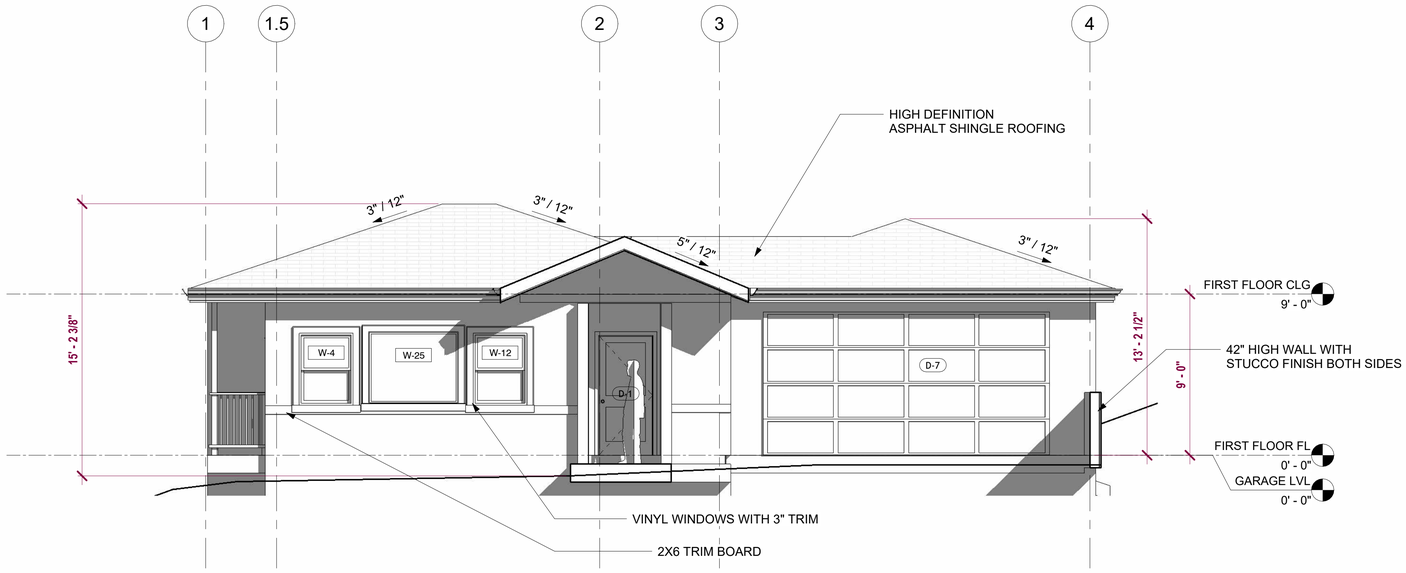
DATE: 4 / 1 /2025

LICENSED ARCHITECT
BACILIA MACIAS
C-32224
Exp. 01-31-25
STATE OF CALIFORNIA

SHEET TITLE:

PROPOSED
EXTERIOR
ELEVATIONS

SHEET NO:
A.2.3



2 EAST ELEVATION
1/4" = 1'-0"

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

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PLANNING SET

NEW RESIDENCE
1518 BARTH AVE, SAN PABLO, CA 94806
APN 419192015

102

DRAWN BY: BM

DATE: 4 / 1 /2025

LICENSED ARCHITECT
BACILIA MACIAS
C-32228
Exp. 01-31-25
STATE OF CALIFORNIA

SHEET TITLE:

PROPOSED
EXTERIOR
ELEVATIONS

SHEET NO:
A.2.4

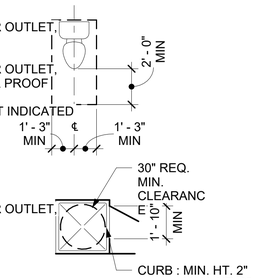
2 LOWER LEVEL RCP
1/4" = 1'-0"

1 FIRST FLOOR RCP
1/4" = 1'-0"

ELECTRICAL LEGEND

- ARC FAULT CIRCUIT INTERUPTER OUTLET, TAMPER PROOF
- GFI — GROUND FAULT CIRCUIT INTERUPTER OUTLET, TAMPER PROOF
- GFI / W — GROUND FAULT CIRCUIT INTERUPTER OUTLET, EXTERIOR USE WITH COVER, TAMPER PROOF
- +42" — REFRIGERATOR OUTLET WITH HEIGHT INDICATED TO BE ON DEDICATED CIRCUIT
- R — RANGE OUTLET 250V, 40-50 AMPS
- ELECTRICAL SUB PANEL 250 AMPS
- GFI +42" — GROUND FAULT CIRCUIT INTERUPTER OUTLET, FOR COUNTERS, TAMPER PROOF
- MINI — DUCTLESS MINI-SPLIT HEAT PUMP
- HB — HOSE BIB
- H — HOT WATER TAP
- C — COLD WATER TAP

PLUMBING FIXTURE CLEARANCE



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PLANNING SET

NEW RESIDENCE
1518 BARTH AVE, SAN PABLO, CA 94806
APN 41919201 5

DRAWN BY: BM

DATE: 4 / 1 /2025

LICENSED ARCHITECT
BACILIA MACIAS
C-32228
Exp. 01-31-25
STATE OF CALIFORNIA

SHEET TITLE:

PROPOSED
ELECTRICAL PLAN

SHEET NO:
A.3.1

2 LOWER LEVEL ELECTRICAL PLAN
1/4" = 1'-0"

1 FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

CEILING PLAN LEGEND

CO	CARBON MONOXIDE DETECTOR SEE ELEC. NOTE #22 ON MEP 1.0
F	BATHROOM LIGHT/FAN COMBO, SEE MEP NOTES
WHF	INDOOR AIR QUALITY EXHAUST FANS,FAN TO BE LEFT ON AT ALL TIMES-PANASONIC WHISPER - SEE VENTILATION CALCULATIONS FOR SIZE
SD	SMOKE DETECTOR HARD WIRED SMOKE ALARM W/ BATTERY BACK-UP-SEE ELEC. NOTE #21,21 ON MEP 1.0
PHOTO SD	PHOTOELECTRIC SMOKE DECTECTOR HARD WIRED SMOKE ALARM W/ BATTERY BACK-UP-SEE ELEC. NOTE # 21,21 ON MEP 1.0
WP	
CLG	RECESSED LIGHT SUITABLE FOR WET AREAS
	CEILING FIXTURE, SURFACE MOUNTED
P	RECESSED CAN FIXTURE, 4" DIA.
	PENDANT LIGHT -LED
	RANGE HOOD, SEE MEP NOTES
W	VANITY WALL LIGHT FIXTURE
	WALL MOUNTED FIXTURE-FOR EXTERIOR / WET LOCATIONS
	4 FT. LONG SURFACE MOUNTED LED WRAPAROUND LIGHT
PHOTO	PHOTOCELL MOTION SENSOR WALL MOUNTED FIXTURE
D	SINGLE SWITCH - DIMMER
TS	SINGLE SWITCH - TIMER
2 / OC	DOUBLE SWITCH WITH OCCUPANCY SENSOR
	SINGLE SWITCH
3W	3 WAY SWITCH
OC	SINGLE SWITCH - OCCUPANCY SENSOR
+8'-0"	CEILING HEIGHTS
MS	MINI SPLIT WALL UNIT

NOTES:
SEE EMP 1.0 FOR GENERAL REQUIREMENTS FOR LIGHTING,
AND ALL OTHER FIXTURES

ATTIC ACCESS DOOR TO BE SELF-CLOSING AND SELF-LATCHING

SOUND RATING OF VENTILATION FANS:
THEY SHALL BE RATED AT LESS THAN 1 SONE FOR CONTINUOUS FANS OR A MAXIMUM OF 3 SONE FOR INTERMITTENT FANS; UNLESS THEIR MAX RATED AIRFLOW EXCEEDS 400 CFM

RANGE HOOD
W/ 100 CFM EXHAUST FAN AND LIGHT
HERS RATER MUST VERIFY THAT INSTALLED RANGE HOOD IS LISTED IN THE HVI CERTIFIED HOME VENTILATING PRODUCTS DIRECTORY

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PLANNING SET

NEW RESIDENCE
1518 BARTH AVE, SAN PABLO, CA 94806
APN 419192015

DRAWN BY: BM

DATE: 4 / 1 /2025

LICENSED ARCHITECT BACILIA MACIAS C-32224 Exp. 01-31-25 STATE OF CALIFORNIA

SHEET TITLE:

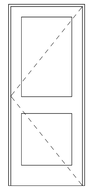
PROPOSED REFLECTED CEILING PLAN

SHEET NO:
A.3.2

DOOR SCHEDULE - OPT 4

DOOR NO.	ROOM	WIDTH	HEIGHT	OPERATION	DESCRIPTION	EXTERIOR
47						
D-72		8' - 0"	6' - 8"			
56						
D-80		2' - 8"	8' - 0"	POCKET		
D-82		2' - 8"	8' - 0"	POCKET		
A						
D-33	BATHROOM 1	2' - 8"	6' - 8"	INTERIOR INSWING	WOOD PANEL DOOR	No
D-77		2' - 8"	6' - 8"	INTERIOR INSWING		
D-85		2' - 8"	6' - 8"	INTERIOR INSWING		
D						
D-7	GARAGE	16' - 0"	8' - 0"	GARAGE - EMBOSSED - PANEL	WOOD PANEL DOOR	Yes
E						
D-2	CL	2' - 0"	6' - 8"	INTERIOR INSWING	WOOD PANEL DOOR	No
D-87		2' - 0"	6' - 8"	INTERIOR INSWING		
F						
D-50		2' - 6"	6' - 8"	INTERIOR INSWING		
D-69		2' - 6"	6' - 8"	INTERIOR INSWING		
J						
D-1	ENTRY	3' - 0"	6' - 8"		WOOD PANEL DOOR	Yes
N						
D-84		3' - 0"	6' - 9 1/2"			
P						
D-55		4' - 11"	6' - 10"			
D-75		4' - 11"	6' - 10"			
D-76		4' - 11"	6' - 10"			
D-86		4' - 11"	6' - 10"			
Q						
D-3	LIVING ROOM	5' - 11"	6' - 10"		WOOD FRAME, DOUBLE GLASS DOOR	Yes
R						
D-88		2' - 6"	8' - 0"	POCKET		
D-91		2' - 6"	8' - 0"	POCKET		

Grand total: 20



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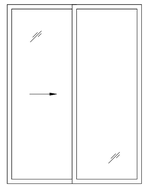

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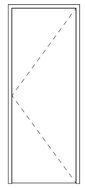
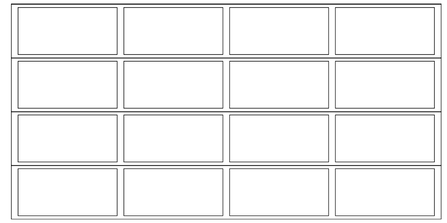


C



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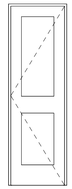

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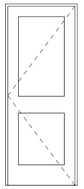

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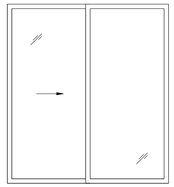

G

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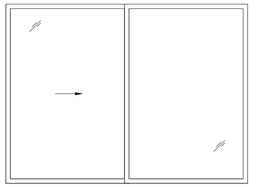


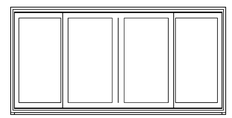
I

WINDOW SCHEDULE - ADU

WINDOW NO.	WINDOW TYPE	ROOM	WIDTH	HEIGHT	SILL HEIGHT	OPERATION	TEMPERED	DESCRIPTION
W-62	54		3' - 0"	1' - 0"	5' - 8"			
54: 1								
W-4	58		3' - 0"	4' - 0"	2' - 9 1/2"			
W-12	58		3' - 0"	4' - 0"	2' - 9 1/2"			
W-52	58		3' - 0"	4' - 0"	2' - 8"			
58: 3								
W-20	59		2' - 6"	4' - 0"	3' - 0"			
59: 1								
W-54	60		2' - 0"	3' - 0"	3' - 8"			
60: 1								
W-49	61		3' - 0"	3' - 0"	3' - 8"			
W-61	61		3' - 0"	3' - 0"	3' - 8"			
61: 2								
W-25	63		5' - 0"	4' - 0"	2' - 10 1/2"			
63: 1								
W-3	A		3' - 0"	3' - 0"	3' - 8"	DOUBLE HUNG		
W-1	A		3' - 0"	3' - 0"	3' - 8"	DOUBLE HUNG		
W-45	A		3' - 0"	3' - 0"	3' - 8"	DOUBLE HUNG		
W-48	A		3' - 0"	3' - 0"	3' - 8"	DOUBLE HUNG		
W-55	A		3' - 0"	3' - 0"	3' - 8"	DOUBLE HUNG		
W-59	A		3' - 0"	3' - 0"	3' - 8"	DOUBLE HUNG		
W-60	A		3' - 0"	3' - 0"	3' - 8"	DOUBLE HUNG		
A: 7								
W-2	B		4' - 0"	1' - 0"	5' - 9 1/2"	SLIDER		

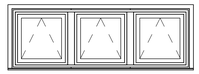
B: 1

Grand total: 17



A

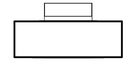
D



B

E

C



F

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PLANNING SET

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APN 419192015

105

DRAWN BY: BM

DATE: 4 / 1 /2025

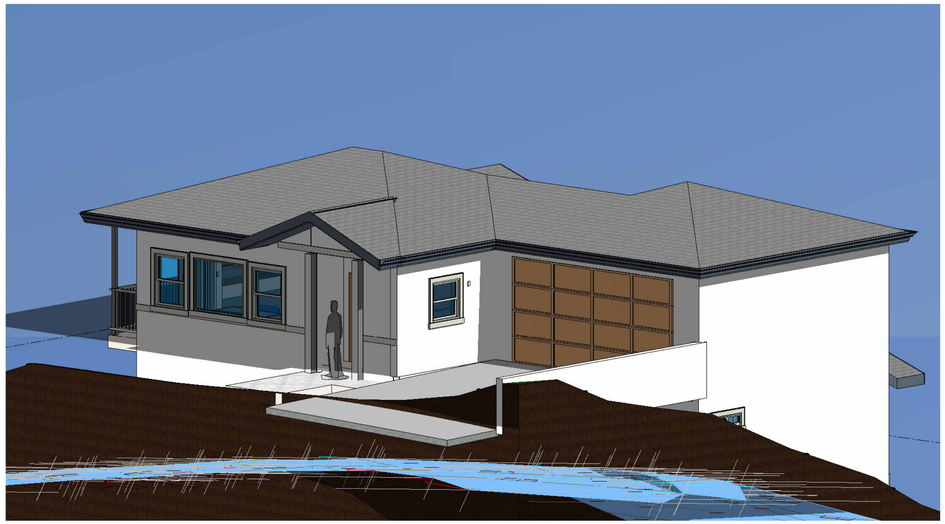
LICENSED ARCHITECT BACILIA MACIAS C-32228 Exp. 01-31-25 STATE OF CALIFORNIA

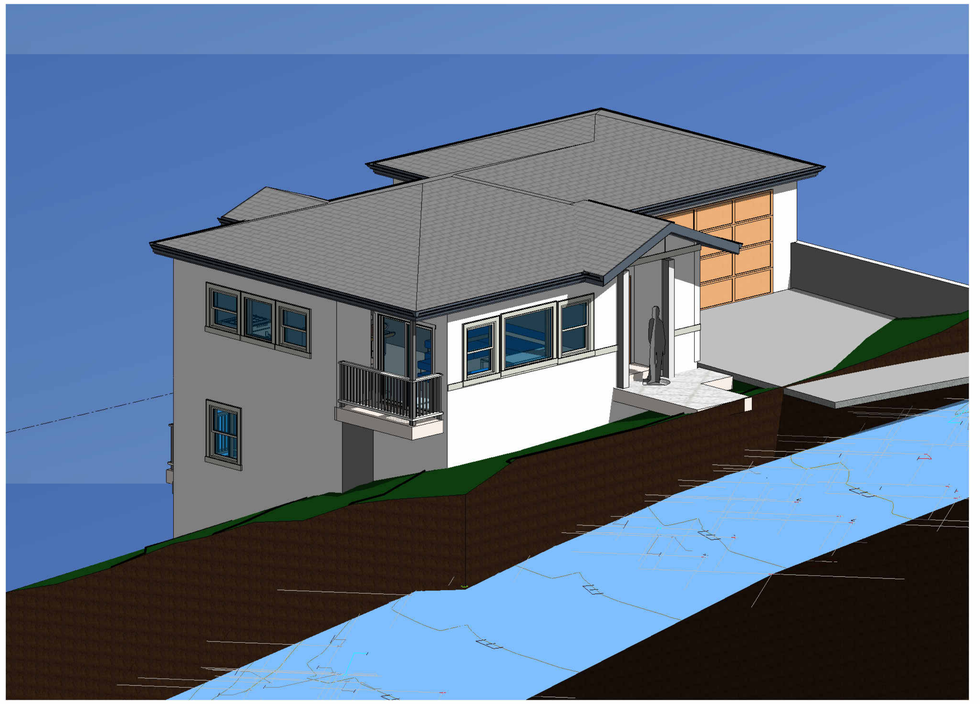
SHEET TITLE:

DOOR WINDOW SCHEDULE

SHEET NO:

A.3.3





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DRAWN BY: BM

DATE: 4 / 1 /2025

LICENSED ARCHITECT
BACILIA MACIAS
C-32224
Exp. 01-31-25
STATE OF CALIFORNIA

SHEET TITLE:

3D VIEWS

SHEET NO:
A.5.1

CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
4005 PORT CHICAGO HWY, STE 250, CONCORD, CA 94520 • (925) 941-3300 • CCCFPD.ORG

October 16, 2024

Mr. Nai Saephan
Contra Costa County
Planning

Subject: New Single Family Home
1518 BARTH AVE, SAN PABLO
Project # CDVR24-01044
CCCFPD Project No.: P-2024-003404

Dear Nai Saephan:

We have reviewed the design review and variance application to establish a new 2238 SF house with variances on setbacks at the subject location. The following is required for Fire District approval in accordance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), the 2022 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

No comment on variances.

1. Access as shown on plans complies with Fire District requirements.

   Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. . (503) CFC

2. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC

3. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

   The developer shall submit scaled site improvement plans indicating:

   All existing or proposed hydrant locations,
   Fire apparatus access to include slope and road surface
   Elevations of building,
   Size of building and type of construction,

Gates, fences, retaining walls, bio-retention basins, any obstructions to access. ***This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review.*** (501.3) CFC

4. The home as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2022 edition of NFPA 13D or Section R313.3 of the 2022 California Residential Code. Submit to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan / Contra Costa County Ordinance 2022-34.

ALL PLAN SUBMITTALS SHALL BE SUBMITTED THROUGH THE FIRE DISTRICT'S PUBLIC PORTAL WEBSITE: https://confire.vision33cloud.com/citizenportal/app/landing

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,

Michael Cameron
Fire Inspector

File: 1518 BARTH AVE-PLN-P-2024-003404

4005 Port Chicago Hwy, Ste. 250 | Concord, CA 94520 | Phone: 925-941-3300 | Fax: 925-3309 | www.cccfpd.org

From:	Jinwei Zhang
To:	Nai Saephan; bacilia@bmarch.net; Joann Pavlinec; Ronnie Mills; eduardolanderos26@yahoo.com
Subject:	CDVR24-01044 - 1518 Barth Ave San Pablo
Date:	Tuesday, November 12, 2024 6:57:10 PM

Dear Nai

On November 12, 2024, at 5:30 PM, the East Richmond MAC Land Use Subcommittee held a meeting to review the proposed project at 1518 Barth Ave, San Pablo. After careful consideration, we recommend approval of the variance with the following conditions:

1. Add windows and elevation treatments to the rear and northeast elevations to reduce the appearance of blank walls.
2. Plant two replacement trees, each larger than 25 gallons, to substitute for the two existing trees proposed for removal.

Thank you very much.

--
Jinwei Zhang

From: Jinwei Zhang
To: Nai Saephan; Joann Pavlinec; Ronnie Mills; eduardolanderos26@yahoo.com; bacilia@bmarch.net
Subject: CDVR24-01044 - 1518 Barth Ave San Pablo CA 94806
Date: Wednesday, October 29, 2025 10:06:55 PM

Dear Nai,

The East Richmond Heights Land Use Subcommittee held a meeting yesterday to review application **CDVR24-01044** for **1518 Barth Ave, San Pablo, CA 94806**. The committee has granted **conditional approval** with the following comments:

We request that the **owner replace the two removed trees with two new trees in the backyard**, each **no smaller than 25 gallons**. The **selected tree species should have a canopy that provides partial privacy between the property and the neighboring homes located downhill**.

Thank you for your time and consideration.
Please feel free to contact us if you have any questions.

Best regards,
Jinwei & Joann
East Richmond Heights Land Use Sub Committee

PUBLIC COMMENTS
IN OPPOSITION

From: Terry F Kleeman
To: Nai Saephan
Subject: 1528 Barth Avenue
Date: Thursday, September 18, 2025 7:52:44 AM

Dear Nai,

I just received notice of a proposed new house at 1518 Barth Avenue. I strongly protest against this new construction. It is a tiny, nearly vertical lot and the proposed structure is huge.

It specifically raises three concerns for me:

1. Safety – That steep a slope would be hard pressed to hold the house should there be any seismic activity, and even normal shifting and settling might raise issues.
2. Aesthetics – Going from a 20 foot setback to only 9 feet means the house would be right on the street, changing the character of the neighborhood significantly.
3. View – This new house would be due east of our house. It would certainly impede our views to the West and Southwest, i.e. towards Marin and San Francisco. This would significantly diminish the value of our house.

For all these reasons, I urge you reject the variances and request a scaled-down plan that actually fits the lot.

If necessary, I would participate in a hearing on this issue, though it may have to be remotely as I have some travel coming up. Please feel free to contact me with any questions you might have.

Yours,

Terry Kleeman
1526 Barth Avenue, Richmond, CA 94806
(720) 345-3946

From: Peter Pryputniewicz
To: Nai Saephan
Subject: File #CDVR24-01044 - 1518 Barth - Response to Notice of intent to Render Administrative Decision
Date: Friday, September 19, 2025 4:46:04 PM

To Nai Saephan
Contra Costa County Dept. of Conservation and Development

I am writing in response to the Notice of intent to Render Administrative Decision for the project at 1518 Barth. This will also be mailed to the address given on the letter.

My comment is that I am adamantly opposed to approving any variances or of the project to move forward at all, given concerns about the scope and risks it presents related to the steepness of the lot and landslide risks, and **request that this application be denied**.

According to reports obtained by records request, the site has experienced a major landslide, remains a landslide risk and was never properly secured. Requirements to secure the land are far above and beyond what the preliminary report proposed.

I am reviewing additional documents shared by a neighbor that apparently have been accumulating for the last year without having been shared with us. I started to read the Geologic Peer Review from January of this year and see that further review is being at least recommended which is good to see.

If this and other comments and information is not enough cause to deny the application, I am **requesting a public hearing.**

I will be traveling starting Saturday 9/22, returning 10/5, so also request that the **hearing be held after 10/5**. Along with one other neighbor, my home is directly below this site and will be the most affected. Therefore it is critical for me to participate in the hearing.

Thank you,

Peter

Peter Pryputniewicz, PMP
Creative & Technical Project Management
415-568-8133

https://www.peterpryputniewicz.com/
https://www.linkedin.com/in/peterpryputniewicz/

From: Lizz Milota
To: Nai Saephan
Subject: #CDVR24-01044 Opposition to Variance Application and Request for Public Hearing
Date: Monday, September 22, 2025 8:00:22 AM

Dear Nai Saephan,

I am writing to express my opposition to the proposed variance application (County File #CDVR24-01044) submitted by BACILIA MACIAS ARCHITECTURE and Eduardo Landeros for the construction of a two-story single-family residence at 1518 Barth Avenue in the unincorporated San Pablo area.

I am concerned about the requested variance to reduce the front setback from 20 feet to 9 feet and the removal of two code-protected coast live oak trees. These changes will negatively impact the neighborhood's character and environment.

I formally request a public hearing to be held regarding this matter to allow for further discussion and community input.

Thank you for your attention to this request.

Lizzy Milota

PUBLIC COMMENTS
IN SUPPORT

From: Royer Ramirez Ruiz
To: Nai Saephan
Subject: Letter of Support - 1518 Barth Avenue, San Pablo
Date: Tuesday, September 23, 2025 10:56:57 AM

Royer Ramirez Ruiz
6143 Rose Arbor Ave
San Pablo, CA 94806
September 23rd, 2025

Att: Nai Saephan
Contra Costa County Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Dear Nai Saephan,

I'm writing in support of the proposed construction at 1518 Barth Ave, San Pablo, CA. As a neighbor and someone who deeply cares about our community, I strongly believe this project will bring positive change to our neighborhood. Thoughtful new housing projects like this are essential to addressing California's critical housing shortage, one development at a time.

I feel this project aligns well with the existing character of our neighborhood. Many homes in the area are built on hillsides, and several on this very street feature reduced front variances to accommodate the terrain. I have no objections to reducing the front variance, as it follows an established precedent and allows the new home to harmonize with the hillside. Furthermore, many homes on this very hillside were built decades ago, and with today's advances in construction methods and materials, I have every confidence that building on this lot can be done safely and responsibly.

I am genuinely excited about this new addition and the investment being made in our community, and I look forward to welcoming the future homeowners. To help the home integrate seamlessly with the neighborhood, I suggest a few small design enhancements such as a higher pitched roofline, a more distinctive entryway, or a larger front porch. Additionally, replacing the live oaks that will be removed with native trees, along with thoughtful landscaping, would also strengthen erosion control while enhancing the property's appeal and the overall beauty of the street.

Thank you for your time and thoughtful review of this project.

Respectfully yours,

Royer Ramirez Ruiz
royerramirez.com | 206.537.5251

JOHN CAMPELL + ASSOCIATES
GEOTECHNICAL CONSULTANTS

GEOTECHNICAL INVESTIGATION

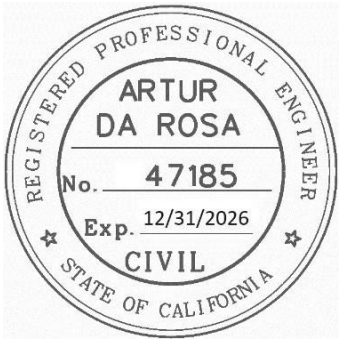
Proposed Residence

1518 Barth Ave.

San Pablo, CA

Prepared by

John Campbell + Associates



10/30/2024

- October 30, 2025
- Project No. 2024.9.2035

Table of Contents

Approval

The following Geotechnical Investigation was conducted under the supervision of

INTRODUCTION

Project Description

A geotechnical study has been completed for a new residence at 1518 Barth Avenue in San Pablo, California. The project involves new foundations for the new residence.

Purpose and Scope of Work

The purpose of this study is to gather information on the nature, distribution, and characteristics of the earth materials and the groundwater conditions at the site to prepare this report, which includes conclusions and recommendations for the design and construction of the new foundations for the residence. The design criteria are intended for use by your structural engineer. In addition, we have evaluated the site's exposure to primary geologic hazards, including faulting and ground shaking; and to secondary geologic hazards, including landsliding, liquefaction, subsidence, and ground spreading during future earthquakes.

Our investigation included an engineering reconnaissance of the site and surrounding areas; a review of published geologic data pertinent to the project area; engineering analyses; and this report's preparation.

This report contains the results of our investigation, including our findings regarding site, soil, geologic, and groundwater conditions; conclusions pertaining to geologic hazards and geotechnical considerations; and recommendations for foundation and drainage construction.

Pertinent exhibits appear in Appendix A.

Review of Geotechnical Data

Several published and unpublished sources of data were reviewed to evaluate geotechnical information regarding the subject parcel. This information included geotechnical literature, topographic and geologic maps, and preliminary photo interpretive landslide maps prepared by the United States Geological Survey, also including geologic, landslide, and fault maps prepared by the California Geological Survey (formerly the California Division of Mines and Geology - CDMG).

A list of the published sources used is presented at the end of this report.

FINDINGS

Site Description

The subject property is currently vacant and is on a relatively steep downhill lot.

Geologic Setting

Bedrock and Structure

Wagner, (1991), has mapped the underlying deposits as Sandstone derived from the underlying bedrock.

Earth Materials

Soils and Bedrock

Silty sands were encountered at the surface underlain by sandstone bedrock. relatively shallow foundations are anticipated. previous borings were performed on an adjacent site, and the soil conditions are consistent with the subject site.

Groundwater

Groundwater levels are not anticipated to be an issue for the proposed construction.

CONCLUSIONS

Geologic Hazards

Faulting

The property is not within a current *Alquist-Priolo Special Studies Zone*, and we did not observe any evidence of active faulting during our reconnaissance of the property. In addition, no evidence of faulting or fault-related features were noted on the property. We believe that there is little risk of ground rupture along a fault trace at the site.

Regional Seismicity

The site is within the Coast Range Province which is considered seismically active. Historical earthquake records indicate a potential for strong earthquake shaking throughout the entire East Bay area. Large magnitude earthquakes have historically impacted the Bay area in 1836, 1938, 1852, 1861, 1868, 1906, and most recently, 1989 (the Loma Prieta earthquake).

Studies by the United States Geological Surveys Working Group on California Earthquake Probabilities (United States Geological Survey, 1999) have estimated a 70 percent probability of at least one magnitude 6.7 or greater earthquake occurring in the San Francisco Bay Region before the year 2030. As part of their prediction, they estimated the probability to be 32 percent for a magnitude 6.7 or greater earthquake to occur on the Hayward fault by the year 2030.

Ground Shaking

The greatest short-term risk to the property is from ground shaking from forecast activity along the Hayward Fault, Calaveras, and the San Andreas Faults along the Peninsula. Future strong earthquake shaking should be anticipated at the site from these faults are active and trend in a northwest direction through the Bay Area and are capable of producing very strong to violent earthquakes. It will be necessary to design and construct the project improvements in strict adherence to current standards for earthquake-resistant construction.

Liquefaction

Liquefaction is a sudden loss of shear strength experienced in saturated granular soils below the groundwater level during strong earthquake ground shaking. According to Seed (1983), the likelihood of this phenomenon is dependent on many factors, including the intensity of duration of ground shaking, soil density and particle size distribution, and position of the groundwater table. Due to the density of the sandy clays and the clays are cohesive the soils at the site are not susceptible to liquefaction. We anticipate that the groundwater table and/or phreatic (saturation) level beneath the residence may possibly rise during winter storm periods. Even under these conditions, however, it is estimated that the risk of liquefaction beneath the property is very low.

Lateral Spreading

Lateral spreading or lurching is generally caused by seismically induced liquefaction of marginally stable soils underlying gentle slopes and is usually accompanied by fissures. Because the soils underlying the site are not subject to liquefaction during a future earthquake, and the site is on a relatively gentle slope there is a very low risk associated with seismically-induced lateral spreading affecting the structure.

Densification

Earthquake-induced densification and settlement of soils above the groundwater table are considered unlikely due to the density of the clays.

Landsliding Risk

Although the area is relatively steep, we checked landslide maps of the area, there is no risk of landsliding.

General Geotechnical Considerations for Proposed Foundation Improvements

Based on our investigation, it is our opinion the site is suitable for the proposed foundation improvements from a geotechnical standpoint. All the conclusions and recommendations presented in this report should be incorporated into the design and construction of the project to reduce potential geotechnical risks.

- The presence of relatively dense Sandstone at proposed foundation levels;
- and Earthquake hazards.

These considerations are discussed as follows.

Sandstone at Proposed Foundation Levels

Sandstone will be found at the surface and well below foundation levels. These materials are relatively easy to excavate and are suitable for relatively high bearing pressures as required by foundations and retaining walls. The foundation depths for the structure will be extended approximately 18 inches below grade to provide lateral resistance to movement during seismic activity. New foundations, foundation improvements, and retaining walls can be supported on conventional spread footing foundations. Provided that the foundations are extended to the recommended depths conventional spread footings will provide adequate support for the structures.

Earthquake Hazards

The subject site is located in the highly seismic San Francisco Bay Area and there is a strong probability that a moderate to severe earthquake will occur during the life of the structure. The foundations recommended in this report would be expected to generally provide a significant improvement in performance over the existing foundation system. The 2024 California Building Code has adopted provisions for the incorporation of ground shaking into the design of all structures. Recommendations for geotechnical parameters to be used in the structural seismic design of the new foundations are presented in the Recommendations Section.

Post Construction Settlement

Minor cracking during the settlement of foundation improvements is to be expected following construction.

Provided that the foundation supports are designed and constructed in accordance with our recommendations, we estimate that short-term maximum total post-construction settlements will be less than about 2 inches.

RECOMMENDATIONS

General

It is the responsibility of the owner or his representative to confirm that the recommendations presented in this report are called to the attention of the contractor, subcontractors, and any governmental body that may have jurisdiction and that these recommendations are carried out in the field.

It will be necessary to design and construct the project improvements in strict adherence to current standards for earthquake-resistant construction. It is our understanding that the project is to be designed in accordance with the 2024 California Building Code.

In order to determine the soil profile in the upper 100 feet, we reviewed the hardness data from typical bedrock materials in the area. We are recommending an SC soil/rock profile for the seismic design of the improvements to the site and structure.

Seismic Design

The closest major active faults in the area, San Andreas and Hayward, are capable of producing an earthquake with a magnitude equal to or greater than 7.5.

Based on our review of the site location, geology, and the newly adopted 2022 California Building Code (CBC), we recommend the following parameters be used for the seismic design of the foundations for the residence.

- Site Class D Mapped Spectral Acceleration for Short Period (Ss,=2.610g)
- Site Class D S1= 1.02g
- Site Class D Sms= 2.74g
- Site Class D Sm1 = 1.82
- Site Class D (Sds=2.15g)
- Site Class D Sd1= 1.44g.

Wet Weather Construction

Construction is most economically performed during the summer months when the on-site soils are driest. Delays should be anticipated in site construction performed during the rainy season due to excessive moisture. Special and comparatively expensive construction procedures should be anticipated if construction must be completed during the winter.

If utility trenches or excavations are open during winter rains, then caving of the trenches or foundation walls may occur. Also, if the foundation trenches fill with water during construction,

or if saturated materials are encountered at the anticipated bottom of the foundations, they may need to be extended to greater depths to reach adequate support capacity than would be necessary if dry weather construction took place. We should also note that it has been our experience that increased clean-up costs will occur, and greater safety hazards will exist if the work proceeds during the wet winter months. Furthermore, engineering costs to observe construction are increased because of project delays, modifications, and rework.

Clearing and Grading

Those areas where new foundations will be constructed should be stripped of any topsoil or loose materials and removed from the site. After the selected areas of the site have been stripped, excavations required can be made.

Structural Fills

No fills are anticipated at the project. If fills are needed, only select, non-expansive soils, should be used as fill below slabs, (if necessary), and behind retaining walls. Fill material should have a Plasticity Index of less than 15. The surficial sands and clays on site would appear to meet these criteria. Non-expansive import may be used.

New utility trenches beneath the foundations should be compacted to avoid settlement and sealed to keep external water sources from entering the trenches below the structure.

Backfill materials should be approved by the soil engineer prior to use. All backfill should be placed in lifts not exceeding 8 inches in loose thickness. Each lift should be brought to at least the optimum moisture content and compacted to at least 90 percent relative compaction, in accordance with ASTM Designation D 1557.

Cut slopes

No finished cuts are anticipated for the project. In general, finished permanent cut slopes should be no steeper than 2:1 (2 horizontal to 1 vertical). Fills should be no steeper than 2:1. Where steeper banks are required, retaining walls should be used.

Foundations

Foundations for the new residence, including retaining walls, should consist of continuous spreadtype footings stepped into the hillside. There may also be isolated interior column loads supporting floor joists and beams. These loads should be supported upon conventional isolated spread footing pads as well. As noted, an alternative to spread footings for the foundation system can consist of a matt slab. Recommendations for the matt slab should be prepared by your structural engineer.

Spread Footing Foundations

The design of the foundation system should be performed by the structural engineer. Groundlevel floors can consist of raised wood floors or slab floors.

Any basement and additional foundations for the residence should consist of spread footings supported on stiff clays at design foundation depths indicated on the plans. Perimeter foundations at ground level, as well as interior foundations supporting walls and isolated interior column supports should be on spread footings designed in accordance with the criteria given below.

Isolated column footings should be at least 24 inches wide.

There may be isolated interior column loads from posts supporting floor beams. These loads should be supported upon conventional isolated spread footings excavated into the bedrock as outlined above. An allowable passive pressure of 400 psf should be used against the vertical projection of the footings for earthquake loads.

Foundations so established should be designed for the following maximum allowable bearing pressures.

Table 1

Dead Load	Dead + Live Load	Total Load
2,500 psf	3000 psf	3,500 psf

Dead-plus live loads are defined as "real" loads, including permanently applied live loads, and total loads are defined as "real" loads plus the effects of seismic or wind forces. The weight of foundation concrete extending below grade may be disregarded in sizing computations.

The plans should indicate that the soil engineer should provide observation of the excavations for spread footing foundations prior to the placement of foundation steel and concrete.

Retaining Walls

Retaining walls should be founded on spread footings in accordance with the criteria given previously. For walls supporting level backfill, walls should be designed to resist active earth pressures equivalent to those exerted by a fluid weighing 45 pounds per cubic foot. For backslopes steeper than 3:1, to a maximum of 2:1, the walls should be designed for lateral pressures equivalent to a fluid weighing 55 pounds per cubic foot. These pressures are based upon Rankine coefficients for an active state of stress.

Retaining walls restrained from movement at the top should be designed for "at rest" lateral earth pressures equivalent to a fluid weighing 60 pounds per cubic foot for level backfill conditions, and 75 pounds per cubic foot backslopes steeper than 3:1, to a maximum of 2:1. The walls must be designed to resist lateral earth pressures plus additional lateral pressures that may be caused by surcharge loads applied at the ground surface behind the walls.

Where an imaginary plane inclined at 1½:1 extends downward from the nearest edge of any foundation through a retaining wall, the portion of the affected wall below the intersection should be designed for an additional horizontal surcharge load, such as for adjacent neighboring foundations. A lateral frictional coefficient of 0.35 for sliding should be used.

Retaining Wall Drainage

Retaining walls should be fully back drained. The back drains should consist of a 4-inch diameter, rigid perforated pipe embedded in drain rock. The pipe should be PVC Schedule 80 or ABS (SDR 35 or better), and the pipe should be sloped to drain to appropriate outlets by gravity. Drain rock should consist of clean, free-draining crushed rock or gravel. The rock should be wrapped in filter fabric such as Mirafi 140N® or equivalent. Alternatively, the drainage blanket may consist of Class 2 "Permeable Material", per Section 68-1.025 of the Caltrans Standard Specifications (1991). Miradrain® geotechnical drainage product can be used on excavations where excavating for a gravel drain behind the wall is prohibitive.

The top of the collector pipe should be at least 8 inches below the lowest adjacent grade and at least 8 inches below the base of the floor slabs where retaining walls abut floor slabs. The crushed rock or gravel should extend to within 1 foot of the surface. The upper 1 foot should be backfilled with compacted soil to exclude surface water. The ground surface behind retaining walls should be sloped to drain.

Retaining Wall Backfill

Only select, non-expansive soils should be used as wall backfill. Wall backfill should be placed in the wedge-shaped zone described by the rear of the wall or wall drainage blanket, a plane extending upward at an inclination not exceeding 1:1 from the heel of the wall, and a finished grade behind the wall. Drainage rock consisting of clean 3/4" rock can be used for backfill without compaction. All backfill should be placed in lifts not exceeding 8 inches in loose thickness. Each lift should be brought to at least the optimum moisture content and compacted to at least 90 percent relative compaction, in accordance with ASTM Designation D 1557. We should observe the foundation excavations prior to the placement of reinforcing steel for concrete. Also, if soil conditions other than those observed at the site are encountered during foundation excavations we should be notified in order to evaluate the possible modifications to our recommendations. The retaining walls should be backfilled with clean 3/4 drain rock. A back drain should be incorporated into the design of the wall to reduce the risk of seepage through the retaining walls.

Floor Structure

Floors in the new residence can consist of standard wood floors or concrete slabs on grade.

Concrete Slabs-on-Grade

If floors in the structure are to be concrete slab on grade the following recommendations apply. Interior slabs-on-grade will be supported on the stiff undisturbed soils, bedrock, or on a minimum of 12 inches of compacted, nonexpansive soil. Minor structural fills may be required to bring the slab subgrades to the proper elevation for the construction of the slabs. In general, fill and backfill materials for slabs and retaining walls should be approved by the soil engineer prior to use. Prior to the construction of the slabs, any disturbed subgrade surface should be compacted to provide a smooth, firm surface for slab support.

Only select, non-expansive soils should be used as fill below slabs. Fill material should have a Plasticity Index of less than 15 and be crushed to a size smaller than 2.5 inches. Clean 3/4-inch drain rock can be used as slab backfill. All fill and backfill should be placed in lifts not exceeding 8 inches in loose thickness. Each lift should be brought to at least the optimum moisture content and compacted to at least 90 percent relative compaction, in accordance with ASTM Designation D 1557-78.

Slab Design

The slabs should be appropriately reinforced according to structural requirements; concentrated loads may require additional reinforcing. Minor movement of the concrete slab with resulting cracking should be expected. Steps to the house from the slab area should be created with an expansion joint between the steps and the house foundations. The recommendations presented above, if properly implemented, should help minimize the magnitude of this cracking. It has been our experience that the installation of wire mesh for slab reinforcement has often not been performed properly during the construction of the slab. As a result, we recommend that steel bar reinforcement be used to reinforce any proposed slabs. Any new exterior slabs should be placed on non-expansive materials which are properly compacted.

Slab Construction and Cracking Control

Slabs, including any new slab, should be at least 5 inches thick and should be reinforced to reduce cracking. Slabs should be provided with construction joints spaced no farther apart than 10 feet on centers (both ways) to control cracking. The subgrade soils should be rolled to produce a dense, uniform, and essentially unyielding surface. The subgrade should not be allowed to dry out prior to the placement of concrete. Concrete is a rigid construction material, and even though reinforced to reduce cracking minor cracks will occur in slabs from temperature expansion and minor settlements of the slab. Slab reinforcement should be designed by the structural engineer.

TABLE 2

Percent Passing by Weight		Sieve Size
1 inch	100	No. 4	0

Vapor Barrier

A moisture vapor barrier membrane should be included below the slabs. The membrane should be placed between the drain rock and the slab and should be covered with 2 inches of damp, clean sand to protect it during construction.

Capillary Break - Slabs should be underlain by a capillary moisture break consisting of at least 4 inches of clean, free-draining crushed rock or gravel graded as follows when tested in accordance with ASTM Designation D 422-73.

Geotechnical Drainage

In general, surface water should be diverted away from slopes and foundations. Roofs should be provided with gutters, and the downspouts should be connected to closed conduits discharging well away from foundations and slopes. Roof downspouts and surface drains must be maintained entirely separate from any foundation drains that may exist. Drainage from retaining walls should be channeled into an appropriate drainage collection facility in accordance with the requirements of the County.

Where any perforated sub-drain pipe connects with the solid discharge drainpipe, the drainrock backfill should be discontinued. A clay plug should be constructed out of relatively impervious soils to direct collected water into the perforated pipe and minimize the potential for water collecting around the solid drainpipe and saturating the adjacent soils. We recommend waterproofing be applied to any proposed retaining walls where applicable. The specification of the type of waterproofing and the observation of its installation should be performed by the architect and/or structural engineer. In addition to the drainage details noted above, the high end and all 90-degree bends of the sub-drain pipe should be connected to a riser that extends to the surface and acts as a cleanout. The number of cleanouts can be reduced by installing "sweep" 90degree bends or pairs of 45-degree bends in succession instead of using "tight" 90-degree bends.

Maintenance

Some nominal maintenance of the drainage facilities should be expected after the initial construction has been completed. Surface and subsurface drainage facilities should be checked frequently, and cleaned and maintained as necessary. Downspout sub-drain pipes should be checked by flushing with a hose once every two years. If blockages develop, the lines should be cleared by a contractor who specializes in such work.

Should ownership of this property change hands, the new owner should be informed of the existence of this report, not adversely change the grading or drainage facilities, and understand the importance of maintaining proper surface drainage.

Construction Observation

On-site geotechnical observation during construction is recommended in order to ensure that the subsurface conditions. Encountered during construction are consistent with those encountered during the investigation to assure that your contractor follows the recommendations in the report and on the approved plans, and to submit a final summary letter to the Contra Costa Building Department as required. If variations in field conditions become apparent, it may be necessary to re-evaluate the recommendations of this report., If we are not retained to provide the recommended review, we can assume no responsibility for misinterpretation of our recommendations.

Supplemental Services

The following are supplemental services we recommend during project development. We recommend that we be retained to review the geotechnical aspects of the project plans and specifications to determine if they are consistent with our recommendations. In addition, we should be retained to observe the geotechnical aspects of the construction, and foundation excavations and to perform appropriate field and laboratory testing. Special geotechnical inspection may be required by the County Building Department.

If, during construction, subsurface conditions different from those encountered in the explorations are observed, or appear to be present beneath excavations, we should be advised at once so that these conditions may be reviewed and our recommendations reconsidered. The recommendations made in this report are contingent upon such notification and review of the changed conditions.

If more than 18 months have elapsed between the submission of this report and the start of work at the site, or if conditions have changed because of natural causes or construction operations at, or adjacent to, the site, the recommendations made in this report may no longer be valid or appropriate. In such a case, we recommend that we review this report to determine the applicability of the conclusions and recommendations, considering the elapsed time or changed conditions. T h e recommendations made in this report are contingent upon such a review.

These supplemental services are performed on an as-requested basis and are in addition to this geotechnical investigation. Subsequent additional work anticipated, but not included in this proposal, would consist of a plan review of the structural plans for mitigation, and geotechnical construction observation services during the actual construction. We cannot render an opinion for conditions, situations, or stages of construction that we are not retained to observe.

LIMITATIONS

This report has been prepared for the exclusive use of the owner, and their consultants for development of the proposed project described in this report.

Our services have consisted of professional opinions and conclusions developed in accordance with generally accepted geotechnical engineering principles and practices. We provide no other warranty, either express or implied. Our conclusions and recommendations are based on the information provided to us regarding the proposed construction, the results of our field observation, geologic mapping, and professional judgment. Site conditions and cultural features described in the text of this report are those existing at the time of our field observations and reconnaissance and may not necessarily be the same or comparable at other times.

The scope of our services did not include an environmental assessment or investigation for the presence of absence of wetlands, corrosive soils or groundwater, hazardous or toxic materials in the soil, surface water, groundwater or air, on or below, or around the site. Any statements contained in this report, regarding odors noted or unusual or suspicious items or conditions observed are strictly for the information of our client.

APPENDIX A - REFERENCES

Caltrans, 1991, *Standard Specifications*, State of California Department of Transportation.

H. Seed, H. B., and Idriss, E., 1982, *Ground Motion and Soil Liquefaction*

During Earthquakes, Earthquake Engineering Research Institute Monograph

U.S. Geological Survey, 1999, "Earthquake Probabilities in the San Francisco Bay Region: 2000 to 2030 – A Summary of Findings," Open File Report 99-517.

U.S.G.S. Earthquake Hazards Program - Seismic Design Values for Buildings Internet Site.

Wagner, D. L., Bortugno, E. J., and McJunkin, R. D., 1990, Geologic Map of the Santa Rosa Quadrangle, California Division of Mines and Geology, scale 1:250,000.

Working Group on California Earthquake Probabilities, (1999), *Earthquake Probabilities in the San Francisco Bay Region: 2000 to 2030 –*

A Summary of Findings, U.S. Geological Survey, Open File Report 99-517, Online Version 1.0

DARWIN MYERS ASSOCIATES
ENVIRONMENTAL RESEARCH ■ ENGINEERING GEOLOGY

January 20, 2025

Nai Saephan, Project Planner
Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, California 94553

Subject: **Geologic Peer Review / CDVR24--01044**
1518 Barth Avenue / APN 419-192-015
Bacilia Macias Architect (appli.) / E. Landeros. (owner)
San Pablo Area, Contra Costa County
DMA Project 3037.24

Dear Nai,

As the County Peer Review Geologist, we are responding to the *Agency Comment Request* received on December 9, 2024. The captioned project is located approximately ¼ miles northeast of the Alquist-Priolo *Earthquake Fault Zone* (EFZ) that encompasses recently active and potential active traces of the Hayward Fault, and it within the vicinity where substantial landslide deposits and tightly folded bedrock are delineated on published geologic maps. The purpose of our peer review letter is to provide the professional opinion of an engineering geologist on the adequacy of the published geologic, seismic and geotechnical data, in combination with the report issued by John Campbell + Associates (JCA)[1] for the limited purposes of deeming the application complete from a *Geology and Soils* perspective. Our comments are organized to a) provide our understanding of the project, followed by b) a discussion of the geologic and seismic setting of the site, and c) a brief overview of Health - Safety Element Policies that are pertinent to the project. With that background, we then provide peer review comments on the investigation of JCA, followed by our evaluation and recommendations.

Understanding of Project

The application is a request for a variance to allow the following variances from the standards of the prevailing R-6 Zoning District to allow the construction of a new 2-story, single-family residence on a legally established, vacant lot. The application includes a request for approval of multiple variances: front yard setback, side yard setback, a permit for removal of one code protected tree and work within the dripline of another tree that is to be retained. Additionally, a small lot design review is required for the construction of the proposed 2,238 sq. ft. residence. The architect has prepared a Site Plan, floor plans, proposed exterior elevations and aerial images of the proposed new residence.[2] Topographically the project site is a steep, northwest-facing slope, with 28 ft. of relief and a gradient of approximately 45 percent.

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[1] John Campbell + Associates,2024, *Geotechnical Investigation of Proposed Residence, 1518 Barth Ave., San Pablo, CA*, JCA Job # 2024.9.2035 (17 pgs., report dated October 30, 2024; date stamped September 18, 2024).

[2] Bacilia Macias Architecture, 2024, *New Residence, 1518 Barth Ave., San Pablo, CA 94806, APN 419-192-015* (7 Sheets, dated September 18, 2024).

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Geologic and Seismic Setting

1. Introduction

We reviewed geologic reports and maps issued by the California Geological Survey (CGS) and the United States Geological Survey (USGS), along with the Soil Survey of Contra Costa County. With this background we a) analyzed a stereo pair of historic vertical-angle aerial photographs,[3] b) reviewed Safety Element maps and policies and c) reviewed previous engineering geology reports that provide data on site conditions in the neighborhood, d) evaluated the data gathered, and e) prepared the peer review letter presented herein which presents our evaluation and recommendations.

2. Surface Fault Rupture

The northwest-trending Hayward fault bisects the neighborhood. It is considered active by both the CGS and USGS. The official Alquist-Priolo Earthquake Fault Zone (EFZ) Map indicates the EFZ zone, in the vicinity of the site, is approximately ¼-mile wide and trends about N30°W. Figure 1 is a Vicinity Map that shows the local road network, as well as the EFZ (shaded orange), permanent open space (green) and creeks and water bodies (shaded blue). The project site is represented by a red dot located within a bullseye). In summary, the CGS has delineated a broad EFZ because information on the precise location of the active trace(s) is sketchy. The project site is approximately 1,000 ft. northeast of the A-P Zone. Recently active and potentially active fault traces may be present anywhere in the EFZ.

It should be recognized that the neighborhood that includes the site was developed when the CGS originally delineated the A-P Zone in the 1970s. Landslides, along with the actives of man (which included grading, drainage improvements and loss of native vegetation) can obscure or obliterate geomorphic features that are characteristic of active faulting. Perhaps the most significant geologic investigation of the neighborhood was performed for the San Pablo Redevelopment Agency by Woodward Clyde Consultants (WCC) during the late 1970's.[4] That investigation included a) a detailed field reconnaissance of the WCC study area b) geologic interpretation of aerial photographs, and c) logging on exploratory trenches and borings. The primary objectives of that study were to characterize geologic hazards within a redevelopment area and to serve as the primary source of information for the "Geologic and Soils" chapter of the CEQA document that was to be prepared by the Lead Agency (i.e., City of San Pablo). The WCC investigation failed to accurately establish the location of any active fault traces within their study area.

The A-P Act, California Public Resources Code, Division 2, Chapter 7-5, commencing with Section 2621, requires a geologic investigation directed to the hazard of surface fault rupture for "projects" located within the official EFZ. All proposed subdivisions of land (including minor subdivisions) are subject to the provisions of the A-P Act. The Act also allows local jurisdictions to have more stringent standards. The Contra Costs 2045 Health and Safety Element presents policies aimed at the protection of human life and reducing the potential for serious injuries from earthquakes, including ground shaking and surface fault rupture. General Plan policies pertaining to geologic and seismic hazards are presented in Table 1. Those policies indicate that fault hazard investigations are warranted in areas of suspected active faulting. In the case of the proposed construction of single-family, one-to-two story dwelling on a legally established parcel, it has been the practice of the County to only trigger fault hazard investigations where there is evidence of an active fault trace within approximately 200 ft. When required, the intent of the investigation is to determine if there is evidence of an active trace within the subject parcel. There has also been flexibility

[3] Pacific Aerial Surveys, 1973, Photographs #CC3526-1-55 thru 1-57, scale 1 in.= 1,000 ft. (flown on May 7, 1973).

[4] Woodward-Clyde and Associates, 1978, *Phase II Geologic Assessment, San Pablo Redevelopment Agency Hillside Neighborhood, San Pablo, California* (report on file with the CGS; file #AP-727).

in the amount of the required structural setback. The County's objective is to allow development of the site provided that structures for human occupancy are setback from the active trace. The amount of structure setback is provided by fault investigation report, prepared by the applicant's consultant, based on appropriately detailed information. In one case in the East Richmond Heights area, a residential lot was developed with a detached garage constructed within the structure setback zone, and a variance to the rear yard setback standard of the prevailing zoning district was granted to facilitate development of the residence.

Table 1
Health & Safety Element Geologic Hazard Policies

HS-P11.1
For projects in Alquist -Priolo Earthquake Fault Zones or Seismic Hazard Zones (areas considered at-risk of earthquake triggered liquefaction or landslide displacement) delineated by the California Geological Survey, as well as any other areas of steep slopes or areas of suspected ground failure known to the County, require submittal of appropriately detailed engineering geologic or geotechnical investigations. The reports must be compliant with State Guidelines and include:

a) A map showing the outline of any geologic or potentially hazardous soil conditions and areas subject to inundation.
b) Recommended means of mitigation of any adverse condition representing a hazard to improvements.
c) Recommendations to assure proper implementation of mitigation measures during construction.

HS-P11.2
Prohibit construction of buildings intended for human occupancy in areas where seismic and other geologic hazards (e.g. landslides, liquefaction and fault lines) cannot be adequately mitigated.

HS-P11.3
Discourage construction of critical facilities and buildings intended for human occupancy in Alquist-Priolo Fault Zones and encourage earthquake retrofitting where such development already exists. If there is no feasible alternative to siting critical facilities and buildings intended for human occupancy in the Fault Zones, buildings must be sited, designed and constructed to withstand the anticipated seismic stresses.

HS-P11.4
Refer geotechnical and engineering geologic reports to the County Peer Review Geologist for evaluation of their adequacy, as required by State Law for projects in State-designated hazard zones. Reports deemed inadequate will require further engineering analysis and revision until the findings/ opinions of the Peer Revie Geologist have been addressed to the County's satisfaction.

HS-P11.5
Discourage development on slopes exceeding 15 percent and prohibit development on slopes of 26 percent or greater to avoid slope instability, unnecessary grading and extensive land disturbance, and facilitate long-term control of erosion and sedimentation. Exceptions may be considered for infrastructure projects and development on existing legal lots where no other feasible building sites exist.

HS-P11.6
Require projects to form a Geologic Hazard Abatement District (GHAD) or join an existing GHAD whenever necessary to adequately mitigate anticipated or residual geologic hazards.

HS-P11.7
Do not accept public road dedications or allow construction of private roads on unstable hillsides or in landslide hazard areas unless potential hazards have been mitigated to the County's satisfaction. All private roads constructed in such areas must be fully compliant with private road standards adopted by the County and fire protection district with jurisdiction.

Source: Contra Costa County 2045 General Plan – Health and Safety Element, pages 9-52 & -53

In summary, the location of surface rupture generally can be assumed to be along an active major fault trace. Although mapping of the CGS and USGS have not confirmed the presence of any active or inactive faults on the project site. Furthermore, maps issued by those agencies indicate that the project site is not within the EFZ. Consequently, the risk of surface rupture on the project site is regarded as less-than-significant. Because of the proximity of the Hayward fault, we have provided the following discussion:

A. Guidelines for Investigations. It should also be recognized that the State has adopted Guidelines for evaluation of the Hazard of Surface Fault Rupture (DMG Note #49), and the State Mining and Geology Board adopted *Policies and Criteria* that are intended to guide implementation of the State Law. The provisions of the State Law are presented in Appendix A, and the Board's Policies and Criteria are presented in Appendix B. Additionally, the CGS has issued Guidelines for Reviewing Geologic Reports (CGS Note #41). Fault hazard reports prepared in compliance with the A-P Act must be peer reviewed by a registered geologist acting in behalf of the local jurisdiction, and copies of the fault hazard report along with a copy of the peer review must be provided to the CGS. Peer review is a critical part of the evaluation process. It is the duty of the peer reviewer to assure that the geologic investigation and resulting report adequately addresses the geologic conditions that exist on the site. CGS Note #41 requires that a) the reviewer must have the courage of his/ her convictions and not approve a report that is inadequate, b) the reviewer must bear in mind that some competent investigators are not accomplished writers, and that an important task of the reviewer is distinguish between the important and the insignificant. The guidelines also note that the best reviews generally are performed by experienced reviewers. (Use of multiple, part-time reviewers by a lead agency tends to prevent development consistently high-quality reviews.) This is, at least in part, attributable to different reviewers having differing standards, which can result in inconsistent treatment of development projects.

B. Historic Perspective. The Hayward fault zone comprises a northwest-trending zone of faults along the western front of the hills bordering the east side of San Francisco Bay. The fault zone can be traced nearly continuously northwesterly from the Warm Springs District in Southern Alameda County to San Pablo Bay at Point Pinole in Contra Costa County. It cannot be traced south of the Warm Springs District of Fremont with any degree of certainty. Southeast of the San Francisco Bay Area, the Hayward fault is inferred to merge with the Calaveras fault in the vicinity of the Calaveras Reservoir. Fault traces within this zone have experienced surface fault rupture during historic earthquakes, including the 1868 earthquake. That seismic event resulted in surface fault rupture on the segment of the Hayward fault between Mills College, Oakland and the Warm Springs District of Fremont. Faulting was reported as far north as the campus of the University of California, Berkeley. No large historic earthquakes are known to have occurred on the northern segment of the Hayward fault in historic time (i.e., segment that bisects Contra Costa County). In 2001 a paleo-seismicity study of Late Holocene deposits was conducted within the Mira Vista Country Club in El Cerrito (located approximately 2½ miles SE of the project site). The purpose of the study was to obtain scientific data on the occurrence of large earthquakes on the northern segment of the Hayward fault during the Late Holocene. Evidence of several seismic "events" that triggered fault rupture were confirmed in an exploratory trench that crossed the Hayward fault. Radiocarbon dating indicated that these seismic events (and associated surface fault rupture) occurred during the past 2,130 years. Detailed study of trench exposures yielded a recurrence interval ranging from 270 years to approximately 710 years for large earthquakes.[5]

C. Seismicity. Existing seismic records provide compelling evidence that the Hayward fault remains seismically active. For example, the earthquakes recorded in the San Francisco Bay Region show a good correlation between earthquake epicenters and known active traces, including the Hayward fault. These epicenters are evidence of adjustments taking place at-depth along active Bay faults. In a typical year, 20 or more felt seismic events are recorded in the immediate vicinity of the Hayward fault.

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[5] Lettis, W.R., 2001, *Late Holocene Behavior and Seismogenic Potential of the Hayward- Rogers Creek Fault System in the San Francisco Bay Area, California,* in Engineering Geology Practice in Northern California, C.G.S. Bulletin 201 and Assoc. of Engineering Geologists Spec. Pub. 12 (pages 167-177).

D. Fault Creep. Fault creep has been observed at various places along the length of the Hayward fault from Point Pinole to Fremont. Fault creep has cracked and offset curbs, streets, fences, railroad tracks, pipelines and buildings. All creep movement appears to be right-lateral. Near Point Pinole, a series of benchmarks were placed perpendicular to the fault by the USGS. During the period 1968 to 1980, 65 mm. of aseismic displacement was recorded (5.3 mm/year; Harsh and Buford, 1982). The long-term slip rate on the Hayward fault is believed to be on the order of 8 mm/year. No fault creep has been confirmed by the USGS on the segment of the Hayward fault that passes through the vicinity of the project site. Assuming an 8 mm/year average rate of displacement, 8 mm/ yr. displacement would translate into 31.5 inches of slippage on the fault per century. At Point Pinole, approximately two-thirds of the displacement may be occurring through fault creep. In the San Pablo Hills neighborhood of the amount and rate of fault creep has not been established.

E. Recently Active Traces of Hayward Fault. According to the CGS, recently active and potentially active traces of the Hayward fault may exist anywhere in the A-P Zone. Because the EFZ is centered on the discontinuous but aligned geomorphic features considered to be possible evidence surface fault rupture, the center of the EFZ may represent a higher risk area within the EFZ. In summary, evidence of the active trace(s) of the Hayward fault is not well defined in the San Pablo Hills, and there is potential for branching or en echelon traces / step-overs.

In the 1990s the USGS attempted to map the *recently active trace* [6] of the Hayward fault using three lines of evidence:[7] (a) geomorphic expression (i.e. terrain features that are aligned and are typically associated with fault displacement at the surface), (b) fault creep (i.e. aseismic fault slip), and (c) fault exposures in exploratory trenches excavated by consultants who were performing EFZ investigation for land development projects that were located in the EFZ. The major scientific goal of the USGS was to learn how the distribution of fault creep features and creep rate varied both along the fault and transverse to the fault. The text accompanying the report cautions engineers and land use planners that the clarity of the features along the fault is variable, and that subsidiary traces (i.e., branching or en echelon) may not be recognized because many sections of the fault were urbanized prior to enactment of the Alquist-Priolo Earthquake Fault Zone Act by the State of California. Furthermore, geomorphic features indicative of active faulting may have been obliterated by human activity (e.g., grading, drainage improvements, construction, urban vegetation). Additionally, both active and dormant landslides may have obliterated tectonic creep features. For these reasons, the main method of recognizing and precise location active fault strands for segments of the fault that lack reliable creep data will continue to be the subsurface data gathered by fault hazard investigations.

Figure 2 presents an enlargement of the latest revision of Lienkaemper map for the segment of the fault that passes through the project vicinity. This map identifies two subparallel traces in the vicinity of the project site. The western trace is shown passing approximately 1,600 ft. southwest of the site; the eastern trace is shown to passing approximately 1,100 ft. southwest of the site. Both traces are represented by dashed-and-queried symbols, indicating considerable uncertainty regarding the precise location of these fault traces. Approximately 1,500 ft. west-northwest of the CDVR24-01044 project site, the eastern trace of the Hayward fault is represented by a solid red line, indicating that the location shown is considered well defined. This line terminates where this trace crosses Bayo Vista Ave. Although the recently active trace of the Hayward fault is weakly

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[6] *The term "recently active fault trace", as used in this USGS report, is defined as a fault trace that has evidence of movement during Holocene time (approximately the last 11,700 years).*

[7] Lienkaemper, J.J., 1992, *Map of Recently Active Traces of the Hayward Fault, Alameda and Contra Costa Counties, California,* USGS Miscellaneous Field Studies Map MF-2196 (1992; date of most recent revision 2008)

defined in the San Pablo hills, the evidence gathered to date indicate that the Hayward fault passes more than ¼ mi. southwest of the site.

3. Bedrock Geology

In 1994 the USGS issued a digitized geologic map of Contra Costa County that emphasized bedrock formations.[8] Figure 3, presents a clean Topographic Map, showing topography in the San Pablo hills and vicinity, but without the interpretation of bedrock geology, and without the local road network in the hills and without parcels This resulting topographic map indicates the project site is located on the backbone of a prominent ridge, whose axis trends northwesterly, along with the bedrock faults mapped by the USGS in the vicinity of the project site. This map does not classify faults by their activity status. However, the sub-parallel faults that pass southwest of the project site correspond to the twin traces of the Hayward fault; faults shown northeast of the project site are not considered active. No faults are shown crossing the project site.

Figure 4 shows the same area as was presented in Figure 3 but with roads, parcels and bedrock formations added to the topographic base map. The project site is indicated to be in the outcrop belt of the Orinda Formation (Tor). Note that this USGS map does not attempt to show the distribution of landslide deposits. The Orinda Formation consists of chiefly of sandstone, much of it clean, much clayey, along with some conglomerate and mudstone, and locally minor tuff and tuff breccia have been mapped in Tor. This formation is generally characterized as weakly consolidated, and weathered to depths of up to 30 ft. Most bedrock is unexpansive; some expansive (mudstone). Most soil mantle is severely expansive. The intergranular permeability of clean sandstones is high where the rock is clay free or nearly clay free; moderate where sand grains are clay coated; conglomerate is mostly high. Where clayey matrix material is abundant in fine-grained sandstone and siltstone, permeability ranges from low to very low; in tuffaceous material the permeability is low.

4. Landslides

Publications that provide mapping of landslides in the site vicinity include mapping of the CGS [9] and USGS.[10] These maps are presented in Figures 5 and 6. The scope of those investigations and their findings can be summarized as follows:

A. California Geological Survey. In 1973 the CGS (formerly the California Department of Mines & Geology) was retained by Contra Costa County and the Cities of El Cerrito, Richmond and San Pablo to perform a broad-scoped reconnaissance of the hills overlooking the Bay Plain in the three cities, along with the adjoining unincorporated area. The scope of work included (a) field mapping, (b) geologic interpretation of historic aerial photographs, (c) geophysical surveys, and (d) geologic evaluation of the data gathered and (e) publishing a report that provided the evaluation and recommendations of the CGS. The purposes of the investigation were to provide information on potential geologic and seismic hazards that could be incorporated into Safety Elements of the local jurisdictions; and provide data to planners, engineers, property owners and developers on potential geologic and seismic hazards. The CGS report was not intended to serve as a substitute for site-specific geologic / geotechnical investigations of individual parcels of land.

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[8] Graymer, R., D.L. Jones & E.E. Brabb, 1994. *Preliminary Geologic Map Emphasizing Bedrock Formations in Contra Costa County, California.* U.S. Geological Survey Open File Report 94-622.

[9] Bishop, C.C., Knox, R.D., et. al., 1973, *Geological and Geophysical Investigation for Tri-Cities Seismic Safety and Environmental Resources Study,* California Division of Mines & Geology, Preliminary Report # 19

[10] Dibblee, T.W., 1980, *Preliminary Geologic Map of the Richmond Quadrangle, Alameda and Contra Costa Counties:* U.S.G.S. Open-File Map 80-1100 (scale 1:24,000).

Figure 5 presents a portion of the Bishop Landslide Map. According to this map the site is located approximately 500 ft. east of a 25 ac.± area classified "dg" (i.e., disturbed ground). The "dg" designation indicates that the CGS geologists concluded the area has experienced recently active ground movement, based on geomorphic features, which included scarps, other inferred landslide-related terrain features, and evidence of slope creep. Additionally, the Bishop Map shows several large landslides (outlined in red). The red arrow within the slide indicates the general direction of downslope displacement. The nearest of these landslides is approximately 400 ft. south of the site.

B. U.S. Geological Survey. In 1980 USGS geologist Tom Dibblee prepared a bedrock geology map of the Richmond Quadrangle that was based on field mapping. In areas where the bedrock was obscured by landslide deposits, the approximate boundary of landslides was plotted. Figure 6 shows key features mapped by Dibblee in the vicinity of the project site. The base map shows topographic contours, the local road network and parcel boundaries, and the site boundary is outlined in green. Geologic features that are shown include a) landslides (which are shaded pink, with a black arrow indicating the general direction of down slope movement), b) the axis of a synclinal fold (represented by black dashes (shaded yellow) which trend N40°W. A syncline is a *canoe-shaped* fold; as shown the axis of the fold passes approximately 125 ft northeast of the project site. The orientation of bedding on the site can be inferred to dip to the northeast (toward the synclinal axis). Additionally, Dibblee maps the location of two sub-parallel faults which generally match the inferred location of the Hayward fault traces mapped by Lienkaemper and the traces shown of the EFZ map issued by the CGS. These subparallel, northwest-trending faults pass approximately 1,500 and 1,800 ft. southwest of the project site. They represent the inferred location of Hayward fault traces. In summary, the landslides mapped by Dibblee do not pose a hazard to the project site. The location of landslides in mapped by Dibblee closely match the interpretation of landslides presented in Figure 5.

5. Soils

According to the Soil Survey of Contra Costa County,[11] the soil series mapped on the site is the Los Osos clay loam (LhF; 30 to 50% slopes). This soil series consists of well-drained soils underlain by soft fine-grained sandstone and shale. The soil profile is typically 32 inches thick, consisting of an A-horizon that extends from to surface to a depth of 10 inches. The B-horizon extends from the base of the A-horizon to the weathered bedrock. The A-horizon is described as *a very dark gray clay loam that is weak, fine, and with a sub-angular blocky structure*; the B-horizon is *similar to the A-horizon but with a higher clay content, and with a weak, coarse blocky prismatic structure*. LhF is a non-prime agricultural soil (Class IV). This soil is well drained, runoff is medium to rapid, and the hazard of erosion is "moderate" to "high" where the soil is bare.

The Soil Survey map of Contra Costa County considers the native soils on the project site to be *Highly Expansive* and *Highly Corrosive*. Expansive soils are soils that expand when water is added and shrink when they dry out. This continuous change in soils volume causes homes and other structures to move unevenly and crack. It should also be recognized that corrosive soils tend to damage concrete and/or uncoated steel that is in contact with the ground. Following grading and site preparation work for the proposed improvements, laboratory testing is warranted to confirm foundation conditions. Ideally, corrosivity testing is performed after clearing and any rough grading so that the laboratory testing addresses the properties of the foundation soils. The risks of damage associated with corrosive soils can be avoided / minimized by proper site preparation work, in combination with foundation and drainage design that is sensitive to the prevailing soils conditions.

[11] Welch, L.E. et. al., 1977, Soil Survey of Contra Costa County, California, USDA Soil Conservation Service

Seismic Hazard Zone Mapping Act

1. State Law

The provisions of the Seismic Hazard Mapping Act can be found in the California Public Resources Code, Chapter 7.8, Sections 2690-2699.6. This law is similar in many respects to the Alquist-Priolo Earthquake Fault Zone Mapping Act, which has been implemented by the County for 50 years. However, the official Seismic Hazard Zone (SHZ) maps issued by the California Geological Survey (CGS) identify areas that are at-risk of earthquake induced landslide displacement and earthquake induced liquefaction. The procedure for issuance of official SHZ maps is to distribute preliminary review copies of the SHZ maps and invite local jurisdictions, public agencies, and property owner/ general public to provide comments, particularly submittal of technical data. The CGS professional staff reviews the comments/ technical data provided. Based on input provided on the preliminary map(s), the CGS may modify the Preliminary Map. Finally, a public hearing is held before the State Mining and Geology Board with a recommendation from the CGS that the map(s) be approved. When SHZ maps are accepted as adequate by the Mining and Geology Board, they are distributed to local jurisdictions and public agencies. Nearly all land development projects that are located within areas at-risk of earthquake-triggered landslide displacement or liquefaction (or both) and which will eventually lead to construction of structures for human occupancy (including all major and minor subdivisions), require comprehensive geological/ geotechnical investigation. The SHZ Mapping Act has relatively few exemptions. However, construction of a single-family residence up to 2½ stories is exempt from the provisions of the State Law requiring a comprehensive landslide or liquefaction hazard investigation, provided the parcel was legally established prior to the issuance of the SHZ map. The project site is located within the Richmond Quadrangle. The official SHZ map was issued in 2024. [12] Figure 7 presents a portion of this SHZ map showing the San Pablo Hills and vicinity. The boundary of the project site is indicated with a green line. The area subject to potential hazard from earthquake induced landslide displacement is identified in a muted red color and the area subject to liquefaction is indicated in a yellow ochre color. According to Figure 7, the project site is not located in a SHZ.

2. Standards and Criteria

Accompanying each official SHZ map is a Seismic Hazard Zone Report. [13] The SHZ report describes the approach used by the CGS staff in their analysis and it presents technical data pertaining to the a) geology, b) groundwater, c) the probabilistic seismic hazard analysis model and its application to landslide hazard assessment d) results of materials testing, d) ground motion assessment, e) lists key references and f) explains the associated zoning techniques. Note that for a project site to be designated within an area of potential earthquake induced landslide displacement does not necessarily imply the presence of landslide debris on the property. The hazard designation implies that based on review of topographic, geologic, geotechnical and subsurface water conditions by the CGS geologists, there is a potential for permanent ground displacements such that mitigation as defined in California Public Resources Code Section 2693 (c) would be required.

3. Regarding the Relationship of SHZ Map to CEQA

The relationship of SHZ's to the CEQA process, the State of California CEQA Guidelines indicate the

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[12] California Geological Survey, 2024, *Official Map of Earthquake Zones of Required Investigation, Richmond Quadrangle Released: February 22, 2024.*

[13] California Geological Survey, 2024, *Seismic Hazard Zone Report 134 for the Richmond, Mare Island and San Quentin 7.5-Minute Quadrangles, Contra Costa County California,* (37 pgs. and 7 Plates).

following:

> *Nothing in these guidelines is intended to negate, supersede or duplicate any requirement of the SHZ. At the discretion of the lead agency, some or all of the investigations required by the Seismic Hazzard Mapping Act may occur either before, concurrent with or after the CEQA process.*

The State CEQA Guidelines go on to indicate that if the SHZ investigation does not precede CEQA, it may be desirable for the CEQA document to describe the full range of mitigation measures that may be required to stabilize the land development project. However, if all or part of the investigation is performed prior to completion of the CEQA process, it may be possible to narrow the discussion of mitigation alternatives to only those that would provide reasonable protection of the public safety given site-specific knowledge of the field conditions.

Investigation of John Campbell + Associates

1. Background

In 2024 John Campbell + Associates (hereafter referred to as JCA) were retained to provide an overview of the geologic setting of the site, characterize foundation conditions, and provide conceptual recommendations for site grading, drainage and foundation design. The scope of the investigation was limited to a review of readily available geologic and geotechnical reports and maps and a field reconnaissance performed by a California licensed Civil Engineer. The consultant's scope of work did not include the following:

(a) Reference/ review civil engineering drawings prepared for the project (grading & drainage plans)
(b) Reference/ present data from a relevant investigation performed for nearby land development project in the immediate site vicinity
(c) Include analysis of stereo pairs of historic aerial photographs, which can provide the opportunity to view the site during buildout of the neighborhood; and opportunity to view of the site in different seasons of the year and in different years
(d) Subsurface exploration was no included in the scope of the investigation and no laboratory data on the engineering properties of the native soils or bedrock
(e) Did not present an original geologic map of JCA's study are their interpretation of site conditions.

2. JCA Findings

The consultant's findings were presented on pg. 6 of JCA report. They provide brief, rather generalized discussion of the following:

a) The site description indicates the parcel is a vacant lot and is a relatively steep downhill lot.
b) The geologic setting is overly simplified but identifies the bedrock as sandstone. No information is provided on its age, engineering properties or geologic structure of the sandstone.
c) At the surface, JCA indicates the presence of silty sand at the ground surface, underlain by bedrock. JCA references geotechnical borings on an adjacent parcel but fails to identify the property, the geotechnical firm or provide details of the soil and rock that was penetrated. JCA concludes that soil conditions on the project site are consistent with those encountered on the adjacent parcel.
d) JCA states that groundwater levels are not anticipated to pose an issue for development of the project site.

3. JCA Conclusions

a) Faulting The subject property is not located in the Earthquake Fault Zone delineated by the CGS, and no evidence of faulting was found during the site reconnaissance. JCA concludes the risk of surface fault rupture is less-than-significant (i.e., further evaluation of the risks associated with the potential for surface fault rupture is deemed to be necessary by the consultant).

b) Regional Seismicity. JCA provides a brief review of the seven (7) historic earthquakes that have impacted the San Francisco Bay Region. Additionally, the forecasts of the USGS for major earthquakes in the Bay Area are presented, including a 32% probability of a 6.7 or greater magnitude earthquake in the Hayward Fault by the year 2030.

c) Ground Shaking. Based on the seismicity of the Bay Area, JCA indicates there is potential for very strong to violent ground shaking on the project site. JCA recommends the improvements on the project be designed and constructed in compliance with the provisions of the California Building Code.

d) Liquefaction. After presenting a brief overview of the liquefaction hazard, JCA states the following:

> *Due to the density of the sandy clays and the clays are cohesive, soils on the site are not susceptible to liquefaction.*

However, JCA's **Findings** state that the sandstone bedrock on the site is overlain by silty sand. That discussion makes no mention of silty clay / cohesive clay overlying the bedrock. Unfortunately, gradation testing was not performed on the soils that overlies sandstone on the project site. Note that no information is provided by JCA on the thickness of the soils that overlie the bedrock. JCA concludes that the liquefaction potential is very low on the project site. We do not disagree with JCA's conclusion, but the report lacks data to support the conclusion.

e) Lateral Spreading, Densification and Landslides. JCA provides their conclusions regarding these potential hazards. The impacts are regarded as less-than-significant for each. We have one comment on the assessment of landslide hazards. JCA indicates that based on their review of landslide maps of the area, there is no landslide risk. We would note that the maps reviewed were not listed in Appendix A of their report, Furthermore, those published maps can only indicate that no landslides have been identified on or in the immediate vicinity to the site. On a relatively steep site, with an average slope of 45%, the risks of slope failure cannot be dismissed. Moreover, JCA has not gathered sufficient information to prove that the sandstone bedrock is present throughout the property. The lack of an original geologic map on the site which identifies sandstone outcrop areas within their study area, the lack of information on orientation of bedding, the absence of data on the weathering profile weakens JCA's assessment of slope stability.

f) Sandstone at Proposed Foundation Levels. JCA indicates that there will be competent sandstone at the proposed foundation levels. We do have some reservations, even though the consultant had the opportunity to review data from an adjacent parcel. That is because the JCA report a) did not include an Original Geologic of the project site, b) the average slope gradient on the site is 45% and total relief on the site is nearly 30 ft., c) nearby properties in the San Pablo Hills (located within the outcrop belt of the same formation that occurs on the site) have been mapped as landslide deposits (i.e., mapping of Bishop et. al., 1973), Dibblee, 1980 and Nilsen, 1975. [14] Additionally, d) no information is presented by JCA on the strike and dip of bedding, e) the thickness of the sandstone bed that occurs on the project site is unknown, f) the depth of weathering in the sandstone and its effect on the strength of the sandstone is unknown, and g) the distribution, thickness and engineering properties of the residual soil is unknown. A USGS report characterizes the

[14] Nilsen, T.H., 1975. *Preliminary Photointerpretation Map of Landslide and Other Surficial Deposits of the Richmond 7.5-Minute Quadrangle, Contra Costa & Alameda Counties,* U.S. Geological Survey, Open File Map 75-277-47.

stratigraphy of Orinda formation (identified by Ellen and Wentworth as Unit #131) in the San Pablo Hills as follows: [15]

> *.... interbedded conglomerate, sandstone, siltstone and mudstone. Much of the soil mantle and at least some of the bedrock is highly expansive. Within this formation the sandstone in places contains pebble trains and consists poorly sorted sand with matrix material that contains silt and clay to saturation. Clayey fine-grained sandstone and siltstone grade into one another and into mudstone. Much of this formation has irregular or lenticular bedding, some sandstone as laminated bedding and cross-bedded sandstone is also present. With regard to hardness, conglomerate and medium- to coarse-grained sandstone are mostly soft where weathered and fresh, but some of these materials are anomalously quite firm, especially where partially cemented by calcite....*

In summary, the bedrock is not isotropic and homogeneous. In our experience where simplifying assumptions must be made due to the limited scope of work, it is important that geotechnical recommendations be conservative on the side of safety, and geotechnical monitoring during construction becomes especially important. Due to the steepness and height of the slope on the subject parcel, measures are required to control the long-term risk of active erosion and sedimentation. To date there are no grading, drainage or foundation plans have been provided for our review and none are referenced in Appendix A of the JCA report.

One final comment: On some occasions project sites that appear to have no serious geotechnical constraints can pose significant issues during or following the construction period.

g) Earthquake Hazards. JCA acknowledges that the project site is located within the highly seismic San Francisco Bay Area and indicates the foundation recommendations in the report are expected to provide a significant improvement in performance during earthquake ground shaking *over the existing foundation system* (?). The discussion of Earthquake Hazards on pg. 7 makes reference to the California Building Code (CBC) as it pertains to seismic design provisions. Note that on pg. 8 JCA provides 2022 seismic design criteria for the proposed project. Based on JCA's review of the geologic setting of the project site, the seismic design criteria include classifying the building site as Type D, and spectral accelerations are provided for use by the project structural engineer.)

h) Post Construction Settlement. JCA cautions that settlement of foundation improvements is to be expected. Assuming the project foundations are designed and constructed in compliance with JCA's recommendations, the total post construction settlement is anticipated to be less than 2 inches, implying that the structural design of the proposed improvements should be designed to mitigate the adverse effects of the anticipated settlement.

4. JCA Recommendations

Commencing on pg. 10 of the report, recommendations are provided for site grading, drainage and foundation design, commencing with plan review to assess compliance of the construction drawings with the geotechnical recommendations of JCA. Those recommendations, which extend onto pg. 16, appear to be generally compliant with the prevailing regulations governing the construction of a two-story, wood-frame single family residence. Note that project building plans are subject to review by the professional staff of the Building Inspection Division of DCD. It would not be surprising if BID required supplemental calculations, general notes, plan revisions or other clarifications.

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[15] Ellen, S.D. and C.M. Wentworth, 1995. *Hillside Materials and Slopes in the San Francisco Bay Region, California*. U.S. Geological Survey Professional Paper 1357.

DMA Evaluation

The purpose of our review was to provide a professional opinion on the adequacy of the geotechnical report to serve a suitable basis to allow for the full processing of the application, which is a request for approval of construction permits for a new single-family residence on the project site located on a steep slope and any justification it might provide for granting approval of the variances being requested. The primary geologic, geotechnical and seismic hazards to this project include the following: a) earthquake ground shaking, b) slope failure, c) erosion and sedimentation, d) and the native soils on the project site are classified as highly expansive and highly corrosive by the Soil Survey of Contra Costa County.

1. Slope Stability and Drainage

The density of landslides and the San Pablo hills neighborhood is evidence that existing slopes this portion of the outcrop belt of the Orinda Formation bedrock is marginally stable; and existing natural slopes are likely to be sensitive to grading. However, the project site is not within a mapped landslide area, and it is not located within the Seismic Hazard Zone (SHZ) delineated by the California Geological Survey (see attached Figures 5, 6 and 7). Because of the steepness of the slope gradient and total relief on the project site (45% gradient & 28 ft. of relief), there is potential for the project grading and drainage to create slope stability, sedimentation and/or erosion problems that could impact developed residential lots that are adjacent to the project site. Given the potential for the project to impact downslope lots, it is important that a) grading be minimized, b) use of sliver fills avoided and c) engineered/permanent retaining walls constructed with building permits in lieu of graded slopes.

Control of runoff is another factor that is critical to the success of the project. In our opinion adequate protection of downslope lots following buildout of the project should be designed with the intent to not increase either peak flows or total volume of runoff (i.e. design the project with the intent to collect runoff from graded and developed areas and convey it in a closed conduit to adequate existing drainage facilities.

2. Seismicity

Although the project site is not within the official Earthquake Fault Zone (EFZ) delineated by the CGC, the project site is within approximately ¼ mile of the active trace of the Hayward fault. Although the risk of surface fault rupture is less-than-significant on the project site, the property is within an area where violent ground shaking is a potential hazard, particularly in the event a major earthquake on the Haward fault. The JCA report provides seismic parameters that are used by the project structural engineer to design improvements that mitigate the ground shaking hazard. The intent of the CBC is to mitigate ground shaking damage as described below:

> The site is within the seismically active San Francisco Bay Region area, where a moderate to high magnitude earthquake is a foreseeable event. The risk of damage from ground shaking is controlled by using sound engineering judgement and compliance with the latest provisions of the California Building Code (CBC), as a minimum. The seismic design provisions of the CBC prescribe minimum lateral forces applied statistically to the structure(s), combined with the gravity forces and dead-and-live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. The intent of the code is to enable structures to *(i)* resist minor earthquakes without damage, *(ii)* resist moderate earthquakes without structural damage but with some non-structural damage, and *(iii)* resist major earthquakes without collapse but with some structural as well as non-structural damage.

3. Soils

The Soil Survey of Contra Costa County classifies the soils that occur in the San Pablo hills as highly expansive and highly corrosive. The geotechnical report for the project did not include any subsurface exploration of the site and no laboratory testing. In our opinion there is a need for a geotechnical report update prior to issuance of any construction permits requiring evaluation of these adverse soil properties and the report shall provide mitigation measures for any adverse soil conditions that are confirmed to be present on the site.

DMA Recommendations

Based on review of our review of the materials provides by the project proponent, including the JCA report, along with review of the pertinent published geologic and seismic hazard maps and the General Plan Policies presented in Table 1, it is our opinion that the Community Development Divisions of DCD should require submittal of an update geotechnical report prior to issuance of an Update Geotechnical Report as a Condition of Approval. The intent of the report is to present subsurface and laboratory test date that is adequate to confirm/ modify the preliminary conclusions and recommendation of the project geotechnical engineer. The following are recommended Conditions of Approval.

GEO-1 At least 30 days prior to issuance of Construction Permits, the project proponent shall submit an updated geotechnical report that provides adequate subsurface and laboratory test data. The expectations of the County for the scope of the investigation include the following:

A. The project geotechnical engineer shall review design-level grading, drainage and foundation plans, referencing the date of the plans reviewed.
B. The geotechnical engineer shall excavate and log borings or test pits at/near the four corners of the area proposed for grading to establish the depth to bedrock, characterize. The report shall include logs showing the details of the earth materials penetrated. The logs shall not be diagrammatic or generalized. Representative samples shall be retrieved for laboratory testing. The logs should show the weathering profile, and comment on the the effect of weathering on engineering properties of the units penetrated.
C. Samples of the samples collected shall be subject to laboratory testing (moisture/density, compressive strength, shear strength, expansion potential, gradation testing of native soils, and corrosion potential testing of soil and bedrock. and gradation),
D. Provide an original geologic map of the site that represents the geotechnical engineer's and/or engineering geologist's interpretation of site conditions (i.e., bedrock stratigraphy, presence of any significant features (shear zones, bedding, deeply weathered zones, properties of native soils).
E. The geotechnical update report shall provide mitigation measures for any significant impacts that are confirmed to be present of the site,
F. Restate recommendations for geotechnical monitoring and testing during the construction period.

GEO-2 The geotechnical report shall be subject to review by the County's peer review geologist, and review/approval of the Zoning Administrator. Improvement, grading and building plans shall carry out the recommendations of the approved report.

GEO-3 The geotechnical report required by GEO-1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to *(i)* ensure geotechnical recommendations for the project are properly interpreted and implemented by contractors, *(ii)* allow the geotechnical engineer to view

exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and *(iii)* provide the opportunity for field modifications of geotechnical recommendations (with BID approval), based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, installation of recommended drainage facilities, and foundation related work, including retaining wall construction. A ***hard hold*** shall be placed on the "final" building inspection, pending submittal of a report(s) from the project geotechnical engineer that documents their observation and testing services, including the testing of any required backfill (e.g., backfilling of utility trenches). The monitoring report shall also include the geotechnical engineer's opinion on the compliance of the as graded, as-built project with all recommendations in the design level report.

GEO-4 All grading, excavation and filling shall be conducted during the dry season (April 15 through October 15) only, and all areas of exposed soils shall be revegetated to minimize erosion and subsequent sedimentation. After October 15, only erosion control work shall be allowed. Any modification to the above schedule shall be subject to review by the BID Grading Inspector, and the review / approval of the Zoning Administrator.

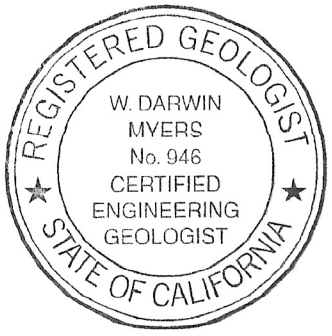
GEO-5 The project proponent shall record a deed disclosure that is intended to *(i)* identify the project geotechnical engineers and reference all reports and letters issued by the geotechnical engineers (i.e., provide full bibliographic citation to these documents), *(ii)* provide information that explains on how an interested party could access these documents, *(iii)* state that no changes to site grading or drainage can be allowed without prior review and approval of the Department of Conservation and Development. Note that DCD's review/ approval may require justification from the property owners geotechnical engineer, and *(iv)* explain that the property owner assumes monitoring and maintenance responsibility for all drainage improvements on the parcel. A draft of the proposed Deed Disclosure language must be reviewed and approved by the Community Development Division (CDD) prior to recordation; after the Deed Disclosure is recorded, the project proponent must provide CDD with a copy of the recorded document to serve as evidence that the requirements of GEO-5 were satisfied.

Purpose and Limitations

The purpose of our review was to provide a professional opinion on the adequacy of the geotechnical reconnaissance report submitted with the application to construction of a single-family residence on the captioned property. Specifically, we provide technical advice to assist the Community Development Division with discretionary permit decisions. Our services have been limited to interpretation of 1973 aerial photographs and review of the referenced reports and maps. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the engineering geology profession.

We trust this letter provides the evaluation and comments that you requested. Please call if you have any questions.

Sincerely,
DARWIN MYERS ASSOCIATES



Darwin Myers, CEG 946
Principal

RECEIVED on 11/12/2024 CDVR24-01044
By Contra Costa County
Department of Conservation and Development

ARBORIST REPORT

Tree Inventory

Property Development Project

1518 Barth Ave, San Pablo, CA 94806

Contra Costa County APN: 419-192-015

November 8, 2024

Prepared for:
Bacilia Macias Architecture
Representing the property owner – Landeros

Prepared by:
Kevin Pineda
ISA Certified Arborist
pinedakevin1990@gmail.com
and
Donald Cox
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drtreelove@gmail.com

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Introduction

A **Tree Inventory** (also known as a "Tree Survey" or " Tree Resource Evaluation") is an inspection and reporting process for mapping and documenting the existing trees on a property.

The inventory includes all trees that are on the site (or only trees of a designated size and species, as specified in the arborist assignment) including trees to be removed, relocated, and retained on the property.

This report can be used as a reference for identification and location of trees, to aid in grounds maintenance, tree management planning, and records. Based on the inventory, further assessment and reporting can provide evaluation of tree health and structural conditions, risk assessment, pruning, removal and replacement needs, improvement of growing conditions, and plant health care (irrigation, fertilization, and pest management).

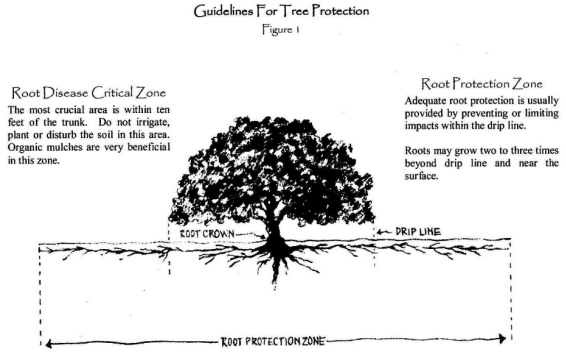
The tree survey may also be used to identify trees of designated size and species that are protected under the municipal code that is applicable for the site location; and if required by the governing agency, or requested by the property owner, can be used to establish appraised monetary value of each tree as it contributes to property value. Or in the case of an incident or claim, the appraisal can be used to establish loss of tree resources for the property owner and the community.

In the case of a future property improvement/development project, the tree inventory will be useful as a basis for identifying tree locations in relation to existing structures and planned improvements, to establish suitability for preservation, and for creating a tree protection plan.

A **Tree Protection Plan** (or “Tree Preservation Plan”) is a set of recommendations and requirements provided by a qualified tree care professional, intended to minimize injuries and harmful impact to trees designated for preservation on a development site and adjacent properties.

Construction activities can cause injury to trees during site preparation and construction phases, from equipment movement, clearing and grading, import and storage of materials, excavation for utilities installations and structural foundations, and other site activities.

Immediate damage or long-term negative impact can occur from mechanical injury to roots and root collar, tree trunks and scaffold limbs. Excavation, grade changes, soil compaction and pavement can affect tree health by altering drainage, soil moisture availability and aeration. Harmful effects on trees can be incurred from accumulation of soil or other materials in the root zone or against the base of the tree, from materials storage and chemical, paint or fuel spills. Tree roots and the foliar crown can be over-pruned, causing negative physiological stress and pre-disposition to pest and disease problems.



Graphics Source: California Oak Foundation

Arborist Assignment

Kevin Pineda and Don Cox, independent certified-arborist associates, have been contracted by the architect for a development project at 1518 Barth Ave in San Pablo California, to document trees on the site of a planned new residence. The arborist site visit and assessment took place November 1, 2024.

Plans, laws, and standards used for site and tree assessment

Topographic Survey and Record Boundary Map by Fullen Surveying & Mapping 7/25/2024

New Residence Architectural Plan Set by Bacilia Macias Architecture 9/18/2024

Contra Costa County Code, Chapter 816-6 – Tree Protection and Preservation

Best Management Practices: Managing Trees During Site Development and Construction (3rd Edition 2023) (A publication of the International Society of Arboriculture)

ANSI A-300 Part 5, Construction Management Standard (American National Standards Institute).

Regulated Trees in Contra Costa County

County Code Section 816-6.6004 - Protected trees. (edited to include only site-applicable paragraphs)

On all properties within the unincorporated area of the county - A protected tree is any one of the following:

> Any tree measuring twenty inches or larger in circumference (approximately six and one-half inches diameter), measured four and one-half feet from ground level...
>
> Any multi-stemmed tree with the sum of the circumferences measuring forty inches or larger, measured four and one-half feet from ground level.
>
> And any significant grouping of trees, including groves of four or more trees.

Summary Of Tree Inventory

Two existing coast live oak trees of “code-protected” size are located on this property. The trees have been inspected and assessed for consideration in the planning and sitework for the building project. Both oak trees are in a position on the property that conflicts with the building plans and project execution and would not allow for effective tree preservation measures. They are not significant and do not contribute substantially to the property and the community; a landscape plan with tree plantings can easily compensate for the loss. Two large shrubs, a toyon and a cotoneaster are also in conflict with the proposed building footprint.

Suitability For Preservation

Suitability for preservation of each tree has been included in the evaluation. Some factors used in determining suitability are the health and structural condition of the tree, risk/hazard assessment, species tolerance to construction impacts, and location in relation to the planned development or improvements.

Tree Inventory

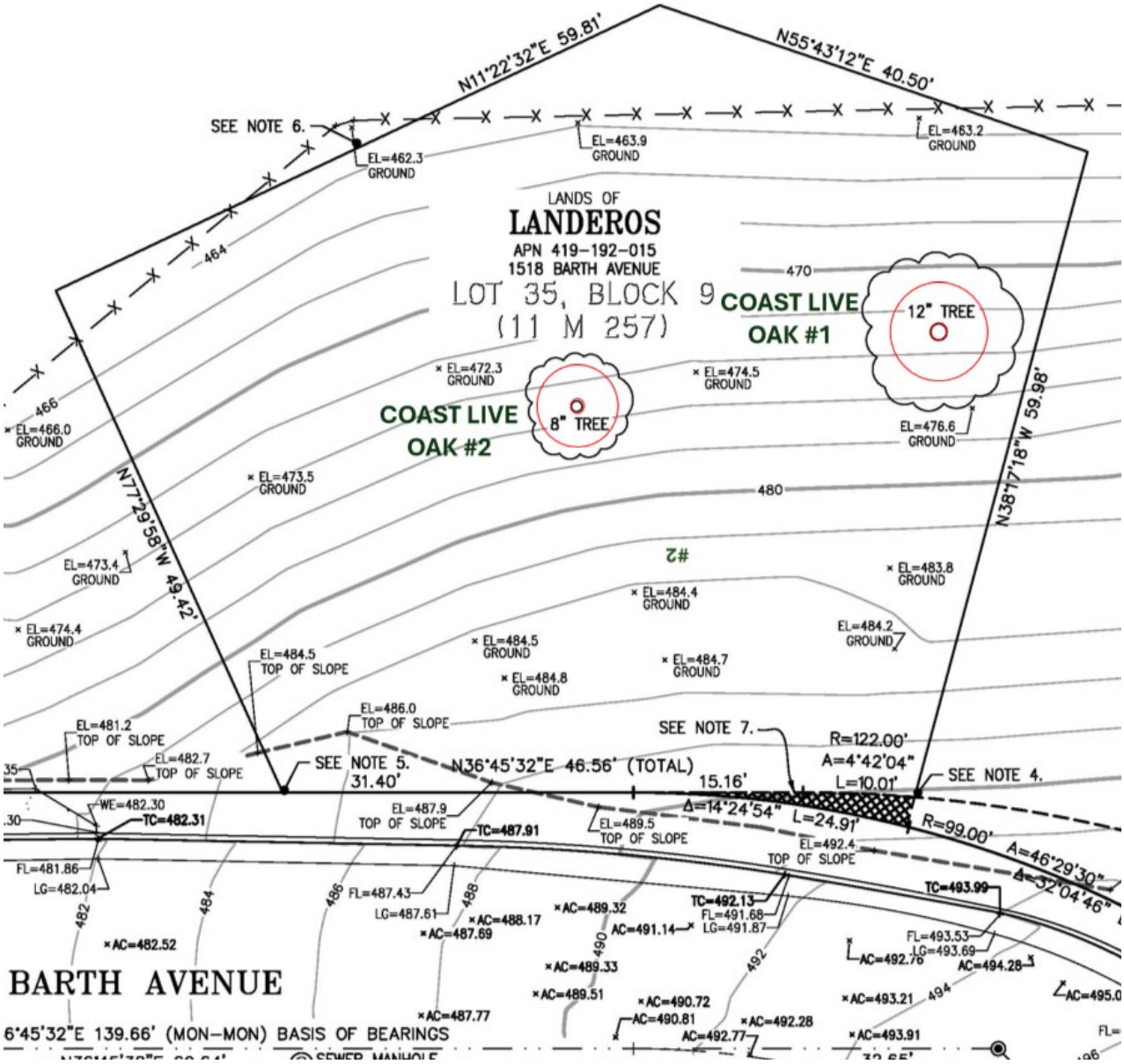
ITEM NO.	EXISTING TREE	STEM DIAM	HGT x SPRD	LOCATION	TREE CONDITION	SUITABILITY FOR PRESERVATION	NOTES
1	**Coast live oak** (*Quercus agrifolia)*	12”	15’ x 30’	East side of mid- slope	Fair	Not suitable. Conflict with proposed building.	Remove to facilitate development
2	**Coast live oak** (*Quercus agrifolia)*	8”	15’ x 12’	Middle of property	Fair	Not suitable. Conflict with proposed building.	Remove to facilitate development

TREE PHOTOS

#2 - 8” dbh Coast live oak

 # 1- 12” dbh Coast live oak

Site Map with Tree Locations



Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways that we sometimes do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Certification
We hereby certify that all the statements of fact in this report are true, complete, and correct to the best of our knowledge and belief and are made in good faith.

Kevin Pineda
ISA Certified Arborist WE-12118A

Donald W. Cox,
ISA Certified Arborist WE-3023A